

# THE STERLING ADVANTAGE

## BUILDING SPECIFICATIONS

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### 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; a double row at the top of the wall and a double row at the bottom of the wall.

**Engineering:** Each excavation will be inspected by an engineer to determine if soil conditions will require specific concrete or additional foundation reinforcement.

**Basement Floor:** 3" thick, minimum 20 MPA Type GU concrete over 6 mil poly and a compacted sand or gravel base. The basement floor is a steel trowel finish. Rough-in for future radon mitigation as per code.

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

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

**Garage Floor on Attached Garages:** 4" poured concrete slab Duramix concrete with a curing agent applied; over compacted sand base with 10mm rebar at 24" O.C. Garage floor will be sloped towards the overhead door.

**Concrete for Rear Park Pad:** 4" poured concrete slab Duramix concrete with a curing agent applied, over compacted sand base with 10mm rebar at 24" O.C. Size of rear park pad 20'Wx22'L (if applicable). Rear park pads will be sloped towards the rear lane and will include 20' wide poured concrete apron to extend to edge of rear lane.

**Front Sidewalk:** Sidewalks are poured concrete, the width of the front step tapering to 36" - 48" wide (as per plan). The sidewalk is a 4" thick, Duramix concrete with a curing agent applied, over pile support (as per plan) and compacted sand base with 10mm rebar at 24" O.C. The sidewalk will be broom finished. Steps are not included in sidewalks & will be an additional charge, if required.

**Driveway:** All driveways on double attached garages are poured concrete, 16'-18' wide. All driveways on single attached garages are approximately 10' wide. The driveway is a 4" thick, Duramix concrete, over compacted sand base with 10mm rebar at 24" O.C. The driveway will be broom finished & have appropriate control joints with a curing agent applied. Concrete driveway length is based on a maximum length of 27'. Driveways greater than 27' in length will be an additional charge, if required.

**Precast Front Steps(if applicable):** Precast concrete steps include a maximum of 3 risers. Homes with more than 3 risers, or steep grades next to steps less than 3 risers, may be subject to additional charges for railings and steps due to building code requirements.

### FRAMING

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

**Exterior Garage Walls:** 2x6 Spruce Studs @ 24" on centre (if applicable).

**House and Garage Wall Sheathing:** Sheathed as per building code requirements (if applicable).



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

**Interior Walls:** 2x4 Spruce Studs @ 19.2" on centre, except for kitchen cabinet area walls, which are 16" on centre.

**Floor Joists:** Engineered Floor System with 22/32" T&G OSB subfloor and insulated rim joists. Subfloors are glued and screwed.

**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 veranda. 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 the concrete foundation wall. Installed on exterior walls only (not installed on party walls).

## EXTERIOR FINISH

**Roofing:** 25 Year fiberglass base shingles or equivalent.

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

**Exterior Corners:** 3" vinyl corners or 6" aluminum as per plan.

**Exterior Manufactured Stone/Brick:** As per plan.

**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, triple pane with Low E glass c/w 2 Argon Gas filled spaces.

**Front & Rear Door:** Fiberglass insulated door with deadbolts. Exterior door slabs painted 2 coats to match siding or clad trim, interior of door painted to match interior trim color. Darker colors may require additional charges. Door viewer for the front door where applicable. Maintenance free jamb & casing in white.

**House to Garage door (if applicable):** 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, Low E glass with the cavity filled with Argon gas.



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**Muntin bars:** Style and location as specified on plans. Standard is white, pewter is optional on Presale Homes only.

**Basement Windows:** As per plan to meet building code requirements. The windows will not have jamb extensions.

**Garage Overhead Door (if applicable):** Insulated raised panel 16'x7' door on double attached garages, 9'x7' on single garages. Garage door light insert as per plan. If required to meet architectural requirements, additional charges may apply.

**Garage Door Opener (if applicable):** 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 "Chateau" chrome single lever faucet c/w shut off valve.

**Bathroom Sinks:** White china basin.

**Bathroom Sink Faucets:** Moen "Chateau" chrome single lever faucet (or equal) c/w shut off valve.

**Main Bathtubs:** Hytec one piece gelcoat fiberglass tub/shower in white.

**Water Closet:** White china bowl, low flush toilet c/w shut off valve.

**Shower stalls (as per plan):** Hytec one piece gelcoat fiberglass in white, or acrylic base in white with tiled walls.

**Ensuite Soaker Tubs (if applicable):** Hytec acrylic soaker tubs in white with Moen "Chateau" chrome faucet set.

**Shower Faucet (if applicable):** Moen "Chateau" chrome with pressure balancing valve and matching showerhead.

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

**Pedestal Sink:** Pedestal Sink in white as per plan c/w shut off valve.

**Water Heater:** Power direct vented – Energy Star qualified FV sensor free, 48 US Gallon hot water tank (single family & duplex). 65 US Gallon electric hot water tank (townhomes only).

**Water lines:** Pex water lines or equal, with a Trunk & Branch system throughout. Waterline plumbed to fridge location.

**Laundry:** One set of hot and cold laundry taps with washer drain (as per plan).

**Lawn Service:** 1 Frost Free outlet installed. Location on plans is approximate and may vary due to site conditions.

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

**Attached Garage:** Rough-in "T" in gas line for future use in all single family double attached garages.



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## HEATING AND VENTILATION SYSTEM

**Furnace:** 95.1% single stage High Efficiency gas fired furnace. Furnace location is noted on plans as approximate and may vary on individual homes to accommodate site conditions.

**Power Vacuuming:** All furnace ducting will be power vacuumed prior to possession.

**Thermostat:** Programmable setback thermostat.

**Hoodfan Venting:** Builder standard black. Direct vent to exterior.

**Bath & Ventilation fans:** Heat recovery ventilation (HRV) System, c/w control switches in each bathroom.

**Humidifier:** Automatic controlled drip humidifier c/w humidistat.

**Registers:** PVC white color.

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

## FIREPLACE

**Fireplace (if applicable):** Contemporary 35" fireplace. Black surround and black beads, complete with safety barrier screen as per building code.

## ELECTRICAL SYSTEMS

**Electrical Service:** 100-amp service, with 40/80 circuit breaker panel and wiring throughout.

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

**Standard plugs:** Complete with arc fault protection, as per electrical code.

**Switches and Plugs:** All switches and plugs are Decora style in white. Kitchen & bathroom plugs will be GFCI (Ground Fault Circuit Interrupter) protected as per electrical code. Walk-through pantry (if applicable) includes a motion sensor switch. Outlets arc fault protected as per electrical code.

**USB Plug:** 1 built-in double USB port outlet in the kitchen, as per plan.

**Exterior Wall Plugs:** Two exterior weatherproof GFI receptacles as per plan, without a switch. Arc fault protected as per electrical code.

**Attached Garage (if applicable):** 2 wall mounted duplex receptacles and 2 switched Keyless lights in the ceiling in all double garages, 1 of each in single garages. Additional plug outlet installed in the ceiling to be used for garage door opener. Arc fault protected as per electrical code.

**Detached Garage (if applicable):** 3 exterior lights with switches, exterior weatherproof outlet, 2-110 volt interior outlets, 2 interior keyless lights with switch. Arc fault protected as per electrical code.

**Rear Park Pad (if applicable):** 1 weather proof outlet mounted on 4"x4" pressure treated post. Arc fault protected as per electrical code.



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**Basement:** Three way switch is installed to the light at bottom of the stairwell. One light switch installed on remaining basement lights, located as per plan.

**Light Fixtures:** "Chrome" light fixture package w/LED bulbs. Kitchen will include LED flush mount lights with white trim as per plan. Pendant lighting on islands, if applicable.

**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. Located as per plan.

**Cable Outlets:** All RG6 cable outlets are finished with blank plate covers and home run to electrical panel location. Located 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 R20 fiberglass batt insulation.

**Cantilever Insulation:** R28 insulation as per building code.

**Attic Insulation:** R50 loose fill blown cellulose or equal material. Vaulted areas have R34 batt insulation or better.

**Vapor Barrier/Caulking:** 6-mil poly on outside walls and on ceiling. Poly pans (plastic boots) as required 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.

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

**Attached Garage:** R20 fiberglass friction fit batt insulation in exterior walls, R34 in attic areas, and R28 under developed areas. Garage walls are covered with ½" drywall over 6 mil poly, and 1 coat of tape, no sanding. ½" High Density CD board used on attic/ceiling, as per plan.

**Rim Boards:** OSB rim board with 2 lb. closed cell polyurethane spray foam. Continuous R20 rating.

## CABINETS

**Cabinets/Vanities:** Choice of Thermofoil, Maple, or Oak. Complete with choice of Sterling Standard stain. 36" high kitchen upper cabinet and microwave shelf as per plan. Cabinetry over the fridge location is 24" deep.

**Countertops:** ¾" quartz countertops throughout home, complete with top mount sinks.

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



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## FLOORING/ TILE:

**Carpet:** 100% BFC nylon, area as per plan.

**Underlay:** 8 lb. foam underlay throughout.

**Laminate:** Builder standard laminate throughout entire main floor, including half bath & great room. Locations as per plan. Does not include underlay.

**Luxury Vinyl Plank:** Builder standard luxury vinyl plank in upper bathrooms & upper laundry room (if applicable). Locations as per plan.

**Bathroom Tile Trims:** One row of tile (maximum 6") around main bathtubs and one-piece shower stalls (if applicable). Soaker tub (if applicable) includes tile deck and a minimum of 18" wall tile. Metal schluter trim is installed on all exposed edges of tile.

**Tiled Shower Stall (if applicable):** Acrylic shower base comes with full height tiled walls (to ceiling).

**Ceramic Backsplash:** Full height tile backsplash to underside of upper cabinets in kitchen. 1 row of backsplash tile (maximum 6") on vanity countertops. Metal schluter trim is installed on all exposed edges of tile.

## CLOSET SHELVING

**Wire Shelving:** All wire shelving to be factory finished white wire mesh. All hanging shelving to be free slide. Located as per plan.

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

**Pantry:** Four rows of tight-mesh wire shelves.

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

**Laundry:** One wire shelf above washer and dryer in developed areas, as per plan.

**Garage to House Entry Closet:** Includes shoe rack (if applicable, as per plan).

## INTERIOR FINISHES

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

**Front Entry Exterior Door Locks:** Weiser Winston satin chrome keyed lockset with Weiser 26D deadbolt.

**Interior Door levers:** Weiser Winston satin chrome door levers throughout the home. Privacy locksets will be installed on all bathroom and master bedroom doors. Passage levers will be installed on all other opening doors.

**Passage Doors:** Paint Grade hollow core door. Choice of builder standard 7 door profiles.

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

**Door & Window Casings:** 2 ¼" MDF.



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**Baseboards:** 3" Primed MDF.

**Door Headers:** 3½" door headers installed in common area. Common areas are defined as everywhere you can walk after entering the home without opening a door.

**Stub Walls:** Paint Grade MDF cap with 1 ¼" MDF crown moulding installed to underside of capping, as per detail.

## MIRRORS

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

**Pedestal Sink Mirrors:** 24"x 36" rectangular mirror with 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 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 2 finish coats of VOC free 100% acrylic egg shell on all wall areas.

**Interior Trims:** All interior paint grade finishes are sprayed with semi-gloss paint. This finish applies to doors, window and door casings, baseboards, and stub wall capping.

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

## APPLIANCES

**\$2,900** appliance allowance to be applied to Sterling's designated appliance supplier.



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## GENERAL CONDITIONS

**Architectural Controls:** The land developers designated agency has the final authority to approve a plan for construction on any lot. Changes required to meet these architectural controls will be subject to an additional charge.

**Specifications:** These specifications take precedence over the master plans or brochures. Addendums and/or 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 equal or greater materials or products.

**Code:** All construction will meet or exceed the current Alberta Residential Building Code Standards; including fire code requirements where applicable. In cases where the specifications do not comply with an applicable code requirement, the code will take precedence. Due to on site conditions and procedures, plan dimensions can vary within reasonable limits while still exceeding building code requirements for residential construction. If a Community does not meet the 10 minute fire response time, any changes above our Specification, in order to meet Fire Code requirements, will be at the purchasers expense (i.e.: windows, interior/exterior fire rated drywall and/or sprinkler systems).

**Lot and Grading:** The building lot shall be rough graded only to conform to the approved Plot Plan and 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, piles or rain water leaders if required are at the expense of the purchaser.

**Landscaping:** Landscaping for front and back yard is included on all Townhomes.

**Fencing:** Fencing for front yard is included on all rear attached garage Townhomes.

**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:** \_\_\_\_\_

