

PACESETTER HOMES SERIES

Job #: 30790	New Home Address: 15633-18 Avenue SW		
Purchaser(s): SPEC			
Phone:	(H)	(C)	Email:
House Model: Brooklyn FH	Specification: Design	Subdivision: Glenridding	

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	Design	Inspire
1. Foundations		
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' x 6" 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 Cupolex system.	✓	✓
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 Systems		
Engineered roof trusses as per plan at 24" on center with 3/8" OSB roof sheathing complete with H clips.	✓	✓
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.	✓	✓



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FEATURES

Design

Inspire

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'x 7' pre-finished white steel, insulated, raised panel, as per plan. Includes chain driven ½ HP overhead garage door opener with two remotes.	✓	✓
Windows (including 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.	✓	✓
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.		✓

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 garages 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.	✓	✓



PACESETTER HOMES SERIES

FEATURES

EXTERIOR:

Exposed wood surfaces to have 2 coats of exterior paint, excluding deck floor system.	✓	✓
Entry doors to have 2 coats semi-glass 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. Includes faucet, showerhead and control, as per plan.		✓
Ensuite shower stall to be a 1 piece fiberglass surround, clear glass door with chrome rim, 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 bib, as per plan		✓
Tankless water heater		✓
Electric water heater (80 Gallon)	✓	
3 piece rough in plumbing in basement for future bath	✓	✓
Radon mitigation system	✓	✓

13. Heating

High efficiency 2 stage variable forced air furnace.		✓
High efficiency single stage forced air furnace.	✓	
Electronic Programmable Thermostat.	✓	✓
Heat recovery ventilation system.	✓	✓
PVC floor vents, and metal wall cold air return grills.	✓	✓
Supply and return air ducts located as required by code.	✓	✓
Locations for heating and ventilations systems may vary from plan.	✓	✓

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, as per plan.	✓	✓
Duplex receptacle for microwave, as per plan.	✓	✓
1 USB plug, location as per plan.		✓



PACESETTER HOMES SERIES

Front door bell, and chime.	✓	✓
1 designated telephone line, and 2 paired coax TV/ Cat5E, as per plan.	Design	Inspire
Audio/video conduit located above fireplace, as per plan.		

FEATURES

5" mag lights as per plan	✓	✓
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 bathroom 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.		✓
Painted handrails with decorative metal supports in developed areas.	✓	
Painted handrails with decorative wood supports in developed areas.		✓
Interior passage and closet doors: 2 ½" MDF paint grade casings, and 2 ½" MDF paint grade baseboards.	✓	
Interior passage and closet doors: 3" MDF paint grade casings, and 4 1/4" 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, as per plan.	✓	
White wire shelving throughout: 4 shelves in linen closets and pantry, single shelf in bedrooms, entry and laundry, 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 cabinet and vanities to be Thermofoil with slab doors.	✓	
Kitchen cabinet and vanities to be stained wood or Thermofoil, comes with veneer gable ends and back panels; large selection of door styles available.		✓
Cabinet uppers to be 30".	✓	
¾" quartz countertops throughout.	✓	✓

17. Flooring and 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 flooring, glued and stapled, locations as per plan	✓	
Luxury vinyl plank throughout main floor, locations as per plan.	✓	✓
Vinyl tile on upper floor bathrooms, ensuite, and laundry, 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.	✓	
Main bathroom tub to have one 6" row of ceramic tile on sides and 12" across the top of the surround.		✓
Ensuite tub 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		✓



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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	Design	Inspire
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Stainless steel over-the-range microwave as per plan.

Stainless steel over-the-range microwave/chimney hood fan as per plan

\$2,500.00 appliance gift certificate to the appliance supplier of the Builder's choice.

19. Fireplace		
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Direct vent gas fireplace includes remote control, as per plan.

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		
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Duramix concrete driveways and sidewalk to front door (front attached garage only), driveway to be full width of garage, as per standard plan (maximum 27' long).

Duramix concrete driveways and sidewalk to front door (rear attached garage only), driveway to be full width of garage, as per standard plan (maximum 20' long).

Pre-cast steps and landing as per plan.

Pre-cast steps as per plan.

If parking pad is applicable, it is to be a 20' x 20' concrete pad, includes apron to lane (maximum 10' long)

21. Grading		
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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.

21. General Information		
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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
12/8/2022
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Authorized Signatory Pacesetter Homes Ltd
Signed on:

Theerayouth Thamwong
9C63D96FB1AD41B...
Buyer Signature
Buyer Name:Theerayouth Thamwong
12/7/2022
DocuSigned by:
Phlapphueng Thanya
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Buyer Signature Phlapphueng Thanya
Buyer Name:
12/7/2022

