



URBAN 2011

General

- Built Green Gold, EnerGuide 80

Foundation and Site

- Soils Test
- 9' 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, taped, painted and ceiling textured 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
- Exposed aggregate 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 c/w 10 mil frameless shower door as per plan, other bathrooms 1-piece fiberglass tub/shower base with full height tile surrounds units
- Free-standing soaker tub in ensuite or as per plan
- 1 hose bib and 1 floor drain in garage
- 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/CO₂ 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 door contacts
- \$1.00 per sq. ft. allowance for audio/visual wiring and components

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

- 6" baseboard, 3" casing
- Solid core doors as per plan, 3 panel smooth
- French doors with vertical ribbed glass as per plan
- Melamine closet organizer system including single-rod, double-rod, drawer/shelving units in master bedroom walk-in closet
- Painted MDF shelving throughout
- Stained square top rail and glass panel railing
- Engineered stone fireplace surround with raised hearthstone and stain grade mantle
- Lever handles at interior doors. Thumbatch entry set at front door.

Cabinetry

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

Wall Tile

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

Flooring

- Stained 3¼" exclusive-grade maple hardwood w/flush hardwood vents in hardwood areas as per plan
- Ceramic floor tile as per plan, rectangular install, on fir underlay, screwed and glued
- Carpet as per plan with 8 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.