

Deerfield Village II



**SCHEDULE "B"**  
**SPECIFICATIONS**  
**CONDO FLATS**  
**5000 Series**

BUILDER'S REF #: **V51**

MODEL: **5309**

CIVIC ADDRESS: **615-G Tranquil Stream Private**

**Annexed to the Agreement of Purchase and Sale between VALECRAFT HOMES LIMITED**  
**and Portobello Partnership**

**The Vendor agrees to include the following items in the purchase price herein:**

**EXTERIOR FINISHES**

- Combination stone and brick complete with concrete sills (smooth faced) and brick soldier course headers
- Maintenance-free siding with aluminium soffit and fascia as per plan Colour pre-selected by the Vendor
- Limited Lifetime warranty self-sealing fiberglass roof shingles
- Maintenance-free Low E Argon filled triple pane PVC vinyl windows with wood jamb extension throughout operable and non-operable as per OBC. Colour pre-selected by the Vendor
- Insulated steel clad unit entry door
- Single swing door w/wood jamb extension to balcony as per plan
- Screens on all operating windows and sliding patio door
- Weatherstripping on all exterior insulated doors and all operating windows
- Satin Nickel entrance passage set on unit entry door with security dead bolt or equivalent
- Poured concrete steel reinforced front entrance slab (broom finish) as per plan
- Concrete parging on all above grade concrete
- Decorative columns at front entranceway as per plan
- Exterior colour packages are pre-determined by the Vendor
- Maintenance free exterior decking

**STRUCTURAL AND FRAMING:**

- High density polyethylene drainage membrane
- Engineered Beams and Posts as per plan
- Pre-engineered floor joist system
- Exterior Walls 2" x 6" kiln dried studs @ 16" o/c or equivalent structure
- Party (common) wall 2" x 4" or 2" x 6" studs as per plan
- Interior Walls 2" x 4" kiln dried studs @ 16" o/c
- Below Grade Exterior Walls 2" x 4" kiln dried studs @ 16" o/c full height
- Tongue and groove subfloor sheathing (joints screwed to joists throughout)
- Sound attenuation system between units
- 7/16" Engineered OSB roof sheathing c/w H-clips
- Pre-engineered roof trusses

**INSULATION:**

- Exterior walls: R-20 Fiberglass batt + R5 Continuous Insulated OSB Panel
- Party (common) wall: R-12 Fiberglass batt
- Attics: R-60 Fiberglass blown
- Floors over unheated space: R-31 Fiberglass batt or blown (3rd Floor Only)
- Exterior walls below Grade: R-12 Fiberglass batt + 2" closed cell spray foam
- 6 Mil polyethylene vapour barrier
- High density insulation under the footings (where required)

**ELECTRICAL:**

- Underground utility wiring including hydro, bell and cablevision
- 100 amp service with 48 circuit breaker panel
- Heavy duty receptacles for stove and dryer
- All interior plugs and switches "Decora" Style in white
- Smoke detectors & Carbon monoxide detector as per O.B.C.
- Ceiling light fixture in all bedroom suites with LED Bulbs
- Chrome vanity lighting fixture in all bathrooms with LED Bulbs
- Builder's standard Silver light fixture package supplied and installed by the Vendor with LED Bulbs

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

**T. O**  
\_\_\_\_\_  
Vendor

**ROUGH-INS:**

- Connection Centre including 3 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.

**PLUMBING AND FIXTURES:**

- Vitreous China lavatory complete with single lever faucets in all bathrooms as per plan
- Double stainless steel kitchen sink with single lever chrome faucet and veggie sprayer
- Tankless hot water heater (rental) (rental fee is determined by utility company) (rental fee is determined by utility company)
- 5' fiberglass tub/shower combo with full height ceramic tiled walls w/self-sealing grout to ceiling in main bathroom as per plan
- 5'x3' acrylic shower base with full height ceramic tiled walls w/self-sealing grout to ceiling in ensuite bathroom as per plan
- Pressure balanced valves on all showers
- Hot and cold taps installed for automatic washer connection
- Low flush water conserving toilets
- Chrome towel bars, tissue holders and robe hook in all bathrooms
- White plumbing fixtures in all bathrooms
- Shut off valves on all hot/ cold water supply lines
- Sleeve for a future waterline to fridge

**HEATING AND VENTILATION:**

- Hydronic air handler with AC coil (heating & cooling system) and HRV & Humidifier
- All ductwork is cleaned prior to occupancy
- Enercare Smarter Home Essentials Package (complimentary for 3 years)
- Kitchen exhaust fan Microwave/Hood Fan combination (white) over range vented to exterior
- Third Party Energy Star Registration, testing and certification

**FLOORING:**

- 36 oz. quality broadloom in bedrooms c/w 11 mm foam underpadding. Choice of one colour of carpet throughout.
- Ceramic tile w/self-sealing grout at front entrance, bathrooms, kitchen/dinette, walk-in pantry/ storage, laundry room and mechanical room as per plan from Builder's Standard Selections
- 3 1/8" Engineered natural oak hardwood flooring in Living Room, Dining Room and Hallway as per plan.

**INTERIOR TRIM, CABINETS 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
- 4 1/8" Nivaga style baseboard and 2 3/4" Nivaga style casing throughout (MDF painted white)
- Privacy sets for all bathrooms and master bedroom
- Satin Chrome door hardware on interior doors
- Security deadbolt on entrance doors and balcony door as per plan
- Kitchen cabinetry with laminate countertops
- Vanities w/laminate countertops (including backsplash in same material) in all bathrooms
- Solid natural oak colonial spindles, posts, and/or handrail & brackets as per plan

**INTERIOR FINISHES:**

- Approximately 9' ceilings (except models 5101, 5102, 5104 8'-6" & model 5103 8'-0")
- Flat ceilings throughout
- 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
- Kitchen backsplash (6" x 6") ceramic tiled w/ self-sealing grout (from builder's standard)

**APPLIANCES:**

- 6 White Appliances including Fridge, Stove, Dishwasher, Spacesaver Microwave/Rangehood, Stacked Washer and Dryer from Builder's Standard Selections installed by the Vendor

**WARRANTY COVERAGE:**

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

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

**T. O**  
\_\_\_\_\_  
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 Vendor's standard samples unless otherwise paid for as an upgrade.
5. 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.
6. Service location, tankless hot water heater and furnace location, specifications and material finishes may vary from model homes/ plans.
7. The number of steps required at entrances into the building may vary from the plans depending on grading requirements.
8. The purchaser understands that renderings and brochures are an artist's concept and that some variations may occur to the final finished product.
9. The Purchaser understands that vertical and horizontal chaseways may be required at wall corners and ceiling corners respectively in order to contain mechanical pipes as required.
10. The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.
11. 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.
12. Due to the natural composition of such materials as Granite and Marble, 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.
13. The wood used in the finishing products of your home such as wood flooring, cabinetry 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.
14. 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.
15. 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).
16. Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

\_\_\_\_\_  
**PURCHASER**

\_\_\_\_\_  
**PURCHASER**

\_\_\_\_\_  
**DATE**

**LOT NUMBER:** \_\_\_\_\_ **V51**

\_\_\_\_\_  
**T. Oliver**  
**VALECRAFT HOMES LIMITED**

\_\_\_\_\_  
**August 6, 2021**  
**DATE**

**PROJECT:** \_\_\_\_\_ **DEERFIELD VILLAGE 2**

Internal B1A Deerfield 2 - Phase Condo			
PURCHASER: Portobello Partnership		Printed: 5-Aug-21 8:14 am	
LOT NUMBER V51 Level: 3	PHASE Condo	HOUSE TYPE 5309	CLOSING DATE 5-Jul-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 118432  35465	1 -	STANDARD - AC UNIT 13 SEER 1.5 TON  Note: Location to be determined by Head Office	\$ 0.00	Each
*2 120199  35466	1 -	BONUS - APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES + MICROWAVE COMBO HOODFAN, AND BASIC FRONT LOAD WHITE WASHER AND DRYER  Note:	\$ 0.00	Each
*3 88294  34934	1 -	ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: As per quote OR6466, dated August 3, 2021	*\$ 549.18	Each
*4 88287  34935	1 -	S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: As per quote SS5102, dated August 3, 2021	*\$ 2,315.37	Each
5 120215  35467	1 -	KITCHEN/DINETTE - Shift Kitchen into Dining Room adjusting cabinetry accordingly, and leave a Dinette area in front of window, in builder's standard selections  Note: Includes design fees. Does not include Breakfast Bar. As per Schedule H dated August 6, 2021	\$ 150.00	Each
6 120216  35468	1 -	Create a new Pantry/Storage area behind the kitchen beside the stairwell. Includes 5 shelves across from the door and a single rod and shelf to the corner and across the short wall  Note: Includes Design Fees. See item 5 for Kitchen changes, as per Schedule H dated August 6, 2021	\$ 1,784.00	Each
7 118225  35469	1 -	KITCHEN - CABINETS - UPC9-2B - BUILDERS STANDARD CABINETS - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETS TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH  Note: As per UPC Sketch dated August 6, 2021. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.	\$ 1,596.00	Each
8 88441  35470	1 -	ENSUITE BATH - BATHROOMS - ZITTA NICHE 12X12 STAINLESS STEEL  Note: Approximately centered on the short wall across from shower head with top of niche at approximately 5' from the floor, as per Schedule H dated August 6, 2021	\$ 447.00	Each

Sub Total	\$6,841.55
HST	\$0.00
Total	\$6,841.55

PREPARED BY: Simon Clarke  
LOCKED BY:  
PE 1,626-1  
InvoiceSQL.rpt 05may21

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A			
Deerfield 2 - Phase Condo			
PURCHASER: Portobello Partnership		Printed: 5-Aug-21 8:14 am	
LOT NUMBER V51 Level: 3	PHASE Condo	HOUSE TYPE 5309	CLOSING DATE 5-Jul-22
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Total Payment: _____	

PURCHASER:

\_\_\_\_\_

05-Aug-21

DATE

Portobello Partnership

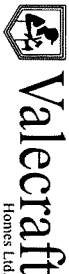
VENDOR:

\_\_\_\_\_

PER: Valecraft Homes Limited

DATE: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

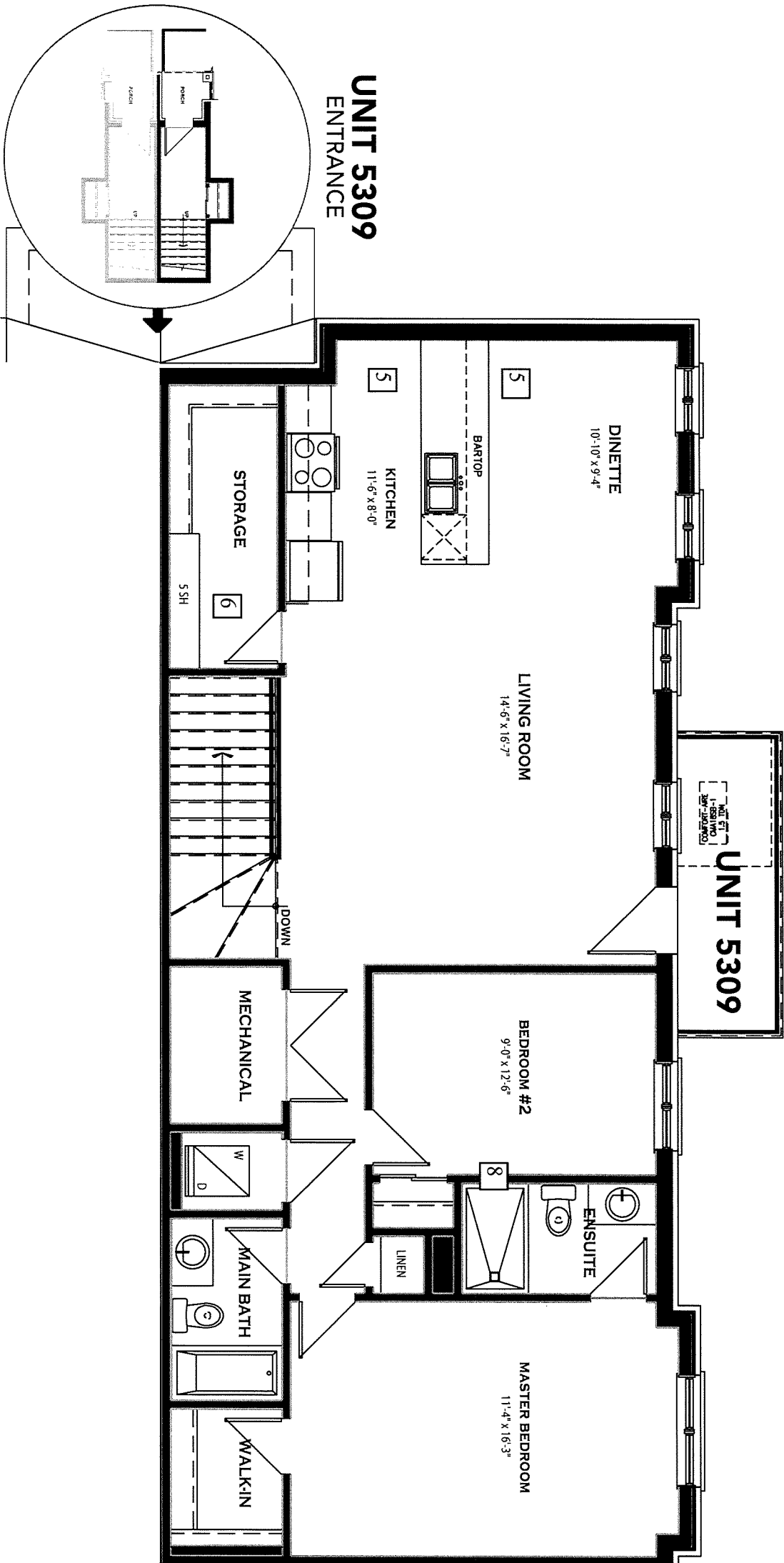


THIRD FLOOR

MODEL 5309  
BLOCKS T - U - V  
1383 SQ.FT

Site: Deerfield Village 2  
Plan No.: 4M-1290  
Unit: V51  
Date: August 6, 2021

Purchaser: \_\_\_\_\_



Schedule H



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping.  
All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. \*Note: Number of steps varies due to site grading.



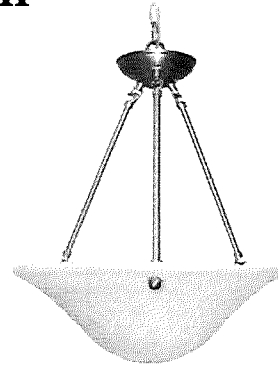
Valecraft  
Homes Ltd.

## Roma Collection

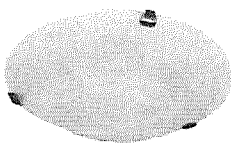
All Models  
STANDARD



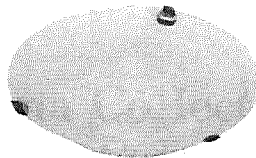
**BREAKFAST / DINETTE**  
A3016P-11  
Bulb: 1 x A19 LED Bulb



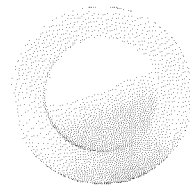
**DINING ROOM / STAIRWELL / HIGH CEILINGS**  
(Plan Permitting)  
A3016ch-11  
Bulbs: 3 x A19 LED Bulb



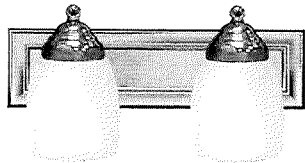
**ENTRY / HALL / LAUNDRY / BEDROOMS /  
DEN / STUDY / BATH CEILING / KITCHEN SINK /  
FINISHED BASEMENT AREAS**  
(Plan Permitting)  
A3012-11  
12" dia.  
Bulbs: 2 x A19 LED Bulb



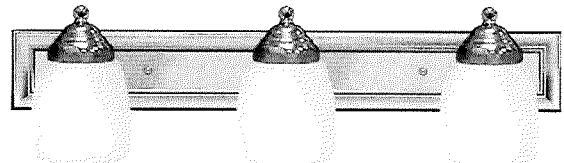
**KITCHEN / MASTER BEDROOM**  
(Plan Permitting)  
A3016-11  
16" dia.  
Bulbs: 3 x A19 LED Bulb



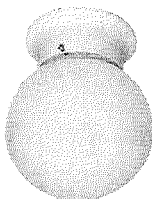
**BASEMENT STAIRS / SOFFIT**  
AFR4-0930-WH  
LED Recessed Light  
5" dia.



**POWDER ROOM VANITY**  
(Plan Permitting)  
A16012-7  
14" Wide  
Bulbs: 2 x A19 LED Bulb



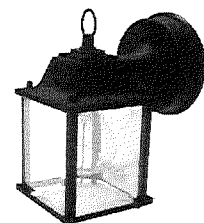
**BATHROOM VANITY**  
A16013-7  
24" Wide  
Bulbs: 3 x A19 LED Bulb



**CLOSET / PANTRY**  
A121-11  
Bulb: 1 x A19 LED Bulb



**FRONT EXTERIOR**  
(Plan Permitting)  
SAN-A1010-6  
Bulb: 1 x A19 LED Bulb



**BACK EXTERIOR**  
SAN-A40455-6  
Bulb: 1 x A19 LED Bulb

\* All dimensions are approximate.

\*\*\* Keyless LIGHT OUTLETS IN GARAGE, UNFINISHED BASEMENT AREAS\*\*\*

Project: DV2

Plan #: 4M-1290

Lot: V51

Model: 5309

Purchaser: Portobello Partnership

Purchaser: \_\_\_\_\_

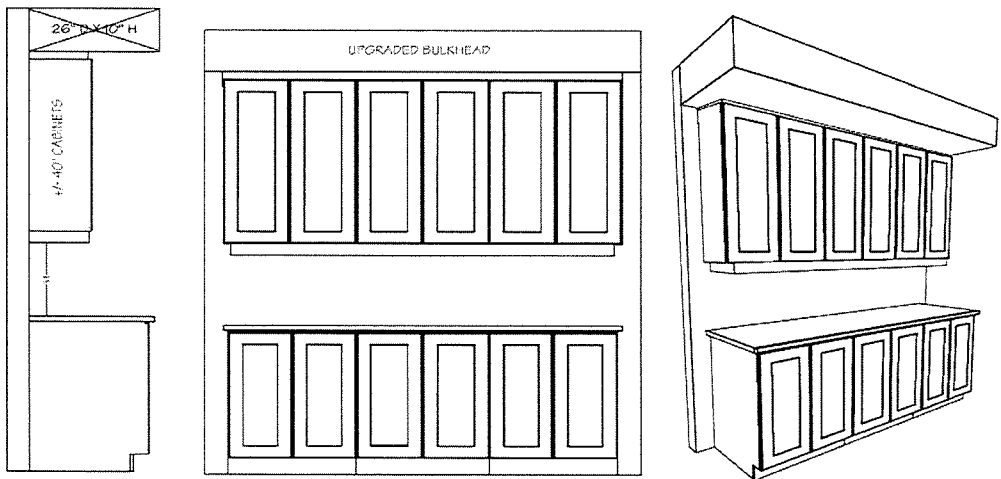
Date: August 6, 2021

Upgrade #: STD, 4

OPTIONAL KITCHEN CABINET CROWN MOULDING,  
FILLER & **UPGRADE** BULKHEAD DETAILS

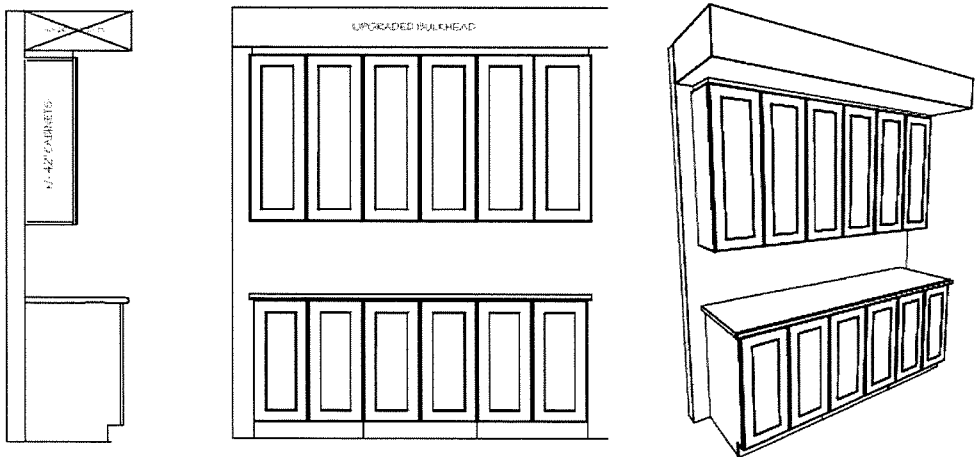
UPC9-1C Upgrade #: \_\_\_\_\_

- Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to upgraded bulkhead.



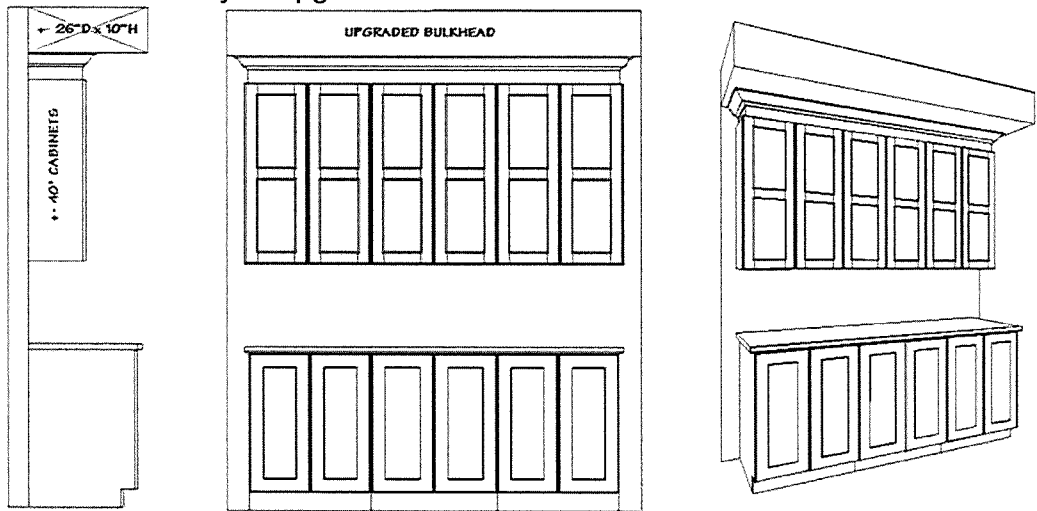
UPC9-2B Upgrade #: 7

- Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.



UPC9-3A Upgrade #: \_\_\_\_\_

- Includes upgrade to 40" uppers with crown moulding & filler detail on upper kitchen cabinetry to upgraded bulkhead.



Site: DV2

Purchaser: Portobello Partnership

Plan No: 4M-1290

Lot: V51

Purchaser:

Date: August 6, 2021



# SCHEDULE 'D'

DEERFIELD VILLAGE PHASE 2 CONDOMINIUMS

Civic address 615-G Tranquil Stream Priv. K1T 0W5

Block & Unit number V51

Purchasers: Portobello Partnership

Date: August 6, 2021

## LEGEND


 COMMUNITY MAIL BOX

 HYDRO TRANSFORMER

 FIRE HYDRANT

 BICYCLE PARKING

 REFUSE STORAGE

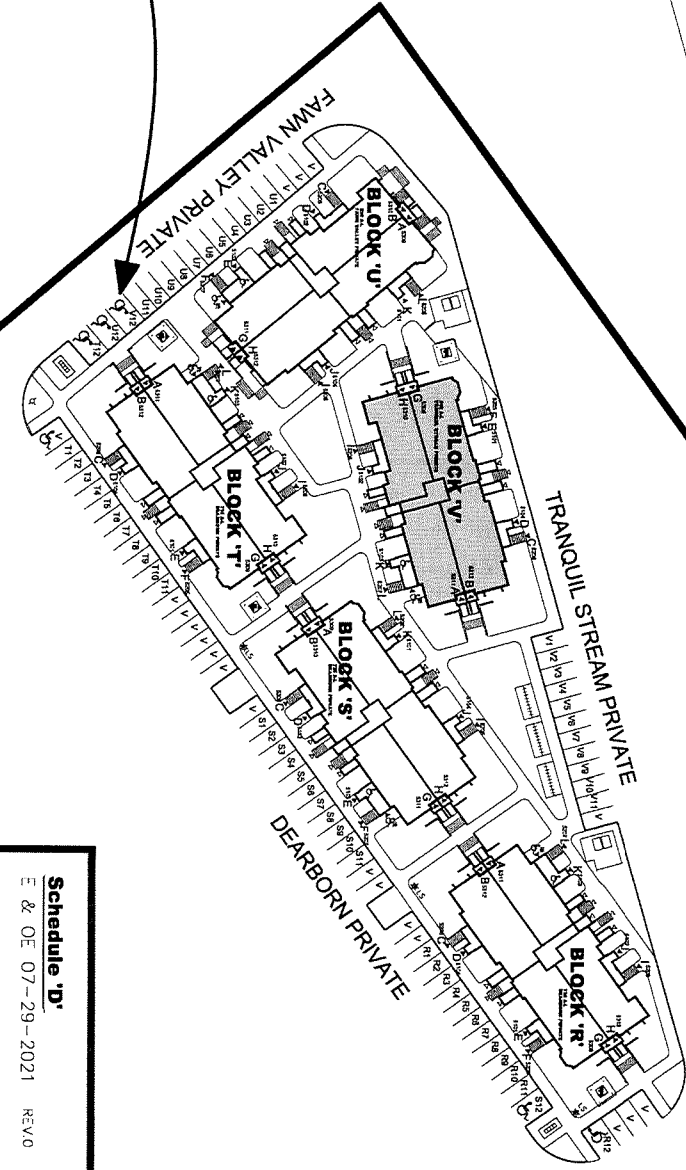
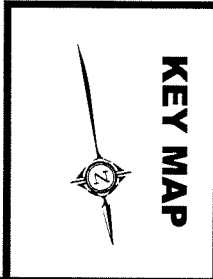
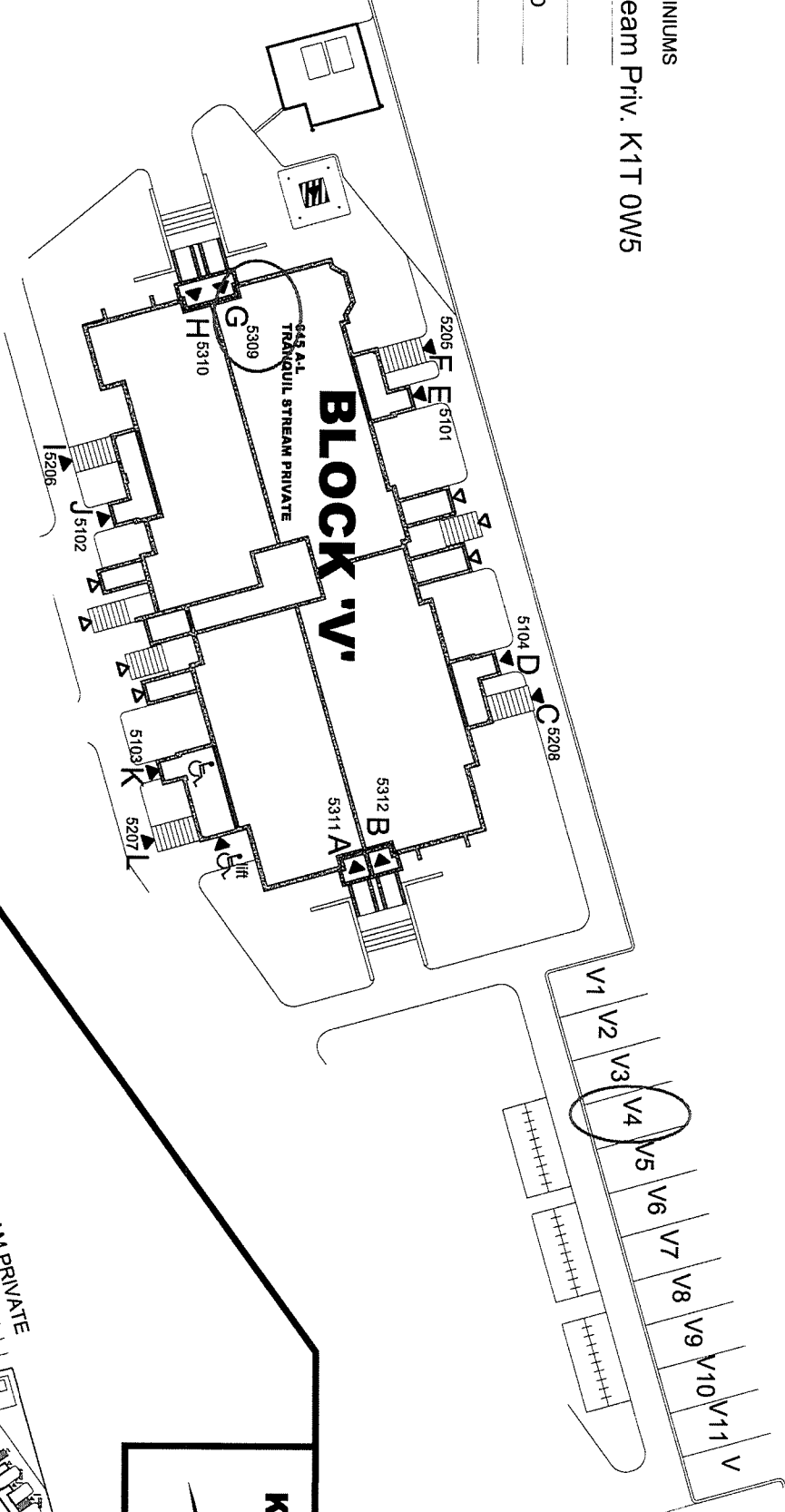
 LIGHT STANDARD

 MAIN ENTRANCE

 SECONDARY ENTRANCE

 VISITOR PARKING

MODELS  
5101-5104 = 1ST FLOOR  
5205-5208 = 2ND FLOOR  
5309-5312 = 3RD FLOOR





Tel: (613) 748-0432  
Fax: (613) 748-0355

A Division of the S&S Bolton Group  
www.ssbolton.com

Estimate No#: OR6466

Customer Copy

Customer:

Inventory Unit - Valecraft

Builder: VALECRAFT HOMES LTD.  
Project: Deerfield Village Condos  
Lot: DV2 V-51  
Closing Date: 07/05/2022  
  
Salesperson: Jason Thompson (OR)  
Date: 08/03/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Living Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Bedroom #2	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Living Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00
Master Bedroom	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00
Bedroom #2	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00

\*\*\* Total price includes all applicable taxes

Customer Subtotal:	\$486.00
HST:	\$63.18
Total:	\$549.18

www.orbitalti.com

Customer Signature

Date

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com

5 4 1 1 Canotek Road, Ottawa, Ontario K1J 9M3



Tel: (613) 748-0432  
Fax: (613) 748-0355

A Division of the S&S Bolton Group  
www.ssbolton.com

Estimate No#: SS5102

Customer Copy

Customer:

Inventory Unit - Valecraft

Builder: VALECRAFT HOMES LTD.  
Project: Deerfield Village Condos  
Lot: DV2 V-51  
Closing Date: 07/05/2022

Salesperson: Jason Thompson  
Date: 08/03/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Living Room	1.00	<b>15 Amp Standard Plug</b> Add 15 Amp Plug - Approx 60 inches from floor beside conduit	A	\$141.00	\$141.00
Master Bedroom	1.00	<b>15 Amp Standard Plug</b> Add 15 Amp Plug - Approx 60 inches from floor beside conduit	B	\$141.00	\$141.00
Bedroom #2	1.00	<b>15 Amp Standard Plug</b> Add 15 Amp Plug - Approx 60 inches from floor beside conduit	C	\$141.00	\$141.00
Kitchen	5.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Delete standard fixture and add 5 LED Halo potlight (AFR4-0930-WH) on upgraded dimmer switch	D	\$236.00	\$1,180.00
Kitchen	1.00	<b>Upgrade Switch to Dimmer</b> Upgrade Switch to Dimmer	D	\$103.00	\$103.00
Kitchen	1.00	<b>20 Amp USB Charger Receptacle</b> 20 Amp USB Charger Receptacle (standard)	F	\$	\$0.00
Ensuite Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	K	\$238.00	\$238.00
Ensuite Bath	1.00	<b>Single Pole Switch</b> Switch for added potlight	K	\$105.00	\$105.00

\*\*\* Total price includes all applicable taxes

Customer Subtotal:	\$2,049.00
HST:	\$266.37
<b>Total:</b>	<b>\$2,315.37</b>

Notes:

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5 4 1 1 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson - Page: 2





MODEL 5309

BLOCKS T - U - V

1383 SQ.FT

Site: Deerfield Village 2

Plan No.: 4M-1290

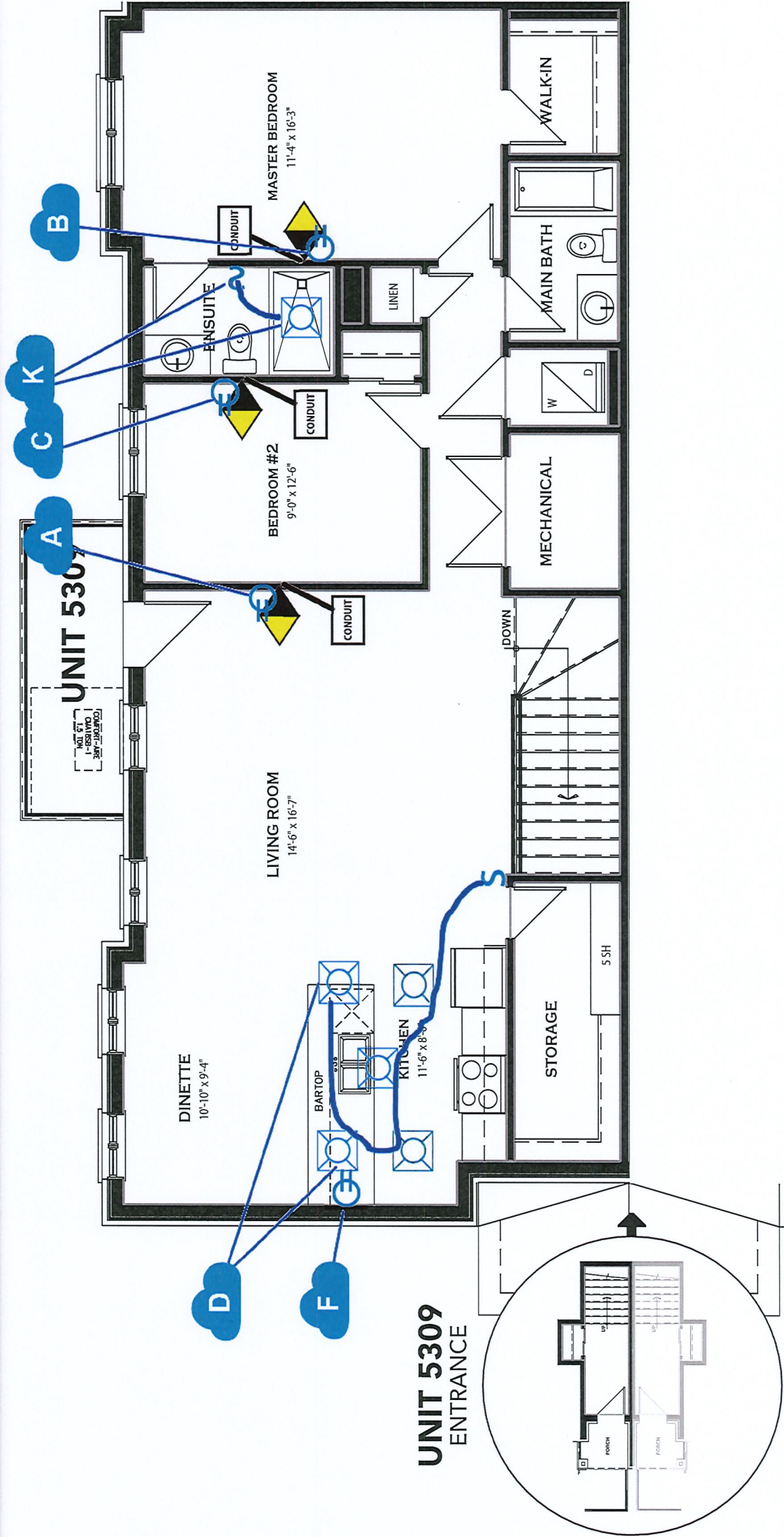
Unit: V-51

Date: August 3, 2021

Purchaser:

Purchaser:

THIRD FLOOR



SS-Orbital Sketch

Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. \*Note: Number of steps varies due to site grading.