



# Eco Gold 2010

## BUILDING SPECIFICATIONS

---

### STRUCTURAL / CONCRETE

*Suphate – resistant concrete used where applicable*

**Footing and Foundation Wall:** Minimum 20 MPA Type GU concrete, 8" thick, reinforced with 2 rows of 10mm rebar, one row at top and one row near bottom of wall.

**Engineering:** Each excavation will be inspected and tested by an engineer to determine if soil conditions will require different concrete strength or type or whether additional reinforcing steel will be required.

**Basement Floor:** 3" thick, minimum 20MPA Type GU concrete over 6 mil poly and a compacted sand base. The basement floor is a steel trowel finish. Basement floors in optional walkout basements will have 4' perimeter in-slab heating (as per plan) and a 4" concrete floor.

**Damproofing:** Asphalt emulsion applied to below grade portion of the exterior and interior foundation walls and tabbing on snap ties on exterior only.

**Weeping Tile:** Continuous perforated flexible plastic weeping tile installed at base of footings, covered with 6" of crushed rock and connected to interior sump pit.

**Garage Floor:** 4" poured concrete slab 25 MPA Air Entrained Type GU concrete, over compacted sand base with 10mm rebar at 24" O.C. Garage floor will be sloped towards the overhead door and have a broom finish.

**Front Sidewalk:** Sidewalks are poured concrete the width of front steps tapering to 48" wide. The sidewalk is a 4" thick, 32 MPA Duramix concrete, over a pile support and 3-6" of compacted sand base with 10mm rebar at 24" oc. The sidewalk will be broom finished. Steps are not included in sidewalks & will be an additional charge.

**Driveway:** All driveways are poured concrete the full width of the standard garage. The driveway is a 4" thick, 32 MPA Duramix concrete, over 3-6" of compacted sand base with 10mm rebar at 24" oc. The driveway will be broom finished & have appropriate control joints. Sterling Homes does NOT include driveway aprons on City property. Driveway length is based on a maximum length of 27' feet. Driveways greater than 27 feet in length will be charged at Sterling's current rate.

**Precast Front Steps, (If Applicable):** Precast concrete steps include a maximum of 3 risers. Actual number of risers will vary and will be determined on site with final grade. Homes requiring more than 3 risers may be subject to additional charges for railings and steps.

**Front Verandas, (If Applicable):** 5/4 radius edge pressure treated wood decking over 2x8 spruce joists with 2x2 Spruce Railing and 2x4 Capping. Railings and pickets will be painted on the front verandah. The decking and stairs are pressure treated wood and will not be painted. It is recommended that the homeowner leave the deck unpainted for 1 year for best results.





# Eco Gold 2010

## FRAMING

**Exterior House Walls:** 2x6 K.D. Spruce Studs @ 24" on centre

**Exterior Garage Walls:** 2x4 K.D. Spruce Studs @ 16" on centre.

**House and Garage Wall Sheathing:** 3/8" OSB sheathing

**Roof Sheathing:** 3/8" OSB sheathing

**Interior Walls:** 2x4 K.D. Spruce Studs @ 16" on centre.

**Floor Joists:** Engineered Floor System with 22/32 " T&G OSB subfloor. Subfloors to be nailed and screwed.

**Sill Gasket:** Foam Sill Gasket installed between top of foundation wall & joists, and between bottom plate and sub-floor. Foam sill gasket to full perimeter of exterior framed walls, per floor.

**Rear Decks:** Rear decks are optional on all models. A 2x10 pressure treated nailer board is included and is the width of the optional deck. The nailer board will be unpainted. Stairs to grade are included on optional decks up to 48" above grade. Homes with grades higher than 48" will be subject to additional charges for the extra steps and railing. The stair treads are 5/4 radius edge pressure treated wood and will not be painted. Railings and pickets are unpainted. It is recommended that the homeowner leave the deck unpainted for 1 year for best results.

**Interior Frost Walls:** Steel studs (or equal) at 24" on centre, full height of concrete foundation wall.

## EXTERIOR FINISH

**Roofing:** 25 Year BP Dakota shingles or equivalent.

**Vinyl Siding:** Vinyl siding in supplier standard colors. Upgraded / darker colors are at an additional cost.

**Exterior Corners:** 3" vinyl corners in all colours or 6" Aluminum as per plan.

**Exterior Trim work:** Prefinished Aluminum trim details on vinyl sided homes. Painted Creozone panels as per plan.

**Exterior Stone / Brick:** If indicated on plan. Exterior stone will be manufactured stone.

**Eavestrough:** 5" prefinished Aluminum, and aluminum downspouts.

**Fascia:** 8" Prefinished Aluminum

**Soffit:** Prefinished aluminum

**House wrap:** Tyvek paper or equivalent at exterior wall horizontal joints.





## Eco Gold 2010

### EXTERIOR WINDOWS AND DOORS

**House Windows:** White PVC, venting windows are sliders. Screens on all vented windows. .

**Window Glazing:** All windows are maintenance free, Dual pane with SOL-R1 Shield glazing, Low E glass and cavity filled with Argon gas.

**Front & Rear Door:** Fiberglass insulated door with deadbolts. Door viewer for front door where applicable.

**House to Garage door:** Fiberglass door with wood door frame and brick mold with self closing hinges

**Sliding Patio Door, (if applicable):** Dual-pane white PVC on tandem rollers with SOL-R1 Shield glazing, Low E glass and cavity filled with Argon gas.

**Muntin bars:** Style and location as per specified plans. Standard is white, pewter optional.

**Basement Windows:** 2-60x24 Dual-Pane PVC windows. The windows will not have vinyl jamb extensions. One window is a double slider. Bi-Level windows are as per plan.

**Garage Overhead Door:** Raised panel 16'x7' door with R12 insulation value. Glass doorlights are as per plan.

**Garage Door Opener:** One ½ hp chain drive garage door opener with 2 controls *and* a keyless entry pad.

### PLUMBING SYSTEM

**Kitchen Sink:** Double compartment Stainless Steel sink

**Kitchen Faucet:** Moen "Camerist" single lever pullout faucet

**Bathroom Sinks:** White china basin.

**Bathroom Sink Faucets:** Moen "Eva" series or equal

**Main Bathtubs:** Hytec 6042/6043 Fiberglass tub in white.

**Water Closet:** White china bowl, low flush toilet

**Shower stalls (if applicable):** Hytec Fiberglass (or equal) in white colour for all

shower stalls. 3'x3' showers are model # 3620. 3'x4' showers are model # 4820/21. 3'x5' showers are model # S600.

**Shower Faucet:** (If applicable): Moen "Eva" series with pressure balancing valve and matching showerhead.

**Shower Door:** (If applicable): Chrome trim with obscure glass.

**Soaker Tubs**(Specific to plan):, Hytec AC566 66x42 rectangular, or Hytec AC6086 60x60 corner tub in White colour with Moen "Eva" faucet set.

**Pedestal Sink:** (If applicable): Pedestal Sink in white

**Water Heater:** Power vented – High Efficiency 50US gallon hot water tank.





## Eco Gold 2010

**Water lines:** Pex water lines or equal with Home Run system throughout.

**Laundry:** One set of hot and cold laundry taps with washer drain.

**Lawn Service:** 2 Frost Free outlets installed 1 near the front of home and 1 near the rear yard. Located as per plan.

**Basement:** Rough – in for three piece bathroom in basement. Located as per plan

## HEATING AND VENTILATION SYSTEM

**Furnace:** 92.1% High Efficiency gas fired furnace, with *two stage burners and variable speed fan*.

Furnace location noted on plans is approximate and may vary on individual homes to accommodate site conditions. **Power Vacuuming:** All furnace ducting will be power vacuumed prior to possession.

**Thermostat:** White Rodgers programmable setback thermostat

**Hood fan Venting:** 6" exterior venting

**Bath fans:** deluxe quiet fans PUFF - 55 in baths. Fantec principle exhaust fan (sized to home) comes with a digital timer.

**Humidifier:** General SL16 Drip Humidifier

**Registers:** PVC White colour

**Garage:** "T" in gas line

## ELECTRICAL SYSTEMS

**Electrical Service:** 100-amp service, with 30/60 circuit breaker panel and copper wiring throughout

**Electrical panel:** Electrical panel is located in basement as close as possible to front of home on the same side as the underground power comes into the lot. The actual panel location is an on-site decision by Sterling Homes.

**Switches and Plugs:** All switches and plugs are Decora style in white. All bathroom plugs will be GFCI (Ground Fault Circuit Interrupter) protected.

**Exterior Wall Plugs:** Two exterior weatherproof GFI receptacles as per plan, without a switch.

**Soffit Plug:** Front soffit plug is switched from inside of home for Christmas or decorative lighting.

**Garage Electrical:** 2 wall mounted duplex receptacles and 2 switched Keyless lights in ceiling. Additional plug outlet installed in ceiling to be used for garage door opener.

**Basement:** Pull chain fixtures are installed on all basement lights. Three way switch is installed to the light at bottom of stairwell.

**Light Fixtures:** Deluxe brushed chrome light fixture package. Poly pans (plastic boots) on all exterior and ceiling fixture outlets

**Smoke & Carbon Monoxide Detectors:** Hardwired and inter-connected. Located as per plan.





## Eco Gold 2010

**Telephone Outlets:** 3 CAT5E telephone outlets, all telephone outlets are finished with plate covers and home run to electrical panel location. Located in the Kitchen, Master Bedroom, and Bonus Room. Plans without bonus rooms will have 2 outlets.

**Cable Outlets:** 5 RG6 cable locations. All cable outlets are finished with plate covers and home run to electrical panel location. Located in each bedroom, great room and bonus room (if applicable). Homes with no bonus room will have 4 cable outlets.

**Vacuum Rough-in:** Vacuum system rough-ins will be run to the mechanical room. Rough-in vacuum drops will include the piping and the low voltage wiring. Outlet rough - ins will be placed by the sub-contractor in locations that would enable a 30' hose to be used to reach areas. Blank white cover plates will be installed. Duplex plug and venting is included.

***Note:** If purchaser chooses to install a fan with more than 180 CFM, the heating system may be reviewed to ensure proper make up air. Any increase in the costs of the heating or electrical relays required due to this installation are the responsibility of the purchaser.*

## INSULATION & DRYWALL

**Exterior House Walls:** R20 fiberglass friction fit batt insulation

**Attached Garage:** R12 fiberglass friction fit batt insulation in exterior walls, R34 in attic areas, and R30 under developed areas.

**Foam Sealant:** Low expanding foam sealant around all window and door openings.

**Basement Insulation:** Full height R20 fiberglass batt insulation, between studs located 2" from foundation wall

**Cantilever Insulation:** R28 fiberglass friction fit batts

**Attic Insulation:** R50 loose fill blown cellulose or equal materials. Vaulted areas have R34 batts or better.

**Vapor Barrier/Caulking:** 6-mil poly on outside walls and on ceiling, Continuous caulking at all joints and around all door and window openings

**Attic Hatch or access:** Insulated hatch located as per plan.

**Walls:** ½" standard drywall on all developed house walls taped and sanded with a 3 coat application

**Corners:** Softline on all 90 degree exterior corners (chamfered bead optional)

**Ceilings:** ½" High Density CD board with white spray-textured ceilings throughout the home

**Drywall garage:** Garage walls are covered with 1/2" drywall over 6 mil poly, and 1 coat of tape. ½" High Density CD board used on attic / ceiling.



## Eco Gold 2010

### CABINETS

**Cabinets / Vanities:** Level 4 Series cabinets with a choice of white, maple or oak – complete with Sterling Standard stain. All upper kitchen cabinets to have crown moulding. Raised cabinets as per plan. Cabinetry over the fridge location with 2' depth.

**Countertops:** are laminate complete with beveled edge, one colour to be used throughout

**Microwave shelf:** Included as per plan on models that do not have an over the range microwave, complete with separate plug and circuit.

**Medicine cabinet:** One supplied by Cabinet Supplier, to match cabinets / vanities, located as per plan.

**Bathroom Countertops:** Post-formed laminate counters includes backsplash **complete with banjo extensions** throughout.

### FLOORING / TILE:

**Hardwood:** Prefinished  $\frac{3}{4}$ " thick and 2  $\frac{1}{4}$ " wide maple or oak hardwood flooring including Sterling Standard stains. Located as per plan.

**Ceramic Tile Floors:** All bathrooms, foyer, and mud / laundry areas (as per plan) in "*Tierra Sol*" or "*San Marco*" series. Placed over  $\frac{1}{2}$ " spruce underlay material.

**Carpet:** Choice of "Beaulieu Canada Barbin" or "HOSTA" Berber 100% Nylon complete with stain control. Areas as per plan.

**Underlay:** 7 lb. underlay throughout

**Ceramic Backsplash:** Full height tile backsplash to underside of upper cabinets/hoodfan in kitchen. One row of tile around main bathtubs and shower stalls. Soaker tubs include tile deck and a minimum of 18" wall tile. Metal Schluter trim is installed on all exposed edges of tile.

### CLOSET SHELVING

**Wire Shelving:** All wire shelving to be factory finished wire mesh.

**Linen Closet:** Four rows of wire shelves.

**Walk-in Pantry:** Four rows of wire shelving.

**Bedroom, Entry, and Broom Closets:** One row of wire shelving

**Laundry:** One wire shelf above washer and dryer



## INTERIOR FINISHES

**Bathroom Hardware:** Chrome Moen "Eva" Collection towel bar and one paper holder installed in each bathroom. Moen chrome curved shower rod installed in all applicable tub/shower locations.

**Exterior Door Locks:** Weiser K2 Galiano keyed lockset with Wesier 26D deadbolt on exterior fiberglass doors.

**Interior doorknobs:** Weiser Galiano brushed chrome lever door handles throughout the home. Privacy handles will be installed on all bathroom and master bedroom doors. Passage handles will be installed on all other opening doors.

**Passage Doors:** Paint Grade textured door, 2P arch profile (3 other styles optional).

**Bifold Doors:** Paint Grade door, installed with ½ jamb

**Door & Window Casings:** 3 ½" MDF

**Baseboards:** 5" MDF

**Door Headers:** 4 ½" door headers installed on **both sides** of doors excluding storage spaces

**Walk-In Pantry Door:** Paint Grade door to match passage doors.

**Interior Railings** (If applicable): Paint Grade rail and shoe, spindles style #26.

**Stub Walls:** Paint Grade cap with 1 ¼" MDF crown moulding installed underneath.

**Fireplace Mantle** (If applicable): Custom built paint grade mantle as per plan.

## MIRRORS

**Bathroom Mirrors:** Standard height of 42" and full width of counter top and banjo, unless indicated otherwise.

**Pedestal sink Mirrors:** 24"x 36" Oval mirror with 1" pencil ground edge over pedestal sink, if applicable.

## PAINTING

**Color:** Choice of 1 color for walls and 1 color for trim work. *Additional colors or feature walls are at the cost of the purchaser. Some color selections may be subject to an additional charge should an extra coat be required for application.*

**Interior Paint:** 1 coat of primer and 2 finish coats of Diamond matt paint or equivalent on all wall areas.

**Wood Trims:** All interior paint grade finishes are to be sprayed with semi-gloss paint. This finish applies to doors, window and door casings, baseboards, railings, stub walls, capping, and plant ledges.

**Basement Stairs and Floors:** All unfinished stairs to basement and basement floors will be unpainted.

## FIREPLACES





## Eco Gold 2010

**Fireplace:** Gas burning fireplace complete with direct vent and electronic ignition. One row of Ceramic tile is installed around firebox and flush hearth. Metal Schluter trim, in chrome is installed on the exposed tile edges around the firebox and hearth.

### APPLIANCES

**Dishwasher:** Whirlpool dishwasher DU850SWPQ/B in black.

**Over Range Microwave (If applicable):** is a Whirlpool YMH1170XSQ/B in black.

**Hoodfan:** If applicable, is black.

### GENERAL CONDITIONS

**Architectural Controls:** The designated agency by the developer has the final authority to approve a plan for construction on a lot. Any changes to meet these architectural controls may be subject to an additional charge.

**Specifications:** These specifications take precedence over the standard plans or brochures. Changes Orders signed by both Sterling Homes and the purchaser will take precedence over these specifications. If any problems arise with the supply of products listed in these specifications, Sterling Homes reserves the sole right to substitute for similar or greater materials or products.

**Code:** All construction shall meet or exceed the current Alberta Residential Building Code Standards. In cases where the specifications do not comply with an applicable code requirement, the code shall prevail. Due to on site conditions and procedures, plan dimensions can vary within reasonable limits while still exceeding building code requirements for residential construction.

**Lot and Grading:** The building lot shall be rough graded only to conform to the approved Plot Plan within allowable tolerances. After the possession date, the builder is NOT RESPONSIBLE for any retaining walls, yard leveling or damage to walks, driveways or patios due to soil settlement or changes in grades. From and after the date of possession, the builder is NOT RESPONSIBLE for the care, maintenance or replacement of any lawn or trees if provided. Retaining walls or piles if required are at the expense of the purchaser.

**GST REBATES:** The GST on the home will be re-calculated on closing to reflect any changes to the total purchase price of the home and lot. The GST rebates are calculated in accordance with federal taxation laws.

**CLOSING COSTS:** Mortgage costs including survey (RPR), regular legal fees, transfer of title, appraisal, disbursements and application fees, are included in the price when both the Builder's mortgage representative and Lawyer of Builder's choice is used. Taxes, interest on mortgage advances during construction and insurance up to the date of possession are included in the price.



# Eco Gold 2010



Signed and agreed to by:

Customer: \_\_\_\_\_ Job #: \_\_\_\_\_

Customer: \_\_\_\_\_

Date: \_\_\_\_\_ Witness: \_\_\_\_\_

