

# LIONSWORTHE HOMES

SPECIFICATIONS ARE FOR: SkyView Ranch May-Aug 2008

## STANDARD SPECIFICATIONS

### Foundation

- Steel reinforced high strength cement sulphate resistant foundation walls
- Spray Tar seal cement walls
- Weeping tile around foundation where required by grade slip

### Floor System

- 23/32, OSB plywood floor, glued, and screwed
- Engineered silent floor joist system
- 3/8' plywood underlay under all floor tile areas

### Roof System

- Engineered and approved truss system
- 35 year GAF Canadian T35 "Canadian" Fiberglass/Asphalt shingle
- #15 Felt Paper on Entire Roof Deck
- Galvanized step, wall & valley flashing (as per plan)
- Ice & Water shield on rounded dormers (as per plan)
- Aluminum clad sheeting in all valleys
- Designer series aluminum clad fascia, rain gutters and down spouts (as per plan)

### Exterior Finish (as per architectural controls)

- Based on different types of units to include on of the following: Eldorado Stone, Conventional Siding Collections,
- Parging on foundation wall above grade in line bottom of above finished product.

### Windows & Doors

- Gienow windows, vinyl cased with standard white crank handle
- Exterior doors complete with metal clad jambs and dead bolts
- Front Door: Paint Grade Interior, chrome hinges, steel door slab, chrome door viewer, full return cladding.

### Heating

- 1 Carrier high efficient furnace
- 1 Lau standard Pan Style Humidifier
- 1 Standard White Rogers 311 Thermostat
- 1 Year Warranty on Installation
- 1 Year Manufacture Warranty on parts
- 5 year Warranty on Heat Exchangers if installed

### Paint

- 1 Coat primer and 2 finish coats Benjamin Moore Designer Series latex eggshell finish. 1 color permitted.
- Finishing to be paint grade by sprayed lacquer (1 color permitted)
- Any additional colours or lacquers will be considered and upgrade.

### Plumbing

- Kitchen: 2 double bowl sink, 1 deck facet chrome
- Powder Room: 1 Eljer Patriot\Savoy 6 liter white toilet, 1 -St. Michelle white pedestal sink, 1 Moen Chateau chrome facet.

- Main Bath: 1 Eljer Patriot\Savoy 6L white toilet, 1 single bow American Standard sink, 1 Moen Chateau chrome faucet, 1 Moen Monticello chrome Chateau shower/tub faucet, 1 white Hytec Gelcoat soaker tub/shower, 1 Moen Monticello chrome Chateau tub spout. (or similar standard)

- Ensuite Bathroom: 1 Eljer Patriot\Savoy 6L white toilet, 1 single bowl American Standard sink, 1 Moen Chateau chrome facet, 1 white fiberglass shower stall, 1 Moen Monticello chrome Chateau shower facet, 1 white Hytec Gelcoat soaker Tub, 1 Moen chrome Chateau tub spout. (or similar standard)

- 40L High Efficient Hot Water Tank

### Electrical

- Baic switches & counter plugs
- \$0.40 Cents per sq. ft. allowance for all lighting fixtures
- Kitchen hood fan and all bathroom fans vented to exterior
- GFI circuit for exterior waterproof plugs
- GFI outlets in one bathroom (except main floor half bath)
- Smoke detectors on main and upper floors (as per plan)
- Vacu-flo vacuum outlet rough in (no cover plate supplied)
- 2 Phone outlets, 2 tv cable outlets
- Security system rough-in (standard package)
- Home networking setup
- 4 Speaker full sound system rough in

### Cabinets/Countertops/Vanity Tops

- 2" Crown molding on upper cabinets and matching color kick on base cabinets
- Maple cabinets in Kitchen - White interiors with standard extension drawer slides.
- Laminate Top in Kitchen, and all bathrooms

### Drywall Finishing

- Basement stairwell walls dry walled
- Aqua board behind tub & shower area

### Basement Development

- only applies if basement deveolpment is selected as a an upgrade.
- Please refer to you Area Sales Associate

### Insulation

- R-40 ceiling insulation
- R-28 fiberglass in cantilever and floor over garages
- R-12 insulated basement walls with vapor barrier
- R-20 exterior wall insulation, caulking around door and window openings

### Interior Finishing

- Full width vanity mirrors
- Oval mirror over pedestal sinks
- MDF 3" baseboards on main and upper floor, 3" casing in all areas.
- Clermont (as per plan/ or comparable passage and closet doors with brushed chrome handles and 3 brushed chrome hinges on all interior passage doors
- Privacy locks on master bedroom and bathroom doors

### Exterior

- 1 Waynegard 9100 white aluminum garage doors.
- Poured brushed concrete walkways from front side walk to the front steps
- Deck if applicable finished by pressured treated all weather wood.

### Appliances

- 1 Frigidaire 18 cubic foot fridge, classic black, glass shelves, full width freezer shelf, 2 clear crispers, deli bin
- 1 Frigidaire 30" self cleaning electric range, classic black, 4 coil burners
- 1 24" built in dish washer, classic black
- 1 over the range microwave hood fan
- OR \$1,500 Credit at Coast Whole Sale Appliances

### Architectural Controls

- Architectural controls are required in most new subdivision. The requirements for each subdivision may vary according to the Controller and Developer. Some changes are to be excepted on each approval, as lots and homes do vary, thus requiring some extra costs and considerations. Any costs which arise from architectural approvals are the sole expense of the purchaser. Lionsworthe Homes cannot accurately predict all changes or requests which may be made by the developer/controller.

### General Legal & Warranties

- Legal and closing fees are not included
- One year complete service program backed by the Alberta New Home warranty program, with comprehensive 5 year structural warranty.
- This standard specification sheet may be modified at the builders discretion due to product avaiabilty and pricing effects.
- Lionsworthe Homes does not guarentee any of the above noted specifications, all specifications should be checked with the project sales manager prior to installation. All specifications are subject to change without notice without consent



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