



SPECIFICATIONS




Job #:	31136	New Home Address:	25 Enns Court ; 75/18/222-2161
Purchaser(s):	JAMIE TALLMANN & DANNY RUPERT		
Phone:	7802923301 (H) (C)	Email:	jmtallmann@gmail.com
House Model:	COLUMBIA	Specification:	TRAILBLAZER
Sales Area Manager:	JUSTIN BATIUK	Subdivision:	SOUTHPOINTE - RSL



Trailblazer Series Specifications

Look for our logo  to see what makes Pacesetter Homes your best choice

FOUNDATIONS

- 8’ foundation walls
-  Attached garages built on foundation walls
-  Weeping tile with sump pump
-  Cupolex or gravel base (dependent on site conditions)
- Exterior damp proofed foundation walls

FLOORING SYSTEMS

- Engineered floor system


WALL STRUCTURE

- Exterior: 2” x 6” construction grade spruce studs at 24” on center
- Basement frost walls: 2” x 4” construction grade spruce studs at 24” on center
- Party walls: 2” x 4” construction grade spruce studs at 16” on center with 1” air space (if applicable)




ROOF SYSTEMS

-  Engineered roof trusses from premium supplier



EXTERIOR FINISH

-  Low maintenance exterior materials including vinyl siding, pre-finished metal trim and pre-finished aluminum soffit, fascia, eavestroughs and downspouts as per architectural approval (as required)

WINDOWS & EXTERIOR DOORS

- Insulated exterior doors
- Self-closing garage man door to house
- Insulated garage overhead door
-  Overhead garage door opener with two remotes
-  Low E windows
-  Window sill pan treatment and industry leading envelope sealant








INSULATION

- R20 fiberglass insulation in exterior house walls
- R20 fiberglass insulation in attached garage walls
- Basement frost walls: R12 fiberglass batt insulation
- R40 loose fill or batt insulation in ceilings
-  Spray foam in rim board and cantilevers
-  Spray foam in floor of living space above attached garage (if applicable)





DRYWALL

- Square drywall corners
- Attached garage wall and ceiling boarded and fire taped
- Aqua Board behind ceramic tile in tub and shower areas

ENHANCED ENERGY EFFICIENCY

-  Cupolex or gravel base (dependant on site conditions)
-  Low E windows
-  Window sill pan treatment and industry leading envelope sealant
-  Spray foam in rim board and cantilevers
-  Spray foam in floor of living space above attached garage (if applicable)
-  Electric water heater (80 Gallon)
-  Radon mitigation rough in

PLUMBING

-  Water supply system includes individual shut offs on all toilets
- 1 piece, 5’ fiberglass tub/shower combination with fiberglass surround. Includes faucet, showerhead, and control, as per plan
- Main floor half bath pedestal sink
- Drop-in bathroom sinks with faucet
- Double stainless steel kitchen sink with single lever faucet
-  Exterior non-freeze hose bib
-  Electric water heater (80 Gallon)
-  Radon mitigation rough in

SPECIFICATIONS






HEATING

-  95% High efficiency forced air furnace
-  Electronic programmable thermostat
-  Heat recovery ventilation system

ELECTRICAL

- 100 amp power service (unless otherwise stated)
- 2 exterior weather-proof duplex outlets, as per plan
- Dedicated sump pump duplex plug
- Bathroom plugs on ground fault interrupter (GFI) circuit
- Range and dryer outlet 220-volt service, as per plan
- Front doorbell and chime
-  Mag lights, as per plan
-  White decora switches and outlets
-  Lighting package with LED bulbs

ENHANCED ENERGY EFFICIENCY

-  95% High efficiency forced air furnace
-  Electronic programmable thermostat
-  Heat recovery ventilation system
-  Lighting package with LED bulbs
-  All of our homes meet or exceed the Alberta Building code and the Alberta Energy Code



INTERIOR FINISHES

- Painted MDF on all stub walls, bookshelves, benches and decorative ledges, as per plan
- Painted handrails with decorative supports in developed areas
- 2 1/2" MDF paint grade casings, and 2 1/2" MDF paint grade baseboards
- White wire shelving throughout
-  Vanity mirrors 42" high and full length of vanity countertop. Oval mirror over pedestal sink, as per plan




PAINTING

- Interior walls 1 coat of primer and 2 coats of finish paint
- Exterior exposed wood surfaces to be painted, excluding deck floor




CABINETS & COUNTERTOPS

- Kitchen cabinet and vanities to be Thermofoil with slab doors
-  Cabinet uppers to be 30" or 36", as per plan
-  Quartz countertops throughout

FLOORING & WALL TILE

-  Carpet comes with 8lb density underlay
-  Luxury Vinyl Plank throughout main floor, bathroom and laundry locations, as per plan
-  Full height kitchen backsplash
- Ceramic tile around bathtubs and shower stalls

EXTERIOR CONCRETE - CSA APPROVED

-  Driveway to be full width of attached garage & 27' in length (where applicable)
-  Pre-cast front steps and landing, as per plan
-  Concrete parking pad with apron (if applicable)


GRADING



-  Rough grading completed on all homes

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 qualify 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 will be documented on contract addendums and are subject to management and architectural approval as applicable

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

DocuSigned by:

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Authorized Signatory Pacesetter Homes (Edmonton)
Signed on: 2/10/2023

DocuSigned by:

0A585C003531454...
Buyer Signature
Buyer Name: Jamie Tallmann
signed on: 2/8/2023
DocuSigned by:

3EAEED277BE43A...
Buyer Signature
Buyer Name: DANNY RUPERT
signed on: 2/8/2023