

Specification Detail

Creekwood Chappelle Package (Revised May 1, 2013)

Concrete

*Concrete strength and special requirements for walls, footings and floors are determined by engineering reports and soil conditions for specific subdivisions.

Garage Grade Beam:	18"x8" – 32 MPA type 50 concrete or as required
Pad Footings:	40"x 40" x 8" (unless otherwise noted) – 32 MPA type 50 concrete
Foundation Walls:	9' x 8"– 32 MPA, type 50 concrete, reinforced with 3 rows 10mm reinforcing bars, horizontally placed at top and bottom of wall
Damp-proofing:	Single asphalt (exterior) coating on all foundation walls - Form tie holes are tabbed prior to spaying
Weeping Tile:	Continuous perforated pipe around perimeter of foundation walls covered with minimum 6" crushed rock
Sump Liner & Pump:	Plastic liner for weeping tile and discharged over ground
Parging:	Foundation parged from siding finish to grade line.
Basement Floor:	4"-25 MPA, type 10 concrete over 6 mil poly on sand
Garage Floor:	Duramix, compacted sand with 10mm reinforcing bars on piles with reinforcing bars placed at 18" O.C. each way and tied to foundation
Driveway:	Duramix, air entrained concrete, poured on sand c/w 10 mm reinforcing bars placed at 18" O.C. each way - Driveway width is full width of garage - Additional costs will apply to driveways exceeding standard allowance
Piles:	12' x 12" deep reinforced with 2 rows of 15mm rebar Piles poured for future deck (restricted to 4 piles)

*Options to increase garage size does not include driveway width unless specified on change order detail. Each home is plotted then approved by the Architectural Design authority for each community. Driveway surcharges can be calculated after Architectural Approval only. Apron approaches on collectors and streets (curb to sidewalk) are the purchaser's responsibility in most communities.

Concrete Sidewalk: Poured concrete 4' wide supported by piles or doweled into garage foundation where applicable

Step at front entrance: Precast concrete or wood step with deck (as per plan) - *Some models may require poured concrete depending on size and shape and architectural controls at an additional cost

Framing

Floor Joists: Main engineered floor system spaced at 19.2 on center, or as per plan and building code

Floor Beams: Engineered beams are required by engineered floor supplier c/w adjustable steel teleposts

Subfloors: 23/32" tongue and groove, O.S.B., or as per Engineered floor spacing requirements, glued and screwed

Underlay: 3/8" plywood glued and screwed over subfloor in all tiled areas

Wall Height: 9' main floor

Exterior Walls: 2 x 6 KD spruce studs at 16" O.C.

Garage walls: 2 x 6 KD spruce, 16" O.C. Garage length 24' width 20' subject to lot and architectural requirements – interpretation at the discretion of the builder

Interior Walls: 2 x 4 KD spruce at 16" on center unless otherwise noted on drawings

Basement Furring: 2 x 4 KD spruce at 24" O.C.

Wall Sheathing: 3/8" O.S.B. and/or Fireboss

Roof Sheathing: 7/16" O.S.B.

Roof Trusses: Engineer approved trusses at 24" O.C or designed rafters as per building code

Stairs: 2 x 10 # 1 kiln dried spruce stringers, 1" fir plywood treads, 1/2" spruce plywood risers

Windows/Doors

Windows: Maintenance free, triple pane, Low E, argon gas, white PVC

Picture or Casement as per plan (One vented window per room)

Up to 3 5X2 Basement slider windows double pane, white PVC with window wells as required

When required by building code metal clad windows will replace PVC

Front/Rear Door: Front – 8’ Fiberglass (stainable wood grain Mahogany rift) Flagstaff Plank. Rear nook - smoothie fiberglass door slab 2064 raise and lower internal blinds

Overhead Garage Door: One double Insulated SteelCraft T12 painted to match wall cladding colour c/w raised panels (unless otherwise dictated by architectural control) no windows included

Fireplace

Fireplace: One Premium quality Napoleon gas fireplace BGD 36 CF (great room)

Plumbing

Water Lines: Home Run System complete with manifolds in mechanical room

Water line to kitchen fridge area

Shut off Valves: All faucets and toilets come with individual shut off valves

Vents & Drains: ABS or equivalent rigid plastic

Sanitary Sewer: 4” drain with PVC ring

Gas Line: From meter location to furnace and hot water heater, bbq connection at rear of home and fireplace

Lawn Service: Two non freeze lawn services

Laundry Room: Flush mounted laundry box with hot and cold taps and standpipe – if second floor laundry a drain will be provided

Hot Water Tank: 50 US Gallon High Efficient

Basement: 3 pc Plumbing Rough-in

Plumbing Fixtures

Ensuite: Maxx Optik 6636 freestanding soaker tub w/ Moen TS904 90 degree chrome Roman tub filler

Hytec ACR3785 Shower base w/ Moen TS2712 90 degree chrome shower trim

WF-202H undermount basin w/ Moen TS6720 90 degree chrome widespread faucet

Roofing

IKO Cambridge or BP Harmony roof shingles as per developer architectural guidelines.

Additional costs may apply for upgraded shingles

Electrical

Locations and numbers of electrical plugs and switches are by Alberta building code and will vary from the blueprints. Electrical panel and meter are located based on shortest distance from coil location to house and takes precedence over any location shown on drawings. Panel locations may be relocated by using a secondary cable from meter based to desired location. This is optional and must be specified and signed for by purchaser at point of sale. Lin. Ft. charges can be added once installation and calculation complete. (Charges will be based on current price per running foot of cable). Electrical walkthrough is provided with client to determine exact location of outlets. Additional outlets may be added at an additional cost.

Electrical Panel:	Minimum 100 amps. 40/80 circuit panel - Electrical wiring as per code.
Standard Outlets:	Electrical switches and duplex plugs are standard white Decora. Separate duplex plug at electrical panel Smoke detectors as required by code, wired to electrical panel Carbon monoxide detectors when required by code One keyless switch at base of stairs for basement lights, ceiling mounted, located per code One dedicated soffit plug with switch Motion sensor light in mud room and pantry Rough in for future garborator
Structured Wiring:	Telephone Distribution Module 1 – HDMI cable location 7 - Cat5e locations for internet or telephone 3 - RG6 locations for televisions
Garage Door Openers:	Chain driven garage door opener with two remotes and one keyless entry
Security:	Complete security system (includes 3 Door Contacts, 2 Motion Sensors, 1- 2 Gig Automation Panel and 3 months free monitoring)

Vacuum System: Rough-in drops to basement floor joist level only as required including attached garage, if applicable - Central vac rough-in is tied in to furnace room, unless otherwise specified

Light Fixture: An allowance of \$0.75 per sq. ft. (this allowance is to include the door chime) - Any and all upgrade costs must be paid directly to the supplier + 7 interior (4")

Insulation/Drywall

Insulation: Insulation and caulking to Alberta Building Code Requirements

Basement interior furring R-20 insulation (floor to ceiling)

Exterior house walls – R-20 fiberglass, friction-fit batts

Exterior ceilings flat – R-50 blown insulation

Exterior vaulted ceilings R-40, friction-fit batts

Cantilevers – minimum R-28, friction-fit batts and 1 ½" Styrofoam

Adjoining garage to house wall – R20 fiberglass batts

Adjoining garage ceiling to house floor above – R28 fiberglass

Foam insulation around all windows

Vapor Barrier: 6 mil CGSB polyethylene at all exterior insulated walls and ceilings c/w continuous caulking at all joints and around all door and window openings

Drywall: Exterior walls – ½" drywall (unless otherwise noted)

Interior walls – ½" drywall, applied with glue and nails. 1/2" aqua board on tub and ceramic shower walls if needed. Square bead

Interior ceilings – ½" drywall, applied with screws and nails

Basement stairs have partial drywall applied to side wall only, no paint or taping provided

Ceilings are taped, sanded and sprayed with "Splatter" texture

Garage: ½" drywall, insulated with one coat fire tape - 5/8" drywall will be used when required

Exterior Finishes

Walls:	Vinyl siding (as per architectural guidelines) c/w corner trim as per model applied over black paper - *Additional costs will apply for developer architectural guidelines upgrades
Soffits:	Pre-finished, continuously vented, aluminum - Non vented will be used when required by building code
Fascia:	Pre-finished aluminum – 6” or 8” wide or as per developer architectural guidelines
Eavestrough:	5” pre-finished, continuously extruded aluminum
Battens:	Prefinished aluminum if required
Garage Entrance Steps:	Unpainted wood risers as required - Landing may be required as per Alberta Building code
Nailer Plate:	Pressure treated nailer - Size and location is model dependent
Brick/Stone:	Builders standard brick or stone at garage corners with 2’ returns to a max of 50 square feet
Envelope Seal:	Windows and door openings receive envelope seal to prevent moisture and air penetration

Interior Finish Materials

Doors:	Choose between the following doors: Atherton, , Avalon, Berkley, Bostonian, Cambridge, Camden, Cheyenne, Continental, Corvado, Craftsman III, Provincial, Rockport, Sante Fe. Natural Door Jambs, Door Stops
Trims:	White paint grade
Fireplace Mantle:	Paint grade MDF floating MPM 05 mantle
Stub wall capping:	MDF Paint grade
Plant Ledges:	If required (not requested) by plan then dry walled and painted wall color
Casing & Baseboards:	3” casings (#4691) and 4” baseboards (#4690) or choose from our other standard choices – painted MDF
Closet Shelving:	No wire, custom built MDF shelving
Walk-in pantry door:	Paint grade Single Lite French door with choice of the following glass: Crossreed, Jade, Nature, Pinreed, Phoenix, Rain, Vertical Flutex, White Etched, White Lami.

Den Doors:	Paint grade Single Lite French door with choice of the following glass: Crossreed, Jade, Nature, Pinreed, Phoenix, Rain, Vertical Flutex, White Etched, White Lami.
Bathroom Hardware:	Taymor Heritage Series 16 choices in Shiny or Brushed Chrome
Entry hardware:	Taymor – 3 standard choices
Interior Hardware:	Taymor – 5 standard choices
Interior Handrails:	To be maple, oak or paint grade with iron spindles Series 1000 At undeveloped staircase a 1 5/8” paint grade handrail is installed c/w metal brackets
Cabinetry:	Choice of 10 wood and 4 PVC door styles Wood: Burma (veneer), Carlisle (flat), Ellington (flat), Essence (flat), Estate (5 piece square), Essex (flat), Madras (veneer), Manchester (flat), Mission (5 piece Shaker), Savannah (slab, veneer) PVC: Classic (raised), Cortina, Manhatten, Milano Choice of 14 different spray stains, 7 different hand-wipes and 11 PVC Thermo-foil finishes Spray Stains: Black Bean, Dakota, Matrhone, Mandro, Morello, Morocco, Natural, Rattan, Shale, Tucson, Umber, Britanna Hand-wipe Stains: Natural, Brandy, Spice, Bistro, Ginger, Rosewood PVC colours: Antique White, Warm Maple, White, Black, Cayenne, Cognac, Espresso, Graphite, Kitsilano, Pecan, Tofino

Hardware – Level 1 and 2. Crown mouldings on upper cabinets in kitchen.

Door/drawer combination throughout with two banks of 3 drawers standard in the kitchen and 2 drawer min in ensuite

*The builder will not accept responsibility for shade differences in cabinetry and other wood finishes, due to the nature of wood grain patterns and density of wood materials.

Kitchen Countertops: 1 ¼” Builders series granite or quartz (includes island)

Bathroom Countertops: 1 ¼” Builders series granite or quartz

Painting & Staining

Interior-Walls: One coat primer and 2 coats of low VOC paint from approved color chart. One main wall colour, one trim/door colour.

Closets: Interiors are painted white. Walk in closets are painted wall color

Exterior Doors: Front entry door is stainable. All other doors are painted.

*Additional charge applies for any deep base paint.

*Additional charge applies for additional colours. If additional coat is required to cover due to color change, additional charges will apply. Additional charges will apply for the darker tones or accent walls.

*The builder will not accept responsibility for customer selections matching paint sample chips. All colours must be selected from approved manufacturer paint chips.

Ceramics

One Piece Tubs/showers:	One row of builder tile with metal schluter trim
Kitchen backsplash:	Full height builder ceramic tile from countertop to upper cabinets
Soaker Tubs:	Tub skirt and two rows of builder tile with metal schluter trim
Ensuite shower:	Builder tile on walls to ceiling
Fireplace:	Builder tile surround to mantle height

Floor Coverings

Carpet:	Silken Charm w/ 8lb BHT free underlay on stairs, bedrooms, bonus room and second floor hallway
Ceramic Tile:	Builders Line tile to kitchen, nook, foyer, baths, laundry and mudroom
Hardwood:	Builders Line hardwood to great room, dining room, den and hall, 14 color choices 2 1/4" in width

Mirrors & Shower Door

Vanity Mirrors:	Mirrors installed to length of vanity top and from 4" above countertop
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Appliances

Fridge:	Whirlpool #WRT359SFYF Stainless Steel*
Microwave:	Whirlpool #YWMH3101AS (Over the Counter) Stainless Steel*
Dishwasher:	Whirlpool #WDF310PAAS Stainless Steel*
Range:	Whirlpool #YWFE510SOAS Stainless Steel*

*Supplied only. Installation may be arranged through Artisan Homes or an independent supplier at and extra cost dependant on the appliances chosen.

Final Cleaning

Furnace Cleaning:	Furnace ducts power vacuumed prior to possession
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Please Note Construction Drawings are Guidelines Only

*Due to site conditions, dimensions and locations (including the furnace and hot water tank, electrical plugs and switches, windows and doors) shown on working drawings can vary within reasonable limits, while still exceeding local, provincial or national building code requirements for residential construction.

Final Grading

Rough grading is done one time under contract by the builder. Customer is responsible for maintaining proper grade and slope in lot in all areas and ensuring that eaves trough down spouts is on and in the down position when required. The builder will not accept responsibility for lot sinkage or settlement once rough grading has been completed.

*Customer is responsible to get final grade certificate after landscaping.

*No topsoil is provided by the builder.

*Purchasers are responsible for the costs of any retaining walls required unless specified otherwise. The builder will advise the purchaser of any grade problems that may arise upon plotting and/or once the final grade slip and architectural approval are received from the developer.

Architectural Approval

Final approval or colours, exterior treatment, style, size and location of home on the lot is granted by an Architectural Control Representative for each respective subdivision. Any of these items submitted for approval may be altered depending upon the location, grading conditions or proximity to existing homes of similar style, colors and exterior treatment. Required changes and costs for materials, treatment and siting on the lot not specifically covered in the purchase agreement or schedules, are the responsibility of the purchaser, and will be added to Pre-construction Change Order when the architectural approval is received.

Architectural Controls

The purchaser acknowledges that the home is subject to approval of the developer of the land and the municipality, and the developer or municipality may refuse to approve the home, or may require changes or modifications to the home which may affect the purchase price of the home. In the event the purchaser is not prepared to pay the additional cost (if any) of the changes or modifications requires by the developer or municipality, the builder, at its sole option, shall have the right to terminate this agreement with seven days notice, and to refund the purchaser's deposit, after deducting any reasonable and necessary expenses incurred by the builder.

Financing

The purchaser must advise their lender of the following terms. The lender must be prepared to advance all funds on possession date to the builder's solicitor. Seasonal holdbacks will be established by the builder at the turnover with the purchaser. Holdbacks will based on builder's cost allowances. Funds will be released by the builder's solicitor upon receipt of the builder's report documenting completion of each individual item.

The purchaser is responsible to ensure that sufficient funds are available to close the sale at possession. A Closing Statement will be provided to you and our solicitor's office prior to possession.

Progress payments are due at the dates shown on the Purchase Agreement. Late progress payments accumulate interest at 18% per annum until received.

All Construction Change Orders are due on purchaser's acceptance and subject to 25% deposit of total cost.

Completion and Possession

We cannot control the number of homes sold at any given period, nor can we control how busy the industry is. Therefore, formal written notification will be sent 35 days prior to the actual possession date. Possession of the home must be taken when ready for occupancy, and the adjustment date will be set with the lawyers at the time written confirmation is sent to the purchasers. Seasonal and outstanding work as of possession date will be subject to Builders' Solicitor Trust Account holdback. Holdbacks will be set and approved by builder prior to possession and automatically released upon completion of each job in proportionate amounts as allowed for. Keys will be released only if all funds and proof of insurance have been received by our solicitor prior to confirmed possession date. Otherwise, keys will be released from the solicitor's office after funds are received. The adjustment date for possession will not be changed due to late release of funds.

Your Home is Protected by a 1 Year Materials & Labour Warranty, 2 year Mechanical Systems Warranty, 5 year Foundation Water Penetration Warranty and a 10 Year Structural Defect Warranty

*All construction shall meet or exceed the residential standards current revisions and all other applicable codes. In cases where specifications do not comply with applicable code requirements, the building code shall prevail. Errors and omissions accepted.

*Not included- Site specific items like walkout basements, architectural guidelines, retaining walls, rain water leaders, alterations due to soil conditions, rear and/or side decks, deck steps, basement developments, installation of appliances.

*In the event of shortages, due to availability, Artisan Homes Inc. reserves the right to substitute materials or products with what we consider equal or superior materials or products. Because of our commitment to quality and continual improvements of our homes, specifications are subject to change without notice.

We/I have read and do accept the specifications as shown on pages 1 through 11, which are to be used to construct the home we have purchased. We/I understand the only changes that will be made to these specifications will be noted on a "Schedule E" and/or subsequent changes (Schedule F), signed and accepted by ourselves and Artisan Homes Inc. by Artisan's authorized office personnel. Verbal communications not further documented in the contract or by change order and, accepted by an authorized officer of the company, will not be honored by the company.

SIGNED AND ACCEPTED THIS _____ DAY OF _____ 20____

WITNESS

PURCHASER

WITNESS

PURCHASER

PER: _____

ARTISAN HOMES INC