



The Carey Group

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.
- **Property survey and Tarion enrollment is included in the purchase price.**
- 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.
- 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.



FIRST-CLASS FEATURES

building features:

- 1 Unique Architectural elements and designed streetscapes.
- 2 2x6 exterior walls with aspenite.
- 3 30 yr textured asphalt shingles.
- 4 ¾" Edgegold structural sub-floor.
- 5 Energy Star rated thermo pane windows with low-E argon throughout, (taupe standard on front elevation.)
- 6 Premium kiln dried lumber, 2x10 floor system.
- 7 Front elevation windows with grills.
- 8 Porches are a gracious feature on many of the builder's homes. Where provided, porches are poured concrete deck.
- 9 All operating windows have screens.
- 10 Main floor clay brick and stone (per elevation), second floor vinyl board and batten siding.
- 11 Aluminum soffits, fascia, eaves troughs and downspouts.
- 12 Frieze board and window battens on front elevation.
- 13 Insulated fiberglass front entry with glass inserts or sidelites per elevation, with weather stripping, brushed chrome door knob and deadbolt lock, as per applicable plan (NOTE: no glass on some elevations – see plan.)
- 14 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.)
- 15 R50 insulation in attic ceiling.
- 16 Garage ceilings are sprayed with foam insulation where a room is present above providing an air tight seal under living area.
- 17 Two vinyl basement windows to be 36" wide x 24" high as per plan.
- 18 Pressure treated wooden step(s) at rear sliding door, number based on grading requirements, when grade is greater than 24" below patio door no stairs are provided and guard rail is installed.
- 19 Garage common walls drywalled with one coat of tape compound.
- 20 Walkway from driveway to porch entry.
- 21 All lots fully sodded.
- 22 Driveway paved from garage to street with base coat asphalt within one year of occupancy.
- 23 All building envelope perforations, including doors and windows are to be fully caulked.
- 24 Foundation wrapped with a superior drainage membrane to protect from water penetration.
- 25 Coach light at front man door and garage as per plan.

interior features:

- 26 Eight foot ceilings on main and second floor except in areas where architectural designs, mechanicals or duct work require ceiling height to be lowered.

- 27 Natural oak railings, sealed, are standard.
- 28 Drywall halfwalls capped and painted white.
- 29 Chrome interior door hardware, Colonial series interior doors, swing doors on all closets, all with colonial 2 ¾" trim and casings, and 4" baseboards.
- 30 White sliding or pocket closet doors as per plan.
- 31 Dead bolts on all exterior swing doors.
- 32 Interior walls will be primed then painted with two coats of quality flat latex paint, all interior doors and trim finished in white acrylic latex – purchaser's choice of quality flat latex paint from builder's samples – 2 colours throughout.
- 33 Standard 40 oz. carpet over 5lb premium quality underpad on main and second floor. One colour throughout.
- 34 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:

- 35 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.
- 36 Granite countertop in kitchen is standard.
- 37 Opening provided in kitchen cabinets for future dishwasher c/w electrical and plumbing rough-in only. Hook up costs not included.
- 38 Double stainless steel kitchen sink with single lever stainless steel faucet.
- 39 Third plumbing line roughed-in for future water softener. White or black kitchen exhaust fan over stove area – 6" vented to exterior.
- 40 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.
- 41 Split electrical outlets at counter level for small appliances as per plan.
- 42 Main bathroom includes purchaser's choice of cabinetry with laminate countertop. Main bath includes a top drawer if space is available on layouts.
- 43 Mirrors are installed in all bathrooms approximately the width of the vanity (2" – 4" less) and 36" high.
- 44 Quality white bathroom fixtures.
- 45 Main bathroom to have 5ft. tub with ceramic tile installed to the ceiling above the tub with adjustable curtain rod applied; tile laid out in straight rows (not diagonal)
- 46 Each bath has one white ceramic towel bar and toilet paper holder. Powder room at main floor includes a 24" x 30" mirror over white pedestal sink.
- 47 Single lever faucet in all bathrooms with pop-up drains.
- 48 All toilets are water saving, low flush design.

- 49 Vented exhaust fan in all bathrooms.
- 50 Privacy locks on all bathroom doors.
- 51 All showers have pressure balanced non-scalding valves.
- 52 Strip lighting in all bathrooms and powder room.
- 53 Polyethylene piping for hot and cold waterlines.

electrical & mechanical features:

- 54 100 amp electrical service with circuit breakers.
- 55 Electrical panel is located in the garage.
- 56 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.
- 57 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.
- 58 All receptacles are white, Decora style.
- 59 Ceiling fixtures for foyer, hallways, kitchen and breakfast area and all bedrooms included.
- 60 Front door chime.
- 61 Exterior weatherproofing electrical receptacles at the front and rear of each home connected into a ground fault interrupt safety circuit.
- 62 Smoke detector on each floor including the basement all interconnected.
- 63 Carbon Monoxide detector installed on bedroom level as per building code requirements.
- 64 Rough-in for 2 cable TV outlets and 4 telephone connection.
- 65 Rough-in and receptacles for future automatic garage door opener(s).
- 66 Copper wiring and receptacles to electrical code requirements.
- 67 Heavy duty stove and dryer cable.
- 68 Laundry area includes standard laundry tub with released tap connections with overflow drain and dryer connections.
- 69 High efficiency gas forced-air furnace, complete with high wall returns and ducts sized for future air conditioning.
- 70 Rental power vented, insulated, gas-fired hot water heater.
- 71 Two exterior water taps, one in garage and one at the rear of the house.

laundry area:

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

walk-out & daylight basements:

- 76 Basement to include 1 5' sliding door and 1 48"x48" window on walk-outs.
- 77 Basement to include 2 36"x36" windows at rear or where applicable as per plan.
- 78 Gaurds to be installed at rear doors of main floor.

colour selections & finishing:

- 79 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.
- 80 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, 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.

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.

TARION
PROTECTING ONTARIO'S NEW HOME BUYERS