

SCHEDULE "B" SPECIFICATIONS Singles & Bungalows 800 & 1000 SERIES						
PLAN #:	50M-338	Place St. Thomas 3	MODEL:	825, B, Std	LOT:	11
CIVIC ADDRESS:			541 Strasbourg Street			
Annexed to the Agreement of Purchase and Sale between VALECRAFT HOMES (2019) LIMITED and						
The Vendor agrees to include the following items in the purchase price herein:						
LANDSCAPING:						
- Nursery Grown Sodding - Precast Patio Slab Walkway - Tree Planting as per Municipality approved Landscape Plans - Asphalt basecoat paved driveway - Lot to be graded to Municipality approved Grading Plan						
EXTERIOR FINISHES						
- Brick, stone, vinyl &/or vinyl cedar shakes on front façade as per plan - Composite Board on 2nd storey front elevation as per plan - Maintenance-free vinyl siding with aluminum soffit and fascia as per plan - Limited Lifetime warranty self-sealing fiberglass roof shingles - Maintenance-free Low E Argon filled PVC vinyl windows and wood jamb extension throughout (where applicable) operable and non-operable as per OBC - Colonial embossed insulated steel clad doors leading to exterior (Front door with thermal glass lite) (as per plan) - Front entrance door with sidelite and/ or feature highliter windows as per plan - PVC vinyl sliding patio doors w/ wood jamb extension at rear as per plan - Oversized basement window(s) as per plan - Screens on all operating windows including basement and sliding patio door - Steel sectional overhead garage door w/ insert lite - Weatherstripping on all exterior insulated doors and all operating windows - "Augusta Satin Nickel" front entrance grip set on front entrance door with security dead bolt or equivalent - Poured concrete steel reinforced porch (with broom finish) at front entrance - Cement parging on all above grade concrete - "Bristol" vertical Aluminum Mail Box in black or equivalent - Maximum Roof Air Ventilation						
STRUCTURAL AND FRAMING:						
- Poured concrete Foundation Walls with steel reinforcement - High density polyethylene drainage membrane - Engineered Steel Beams and Steel Posts as per plan - Kiln dried floor joists or pre-engineered floor joist system - Exterior Walls 2" x 6" kiln dried studs @ 16" o/c - Interior Walls 2" x 4" kiln dried studs @ 16" o/c (except for basement) (as per plan) - Basement Exterior Walls 2" x 4" kiln dried studs @ 24" o/c full height - Tongue and groove engineered OSB subfloor sheathing (joints sanded and screwed to joists throughout) - Engineered OSB roof sheathing c/w H-clips - Prefabricated roof trusses as per engineered design						
INSULATION:						
- Exterior walls: R-20 Fiberglass batt + R5 Continuous Insulated OSB Panel - Ceiling attics: R-50 Fiberglass blown - Fully insulated & drywalled garage - Floors over unheated space: R-40 Fiberglass blown - Cathedral/sloped ceilings R-31 Fiberglass batt (where applicable) - Basement exterior walls: R-20 Fiberglass batt, to approx. 8" above finished floor max. - 6 Mil polyethylene vapour barrier						
ELECTRICAL:						
- Underground utility wiring including hydro, bell and cablevision - 100 amp service with 60 circuit breaker panel - Heavy duty receptacles for stove and dryer - "Decora" Style white plugs and switches throughout (except exterior) - Smoke detectors & Carbon monoxide detector as per O.B.C. - Front door chime - Ceiling light fixture in all bedrooms - Ceiling Fixture in dining room (where applicable as per plan) - Two exterior weather protected plugs - Chrome vanity lighting fixture in all bathrooms - Silver light fixture package supplied and installed by the Vendor - Electrical outlet in garage ceiling for future garage door opener - Exterior light at all rear exterior doors						
ROUGH-INS:						
- Connection Centre including 5 Multi Media Outlets. Each outlet to be complete with 3x CAT5(e) and 1x RG-6 coax wire. Each outlet to be capped with one 4 port finishing plate. Locations to be selected by Purchaser except Inventory Homes and Models are preselected by the Vendor.						
Purchaser		Purchaser		FN Vendor		

- Conduit from basement to attic space for future wiring requirements
- Central vacuum rough-in (as per plan)
- Plumbing rough-in for future basement bathroom including ventilation rough-ins (as per plan) (Does not include waterline or electrical rough-ins)

PLUMBING AND FIXTURES:

- Vitreous China lavatory complete with single lever faucets in all bathrooms except laundry tub as per plan
- Double stainless steel kitchen sink with single lever faucet and veggie sprayer
- Power vented high-efficiency hot water heater (rental) in Mechanical room (rental fee is determined by utility company)
- Pedestal sink in powder room (except models 1010 & 1030)
- 5' fiberglass tub/shower enclosed with full height ceramic tiled walls w/self-sealing grout to ceiling in ensuite and main bathroom (as per plan)
- Pressure balanced valves on all showers
- Hot and cold taps installed for automatic washer connection
- Two exterior hosebibs (one in garage, one in rear)
- Plumbing rough-in for future dishwasher installation
- Laundry tub installed with hot and cold taps
- Low flush water conserving toilets with elongated bowl
- Chrome tissue holders, towel bar, robe hook, towel ring where applicable
- White plumbing fixtures in all bathrooms
- Shut off valves at all hot & cold lavatory and kitchen sink supply lines
- Sleeve for future waterline to fridge

HEATING AND VENTILATION:

- Natural gas fired forced air high efficiency furnace with electronic pilot ignition in Mechanical room
- All duct work sized for future air conditioning requirements
- Separate switch exhaust fans in all bathrooms and powder room - vented to exterior
- Kitchen exhaust fan Microwave/Hood Fan combination (white) over range vented to exterior
- All ductwork is cleaned prior to occupancy
- Programmable thermostat
- Heat Recovery Ventilation (HRV) and Humidifier in Mechanical room
- Enercare Smarter Home Essentials Package (complimentary for 3 years)

FIREPLACE:

- Natural gas direct vented fireplace with decorative black trim kit as per plan
- Polished porcelain or ceramic tiled w/self-sealing grout fireplace surround

FLOORING:

- 36 oz. quality carpet in all finished areas c/w 11 mm foam underpadding except areas shown as ceramic or hardwood as per plan. Choice of one colour throughout.
- Ceramic tile w/self-sealing grout at front entrance, kitchen, dinette, powder room, laundry room, entrance from garage, main bath and ensuite bath (from Builder's Standard selections) as per plan
- 3 1/8" Engineered natural oak hardwood flooring in Great Room, Dining Room/ Flex Room, Lower Hallway and 2nd floor hallway where applicable as per plan

INTERIOR TRIM, CABINETRY AND FINISH CARPENTRY:

- Builder's standard painted raised panel interior passage doors
- Pre-hung Builder's standard painted raised panel swing doors c/w bullet catch on all closet doors except pre-finished sliding closet doors located as per plan
- Prefinished sliding closet doors as per plan
- 4 1/8" Nivaga style baseboard and 2 3/4" Nivaga style casing throughout (MDF painted white)
- Privacy sets for all bathrooms, powder room and master bedroom
- Satin chrome door hardware on interior doors
- Security deadbolt at front entrance door and garage entry door inside home
- Approx. 36" upper kitchen cabinetry
- Kitchen cabinetry with laminate countertops
- Vanities w/laminate countertops (including backsplash in same material) in all bathrooms (except powder room as per plan)
- Kitchen cabinetry opening for future dishwasher
- Kitchen pantry as per plan
- Solid natural oak colonial spindles, posts, and/or handrail & brackets as per plan
- Natural oak nosing under standard railing areas as per plan
- Soft close on all cabinetry doors & drawers (excluding corner cabinets)
- Single full width Melamine Laundry shelf approximately 12" Deep to be installed in all main & second floor laundry rooms above washer and dryer

INTERIOR FEATURES & FINISHES:

- 9' Ceiling height on ground floor
- Textured stipple ceilings with decor perimeter in all finished areas except bathrooms, powder room and kitchen which shall have smooth ceilings
- Two-tone paint: one builder standard colour latex paint to be used throughout (semi-gloss latex for bathrooms, powder room, kitchen), All trim & interior doors shall be white semi-gloss latex
- Mirrors with bevelled square corners above all bathroom vanities and powder room
- Kitchen backsplash ceramic tiled w/ self-sealing grout 6" x 6" (from builder's standard backsplash selections)

WARRANTY COVERAGE:

- 7 Year major structural warranty
- 2 Year mechanical and building envelope warranty
- 1 Year material and workmanship warranty

Purchaser

Purchaser

FN

Vendor

The Purchaser acknowledges that:	
1. Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor. 2. The vendor may substitute materials of equal or greater value without consent. 3. The Vendor has the right to exercise full architectural control over exterior finishes and as such, the Vendor shall have final approval of all colour selections. 4. All colour and material selections are to be made from builder's standard samples unless otherwise paid for as an upgrade. 5. The vendor may, at his discretion, add brick to external sideyard walls to enhance the streetscape and/or to comply to municipal agreements. 6. The purchaser understands that all decorator items, furnishings, appliances, draperies, painted colour walls, and floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. 7. Service location, hot water tank and furnace location, basement wall height, specifications and material finishes may vary from model homes/plans. 8a. The number of steps required at entrances into the home may vary from the model home/plans depending on individual lot grading requirements. 8b. Purchaser acknowledges that exterior railings may be required at front and garage entrance stairs depending on individual lot grading. 9. Basement window wells may or may not be required depending upon individual lot grading requirements. 10. The purchaser understands that renderings and brochures are an artist's concept and that some variations may occur to the final finished product. 11. The Purchaser understands that vertical and horizontal chaseways, dropped ceilings and or bulkheads may be added or deleted in, but not limited to; kitchens, main floor living areas, finished basements, closets, pantries, laundry room, powder rooms, bathrooms and/or at wall and ceiling corners respectively in order to accomodate mechanical systems at the Vendor's discretion. 12. The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations. 13. The purchaser understands that due to normal manufacturing production materials which are installed in their home may vary slightly in colour from the vendor's samples and/or model homes. 14. Due to the natural composition of such materials as Granite, Marble & some Quartz, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the Purchaser agrees not to hold the Vendor liable for such variations. 15. The wood used in the finishing products of your home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency. 16. Any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser(s) agrees is not the responsibility of the Vendor and agrees that the Vendor shall not be liable in respect of such issues. The Purchaser(s) also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure. The Purchaser(s) is advised that the Ontario Building Code recommends against the installation of wood flooring in kitchens, bathrooms, entrance halls, laundry, and general storage areas (the "Designated Areas"). Wood flooring is water permeable and over time such flooring and sub-flooring beneath it could deteriorate if moisture persists. Should the Purchaser(s) selections for materials for the dwelling include wood flooring in the designated areas, the Purchaser(s) assumes the risks described herein voluntarily. 17. Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of your driveway may be required depending upon the frontage and specifically if the frontage is less than average as in the case of a pie-shaped lot. 18. The grading and drainage of your lot has been designed and engineered to ensure that surface water is directed away from your home and into swales. These swales run at the side and rear of your property lines. Swales generally have more aggressive slopes relative to the general layout of your lot and will always occupy a portion of the useable space of your lot to serve their function properly. 19. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as per OBC if more than 3 risers are required as a result of grading. 20. Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s). 21. Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.	
PURCHASER	Frank Nieuwkoop VALECRAFT HOMES (2019) LIMITED
PURCHASER	
DATE	April 1, 2020 DATE
LOT NUMBER: 11	MODEL: 825, B, Std PROJECT Place St. Thomas 3