



> Design (continued)

DESIGN SERIES    INSPIRE SERIES

Eavestrough / Downspout: 5" pre-finished aluminum includes downspout extensions	✓	✓
Interior doors to have 3 chrome hinges	✓	✓
Interior hardware to be chrome	✓	✓
Door type: Textured finish, style as per selection	✓	
Door type: Smooth finish, style as per selection		✓
Bi-fold or hinge doors, size and swing as per plan	✓	✓
French doors as per plan include rain glass insert		✓
Painted MDF on all stub walls, bookshelves, benches and decorative ledges, as per plan	✓	✓
Panted handrails with decorative metal supports in developed areas	✓	
Painted handrails with decorative wood supports in developed areas		✓
Interior passage and closet doors: 2 1/2" MDF paint grade casings, and 2 1/2" MDF paint grade baseboards	✓	
Interior passage and closet doors: 3" MDF paint grade casings, and 4 1/4" MDF paint grade baseboards		✓
Decorative door headers above interior doors in common areas		✓
White wire shelving throughout: 3 shelves in linen closets and pantry, single shelf in bedrooms, entry and laundry closets, as per plan	✓	
White wire shelving throughout: 4 shelves in linen closets and pantry, single shelf in bedrooms, entry and laundry closets, as per plan		✓
Chrome Moen or equivalent bathroom accessories	✓	✓
Vanity mirrors to be 42" high and full length of vanity countertop. Oval mirror over pedestal sink, as per plan	✓	✓
Kitchen cabinets and vanities to be Thermofoil with slab doors	✓	
Kitchen cabinets and vanities to be stained wood or Thermofoil, comes with veneer gable ends and back panels; large selection of door styles available		✓
3/4" quartz countertop throughout	✓	✓
Carpet to be 100% Polyester comes with 8lb density underlay, locations as per plan	✓	✓
Carpet on all stair stringers in developed areas	✓	✓
U-Lay subfloor under all vinyl flooring, glued and stapled, locations as per plan	✓	
Vinyl flooring on main floor, bathrooms, ensuite and laundry, locations as per plan	✓	
Luxury vinyl plank throughout main floor, locations as per plan		✓
Ceramic floor tile in bathrooms, ensuite and laundry locations as per plan		✓
1 row of 6" tile backsplash in kitchen	✓	
Full height kitchen backsplash		✓
Main bathroom tub to have one 6" row of ceramic tile on sides and across the top of the surround	✓	
Main bathroom tub to have one 6" row of ceramic tile on sides and 12" across the top of the surround		✓
Ensuite tub to have a 5'6" tile surround, as per plan		✓
Ensuite soaker tub to have tiled tub deck and 18" high surround, as per plan		✓
Ensuite shower stall to have one row of 6" tile on sides and 12" across top, as per plan		✓
All visible ceramic tile edges to be finished with chrome metal trim	✓	✓
Stainless steel over-the-range microwave as per plan	✓	
Stainless steel over-the-range microwave, chimney hood fan, as per plan		✓
\$2,500 appliance gift certificate to the appliance supplier of the Builder's choice	✓	✓
Direct vent gas fireplace includes remote control, as per plan		✓
Paint grade mantel and columns painted to match woodwork, as per plan		✓
Fireplace to have 1 row of 6" ceramic tile surround, as per plan		✓



# SPECIFICATIONS

The Builder reserves the right to alter specifications or plans without notice or financial compensation. In the event materials listed within the specifications are no longer available, material of equivalent or better quality will be substituted at the Builder's discretion. All of our homes meet or exceed the Alberta Building Code and the Alberta Energy Code. Upgrades to Specifications are as noted, and may not be available in all floor plans.

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# SPECIFICATIONS



## > Built To Last

	DESIGN SERIES	INSPIRE SERIES
Higher strength and sulphate resistant concrete where needed	✓	✓
8'- 6" foundation walls as per plan	✓	✓
Attached garages to have foundation walls	✓	✓
Exterior: 2" x 6" construction grade spruce studs at 24" on center and 3/8" wall sheathing as per plan and engineering details	✓	✓
Garage walls (attached garage only): 2" x 6" construction grade spruce studs at 24" on center	✓	✓
Basement frost walls: 2" x 4" construction grade spruce studs at 24" on center as per plan	✓	✓
Engineered roof trusses as per plan at 24" on center with 3/8" OSB roof sheathing complete with H clips	✓	✓
Limited lifetime architectural shingles comes with synthetic underlayment	✓	✓
Garage walls: R20 fiberglass insulation (attached garages only)	✓	✓
Exterior house walls: R20 fiberglass insulation	✓	✓
Garage walls: R20 fiberglass insulation (attached garages only)	✓	✓
Basement frost walls: R20 fiberglass batt insulation	✓	✓
Ceilings: R40 loose fill or batt insulation	✓	✓
Cantilevers and floors over garages: minimum R28 spray foam insulation	✓	✓
6mm C.G.S.B. approved poly vapor/air barrier	✓	✓



## > Safe & Warm

	DESIGN SERIES	INSPIRE SERIES
High efficiency forced air gas furnace	✓	✓
Electronic Programmable Thermostat	✓	✓
Heat recovery ventilation system	✓	✓
Drip humidifier	✓	✓
PVC floor vents and metal wall cold air returns grills	✓	✓



## > Function

	DESIGN SERIES	INSPIRE SERIES
Exterior doors: fiberglass insulated doors as per plan, includes chrome hinges	✓	✓
Garage man door to house includes self-closing hinges (attached garage)	✓	✓
Garage overhead door to be 16'x7' pre-finished white steel, insulated, raised panel, as per plan. Includes chain driven 1/2 HP overhead garage door opener with two remotes	✓	✓
Windows (including basement) to be Low E triple pane vinyl sliders, single hung, casement and picture units, as per plan. PVC window jamb color to match the window frame	✓	✓
Window installation includes sill pan treatment and Envelope Sealant	✓	✓
Kitchen nook door: 2'8" x 6'8" fiberglass insulated door, as per plan	✓	✓
Kitchen nook door: 2'8" x 6'8" French windowed door, no grills, as per plan	✓	✓
Exterior doors to have passage knob and security dead bolt	✓	✓
Nook outswing door to have a lever handle	✓	✓
Exterior door hardware to be Weiser or equivalent	✓	✓
Drywall minimum 1/2" or as required by Code (comes with square corners)	✓	✓



## > Function (continued)

	DESIGN SERIES	INSPIRE SERIES
Garage (attached garage only) walls and ceiling to be boarded and fire taped	✓	✓
Aqua Board behind ceramic tile in tub and shower areas	✓	✓
Unfinished basement stairwells are drywall only on walls, no taping, unless required by Code	✓	✓
Interior walls to have 1 coat of interior latex primer and 2 coats of finish latex eggshell	✓	✓
1 color interior paint throughout	✓	✓
Painted wood surfaces to have 1 coat primer and 2 coats semi-gloss latex	✓	✓
Exposed wood surfaces to have 2 coats of exterior paint, excluding deck floor system	✓	✓
Entry doors to have 2 coats semi-gloss white paint, or as per architectural requirements	✓	✓
Main bathroom to have a 1 piece, 5' fiberglass tub/shower combination with fiberglass surround. Includes faucet, showerhead and control, as per plan	✓	✓
Ensuite bathroom to have a 1 piece, 5' fiberglass tub/shower combination with fiberglass surround. Includes faucet, showerhead and control, as per plan	✓	✓
Ensuite bathroom to have a 1 piece, 5' fiberglass tub/shower combination with tile surround, as per model. Includes faucet, showerhead and control, as per plan	✓	✓
Overhead doors to be pre-painted white, or as per architectural requirements	✓	✓
Ensuite shower stall to be a 1 piece fiberglass surround, clear glass door with chrome trim and single lever control and showerhead, as per plan	✓	✓
Ensuite soaker tub includes Roman tub filler, as per plan	✓	✓
Main floor half bath to have a pedestal sink, as per plan	✓	✓
All bathroom sinks to be drop-in style	✓	✓
Double stainless steel drop-in kitchen sink with Moen (or equivalent) chrome single lever faucet	✓	✓
Moen (or equivalent) chrome dual lever faucets in bathrooms	✓	✓
1 exterior non-freeze hose bib, as per plan	✓	✓
2 exterior non-freeze hose bibs, as per plan	✓	✓
Natural gas direct vent water heater (50 gallon). Electric water heater (80 gallon) in townhomes only	✓	✓
3 piece rough in plumbing in basement for future bath	✓	✓
2 exterior weather-proof duplex outlets on one 15-amp ground fault interrupter (GFI) circuit, located as per plan	✓	✓
Switched soffit plug for Christmas lights	✓	✓
1 USB plug, location as per plan	✓	✓
1 designated telephone line and 2 paired coax TV / Cat5e, as per plan	✓	✓
Audio/video conduit located above fireplace, as per plan	✓	✓
Surface disk lights as per plan	✓	✓
White Decora switches and outlets	✓	✓
Chrome lighting package with LED bulbs	✓	✓
Rough in conduit at electrical panel to attic for future solar panels	✓	✓
Duramix concrete driveways and sidewalk to front door (attached garage only), driveway to be full width of garage, as per standard plan (Maximum 27' long)	✓	✓
Pre-cast steps and landing as per model	✓	✓
If parking pad is applicable, it is to be 20' x 20' concrete pad includes apron to lane (max. 10' long)	✓	✓



## > Design

	DESIGN SERIES	INSPIRE SERIES
Interior stairs: closed risers with carpet wrapped on stringers	✓	✓
Basement stairs: (undeveloped basement) closed risers	✓	✓
Basement stairs: (developed basement) closed risers with carpet wrapped on stringers	✓	✓
Garage stairs: open risers, construction grade spruce railing as required	✓	✓
Exterior wood stairs: closed risers, front stairs only	✓	✓
Vinyl siding with pre-finished metal and/or smart board battens, as per plan	✓	✓
Soffit / Fascia: pre-finished aluminum, size per plan	✓	✓