



This is Schedule "B" attached hereto and forming a part of
The Purchase Agreement for Home ONLY, made between



xxx
xxx

as Purchasers and Nelson Lumber Company Ltd. as Vendor and dated on
April 24, 2018

**ZONES 6 & 7A - GATEWAY SPECIFICATIONS
HIGH RIVER LOCATION**

JOB # HR

- ▶ House to be constructed to meet or exceed applicable Alberta or National Building Code and CSA Standards.
- ▶ The house to be constructed as per plans and specifications. If conflicting information occurs, the specifications shall prevail.

1. FLOOR SYSTEMS

- ▶ Engineered I joist system @ 19.2" o.c. with perimeter beam
- ▶ 23/32" T & G OSB Subfloor- glued and screwed
- ▶ 5/16" Underlayment for linoleum areas

2. FRAMED WALLS

- ▶ Exterior Walls - 2"x 6" @ 24" o.c. spruce studs
- ▶ 3/8" OSB wall sheathing, staggered and glued
- ▶ Staggered second top plate
- ▶ R24 batt insulation
- ▶ 6 mil CGSB vapour barrier
- ▶ House Wrap
- ▶ Interior walls - 2"x 4" or 2"x 6" spruce studs @ 24" o.c.

3. ROOF SYSTEM

- ▶ Nelson manufactured high heel trusses, 24" o.c., c/w hurricane tie downs
- ▶ 7/16" OSB sheathing c/w H clips
- ▶ R62 blown in fiberglass insulation
- ▶ Peel & stick valley protection
- ▶ Roof vents
- ▶ Limited Lifetime warranty laminate fiberglass shingles complete with felt paper underlay

4. EXTERIOR FINISH

- ▶ Low maintenance vinyl siding and trim
- ▶ Ply Gem Comfort Series PVC Triple glazed (Eco Gain 180 TG1) slider windows c/w screens throughout the home as per plans
- ▶ 2"x 8" Outdoor wood deck ledger c/w flashing - as shown on plan
- ▶ Prefinished metal vented soffit and fascia
- ▶ Prefinished 5" eaves trough and downspouts complete with tip-outs
- ▶ Fiberglass insulated exterior doors c/w metal clad frames

5. PLUMBING

- ▶ Single Lever Chrome faucets
- ▶ Gerber Maxwell white toilets
- ▶ White vanity basins c/w mechanical drain plugs, installed
- ▶ White one piece tubs and shower units as per plan:
- ▶ Double stainless steel kitchen sink
- ▶ Shut-off taps installed for all sinks and toilets
- ▶ Pex Pipe plumbing system
- ▶ Dishwasher rough in only
- ▶ Flush mounted laundry box with hot and cold taps and laundry drain where possible as per plan
- ▶ 12" frost-free hose bibs (2 locations)

Basement development

- ▶ Hot water tank
- ▶ rough in for a 3 piece bathroom
- ▶ complete all required plumbing

6. HEATING AND VENTILATION

- ▶ Bath Fans to all completed bathrooms
- ▶ White range hood for range venting
- ▶ Dryer vented to exterior - if applicable

Basement development

- ▶ Single stage gas furnace
- ▶ complete all required ducting
- ▶ radon rough in as per code
- ▶ Dryer vent to exterior wall c/w vent cover. If applicable

7. ELECTRICAL

- ▶ 100 amp - 48 circuit electrical panel installed
- ▶ Decora style switches and plugs

- ▶ Smoke / CO detectors , hard wired as noted on plans.
- ▶ 2 TV and 2 telephone drop boxes roughed in
- ▶ Dishwasher rough in only
- ▶ 1 exterior soffit plug c/w switch
- ▶ Lit door button for door chimes to be installed to all exterior front & side doors only
- ▶ Poly pan covers on all exterior wall outlets
- ▶ Wiring for Satellite dish rough in
- ▶ Exterior weatherproof electrical receptacles

Basement development

- ▶ key less light fixtures to meet code
- ▶ complete hook up of required plumbing and heating

8. INTERIOR FINISH

- ▶ Light fixture package
- ▶ Floor Covering Allowance which includes
 - > Carpet to: Living Room, Bedrooms and hallway
 - > Linoleum to: Kitchen, Dining Room, Bathrooms, Front/Rear Entry, and Utility/Laundry Room (if applicable).
- ▶ EuroLam Cabinets complete with laminate countertops.
- ▶ 1/2" drywall applied to walls
- ▶ 1/2" Aqua-board drywall to shower and tub walls
- ▶ 1 Coat latex primer with 2 finish coats latex paint, 1 color for walls and white trim.
 - > Deep tint base option extra
- ▶ 1/2" CD Board drywall on ceiling
- ▶ Textured drywall ceilings
- ▶ Square corner bead
- ▶ Painted interior finish; embossed doors, #356 -2 1/4" casing & baseboard
- ▶ White metal wire shelving
- ▶ Brushed Chrome Ball style passage sets on all doors, plus brushed chrome deadbolts on exterior doors.
- ▶ Brushed chrome finish towel bars and paper holders
- ▶ Full width mirror over vanity counter top
- ▶ Half wall with painted cap(if applicable)
- ▶ No interior finish for basement included - finish of basement would be by Homeowner

9. MISCELLANEOUS

- ▶ 1-2-5-10 Year New Home Warranty Program is included. (1 year for labour and materials, 2 years for delivery and distribution systems, 5 years for building envelope protection, and 10 years for major structural components.)
- ▶ CSA Certification

10. TRANSPORT - BY NELSON

- ▶ If the roads are not suitable for normal moving equipment on the specified move day, the move may be postponed.

11. PERMITS AND INSURANCE

- ▶ Building permit - by Nelson
- ▶ Moving permits and insurance - by Nelson
- ▶ Construction insurance for duration of project - by Nelson
- ▶ Homeowner's house insurance must be in effect once the home is turned over to customer

12. SURVEYING AND STAKING - BY NELSON

- ▶ Staking foundation, Real Property Report - by Nelson

13. DIRTWORK - BY NELSON

- ▶ Excavation
- ▶ Backfilling of foundation
- ▶ Rough Grading

14. FOUNDATION - BY NELSON

- ▶ footing
- ▶ 8" concrete walls
- ▶ 4 basement windows
- ▶ concrete basement slab
- ▶ 2x4 frost wall complete with insulation and poly as per code

15. SITE SERVICES - BY NELSON

- ▶ Water and sewer hookup
- ▶ Gas hookup
- ▶ Electrical hookup
- ▶ Telephone and cable hookup

16. EXTERIOR WALKS, DRIVEWAYS, DECKS AND STEPS - BY HOMEOWNER

- ▶ Nelson will provide a temporary construction step only

17. GENERAL NOTES

- (1) Should any problem arise with supply of products listed in these specifications, substitutions will be completed at the Builder's discretion using products of equal or greater quality
- (2) A 15% deposit of the total purchase price is required upon acceptance of the order. The balance is to be paid in the form of certified funds prior to possession of the home unless other terms are arranged with Nelson's Credit Department.
- (3) Any changes requested by the Homeowner after the time of the order may result in a \$100.00 administration fee.
The colors and graining of the wood products are natural characteristics, and will vary from piece to piece, even when from the same tree. Each piece will also react individually in the finishing process, so you may see a color difference between parts of the same article or between complementary items. This normal variation in appearance should be expected, and is the mark of the quality and beauty of natural wood.
- (4)

_____	_____
Purchaser: xxx	Date
_____	_____
Purchaser: xxx	Date
_____	_____
Nelson RTM Homes Specialists	Date
_____	_____
Nelson RTM Homes - AUTHORIZATION	Date