

DESIGN Series	INSPIRE Series	AUGUSTA Series
---------------	----------------	----------------

DESIGN

Drywall corners to be square	Y	Y	Y
White Decora switches and outlets	Y	Y	Y
Chrome lighting package with LED bulbs	Y	Y	Y
Chrome interior hardware, including door hinges	Y	Y	Y
Bi-fold closet doors	Y	Y	
Painted MDF on all stub walls, bookshelves, benches, and decorative ledges (as per plan)	Y	Y	Y
Painted handrails with decorative metal supports in unfinished stairs to basement			Y
White wire shelving throughout	Y		Y
42" high vanity mirrors, length of vanity countertop. Oval mirror over pedestal sink (as per plan)	Y	Y	
42" high vanity mirrors, length of vanity countertop. Rectangular mirror over pedestal sink (as per plan)			Y
Choice of Thermofoil cabinets in designer colours, slab style doors	Y		
3/4" quartz countertop throughout	Y	Y	
1 1/4" quartz or granite countertops on main floor cabinets, and 3/4" quartz on upper floor			Y
One row of 6" tile backsplash in kitchen	Y		
8 lb. carpet underlay (location as per plan)	Y	Y	
U-Lay subfloor under vinyl flooring, glued and stapled (location as per plan)	Y		
Vinyl flooring on main floor, bathrooms, ensuite, and laundry (location as per plan)	Y		
Engineered hardwood flooring throughout main floor comes with flushmounts vents, except where marked as tile			Y
One row of 6" ceramic tile on main bathroom tub/shower surround	Y		
Full height tile to ceiling around main bath tub/shower and ensuite shower			Y
All visible tile edges to be finished with chrome metal trim	Y	Y	Y
Stainless steel over-the-range microwave (as per plan)	Y		
\$2,500 appliance gift certificate to supplier of builder's choice	Y		
\$5,000 appliance gift certificate to supplier of builder's choice			Y
Personalized design appointment at Design Q (presale or select Quick Possessions only)	Y	Y	Y
French doors include rain glass insert (as per plan)		Y	
French doors include obscure glass insert (as per plan)			Y
Decorative door headers above interior doors in common areas		Y	Y
Painted handrails with decorative wood supports in finished stairwells to basement		Y	Y
Interior spindle railing as per plan (paint or stain grade) complete with metal or wood spindle options			Y
Painted handrails with decorative wood supports in developed areas			Y
Choice of stained wood or Thermofoil cabinets in designer styles, comes with veneer gable ends and back panels, variety of door styles available		Y	Y
Full height backsplash in kitchen		Y	Y
Luxury vinyl plank throughout main floor (location as per plan)		Y	
Ceramic floor tile in bathrooms, ensuite, and laundry (location as per plan)		Y	Y
6" ceramic tile on sides of main bathroom tub/shower, 12" across top		Y	
5'6" tile surround on ensuite tub (as per plan)		Y	
Tiled tub deck on ensuite soaker tub, with 18" high tile surround (as per plan)		Y	
One row of 6" tile on sides of ensuite shower stall, 12" across top (as per plan)		Y	
Stainless steel chimney hood fan (as per plan)			Y
Direct vent gas fireplace, includes remote control (as per plan)		Y	Y
Paint grade mantel and columns, one row of 6" tile surround (as per plan)		Y	Y



2021 Specifications

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.



SPECIFICATIONS

	DESIGN Series	INSPIRE Series	AUGUSTA Series
--	---------------	----------------	----------------

BUILT TO LAST

	DESIGN Series	INSPIRE Series	AUGUSTA Series
Engineered flooring system	Y	Y	Y
Engineered roof trusses at 24" on centre	Y	Y	Y
2" x 6" exterior spruce studs at 24" on centre	Y	Y	Y
2" x 6" attached garage wall spruce studs at 24" on centre	Y	Y	Y
2" x 4" basement frost wall spruce studs on 24" on centre	Y	Y	Y
R20 fiberglass insulation on exterior house walls, basement frost walls, and attached garage walls	Y	Y	Y
R40 loose fill or batt insulation in ceilings	Y	Y	Y
Cantilevers and floors over attached garages: minimum R28 spray foam insulation	Y	Y	Y
6mm C.G.S.B. approved poly vapor/air barrier	Y	Y	Y
Limited lifetime architectural shingles	Y	Y	Y
Low E triple pane windows (basement included)	Y	Y	Y
Sill pan treatment and envelope sealant on windows and doors (excluding basement)	Y	Y	Y
Maintenance free vinyl siding	Y	Y	Y

SAFE & WARM

	DESIGN Series	INSPIRE Series	AUGUSTA Series
CO/smoke combo detectors	Y	Y	Y
High efficiency forced air gas furnace	Y	Y	Y
Tankless electric water heater	Y	Y	Y
Wifi-enabled programmable thermostat (Home Otto)	Y	Y	Y
Heat recovery ventilation system	Y	Y	Y
Drip humidifier	Y	Y	Y

	DESIGN Series	INSPIRE Series	AUGUSTA Series
--	---------------	----------------	----------------

FUNCTION

	DESIGN Series	INSPIRE Series	AUGUSTA Series
One exterior non-freeze hose bib, as per plan	Y		
Exterior doors: fiberglass insulation doors as per plan, includes chrome hinges	Y	Y	Y
16' x 7' attached garage overhead door in pre-finished white steel, insulated, raised panel, as per plan. Chain driven garage door opener included.	Y	Y	Y
Attached garage walls and ceiling boarded and fire taped	Y	Y	Y
Aqua board behind ceramic tile in tub and shower areas (as per plan)	Y	Y	Y
Unfinished basement stairwells are drywall on walls only, no taping	Y	Y	Y
Unfinished closed riser basement stairs, carpet wrapped on finished basements (if applicable)	Y	Y	Y
Closed riser interior stairs with carpet wrapped stringers	Y	Y	Y
One coat of interior latex primer and two coats of finish latex eggshell paint on interior walls, one paint color throughout	Y	Y	Y
One coat of primer and two coats of semi-gloss latex on painted wood surfaces	Y	Y	Y
Two coats of exterior paint on exposed wood surfaces, excluding deck floor system	Y	Y	Y
Two coats semi-gloss white paint (or as per architectural requirements) on entry doors	Y	Y	Y
One piece 5' fiberglass tub/shower combination with fiberglass surround in main bathroom	Y	Y	
One piece 5' fiberglass tub/shower combination with full height tile surround in main bathroom			Y
One piece 5' fiberglass tub/shower combination with fiberglass surround in ensuite bathroom	Y		
Pedestal sink in main floor half bath (as per plan)	Y	Y	Y
All bathroom sinks to be drop-in style	Y	Y	Y
Double stainless steel drop-in kitchen sink	Y	Y	
Blanco (or equivalent) double stainless steel undermount kitchen sink			Y
Dual lever faucets in bathrooms	Y	Y	Y
One USB plug, location as per plan	Y	Y	Y
One designated telephone line and two paired COAX TV/CAT5E outlets (as per plan)	Y	Y	Y
Roughed in conduit at electrical panel to attic for future solar panels	Y	Y	Y
8'6" ceiling height in basement	Y	Y	
9'0" foundation wall height in basement			Y
9' ceiling height on main floor	Y	Y	Y
Surface disk lights (as per plan)	Y	Y	Y
Two exterior non-freeze hose bibs, as per plan		Y	Y
Switched soffit plug		Y	Y
One piece 5' fiberglass tub/shower combination with tile surround in ensuite bathroom		Y	
Fully tiled shower in ensuite. Shower base tiled or fiberglass (as per plan) with 10 mil shower door			Y
One piece fiberglass surround ensuite shower, clear glass door with chrome trim and single lever control and showerhead (as per plan)		Y	
Ensuite soaker tub includes Roman tub filler (as per plan)	Y	Y	
Free standing soaker tub in ensuite comes with roman tub filler (as per plan)			Y
Three piece rough in plumbing in basement for future bathroom		Y	Y
Audio/video conduit located above fireplace (as per plan)		Y	Y
Laned home: 20' x 20' concrete parking pad, includes apron to lane (max 10' length)		Y	