



STRUCTURAL / CONCRETE:

- Sulphate-resistant where applicable
- Footings: Concrete - 18" x 8" as per plan - 20 MPA
- Walls: 8" thick, c/w 2 - 10 mm rebar to top & bottom - 20 MPA
- Floors: 3" depth, poured over 6 ml poly and compacted sand
- Damp-proofing: Asphalt emulsion applied to exterior and interior walls
- Weeping Tile: Continuous perforated pipe around foundation c/w 6" rock including sump pump

FRAMING:

- Roofing: 3/8" O.S.B. sheathing c/w H-Clips - 25 Year Dakota Shingles or equal
- Exterior Walls: 2" x 6" K.D. Spruce Studs 24" O.C. with 3/8" O.S.B. sheathing
- Interior Walls: 2"x4" K.D. Spruce Studs 16" O.C.
- Floor Joists: Engineered floor system or as per plan
- Subfloor: 3/4" T & G - O.S.B. - nail & screw applied
- Lino underlay: 8.5mm - Riverside U-Lay
- Basement Walls: Perimeter warp free steel stud or equal framed to floor 24" O.C.

INSULATION & DRYWALL:

- **insulation: R20 fibreglass** batt to exterior walls; 6 mil poly vapour barrier
- Basement foundation walls: R-12 fibreglass insulation c/w 6 mil poly floor to ceiling
- **Ceilings: R-40** blown cellulose or equal materials, CMHC approved over 1/2" C.D. **drywall**
- Drywall: 1/2" drywall applied to all developed areas; taped & sanded joints w. 3 coat application on walls with all ceilings to be Spray Tex application
- **Square drywall corners**

EXTERIOR FINISH:

- Prefinished vinyl siding as per elevation
- Prefinished soffits, fascia, eavestrough & downspouts
- Roof to have a 5/12 pitch
- Prefinished casings & jambs on exterior doors including overhead garage door

EXTERIOR WINDOWS & DOORS:

- Doors: Front & Rear: Steel insulated c/w deadbolts
- Door viewer for front door
- **Windows:** Maintenance free double glazed units c/w screens as per plan
- Basement windows: extra large vinyl, cast in foundation or as per plan

INTERIOR FINISH:

- All interior doors, closet doors to be "Classique" complete with colonial trims
- 2 1/4 " **Baseboards with 2 1/4 " trim & 3 3/4 " door headers** on common area
- Weiser Fair Fax door hardware
- Closets & pantry pre-finished wire shelves as per plan
- Cabinets / Vanities Level 4 Norcraft **complete with Sterling Standard Stain colors**
- **Ceramic Tile:** 1 row back splash for kitchen
 - Cabinet over fridge -12" with open gable
 - Brushed chrome knob hardware
 - Countertops are square edge c/w one (1) row of ceramic tile backsplash in kitchen
 - Flush eating ledge where applicable
- **Bathrooms:**
 - Mirrors above all vanities, **full width** - 42" height
 - Accessories: Chrome Taymor Sunglow towel bar, & paper holders
 - 2 1/4 Burlap Mldg around tubs & showers
 - Medicine cabinet, rough in for future use
 - Straight shower rod

PAINTING:

- Walls to be finished with 1 Prime coat and 1 finish coat of Dulux Diamond Matt Paint throughout
- Paint: 1 wall and 1 trim colour choice
- Wood trims finished in semigloss

FLOOR COVERINGS:

- Carpet: Douglas Dale II 100% BFC nylon, area as per plan
- Underlay: 7 lb
- Lino: Armstrong - "PRELUDE OR INITIATOR" BOTH WITH "TOUGH GUARD" - areas as per plan

HEATING:

- Natural gas, furnace "Keeprite" N9MPD100J14A or equal- Single Stage **92% High Efficiency**
- White registers
- Carrier heat & cool programmable thermostat
- Quiet principal exhaust fan interlocked with furnace
- Quiet ventilation fans in all bathrooms
- Power humidifier - H2 Drum - **Vapour Air**
- All air ducts power vacuumed prior to possession
- Dryer exhaust vent complete & ready for hook up in laundry area

PLUMBING:

- All fixtures to be white (Water closets, sinks, tubs)
- Moen "Chateau" faucets, all showers c/w pressure balancing valve
- Moen "Chateau" kitchen **single lever faucet**
- Fiberglass tub/shower units, white
- 1 Exterior Non Freeze hose bib - located toward front of home
- Laundry taps plumbing complete & ready for hook up in laundry area
- Energy Saver electric **65US Gal. hot water tank**
- Pex water lines / or equal c/w home run system throughout
- Double compartment stainless steel kitchen sink

ELECTRICAL:

- 100 AMP service, c/w 30/60 circuit panel
- Copper wiring to be used throughout
- 220 Volt plug in for range & dryer
- Ground fault interrupter protected plugs in all bathrooms
- 2 exterior weather proof plug on G.F.I.
- Smoke detector(s)/ carbon Monoxide detector(s) located as per plan
- Deluxe light fixture package, **brushed chrome**
- 3 front exterior coach lights as per plan
- 2 speed black direct vented range hood over stove area
- Poly pans (plastic boots) on all exterior & ceiling fixture outlets
- **R/I telephone - 3 locations** in great room, kitchen & master bedroom
- **R/I cable - 2 locations** in great room & master bedroom
- White plugs & toggle switches
- Arc fault protection all bedroom plugs
- Separate breaker for microwave plug

MISCELLANEOUS:

- R/I plumbing & electrical for future dishwasher
- Exterior veranda: Pre-cast concrete or wood as per plan
- Sidewalks: Homes with FRONT DRIVEWAYS INCLUDE poured sidewalks placed on pilings from driveway to front entrance.
- Grading: Rough grading as per subdivision grading plan, plus rough grade certification
- Top soil is not provided
- Driveway: 18' wide & up to 27' long
 - 20' x 20' attached garage
 - Duramix concrete - c/w rebar reinforced
 - Garage floors: 25 MPA air intrained concrete with broom finish rebar Reinforced and supported on pilings
- Garage Framing: (Where applicable)
 - 2" x 4" K.D. 16" o/c spruce studs; 3/8" O.S.B. wall
 - 16' x 7' "#313 R8 Overhead garage door"- R/I electrical for future opener
- Interior of garage is insulated, drywalled, w/ one coat of tape

NO HIDDEN COSTS:

- Mortgage costs including survey (RPR), legal fees, transfer of title, appraisal, disbursements and application fees, included in price when Builder Mortgage Representative and Lawyer of Builders choice is used. Taxes, interest on mortgage advances during construction and insurance to date of possession included in price.

NOTE: MORTGAGE INSURANCE FEE OR BROKERAGE FEES WHERE APPLICABLE ARE NOT INCLUDED. THE PURCHASER MAY INCUR ADDITIONAL COSTS FOR ARCHITECTURAL REQUIREMENTS IN SOME SUB-DIVISIONS.

**"OVER 50 YEARS OF BUILDING VALUE
FOR OUR CLIENTS"**

All specifications meet or exceed Alberta Building Code.

In keeping with a continually changing market and our pursuit to provide you with the best possible features at a VALUE price, STERLING HOMES reserves the right to change, delete or add equivalent product to these typical features in our homes. We recommend you contact one of our professionally trained Sales Counselors for additional information and possible changes.

CUSTOMER _____ JOB # _____

DATE _____ WITNESS _____ (New May 29/2009)