

Deerfield Village II



SCHEDULE "B"
SPECIFICATIONS
CONDO FLATS
5000 Series

BUILDER'S REF #: **V57**

MODEL: **5311**

CIVIC ADDRESS: **615-A 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

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, 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
- 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

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: _____ **V57**

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 8:21 am

LOT NUMBER V57 Level: 3	PHASE Condo	HOUSE TYPE 5311	CLOSING DATE 26-Jul-22
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 118432	1	- STANDARD - AC UNIT 13 SEER 1.5 TON	\$ 0.00	Each
35515		Note: Location to be determined by Head Office		
*2 120199	1	- BONUS - APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES + MICROWAVE COMBO HOODFAN, AND BASIC FRONT LOAD WHITE WASHER AND DRYER	\$ 0.00	Each
35516		Note:		
*3 88294	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$ 549.18	Each
34946		Note: As per quote #OR6468 , dated August 3rd, 2021		
*4 88287	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$ 2,315.37	Each
34947		Note: As per quote #SS5104 , dated August 3rd, 2021		
5 120207	1	- KITCHEN/DINETTE - Shift Kitchen into Dining Room and leave a Dinette area in front of window. Extend island into a peninsula including flush breakfast bar in builder's standard selections	\$ 262.00	Each
35517		Note: Includes design fees. As per Schedule H dated August 6, 2021		
6 120209	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	\$ 1,784.00	Each
35518		Note: Includes Design Fees. See item 5 for Kitchen changes, as per Schedule H dated August 6, 2021		
7 118215	1	- KITCHEN - CABINETS - UPC9-2B - BUILDERS STANDARD CABINETS - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETS TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	\$ 1,269.00	Each
35519		Note: As per UPC Sketch dated August 6, 2021. Purchaser Acknowledges and accepts that Upper Kitchen cabinets upgraded wood doors will have center style		
8 88441	1	- ENSUITE BATH - BATHROOMS - ZITTA NICHE 12X12 STAINLESS STEEL	\$ 447.00	Each
35520		Note: Approximately centered on the short wall opposing the shower head with top of niche approximately 5' from floor, as per Schedule H dated August 6, 2021		

Sub Total	\$6,626.55
HST	\$0.00
Total	\$6,626.55

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Dan Guerin
LOCKED BY: Lisa Ballard
PE 940-1

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A Deerfield 2 - Phase Condo			
PURCHASER: Portobello Partnership		Printed: 5-Aug-21 8:21 am	
LOT NUMBER V57 Level: 3	PHASE Condo	HOUSE TYPE 5311	CLOSING DATE 26-Jul-22
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL USE

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

PURCHASER:	_____	05-Aug-21	VENDOR:	_____
	Portobello Partnership	DATE		PER: Valecraft Homes Limited
			DATE:	_____

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



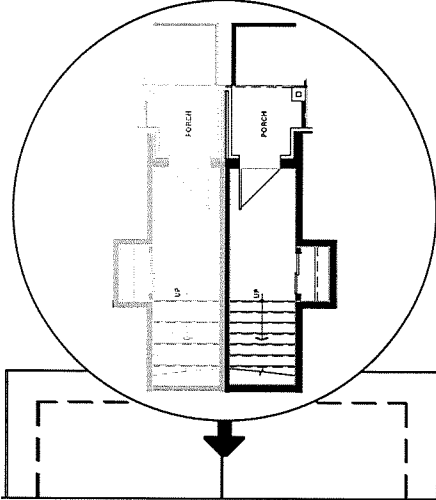
THIRD FLOOR

MODEL 5311
BLOCKS T - U - V
1253 SQ.FT

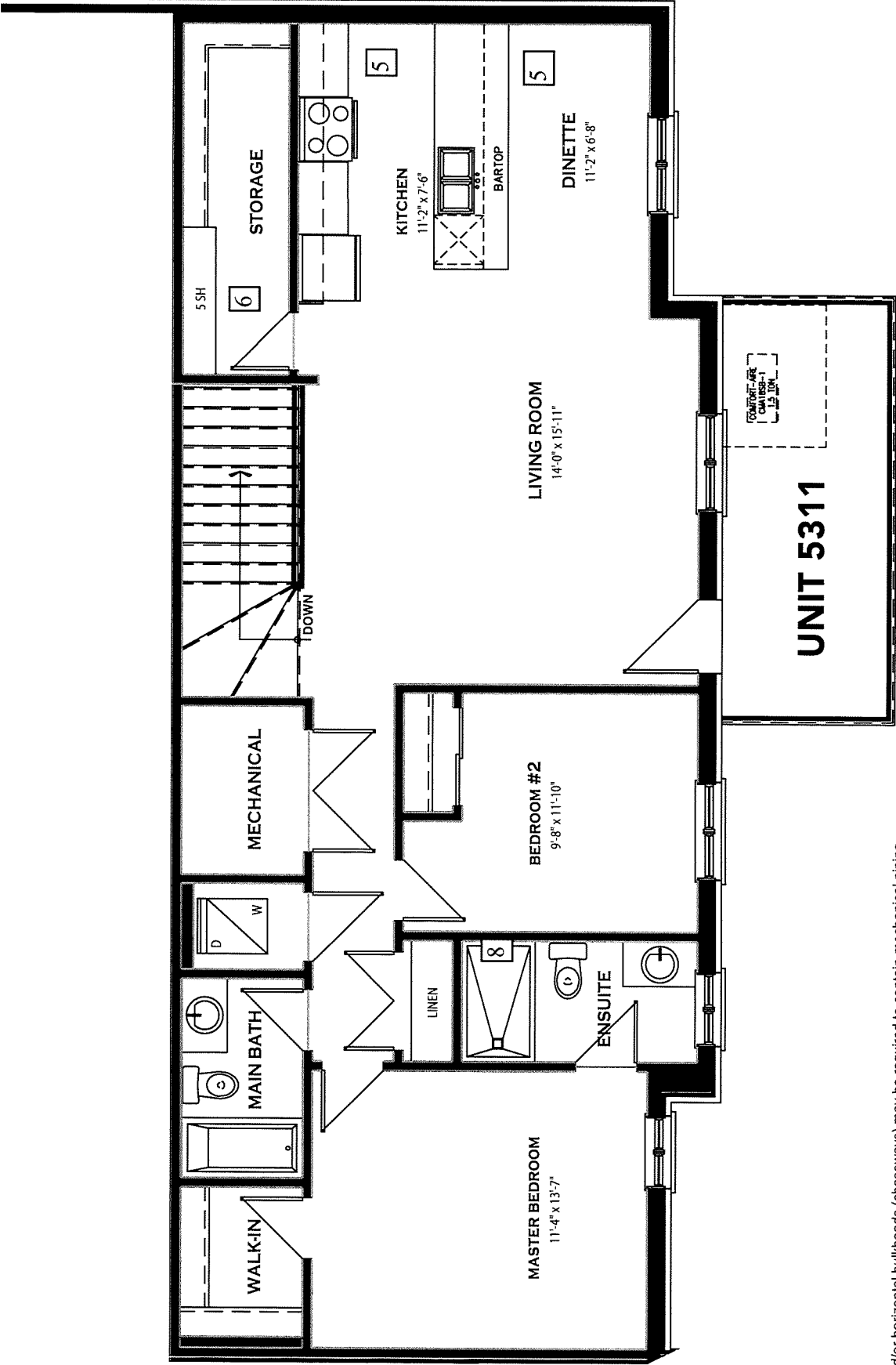
Site: Deerfield Village 2
Plan No.: 4M-1290
Unit: V57
Date: August 6, 2021

Purchaser: Portobello Partnership
Purchaser:
Purchaser:

UNIT 5312
ENTRANCE



UNIT 5311
ENTRANCE



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.



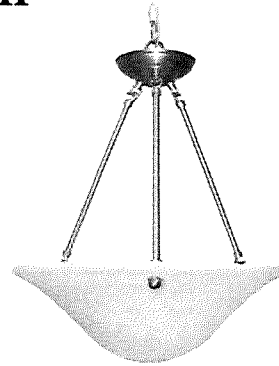
Valecraft
Homes Ltd.

Roma Collection

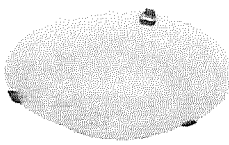
All Models
STANDARD



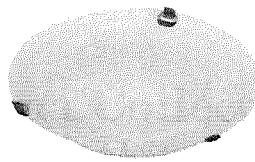
BREAKFAST / DINETTE
A3016P-11
Bulb: 1 x A19 LED Bulb



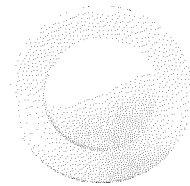
DINING ROOM / STAIRWELL / HIGH CEILINGS
(Plan Permitting)
A3016ch-11
Bulbs: 3 x A19 LED Bulb



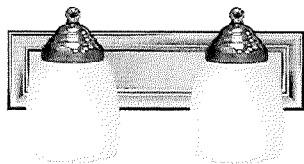
**ENTRY / HALL / LAUNDRY / BEDROOMS /
DEN / STUDY / BATH CEILING / KITCHEN SINK /
FINISHED BASEMENT AREAS**
(Plan Permitting)
A3012-11
12" dia.
Bulbs: 2 x A19 LED Bulb



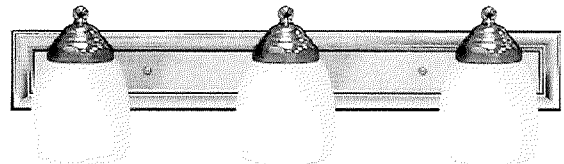
KITCHEN / MASTER BEDROOM
(Plan Permitting)
A3016-11
16" dia.
Bulbs: 3 x A19 LED Bulb



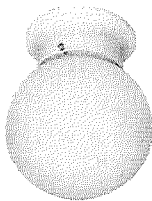
BASEMENT STAIRS / SOFFIT
AFR4-0930-WH
LED Recessed Light
5" dia.



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



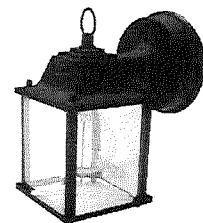
BATHROOM VANITY
A16013-7
24" Wide
Bulbs: 3 x A19 LED Bulb



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

Purchaser: Portobello Partnership

Plan #: 4M-1290

Purchaser: _____

Lot: V57

Date: August 6, 2021

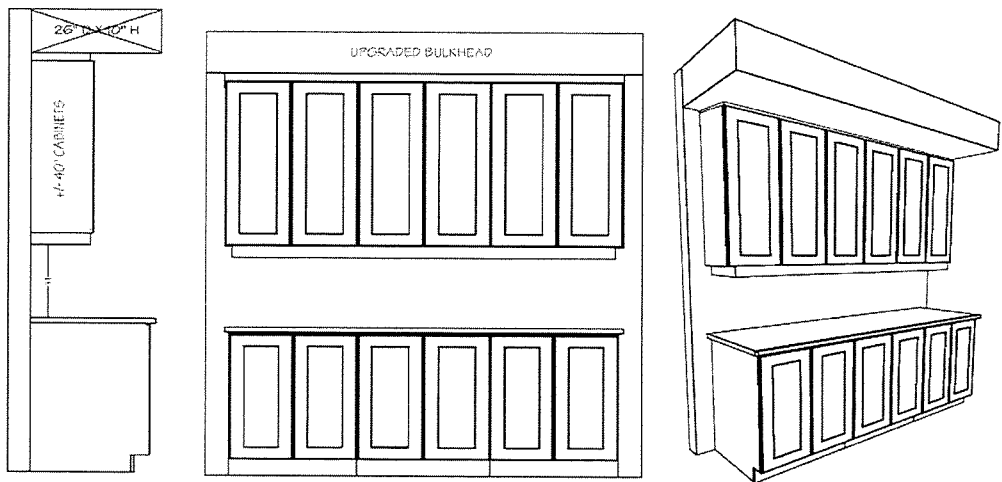
Model: 5311

Upgrade #: STD, 4

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

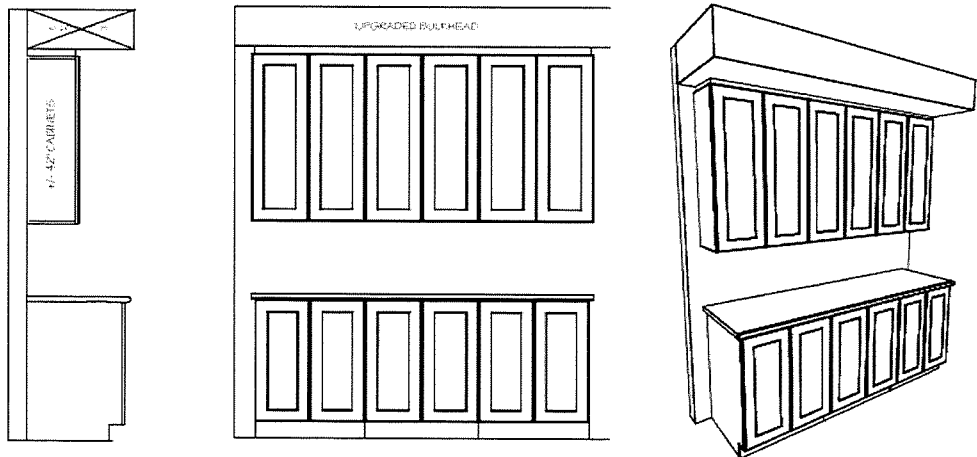
UPC9-1C Upgrade #: _____

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



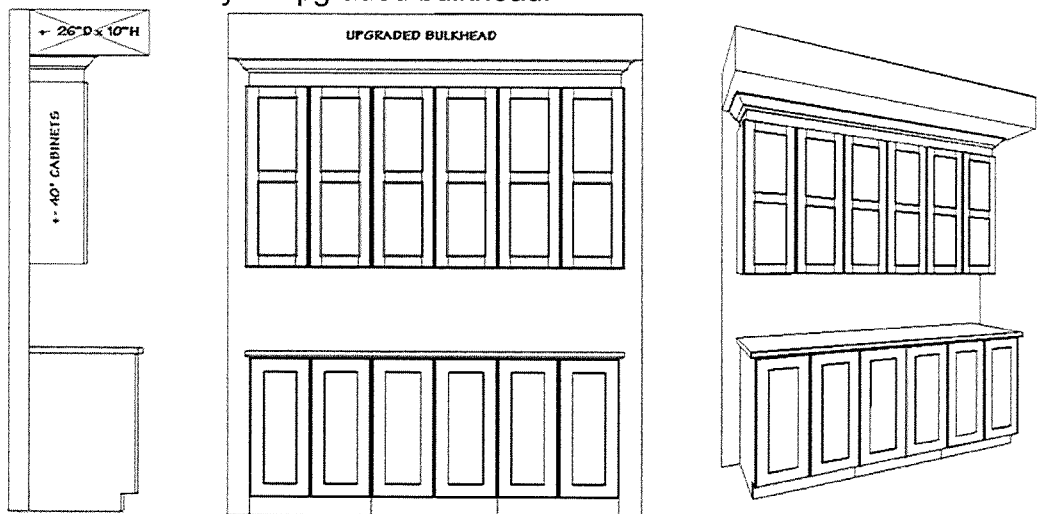
UPC9-2B Upgrade #: 7

- 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: V57

Purchaser:

Date: August 6, 2021

SCHEDULE 'D'

DEERFIELD VILLAGE PHASE 2 CONDOMINIUMS

Civic address 615-A Tranquil Stream Pvt. K1T 0W5

Block & Unit number V57

Purchasers: Portobello Partnership

Date: August 6, 2021

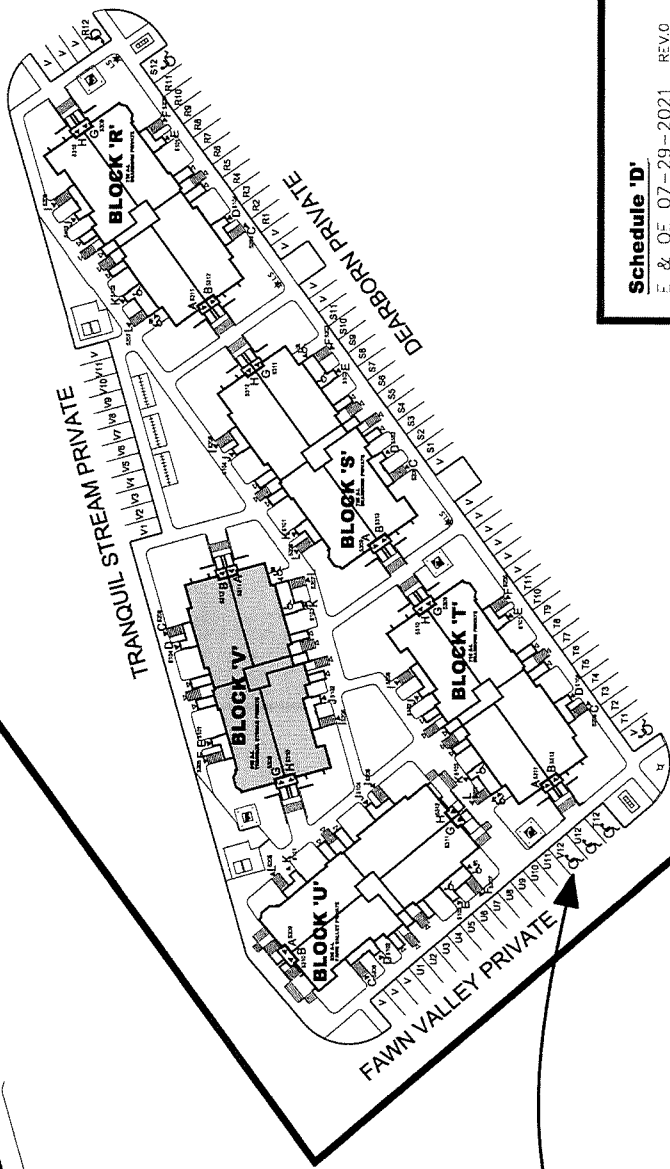
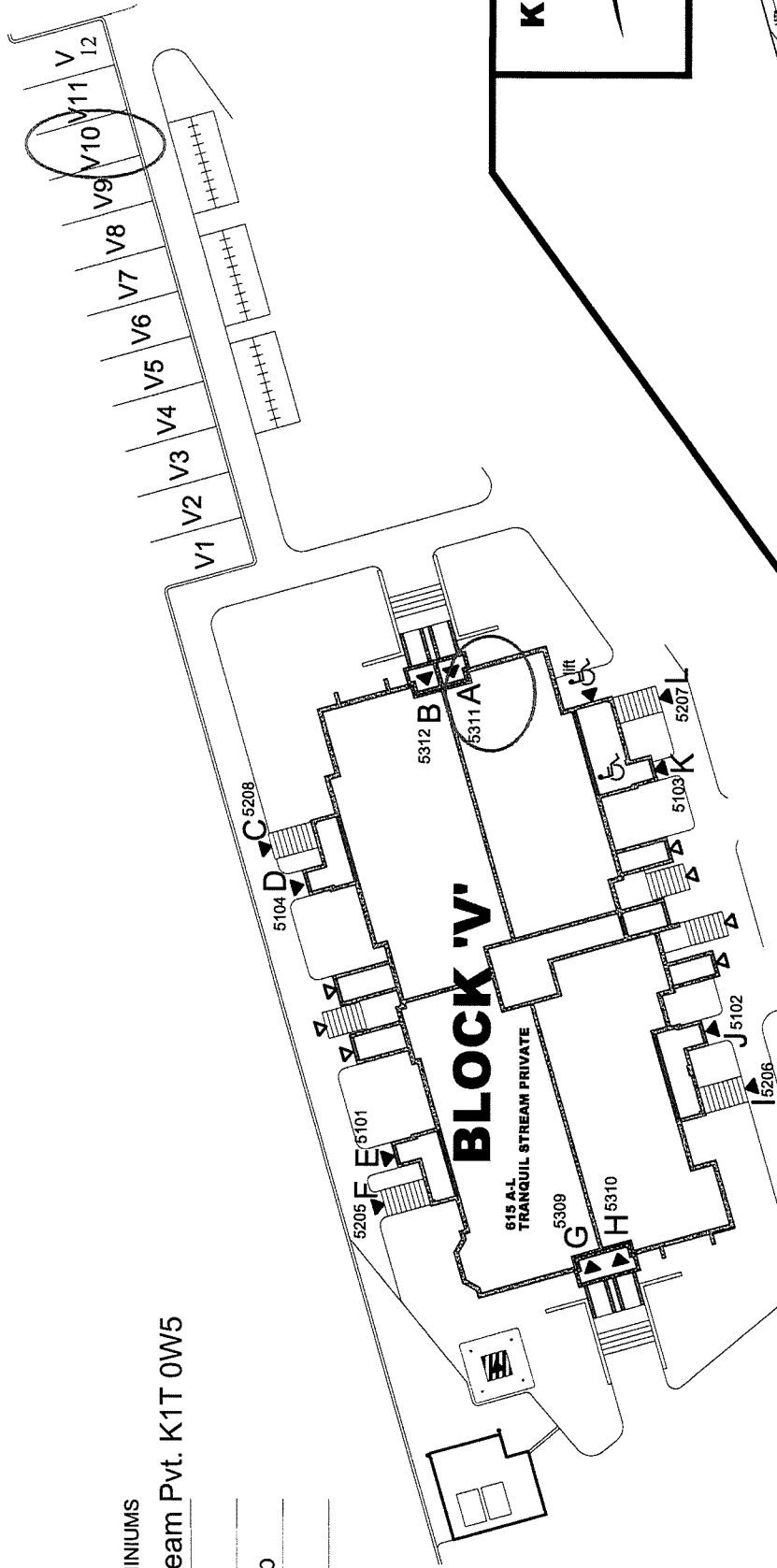
LEGEND

-  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



KEY MAP



PARKING SPACE
FOR V12 ON
FAWN VALLEY PRIVATE



Schedule 'D'

E & OE 07-29-2021 REV.0



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

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

Estimate No#: OR6468

Customer Copy

Customer:

Inventory Unit - Valecraft

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 V-57
Closing Date: 07/26/2022

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

*** Total price includes all applicable taxes

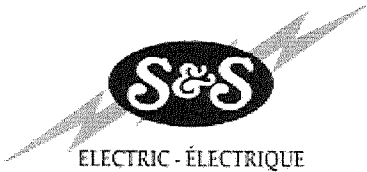
Customer Signature

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

Printed By: Jason Thompson (OR) - Page: 2



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

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www.ssbolton.com

Estimate No#: SS5104

Customer Copy

Customer:

Inventory Unit - Valecraft

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 V-57
Closing Date: 07/26/2022

Salesperson: Jason Thompson
Date: 08/03/2021

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

*** Total price includes all applicable taxes

Customer Subtotal:	\$2,049.00
HST:	\$266.37
Total:	\$2,315.37

Notes:

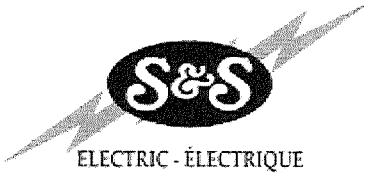
"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

www.sandselectric.ca

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

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

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

Customer Signature

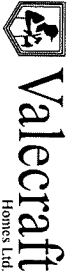
Date

www.sandselectric.ca

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

5 4 1 1 C a n o t e k R o a d , O t t a w a , O n t a r i o K 1 J 9 M 3

Printed By: Jason Thompson - Page: 3



THIRD FLOOR

MODEL 5311
BLOCKS T - U - V
1253 SQ.FT

Site: Deerfield Village 2

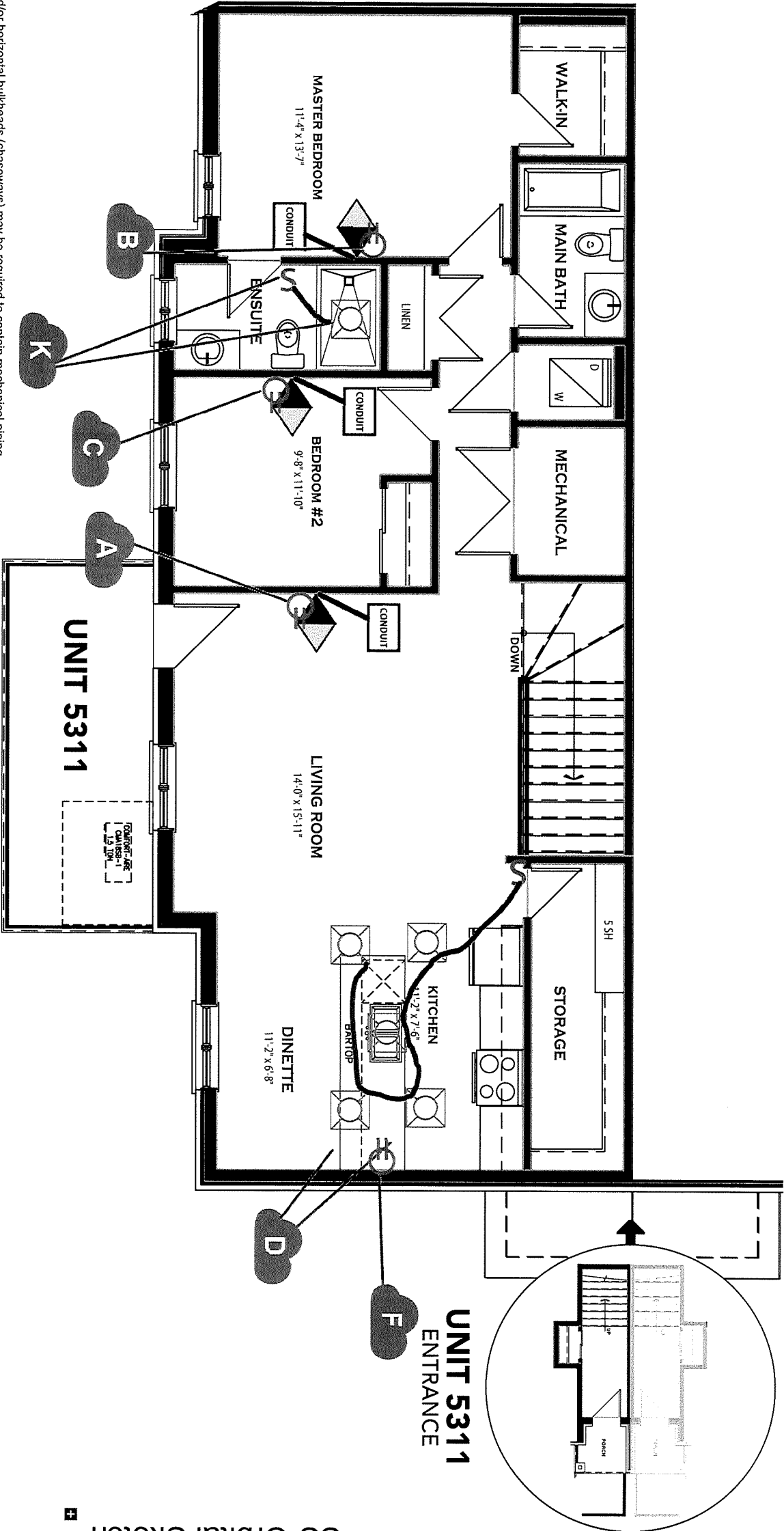
Purchaser: Portobello Partnership

Plan No.: 4M-1290

Unit: V-57

Purchaser: _____

Date: August 3, 2021



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.