

Tarion Warranty Information:

- 7 Years – major structural defects.
 - 2 years – plumbing, heating and electrical systems and building envelope.
 - 1 year – all other items.
 - Pre-delivery Inspection (PDI) will be conducted with the builders' representative and the purchaser (or designate) on or before the date of possession.
 - Homeowner Information Package (HIP) will be delivered to the purchaser at or before the PDI.
-

General Information:

- All other specifications as per plan, all references to finished room sizes in sales information in this contract are approximate and for presentation purposes only. Actual square feet may vary slightly depending on the elevation or plan selected
- Number of step at front and rear may vary from that shown according to grading conditions and municipal requirements.
- Variations in uniformity and colour from vendors sample may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to production process.
- Hardwood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. It is recommended that a dehumidifier is used in the house to control humidity levels.
- Ceilings and walls may be modified to accommodate mechanical systems.
- All levies and servicing hook-up costs are included. Subject to adjustments without notice.
- Specifications are subject to change without notice. Builder has right to substitute materials of equal or better value. A wide variety of upgrades and options are available.



careyhomes.ca

standards the way they **should be.**



BUILDING FEATURES:

- Unique Architectural elements and designed streetscapes.
- 2x6 exterior walls with aspenite or other to maximize R value and structural integrity.
- Limited Lifetime textured asphalt shingles.
- ¾" Edgeland structural sub-floor.
- Energy Star rated thermo pane windows with low-E argon throughout, (taupe standard on front elevation.)
- Premium kiln dried lumber or engineered floor system, 2x10 floor system.
- Front elevation windows with grills.
- Porches are a gracious feature on many of the builder's homes. Where provided, porches are poured concrete deck.
- All operating windows have screens.
- Clay brick and stone or prefinished wood cladding.
- Aluminium soffits, fascia, eaves troughs and downspouts.
- Frieze board and window battens on front elevation.
- Insulated fiberglass front entry with glass inserts or sidelights per elevation, with weather stripping, brushed chrome door knob and deadbolt lock, as per applicable plan (NOTE: no glass on some elevations – see plan.)
- Insulated R8 Steel clad 'Carriage' style sectional overhead garage door, single car garage door 8' wide as per plan, double car garage door 16' wide as per plan. (Style and window design as per plan.)
- R60 insulation in attic ceiling.
- Fully drywalled and 'paint ready' garage.
- Two vinyl basement windows to be 36" wide x 24" high as per plan.
- Standard pressure treated wood deck included per plan or promotion.
- All lots fully sodded.
- Standard paverstone/paved driveway.
- All building envelope perforations, including doors and windows are to be fully caulked.
- Foundation wrapped with a superior drainage membrane to protect from water penetration.
- Coach light at front man door and garage as per plan.
- Fiberglass stainable wood look front door and garage door.
- Insulated garage door.

INTERIOR FEATURES:

- Nine foot ceilings on main and second floor except in areas where architectural designs, mechanicals or duct work require ceiling height to be lowered.
- Natural oak railings, sealed, are standard.
- Chrome lever handles.
- White sliding or pocket closet doors as per plan.
- Dead bolts on all exterior swing doors.
- Interior walls will be primed then painted with two coats of quality acrylic matte finish paint, all interior doors and trim finished in white acrylic semi-gloss – purchaser's choice of quality acrylic semi-gloss paint from builder's samples – 2 colours throughout.
- Superior carpet throughout, over an enhanced underpad.
- Up to 3 designer colour choices in carpet selections.
- Hardwood allowance on all homes from builder selections.
- Kitchen, dinette, baths and foyer areas to be finished quality ceramic

flooring from standard samples. One 12" vented shelf in all closets, linen closets to include four 16" vented shelves as per plan.

KITCHEN & BATH FEATURES:

- Kitchen cabinetry in purchaser's choice of deluxe cabinetry. Standard height of upper kitchen cabinets is 30 inches. Space saving bank of drawers included, bulkheads in kitchen are standard.
- Crown moulding on all kitchen cabinets.
- Under cabinet kitchen lighting and valance.
- Bank of pot drawers in kitchen.
- Roll out garbage and recycling drawer in kitchen.
- Rolling cabinet shelves in kitchen.
- 30" deep upper cabinet and 30" deep side panels for fridge.
- Backsplash in kitchen from builder's standard selection.
- Granite countertops are standard in kitchen and baths.
- Opening provided in kitchen cabinets for future dishwasher c/w electrical and plumbing rough-in only. Hook up costs not included.
- Double stainless steel kitchen sink with designer chrome faucet.
- Undermount sink in solid surface top for kitchen area.
- Third plumbing line roughed-in for future water softener. White or black kitchen exhaust fan over stove area – 6" vented to exterior.
- Dedicated electrical outlet for refrigerator. Fridge opening standard 30" wide x 66" high, opening for stove is 30" wide, dishwasher opening is 24" wide x 34 ½" high.
- Split electrical outlets at counter level for small appliances as per plan.
- Mirrors are installed in all bathrooms approximately the width of the vanity (2" – 4" less) and 36" high.
- Quality white bathroom fixtures.
- Each bath has one chrome fitting towel bar and toilet paper holder.
- Single lever faucet in all bathrooms with pop-up drains.
- All toilets are water saving, low flush design.
- Vented exhaust fan in all bathrooms.
- Privacy locks on all bathroom doors.
- All showers and fixtures have pressure balanced non-scalding valves.
- Strip lighting in all bathrooms and powder room.
- Polyethylene piping for hot and cold waterlines.

ELECTRICAL & MECHANICAL FEATURES:

- Garage deadbolt with keypad and auto locking function.
- Ecobee smart programmable thermostat.
- Video door camera.
- 100 amp electrical service with circuit breakers.
- The builder only takes responsibility for standard light fixtures, the purchaser has the option to upgrade the light fixtures through the builder's supplier, however; the builder is not responsible for any theft or damage that may occur – please ask for further details.
- If the upgraded fixture is not delivered at the time of installation for whatever reason (i.e. backorder) then the homeowner will be responsible to have the fixture installed at their expense.
- All receptacles are white, Decora style.
- Ceiling fixtures for foyer, hallways, kitchen and breakfast area and all bedrooms included.
- Front door chime.

- Exterior weatherproofing electrical receptacles at the front and rear of each home connected into a ground fault interrupt safety circuit.
- Smoke detector on each floor including the basement all interconnected.
- Carbon Monoxide detector installed on bedroom level as per building code requirements.
- Rough-in for any combination of phone, cable and internet up to 10 items.
- Rough-in and receptacles for future automatic garage door opener(s).
- Copper wiring and receptacles to electrical code requirements.
- Heavy duty stove and dryer cable.
- Laundry area includes standard laundry tub with released tap connections with overflow drain and dryer connections.
- High efficiency gas forced-air furnace, complete with high wall returns and ducts sized for future air conditioning.
- Heat recovery ventilation system included as standard.
- Rental power vented, insulated, gas-fired hot water heater.
- Two exterior water taps, one in garage and one at the rear of the house.

LAUNDRY AREA:

- One laundry tub on legs provided in basement or where applicable as per plan.
- Hot and cold laundry taps for washer and heavy duty wiring for dryer.
- Exterior exhaust for dryer.
- Ceramic tile from standard selections included.

COLOUR SELECTIONS & FINISHING:

- Structural upgrade features must be completed at time offer becomes firm. All interior colour and finishing selections are to be made from builders samples within 14 days of a firm offer – no changes are permitted after colour chart is forwarded. The purchaser acknowledges and agrees that variations in colour and shade uniformly may occur and the colours, patterns and availability of samples displayed in the sales presentation centre and model homes may vary from those displayed and available at the time of the colour selection.
- Purchaser to have choice of colour and materials available from vendor's samples of the following unless already ordered and installed:

- Imported ceramic bathtub walls, where applicable.
- Custom crafted kitchen cabinets and countertops, bathroom vanity cabinets, countertops, where applicable.
- Quality 40oz. carpet or better, where applicable.
- 2 colours of quality paint on interior walls and a white colour on doors and trim. One coat primer and two coats finish is standard paint application.

STANDARDS THE WAY THEY SHOULD BE:

- 9' ceilings on main are standard (on 37' and larger lots.)
- Backsplash in kitchen is standard.
- Soft-close cabinetry in kitchens and bath are standard.
- Valance lighting in kitchen is standard.
- Designer plumbing fixtures from builder selections.
- Granite in all baths is standard.
- Video door bell is standard.
- Oversized designer baseboard and casings on 9' main floor are standard.
- Chrome towel bars and toilet paper holders in all baths.
- Programmable bluetooth thermostat.
- Standard fireplace with white MDF mantle included.
- 3 USB receptacles
- Designer fibreglass front door