



The Vendor agrees to include the following items in the purchase price in accordance with the plans and specifications as registered with the lending institution. The Purchaser will be required to provide colour selections and requests for extras or changes in sufficient time, in accordance with Schedule "X", to ensure that the construction schedule is not affected (this will be coordinated by the salesperson). This schedule is to be read in conjunction with Schedule "J" or Schedule "J-1" (if applicable).

EXTERIOR

- Vinyl windows with vinyl jamb extensions.
- Window size, location and grill pattern as per plan/elevation.
- Front yard is sodded to front corners of house. On corner lots, side yard is sodded to rear corner of house on street side only. Tree and shrub bed at front of house.
- Topsoil is provided from the nearest source available, and the quality to be consistent only with the source.
- Paved roads, curbs, sidewalks, street lighting, sanitary and storm sewers as required by the City of Edmonton.
- Exterior steps are either precast concrete or wood, unless otherwise specified. Railings as required by code.
- Concrete sidewalks are poured in place from front steps to back of walk.
- Weatherproof plugs close to each entrance of the house, as per plan.
- One exterior lawn service, as per plan.
- Roofing is 25-year asphalt c/w valley membrane material.
- Exterior finishes as per plan.
- Deadbolts and security striker plates for all exterior passage doors.
- Deck starter board on rear of the house, or as per plan.
- 18' x 22' Poured Concrete Parking Pad.

KITCHEN

- Maple or Thermo foil cabinet doors with layout as per plan, four drawers per kitchen.
- Post-form laminate countertops with backsplash and side splash.

- Double stainless steel sink c/w double handle faucet.
- Built in two-arm dishwasher, builder's spec, Black.
- Refrigerator, 18CF, builder's spec, Black.
- Range, 30" Self Clean Ceran top, builder's spec, Black.
- Vented 6" hood fan, builder's spec, Black.
- Washer & Dryer (Laundry in basement), builder's spec, White.

GENERAL LIVING AREA

- All interior wall paint is high quality eggshell Latex finish, standard base color, and customer's choice.
- All doors, jambs, window and door casings, baseboard, railings and MDF capped stub walls are painted white with high quality semi-gloss latex.
- Stippled ceilings throughout except closets and bays
- Insulation-Basement (R-12), Walls (R-20), Ceiling (R-40) c/w 6 mil polyethylene vapour barrier.
- Windows as per plan.
- Insulated fibreglass exterior entry doors, size & pattern as per plan.
- Digital programmable thermostat with summer fan switch
- Raised panel doors throughout. Closet doors are raised bi-fold, bi-pass or swing. All doors as per plan.
- Prewired for telephone outlets and TV outlets and "Multimedia" outlets, as per plan.
- All telephone/data outlets wired with CAT5E and terminated with RJ45 jacks. All cable outlets wired with RG6.
- Lighting and hardware package, chrome as per builder's spec.
- Door chime, Carbon Monoxide and smoke detector, locations as per plan.

GENERAL LIVING AREA

- Broadloom to be 45 oz. polyester or equivalent over 6 lb. underlay, and 8.0 lb underlay on stairs
- Vinyl floor areas as shown on plans as per builder's spec.
- Pre-finished wire closet shelving as per plan.
- 2 x 6 exterior wall constructions.
- 3/8" sheathing on walls and roof.
- Minimum 23/32" tongue and groove sub floor.

BATHROOM

- All bathroom vanities have post-form countertops with backsplash and side splash.
- Medicine cabinet, mirrored with chrome trim, location as per plan. (one per full bathroom)
- White plumbing fixtures in bathrooms.
- One-piece fibreglass tub surround. Shower stalls, where applicable, as per plan.
- Chrome double handle faucets on all basins and pedestal sinks.
- Electrical outlets in all bathrooms controlled by one GFI.
- Tubs and showers have single lever chrome pressure balanced taps.
- Exhaust fan in all bathrooms. One upgraded bath fan for ventilation, location as per plan.
- Shut Off Valves with all Basins

BASEMENT

- 50 US Gallon Electric Hot water tank
- Single stage high efficiency (minimum 90%) forced air type gas furnace.
- 100 amp electrical service with circuit breaker panel.
- Basement stairs are painted.
- Receptacle at panel location.
- Full height basement insulation.
- Basement window(s) - as per plan - location subject to grading. Window wells as required.
- 3 piece rough in basement for future bathroom

***This schedule may be subject to change at any time and in the sole discretion of the Developer, in accordance with the provisions of the Offer to Purchase and Real Estate Purchase Contract.**

February 2010