



Schedule A "Juniper Ridge Villa" Specifications

Specification Date: February 11, 2026

Client Name(s): _____

Date: _____ Sales Representative: _____

Municipal Address: _____

A. Concrete

FOOTINGS	20"X6", 32 MPA concrete with 2 rows of 10mm rebar incl.
FOUNDATION WALL	8" thick, 20 MPA concrete or as grade slip dictates 9'0" finished height from top of footing
REBAR	10 mm three double rows in full height walls
WEeping TILE	Connected to storm sewer if provided by city services
DAMPPROOFING	Air-Gap Membrane with 4" perforated tile around perimeter of house as required
BASEMENT FLOOR	20 MPA concrete c/w 3-7% air, 3" slab over a 6" gravel base c/w 6 mil. poly vapour barrier overlapped 300mm minimum. 24" rebar grid in walkout area if req. Perimeter of slab and all penetrations sealed to prevent soil gas ingressions.
PADS	Concrete pads as required to meet load conditions, sized by engineering
GARAGE FLOOR	30 MPA concrete, 3.5" slab over a 4" gravel base & 10mm rebar in 24" grids, sloped 4" towards overhead door
GARAGE PILES	Site-poured concrete piles located as per plan and engineer specifications
DRIVEWAY/SIDEWALK	30 MPA concrete c/w 3-7% air, 3.5" slab over a 3.5" gravel base with 10mm rebar in 24" grids, Exposed finish, driveway full width of garage and sidewalk to front step up to 4' wide. Square footage as per plan.
FRONT PORCH/STEPS (CONCRETE)	Pre-cast concrete (broom finish with exposed aggregate rise) c/w up to 4 risers as per plan. *exposed aggregate on pre-cast steps will not be an exact match to site-poured concrete.
SOIL TESTING	Completed by engineering firm if required

B. Framing

FLOOR JOISTS	Engineered floor joist product as per engineer's layout (engineered layout to supersede blueprints)
SUB-FLOOR SHEATHING	23/32" Edge Gold T&G O.S.B., glued, nailed & screwed
EXTERIOR WALLS	2x6 spruce @ 24" on centre 9ft main floor height. A full height 2x4 Plumbing Wall will be provided when plumbing is located on an outside wall. Engineered & premanufactured as per engineer's layout (engineered layout to supersede blueprints)
INTERIOR WALLS	2x4 or 2x6 spruce @24" on center - unless dictated by joist spacing.
10" RAISED CEILING	2x4 or 2x6 spruce. Include 1x4 or plywood strips as drywall backing where needed. Detail is standard for great room/dining and primary bedroom. Not applicable if loft option selected.
BEARING WALLS (INT)	Sized as per plan.
PARTY WALL	2x4 or 2x6 spruce @16" on center, staggered and complete with 1" air gap between stud wall - unless dictated by joist spacing and party wall detail on plan.
TALL WALLS (if applicable)	Engineered and fabricated on site as per plan.
HEADERS	2x10 KD spruce as per plan.
WALL SHEATHING	3/8" fire-retardant sheathing on all side yard walls and gable ends, standard 3/8" OSB on front and rear as per plans.
ROOF TRUSSES	Engineered as per plan
ROOF SHEATHING	3/8" O.S.B. with H-clips.
FASCIA	2x6 rough fascia (spruce) on all
STAIRS	Basement to main floor, garage to house; construction closed rise as per plans
HAND RAIL BACKING	Center of 2x8 handrail backing to be at 32" above line of stair nosing. Handrails to be at 36" above line of stair nosing. 48" 2x6 vertical backing located where wall and railing join. no 1/2 newels at wall and railing junction.
BASEMENT FRAMING	2x4 spruce @ 24" on centre, exterior walls 24" on center. Bottom wall plate to be pressure treated throughout.
MECHANICAL ROOM	Walls shall be sheathed with up to six (6) sheets of 3/8" plywood

Client Initial: _____

Client Initial: _____

Taza Villa Specification
Specification Date: February 11, 2026

Sales Initial: _____

BASEMENT BEAMS	Engineered as per plans.
BASEMENT FROST WALL	2x4 spruce @24" on center, exterior walls 24" on center. Bottom wall plate to be pressure treated throughout. 9' (nominal) basement ceiling height is standard.
GARAGE FRAMING	2x6 spruce @ 24" on centre, garage inside openings finished with 8" Engineered Wood.

C. Exterior

ROOF MATERIAL	IKO "Cambridge" lifetime asphalt shingles, self-sealing c/w eave and valley protection, flashing and venting as required c/w synthetic underlayment. Prefinished coloured flashings. Colour as noted on exterior colour sheet.
SOFFIT	Prefinished aluminium, colour as noted on exterior selections sheet. Vented as required.
FASCIA	Single layer painted 1x8 Engineered Wood on sloped fascia; 8" prefinished aluminium on horizontal fascia, colour as noted on exterior selections sheet.
TRIM	Engineered wood or other materials as specified in exterior selections form. Painted as required. Colour as noted on exterior selections sheet.
EAVESTROUGH	Provided on required horizontal areas, with downspouts located by site conditions. All downspouts include 4' hinged trough at bottom. Colour as noted on exterior selections sheet.
WINDOW TYPES	Awning, casement, picture to main. Sliders in basement to meet egress as per plan.
WINDOW FINISH	PVC vinyl wrap black exterior, white interior with matching maintenance-free vinyl jambs.
WINDOW GRILLS (if applicable)	5/8" Black/White two tone in-glass muntin bars as per plan elevations.
WINDOW GLAZING	Triple glaze, Sol-R 180 Gain with argon fill. *Due to weight and hardware restrictions some windows can't be manufactured with Triple Glazing*
WINDOW FLASHINGS	Similar colour to trim - top and bottom of window, all flashings painted aluminum.
WINDOW WELLS	Galvanized steel "Drainwell" window wells as per plan.
BASEMENT WINDOWS	PVC vinyl wrap black exterior, white interior, one 60"x32" double slider (triple-glazed) and one 60" x 32" single slider (triple-glazed).
FRONT DOOR	3' x 8' Blank fibreglass paint grade door c/w satin etch glass doorlite as per elevation, triple-glaze glass, aluminum-clad frame and jamb, c/w matte black hinges and mill finished sill. No door viewer required due to doorbell camera.
REAR SWING DOORS	3' x 8' Blank fibreglass paint grade slab c/w 22" x 80" doorlite as per elevation, clear triple-glaze glass, aluminum-clad frame and jamb, c/w matte black hinges and mill finished sill.
GARAGE-TO-HOUSE DOOR	3' x 8' 2-panel square smooth fibreglass slab, primed wood brickmold and jamb, c/w matte black self-closing hinges.
OVERHEAD DOOR(S)	Insulated 16' x 8' Designer steel door, Richards Wilcox Landmark Classic L138, style as per elevation, complete with belt-drive opener "wifi capable" & 2 remotes.
EXTERIOR WALLS	Hardie CedarMill Fiber Cement siding or equivalent c/w single layer Tyvek building wrap, 7" exposure, Engineered Wood corner boards painted to match battens as per standard model elevation.
BATTENS	Engineered Wood battens painted to front and rear elevation only. Size and style as per plan, colour as noted on exterior colour sheet.
PARGING	Exposed concrete foundation parged with grey cement.
MASONRY	Manufactured brick veneer, location as per standard model elevation. Brick added due to grades or Architectural Controls will be subject to additional charges.
FRONT COLUMNS	As per Plan.
RAILING	Aluminum railing and spindles standard as per plan. Colour as noted on exterior colour sheet.
DECK	As per plan. Default decking surface material to be 5/4x6 pressure-treated, picture-framed. Includes deck skirting up to 36" in height and venting as required. Does not include stairs.

D. Stairs

INTERIOR STAIRS	Construction grade closed risers. 1/2" plywood risers, 1" plywood treads, 2x10 select spruce stringers (or better) Stairs and stairwell to basement to be developed.
GARAGE STAIRS	Plywood, closed-rise, up to 4 rise and black aluinium railing. Stairs over 3 rise include a 4'x 4' landing.
LOT REQUIREMENTS	Extra risers, treads, and railings may be required on specific lots and will be charged as an extra if required

E. Plumbing

*MECHANICAL LOCATIONS AND PENETRATIONS AS PER SITE CONDITIONS

WATER LINES	1" main waterline (or as dictated by Grade Slip). 1" PEX lines to Ensuite and 1/2" PEX to all remaining fixtures (or equivalent).
DRAINS & VENTS	ABS or equivalent rigid plastic.

Client Initial: _____

Client Initial: _____

Taza Villa Specification
Specification Date: February 11, 2026

Sales Initial: _____

WATER SERVICE	As supplied by development.
STORM SEWER	4" line where connected to city services.
SANITARY SEWER	4" line where connected to city services.
FLOOR DRAIN	3" drain with ring & grate.
BACKWATER VALVE	Mainline full port backwater valve with cover, to be installed on sanitary-sewer line.
SUMP PUMP	Automatic electric sump pump system complete with basin, sealed lid, discharge piping and check valve. As required based on community grades/services plan.
HOSE BIBS	1/2" line non-freeze c/w shutoff valve in basement, 1 front & 1 rear located as per plan.
WATER LINE TO FRIDGE	Rough-in & connection if fridge on site.
3-PIECE ROUGH-IN	In basement as specified by plan.
GAS LINES	To furnace, one 3/4" gas line to kitchen range, one 3/4" gas line to rear BBQ location included. All lines to be run in walls including main.
HOT WATER HEATER	50-gallon (US) electric hot water tank
DRAIN WATER HEAT RECOVERY	DWHR System, vertically mounted on main shower drain stack c/w insulation sleeve. To be connected to preheat cold water supply to HWT.
RADON ROUGH-IN	Sub-slab 4" venting system run from center of basement slab to mechanical room, capped and labeled.

KITCHEN

SINK	Blanco Horizon U2 Silgranite double undermount sink in Anthracite 401267.
TAPS	Delta Nicoli J Spout 19867LF single-handle pull down faucet in chrome.

LAUNDRY

SHUT-OFF VALVES	Flush-mounted minibox complete with hot & cold taps & drain.
FLOOR DRAIN	Laundry on main floor comes with dry drain to mechanical room near floor drain.

BATHROOMS

VANITY SINKS	Contrac Calvin 19"x16" undermount basin.
VANITY TAPS	Delta Nicoli 15849LF single-handle centerset faucet in chrome c/w OSB3600Q-CP clicker drain or equivalent.
ENSUITE TUB	Maax Exhibit 66" x 36" drop-in soaker tub in white c/w tiled deck, skirt and 18" tall splash with returns, as per plan.
ENSUTIE TUB TAPS	Delta Trinsic T2754 3-hole Roman tub trim in chrome c/w OSB6040QK-CP waste/overflow or equivalent
ENSUITE SHOWER	Maax 48x36 420003-501-001 Acrylic shower base or equivalent in white, center drain.
ENSUITE SINKS	Contrac Calvin 19"x16" undermount basin.
ENSUITE SHOWER TAPS	Delta Nicoli T142749 shower trim in chrome c/w matching shower head and chrome floor drain.
BATHTUBS (If applicable)	Maax TSEA plus 60x32 or equivalent one-piece tub/shower combo as per plan c/w OSB6040QK-CP W/O or equivalent.
BATH/SHOWER TAPS (if applicable)	Delta Nicoli T144749 tub and shower trim in chrome c/w matching shower head.
TOILETS	Contrac Crista two-piece, comfort height, elongated bowl, high-efficiency 1.28gpf c/w soft close seat in white.
SHUT-OFF VALVES	Supplied on all sinks & water closets.

F. Heating

*MECHANICAL LOCATIONS AND PENETRATIONS AS PER SITE CONDITIONS

FURNACE	High-efficiency (96% AFUE or better) two-stage, configured as per below (not including basement sqft) -Bungalow <2200 sqft includes 1 furnace (2 zone - 1 zone for main floor and 1 zone for basement) <i>Furnaces include Merv 11 Air Filter</i>
THERMOSTAT	Ecobee 5 smart wifi enabled thermostat or equivalent.
HUMIDIFIER	One GeneralAire 1042 humidifier or equivalent
HOODFAN VENTING	6" vented to exterior
BATH FAN VENTING	4" vented to exterior(See below exhaust section for specific locations)
DRYER VENTING	4" vented to exterior
FIREPLACE	Napoleon NEFL50CFH 50" electric fireplace c/w 1500W heater. Toggle switch and cover plate to match Decora colour selections in rest of house.

Client Initial:_____

Client Initial:_____

Taza Villa Specification
Specification Date: February 11, 2026

Sales Initial:_____

HOT AIR VENT COVERS	Plastic in white colour on all floor surfaces except for LVP surface areas which are to be supplied by LVP supplier, all boots 4"x10"
COLD AIR RETURNS	White Plastic
PRIMARY/BATHROOM EXHAUST	Active Heat Recovery Ventilator connected to half bathroom and ensuite complete with wall control. HRV c/w 20/40/60 wall control timer, all other bathrooms (if applicable) will include a 110 cfm bath fan to be vented through the joist space to exterior.
DUCTWORK	All ductwork sealed with foil tape
CLEANING	Furnace and all ductwork cleaned just prior to possession

G. Electrical

GENERAL	All receptacles, switches, and lighting to be wired to prevailing industry standards.
SERVICE	As dictated by developer.
ELECTRICAL PANEL	200A c/w 32/64 multi-breaker panel box.
EXTERIOR MAST	Located in conjunction with service location.
SUMP PUMP	Dedicated 120V circuit complete with single receptacle for sump pump use only. Receptacle to be labeled "Sump Pump Only". As required based on community grades/services map.
SWITCHES	Decora in standard white, 3-way switches as per plan.
RECEPTACLES	Decora outlets in white colour, arc-fault circuit interruptors (AFCI's) as required, ground-fault (GFCI) receptacles in bathrooms and kitchen, receptacles on exterior walls and insulated ceilings to have airtight boxes.
EXTERIOR PLUGS	2 15A ground-fault (GFCI) outlets one on front elevation, one on back elevation, as per plan.
EXTERIOR LIGHTING	1 (one) pot light above front door, 2 (two) pot lights on either side garage, 1 (one) coach light on rear elevation as per plan.
STRUCTURED WIRING	1 x Cat6 Telephone & 2 x Dual Cat6 Ports terminated at room locations, 2 x Cat6 wired to ceilings for future access points
CONDUIT	Conduit in living room above fireplace for future TV. Location as per plan.
NETWORK SWITCH	8-port 10/100/1000 switch included.
MICROWAVE/HOODFAN	120V outlet on dedicated circuit for future OTR/Microwave. Wiring as per standard appliance (see appliance section).
RANGE	110 volt outlet for gas range, standard 220 volt range outlet included as well.
CLOTHES DRYER	220 volt outlet.
DISHWASHER	Wiring as per standard appliance (see appliance section).
GARBURATOR ROUGH-IN	Standard plug & switch at kitchen sink location (under sink for island, or on exterior wall depending on sink location).
GARAGE	2 15A wall duplexes, 2 switched keyless lights in ceiling, wired for door opener.
SOFFIT PLUG	In soffit c/w switch in front entry closet.
SMOKE DETECTORS	Smoke/CO combination on each floor, smoke detector in each bedroom, hardwired and interconnected.
DOOR BELL	Ring Pro video Doorbell. Chime located on main floor. Install height of doorbell to be 48"
SECURITY	Rough in for 2 keypads, one in primary bedroom and one at garage-to-house door. Wires to be covered with blank cover plate.
LIGHTING	Pre-selected package in matte black. Electrical layout as per plan includes combo of fixtures and pot lighting.
POT LIGHTS	6 interior 4" Slim LED spotlight c/w white trim (3000k bulb). As per plan.
BASEMENT LIGHTS	Standard single-bulb exposed fixture, switched with single switch in undeveloped areas.

H. Insulation

BASEMENT FROST WALLS	R-12 fiberglass batts full height
EXTERIOR WALLS (INCL. GARAGE)	R-20 fiberglass batts full height
PARTY WALL	R-20 Acoustic insulation batts
ATTIC CEILING	R-50 loose fill
GARAGE CEILING	R-28 1/2 lb spray foam (if developed area above), R-35 loose-fill c/w insulation stops to remainder
CANTILEVER	R-28 2 lb spray foam insulation, exposed ends covered with mineral wool or as per codes
RIM JOIST	R-20 2 lb spray foam insulation with thermal barrier
WALKOUT WALLS	R-20 fiberglass batts full height (if applicable)
VAPOUR BARRIER	6 mil poly lapped & caulked or taped
WINDOWS	Low expanding spray foam insulation to be applied inside window rough openings

Client Initial: _____

Client Initial: _____

Taza Villa Specification
Specification Date: February 11, 2026

Sales Initial: _____

ATTIC HATCH	Weatherstripped and insulated, as per plans
-------------	---

Client Initial:_____
Client Initial:_____

Sales Initial:_____

I. Drywall

FINISHED AREA WALLS (HOUSE)	1/2" drywall glued or screwed, filled, taped, and sanded ready for paint.
PARTY WALL	5/8" Type X drywall - 2 layers. Stagger joints between layers, glued or screwed, filled, taped, sanded and ready to paint.
CEILINGS (MAIN FLOOR)	1/2" CD board nailed/screwed and glued
10" RAISED CEILING	Horizontal surfaces shall be ceiling texture. Vertical surfaces shall be paint finish.
TUB/SHOWERS	1/2" densSheild or aqua board for all shower and wet areas.
GARAGE WALLS AND CEILING	1/2" drywall with one coat of tape to meet fire code, unfinished.
TEXTURE	Knockdown spantex throughout on ceilings
CORNER BEAD	Regular (square).

J. Woodwork

INTERIOR DOORS	Main floor 8'0" hollow-core doors 2- Panel Carrara, Basement 6'8" hollow-core doors 2- Panel Carrara
DOOR CASINGS	MDF - Flat 3 1/2"
DOOR JAMBS/STOPS	MDF, paint grade
WINDOW TRIM	MDF - Flat 3 1/2"
BASEBOARDS	MDF - Flat 6"
INTERIOR RAILING (DEVELOPED AREAS)	Wrought-iron straight spindles evenly spaced (blank) c/w maple or red oak or paint-grade top cap & shoe if applicable, c/w builder's standard 3-1/2" newel posts w/cap. Stringers capped to match rail shoe along top of stringer and winder sides. Brackets to match railing as required. Default is handrail "A" in stain-grade maple as per plan.

K. Cabinets

KITCHEN	Crystal Creek standard "Aurora Series" or similar with white melamine interiors. 39" tall upper cabinets, (includes valence for future under-counter lighting in kitchen only), soffit to ceiling, soft close doors, drawer boxes to be melamine full-extension "Silver" soft close slides. Layouts as per plan, c/w 1 bank pots and pans drawer (max 36" wide), drawers above lower cabinets in kitchen only where possible, full depth cabinet over fridge, OTR cabinet. Finished toe kicks and exposed cabinet ends to be supplied by cabinet manufacturer.
BATHROOM CABINETS	Crystal Creek standard "Aurora Series" or similar with white melamine interiors. Soft close doors, drawer boxes to be melamine full-extension "Silver" soft close slides, finished toe kicks. Ensuite lower cabinets to be kitchen height, vanity depth, up to 3 drawers per vanity. Other bathrooms to be vanity height, vanity depth, up to 2 drawers per vanity. Half bath to be vanity height, vanity depth with doors only.
COUNTERTOPS	3 cm quartz in kitchen, half bath, ensuite and secondary baths to be selected from builders series standard quartz selection (Tier 1), c/w std straight edge profile.
EATING BARS	All eating bars 12" deep or greater to be supported by brackets per manufacturer's specs; underside will be unfinished

L. Painting/Staining

WALLS	Two (2) finish coats, eggshell latex throughout home, 1 coat colour prime, light base Cloverdale Super II . Six (6) colour matched designer colours to choose from.
10" RAISED CEILING	Vertical surfaces of ceiling detail to match wall finish and colour.
TRIM	Trim is painted (sprayed lacquer) with light base. Six (6) designer colours to chose from . Darker colours are subject to an additional fee.
COLOURS	Walls one colour, trim one colour. Extra colours subject to an additional fee
WOODWORK	Interior doors, baseboards, casings, paint-grade MDF built-ins (if applicable) to match trim colour up to a light base. Maple railing stained as close as possible to cabinet colour. Note: although every attempt is made to match fill marks from nail fasteners in woodwork as close as possible, some colours are harder to match than others and slight differences in colour may be noticeable. Note: Paint touch ups after painting has been completed are included once, and are defined as spot touch-ups which may be visible
MECHANICAL ROOM FLOOR	Unpainted.
EXTERIOR DOORS	Inside of exterior doors to match interior door colours, exterior as per architectural controls and exterior colour sheet. Garage side of garage man-doors left unfinished (including garage to house door).

Client Initial: _____

Client Initial: _____

Taza Villa Specification
Specification Date: February 11, 2026

Sales Initial: _____

M. Wall Tile

KITCHEN SPLASH	Full height between upper and lower cabinets, up to 36" height above range, builder's standard tile selection. Returns are not included.
PRIMARY ENSUITE SHOWER	Tiled walls to ceiling above acrylic shower base, builder's standard tile selections. Refer to tile detail on plans.
ENSUITE TUB	Tub deck and skirt to be builder's standard tile selection c/w 18" high splash. Includes return if applicable.
TUB/SHOWER SURROUND (if applicable)	Tile to the ceiling above tub/shower enclosure, builder's standard tile selection
VANITY SPLASH	4" or 6" builder's standard tile selection. Returns are not included.
NOTE:	the use of Satin Nickel Schluter edging is included as required. All tile installed straight-lay

N. Floor Coverings

CARPET	Dwellings Spotlight II, with 3/8" 8.0lb underpad in the following locations: Stairs and landings from main to basement and primary suite.
TILE	Builder's standard floor tile in the following locations: mud room/laundry and ensuite. Installed straight, over underlay of 3/8" plywood glued and stapled. Satin Nickel Schluter included.
LUXURY VINYL PLANK	Float installation with matching top mount vents in the following locations: entire main floor excluding mud room/laundry room, ensuite and primary suite.

O. Hardware

EXTERIOR DOORS	Weiser Milan lever hardware with round rose, in matte black finish or equivalent, with single cylinder deadbolt. Default front entry handleset and deadbolt is Weiser San Clemente in matte black, with Milan interior lever in matte black.
EXTERIOR HARDWARE	House numbers finished in matte black. Placement and style predetermined as per architectural controls.
INTERIOR DOORS	Weiser Milan passage & privacy sets in matte black. Privacy on primary bedroom common door, all bathroom doors.
BATHROOMS	Price Pfister Fullerton series in chrome paper holders and towel bars, towel ring in half bath instead of towel bar.
PRIMARY BEDROOM CLOSET	One (1) Wood solutions towers c/w White free-slide wire shelving in hanging areas are per plan
CLOSETS	White free-slide wire shelving in hanging areas as per plan, 4 Rows 16" tight-mesh in Linen (if closet depth allows).
DOOR STOPS	Base board spring stops in matte black where possible, hinge stops when not.
INTERIOR DOOR HINGES	Matte black.
MIRRORS	24w x 36h rectangular mirror centered over each sink throughout bath areas as per plan.
PRIMARY ENSUITE SHOWER DOOR	10mm clear frameless tempered glass with chrome hardware and 6" D-handle, size as per plans, to ensuite only as standard. 8' height. Gasket or channel as required for mounting.

P. Appliances

FRIDGE	Stainless steel Kitchenaid model KRFF305ESS bottom-freezer french-door with internal ice maker and internal water dispenser.
RANGE	Stainless steel Kitchenaid model KSGG700ESS slide in gas range.
DISHWASHER	Stainless steel Kitchenaid model KDTE204KPS.
HOODFAN/MICROWAVE	Stainless steel Whirlpool model YWMH31017HS over the range microwave w/touch controls. 300 CFM.
WASHER	White Whirlpool WFW560CHW 5.0 cu.ft Front load washer.
DRYER	White Whirlpool YWED5620HW 7.4 cu.ft Vented dryer.
NOTE:	CCH will only install product supplied by our trade partners/vendors

Q. Landscaping

GRADE	Lot to be brought to final grade by Crystal Creek Homes in compliance with applicable bylaws.
LANDSCAPING	Includes trees, shrubs, sod, irrigation system as per developer mandated and approved landscaping plan. The front and rear yard includes a combination of sod, shrubs/trees, mulch, or washed rock c/w single irrigation zone each. All locations and inclusions will vary from site to site and are as per the developer's plan. Final plan is subject to developer approval and no alterations will be accepted. Modifications made prior to final inspection may result in fines.

Client Initial: _____

Client Initial: _____

Taza Villa Specification
Specification Date: February 11, 2026

Sales Initial: _____

R. Architectural Controls (AC)

MOST NEW SUBDIVISIONS ARE ARCHITECTURALLY CONTROLLED. ALL HOMES BUILT IN AN AREA SUBJECT TO AC MUST MEET ARCHITECTURAL REQUIREMENTS. NOT ALL OF THESE REQUIREMENTS CAN BE ANTICIPATED BY THE BUILDER, AND MEETING THESE REQUIREMENTS MAY RESULT IN EXTRA COSTS OF CONSTRUCTION. THESE COSTS WILL BE PASSED ON TO THE PURCHASER. ARCHITECTURAL CONTROLS VARY BY SUBDIVISION AND ARE AT THE SOLE DISCRETION OF THE DEVELOPER, COMPLIANCE IS MANDATORY.

S. GENERAL DETAILS

Crystal Creek Homes Inc. will conduct a review of the purchase agreement schedules and may produce a clarification change order. Costs and/or credits for clarification items will be passed on to the customer accordingly. Clarifications form a part of the builders purchase agreement and should be anticipated by the purchaser.

Extras or changes may be made after mortgage approval. These changes must be paid when ordered or on closing.

Any changes to this specification must be made in writing and approved by management of Crystal Creek Homes to be valid. No verbal representation or warranties shall exist between parties here to, only those written & signed by both parties.

Any upgrades and/or allowances over and above the standard specifications, selected and priced directly from a CCH supplier, are subject to a 15% builder processing fee payable to Crystal Creek Homes at the time of finalizing the Design Center Change Order authorizing the upgrade. Payment on all change orders shall be made in full at completion of the selections process; alternatively a minimum down payment of 35% may be accepted with proof of mortgage approval to cover the balance. Payments can be made at Crystal Creek main office via VISA, primary Card or Cheque.

Crystal Creek Homes Inc. reserves the right to incorporate equivalent material where previously specified products are unavailable or unsatisfactory. Specifications and dimensions may vary on similar models.

Crystal Creek Homes Inc. does not allow home owner supplied product. Purchaser(s) acknowledge he/she/they will not have any work done by any party, including himself/herself/themselves, on the home prior to possession.

Crystal Creek Homes Inc. will ensure the home during the course of construction. Costs for development and building permits, blue prints, fire insurance during construction, sewer, electrical and gas lines are included in the basic purchase price.

Crystal Creek Homes Inc. builds in accordance with industry standards. Construction may differ from plans due to site conditions. In the event of a discrepancy between the construction drawings and the technical specifications, the technical specifications or schedule 2 and change orders shall prevail.

Corner lot pins are not provided. They are the responsibility of the developer.

Gas and electric meters as well as mechanical locations cannot be predetermined or guaranteed.

Crystal Creek Homes Inc. will be responsible for site clean-up during construction.

Special soil and lot conditions, piles for footings except due to frost conditions, siting or municipal requirements such as unusual set-backs, excess dirt hauling, retaining walls, trees etc. will have additional costs and will be the responsibility of the client.

Crystal Creek Homes Inc. will provide the purchaser with a real property report once seasonal conditions are favourable to complete the required work.

Crystal Creek Homes Inc. will not assume any liability for injury to the purchaser or others on the work site, as only Crystal Creek Homes contractors and partners are allowed on site during construction. Site visits must be arranged and approved by your sales consultant prior to being allowed on site. In the case where there are subdivision controls or changes required for final approval, the client is responsible for any changes incurred to satisfy the developer-imposed controls.

Warranty	
	a. Crystal Creek Homes Inc. will enroll the home with the Alberta New Home Warranty Program or equivalent with a 1 year Materials & Labor, 2 year delivery and distribution, 5 year Envelope and 1- year Structural warranty. For better understanding of minimum quality and workmanship please reference the Construction Performance Guild for New Home Warranty in Alberta. https://www.alberta.ca/new-home-warranty-overview
	b. Crystal Creek Homes Inc. will warranty the home for the period of one year only. This warranty is limited and Crystal Creek Homes reserves the right to limit or review warranty service at any time.
	c. Appliances - all appliance warranties are handled directly through the appliance manufacturer. It is the purchaser's responsibility to register appliances directly with the manufacturer. Crystal Creek Homes warrants the installation only of the appliances purchased through Crystal Creek Homes for the period of one year only.
	d. Due to our extreme weather conditions and changing product types, Crystal Creek Homes will not warranty concrete spalling or scaling of any kind.
	e. King size beds - some models may not accommodate king size beds fitting in stairwells and/or bedrooms.
	f. From and after the date of possession, Crystal Creek Homes is NOT RESPONSIBLE for the care, maintenance, or replacement of any lawn or trees.

Client Initial: _____

Client Initial: _____

Taza Villa Specification
Specification Date: February 11, 2026

Sales Initial: _____

All homes and lots on which they are situated remain the property of Crystal Creek Homes Inc. the builder, until such time as the purchaser takes possession. Purchasers are not permitted to list the property or make any changes whatsoever to the property until it has been transferred, payments have been made in full and the purchaser has taken possession of the home.

T. PURCHASER(S) RESPONSIBILITIES

The purchaser is required to make the appropriate applications & deposits prior to possession for utilities, telephone & cable. The purchaser is responsible for water, gas/heat and electrical charges beginning at occupancy.

Advise their mortgage lender of all price adjustments (i.e. extras) prior to closing, and verify with the closing lawyer at least 7 days before closing. Must provide the lawyer with proof of home insurance prior to closing.

Purchasers are responsible for mortgage insurance fees (CMHC or equivalent)

Crystal Creek Homes Inc follows RMS (Residential Measurement Standards in Alberta) that comply with RECA for marketing purposes.

Specifications (eg Schedule 1, Schedule 2, Change Orders) shall take precedence over the blueprints. If the customer selections are not finalized within the allotted time period, CCH can at their discretion install the standard specification.

The standard default colour selections are as per Caspian Colour Board with builder's standard grade products.

The purchaser has read and acknowledges these specification sheets.

Dated this _____ day of _____, 20____

PURCHASER

CO-PURCHASER

SALES REPRESENTATIVE

CRYSTAL CREEK HOMES INC

Client Initial: _____

Client Initial: _____

Sales Initial: _____