

What Should Owners Do With The Standard Unit Bylaw?

As you know, it is our opinion that the *Condominium Act, 1998* requires that all existing condominium corporations pass by-laws to define the "standard units" in the condominium. According to the Act, the by-law must be passed before the corporation's first insurance renewal after May 5, 2001.

The standard unit by-law gives a description of the unit as unimproved. It is the responsibility of the condominium corporation to obtain insurance covering the unimproved or "standard" unit (subject to a reasonable deductible). Insurance for any improvement to the unit is the responsibility of the owner.

An improvement is any feature, which is not part of the standard unit description.

Therefore, when the standard unit by-law is passed, each owner should take a copy of the by-law to the owner's insurance broker. The owner should also give the broker a list of all features of the unit, which are not included in the standard unit description. Those are the unit improvements. The broker should then be asked to make sure that the owner's insurance policy provides adequate coverage for those improvements.

At present, most unit insurance policies provide an arbitrary amount of coverage for unit improvements - usually set at a percentage of the coverage for the owner's personal property or "contents". With a precise list of the unit improvements in hand, many owners and brokers may find that they can actually reduce the coverage for improvements. [They may find that they have actually been over-insured up until this time.] On the other hand, in some cases the insurance coverage may have to be increased.

At the end of the day, the standard unit description should enable owners and their brokers to more carefully assess the insurance requirements of the owner.

Schedule "A"

CARLETON CONDOMINIUM CORPORATION NO. 443

BY-LAW NO. 9

BE IT ENACTED as By-Law No. 9 (being a by-law to define standard units) of Carleton Condominium Corporation No. 443 (hereinafter referred to as the "Corporation") as follows:

**ARTICLE I
DEFINITIONS**

All words used herein which are defined in the *Condominium Act, 1998*, or any successor, ("the Act") shall have ascribed to them the meanings set out in the Act as amended from time to time.

**ARTICLE II
GENERAL**

- (1) The purpose of this by-law is to define the standard unit in this condominium, in accordance with the requirements of the Act.
- (2) Where the materials or specifications set out in this by-law are uncertain or incomplete, the standard unit specifications and materials shall be consistent with "Builder's Standard" construction. In the case of any dispute as to what constitutes "Builder's Standard", a comparison shall be had to the quality of the particular feature being offered by builders of comparable construction at the time of the damage.
- (3) The standard unit does not include features, which are part of the common elements. The Corporation's declaration determines which features are part of the common elements and which features are part of the units. To the extent that the attached schedule include features which are part of the common elements, they are included for reference and information purposes. They are not intended to be part of the standard unit.
- (4) Except as otherwise indicated in this by-law, the standard unit(s) shall include all features of the units mentioned in the declaration or shown in the description of the condominium. In the case of any inconsistency between the declaration or description and the schedules to this By-Law, the schedules to this By-Law shall prevail.
- (5) All materials and construction shall conform to the current Ontario Building Code, Ontario Fire Code, Ontario Electrical Safety Code, current Municipal regulations and by-laws, and all applicable bulletins in force. Where conflicting requirements exist, the most stringent shall apply. If any component of the standard unit must be upgraded or changed in order to comply with any applicable governmental regulation or code or other law applicable to the repair of insured damage or destruction, the said upgrade or change shall be considered part of the standard unit despite not being clearly defined herein as being part of the standard unit.
- (6) Where the schedules to this By-Law refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- (7) In this condominium, there are four (4) different classes of standard units. Each class is based upon a different model of unit in this condominium. The standard unit for each class or model is defined and described further in plans and specifications contained in the schedule(s) indicated for the particular class. The classes and schedule(s) are as follows:

Class Number	Class Description	Units	Schedule(s)
1	Model Type A	Level 1, Units: 6-9, 33, 34, 39, 40, 43-45, 50-52, 57-59, 65, and 66	1 and 3
2	Model Type A - Modified	Level 1, Units: 15, 16, 22, 23	2 and 3
3	Model Type B	Level 1, Units: 1-3, 10, 13, 14, 17-21, 28, 29, 35, 36, 41, 42, 46-49, 53-56, 60-64, and 67-71	4 and 5
4	Model Type B - Modified	Level 1, Units: 24-27	4 and 5
5	Model Type C	Level 1, Units: 4, 5, 11, 12, 30-32, 37, and 38	6 and 7


ARTICLE III MISCELLANEOUS

- (1) Invalidity: The invalidity of any part of this by-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.
- (2) Waiver: No restriction, condition, obligation or provision contained in this by-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
- (3) Headings: The headings in the body of this by-law form no part thereof but shall be deemed to be inserted for convenience of reference only.
- (4) Alterations: This by-law or any parts thereof may be varied, altered or repealed by a by-law passed in accordance with the provisions of the Act, and the Declaration.

The foregoing by-law is hereby passed by the Directors and confirmed by the owners pursuant to the *Condominium Act, 1998* of Ontario.

DATED this 18th day of March, 2003.

CARLETON CONDOMINIUM CORPORATION NO. 443

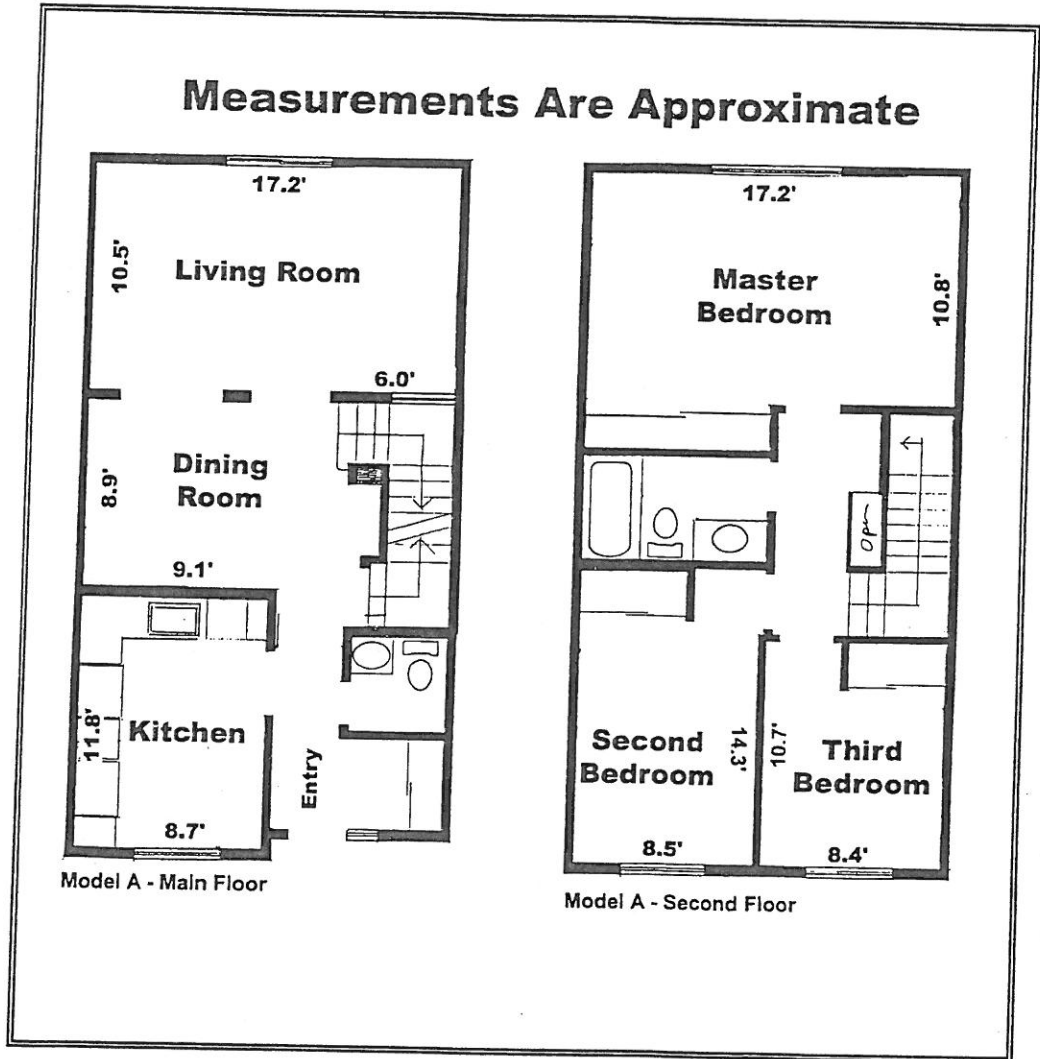

 Print Name: Dawn Rioux
 Print Title: President

I have authority to bind the Corporation.

Carleton Condominium Corporation No. 443
Schedule "1"
Floor Plans
MODEL TYPE A

Affiliated Appraisers

FLOOR PLANS - MODEL TYPE A

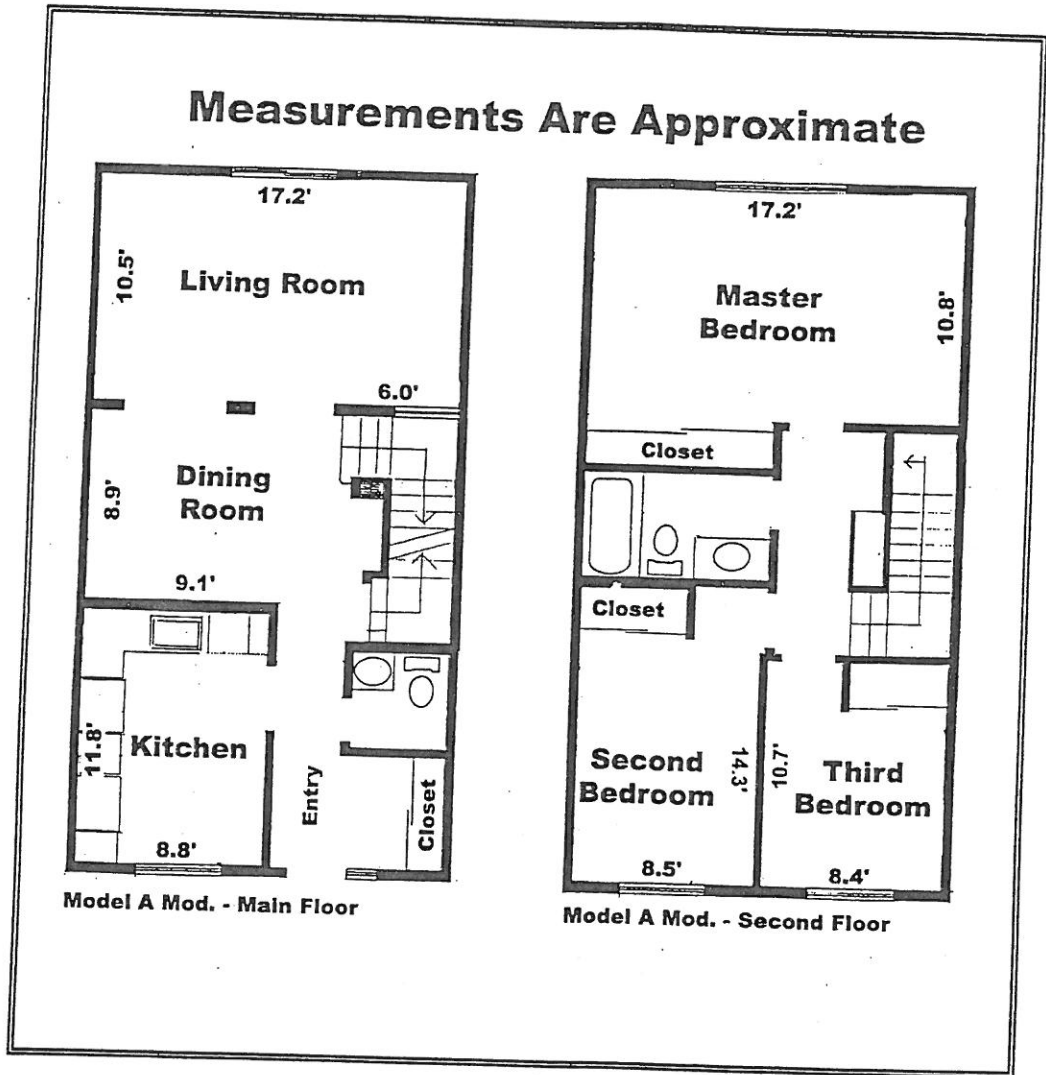


The above floor plan was scanned from the builders original architectural floor plans and has been included for illustration purposes only. It should not be considered an exact replica - actual measurements and room/wall locations may vary slightly. Measurements were not included in the architectural plans to confirm field measurements but are considered to be reasonably accurate.

Carleton Condominium Corporation No. 443
Schedule "2"
Floor Plans
MODEL TYPE A - MODIFIED

Affiliated Appraisers

FLOOR PLANS - UNIT TYPE A-MODIFIED



The above floor plan was scanned from the builders original architectural floor plans and has been included for illustration purposes only. It should not be considered an exact replica - actual measurements and room/wall locations may vary slightly. Measurements were not included in the architectural plans to confirm field measurements but are considered to be reasonably accurate.

Carleton Condominium Corporation No. 443
 Schedule "3"
 Specifications
 MODEL TYPE A and MODEL TYPE A - MODIFIED

Affiliated Appraisers

DESCRIPTION OF UNIT TYPE A

The following description applies only to **Unit Types A and A-Modified** which are two storey row units with full basements. The only significant difference noted, between these two model types, included a partly recessed entry in Model Type A. The main floors have an entry/hallway, one partial bathroom, a kitchen, living room and a dining room. The gross living area for Model Type A and Model Type A-Modified have been obtained from the builders plans at 1,222 and 1,224 square feet respectively.

Overall Description

- Constructed circa 1988
- Exterior cladding is brick veneer (main level front only) and vinyl siding with aluminium trim around the second floor front windows (and side window for end units). Some end units have brick veneer exterior cladding on the main level end wall
- Asphalt shingle roof cover
- Aluminium fascia and soffits
- Aluminium gutters and downspouts
- Kitchen windows consist of fixed wood thermopane units with a vinyl double pane sliding section at the bottom. Bedroom windows consist of vinyl double pane sliders in wood frames. Sliding windows have a screened opening. The dining rooms in end unit models have a wood thermopane and vinyl slider window - similar to the kitchen
- Vinyl thermopane (sealed glass) sliding patio door (typical two section door) with a screened opening located in the living room
- Rear yard has a partial wood fence (side sections only) for units backing on the ravine, park or Jeanne D'Arc Boulevard. Remaining units have a fully fenced rear yard. No patio or deck

Mechanical and Structural (Overall Building)

- Wood frame construction
- 2 x 8 inch joists on 16 inch centres
- Common walls (between units) are also reported to consist of wood framing
- Poured concrete foundation and basement floor
- Forced air gas heating. No central air conditioning system
- Each unit has a (approximately) 40 gallon electric hot water tank. A stamp on the water tank indicated that the units are rented from a local utility provider
- 100 amp maximum electric service (per stamp on panel box) with circuit breakers
- Ceiling mounted - hardwired smoke detector (located in the second floor hallway)
- Plumbing consists of standard cooper and plastic (PVC/ABS) piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted

General Interior Unit Finish

- Painted softwood baseboard mouldings - approximately 2.25 inches in height
- Painted softwood interior door and window trim - approximately 2.25 inches in width
- Unless otherwise noted - interior doors (excluding closet doors) consist of standard wood panel doors (not colonial style) with plastic knobs
- Unless otherwise noted - closet doors consist of metal framed sliding panel doors (wood type panels) on metal tracts. Typical closet doors consist of two sliding sections (exceptions have been specifically noted)
- Drywall (gypsum board) interior walls and partitions - painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Drywall ceilings with a stippled finish in all finished areas except the kitchen and bathrooms

Carleton Condominium Corporation No. 443
 Schedule "3" continued
 Specifications
 MODEL TYPE A and MODEL TYPE A - MODIFIED

Affiliated Appraisers

Unit Ceiling Clearances

- Overall ceiling clearance of approximately eight feet on the main and second floors
- Basement has a ceiling clearance of approximately 7.6 feet

Main Level

Unit Entry/Hallway Description

- Standard quality sheet vinyl flooring
- One - ceiling mounted metal (gold colour) light fixture with a basic globe type shade and a single incandescent bulb
- One closet with a standard sliding door - full width hanging rod and shelf
- Metal entry door with a wood frame. Door hardware consists of a standard quality brass lock set - dead bolt with an interior knob and exterior handle. There is also an exterior brass "door knocker"
- Storm doors were not included at the time of construction

Kitchen Description

- Standard quality sheet vinyl flooring
- Two - metal light fixtures with a globe type glass shade and single incandescent bulbs
- Roll-up top melamine counter
- Melamine cabinets
- Double stainless sink
- Dual knob faucet with a chrome finish - no spray attachment
- Metal range hood - vented to the exterior
- Open pass through (to the dining room) with a painted drywall sill (no wood trim)
- Roughed-in for a future built-in dishwasher
- No backsplash - painted drywall above counter-top
- Two section - wood thermopane and vinyl sliding window (see previous comments)

Partial Bathroom

- Two piece bathroom - standard quality fixtures consisting of one sink and a toilet
- Standard size/quality enamel covered sink - dual knob faucet with a chrome finish
- Standard quality sheet vinyl flooring
- Standard wall mounted two bulb light fixture with a curved glass shade (incandescent bulbs)
- Vanity with a roll top - melamine counter and two melamine cabinet doors
- Flat wall mounted mirror - no medicine cabinet
- Standard quality exhaust fan - vented to the exterior

Dining Room Description

- Partly open to the living room (see plans)
- Standard quality low pile carpet flooring with commensurate under padding
- Ceiling mounted gold coloured light fixture with three incandescent bulbs. Each bulb has a glass shade and the fixture hangs on a chain. Considered to be of standard quality. Note: Most inspected units were upgraded
- Interior units have no window
- The extreme end units (visible from the road or parking areas) have a two section - wood thermopane and vinyl sliding window (see previous comments)

Living Room Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- Some units have a wood burning fireplace in the living room but is reported to be an upgrade - see previous comments
- No window

Second Level

Carleton Condominium Corporation No. 443
 Schedule "3" continued
 Specifications
 MODEL TYPE A and MODEL TYPE A - MODIFIED

Affiliated Appraisers

Second Level

Stairwell

- Standard quality low pile carpet with commensurate under padding on the steps and stair risers
- Wrought iron stair spindles with a plastic coated hand rail
- Stairwell is partly open to the main floor living area and the second floor hallway

Hallway

- Standard quality low pile carpet with commensurate under padding
- Linen closet with multiple shelves (approximately five shelves) and a typical sliding closet door
- Wrought iron stair spindles with a plastic coated hand rail along the partly open stairwell
- One - Ceiling mounted metal light fixture with a globe type glass shade and single incandescent bulb

Main Bathroom

- Four piece bathroom - standard quality fixtures consisting of a sink, toilet and a combined tub and shower head (no separate shower enclosure)
- Standard size/quality enamel covered sink - dual knob faucet with a chrome finish
- Standard quality/size tub - enamel covered with a dual knob chrome finished faucet
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality sheet vinyl flooring
- Wall mounted metal horizontal light fixture - gold colour with no shade and six incandescent bulbs. Some units have a two bulb incandescent light fixture with a curved glass shade
- Vanity with a roll top - melamine counter and two melamine cabinet doors
- Standard medicine cabinet - mirrored hinged door
- Vanity and medicine cabinet doors are "European Style" - similar to kitchen cabinets
- Flat wall mounted mirror
- Standard quality exhaust fan - vented to the exterior

Master Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- One closet with a three section sliding door - full width hanging rod and shelf
- Vinyl slider window - wider than other bedrooms
- Extreme end units have an additional side window

Second Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- One closet with a standard sliding door - full width hanging rod and shelf
- Vinyl slider window

Third Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- One closet with a standard sliding door - full width hanging rod and shelf
- Vinyl slider window

Carleton Condominium Corporation No. 443
Schedule "3" continued
Specifications
MODEL TYPE A and MODEL TYPE A - MODIFIED

Affiliated Appraisers

Basement Level

Stairwell Description

- Stairwell walls consist of finished, painted drywall and the ceiling is stippled
- Painted wood stairs with open risers (no finish flooring)
- Wall mounted wood hand rail
- Wall mounted metal light fixture with a single incandescent bulb and a glass shade. The fixture extends from the wall on a hooked metal rod (i.e. the bulb and shade are not mounted directly on the wall)

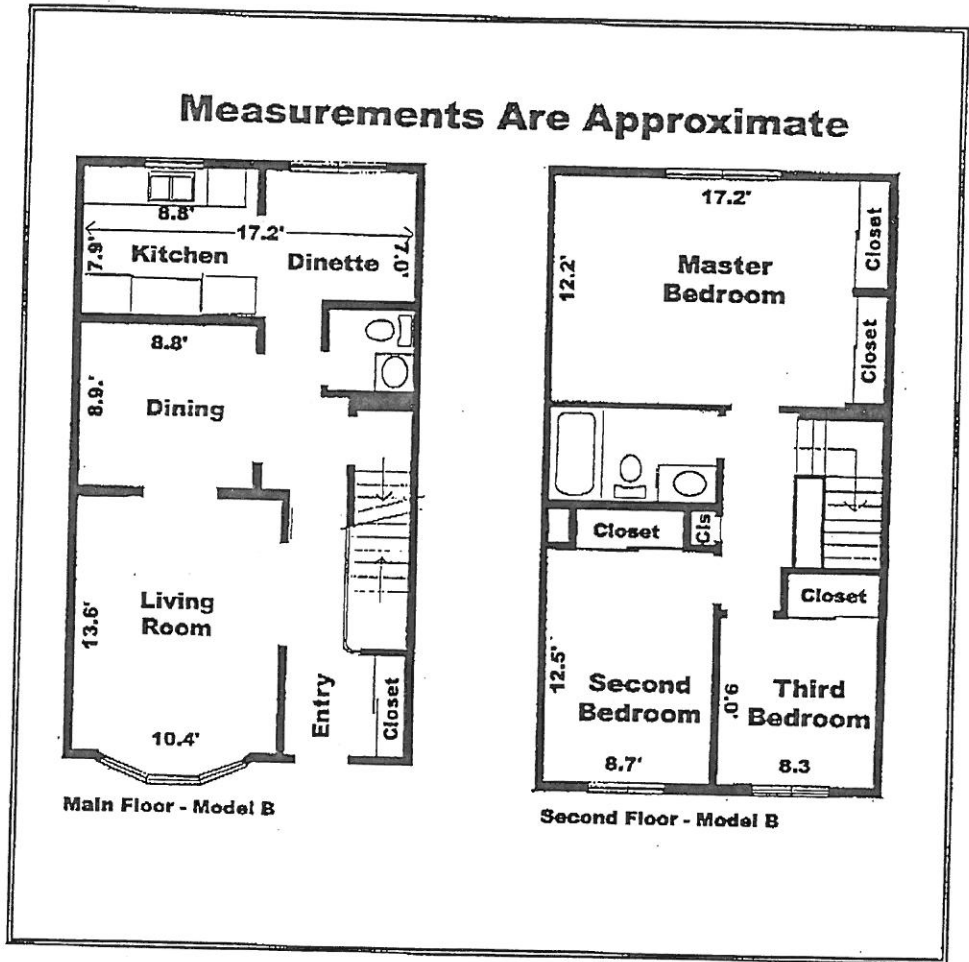
Basement

- Unfinished basement (unfinished walls and ceiling)
- Exterior foundation walls are insulated and drywalled to the "frost line" (untaped/unfinished drywall)
- Three ceiling mounted basic - bare bulb lights
- Washer and dryer hook-ups
- Single fibreglass sink - low quality copper faucet with plastic knobs (typical for an unfinished basement)
- Furnace and hot water tank are located in the basement
- One small vinyl slider window
- **Note:** Some models have finished recreation rooms but are reported to be an upgrade that, in many cases, was completed by the builder as upgrades for a particular purchaser. Therefore basement finished areas have been excluded from this description as the Builder's basic model had an unfinished basement. See Page 3 for general comments on the finished recreation rooms.

Carleton Condominium Corporation No. 443
Schedule "4"
Floor Plans
MODEL TYPE B

Affiliated Appraisers

FLOOR PLANS - UNIT TYPE B AND B-MODIFIED



The above floor plan has been included for illustration purposes only and should not be considered an exact replica - actual measurements and room/wall locations may vary slightly. Architectural plans were not available to confirm field measurements but are considered to be reasonably accurate.

Carleton Condominium Corporation No. 443
 Schedule "5"
 Specifications
 MODEL TYPE B

Affiliated Appraisers

DESCRIPTION OF UNIT TYPE B AND B-MODIFIED

The following description applies only to **Unit Types B and B-Modified** which are two storey row units with full basements. A B-Modified unit type was not inspected. According to representatives of the condominium corporation the only significant difference between these two model types is Unit B Modified has a standard rear entry door (not a sliding patio door) and a large kitchen window and Unit Type B has a standard sliding glass patio door and a standard window. The main floors have an entry/hallway, one partial bathroom, a kitchen, dinette, living room and dining room. Gross living area has been obtained from the builders plans at 1,212 square feet for both unit types. The inspected unit has a curved bay window, however some units have a square bay window (most probably B-Modified Unit Type) - see following description. A unit with a square bay window was not inspected, however the site plans confirm that these are B (or B-Modified) Models.

Overall Description

- Constructed circa 1988
- Exterior cladding is brick veneer (main level front only) and vinyl siding with aluminium trim around the second floor front (and side window for end units). Some end units have brick veneer exterior cladding on the main level end wall
- Asphalt shingle roof cover
- Aluminium fascia and soffits
- Aluminium gutters and downspouts
- B Model Type's have one of two types of living room windows which include a curved bay window or a square bay window - the inspected unit has a curved window which was slightly elevated from the living room floor and has a drywall sill. The square bay window appears to be level with the living room floor
- Bay windows have crank type openings
- Units with square bay windows also have two shutters on opposite sides of one of the second floor windows (see front photo)
- Remaining windows consist of vinyl double pane sliders in wood frames
- Windows have screened openings
- The master bedroom in end unit models has a second vinyl slider window (standard size)
- Vinyl thermopane (sealed glass) sliding patio door (typical two section door) with a screened opening located in the dinette
- Rear yard has a partial wood fence (side sections only) for units backing on the ravine, park or Jeanne D'Arc Boulevard. Remaining units have a fully fenced rear yard. No patio or deck

Mechanical and Structural (Overall Building)

- Wood frame construction
- 2 x 8 inch joists on 16 inch centres
- Common walls (between units) are also reported to consist of wood framing
- Poured concrete foundation and basement floor
- Forced air gas heating. No central air conditioning system
- Each unit has a (approximately) 40 gallon electric hot water tank. A stamp on the water tank indicated that the units are rented from a local utility provider
- 100 amp maximum electric service (per stamp on panel box) with circuit breakers
- Ceiling mounted - hardwired smoke detector (located in the second floor hallway)
- Plumbing consists of standard cooper and plastic (PVC/ABS) piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted

Carleton Condominium Corporation No. 443
 Schedule "5" continued
 Specifications
 MODEL TYPE B

Affiliated Appraisers

General Interior Unit Finish

- Painted softwood baseboard mouldings - approximately 2.25 inches in height
- Painted softwood interior door and window trim - approximately 2.25 inches in width
- Unless otherwise noted - interior doors (excluding closet doors) consist of standard wood panel doors (not colonial style) with plastic knobs
- Unless otherwise noted - closet doors consist of metal framed sliding panel doors (wood type panels) on metal tracts. Typical closet doors consist of two sliding sections (exceptions have been specifically noted)
- Drywall (gypsum board) interior walls and partitions - painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Drywall ceilings with a stippled finish in all finished areas except the kitchen and bathrooms - dinette has a stippled ceiling

Unit Ceiling Clearances

- Overall ceiling clearance of approximately eight feet on the main and second floors
- Basement has a ceiling clearance of approximately 7.6 feet

Main Level

Unit Entry Description

- Standard quality sheet vinyl flooring
- One - ceiling mounted metal (gold colour) light fixture with a basic globe type shade and a single incandescent bulb
- One closet with a standard sliding door - full width hanging rod and shelf
- Metal entry door with a wood frame. Door hardware consists of a standard quality brass lock set - dead bolt with an interior knob and exterior handle. There is also an exterior brass "door knocker"
- The entry door also contains a fixed wood thermopane window (see front photo)
- Storm doors were not included at the time of construction
- Unit Type B has no side light

Hallway Description

- Extends from the entry to the kitchen/dinette at the rear of the unit
- Two - ceiling mounted metal (gold colour) light fixtures with a basic globe type shade and single incandescent bulb

Kitchen Description

- Standard quality sheet vinyl flooring
- Two - metal light fixtures with a globe type glass shade and single incandescent bulbs
- Roll top melamine counter
- Melamine cabinets
- Double stainless steel sink
- Dual knob faucet with a chrome finish - no spray attachment
- Metal range hood - vented to the exterior
- Built-in dishwasher
- No backsplash - painted drywall above counter-top
- Standard vinyl slider window (see window comments)

Dinette Description

- Open to kitchen
- Standard quality sheet vinyl flooring
- One - metal light fixture with a globe type glass shade and single incandescent bulb
- Vinyl sliding patio door

Carleton Condominium Corporation No. 443
 Schedule "5" continued
 Specifications
 MODEL TYPE B

Affiliated Appraisers

Partial Bathroom

- Two piece bathroom - standard quality fixtures consisting of one sink and a toilet
- Standard size/quality enamel covered sink - dual knob faucet with a chrome finish
- Standard quality sheet vinyl flooring
- Standard wall mounted two bulb light fixture with a curved glass shade (incandescent bulbs)
- Vanity with a roll top - melamine counter and two melamine cabinet doors
- Flat wall mounted mirror - no medicine cabinet
- Standard quality exhaust fan - vented to the exterior

Dining Room Description

- Partly open to the living room (see plans)
- Standard quality low pile carpet flooring with commensurate under padding
- Ceiling mounted gold coloured light fixture with three incandescent bulbs. Each bulb has a glass shade and the fixture hangs on a chain. Considered to be of standard quality. Note: Most inspected units were upgraded
- Interior units have no window

Living Room Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- Some units have a wood burning fireplace in the living room but is reported to an upgrade - see previous comments
- Curved or square shaped bay window (see previous bay window comments)

Second Level

Stairwell

- Standard quality low pile carpet with commensurate under padding on the steps and stair risers
- Wrought iron stair spindles with a plastic coated hand rail
- Stairwell is partly open to the main floor living area and the second floor hallway

Hallway

- Standard quality low pile carpet with commensurate under padding
- Linen closet with multiple shelves (approximately five shelves) and a typical wood panel - hinged closet door
- Wrought iron stair spindles with a plastic coated hand rail along the partly open stairwell
- One - Ceiling mounted metal light fixture with a globe type glass shade and single incandescent bulb

Main Bathroom

- Four piece bathroom - standard quality fixtures consisting of a sink, toilet and a combined tub and shower head (no separate shower enclosure)
- Standard size/quality enamel covered sink - dual knob faucet with a chrome finish
- Standard quality/size tub - enamel covered with a dual knob chrome finished faucet
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality sheet vinyl flooring
- Standard wall mounted two bulb light fixture with a curved glass shade (incandescent bulbs)
- Vanity with a roll top - melamine counter and two melamine cabinet doors
- Standard medicine cabinet - mirrored hinged door
- Flat wall mounted mirror
- Standard quality exhaust fan - vented to the exterior

Carleton Condominium Corporation No. 443
Schedule "5" continued
Specifications
MODEL TYPE B

Affiliated Appraisers

Master Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- One closet with a four section sliding door - full width hanging rod and shelf
- Vinyl slider window - wider than other bedrooms
- The master bedrooms in end unit models have a second vinyl slider window (standard size)

Second Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- One closet with a standard sliding door - full width hanging rod and shelf
- Vinyl slider window

Third Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- One closet with a standard sliding door - full width hanging rod and shelf
- Vinyl slider window

Basement Level

Stairwell Description

- Stairwell walls consist of finished, painted drywall and the ceiling is stippled
- Painted wood stairs with open risers (no finish flooring)
- Wall mounted wood hand rail
- Wall mounted metal light fixture with a single incandescent bulb and a glass shade. The fixture extends from the wall on a hooked metal rod (i.e. the bulb and shade are not mounted directly on the wall)

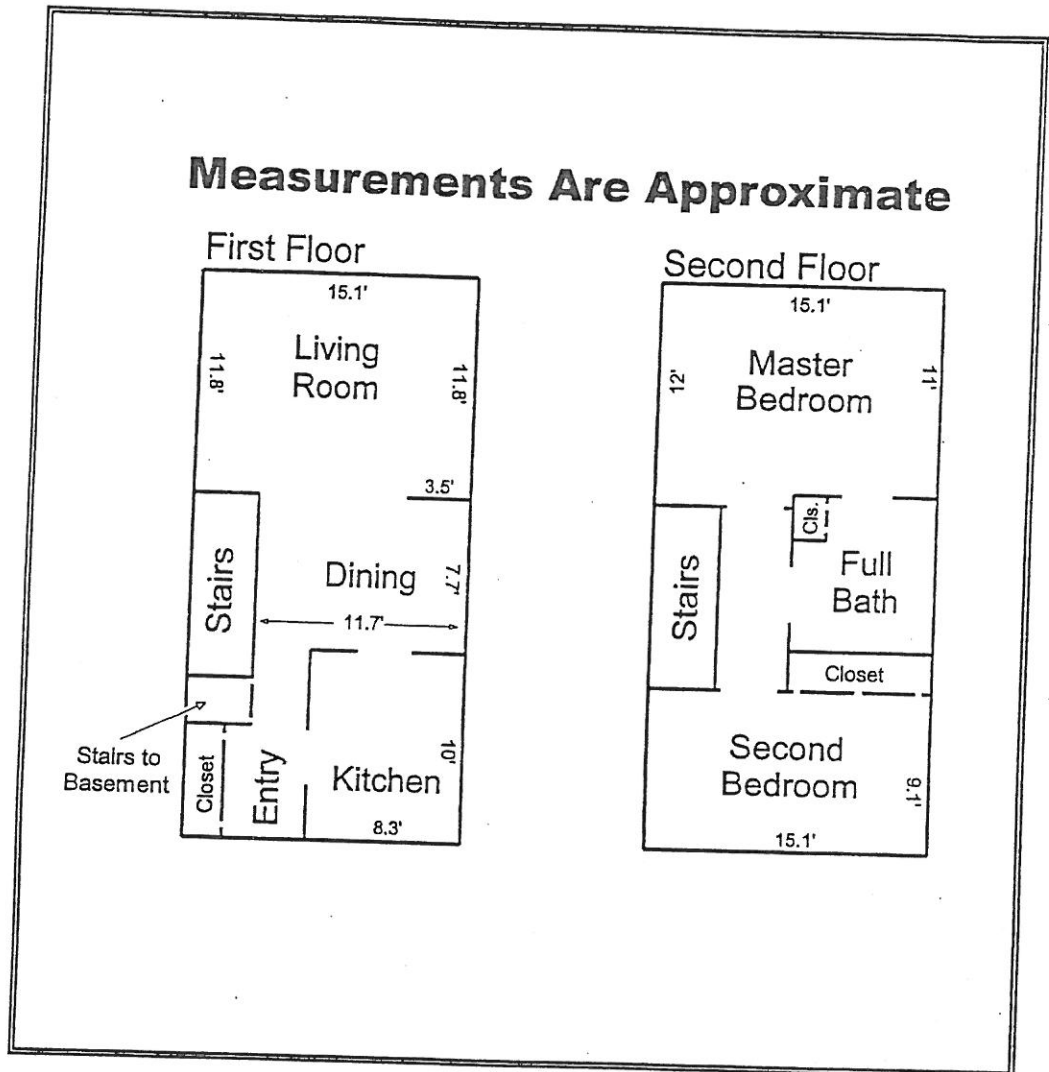
Basement

- Unfinished basement (unfinished walls and ceiling)
- Exterior foundation walls are insulated and drywalled to the "frost line" (untaped/unfinished drywall)
- Three ceiling mounted basic - bare bulb lights
- Washer and dryer hook-ups
- Single fibreglass sink - low quality copper faucet with plastic knobs (typical for an unfinished basement)
- Furnace and hot water tank are located in the basement
- One small vinyl slider window
- **Note:** Some models have finished recreation rooms but are reported to be an upgrade that, in many cases, was completed by the builder as upgrades for a particular purchaser. Therefore basement finished areas have been excluded from this description as the Builder's basic model had an unfinished basement. See Page 3 for general comments on the finished recreation rooms.

Carleton Condominium Corporation No. 443
 Schedule "6"
 Floor Plans
 MODEL TYPE C

Affiliated Appraisers

FLOOR PLANS - UNIT TYPE C



The above floor plan has been included for illustration purposes only and should not be considered an exact replica - actual measurements and room/wall locations may vary slightly. Architectural plans for Unit Type B were not available to confirm field measurements but are considered to be reasonably accurate.

Carleton Condominium Corporation No. 443
 Schedule "7"
 Specifications
 MODEL TYPE C

Affiliated Appraisers

DESCRIPTION OF UNIT TYPE C

The following description applies only to **Unit Type C** which is a two bedroom - two storey row unit with a full basement. The main floor consists of an entry/hallway, a kitchen, dinette, living room and dining room. The gross living area has been obtained from the builders plans at 1,024 square feet and this unit type consists of interior units only.

Overall Description

- Constructed circa 1988
- Exterior cladding is brick veneer (main level front only) and vinyl siding with aluminium trim around the front second floor windows
- Asphalt shingle roof cover
- Aluminium fascia and soffits
- Aluminium gutters and downspouts
- All windows consist of vinyl double pane sliders in wood frames with screened openings
- Vinyl thermopane (sealed glass) sliding patio door (typical two section door) with a screened opening located in the living room
- Rear yard has a partial wood fence (side sections only) for units backing on the ravine or park. Remaining units have a fully fenced rear yard. No patio or deck

Mechanical and Structural (Overall Building)

- Wood frame construction
- 2 x 8 inch joists on 16 inch centres
- Common walls (between units) are also reported to consist of wood framing
- Poured concrete foundation and basement floor
- Forced air gas heating. No central air conditioning system
- Each unit has a (approximately) 40 gallon electric hot water tank. A stamp on the water tank indicated that the units are rented from a local utility provider
- 100 amp maximum electric service (per stamp on panel box) with circuit breakers
- Ceiling mounted - hardwired smoke detector (located in the second floor hallway)
- Plumbing consists of standard cooper and plastic (PVC/ABS) piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted

General Interior Unit Finish

- Painted softwood baseboard mouldings - approximately 2.25 inches in height
- Painted softwood interior door and window trim - approximately 2.25 inches in width
- Unless otherwise noted - interior doors (excluding closet doors) consist of standard wood panel doors (not colonial style) with plastic knobs
- Unless otherwise noted - closet doors consist of metal framed sliding panel doors (wood type panels) on metal tracts. Typical closet doors consist of two sliding sections (exceptions have been specifically noted)
- Drywall (gypsum board) interior walls and partitions - painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Drywall ceilings with a stippled finish in all finished areas except the kitchen and bathrooms - dinette has a stippled ceiling

Unit Ceiling Clearances

- Overall ceiling clearance of approximately eight feet on the main and second floors
- Basement has a ceiling clearance of approximately 7.6 feet

Carleton Condominium Corporation No. 443
 Schedule "7" continued
 Specifications
 MODEL TYPE C

Affiliated Appraisers

Main Level

Unit Entry/Foyer Description

- Standard quality sheet vinyl flooring
- One - ceiling mounted metal (gold colour) light fixture with a basic globe type shade and a single incandescent bulb
- One closet with a standard sliding door - full width hanging rod and shelf
- Metal entry door with a wood frame. Door hardware consists of a standard quality brass lock set - dead bolt with an interior knob and exterior handle. There is also an exterior brass "door knocker"
- Wood thermopane side light (horizontal window located adjacent to the door)
- Storm doors were not included at the time of construction

Kitchen Description

- Standard quality sheet vinyl flooring
- One - metal light fixture with a hanging globe type glass shade and single incandescent bulb
- Roll top melamine counter
- Melamine cabinets
- Double stainless steel sink
- Dual knob faucet with a chrome finish - no spray attachment
- Metal range hood - vented to the exterior
- Built-in dishwasher
- No backsplash - painted drywall above counter-top
- Standard vinyl slider window (see window comments)

Dining Room Description

- Open to the living room (see plans)
- Standard quality low pile carpet flooring with commensurate under padding
- Ceiling mounted gold coloured light fixture with three incandescent bulbs. Each light has a glass shade and the fixture hangs on a chain. Considered to be of standard quality. Note: Most inspected units were upgraded
- No dining room window

Living Room Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- Some units have a wood burning fireplace in the living room but is reported to an upgrade - see previous comments
- Vinyl thermopane sliding patio door

Second Level

Stairwell

- Standard quality low pile carpet with commensurate under padding on the steps and stair risers
- Wrought iron stair spindles with a plastic coated hand rail
- Stairwell is partly open to the main floor living area and the second floor hallway

Hallway

- Standard quality low pile carpet with commensurate under padding
- Wrought iron stair spindles with a plastic coated hand rail along the partly open stair well
- One - ceiling mounted metal light fixture with a hanging globe type glass shade and single incandescent bulb

Carleton Condominium Corporation No. 443
Schedule "7" continued
Specifications
MODEL TYPE C

Affiliated Appraisers

Main Bathroom

- Four piece bathroom - standard quality fixtures consisting of a sink, toilet and a combined tub and shower head (no separate shower enclosure)
- Standard size/quality enamel covered sink - dual knob faucet with a chrome finish
- Standard quality/size tub - enamel covered with a dual knob chrome finished faucet
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality sheet vinyl flooring
- Standard wall mounted two bulb light fixture with a curved glass shade (incandescent bulbs)
- Vanity with a roll top - melamine counter and two melamine cabinet doors
- Standard medicine cabinet - mirrored hinged door
- Flat wall mounted mirror
- Standard quality exhaust fan - vented to the exterior
- Linen closet with multiple shelves (approximately five shelves) and a wood bifold closet door
- Second door leading to master bedroom - commonly referred to as a "cheater door"

Master Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- One closet with a three section sliding door - full width hanging rod and shelf
- Vinyl slider window - wider than other windows
- Access to bathroom - see above comments

Second Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture - one switched receptacle (typically intended for a lamp)
- One closet with a standard sliding door - full width hanging rod and shelf
- Two - standard vinyl slider windows

Basement Level

Stairwell Description

- Stairwell walls consist of finished, painted drywall and the ceiling is stippled
- Painted wood stairs with open risers (no finish flooring)
- Wall mounted wood hand rail
- Wall mounted metal light fixture with a single incandescent bulb and a glass shade. The fixture extends from the wall on a hooked metal rod (i.e. the bulb and shade are not mounted directly on the wall)

Basement

- Unfinished basement (unfinished walls and ceiling)
- Exterior foundation walls are insulated and drywalled to the "frost line" (untaped/unfinished drywall)
- Three ceiling mounted basic - bare bulb lights
- Washer and dryer hook-ups
- Single fibreglass sink - low quality copper faucet with plastic knobs (typical for an unfinished basement)
- Furnace and hot water tank are located in the basement
- One small vinyl slider window
- **Note:** Some models have finished recreation rooms but are reported to be an upgrade that, in many cases, was completed by the builder as upgrades for a particular purchaser. Therefore basement finished areas have been excluded from this description as the Builder's basic model had an unfinished basement. See Page 3 for general comments on the finished recreation rooms.