



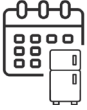
# Alston series

## STANDARD APPOINTMENTS

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1. Steel reinforced concrete foundation walls when required by engineering
2. Damp proofing membrane on exterior basement walls
3. Engineered floor system
4. Rim joists with spray foam
5. 7/16 OSB sheathing
6. 23/32" OSB subfloor, glued and fastened
7. 2" x 6" exterior wall framing on 24" centres
8. 2" x 4" interior wall framing on 24" centres (16" centres in kitchen cabinet area)
9. 9' main floor ceiling
10. Radon gas basement slab venting rough in as per code, vent pipe capped above slab and labeled
11. Basement walls framed with 2" x 4" wood studs with R20 fiberglass insulation in basement perimeter frost walls
12. Maintenance-free vinyl siding
13. Maintenance-free aluminum soffit, fascia and eavestrough
14. Smart board battens (as per elevation) as per developer guidelines
15. Two (2) vinyl double slider basement windows (1500 x 600) to meet egress requirements
16. Low-e Eco Gain 180 dual pane glass windows and doors (may not be available in decorative door lights and side lights)
17. Low expansion foam around doors and windows
18. IKO Cambridge shingles or equivalent (limited lifetime) including prefinished valley and wall flashings
19. Vinyl windows and sills
20. Window grills – front elevation (choice of colour)
21. Fiberglass front entry door with view lens and wi-fi smart lock deadbolt
22. Smart home video camera doorbell
23. Patio doors or fiberglass French or half French door to deck (as per plan)
24. Concrete driveway full width of garage
25. Poured concrete front walkway
26. Insulated and drywalled garage to meet fire code
27. Steel insulated overhead garage door
28. Fiberglass garage entry door
29. Soft close and soft start belt drive garage door opener with 2 controls and keyless entry
30. 50 US gallon gas hot water tank
31. High-efficiency furnace standard (95%) with energy efficient ECM motor
32. One furnace cleaning prior to occupancy
33. 3 Piece rough-in plumbing in basement
34. Smart home learning thermostat
35. Pex (A) water lines
36. R20 exterior wall batt insulation

37. Blow-In-Blanket (BIBS) insulation system in bonus room floor (as per plan)
38. R40 attic insulation
39. Three (3) exterior electrical outlets
40. Two (2) exterior water taps
41. Aluminum rail for front verandas and stairs (as required)
42. Christmas light plug in soffit (with switch)
43. Deck nailer plate for future deck
44. Roughed-in central vac system
45. Prewired for two (2) standard cable TV outlets and one (1) universal 2x2 outlet with 2 conduits run to (2) TV locations (RG6) - accommodates wall mounted TV location
46. Prewired for two (2) telephone/Internet outlets (CAT5)
47. Decora switches and plugs are standard throughout
48. Two (2) smart home switches with remote
49. Two (2) ceiling mounted smart home mini speakers
50. One (1) kitchen decora counter plug includes two (2) usb ports
51. Smoke detectors and Carbon monoxide detector as per plan and codedetector as per plan and code
52. Copper electrical wiring
53. Lighting package allowance based on square footage
54. Choice of all Cloverdale standard paint colours Includes one (1) paint colour throughout entirety of house - three (3) coats (1 primer and 2 finish coats)
55. Baseboards are 4" flat white
56. Door casings are 3-1/2" flat white
57. Window casings are 3-1/2" flat white
58. Door headers are 3-1/2" flat white throughout
59. Door jambs are white
60. White capped half walls, niches and ledges (as per plan)
61. Knock down spantex ceiling with white on white finish
62. Choice of interior door styles in white
63. White painted railing (as per plan)
64. Brushed chrome door hardware
65. Tight wire mesh shelving in pantry and linen closet; free glide in closets; and tower in owner's closet (as per plan)
66. Choice of carpet styles in a wide selection of colours with 8 lb. underlay
67. Luxury vinyl plank and tile flooring(as per plan)
68. Consultation with one of our professional Interior Designers
69. Shane Homes covers all legal fees, costs related to mortgage preparation and land transfer costs in relation to the purchase only, provided Shane Homes lawyer is utilized



## KITCHEN APPOINTMENTS

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1. ¾" Granite or Quartz countertops in a variety of colour choices with double undermount stainless steel sink; single chrome handle pull-down faucet and full height 4" x 12" subway tile backsplash or equivalent
2. Cabinets with choice of flat panel maple or 1-sided flat panel painted MDF or thermally fused laminate all available in a variety of colours; choice of hardware; includes 36" height upper cabinets
3. Raised cabinets above stove
4. Stainless steel appliance package including a self cleaning smooth top range, over the range microwave with vented hood fan (as per plan), 3-cycle dishwasher and 22 cu. ft. fridge with bottom drawer freezer
5. Roughed-in waterline to fridge
6. Roughed-in garburator and switch
7. Tight mesh wire shelving in pantry



## BATH APPOINTMENTS

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1. One piece fiberglass tub enclosure in main bath and ensuite (as per plan) with 4" x 12" subway tiles to ceiling
2. Pedestal sink with oval mirror in half bath
3. Ceiling fans in main floor bathrooms; second floor bathrooms connected to H.R.V.
4. ¾" Granite or Quartz vanity countertops in a variety of colour choices with top mount sinks; and 4" x 12" subway tile backsplash as per selections
5. Chrome faucets
6. 42" high bathroom mirrors with square corners
7. GFI plugs in all bathrooms
8. Pressure balanced tub and shower control
9. Schluter strip on exposed ceramic tile edges
10. Standard high efficiency toilets or equivalent

*All options must be pre-selected. No changes permitted after option selection. In case of discrepancy between this appointment sheet and General Specification Sheet, General Specification Sheet applies. Architectural requirements in each community may affect appointments. In an effort to develop a better product, Shane Homes Ltd. reserves the right to change specifications, model layouts, and products without notification to the customer.*

*Based on Alston Appointments 0121. Revised April 1, 2022*



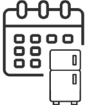
# Celebration zero lot line series

## STANDARD APPOINTMENTS

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1. Steel reinforced concrete foundation walls when required by engineering
2. Damp proofing membrane at exterior basement walls
3. Radon gas basement slab venting rough in as per code, vent pipe capped above slab and labeled
4. Engineered floor system with spray foam on rim joists
5. 23/32" OSB subfloor, glued and fastened
6. 2" x 6" exterior wall framing on 24" centres 2" x 4" interior wall framing on 24" centres
7. 9' main floor ceiling
8. Fire rated building materials on exterior walls as per plan and building code requirements
9. Maintenance-free vinyl siding - colorscares premium dark
10. Maintenance-free aluminum soffit, fascia and eavestrough
11. Pre-finished aluminum veranda rail where required
12. Smart board battens (as per elevation) as per developer guidelines
13. Basement walls framed with 2" x 4" wood studs with R20 fiberglass insulation in exterior walls
14. Vinyl basement windows for future development to meet egress requirements
15. Low-e Eco Gain 180 dual pane glass windows and doors (may not be available in decorative door lights and side lights)
16. IKO Cambridge shingles or equivalent (limited lifetime) including prefinished valley and wall flashings
17. Vinyl windows and sills
18. Low expansion foam around windows and doors
19. Window grills – front elevation as per plan
20. Fiberglass front entry door with view lens and wi-fi smart lock deadbolt
21. Smart home video camera doorbell
22. Patio doors or fiberglass French or half French door to deck (as per plan)
23. Gravel garage pad (20' x 22')
24. 3' poured concrete front walkways
25. 50 US gallon gas hot water tank
26. High-efficiency furnace standard (95%) with energy efficient ECM motor
27. One furnace cleaning
28. 3 Piece rough-in plumbing in basement
29. Smart home learning thermostat
30. Pex water lines
31. R20 exterior wall insulation system
32. R40 attic insulation
33. Exterior electrical outlets (3)
34. Exterior water taps (2)
35. Deck nailer plate for future deck
36. Roughed-in central vac system

37. Recessed dryer vent box
38. Prewired for two (2) standard cable outlets, two (2) telephone/Internet outlets and one (1) universal 2x2 outlets with two (2) conduits run to TV locations
39. Decora switches are standard throughout
40. Decora electrical plugs at kitchen backsplash and island
41. Two (2) smart home plug outlets
42. Two (2) smart home switches with remote
43. Two (2) ceiling mounted smart home mini speakers
44. One (1) kitchen decora counter plug includes two (2) usb ports
45. Smoke detectors and Carbon monoxide detector as per plan and code
46. Copper electrical wiring
47. Lighting package allowance based on square footage
48. Choice of all Cloverdale standard paint colours. Includes one (1) paint colour throughout entirety of house - three (3) coats of Hi-Hide eggshell (1 primer and 2 finish coats)
49. Baseboards are 4" flat white
50. Door casings are 3" flat white
51. Window casings are 3" white
52. Door and window headers are 3" flat white throughout
53. Capped half walls, niches, and ledges are white (as per plan)
54. Choice of interior doors in white
55. Brushed chrome door hardware
56. Tight wire mesh shelving in linen closet; free glide in closets; and tower in owner's closet (as per plan)
57. Choice of carpet styles in select colours with 8 lb. underlay (as per Celebration Series selections)
58. Luxury vinyl plank and lino flooring(as per plan)
59. Snow-textured drywall ceiling
60. Consultation with one of our professional Interior Designers
61. Shane Homes covers all legal fees, costs related to mortgage preparation and land transfer costs in relation to the purchase only, provided Shane Homes lawyer is utilized



## KITCHEN APPOINTMENTS

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1. ¾" Granite or Quartz countertops in a variety of colour choices with double undermount stainless steel sink; single chrome handle pullout faucet and full height 4" x 12" subway tile backsplash
2. Cabinets with choice of flat panel maple or 1-sided flat panel painted MDF or thermally fused laminate all available in a variety of colours; choice of hardware; includes 36" height upper cabinets
3. Stainless steel appliance package including a self-cleaning smooth top range, over the range microwave with vented hood fan (as per plan), 3-cycle dishwasher and 22.1 cu. ft. fridge with top mount freezer
4. Roughed-in water line to fridge
5. White side by side or stacking front load washer and dryer installed (as per plan)
6. Tight mesh wire shelving in pantry
7. Switch added for future garburator



## BATH APPOINTMENTS

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1. Fiberglass soaker tub in ensuite (as per plan) with 4 rows 4" x 12" subway tile surround
2. Separate fiberglass shower stall with 4" x 12" subway tile to ceiling in ensuite (as per plan)
3. Pedestal sink with oval mirror in half bath
4. Ceiling fans in main floor bathroom; second floor bathrooms connected to H.R.V.
5. ¾" Granite or Quartz vanity countertops in a variety of colour choices with top mount sinks and 4" x 12" subway tile backsplash as per selections
6. Chrome faucets
7. 36" high bathroom mirrors with square corners
8. GFI plugs in all bathrooms
9. Pressure balance tub and shower control
10. Standard high efficiency toilets or equivalent
11. One piece fiberglass tub in main bath with 4" x 12" subway tile to ceiling
12. Schluter strip on exposed ceramic tile edges

*All options must be pre-selected. No changes permitted after option selection. In case of discrepancy between this appointment sheet and General Specification Sheet, General Specification Sheet applies. Architectural requirements in each community may affect appointments. In an effort to develop a better product, Shane Homes Ltd. reserves the right to change specifications, model layouts, and products without notification to the customer.*

*Based on Celebration Zero Lot Line Series 0121. Revised April 1, 2022*



# Celebration plus series

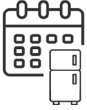
## STANDARD APPOINTMENTS

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1. Steel reinforced concrete foundation walls when required by engineering
2. Damp proofing membrane at exterior foundation walls
3. Radon gas basement slab venting rough in as per code, vent pipe capped above slab and labeled
4. Engineered floor system with spray foam on rim joists
5. 23/32" OSB subfloor, glued and fastened
6. 2" x 6" exterior wall framing on 24" centres
7. 2" x 4" interior wall framing on 24" centres
8. 9' main floor ceiling
9. 7/16 OSB sheathing
10. Maintenance-free vinyl siding
11. Maintenance-free aluminum soffit, fascia and eavestrough
12. Aluminum rail for front veranda and stairs
13. Smart board battens (as per elevation) as per developer guidelines
14. Smart home video camera doorbell
15. Basement walls framed with 2" x 4" wood studs with R20 insulation in exterior walls
16. Vinyl basement windows for future development to meet egress requirements
17. Low-e Eco Gain 180 dual pane glass windows and doors (may not be available in decorative door lights and side lights)
18. IKO Cambridge shingles or equivalent (limited lifetime) including prefinished valley and wall flashings
19. Vinyl windows and sills
20. Low expansion foam around windows and doors
21. Window grills – front elevation (choice of colour)
22. Fiberglass front entry door with view lens and wi-fi smart lock deadbolt
23. Smart home video camera doorbell
24. Patio doors or fiberglass French or half French door to deck (as per plan)
25. Gravel garage pad (20' x 22')
26. 3' poured concrete front walkways
27. 50 US gallon gas hot water tank
28. High-efficiency furnace standard (95%) with energy efficient ECM motor
29. 3 Piece rough-in plumbing in basement
30. Smart home learning thermostat
31. Pex (A) water lines
32. R20 exterior wall insulation system
33. R40 attic insulation
34. Exterior electrical outlets (3)
35. Exterior water taps (2)
36. Standard soffit plug

37. Deck nailer plate for future deck
38. Roughed-in central vac system
39. Recessed dryer vent box
40. Prewired for one (1) standard cable outlet, two (2) telephone/Internet outlets and one (1) universal 2x2 outlet with two (2) conduits run to TV locations
41. Decora switches are standard throughout
42. Decora electrical plugs at kitchen backsplash and island
43. Smart home learning thermostat
44. Two (2) smart home plug outlets
45. Two (2) smart home switches with remote
46. Two (2) ceiling mounted smart home mini speakers
47. One (1) kitchen decora counter plug upgraded to include two (2) usb ports
48. Smoke detectors and Carbon monoxide detector as per plan and code
49. Copper electrical wiring
50. Lighting package allowance based on square footage
51. Choice of all Cloverdale standard paint colours. Includes one (1) paint colour throughout entirety of house - three (3) coats of Hi-Hide eggshell (1 primer and 2 finish coats)
52. Baseboards are 4" flat white
53. Door casings are 3" flat white
54. Window casings are 3" flat white
55. Door and window headers are 3" flat white throughout
56. Door jambs are white
57. Capped half walls, niches, and ledges are white (as per plan)
58. Choice of interior doors in white
59. Brushed chrome door hardware
60. Tight wire mesh shelving in pantry and linen closet; free glide in closets; and tower in owner's closet (as per plan)
61. Choice of carpet styles in a wide selection of colours with 8 lb. underlay
62. Luxury vinyl plank and lino flooring(as per plan)
63. Snow-textured drywall ceiling
64. Consultation with one of our professional Interior Designers
65. Shane Homes covers all legal fees, costs related to mortgage preparation and land transfer costs in relation to the purchase only, provided Shane Homes lawyer is utilized





## KITCHEN APPOINTMENTS

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1. ¾" Granite or Quartz countertops in a variety of colour choices with double undermount stainless steel sink; single chrome handle pullout faucet or equivalent and white 4" x 12" subway tile backsplash
2. Cabinets with choice of flat panel maple or 1-sided flat panel painted MDF or thermally fused laminate all available in a variety of colours; choice of hardware; includes 36" height upper cabinets
3. Stainless steel appliance package including a self-cleaning smooth top range, over the range microwave with vented hood fan (as per plan), 3-cycle dishwasher and 22.1 cu. ft. fridge with top mount freezer and roughed-in water line to fridge
4. White side by side or stacking front load washer and dryer (as per plan) installed
5. Tight mesh wire shelving in pantry
6. Switch added for future garburator



## BATH APPOINTMENTS

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1. ¾" Granite or Quartz vanity countertops in a variety of colour choices with top mount sinks and 4" x 12" subway tile backsplash as per selections
2. Chrome faucets
3. Fiberglass soaker tub in ensuite (as per plan) with 4 rows 4" x 12" subway tiles
4. Separate fiberglass shower stall with 4" x 12" subway tile to ceiling in ensuite (as per plan)
5. One piece fiberglass tub in main bath with 4" x 12" subway tile to ceiling
6. Pedestal sink with oval mirror in half bath
7. Ceiling fans in main floor bathrooms; second floor bathrooms connected to H.R.V.
8. GFI plugs in all bathrooms
9. Pressure balance tub and shower control
10. Standard high efficiency toilets or equivalent
11. Schluter strip on exposed ceramic tile edges

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*Based on Celebration Series Plus Appointments 0121. Revised April 1, 2022*



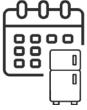
# Celebration series

## STANDARD APPOINTMENTS

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1. Steel reinforced concrete foundation walls when required by engineering
2. Damp proofing membrane at exterior foundation walls
3. Radon gas basement slab venting rough in as per code, vent pipe capped above slab and labeled
4. Engineered floor system with spray foam on rim joists
5. 23/32" OSB subfloor, glued and fastened
6. 2" x 6" exterior wall framing on 24" centres
7. 2" x 4" interior wall framing on 24" centres
8. 8' main floor ceiling
9. 7/16 OSB sheathing
10. Maintenance-free vinyl siding
11. Maintenance-free aluminum soffit, fascia and eavestrough
12. Aluminum rail for front veranda and stairs
13. Smart board battens (as per elevation) as per developer guidelines
14. Basement walls framed with 2" x 4" wood studs with R20 insulation in exterior walls
15. Vinyl basement windows for future development to meet egress requirements
16. Low-e Eco Gain 180 dual pane glass windows and doors (may not be available in decorative door lights and side lights)
17. IKO Cambridge shingles or equivalent (limited lifetime) including prefinished valley and wall flashings
18. Vinyl windows and sills
19. Low expansion foam around windows and doors
20. Window grills – front elevation (choice of colour)
21. Fiberglass front entry door with view lens and wi-fi smart lock deadbolt
22. Smart home video camera doorbell
23. Patio doors or fiberglass French or half French door to deck (as per plan)
24. Gravel garage pad (20' x 22')
25. 3' poured concrete front walkways
26. 50 US gallon gas hot water tank
27. High-efficiency furnace standard (95%) with energy efficient ECM motor
28. 3 Piece rough-in plumbing in basement
29. Smart home learning thermostat
30. Pex water lines
31. R20 exterior wall insulation system
32. R40 attic insulation
33. Exterior electrical outlets (3)
34. Exterior water taps (2)
35. Standard soffit plug
36. Deck nailer plate for future deck

37. Roughed-in central vac system
38. Prewired for one (1) standard cable outlet, two (2) telephone/Internet outlets and one (1) universal 2x2 outlet with two (2) conduits run to TV locations
39. Decora switches are standard throughout
40. Decora electrical plugs at kitchen backsplash and island
41. Two (2) smart home plug outlets
42. Two (2) smart home switches with remote
43. Two (2) ceiling mounted smart home mini speakers
44. One (1) kitchen decora counter plug includes two (2) usb ports
45. Smoke detectors and Carbon monoxide detector as per plan and code
46. Copper electrical wiring
47. Lighting package allowance based on square footage
48. Choice of all Cloverdale standard paint colours. Includes one (1) paint colour throughout entirety of house - three (3) coats of Hi-Hide eggshell (1 primer and 2 finish coats)
49. Baseboards are 4" flat white
50. Door casings are 3" flat white
51. Window casings are 3" flat white
52. Door and window headers are 3" flat white throughout
53. Door jambs are white
54. Capped half walls, niches, and ledges are white (as per plan)
55. Choice of interior doors in white
56. Brushed chrome door hardware
57. Tight wire mesh shelving in pantry and linen closet; free glide in closets; and tower in owner's closet (as per plan)
58. Choice of carpet styles in a wide selection of colours with 8 lb. underlay
59. Luxury vinyl plank and lino flooring(as per plan)
60. Snow-textured drywall ceiling
61. Consultation with one of our professional Interior Designers
62. Shane Homes covers all legal fees, costs related to mortgage preparation and land transfer costs in relation to the purchase only, provided Shane Homes lawyer is utilized



## KITCHEN APPOINTMENTS

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1. ¾" Granite or Quartz countertops in a variety of colour choices with double undermount stainless steel sink; single chrome handle pullout faucet or equivalent and white 4" x 12" subway tile backsplash
2. Cabinets with choice of flat panel maple or 1-sided flat panel painted MDF or thermally fused laminate all available in a variety of colours; choice of hardware; includes 36" height upper cabinets
3. Stainless steel appliance package including a self-cleaning smooth top range, over the range microwave with vented hood fan (as per plan), 3-cycle dishwasher and 22.1 cu. ft. fridge with top mount freezer
4. Roughed-in waterline to fridge
5. White side by side or stacking front load washer and dryer (as per plan) installed
6. Tight mesh wire shelving in pantry
7. Switch added for future garburator



## BATH APPOINTMENTS

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1. ¾" Granite or Quartz vanity countertops in a variety of colour choices with top mount sinks and 4" x 12" subway tile backsplash as per selections
2. Chrome faucets
3. Fiberglass soaker tub in ensuite (as per plan) with 4 rows 4" x 12" subway tiles
4. Separate fiberglass shower stall with 4" x 12" subway tile to ceiling in ensuite (as per plan)
5. One piece fiberglass tub in main bath with 4" x 12" subway tile to ceiling
6. Pedestal sink with oval mirror in half bath
7. Ceiling fans in main floor bathrooms; second floor bathrooms connected to H.R.V.
8. GFI plugs in all bathrooms
9. Pressure balance tub and shower control
10. Standard high efficiency toilets or equivalent
11. Schluter strip on exposed ceramic tile edges

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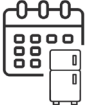
# Discovery series

## STANDARD APPOINTMENTS

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1. Steel reinforced concrete foundation walls when required by engineering
2. Damp proofing membrane on exterior basement walls
3. Engineered floor system
4. Rim joists with spray foam
5. 7/16 OSB sheathing
6. 23/32" OSB subfloor, glued and fastened
7. 2" x 6" exterior wall framing on 24" centres
8. 2" x 4" interior wall framing on 24" centres (16" centres in kitchen cabinet area)
9. 9' main floor ceiling
10. Radon gas basement slab venting rough in as per code, vent pipe capped above slab and labeled
11. Basement walls framed with 2" x 4" wood studs with R20 fiberglass insulation in basement perimeter frost walls
12. Maintenance-free vinyl siding
13. Maintenance-free aluminum soffit, fascia and eavestrough
14. Smart board battens (as per elevation) as per developer guidelines
15. Two (2) vinyl double slider basement windows (1500 x 600) to meet egress requirements
16. Low-e Eco Gain 180 dual pane glass windows and doors (may not be available in decorative door lights and side lights)
17. Low expansion foam around doors and windows
18. IKO Cambridge shingles or equivalent (limited lifetime) including prefinished valley and wall flashings
19. Vinyl windows and sills
20. Window grills – front elevation
21. Fiberglass front entry door with view lens and wi-fi smart lock deadbolt
22. Smart home video camera doorbell
23. Patio doors or fiberglass French or half French door to deck (as per plan)
24. Concrete driveway full width of garage
25. Poured concrete front walkway
26. Insulated and drywalled garage to meet fire code
27. Steel insulated overhead garage door
28. Fiberglass garage entry door
29. Soft close and soft start belt drive garage door opener with 2 controls and keyless entry
30. 35" gas fireplace with 12" row of tile surround and hearth flush at floor or  
50" electric fireplace, recessed drywall surround and recessed tv niche above (as per plan)
31. White capped half walls, niches, ledges and fireplace (as per plan)
32. 50 US gallon gas hot water tank
33. High-efficiency furnace standard (95%) with energy efficient ECM motor
34. Smart home learning thermostat

35. One furnace cleaning prior to occupancy
36. 3 Piece rough-in plumbing in basement
37. Smart home learning thermostat
38. Pex water lines
39. R20 exterior wall batt insulation
40. Blow-In-Blanket (BIBS) insulation system in bonus room floor (as per plan)
41. R40 attic insulation
42. Three (3) exterior electrical outlets
43. Two (2) exterior water taps
44. Aluminum rail for front verandas and stairs (as required)
45. Christmas light plug in soffit (with switch)
46. Deck nailer plate for future deck
47. Roughed-in central vac system
48. Prewired for two (2) standard cable TV outlets and one (1) universal 2x2 outlet with 2 conduits run to (2) TV locations (RG6) - accommodates wall mounted TV location
49. Prewired for two (2) telephone/Internet outlets (CAT5)
50. Decora switches and plugs are standard throughout
51. Two (2) smart home plug outlets
52. Two (2) smart home switches with remote
53. Two (2) ceiling mounted smart home mini speakers
54. One (1) kitchen counter plug includes two
55. (2) usb ports
56. Smoke detectors and Carbon monoxide detector as per plan and code detector as per plan and code
57. Copper electrical wiring
58. Lighting package allowance based on square footage
59. Choice of all Cloverdale standard paint colours
60. Includes one (1) paint colour throughout entirety of house - three (3) coats (1 primer and 2 finish coats)
61. Baseboards are 4" flat white
62. Door casings are 3-1/2" flat white
63. Window casings are 3-1/2" flat white
64. Door headers are 3-1/2" flat white throughout
65. Door jambs are white
66. Knock down spantex ceiling with white on white finish
67. Choice of interior door styles in white
68. White painted railing (as per plan)
69. Brushed chrome door hardware
70. Tight wire mesh shelving in pantry and linen closet; free glide in closets; and tower in owner's closet (as per plan)
71. Choice of carpet styles in a wide selection of colours with 8 lb. underlay
72. Luxury vinyl plank and lino flooring(as per plan)
73. Consultation with one of our professional Interior Designers
74. Shane Homes covers all legal fees, costs related to mortgage preparation and land transfer costs in relation to the purchase only, provided Shane Homes lawyer is utilized



## KITCHEN APPOINTMENTS

---

1. ¾" Granite or Quartz countertops in a variety of colour choices with double undermount stainless steel sink; single chrome handle pull-down faucet and full height 4" x 12" subway tile backsplash or equivalent
2. Cabinets with choice of flat panel maple or 1-sided flat panel painted MDF or thermally fused laminate all available in a variety of colours; choice of hardware; includes 36" height upper cabinets
3. Raised cabinets above stove
4. Stainless steel appliance package including a self cleaning smooth top range, over the range microwave with vented hood fan (as per plan), 3-cycle dishwasher and 22 cu. ft. fridge with bottom drawer freezer
5. Roughed-in waterline to fridge
6. White front load washer and dryer installed
7. Roughed-in garburator and switch
8. Tight mesh wire shelving in pantry



## BATH APPOINTMENTS

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1. Fiberglass soaker tub in ensuite (as per plan) with 4 rows of 4" x 12" subway tiles
2. Separate fiberglass shower stall in ensuite (as per plan) with 4" x 12" subway tile to ceiling
3. Pedestal sink with oval mirror in half bath
4. Ceiling fans in main floor bathrooms; second floor bathrooms connected to HRV
5. ¾" Granite or Quartz vanity countertops in a variety of colour choices with top mount sinks; and 4" x 12" subway tile backsplash as per selections
6. Chrome faucets
7. 42" high bathroom mirrors with square corners
8. GFI plugs in all bathrooms
9. Pressure balanced tub and shower control
10. One piece fiberglass tub in main bath with 4" x 12" subway tile to ceiling
11. Standard high efficiency toilets or equivalent
12. Schluter strip on exposed ceramic tile edges

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*Based on Discovery Appointments 0121. Revised April 1, 2022*



# Fiesta III series

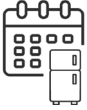
## STANDARD APPOINTMENTS

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1. 1. Steel reinforced concrete foundation walls when required by engineering
2. Damp proofing membrane on exterior basement walls
3. Engineered floor system
4. Rim joists with spray foam
5. 7/16 OSB sheathing
6. 23/32" OSB subfloor, glued and fastened
7. 2" x 6" exterior wall framing on 24" center
8. 2" x 4" interior wall framing on 24" center (16" center in kitchen cabinet area)
9. 9' main floor ceiling
10. Radon gas basement slab venting rough in as per code, vent pipe capped above slab and labeled
11. Basement walls framed with 2" x 4" wood studs with R20 fiberglass insulation in basement perimeter frost walls
12. Maintenance-free vinyl siding
13. Maintenance-free aluminum soffit, fascia and eavestrough
14. Smart board battens (as per elevation) as per developer guidelines
15. Two (2) vinyl double slider basement windows (1500 x 600) to meet egress requirements
16. Low-e Eco Gain 180 dual pane glass windows and doors (may not be available in decorative door lights and side lights)
17. Low expansion foam around doors and windows
18. IKO Cambridge shingles or equivalent (limited lifetime) including prefinished valley and wall flashings
19. Vinyl windows and sills
20. Window grills – front elevation (choice of colour)
21. Fiberglass front entry door with view lens and wi-fi smart lock deadbolt
22. Smart home video camera doorbell
23. Patio doors or fiberglass French or half French door to deck (as per plan)
24. Concrete driveway full width of garage
25. Poured concrete front walkway
26. Insulated and drywalled garage to meet fire code
27. Steel insulated overhead garage door
28. Fiberglass garage entry door
29. Soft close and soft start belt drive garage door opener with 2 controls and keyless entry
30. White capped half walls, niches, and ledges (as per plan)
31. 50 US gallon gas hot water tank
32. High-efficiency furnace standard (95%) with energy efficient ECM motor
33. One furnace cleaning prior to occupancy
34. 3 Piece rough-in plumbing in basement
35. Smart home learning thermostat



36. Pex water lines
37. R20 exterior wall batt insulation
38. Blow-in-Blanket (BIBS) insulation system in bonus room floor (as per plan)
39. R40 attic insulation
40. Three (3) exterior electrical outlets
41. Two (2) exterior water taps
42. Aluminum rail for front verandas and stairs (as required)
43. Christmas light plug in soffit (with switch)
44. Deck nailer plate for future deck
45. Roughed-in central vac system
46. Recessed dryer vent box
47. Prewired for two (2) standard cable TV outlets and one (1) universal 2x2 outlet with 3 conduits run to (2) TV locations (RG6) - accommodates wall mounted TV location
48. Prewired for two (2) telephone/Internet outlets (CAT5)
49. Decora switches and plugs are standard throughout
50. Two (2) smart home plug outlets
51. Two (2) smart home switches with remote
52. Two (2) ceiling mounted smart home mini speakers
53. One (1) kitchen decora counter plug includes two (2) usb ports
54. Smoke detectors and Carbon monoxide detector as per plan and code
55. Copper electrical wiring
56. Lighting package allowance based on square footage
57. Choice of all Cloverdale standard paint colours Includes one (1) paint colour throughout entirety of house - three (3) coats (1 primer and 2 finish coats)
58. Baseboards are 4" flat white
59. Door casings are 3-1/2" flat white
60. Window casings are 3-1/2" flat white
61. Door headers are 3-1/2" flat white throughout
62. Door jambs are white
63. Knock down spantex ceiling with white on white finish
64. Choice of interior door styles in white
65. Brushed chrome door hardware
66. Tight wire mesh shelving in pantry and linen closet; free glide in closets; and tower in owner's closet (as per plan)
67. Choice of carpet styles in a wide selection of colours with 8 lb. underlay
68. Luxury vinyl plank and lino flooring(as per plan)
69. Consultation with one of our professional Interior Designers
70. Shane Homes covers all legal fees, costs related to mortgage preparation and land transfer costs in relation to the purchase only, provided Shane Homes lawyer is utilized



## KITCHEN APPOINTMENTS

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1. ¾" Granite or Quartz countertops in a variety of colours choices with double undermount stainless steel sink; single chrome handle pull-down faucet and full height 4" x 12" subway tile backsplash or equivalent
2. Cabinets with choice of flat panel maple or 1-sided flat panel painted MDF or thermally fused laminate all available in a variety of colours; choice of hardware; includes 36" height upper cabinets
3. Stainless steel appliance package including a self cleaning smooth top range, over the range microwave with vented hood fan (as per plan), 3-cycle dishwasher and 22 cu. ft. fridge with bottom drawer freezer
4. Roughed-in waterline to fridge
5. White front load washer and dryer installed
6. Roughed-in garburator and switch
7. Tight mesh wire shelving in pantry



## BATH APPOINTMENTS

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1. One piece fiberglass tub/shower in main bath & ensuite with 4" x 12" subway tile to ceiling
2. Pedestal sink with oval mirror in half bath
3. Ceiling fans in main floor bathrooms; second floor bathrooms connected to H.R.V.
4. ¾" Granite or Quartz vanity countertops in a variety of colour choices with top mount sinks; and 4" x 12" subway tile backsplash as per selections
5. Chrome faucets
6. 42" high bathroom mirrors with square corners
7. GFI plugs in all bathrooms
8. Standard high efficiency toilets or equivalent
9. Schluter strip on exposed ceramic tile edges

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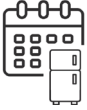
## Paired homes series

### STANDARD APPOINTMENTS

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1. Steel reinforced concrete foundation walls when required by engineering
2. Waterproof membrane on exterior basement walls
3. Radon gas basement slab venting rough-in
4. Engineered floor system
5. Basement walls framed with 2" x 4" wood studs with R20 insulation in exterior wall
6. 23/32" OSB subfloor, glued, nailed and screwed
7. 2" x 6" exterior wall framing on 24" centres
8. 2" x 4" interior wall framing on 24" centres
9. 9' main floor ceiling
10. Maintenance-free vinyl siding - colorscapes premium dark
11. Maintenance-free aluminum soffit, fascia and eavestrough
12. Maintenance-free aluminum battens (as per elevation) as per developer guidelines
13. Limited lifetime asphalt shingles
14. Vinyl basement window for future development to meet egress requirements as per plan
15. Low-E Eco Gain 180 dual pane glass windows
16. No maintenance vinyl windows
17. Window grills – front elevation (as per plan)
18. Fiberglass front entry door with view lens and wi-fi smart lock deadbolt
19. Smart home video camera doorbell
20. Patio doors or fiberglass French or half French door to deck (as per plan)
21. 3' poured concrete front walkways
22. Gravel parking pad at rear (as per plan)
23. 3 piece rough-in bathroom plumbing in basement
24. 50 US gallon gas hot water tank
25. High-efficiency furnace standard (95%) with energy efficient ECM motor
26. Smart home learning thermostat
27. Pex water lines
28. R20 exterior wall insulation system
29. R40 attic insulation
30. Sound proofing insulated party wall
31. Exterior electrical outlets (3)
32. Exterior water taps (2)
33. Christmas light plug-in soffit (with switch)
34. Deck nailer plate for future deck (as per plan)
35. Roughed-in central vac system

36. Recessed dryer vent box
37. Outlets as per plan. RG6, (2) telephone/Internet outlets and one (1) universal 2x2 outlets with two (2) conduits run to TV locations on main and second floor
38. Decora switches are standard throughout
39. Decora electrical plugs at kitchen backsplash and island
40. Two (2) smart home plug outlets
41. Two (2) smart home dimmer switches with remote
42. Two (2) ceiling mounted smart home mini speakers
43. One (1) kitchen decora counter plug includes two (2) usb ports
44. Smoke detectors and Carbon monoxide detector as per plan and code
45. Copper electrical wiring
46. Lighting package allowance based on square footage
47. Choice of all Cloverdale standard paint colours. Includes one (1) paint colour throughout entirety of house - three (3) coats (1 primer and 2 finish coats)
48. Door jambs and casings are 3" flat white
49. Window casings are 3" flat white
50. Baseboards are 4" flat white
51. Door and window headers are 3" flat MDF
52. Capped half walls, niches, and ledges are white
53. Choice of interior doors in white
54. Tight mesh wire shelving in linen closets and free glide in closets (as per plan)
55. Brushed chrome door hardware
56. Choice of carpet styles in a wide selection of colours with 8 lb. underlay (as per plan)
57. Luxury vinyl and lino flooring (as per plan)
58. Consultation with one of our professional Interior Designers
59. Shane Homes covers all legal fees, costs related to mortgage preparation and land transfer costs in relation to the purchase only, provided Shane Homes lawyer is utilized



## KITCHEN APPOINTMENTS

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1. ¾" Granite or Quartz countertops in a variety of colour choices with double undermount stainless steel sink; single chrome handle pullout faucet and full height 4" x 12" subway tile backsplash
2. Cabinets with choice of flat panel maple or 1-sided flat panel painted MDF or thermally fused laminate all available in a variety of colours; choice of hardware; includes 36" height upper cabinets
3. Coast Wholesale stainless steel appliance package including a
4. self-cleaning range, over the range microwave with vented hood fan (as per plan), 3 cycle dishwasher, 21 cu. ft. fridge with top mount freezer
5. Roughed-in water line to fridge.
6. Side by side or stacking front load washer and dryer in white (as per plan); includes installation allowance
7. Tight mesh wire shelving in pantry



## BATH APPOINTMENTS

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1. Ensuite shower with fiberglass base surround (as per plan) with 4 rows 4" x 12" subway tiles complete with schluter strip on exposed, unfinished edges
1. ¾" Granite or Quartz vanity countertops in a variety of colour choices with top mount in sinks and 4" x 12" subway tile backsplash
2. Pedestal sink with oval mirror in half bath
3. One piece fiberglass tub in main bath (as per plan) with 4" x 12" subway tile to ceiling
4. Chrome faucets
5. 36" high bathroom mirrors with square corners
6. GFI plugs in all bathrooms
7. Pressure balance tub and shower control
8. Standard high efficiency toilets or equivalent
9. Schluter strip on exposed edges

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