

CAROLINA HOMES

STANDARD SPECIFICATIONS & FEATURES

SITE WORK

Survey completed placing house foot print on lot.
Excavate for foundation, backfill foundation & rough grade.
Install sanitary sewer + water + hydro service water and hydro.
Final grade, top soil sod front, sides & back yard.

FOUNDATION

9" foundation walls of poured concrete + Delta waterproof membrane on the exterior.
Weeping tile covered with filter cloth laid in stone around the exterior of the footings & hooked up to the sump pump.
Poured concrete basement floor, garage floor & front porch + fruit cellar under front porch.
Garage floor saw cut sectioned to help prevent sectional cracking.

DRIVEWAY / SIDEWALK

Paving stone 12" x 12" sizing in four colours.
Driveway 20 ft wide at garage, 3 ft from porch to driveway.
Pavers placed over compacted gravel base. Purchaser will be responsible to sweep paving stones for a 45 day period.
Driveway must be completed within the first year.

FRAMING

9' ceilings on the main floor.
Frame construction with 2 x 6 in exterior walls 16" o/c with 0.8 clad mate on the exterior or the studs.
2 x 4 in interior walls on 16" o/c.
Nascor engineered floor joists 16" centre on 1st and 2nd floors with 5/8" plywood subfloor nailed and glued at framing stage, screw nailed after close in stage.
Engineered roof trusses.
3/8" plywood sheathing on the roof.
Limited Lifetime shingles, Manufacturer's warranty.

STEEL

All structural steel as per size on city approved plan and existing load requirements.

MASONRY

CSR size brick at \$700.00 per thousand on front elevation and first floor of side and rear elevations.
One piece stone sills at windows and doors.
Coin corners on front elevations.
Steel brick lintels painted on one occasion only.

SIDING

Vinyl siding on side and back, aluminum gable ends
Continuous venting aluminum soffit, fascia and eavestrough.

WINDOWS AND DOORS

Golden vinyl 3000 series maintenance free casement windows throughout with window grills on front elevation only. Choice of 4 standard colors.
3 basement windows 48" x 29" vinyl sliders.
Profiled steel insulated exterior entry doors.

HEATING & COOLING

High efficiency forced air gas heating and central air conditioning with programmable thermostat, HRV (heat recovery ventilation) supplied and installed through cold air return.
Power water save furnace humidifier.

ELECTRICAL

200 amp. Electrical service with 60 circuit breaker panel.
All wiring according to building code including copper wiring throughout.
Two waterproof exterior electrical outlets with ground fault detector.
Freezer outlet in basement.
Decora switches. Non illuminated.
Wiring for electrical stove, dishwasher and microwave.
Builder will install homeowner-supplied range hood
Valance lighting under kitchen cupboards supplied, puck lighting to be quoted
Smoke/CO detectors on all levels supplied & installed.
Light fixtures allowance - \$2,000.00 builder's cost.
14 pot lights supplied & installed.

PLUMBING

Bone or white plumbing fixtures in all bathrooms.
Ceramic sinks, Mansfield toilets with lined toilet tanks.
6' acrylic soaker tub & tempered glass shower with pressure balance in ensuite.
2 sinks in the ensuite supplied & installed.
5' acrylic tub with pressure balancing shower head and curtain rod in main bathroom
All Moen or Delta single lever controls in bathrooms.
Double stainless steel sink in kitchen with ledge back + Moen single lever control.
Plumbing & wiring for owner's dishwasher + washer & dryer + venting for dryer.
2 outside taps complete with vacuum breaker.
Suds saver laundry cabinet or drop in stainless steel sink supplied & installed in laundry area.
Sump pump supplied & installed.
3/4" feeder lines throughout.
Cast iron soil pipes from upstairs to main floor in all 2 storey homes.
Rough in plastic under basement floor for future 3 pc. Washroom + floor drain in basement.
50 Imperial gallon gas rented hot water heater from Reliance Home Comfort.
Water meter installed by London Hydro according to their policy.

FIREPLACE

Direct venting Builder Series 36" gas fireplace in great room with tile face & painted wood surround.

INSULATION & DRYWALL

R24 insulation + R0.8 clad mate in exterior walls, R50 insulation in ceiling
½" drywall on walls and ½" high density drywall on the ceiling fastened with screws.
All orange peel textured ceilings, except bathrooms & closets.
All basement foundation walls to be insulated with R24 insulation 48" below grade.
Garage to be drywalled, one coat of taping compound

TRIM & DOORS & HARDWARE

3 " colonial casing with backband + 7 1/4" colonial baseboard (painted).
800 series doors - painted + applicable French doors to the study.
Quality hardware from builder's selections.
Dead bolt locks on all exterior doors.
6" crown moulding in the foyers, hallways, kitchen, family room

STAIR & RAILING

Oak stairs with stained or wrought iron spindles from main to second floor, oak stairs with stained handrail to basement (spindles from builders samples)

PAINTING

Eggshell paint used throughout.
Paint from builder's selection used throughout. Maximum of 10 colours medium and deep colours subject to extra charge.
Stain where applicable is a 3 coat brush application.
Vendor not responsible for variation in stain colours and shade due to grain variation in wood.

FLOORING

Oak hardwood in foyer & hallway & powder room \$9.00 per ft. supplied & installed.
Ceramic tile in the kitchen & dinette + laundry + main bathroom + ensuite \$9.00 per ft. supplied & installed.
Carpet from builder samples with high density underpad.

CERAMIC TILE

Ceramic tile around walls of bathtub + on deck of whirlpool + 12" high on walls around whirlpool - \$8.00 per ft. supplied & installed.

KITCHEN & BATHROOMS & MAIN FLOOR LAUNDRY ROOM

Allowance for kitchen cabinets, bathroom vanities & laundry room cabinets + counter top supplied & installed - \$18,000.00.

MIRRORS

Standard mirrors in bathrooms 12" from ceiling and full length of vanities.

VACUUM

Vacuum system roughed in.
Maximum 4 outlets.

DATA/PHONE OUTLETS

6 outlets roughed in.

TV

4 TV outlets roughed in.

SHELVING

Wire shelving from builder's supplier \$800.00 allowance.

TOWEL BARS & PAPER HOLDERS

Allowance \$300.00

GARAGE DOORS

Garage series 138 steel insulated doors - plain or paneled (three colour choices).

APPLIANCE HOOK-UP

Builder will install appliances supplied by homeowner based on quote provided. All appliances must be new.

GENERAL

Survey supplied.

Building permit provided.

House covered with 2 year Builder's Warranty + 5 year structural Tarion New Home Warranty, paid for by the Purchaser.

All selections, where applicable, are to be made from the Builder's samples or suppliers.

The Vendor reserves the right to substitute all materials with that of equal or better quality and also reserves the right to effect construction modifications necessitated by construction techniques or availability of materials. Purchasers to be consulted prior to any changes.

Vendor will return one time, during the first year of occupancy, at the purchaser's request, to repair any visible drywall defects.

All allowances include HST.

Front & rear yard must stay building and fence free for a one year period.

The Purchaser shall make no alterations, deletions to the contract specifications without a "Specification change order" signed by both parties.