

SCHEDULE "B"

The Ridges – Hawks Landing

STANDARD SPECIFICATIONS

CONCRETE

1. **Footings** 20" wide x 6" deep, 20 MPA type 10 cement (type 50 where required)
2. **Walls** 108" foundation walls: 8" wide, 25 MPA type 10 cement, 4-7% air entrained. NOTE: Walkout units will have stepped foundation walls with 2"x6" wood framed walkout walls
3. **Rebar** As per engineered drawings
4. **Basement Floor** 3.5" concrete slab, 20 MPA type 10 cement over 6ml poly vapour barrier and 6" gravel base
5. **Garage Floor** 3.5" thick, 25 MPA, 4-7% air entrained, Duramix concrete over 4" gravel base
6. **Driveways** 3.5" thick, 30 MPA, 4-7% air entrained, Duramix concrete over 4" gravel base (Exposed aggregate)
7. **Damp-proofing** One coat EPRO sprayed on foundation up to grade level
Tie holes tabbed
8. **Weeping Tile** As required by code. Where storm sewer is supplied, 4" perforated weeping tile with 6" gravel cover will be provided

FRAMING MATERIALS

1. **Beams** Dimension lumber, #2 or better dry spruce, built up beams and/or engineered beams as required
2. **Joists** Engineered floor system per manufacturer's specifications
3. **Sub Floor** ¾" tongue and groove O.S.B., glued, nailed and screwed
4. **Exterior Walls** 2"x6" #2 or better dry spruce at 16" O.C. (9' walls main floor; 8' walls second level)
5. **Partition Walls** 2"x4" #2 or better dry spruce at 16" O.C. (9' walls main floor; 8' walls second level)

- | | |
|------------------------------|--|
| 6. Party Walls | Six inch concrete insulated part walls to maximize firerating and sound transmission |
| 7. Roof Trusses | Engineered roof system per manufacturer's specifications |
| 8. Exterior Sheathing | 3/8" O.S.B. on walls; 7/16" O.S.B. on roof |

EXTERIOR FINISH – as per architectural drawings

- | | |
|--------------------------|---|
| 1. Windows | PVC windows or equivalent throughout c/w vinyl window jambs |
| 2. Exterior Doors | Main entry door, architecturally designed, fiberglass insulated, 36" wide
House to garage door, 6-panel steel insulated, and 34" door with self-closer |
| 3. Siding | Pre-finished aluminum soffit, fascia, eaves trough and downspout. Curb appeal to be certanteed fibreceement with vinyl on balance |
| 4. Trim | Smart trim on corners, windows, bellybands, eaves and posts |
| 5. Steps/Decks | Concrete steps to front (white steel, aluminum or vinyl railing on step and decks where code requires) |
| 6. Roofing | Fiberglass shingles with a 30-year manufacturer's warranty |
| 7. Parging | Rough texture finish on foundation wall above grade |

PLUMBING

- | | |
|----------------------------|---|
| 1. Gas Service | Meter provided by Terasen and located to meet code requirements. |
| 2. Water Service | As per City of Vernon specifications |
| 3. Sanitary Service | PVC and/or ABS pipe |
| 4. Lawn Service | One located in garage with back-flow prevention and shut-off valve |
| 5. Water Heater | One natural gas fired 40 U.S. gallon, (151 litre), with manufacturer's warranty |
| 6. Water Lines | Poly piping throughout |
| 7. Shut-off Valves | To dishwasher and all toilets |

8. Bathroom Fixtures	All fixtures to be white in colour
9. Bathtubs/showers	Kohler Hytec 6032RH/6033 ¼ one piece fiberglass tub and shower, 36"x36" fiberglass shower, or 48"x36" fiberglass shower, c/w single lever chrome pressure balance faucet and chrome waste and overflow
10. Vanity Sinks	Kohler Sanibel drop-in china lav or Sacramento pedestal lav
11. Toilets	Kohler Riverton 6 litre
12. Kitchen Sink	Stainless steel double sink, c/w Kohler Coralais single lever chrome faucet or equivalent
13. Vanity Taps	Kohler Coralais single lever chrome faucet with pop-up or equivalent
14. Laundry	Hot and cold supply lines with shut-off valves and drain

HEATING & AIR CONDITIONING

1. Furnace	Carrier high efficiency furnaces
2. Registers	White vinyl heat and return air registers
3. Bath Fans	Vented to outside
4. Dryer Vent	Vented to outside
5. Range Hood	Vented to outside
6. Air Intakes	Fresh air and combustion air intakes as per code
7. Air Conditioner	Included

ELECTRICAL

1. Electrical Service	100-amp breaker panel, located on main floor by electrical
2. Switches and Plugs	Decora
3. Smoke Detectors	As per building code
4. Range and Dryer	220-volt receptacles
5. Utility Plug	At electrical panel
6. Exterior Weatherproof Outlets	2 on GFI circuit (1 front, 1 rear)

7. Bathroom Plugs	GFI receptacle in one bathroom, standard receptacles in other baths on GFI circuit
8. Cable	2 cable TV outlets c/w plate covers
9. Phone	2 telephone outlets c/w plate covers
10. Garage	1 wall-mounted duplex receptacle, 1 switch light in ceiling, garage door opener (optional)
11. Fixtures	Fixture allowance \$500.00

INSULATION

1. Exterior Walls	R-20 fiberglass batts with 6ml poly vapour barrier lapped and poly pans on exterior electrical boxes, acoustical caulking at all penetrations
2. Basement Walls	R-12 fiberglass batts with 6ml poly vapour barrier
3. Attic	R-40 loose fill with 6ml poly vapour barrier caulked at all penetration

DRYWALL

1. Board	<p>½" CD drywall to all ceilings attached with nails and screws</p> <p>½" drywall on interior walls attached with glue, nails and screws</p> <p>½" drywall on exterior walls attached with nails and screws</p> <p>½" green board to walls adjacent to tubs and showers</p>
2. Tape	<p>Walls – 3 coats joint filler over tape</p> <p>Ceilings – 2 coats joint filler over tape</p>
3. Spraytex	All ceilings, excluding garage and closets

FIREPLACE

1. ULC	Approved gas fireplace as per plans; includes low voltage switch and future fan wiring
---------------	--

CABINETS

1. Kitchen/Vanity	Raised white melamine, flat oak and flat maple
--------------------------	--

Cabinets

- 2. Counter Tops** To be selected from builder's standard laminate samples; all tops to be laminate with square laminate edge

INTERIOR FINISH MATERIALS

- 1. Doors** Heritage embossed paint grade passage and bifold doors
- 2. Door Jambs** Paint grade door jambs with 2 ¼" MDF casing
- 3. Window Casing** 4" MDF casing
- 4. Baseboards** 5" MDF baseboards
- 5. Handrails** Paint grade bread loaf handrails with brass brackets
- 6. Stub Walls** Paint grade cap with 2 ¼" casing

HARDWARE

- 1. Exterior Doors** Brushed chrome knob with deadbolts all keyed alike
- 2. Interior Doors** Brushed chrome knobs, privacy on all baths
- 3. Bifold Doors** Brushed chrome knob
- 4. Bath Hardware** Chrome towel bars, shower rods and paper holder
- 5. Shelving** European style wire shelving throughout
- 6. Mirrors** Full width of vanity tops x 40" high

PAINTING

- 1. Interior** Choice of one standard wall colour throughout
White trim work is standard
Walls, excluding garage, 2 coats of eggshell latex paint (1 primer/sealer and 2 finish coats)
Woodwork – 1 coat primer and 2 coats enamel finish
- 2. Exterior** Doors – 2 coats semi-gloss enamel
Wood trim – 2 coats solid stain

FLOORING AND TILE

- 1. Ceramic** To be selected from builder's standard ceramic samples

- Full height backsplash to underside of upper kitchen cabinets only
One row 6" ceramic backsplash at vanity tops
One row 12" tile around fireplace
- 2. Lino** Cambray or equivalent vinyl flooring with 3/8" K-3 particleboard underlay at bathroom and rear entry
- 3. Carpet** 36oz. Farnam Mills carpet or equivalent with 7/16" 4lb. chip foam underlay
- 4. Laminate** Laminate flooring throughout dining, living and entry areas

APPLIANCES

- 1. Dishwasher** Frigidaire, Classic Black 24" built-in 14 cycle, Ultra Quiet 5 level wash, 6 touch pad, hi temp E-Star rated for 2007
- 2. Fridge** Frigidaire, Classic Black 30", 21 cu ft. frost-free w/glass shelves E-star rated for 2007
- 3. Range** Frigidaire, Classic Black 30" free standing, self-clean, Ceran top c/w electronic clock, timer and window in door, 444 KWH per year
- 4. Fan/Microwave Combo** Classic black, 1.5 cu ft. 950watt over the range microwave and 180cfm, 3-speed hood/fan combo

LANDSCAPE

- 1. Professionally landscaped as per plans**
- 2. Underground irrigation system**
- 3. Fencing as per architectural drawings**
- 4. Street lighting as per engineered drawings**

NOTE

1. Mortgage Insurance fees and bank inspection fees are the responsibility of the Purchaser. These are waived if the selected financier is used.
2. Aldebaran Enterprises Inc. will provide one standard appraisal, which may not necessarily be used by the bank of your choice. Any additional appraisal required is the responsibility of the Purchaser.
3. All construction shall conform to applicable building codes.
4. Written specifications always take precedence over plans.
5. Due to the continuous product research and development plans and specifications are subject to change without notice. All measurements are approximate. The location of mechanical equipment may vary from location shown on plan.
6. In the event of any supply problems, if selected materials are not available within reasonable time limits of the Builder's construction schedule, then the Purchaser must make an alternate selection from other materials offered by the Builder, failing which the Builder reserves the right to make such alternate selections of equal quality which shall be final and binding on the Purchaser.
7. Aldebaran Enterprises Inc. cannot and will not recognize any verbal agreements made between the Purchaser and any Aldebaran Enterprises Inc. employee or sales representative.
8. Aldebaran Enterprises Inc. will not install items supplied by the Purchaser.
9. The Purchaser agrees to make cabinet/colour selections in a timely manner so as to avoid any delay in possession for which they may be held responsible.
10. Exterior finish items such as final grading, driveways, walkways and landscaping cannot always be completed during winter months. Aldebaran Enterprises Inc. will complete such seasonal deficiencies as weather permits.
11. From the date of possession, the Builder is not responsible for the care, maintenance or replacement of any lawn or trees provided NOR is the Builder responsible for any retaining walls, yard leveling or damage to walks, driveways, patios, soil settlement or changes in grade other than provided under the one year warranty attached.

Purchaser

Purchaser

Witness

Witness

Per Aldebaran Enterprises Inc.

Aldebaran Enterprises Inc.

Date