

PACESETTER HOMES SPECIFICATIONS

Job #: 11501 New Home Address: TBD

Purchaser(s): SH

Phone: (H) (C) Email:

House Model: PALADIN Specification: B Subdivision: ROSENTHAL

Sales Area Manager:

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.

FEATURES		Trendsetter	Benchmark	Signature
1. Foundation				
	Higher strength and sulphate resistant concrete in areas where soil conditions require same	✓	✓	✓
	Concrete footings to be minimum 18" x 8" or as required by soil conditions	✓	✓	✓
	8' foundation walls as per plan	✓	✓	✓
	Weeping tile around foundation on all four sides, complete with sump barrel and pump	✓	✓	✓
	Basement floors to be minimum 3", 20 MPA concrete on 8" fill	✓	✓	✓
	Foundation walls to be damp proofed on the exterior	✓	✓	✓
	Garage floors to be Duramix concrete, trowel finish	✓	✓	✓
	Attached garages to have foundation walls	✓	✓	✓
2. Flooring Systems				
	Main and second floor to have engineered floor system with 23/32" T&G OSB sheathing, glued and screwed to floor joists	✓	✓	✓
3. Wall Structure				
	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 and 3/8" wall sheathing as per plan and engineering details	✓	✓	✓
	Basement frost walls: 2" x 4" construction grade spruce studs at 24" on center as per plan and engineering details	✓	✓	✓
	Interior: 2" x 4", 2" x 6" and 2" x 8" construction grade spruce studs as per plan and engineering details	✓	✓	✓
4. Roof System				
	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	✓	✓	✓
5. Wood Stairs				
	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	✓	✓	✓
6. Exterior Finish				
	Vinyl siding with pre-finished metal and/or smart board battens, as per plan	✓	✓	✓
	Soffit / Fascia: pre-finished aluminum, size per plan	✓	✓	✓
	Eavestrough / Downspout: 5" pre-finished aluminum includes downspout extensions	✓	✓	✓
7. Windows & Exterior Doors				
	Exterior doors: fiberglass insulated doors as per plan, includes chrome hinges	✓	✓	✓
	Garage man door to house includes self-closing hinges	✓	✓	✓
	Garage overhead door to be 16'x7' pre-finished white steel, insulated, raised panel, as per plan. Includes chain driven ½ HP overhead garage door opener with two remotes	✓	✓	✓
	Windows (excluding 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	✓	✓	✓
	Basement windows to be Low E dual pane slider windows, as per plan, no jamb extension	✓	✓	✓
	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			✓

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8. Exterior Hardware			
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	✓	✓	✓
9. Insulation			
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	✓	✓	✓
10. Drywall			
Drywall minimum ½" or as required by Code comes with square corners	✓	✓	✓
Garage (attached garage only) walls and ceiling to be boarded and fire taped	✓	✓	✓
Aqua Board behind ceramic tile in tub and shower areas	✓	✓	✓
Drywall in finished areas to be taped, filled and sanded ready for paint	✓	✓	✓
Unfinished basement stairwells are drywall only on walls, no taping, unless required by Code	✓	✓	✓
11. Painting			
Interior:			
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	✓	✓	✓
Exterior:			
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	✓	✓	✓
Overhead doors to be pre-painted white, or as per architectural requirements	✓	✓	✓
12. Plumbing			
Water supply system to include individual shut offs on all toilets and sinks	✓	✓	✓
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		✓	✓
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	✓	✓	✓
Location of floor drain and hot water tank may vary from plan	✓	✓	✓
3 piece rough in plumbing in basement for future bath		✓	✓
Location of floor drain and hot water tank may vary from plan	✓	✓	✓
High efficiency forced air gas furnace	✓	✓	✓
13. Heating			
Electronic Programmable Thermostat	✓	✓	✓
Heat recovery ventilation system	✓	✓	✓
Drip humidifier	✓	✓	✓
PVC floor vents and metal wall cold air returns grills	✓	✓	✓
Supply and return air ducts located as required by Code	✓	✓	✓
Locations for heating and ventilation systems may vary from plan	✓	✓	✓

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14. Electrical			
100 amp power service	✓	✓	✓
Arc fault breakers as per Code	✓	✓	✓
Dedicated plug and sensor wiring for overhead garage door opener, as per plan	✓	✓	✓
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			✓
Dedicated sump pump duplex plug	✓	✓	✓
Bathroom plugs on ground fault interrupter (GFI circuit)	✓	✓	✓
Range and dryer outlet 220 volt service	✓	✓	✓
Duplex receptacle for microwave, as per plan	✓	✓	✓
1 USB plug, location as per plan	✓	✓	✓
Front door bell and chime	✓	✓	✓
1 designated telephone line and 2 paired coax TV / Cat5e, as per plan	✓	✓	✓
Audio/video conduit located above fireplace, as per plan		✓	✓
Pot lights in kitchen as per plan		✓	✓
2 eyeball pot lights above fireplace, as per plan			✓
White toggle switches and outlets	✓	✓	
White Decora switches and outlets			✓
Chrome lighting package with LED bulbs	✓	✓	✓
Rough in conduit at electrical panel to attic for future solar panels	✓	✓	✓
Locations for electrical service and outlets may vary from plan due to site conditions	✓	✓	✓
15. Interior Finishes			
Interior doors to have 3 chrome hinges	✓	✓	✓
Interior hardware to be chrome	✓	✓	✓
Passage door hardware with privacy locks on bathrooms and master bedroom doors	✓	✓	✓
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" MDF paint grade casings, and 3¼" MDF paint grade baseboards	✓		
Interior passage and closet doors: 3" MDF paint grade casings, and 4¼" 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	✓	✓	✓
16. Cabinets & Countertops			
Kitchen cabinets and vanities to be Thermofoil with slab doors	✓		
Kitchen cabinets and vanities to be stained wood or Thermofoil including 2" crown moulding, comes with melamine gable ends and back panels; large selection of door styles available		✓	
Kitchen cabinets and vanities to be stained wood or Thermofoil including 2" crown moulding, comes with veneer gable ends and back panels; large selection of door styles available			✓
¾" quartz countertop throughout	✓	✓	✓
17. Flooring & Wall Tile			
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 or vinyl plank flooring areas, glued and stapled, locations as per plan	✓	✓	
Vinyl flooring on main floor, bathrooms, ensuite and laundry, locations as per plan	✓		
Vinyl flooring in bathrooms, ensuite and laundry locations as per plan		✓	
Luxury vinyl plank throughout main floor, locations as per plan		✓	
Hardwood on main floor, locations as per plan			✓
Ceramic floor tile in bathrooms, ensuite and laundry locations as per plan			✓
½" plywood subfloor under all ceramic tile flooring areas, glued and screwed, 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	✓	✓	✓

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Ensuite tub/shower combination 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	✓	✓	✓
18. Appliances			
Black hood fan as per plan	✓		
Black hood fan or over-the-range microwave as per plan		✓	
Black hood fan, over-the-range microwave, chimney hood fan, or wood hood as per plan			✓
\$2,500 appliance gift certificate to the appliance supplier of the Builder's choice	✓	✓	✓
19. Fireplace			
36" (or as per plan) direct vent gas fireplace includes remote control		✓	✓
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		✓	✓
20. Exterior Concrete			
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)		✓	
21. Grading			
Rough grading to be completed as per municipal requirements and plot plan (no topsoil)	✓	✓	✓
Retaining walls, if required, are the Purchaser's responsibility	✓	✓	✓
Basement window wells as required	✓	✓	✓
22. General information			
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.	✓	✓	✓

The Purchaser(s) hereby acknowledge that they have read, understood and agree to the above terms of the contract.

DocuSigned by:
Mike Rudnisky
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Authorized Signatory Pacesetter Homes Ltd.
signed on

DocuSigned by:
[Signature]
2634BD6E9DC944B...
Buyer Signature
Buyer Name:

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[Signature]
307B9A4635E44F3...
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Co-Buyer Name:

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