

SIMPLY STERLING 2011

BUILDING SPECIFICATIONS

CONCRETE

Sulphate – resistant footing & foundation 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 & pump.

Garage Floor: 4" poured concrete slab Duramix concrete, over compacted sand base with 10mm rebar at 24" O.C. Garage floor will be sloped towards the overhead door.

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

Driveway: All driveways are poured concrete 18' width on double & 11' width on single garages. The driveway is a 4" thick, Duramix concrete, over 3 to 6" of compacted sand base with 10mm rebar at 24" oc. The driveway will be broom finished & have appropriate control joints. Driveway length is based on a maximum length of 27' feet. Driveways and aprons (if applicable) greater than 27 feet in length will be charged at Sterling's current rate. All driveways are coated & sealed.

Precast Front Steps, (If Applicable): Precast concrete steps include a maximum of 3 risers. Homes requiring more than 3 risers may be subject to additional charges for railings and steps.

FRAMING

Exterior House Walls: 2x6 K.D. Spruce Studs @ 24" on centre, 16" on centre for kitchen cabinets.

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 and insulated rim joists. Subfloors to be glued and screwed.

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. 5/4 radius edge pressure treated

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wood decking over 2x8 spruce joists with 2x2 PWF railing and 2x4 capping. 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.

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.

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

EXTERIOR FINISH

Roofing: 25 Year fiberglass base shingles or equivalent.

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

Exterior Corners: 3" vinyl corners or 6" Aluminum 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.

Architectural enhancements as per plan are an exterior rated, painted accent.

EXTERIOR WINDOWS AND DOORS

House Windows: White PVC, venting windows are sliders or casement (as per plan). Screens on all vented windows. .

Window Glazing: All windows are maintenance free, dual pane.

Front & Rear Door: Steel insulated door with deadbolts. Door viewer for front door where applicable. Metal clad – Maintenance free jamb & casing in white.

House to Garage door: Steel door with wood door frame and brick mold with self closing hinges.

Sliding Patio Door (if applicable): Dual-pane white PVC on tandem rollers c/w screen.

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

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

Garage Overhead Door: Insulated raised panel 16'x7' door on double attached garages, 9'x7' on single garages. Glass doorlights are as per plan.



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PLUMBING SYSTEM

Kitchen Sink: Double compartment Stainless Steel sink.

Kitchen Faucet: Moen "Chateau" single lever faucet.

Bathroom Sinks: White china basin.

Bathroom Sink Faucets: Moen "Chateau" series or equal.

Main Bathtubs: Hytec one piece Fiberglass tub / shower in white.

Water Closet: White china bowl, low flush toilet.

Shower stalls as per plan: Hytec one piece Fiberglass in white.

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

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

Pedestal Sink: Pedestal Sink in white as per plan.

Water Heater: Energy Saver electric 65US gallon hot water tank.

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: Frost Free outlet installed near the front of home. Located as per plan.

Basement: Rough – in for future bathroom. Located as per plan.

Garage: Rough – in "T" in gas line for future use in all double garages.

HEATING AND VENTILATION SYSTEM

Furnace: 95% single stage High Efficiency gas fired furnace. 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: Heating & Cooling Programmable thermostat.

Hoodfan Venting: Direct vent to outside, black in color.

Bath & ventilation fans: deluxe quiet fans in all bathrooms. Principle exhaust fan (sized to home).

Humidifier: H2 power drum vapor air c/w humidistat.

Registers: PVC White color.

Dryer Exhaust Venting: Complete and ready for hook-up in laundry area.

ELECTRICAL SYSTEMS

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



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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.

Bedroom plugs – complete with arc fault protection.

Switches and Plugs: All switches and plugs are toggle style in white. Kitchen & bathroom plugs will be GFCI (Ground Fault Circuit Interrupter) protected as per code where required Walk-through pantry (if applicable) motion sensor switch included.

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

Garage Electrical: 2 wall mounted duplex receptacles and 2 switched Keyless lights in ceiling in all double garages, 1 of each in single garages. Additional plug outlet and wiring installed in ceiling to be used for future garage door opener.

Basement: Three way switch is installed to the light at bottom of stairwell. One light c/w switch and pull chain fixtures installed on remaining basement lights.

Microwave: plug in kitchen on separate circuit.

Light Fixtures: Deluxe brushed chrome light fixture package.

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

Telephone Outlets: All CAT5 telephone outlets are finished with blank plate covers and home run to electrical panel. Locations include kitchen & master bedroom. Bonus rooms, dens, lofts & flex rooms as per plan.

Cable Outlets: All RG6 cable outlets are finished with blank plate covers and home run to electrical panel location. Locations include great room & master bedroom. Bonus rooms, dens, lofts & flex rooms as per plan.

INSULATION & DRYWALL

Exterior House Walls: R20 fiberglass friction fit batt insulation.

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

Basement Insulation: Full height R12 fiberglass batt insulation.

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. Poly pans (plastic boots) on all exterior and ceiling fixture outlets.

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: 90 degree square corner application.



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

Attached Garage: R12 fiberglass friction fit batt insulation in exterior walls, R34 in attic areas, and R28 under developed areas. 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. R28 batts, 2" Styrofoam, minimum 1" air space then drywall for hot box application under finished living areas.

Rim Boards: Insulated with a thermal resistant foam core. Continuous R14 rating.

CABINETS & TILE

Cabinets / Vanities: Level 4 Series cabinets with a choice of thermofoil, maple or oak – complete with Sterling Standard stain. Raised cabinets as per plan.

Countertops: are laminate, one color to be used throughout. One row ceramic backsplash provided in kitchens only.

Medicine cabinet: Framing rough-in only.

FLOORING:

Carpet: Douglas Dale II 100% BFC nylon, area as per plan.

Underlay: 7 lb. underlay throughout.

Lino: Armstrong – "PRELUDE OR INITIATOR" BOTH WITH "TOUGH GUARD" - areas as per plan. Solid plywood underlay material in all lino areas.

CLOSET SHELVING

Wire Shelving: All wire shelving to be factory finished wire mesh. Located as per plan.

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 in developed areas as per plan.

INTERIOR FINISHES

Bathroom Hardware: Chrome Moen "Taymor" Collection towel bar and one paper holder installed in each bathroom.

Front Entry Exterior Door Locks: Weiser Fairfax "SMART" keyed lockset with Wesier 26D deadbolt.

Interior doorknobs: Weiser Fairfax brushed chrome door knobs 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.



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Passage Doors: Paint Grade textured door, 2P arch profile.

Bifold Doors: Paint Grade door style to match profile of passage doors, installed with ½ jamb.

Door & Window Casings: 2 ¼" MDF.

Baseboards: 2 ¼" Primed MDF.

Door Headers: 3 ¾" door headers installed in common area. Common areas are defined as everywhere you can walk after entering the home without opening a door.

Walk-In Pantry Door (if applicable): Paint Grade door to match passage doors.

Stub Walls: Paint Grade cap with 1 ¼" MDF crown moulding installed to under -side of capping.

MIRRORS

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

Pedestal Sink Mirrors: 24"x 36" Oval mirror with 1" pencil ground edge over pedestal sink, as per plan.

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 darker color selections may be subject to an additional charge should an extra coat be required for application.*

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

Interior 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 and stub wall capping.

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

APPLIANCES

Dishwasher: Rough – In only for water / power and drain, located as per plan.

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.



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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.

Signed and agreed to by:

Customer: _____ **Job #:** _____

Customer: _____

Date: _____ **Witness:** _____

