

VALECRAFT HOMES (2019) LIMITED
SCHEDULE 'B'

April 1, 2025

A-17 KITCHENS AND VANITIES:

Contractor is to supply all labour and material to do all "KITCHEN AND VANITIES" work, to include but not necessarily be limited to the following items. All work to be carried out in accordance with the General Conditions (Schedule "A") of the contract, the site specifications (Schedule B of Agreement of Purchase and Sale), drawings, and product schedule, to the satisfaction of the Builder and/or his representative, and to all codes and authorities having jurisdiction.

KITCHENS AND VANITIES:

1. This Contractor shall supply and install kitchen cabinets and vanities as per the Builder's plans and model type. Layouts are to be provided by this Contractor for the Builder's approval. Upon approval, these layouts shall become a component of this Contract.

Series Type is (refer to Schedule - C)

2. This Contractor shall **supply and install all cabinetry plumb and square** to the adjacent walls. If a wall is found to be out of square, this Contractor is to report it to a Valecraft Superintendent to be rectified prior to cabinetry installation. Under no circumstances shall any cupboards and/or countertops be installed if the walls are not square and plumb.
3. This Contractor shall supply and install 36" upper cabinets according to plan unless otherwise specified by the Builder in a 680 (Change Order.)
4. Countertops are to be post formed with rounded front returns in kitchens. All bathrooms shall also include backsplash.
5. This Contractor shall include in its design layouts, piano-hinged lower cabinets to avoid and angled upper cabinets to avoid blind corners or inefficient use of available space.
6. This Contractor shall design cabinetry such that door sizes are maintained to approximately equal in size and door sizes shall be balanced in corners on the same wall.
7. This Contract shall ensure all upper and lower cabinets align at the end of cabinetry runs.
8. All Cabinetry except corner (piano-hinged) cabinets to include soft close doors and soft close drawers.
9. This Contractor shall ensure that filler pieces above cabinetry used on site are no greater than 6" (150mm) and that they are spaced equally in the onsite kitchen installation. Filler pieces between cabinet units used on site are to be less than 2" (50mm.)
10. This Contractor shall scribe all countertops to the adjacent wall. The maximum tolerance, which will be permitted, is a gap of **1/8"** between the countertop and the wall.
11.
 - a) This Contractor shall not install silicone caulking. This shall be done by Valecraft Homes staff only.
 - b) This Contractor is responsible to fill all nail holes in cabinetry created because of his installation. Nail holes filler material to be color matched to cabinetry.
12. Upper cabinets at refrigerator to be a standard 12" (355mm) in depth and 34" (865mm) in width unless otherwise specified. Upper cabinets at range are to be 30" (770mm) in width and 6" (150mm) in depth.
13. This Contractor shall install cabinets in accordance with the Builder's Delivery Schedule.
14. All exposed gables are to be pre-finished to match cabinets and securely fixed to the floor. The closer matches with the doors should be installed where visible (ie: peninsulas).
15. Refrigerators not contained by a wall or cabinetry shall require a standard 12" gable end unless otherwise stated in the upgrades provided by the Builder. This gable end shall be securely fixed to the floor.

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16. This Contractor shall install a filler box colour matched to the interior of the cabinets over the range cabinet. Filler box to be full width of range cabinet and fill the space between the top of a cabinet and the ceiling or dropped ceiling.
17. This Contractor shall install a panel in the over the range cabinet to hide the range hood exhaust duct colour matched to the interior of the cabinet.
18. This Contractor shall inspect the cabinets and countertops immediately after installation to order any missing or defective components prior to occupancy. Any backordered items must be reported to the Site or Finishing Foreman.
19. This Contractor is responsible to supply and install all cabinetry shoe moldings same color as cabinetry (or similar) throughout.
20. This Contractor is responsible to stain all shoe moldings at unfinished cut ends, except with the Lastra Series coloured cabinets.
21. This Contractor is responsible to ensure all doors are installed on boxes properly, levelled and aligned.
22. This Contractor shall be responsible to seal around sink and vanity piping with similar material to interior of cabinets.
23. This Contractor shall remove all cartons and/or debris generated by these installations daily. This waste material shall be deposited into a waste disposal container supplied by the Builder.
24. This Contractor is responsible to contact Site Superintendent to coordinate a plumbing contractor to reinstall plumbing services a minimum of 24 hours in advance.
25. Install dates to be specified by the Site Superintendent.
26. This Contractor shall have the Builder's Finishing Foreman inspect their work at time of completion and sign off that there are no deficiencies with the installation.

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