

SCHEDULE "B"
SPECIFICATIONS TOWNHOMES 200 SERIES

PLAN
#: 4M-1217 CARDINAL TRAIL 5 MODEL: LOT:

CIVIC ADDRESS:
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:

- 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 as per plan
 - Maintenance-free vinyl siding with aluminium 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 front entrance doors with thermal glass 3/4 lite
 - Front entrance door with sidelite and/ or feature highlighter windows as per plan. 1159 Brasseur includes double doors
 - PVC vinyl sliding patio doors w/ wood jamb extension at rear as per plan
 - Oversized rear basement window as per plan
 - Screens on all operating windows including basement and sliding patio door
 - Steel sectional overhead garage door with 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
 - Column as per plan.
 - "Bristol" vertical Aluminum Mail Box in black or equivalent
 - Exterior colour packages are pre-selected by the Vendor
 - 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 or equivalent structure
 - Party (common) wall 2" x 4" studs staggered @ 16" o/c
 - Interior Walls 2" x 4" kiln dried studs @ 16" o/c (except for basement) (as per plan)
 - Basement Walls 2" x 6" 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 |
| - Party (common) wall | R-12 Fiberglass batt |
| - Ceiling attics: | R-50 Fiberglass blown |
| - Fully insulated & drywalled garage | |
| - Floors over unheated space: | R-40 Fiberglass batt or blown |
| - Cathedral/sloped ceilings | R-40 Fiberglass batt (where applicable) |
| - Concrete Basement exterior walls: | R-20 Fiberglass batt |
| - 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
 - Silver and White Ceiling light fixture in all bedrooms
 - Chrome Bathroom Vanity Light fixture in all bathrooms with LED bulbs
 - Two exterior weather protected plugs
 - White LED Potlights in Family Room, Foyer, Great Room, Kitchen, and Ensuite Bathroom Showers
 - Electrical outlet in garage ceiling for future garage door opener

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.
- Conduits in Great Room, Family Room and Master Bedroom complete with multimedia outlet and plug
- Central vacuum rough-in complete with extension to Garage
- Air conditioning line set rough-in for future air conditioning.
- Rough-in for electric car in garage

PLUMBING AND FIXTURES:

- Vitreous China lavatory complete with single lever faucets in all bathrooms except laundry tub as per plan
- Double stainless steel undermount kitchen sink with single lever pull-down faucet
- Power vented high-efficiency hot water heater (rental) in Mechanical room. (rental fee is determined by utility company)
- Pedestal sink in powder room as per plan
- 5' fiberglass tub/shower combo with full height rectangular ceramic tile (Silver level) walls w/coloured self-sealing grout to ceiling in main bathroom and basement bathroom as per plan
- 5'x3' acrylic shower base with full height rectangular ceramic tile (Silver level) walls w/coloured self-sealing grout to ceiling including a 12 x 12 Zitta Niche in ensuite 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
- 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
- Separate switch exhaust fans in all bathrooms and powder room - vented to exterior
- Kitchen exhaust fan Microwave/Hood Fan combination (Stainless Steel) over range vented direct to exterior
- All ductwork is cleaned prior to occupancy
- Programmable thermostat
- Heat Recovery Ventilation (HRV) and Humidifier in Mechanical room
- Central air conditioning
- Enercare Smarter Home Essentials Package (complimentary for 3 years)

FIREPLACE:

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

FLOORING:

- Commercial Carpet on all staircases complete with upgraded underpad
- Torlys Premier Flooring in all other areas

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, powder room and master bedroom
- Satin chrome door hardware on interior doors
- Security deadbolt at front entrance door and garage entry door inside home
- Thermofoil Kitchen cabinetry with pull hardware and level 1 Granite countertops complete with Breakfast Bar
- Thermofoil Bathroom Vanities with pull hardware and laminate countertops (including backsplash in same material) as per plan
- Approx. 36" upper kitchen cabinetry
- Kitchen cabinetry opening for future dishwasher
- Kitchen pantry where applicable as per plan
- Solid Oak Contemporary/Modern posts, and/or handrail & brackets stained to compliment the floors with metal spindles, as per plan and interior colour selections
- Stained oak nosing (same as Railing) under standard railing areas as per plan
- Single full width Melamine Laundry shelf approximately 12" Deep to be installed in all main & second floor laundry rooms above washer and dryer.
- Soft close on all cabinetry doors & drawers (excluding corner cabinets)

INTERIOR FINISHES:

- 8'-4" Ceiling height on ground floor
- Spanish Style 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 Subway style from Bronze level selections

APPLIANCES:

- 4 Stainless Steel Appliances including Fridge, Stove, Dishwasher, Spacesaver Microwave/Rangehood, plus White 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

- 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 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 rooflines may be altered due to block assembly.
 - 22. Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

PURCHASER	VALECRAFT HOMES LIMITED
PURCHASER	DATE
DATE	MODEL:
LOT NUMBER:	PROJECT: CARDINAL TRAIL 5