



# DWELL 2011

## General

- Built Green Gold, EnerGuide 80

## Foundation and Site

- Soils Test
- 8' foundation walls on concrete footings c/w exterior insulation
- Insulation under basement slab
- Continuous weeping tile around perimeter of home
- Asphalt damp proofing at exterior foundation walls
- Rough grade to meet City requirements

## Framing

- 16" on center, basement frost walls 24" O.C.
- Engineered floor system. Engineered roof truss system.
- 9' main floor walls standard or as per plan
- Open riser stairs to upper floor or as per plan
- Attached garages as per plan c/w insulation, drywall and 1 coat of tape OR
- Detached 26'x22' rear garage - unfinished interior

## Windows

- Triple-glaze, dual low-E casement windows, double-glaze at basement
- Smooth fiberglass exterior doors, front door only fiberglass wood grain as per plan
- Insulated overhead garage door, complete with opener

## Roofing, Cladding and Exteriors

- 30 year shingles with felt lining under entire roof or flat roof as per plan with waterproof membrane
- EIFS Stucco system c/w 1½" exterior insulation as per plan OR Hardi Plank cement fiber siding with R28 insulation value
- 8" fascia and aluminum soffit, 5" eavestrough
- Broom finish concrete driveway, front step or porch and sidewalk as per plan
- Cast brushed aluminum address plaque

## Heating

- High-efficient furnace, HEPA filter, programmed thermostat
- HRV system
- 250 CFM canopy wall mount hood fan
- High-efficient gas fireplace with electronic ignition

## Plumbing

- Power vented 50-gallon hot water tank
- Fiberglass shower in ensuite or as per plan, other baths 1-piece fiberglass tub/shower units
- Free-standing soaker tub in ensuite or as per plan
- 2 exterior frost-free hose bibs
- Water line at fridge. Shut-off valves, all fixtures.
- Moen "Level" faucet selection
- Stainless steel undermount kitchen sink
- Double-wide vessel sink in ensuite
- Dual-flush toilets

## Electrical

- 100 amp panel, 60 circuit capacity. Location determined by site conditions and builder.
- 3 telephone jacks and 3 television jacks
- 2 exterior GFI plugs and 1 soffit plug
- Motion sensor lighting in walk-in pantry and master bedroom walk-in closet or as per plan
- Smoke/CO<sub>2</sub> detectors hardwired per code
- 220V receptacles for dryer and range
- Rough-in for future garburator
- "Decora" switches and plugs, white.
- \$1.00 per sq. ft. allowance for light fixtures and doorbell

## Special Items

- Rough-in vacuum system
- Alarm system with 1 keypad, 2 motion sensors, exterior doors contacts

## Drywall

- R20 walls including basement, R50 blown ceiling
- Square corners, Spantex ceiling texture

## Paint

- Low VOC paint
- 1 primer coat and 2 finish coats
- 1 wall color and 1 trim color included. Dark colors require extra coats at extra cost.

## Finishing and Millwork

- 4" baseboard, 3" casing
- Hollow core doors, 3 panel smooth
- French doors with vertical ribbed glass as per plan
- Painted MDF shelving throughout
- Stained square railing with round brushed nickel blank spindles
- Ceramic tile fireplace surround
- Lever handles at interior doors. Thumbblatch entry set at front door.
- Clear glass shower doors at ensuite

## Cabinetry

- Kitchen Craft "Aurora" cabinetry with recycle bins, cutlery tray, crown molding and light rail as per plan
- Upper cabinets extended height to 96" above subfloor
- Granite kitchen countertops. Laminate countertops elsewhere.

## Wall Tile

- Full-height tile kitchen backsplash w/Schluter trim (including behind canopy)
- 6" tile trim at tub/showers and 18" at drop in tubs w/Schluter trim
- 1 row border tile at vanities with Schluter trim

## Flooring

- Stained 2¼" exclusive-grade maple hardwood as per plan
- Ceramic floor tile as per plan, rectangular install, on fir underlay, screwed and glued
- Carpet as per plan with 7½ lb. underlay

## Legal, Warranty, etc.

- Perry Built 1-Year Service Plan
- 5-year Alberta New Home Warranty Structural Coverage
- Property taxes adjusted from date of possession
- 1 Real Property Report at closing
- Legal Fees when Bob Assaly of Ogilvie LLP is used, for title transfer and preparation of one set of mortgage documents

## Not included:

Site specific items, like walkout basements, Architectural Guidelines, retaining walls, storm sewers, enhanced foundations for certain soils types, rear/side decks/steps, basement development, supply/install of appliances, are not included in base prices and are added at extra cost. Hauling fill in/out of infill/acreage locations, water/sewer/gas/power for infill/acreages, are subject to site conditions and cost will be adjusted during construction accordingly.

Specifications subject to Change without Notice.

Errors and omissions excepted.