



## STANDARD SPECIFICATION



### 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 all 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
- Central vacuum basic rough-in stubbed to basement

### 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
- Casement windows front, horizontal sliders on sides and rear elevations
- 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 warranty
- Poured concrete front steps and front porch
- Insulated fiberglass 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 area of Great Room where applicable
- (3) cable rough-ins
- (3) telephone outlets
- Heavy duty electric outlets for stove and clothes dryer
- Weather proof electrical outlets at front and rear of house

### 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
- Natural gas fired hot water tank on rental (may be subject to a min. lease term)
- White coloured warm air and cold return duct covers
- All kitchen, bathrooms and laundry room areas connected to HRV system

### 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
- Low-flush water saving toilets
- Insulated toilet tanks
- Two exterior lawn service faucets: 1 at garage, 1 at rear of home
- Rough-in plumbing and electrical for future dishwasher
- Dryer vent connection vented to outside
- Hot water safety mixing valve

### 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



**CARACO**  
Development Corporation