

GENESIS HOMES LTD.

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2010 MILLENNIUM SERIES SPECIFICATIONS

These specifications will form part of our contract as "Appendix A".

NOTE: Genesis Homes Ltd. will build to any specifications requested (provided they meet code requirements). However, unless otherwise requested or noted, the following specifications are used in our homes. **Highlighted items are over and above building code requirements. Most of these highlighted items exceed common building practices in the St. Paul area.** Items noted as "optional" are not included unless specifically requested. If requested, the specifications noted below for the options will be included and outlined in Appendix B.

FOUNDATION AND BASEMENT

- 25 MPA type 10 (type 50 sulphate resistant where necessary) +/- 20" x 8" concrete footings
- for walkouts: 18" x 8" step footings with 4' frost walls, pressure-treated bottom sill plate c/w (complete with) sill gasket
- standard walls: 8" x 8' 25 MPA type 10 concrete walls c/w 3 rows of double reinforcing rebar, horizontal top & bottom.
- SCF basements optional at additional cost
- basement slab: +/- 3 ½" 25 MPA concrete c/w vapour barrier and sandfill beneath
- on attached garage: +/- 4" 25 MPA type 10 concrete slab with 24" o.c. reinforcing rebar over a minimum of 6" compacted sandfill c/w protective curing sealant
- on attached garage: 12" diameter x 10'0" concrete piles, 4" rigid void form to underside, 8" x 24" grade beam with 2 double rows of rebar reinforcement (4' frost wall at additional cost if required)
- **on attached garage: 5-gallon sump pail in centre of floor c/w steel grate**
- asphalt damp-proofing on exterior foundation walls, snap ties filled with plastic cement
- continuous weeping tile covered with minimum 6" crushed rock around house
- **engineer-designed TJI Silent Floor/equivalent floor joists and built up laminated wood beams with steel adjustable posts as per code requirements**
- bridging and/or strapping as per code requirements
- **¾" tongue and groove fir plywood primary subfloor, screwed 6" apart with ¾" spruce underlay plywood in lino areas, ¾" standard spruce for floor tile areas - stapled**
- basement perimeter 2" x 4" frost walls framed at 16 o.c. c/w ODW treated bottom plates
- **R20 insulation to basement floor, wallbar insulation in joist ends, 6 mil poly.**
- trowelled finish parging on exterior of concrete walls
- sumps as required by governing municipality

EXTERIOR WALLS

- **Mitten Cambridge/ Royal Crest vinyl siding and corner trims (metal corner trims optional). Choices of standard colours as architectural controls permit. Designer colours available at additional cost. Stucco, wood trim boards are optional. Stucco finish, if requested by purchaser, will not be covered under the builder's warranty.**
- Tyvec/equivalent building wrap
- ¾" OSB equivalent sheathing
- 2" x 6" studs at 16" o.c. kiln-dried spruce on exterior walls c/w wallbar insulation (~R22) where practical and CGSB 6 mil polyethylene vapour barrier
- 2" x 4" studs at 16" o.c. kiln-dried spruce on interior walls (2" x 6" where required)
- **all headers above windows and exterior doors are 3-ply 2 x 10" spruce/as per code requirements, 4" x 4" headers above all interior doors and closet openings where practical**
- on attached garage: 2" x 6" exterior walls complete with R20 insulation, walls drywalled (no mudding or taping)
- poly vapour hats on exterior wall and ceiling electrical outlets
- all corners top and bottom exterior wall plate areas caulked
- all interior top plates caulked

- all gaps around windows and doors insulated and caulked as necessary
- **all cantilevered areas have R7.5 foam insulation beneath for added warmth**
- all developed areas over garages have dropped ceilings to provide for under-floor heating c/w R28 insulation and fireguard drywall finish
- **interior wall plates screwed to subfloor to help prevent squeak**
- **interior walls screwed to abutting outside walls to prevent drywall cracking**

ROOFING & CEILING

- 30 year B.P. Harmony fiberglass shingles with underlayment, nailed. Standard vents. Choice of colours as architectural controls permit.
- 7/16" OSB/equivalent sheathing c/w "H-clips"
- **engineer-designed full heel roof trusses at 24" o.c. as per code, engineer-designed beams as required. Clad finish for exterior beams or posts included (unless otherwise noted). Wood insulation stops.**
- **hurricane clips fastened to trusses where practical**
- **2x8 header for future deck where practical**
- 24" eave over-hang or as per blueprint and engineer-designed roof system
- pre-finished aluminum soffits and fascia
- pre-finished 5" galvanized eavestrough with down spouts (*locations by Contractor*)
- **R40 blown cellulose where applicable, R40 batt in vaulted areas as may be required**
- CGSB 6 mil poly vapour barrier
- ½" control density drywall, nailed, screwed and taped (*c/w paint undercoat*)

EXTERIOR DOORS

- **L985 fibreglass insulated embossed front door c/w Panama Platinum/equivalent glass insert & steel insulated rear door (no window). Both with adjustable lock plate and adjustable sill plate.**
- exterior doors have metal-clad door jambs
- house-to-garage access door with boomer hinges (*self-closing*)
- **on attached garage: 6-panel, 4-section T-12 Steelcraft 16' x 7' steel insulated standard (glass inserts optional) overhead garage door c/w ½ HP opener & two controls and one 2'8" x 6'8" 6-panel embossed fibreglass insulated side door**
- **Weiser Huntington "26D" nickel finish keyed locks where applicable on all exterior entry doors (keyed alike with separate deadbolts) including garage door and house-to-garage access door**

WINDOWS

- Gienow white, double glazed **SOL-R1 gain upgrade** vinyl maintenance free sealed unit sliders with white exterior and interior vinyl frames. (*casement, awning & combination windows as per plan.*)
- screens included on all venting windows including basement
- one 60x24 double slider drywall access window in bungalow designs (optional in bilevel designs)

INTERIOR FINISH

- **Softline round corners on 90° vertical corners with 22 1/2° baseboard corner**
- ½" standard drywall applied with screws & nails and taped (3 coats)
- **interior walls glued to studs to minimize nails/screws**
- ½" **Aquaboard drywall around tub, shower and/or whirlpool perimeters c/w 1 row 6"x6" white ceramic around tub.**
- top quality woodwork finishing on site
- interior doors (three "26D" finish hinges) and closet doors or bifold in Colonist woodgrain texture (choice of styles available at additional cost) painted, paint grade pine jambs. Other coloured hinges available at an extra cost.
- all interior casing and baseboards to be 2 ½" MDF casing, (*profile #S092*) with latex caulking.
- baseboards upgraded to 3 1/4" #S093 on homes greater than 1500 sq. ft.
- all bifolds have ½" jambs and casing
- **pre-finished birch shelving in closets: one shelf and steel coat rod per closet, four shelves per pantry/linen, two shelves in broom closet**
- rounded stair treads, 11" tread width if space permits
- white or raised oak with natural laquer finish Kitchen & Vanity cabinets, with **birch finish interior**. (Desk drawers come only in flat face panels). Matching finish Crown moulding on upper cabinets, (no soffits) nylon drawer rollers, adjustable shelves, **concealed soft closing hinges** as per contract allowance.
- all Kitchen cabinets provide for a built-in dishwasher, built in microwave if space permits, one bank (4) of small drawers
- Laundry cabinets are optional
- **Sorel Edge custom crafted counter tops, choice of colours for counter, white edging**

- **+/-36" high vanity mirrors as practical (cutouts extra)**
- bathtubs & showers receive one row of standard 6" x 6" white tile around perimeter as practical.
- Weiser Huntington "26D" nickel finish lock sets with matching knobs for bifolds. *(other styles available at differing costs)*
- privacy locks on all bathroom doors and Master Bedroom door
- plans with interior wood railings to be 1 3/4" x 1 3/4" fluted oak with oak top rail; natural lacquered to match standard cabinet finish
- **2 1/4" stairwell handrails painted with wood brackets**

PAINT

- **Pittsburgh Manorhall Series / equivalent**
- **California knockdown texture (white on white) throughout**
- walls primed with hi-hide latex sealer, semi-gloss or velvet finish in Kitchen, Baths and/or Laundry, eggshell finish in balance (2 coats total). One colour only *(additional colours extra)* Standard colour is off-white. *(Some colours may require 3 coats at an additional cost.)*
- exterior trim, doorframes, etc. receive one primer coat and one finish coat of exterior paint or stain *(choice of colours as architectural controls permit)*
- attached garage receives one primer coat and one finish coat of paint or stain on 2 x 8 door frame and brick mould trim

CARPET/LINO

- carpet, lino and/or floor tile allowance of \$4.50 *(GST inclusive)* per sq.ft. throughout *(includes labour and material)*. Minimum 46 oz. carpet on 6 lb. underlay
- carpets, lino, etc. to be selected at Contractor's supplier
- NOTE: If purchaser declines to purchase carpets/lino at Contractor's supplier, a \$250.00 administration fee will be deducted from the allowance, furthermore purchaser will be responsible for labour and material for all underlay as required, including lino and ceramics

HEATING

- **one FG6RC High Efficiency Frigidaire /equivalent gas-fired forced-air conservator furnace (8-year manufacturer's warranty) c/w standard evaporator plate humidifier**
- **thermostat with summer fan switch**
- hot air ducts with white plastic grill dampers to balance heat distribution in developed areas
- cold air returns with white metal grills in all Bedrooms as practical *(optional in basement bedroom development)*
- exhaust fans in all Baths, vented in walls to the outside.
- venting for hood fan
- heat ducting diameter adequate for future air conditioning
- combustion and makeup air provisions as per code
- one dryer vent sleeve to exterior
- 5" round ceiling outlets in basement or undeveloped areas roughed in as per code *(wall stack heating available at additional cost)*
- **all ductwork joints taped with standard duct taped and screwed**

PLUMBING

- all ABS drain, soil and vent piping, PEX plastic water lines/equivalent, shut-off valves for all fixtures
- **TOTO/equivalent white fixtures in all Bathrooms (colour upgrades optional, shower curtain rod or doors extra for bathtubs)**
- **Dalton water-saver closets with SOFT-CLOSE seats**
- **self-rimming TOTO 401.4 vanity china basins**
- Maax one-piece TSEA63 fibreglass tub
- roughed in plumbing for dishwasher
- Chrome Moen Chateau single-lever/equivalent faucets throughout
- Positemp pressure-valves for all showers & baths
- **double compartment, high quality 8" deep Steel Queen/equivalent) stainless steel sink in Kitchen**
- **"Extensa" lever spout for kitchen sink**
- Mechanical wastes for sinks throughout
- **#50 gas-fired, energy efficient hot water tank c/w Dual PVC Vent Pipe, 43.3 imperial gallons (John Woods/equivalent) c/w dielectric unions**
- one front and one rear frost-free hose bibs
- **stub gas line for future garage heater where applicable**

- **stub gas line for future BBQ where applicable**
- all models will have a showerhead over bathtub where applicable (No shower rod/ bath enclosures)
- basement floor drain
- one laundry standpipe, in Laundry Room c/w "Washtrol" hot and cold taps - main floor or basement
- all standup showers are fibreglass and include chrome frame door with obscure glass
- 3-piece roughed in double plumbing in basement (RIDP)
- **rough in water box for future fridge ice/water dispenser**

ELECTRICAL

- one 100 amp Federal Pioneer/equivalent 48-circuit panel (expandable to 64) located on foundation wall closest to exterior service
- copper wiring spaced as per code
- **carbon monoxide detectors**
- spark arrester circuits in bedrooms
- wiring for one light outlet per room or one switched plug (i.e. Living Room)
- three exterior weatherproof outlets on GFI (including switched Xmas plug in soffit)
- ground fault protected outlets in Bathrooms
- four pre-wired telephone outlets c/w wall jacks on Main Floor and four in basement(if developed)
- **three pre-wired TV outlets c/w wall jacks on Main Floor and three in basement(if developed)**
- pre-wired to the exterior for one satellite dish
- smoke detectors as required by electrical code
- **standard two-speed vented hood fan complete with light (white or almond)/hookup purchaser-supplied micro-hood combo**
- 220 volt wiring for one standard range
- 220 volt wiring for one standard dryer
- wiring for one standard sink light
- wiring for one standard furnace
- wiring for one sump pump
- wiring for fireplace and switch where applicable
- wiring for future power humidifier
- wiring for bath fans
- wiring for microwave on separate circuit
- wiring for one exterior light per exterior door
- **Decora switches and plugs in white or ivory**
- rough in and hookup for one ceiling fan (*additional ceiling fan provisions are optional*)
- roughed in garburator (not applicable on acreages)
- roughed in dishwasher on separate circuit
- roughed in wiring for future satellite
- roughed-in vacuum outlets dropped to basement ceiling as required. With optional basement development, roughins tied back to utility room/garage
- **one floor sweep outlet in Kitchen included.**
- **choice of light fixtures through designated supplier (See Light Fixture Allowance)**

ATTACHED GARAGE

- one light per overhead door (*minimum 2*) inside on 3-way switch
- one outside light per overhead door on front
- one outside light per side door on 3-way switching
- one outlet per overhead garage door and low voltage wiring for garage door openers
- four receptacles inside(*2 on common wall to house, one on each side wall*)
- prewire provision for future overhead heater

LIGHT FIXTURE ALLOWANCE (includes all interior & exterior fixtures, fluorescent fixtures, pot lights, bulbs, door chimes, ceiling fans, heat lamps, etc. unless otherwise specified in contract)

- homes up to 1800 sq.ft.: allowance = 80 cents per sq.ft at Contractor's designated supplier(*GST inclusive*)
- homes over 1800 sq. ft: allowance = 1.00 per sq. ft at Contractor's designated supplier (*GST inclusive*)
- NOTE: if Purchaser declines to purchase light fixtures at Contractor's supplier a 10% Administration & Handling Charge may be deducted from the allowance. Pot lights to be purchased from electrical contractor at extra cost.

STEPS/SIDEWALKS

- standard-width All Weather Wood front step (*number of risers varies as per siting and/or elevation. Concrete step optional*)
- 3' framed house-to-garage stairs (*number of risers to be determined on site*)
- landings 3' x 3' if required
- step railings provided if required by code

MISCELLANEOUS

- final cleaning by Purchaser
- basement and garages are swept
- removal of construction garbage for in-town homes (*does not apply to rural homes*)
- cost of excess dirt removal from basement/utility excavations is NOT included
- pre-occupation inspection scheduled prior to possession
- the cost of removing trees or other debris present on construction site is NOT included
- extra costs arising from unfavourable soil conditions that may require an engineer's report and consequent special construction procedures with respect to excavation, steel, concrete, sand or gravel and/or backfill are NOT included.
- engineer designed drawings and/or site drawings that may be required by the governing municipality or authority are NOT included unless otherwise noted in contract
- extra costs associated with road bans are NOT included unless otherwise noted in contract
- demolition, utility disconnects, sewer upgrades are NOT included
- rough backfill grading is done. (*black dirt and/or landscaping NOT included*) Window wells are NOT included and will be charged for as required. Retaining walls are NOT included unless contractually stated. Excessive fill dirt requirements in excess of Municipal allocation are NOT included. The purchaser/s acknowledge that after the date of backfill grading, the Contractor is not responsible for any further grading or damage to yard levelling, walks or patio due to settlement, changes in grade, or lack of maintenance. The purchaser is responsible to ensure drainage away from foundation as may be required.

OPTIONS: some popular options that can be provided at an additional cost include:

- full basement development
- stucco exteriors, if desired, are at Purchasers option and will NOT be covered under builders warranty
- 9' basement (actual +/- 8'10").
- basement window stand pipes
- decorative false framing & brick/stone finishes
- stained interior doors/jambs
- oak finishing: baseboards, casings, interior doors, railing
- optional whirlpool spas receive a minimum of one row of tile surround in height, ceramic skirt in front c/w mechanical access doors if required. No shower rod or showerhead are included with jetted or soaker tubs unless requested at extra cost
- dimmer switches and/or fan control switches
- wiring for pot lights & heat lamps
- roughed in security system
- FIREPLACE PACKAGES: Fireplace units and/or mantels, if desired, are priced as per customer selection. Standard trim includes one row of floor tile surround and a 5' x 16" floor level tile hearth.
- decks and deck-steps
- curb cuts to existing sidewalk/curbs
- professional duct work cleaning

OTHER:

Construction to meet or exceed Alberta Building Code requirements as per issued permit.

The phrases and terms "equal to or better" or "equivalent" or "Specifications Subject to Change" pertain solely to material availability to the Contractor at this date. The Contractor has the right to substitute material of equal or better specifications due to a supplier's material shortage/discontinuing or as a result of Contractor's continuing policy of home improvement. In addition, the Contractor has the right to substitute material or amend construction "on site" due to space constraints, dimensions, or Building Code limitations on plans.

Unless otherwise noted in the contract, the following are also included in the price:

1. the costs for Development, Mechanical, and Building permits, except within the County of St. Paul where landowners must pull their own permits unless otherwise stated.

2. fire insurance & liability coverage during course of construction
3. Surveyor's Certificates (Real Property Reports) in urban centres. RPR's and/or Title Insurance are not included for rural properties except where noted otherwise.
4. Building Compliance Certificates
5. Legal fees & disbursements* for first mortgage placement with GENESIS HOMES LTD.'s assigned Solicitor
*conditions apply
6. Water meter hookup fees
7. Ensured WCB coverage for all subtrades
8. NATIONAL HOME WARRANTY PROGRAMS coverage. (Builder Registration #PNHW94-197)
9. Acreage services: as noted in contract. City/town services such as power lines, water & sewer lines are included in the basic price unless otherwise noted. Construction charges for water and/or sewer upgrading/installation that may be required by governing municipality are NOT included.

Special Note - Although every effort is made to keep current specifications in accordance with market trends/changes in code, unless otherwise noted as custom specifications, (Appendix B) any/all upgrades arranged/purchased directly through a subtrade or supplier will not be covered under builders Warranty.