

CARACO STANDARD SPECIFICATION

The Features listed below are minimum specifications found in every CaraCo home. CaraCo workmanship equals or exceeds Provincial and Municipal Building Code Regulations. Prices, plans, specifications and materials are subject to change, modification and substitution without notice at the discretion of CaraCo Development Corporation.



INSULATION /ENERGY EFFICIENCY

- R24 exterior wall system
- R50 insulation in ceilings
- R12 below grade insulation, basement floor to ceiling
- 6 mil polyethylene vapor barrier
- Sill gasket installed between foundation and framing
- Energy Star windows (may exclude some basement and specialty windows) double glazing with low-e and argon gas
- Insulated exterior doors with weather stripping
- Complete air barrier perimeter construction

INTERIOR FEATURES

- Raised panel interior doors
- Colonial profile trim and moulding
- Colonial embossed bi-fold closet doors
- Vinyl coated wire shelving in closets
- Metal spindles with oak handrail and newel
- Oiled rubbed bronze finished interior and exterior hardware (except on bi-fold doors)
- Dead bolt locks on all exterior doors, keyed alike
- Quality cabinets and countertops in kitchens and bathrooms as per Builder's designs
- Dishwasher opening where applicable
- Over the range (OTR) microwave oven, charcoal recirculating, white, 15 amp
- Purchaser's choice of cabinet and countertop colours from Builder's samples
- Interior paint is off-white walls, latex velvet finish
- Trim and doors painted white, latex semi gloss
- Kitchen and bathrooms finished in egg shell latex
- Stipple ceilings in living room, dining room, hallways and bedrooms
- ½" Gypsum board with rounded drywall corners

EXTERIOR

- Quality designer stone on front elevation main floor with keystones and soldier courses where applicable. Masonry locations on all other walls subject to confirmation.
- Vinyl windows, with grill bars on front elevation, grill pattern determined by builder
- All main and second floor windows are casement. Basement windows are slider unless otherwise available. Specialty windows may be fixed and/or have different operation subject to the discretion of the builder. Obscure glass standard to all bathrooms on main floor
- Window operators determined by CaraCo
- Screens provided on all opening windows
- Pre-finished vinyl siding as per architectural plans
- Insulated embossed roll up garage door installed with decorative hardware and weather-strip
- Pre-finished aluminum soffit, fascia and eavestrough
- Self sealed asphalt shingles, 30 year limited manufacturer's warranty
- Poured concrete front steps and front porch
- Insulated front door, glass windows and sidelights as per elevations
- Colour matched exterior caulking around windows and doors
- Accent windows and decorative louvers as per architectural design
- Address stone*
- Nursery grown fully sodded lot
- Precast concrete slab walkway from driveway to front step
- Asphalt driveway*

FOUNDATION & BASEMENT

- Footings are minimum 6" x 16"
- Foundation walls are 8" block, or 8" poured concrete, as determined by Builder – maximum height of 8'0"
- Perimeter drainage system connected to municipal storm sewer or sump pump
- 3" thick concrete basement floor, power trowelled finish
- Steel beams with adjustable steel load bearing posts
- Perimeter basement walls are waterproofed by Code Blue below grade waterproofing. A limited lifetime warranty is provided by Advanced Coatings against water penetration
- Basement support walls are 2 x 6 construction (where applicable)

FRAMING

- Exterior walls minimum 2 x 6 kiln dried studs, at 16" centres
- Minimum 2 x 8 floor joists kiln dried spaced in accordance to plans with 2 x 2 bridging
- 2 x 6 engineered exterior stud walls on load bearing walls where required
- Tyvec housewrap installed as continuous air barrier on header joists
- Engineered roof trusses installed on 24" centres
- 2 x 4 studding at 24" centres basement studding floor to ceiling, ready for future finishing
- All construction meets or exceeds Ontario Building Code requirements and Municipal Standards

ELECTRICAL

- 100 amp electrical service with 32 circuit breaker panel
- All copper wiring throughout
- Smoke alarms on all levels
- Carbon monoxide detector
- Ceiling lights in all bedrooms
- Electrical outlet in garage ceiling for future garage door opener
- Door chimes at front entrance
- Electrical outlets finished in white and Decora switches finished in white
- Standard electrical fixture package as per CaraCo's pre-selection
- Capped outlet in dining room where applicable
- (3) cable rough-ins
- (3) telephone outlets
- Heavy duty electric outlets for stove and clothes dryer
- 2 Weather proof electrical outlets

HEATING AND VENTILATION

- High efficiency natural gas fired, forced air furnace and electronic ignition and 4 speed fan
- Duct work and plenum enlarged for future air-conditioning
- Duct work and furnace sizing requirements are calculated by a certified HRAI consultant
- White coloured warm air and cold return duct covers
- All kitchen, bathrooms and laundry room areas connected to HRV system
- Dryer vent connection vented to outside

PLUMBING AND FIXTURES

- All white fixtures
- Double kitchen sink with single lever faucet
- Single plastic laundry tub
- Single lever delta chrome finished faucets on all basins and tubs
- Connections for washer and dryer
- Pressure balanced faucets for shower
- Ceramic wall tile in tub area
- Pedestal sinks in all powder rooms, unless otherwise noted
- 'Optional' ABS rough-in for bathroom in basement
- Elongated, low-flush water saving toilets
- Insulated toilet tanks
- Two exterior lawn service faucets
- Rough-in plumbing and electrical for future dishwasher
- Hot water safety mixing valve
- Natural gas fired tankless hot water heater on rental** (may be subject to a min. lease term)

WARRANTIES

All homes are covered by CaraCo Development New Home Warranty which includes:

- 1 year full warranty by CaraCo Development Corporation
- 2 year comprehensive limited warranty by CaraCo Development Corporation
- 7 year major structural defect warranty enrolled with the Tarion Warranty Corporation (all Warranty enrolment fees are at the Purchaser's expense)
- Lifetime limited warranty provided by Advanced Coatings on foundation water penetration
- New Home building location survey prepared by an Ontario Land Surveyor

Purchaser shall have choice of colours and materials from Vendor's samples of the following unless already ordered or installed:

- Vinyl flooring in kitchen, bathrooms and powder rooms
- Ceramic tile for bathroom tub enclosures
- Kitchen cabinets and counter tops
- Broadloom wall to wall carpet in living areas and bedrooms
- A) Variations from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes during normal production processes.
- B) Flooring may be seamed under certain conditions

*Not applicable for rear lane homes in Augusta

**Not applicable for attached homes unless otherwise specified

March 2, 2012 E. & O.E.



CARACO
Development Corporation