



QUALITY APPOINTMENTS

VALLEY LANDS HOMES LIMITED, BARBERRY LIMITED, FIELDGATE CORAL LIMITED & FIELDGATE TRAIL LIMITED TOWNHOMES, SEMI-DETACHED, 38', 41', 50', 60' & 70' SINGLES

DISTINCTIVE EXTERIOR CONSTRUCTION FEATURES ARCHITECTURALLY SELECTED

1. Superior architecturally designed homes with inspired brick and/or stone, pre-cast stone accents, vinyl siding, exterior trim features, hardie board and/or smartside in selected locations and as per elevation, concrete porches, decorative columns and shutters. Soldier coursing, arches, keystone and masonry detailing in brick as per elevation (side window indentation to be vinyl).*
2. 2" x 6" exterior wall construction. Townhome and semi-detached demising walls with concrete block party wall to underside of roof trusses and sound attenuation insulation to reduce sound transmission.
3. Custom grey precast individual house numbers.
4. Entry-resistant framing on all perimeter doors.
5. Glazed panel in front entry door or sidelight (as per elevation).
6. Oversized eavestroughs.
7. Self-sealing fiberglass shingles (25 year manufacturer's warranty).
8. Pre-finished maintenance free aluminum, soffits, fascia, downspouts and vinyl siding.*
9. Steel clad insulated entry and exterior doors with weather-stripping and dead bolt lock.
10. Luxury exterior low E argon vinyl casement or hung windows on front elevation. Low E argon vinyl casements on sides and rear.*
11. Taller windows on main floor and insert grills on front elevation only.*
12. Low E argon vinyl thermo slider basement windows.
13. Premium quality moulded paneled sectional roll-up garage doors with plexiglass inserts equipped with heavy-duty springs and long life rust-resistant door hardware.*
14. Poured concrete basement walls with heavy damp proofing and weeping tile. Pre-formed drainage membrane to all exterior walls excluding garage.
15. Front and rear of lot to be graded and sodded.
16. Pre-cast concrete slab walk to front entry from driveway and 6 precast concrete slabs at rear sliding patio/garden door at walkout to rear yard, excluding lots with a door guard. All door guards will be painted black and secured through the exterior finish.*
17. Two exterior taps-one in garage and one in rear or side close to rear, and four exterior electrical outlets, one in front, one in rear and two holiday outlets located in front soffit complete with switch all with ground fault protection.
18. Elegant grip set for front lock set and two exterior black coach lamps.*
19. All windows are fully caulked with quality brand caulking.
20. Asphalt paved driveway included in purchase price. Vendor not responsible for future settlement.
21. All opening windows and patio doors are complete with screens.
22. Direct insulated access door from garage to house with deadbolt and safety closer if grade permits.*

GOURMET KITCHEN FEATURES

1. Upgraded kitchen with furniture finish cabinets with taller upper cabinets.*+
2. Townhomes, semi-detached, 38' and 41' will have laminate countertop in kitchen and 50', 60' and 70' will have 3/4" straight-edge granite countertop without a bullnose or counter back-splash in kitchen and servery. *+
3. Double stainless steel ledge-back kitchen sink (not undermount) with single lever faucet and vegetable spray.*
4. Deluxe white kitchen exhaust fan with 6" exhaust vented to exterior.
5. Dishwasher rough-in includes electrical and plumbing only with space for dishwasher. Hook up, cabinet and door not included. Electrical for dishwasher disconnected at panel/breaker.
6. Dedicated electrical outlet for refrigerator.
7. Split electrical outlets at counter level for small appliances.
8. Heavy-duty receptacle for stove.
9. Colour co-ordinated kickplates to compliment cabinets.
10. Refridgerator niche.*
11. Breakfast bar in kitchen.*

LUXURY BATHROOM FEATURES

1. Water resistant board on tub and shower enclosure walls up to ceiling.
2. Purchaser's choice of cabinets for vanity in main bath, ensuite, and secondary ensuite (where applicable) and laminate countertops.
3. Strip lighting in all bathrooms and powder room.
4. Colour co-ordinated kickplates to compliment cabinets.
5. Energy efficient water saver shower and toilet tanks.
6. Mirrors in all bathrooms (approximately full width of vanity), oval mirror in powder room.
7. Ensuite bath off master bedroom with elegant raised bath and separate shower.*
8. Electrical outlets with ground fault protection for small appliances beside vanity in all bathrooms.
9. Exhaust fans vented to exterior in all bathrooms.
10. Privacy locks on all bathroom doors.
11. Single-lever washerless faucets with pop-up plugs in all vanities.
12. Vanity with sink or pedestal sink in powder room.*
13. Choice of 6" x 8" ceramic wall tile on walls and ceilings for main bathtub enclosure and shower stall.*
14. Choice of 12" x 12" ceramic floor tile for ensuite tub deck where applicable. Choice of two rows of 6" x 8" ceramic wall tile or one row of 12" x 12" ceramic floor tile for ensuite tub surround.*+
15. Ceramic bathroom accessories to include towel bar and toilet tissue dispenser.
16. Acrylic bathtub in main bathroom and secondary ensuite.*
17. Water temperature balance sensor in all shower/ tubs.
18. Vapourproof light in all separate showers.*

DISTINCTIVE INTERIORS

1. 9' high ceiling on main floor (except in powder room and where mechanical or duct work requires a lower height) and 8'0" high ceiling on second floor, 50' have 9' main floor and second floor, 60' and 70' have 10' main floor and 9' second floor (except in powder room, ground floor laundry room and where mechanical or duct work requires a lower height).*
2. Townhomes, semi-detached, 38' and 41' will have tray ceilings with approximately 9' raised area in the master bedroom, 50', 60' and 70' with approximately 10' raised area in master bedroom.
3. Oak stairs with oak stringer and oak nosing on the main staircase and bedroom levels in natural finish. Towns, semi-detached, 38' and 41' will have oak handrail (2 1/2") and oak pickets (1 5/16") and 50', 60' and 70' will have oak handrail (3") and oak picket (1 3/4").*+
4. Claremont panel interior passage doors throughout (excluding sliding closet doors and rounded or oversized arches).*
5. Townhomes, semi-detached, 38' and 41' will have Aristocrat 4 1/4" baseboard throughout with quarter-round in all tiled areas and 50', 60' and 70' will have 5 1/4" baseboards.
6. Townhomes, semi-detached, 38' and 41' will have Aristocrat 2 3/4" casing and 50', 60' and 70' will have 3" casing on all swing doors, main floor archways, and windows throughout in all finished areas where applicable. (excluding rounded or oversized arches)*
7. All drywall applied with screws, using a minimum number of nails.
8. Brushed nickel interior door hardware and hinges.

FAMILY ROOM

1. Gas fireplace complete with glass panel, gas log with ignition switch and trim surround.*

MAIN FLOOR OR 2ND FLOOR LAUNDRY ROOM FEATURES

1. Laundry tub with hot and cold-water shutoffs.
2. Heavy-duty electrical outlet for dryer.
3. Dryer vented to exterior.
4. 38', 41', 50', 60' and 70' singles have a cabinet above the future washer & dryer.*

LIGHTING AND ELECTRICAL FEATURES

1. Electrical outlets in all bathrooms and powder room include ground fault protection.
2. Townhomes, semi-detached, 38' and 41' will have 100 amp electrical service with breaker panel and 50', 60' and 70' will have 200 amp with breaker panel.
3. All wiring in accordance with Ontario Hydro standards.
4. Light fixtures in all bedroom ceilings. Light fixtures in kitchen, dining room, family room, bathrooms above grade, laundry room and upper hall and switched electrical outlet in living room*.
5. One electrical outlet on the garage wall, one on the garage ceiling for a future garage door opener for each garage door and one in unfinished area of basement under electrical panel.
6. Smoke detector in main hall, upper hall and basement.
7. Electronic door chime.
8. Cable tv outlet in family room and master bedroom.*
9. Telephone rough-in for kitchen, family room and master bedroom.*
10. Rough-in central vacuum outlets. Central vacuum terminates in garage.
11. Dedicated electrical outlet within 3' of central vacuum termination in garage.
12. Carbon monoxide detector.
13. Rough-in security for main floor only-on all external main floor doors and operating windows.
14. White Decora-style light switches and plugs throughout.

HEATING, INSULATION AND ENERGY EFFICIENT FEATURES

1. Forced air high-efficiency gas furnace with electronic ignition power vented to exterior.
2. Dehumidifier with dedicated outlet in basement. Humidifier installed on furnace.
3. Duct sized for future air-conditioning.
4. Thermostat centrally located on main floor.
5. All insulation in exterior walls, roof and in basement in accordance with the standards set as per the building code and expanding foam insulation on garage ceiling under living space.
6. House sealed in vapour barrier as per building code.
7. Weather stripping on all exterior doors.

PAINTING

1. One coat of primer and one coat of quality paint on all walls and woodwork.
2. Trim and doors to be painted "lucious" white.
3. Choice of one colour for walls from vendor's 4 samples.
4. Spray stipple ceiling with smooth borders in all rooms except for kitchen, breakfast, bathrooms, powder room, and laundry room which have smooth ceilings, (walk in closets have sprayed stipple ceilings only).

FLOOR COVERINGS

1. Choice of quality imported 12"x 12", 13" x 13" ceramic floor tile standard through vestibule, kitchen/ breakfast area, powder room, all bathrooms, and laundry area.*
2. 2 1/4"x3/4" natural prefinished hardwood on main floor excluding tiled areas.*
3. 40 oz. Broadloom with 12mm underpad on second floor. (one colour throughout).
4. Engineered floor system throughout with 3/4" tongue and groove subflooring to be glued, nailed, screwed and sanded.

SECURITY AND TECHNOLOGY

1. Monitored security system consisting of DSC 4 zone PC500 control, keypad, motion detector, and magnetic contacts on all external main floor doors and operating windows will be installed with Purchaser's order of monitoring service from builder's supplier. (See your decor representative for details).

ALSO INCLUDED

1. Cold cellar with a steel insulated door and a floor drain.*
2. Rough-in drains for 3 piece bathroom in basement.
3. Shut-off valves on all hot and cold water lines.
4. Mortgage survey, provided at no additional cost.
5. Garage floor and driveway sloped for drainage.
6. Concrete garage floor with reinforced grade beams.
7. Poured concrete front porch.
8. Architecturally pre-determined sitings and exterior colours.
9. Concrete basement floor with drain.
10. Professional home cleaning prior to occupancy including windows. Ducts will be cleaned after closing.

WARRANTY

Fieldgate Homes warranty backed by TARION's (Ontario New Home Warranty Program)

Excellent Service Rating includes complete customer service for one full year.

TWO YEAR WARRANTY PROTECTION

- The home is free from defects in workmanship and materials including caulking windows and doors so that the building prevents water penetration.
- Defects in workmanship and materials in the electrical, plumbing and heating systems.
- Defects in workmanship and materials, which result in the detachment, displacement or deterioration of exterior cladding.
- Violations of the Ontario Building Code's Health and Safety provisions.
- Warranties are limited to the requirements established by the Ontario New Home Warranty Plan Act.

SEVEN YEAR WARRANTY PROTECTION (MAJOR STRUCTURAL)

A major structural defect is defined in the Ontario New Home Warranty Plan Act as:

- A defect in workmanship and materials that results in the failure of a load-bearing part of the home's structure, or any defect in workmanship or material that adversely affects your use of the building as a home.

*AS PER PLAN

+AS PER VENDOR'S STANDARD SAMPLE

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor's sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to the normal production process and between the colour of the basement windows and the windows on the rest of the home. Purchaser is notified that the laundry area may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from inside the home to garage will be eliminated or, provided it is permitted by the municipal building code, a landing may be added in the garage, at Vendor's discretion. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance. Purchaser is notified that the new home design may have an attic hatch located in a closet and/or on an interior wall. Corner lots and priority lots may have special treatments which may require window or external stair location changes and interior modifications to balance and improve the elevations of the house exposed to the street or to conform to zoning. The Purchaser accepts these changes as necessary. When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales brochure for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras. The Purchaser is notified that due to siting and grading conditions, rooflines may not be exactly as shown, some end units will share a common wall with adjoining unit. Due to grading conditions, risers may be necessary at the front and rear entries. Rooflines may vary due to structural roof framing conditions. Variations in uniformity and colour from Vendor's samples may occur in finished material, kitchen and vanity cabinets, floor and wall finishes due to normal production processes. Hardwood may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards. Actual square footage may vary slightly depending on elevation selected. Ceiling height in laundry room and powder room may be modified to accommodate mechanical systems, duct work or architectural changes (some walls may be modified also). Carpeting may be seamed under certain conditions. Fieldgate Homes reserves the right to use visual representations of your home taken during construction and/or after closing, to be used in advertising and/or public relations. Specifications and terms subject to change E. & O.E. March 21, 2012.



SCHEDULE "A"

VALLEY LANDS HOMES LIMITED, BARBERRY LIMITED, FIELDGATE CORAL LIMITED & FIELDGATE TRAIL LIMITED TOWNHOMES, SEMI-DETACHED, 38', 41', 50', 60' & 70' SINGLES

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- Superior architecturally designed homes with inspired brick and/or stone, pre-cast stone accents, vinyl siding, exterior trim features, hardie board and/or smartside in selected locations and as per elevation, concrete porches, decorative columns and shutters. Soldier coursing, arches, keystone and masonry detailing in brick as per elevation (side window indentation to be vinyl).*
- 2" x 6" exterior wall construction. Townhome and semi-detached demising walls with concrete block party wall to underside of roof trusses and sound attenuation insulation to reduce sound transmission.
- Custom grey precast individual house numbers.
- Entry-resistant framing on all perimeter doors.
- Glazed panel in front entry door or sidelight (as per elevation).
- Oversized eavestroughs.
- Self-sealing fiberglass shingles (25 year manufacturer's warranty).
- Pre-finished maintenance free aluminum, soffits, fascia, downspouts and vinyl siding.*
- Steel clad insulated entry and exterior doors with weather-stripping and dead bolt lock.
- Luxury exterior low E argon vinyl casement or hung windows on front elevation.
Low E argon vinyl casements on sides and rear.*
- Taller windows on main floor and insert grills on front elevation only.*
- Low E argon vinyl thermo slider basement windows.
- Premium quality moulded paneled sectional roll-up garage doors with plexiglass inserts equipped with heavy-duty springs and long life rust-resistant door hardware.*
- Poured concrete basement walls with heavy damp proofing and weeping tile.
Pre-formed drainage membrane to all exterior walls excluding garage.
- Front and rear of lot to be graded and sodded.
- Pre-cast concrete slab walk to front entry from driveway and 6 precast concrete slabs at rear sliding patio/garden door at walkout to rear yard, excluding lots with a door guard.
All door guards will be painted black and secured through the exterior finish.*
- Two exterior taps-one in garage and one in rear or side close to rear, and four exterior electrical outlets, one in front, one in rear and two holiday outlets located in front soffit complete with switch all with ground fault protection.
- Elegant grip set for front lock set and two exterior black coach lamps.*
- All windows are fully caulked with quality brand caulking.
- Asphalt paved driveway included in purchase price. Vendor not responsible for future settlement.
- All opening windows and patio doors are complete with screens.
- Direct insulated access door from garage to house with deadbolt and safety closer if grade permits.*

GOURMET KITCHEN FEATURES

- Upgraded kitchen with furniture finish cabinets with taller upper cabinets.*+
- Townhomes, semi-detached, 38' and 41' will have laminate countertop in kitchen and 50', 60' and 70' will have 3/4" straight-edge granite countertop without a bullnose or counter back-splash in kitchen and servery.*+
- Double stainless steel ledge-back kitchen sink (not undermount) with single lever faucet and vegetable spray.*
- Deluxe white kitchen exhaust fan with 6" exhaust vented to exterior.
- Dishwasher rough-in includes electrical and plumbing only with space for dishwasher. Hook up, cabinet and door not included. Electrical for dishwasher disconnected at panel/breaker.
- Dedicated electrical outlet for refrigerator.
- Split electrical outlets at counter level for small appliances.
- Heavy-duty receptacle for stove.
- Colour co-ordinated kickplates to compliment cabinets.
- Refridgerator niche.*
- Breakfast bar in kitchen.*

LUXURY BATHROOM FEATURES

- Water resistant board on tub and shower enclosure walls up to ceiling.
- Purchaser's choice of cabinets for vanity in main bath, ensuite, and secondary ensuite (where applicable) and laminate countertops.
- Strip lighting in all bathrooms and powder room.
- Colour co-ordinated kickplates to compliment cabinets.
- Energy efficient water saver shower and toilet tanks.
- Mirrors in all bathrooms (approximately full width of vanity), oval mirror in powder room.
- Ensuite bath off master bedroom with elegant raised bath and separate shower.*
- Electrical outlets with ground fault protection for small appliances beside vanity in all bathrooms.
- Exhaust fans vented to exterior in all bathrooms.
- Privacy locks on all bathroom doors.
- Single-lever washerless faucets with pop-up plugs in all vanities.
- Vanity with sink or pedestal sink in powder room.*
- Choice of 6" x 8" ceramic wall tile on walls and ceilings for main bathtub enclosure and shower stall.*
- Choice of 12" x 12" ceramic floor tile for ensuite tub deck where applicable. Choice of two rows of 6" x 8" ceramic wall tile or one row of 12" x 12" ceramic floor tile for ensuite tub surround.*+
- Ceramic bathroom accessories to include towel bar and toilet tissue dispenser.
- Acrylic bathtub in main bathroom and secondary ensuite.*
- Water temperature balance sensor in all shower/ tubs.
- Vapourproof light in all separate showers.*

DISTINCTIVE INTERIORS

- 9' high ceiling on main floor (except in powder room and where mechanical or duct work requires a lower height) and 8'0" high ceiling on second floor, 50' have 9' main floor and second floor, 60' and 70' have 10' main floor and 9' second floor (except in powder room, ground floor laundry room and where mechanical or duct work requires a lower height).*
- Townhomes, semi-detached, 38' and 41' will have tray ceilings with approximately 9' raised area in the master bedroom, 50', 60' and 70' with approximately 10' raised area in master bedroom.
- Oak stairs with oak stringer and oak nosing on the main staircase and bedroom levels in natural finish. Towns, semi-detached, 38' and 41' will have oak handrail (2 1/2") and oak pickets (1 5/16") and 50', 60' and 70' will have oak handrail (3") and oak picket (1 3/4").*+
- Claremont panel interior passage doors throughout (excluding sliding closet doors and rounded or oversized arches).*
- Townhomes, semi-detached, 38' and 41' will have Arristocrat 4 1/4" baseboard throughout with quarter-round in all tiled areas and 50', 60' and 70' will have 5 1/4" baseboards.
- Townhomes, semi-detached, 38' and 41' will have Arristocrat 2 3/4" casing and 50', 60' and 70' will have 3" casing on all swing doors, main floor archways, and windows throughout in all finished areas where applicable. (excluding rounded or oversized arches)*
- All drywall applied with screws, using a minimum number of nails.
- Brushed nickel interior door hardware and hinges.

FAMILY ROOM

- Gas fireplace complete with glass panel, gas log with ignition switch and trim surround.*

MAIN FLOOR OR 2ND FLOOR LAUNDRY ROOM FEATURES

- Laundry tub with hot and cold-water shutoffs.
- Heavy-duty electrical outlet for dryer.

- Dryer vented to exterior.
- 38', 41', 50', 60' and 70' singles have a cabinet above the future washer & dryer.*

LIGHTING AND ELECTRICAL FEATURES

- Electrical outlets in all bathrooms and powder room include ground fault protection.
- Townhomes, semi-detached, 38' and 41' will have 100 amp electrical service with breaker panel and 50', 60' and 70' will have 200 amp with breaker panel.
- All wiring in accordance with Ontario Hydro standards.
- Light fixtures in all bedroom ceilings. Light fixtures in kitchen, dining room, family room, bathrooms above grade, laundry room and upper hall and switched electrical outlet in living room*.
- One electrical outlet on the garage wall, one on the garage ceiling for a future garage door opener for each garage door and one in unfinished area of basement under electrical panel.
- Smoke detector in main hall, upper hall and basement.
- Electronic door chime.
- Cable tv outlet in family room and master bedroom.*
- Telephone rough-in for kitchen, family room and master bedroom.*
- Rough-in central vacuum outlets. Central vacuum terminates in garage.
- Dedicated electrical outlet within 3' of central vacuum termination in garage.
- Carbon monoxide detector.
- Rough-in security for main floor only-on all external main floor doors and operating windows.
- White Decora-style light switches and plugs throughout.

HEATING, INSULATION AND ENERGY EFFICIENT FEATURES

- Forced air high-efficiency gas furnace with electronic ignition power vented to exterior.
- Dehumidifier with dedicated outlet in basement. Humidifier installed on furnace.
- Duct sized for future air-conditioning.
- Thermostat centrally located on main floor.
- All insulation in exterior walls, roof and in basement in accordance with the standards set as per the building code and expanding foam insulation on garage ceiling under living space.
- House sealed in vapour barrier as per building code.
- Weather stripping on all exterior doors.

PAINTING

- One coat of primer and one coat of quality paint on all walls and woodwork.
- Trim and doors to be painted "lucious" white.
- Choice of one colour for walls from vendor's 4 samples.
- Spray stipple ceiling with smooth borders in all rooms except for kitchen, breakfast, bathrooms, powder room, and laundry room which have smooth ceilings, (walk in closets have sprayed stipple ceilings only).

FLOOR COVERINGS

- Choice of quality imported 12"x 12", 13" x 13" ceramic floor tile standard through vestibule, kitchen/ breakfast area, powder room, all bathrooms, and laundry area.*+
- 2 1/4"x3/4" natural prefinished hardwood on main floor excluding tiled areas.*+
- 40 oz. Broadloom with 12mm underpad on second floor. (one colour throughout).
- Engineered floor system throughout with 3/4" tongue and groove subflooring to be glued, nailed, screwed and sanded.

SECURITY AND TECHNOLOGY

- Monitored security system consisting of DSC 4 zone PC500 control, keypad, motion detector, and magnetic contacts on all external main floor doors and operating windows will be installed with Purchaser's order of monitoring service from builder's supplier. (See your decor representative for details).

ALSO INCLUDED

- Cold cellar with a steel insulated door and a floor drain.*
- Rough-in drains for 3 piece bathroom in basement.
- Shut-off valves on all hot and cold water lines.
- Mortgage survey, provided at no additional cost.
- Garage floor and driveway sloped for drainage.
- Concrete garage floor with reinforced grade beams.
- Poured concrete front porch.
- Architecturally pre-determined sitings and exterior colours.
- Concrete basement floor with drain.
- Professional home cleaning prior to occupancy including windows. Ducts will be cleaned after closing.

WARRANTY

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TWO YEAR WARRANTY PROTECTION

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- Defects in workmanship and materials in the electrical, plumbing and heating systems.
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Initials

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