

SCHEDULE "B" SPECIFICATIONS Singles & Bungalows 800 & 1000 SERIES RL Phase 2				
PLAN #:	4M-1589	Rathwell Landing	MODEL: 1050 "A" Std. McCaslin	LOT: 295
CIVIC ADDRESS:		165 Hickstead Way		
Annexed to the Agreement of Purchase and Sale between VALECRAFT HOMES 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 Complete with Signature Valecraft Homes Ltd decorative brick at front entrance - 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 highlighter 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 - 200 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				
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<u>ROUGH-INS:</u>		
- 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. - 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)		
<u>PLUMBING AND FIXTURES:</u>		
- 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 combo 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		
<u>HEATING AND VENTILATION:</u>		
- 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)		
<u>FIREPLACE:</u>		
- Natural gas direct vented fireplace with decorative black trim kit as per plan - Polished porcelain or ceramic tiled w/self-sealing grout fireplace surround		
<u>FLOORING:</u>		
- 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		
<u>INTERIOR TRIM, CABINETRY AND FINISH CARPENTRY:</u>		
- 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 - 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 <u>door hardware</u> 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 - <u>Kitchen pantry</u> 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		
<u>INTERIOR FEATURES & FINISHES:</u>		
- 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)		
<u>WARRANTY COVERAGE:</u>		
- 7 Year major structural warranty - 2 Year mechanical and building envelope warranty - 1 Year material and workmanship warranty		
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