

Schedule B
Carrington Homes Inc.
2 Kristine Place
East St. Paul, Manitoba
204-654-4663

Foundation

- Combination of 2 ft. and 4 ft. concrete grade beams
- Piled foundation
- 4" weeping tile covered with a minimum of 6" clean stone

Floor system

- Combination of 2"x 10" joists and 9 1/4" LVL
- 3/4" OSB sub floor glued and screwed to joists (Standard)

Exterior walls

- 2"x6" studs 24" o/c as required
 - 7/16" OSB wall sheathing
 - R-20 bat insulation
 - 6 mil poly vapor barrier
 - Drywall
- Interior walls**
- Steel stud wall construction 16" o/c
 - 1/2" drywall

Demising walls

- - 5/8" type X drywall
- - Resilient bars at 16" o/c applied horizontally
- - Another layer of 5/8" type X drywall
- - 2x6 wood studs at 16" o/c
- - Sound retardant insulation
- - 5/8" type X drywall

Ceilings

- - 5/8" type X drywall
- - Resilient bar 16" o/c perpendicular to floor joist
- - Another layer of 5/8" drywall

Roof

- Engineered roof trusses

- 7/16" OSB sheathing comes with H-clips
- 25 year fiberglass shingles

Heating and Cooling

- -Electric high efficient forced air furnace
- Central air conditioning

Exterior finish

- -Stucco
- -Cultured stone

Soffit, fascia, and eaves trough

- Maintenance free pre-finished aluminum

Kitchen cabinets

- White thermal foil raised panel cabinets

Plumbing

- One piece tub, stainless double sink, Moen taps throughout, white porcelain sink for bathroom.
- Water lines are 1/2" PVC
- 2 external lawn services
- Basement floor drain includes sewer backup valve
- 2 Sump pump pit and submersible sump pump
- Water meter location to be in utility room

Interior doors and trim

- Passage doors are white raised paneled and casing 356 colonial (MDF)
- Drywall capping to stub walls
- Exterior door receive Weiser pewter or silver colored deadbolt and door knob
- White melamine shelving throughout
- Standard pewter or silver colored door hardware

Painting

- - Benjamin Moore Stardust through out
- - Feature wall to be Benjamin Moore Clinton Brown

Appliances and provisions

- Microwave hood fan combo aluminum finish
- 220 volt outlet for stove
- 220 volt outlet for dryer with vent
- 110 volt outlet for washer and standard drain pipe
- Electrical rough-in for dishwasher
- Plumbing rough-in for dishwasher
- Builder to supply and install dishwasher fridge and stove in aluminum finish and washer and dryer in white.

Floor coverings

- -Hard surface flooring
- -Linoleum in bathroom utility room and entrance

Warranties and surveys

- One year Carrington Homes Inc. Custom care full service warranty

Windows and doors

- -Triple pane clear

Insulation

- R20 fiberglass batts in exterior walls
- R40 loose fiberglass blown in ceilings

Electrical

- 400 amp main panel service located in utility room
- Each condo receives their own 100 amp panel
- Copper wiring throughout
- 2 exterior outlets on GFI circuit

- 1 exterior GFI plug located on exterior wall to service balcony or patio
- 1 telephone outlet
- 1 cable outlet
- Early warning smoke detector directly wired in hallway
- Bathroom GFI outlet in each bathroom
- All electrical outlets locations to be placed at builder discretion and meet building code requirements.
- Additional plugs, lights, switches ext. cost to be determined by builder
- Each parking stall with have plug directed to the corresponding condo

General information

- Concrete floors, driveways and sidewalks are affected by soil movement, salt and frost. There fore these items are excluded from the warranty.
- Room sizes are approximate and actual room sizes may vary. Elevation windows and doors are artistic drawings not construction drawings
- Although most work will be completed before possession weather may effect the exterior completion, in these cases, these will be completed as weather and work schedules permit. And will not hinder final payment before possession.
- The purchaser acknowledges that if they attempt to take possession of the condo prior to full payment of the purchase price including extras will exclude the purchasers of any warranties and that damages should not be an adequate remedy to the builder and that the builder shall be

