

Executive Specifications

Exterior

- Double glazed low "e" windows
- Steel reinforced foundation walls
- Poured concrete front walkway and driveway
- Maintenance free vinyl siding, soffit, fascia and eavestrough or stucco according to developers guidelines
- 30 year manufacturers warranty asphalt shingles
- 56" X 32" basement windows as per plan
- Fiberglass exterior doors as per plan
- Insulated 16'x7' garage doors, comes with door opener and two controls
- Two water hose bibs, one in the front and one in the back of the house
- Pre grading only
- Treated wood deck with treated wood railing
- Two water proof electrical plugs and one in soffit with 'on' switch
- Gas line to deck

Interior

- 9' main floor ceiling
- Framing: exterior walls 2"x6", interior walls 2"x4" as per plan
- Fully engineered floor and truss system
- OSB tongue and groove subfloor, glued and screwed
- Insulation: exterior wall R-20, attic R-40, basement frost walls R-12
- California knock down textured ceiling
- 1 and 1/4" Granite throughout

- Maple or oak flat panel cabinets to ceiling with crown molding
- Matching toe kicks, pot and pan drawer as per plan
- Self closing cabinet doors
- 1 and 1/4" granite counter tops in kitchen, includes island and eating bar
- MDF glass pantry door
- Mosaic tile backsplash
- OTR microwave
- Variety of choices in knobs and handles
- Upgraded Moen faucet with pull out veggie sprayer with double stainless steel undermount sink.
- Water line to fridge

Heating and Plumbing

- High efficiency 50 gallon hot water tank.
- High efficiency single stage furnace.
- Drip humidifier
- All bathrooms granite vanities
- Heat recovery ventilation system
- Programmable thermostat
- 4 piece ensuite and 3 piece main bath
- Upgraded chrome or brushed nickel Moen faucets
- Standard fireplace with maple mantle
- Choice of undermount sinks

Flooring

- 3 and 1/4" maple or oak hardwood or laminate, throughout main floor
- Ceramic or porcelain tiles in entry, laundry and bathrooms
- Upgraded carpet and tiles

Finishing

- 3 coats of paint
- Upgraded baseboard, casing and headers
- Wire shelving
- Chrome or brushed nickel hardware
- Maple and iron railing
- Rough in vac system with outlets as per plan
- Rough in security system
- 3 CAT5's and 2 TV outlets
- GFI plugs in bathrooms and kitchen
- Decora switches
- Upgraded allowance for electrical fixtures
- Upgraded allowance for 4 piece appliances
- Garage insulated, drywalled and one coat of mud, no sanding.
- 1 CO2 and 1 smoke detector

Warranty

- 1 year limited builder warranty for workmanship and materials
- 5 year Alberta New Home Warranty Program limited warranty

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Canadian
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Association



The Alberta
New Home
Warranty
Program



Prominent Homes

Pioneer Specifications

Exterior

- Double glazed low "e" windows
- Steel reinforced foundation walls
- Poured concrete front walkway and driveway
- Maintenance free vinyl siding, soffit, fascia and eavestrough or stucco according to developers guidelines
- 30 year manufacturers warranty asphalt shingles
- 56" X 32" basement windows as per plan
- Fiberglass exterior doors as per plan
- Insulated 16'x7' garage doors, comes with door opener and two controls
- Two water hose bibs, one in the front and one in the back of the house
- Pre grading only
- Two water proof electrical plugs and one in soffit with 'on' switch

Interior

- 9' main floor ceiling
- Framing: exterior walls 2"x6", interior walls 2"x4" as per plan
- Fully engineered floor and truss system
- OSB tongue and groove subfloor, glued and screwed
- Insulation: exterior wall R-20, attic R-40, basement frost walls R-12
- California knock down textured ceiling
- Laminated Vanity Counter Tops
- Stub wall with paint grade handrail

Kitchen

- 41" maple cabinets, flat panel with crown or shaker moulding
- Matching toe kicks, pot and pan drawer as per plan
- Self closing cabinet doors
- 1 and 1/2" granite counter tops in kitchen, includes island and eating bar
- Ceramic tile backsplash
- OTR microwave
- Variety of choices in knobs and handles
- Moen faucet with pull out veggio sprayer with double stainless steel undermount sink
- Water line to fridge

Heating and Plumbing

- High efficiency 50 gallon hot water tank.
- High efficiency single stage furnace.
- Drip humidifier
- Heat recovery ventilation system
- Programmable thermostat
- 4 piece ensuite and 3 piece main bath
- Chrome or brushed nickel Moen faucets
- Standard fireplace with the of MDF Mantle, Tile surround and niche

Flooring

- 3 and 1/4" maple ,oak hardwood or laminate in family room
- Ceramic or porcelain tiles in entry, laundry and bathrooms
- 30 to 40 ounce carpet with 8lb underlay.

Finishing

- 3 coats of paint
- 3" baseboard, casing and headers
- Wire shelving
- Chrome or brushed nickel hardware
- Rough in vac system with outlets as per plan
- Rough in security system
- 3 CAT5's and 2 TV outlets
- GFI plugs in bathrooms and kitchen
- Decora switches
- Allowance for electrical fixtures
- Allowance for 4 piece appliances
- Garage insulated, drywalled and one coat of mud, no sanding.
- 1 CO2 and 1 smoke detector

Warranty

- 2 year limited builder warranty for workmanship and materials
- 10 year Alberta New Home Warranty Program limited warranty

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Standard Specifications

Exterior

- Double glazed low "e" windows
- Steel reinforced foundation walls
- Poured concrete front walkway and driveway
- Maintenance free vinyl siding, soffit, fascia and eavestrough or stucco according to developers guidelines
- 30 year manufacturers warranty asphalt shingles
- 56" X 32" basement windows or as per plan
- Fiberglass exterior doors as per plan
- Insulated 16'x7' garage doors, comes with door opener and two controls
- Two water hose bibs, one in the front and one in the back of the house
- Pre grading only
- Two water proof electrical plugs and one in soffit with 'on' switch

Interior

- 9' main floor ceiling
- Framing: exterior walls 2"x6", interior walls 2"x4" as per plan
- Fully engineered floor and truss system
- OSB tongue and groove subfloor, glued and screwed
- Insulation: exterior wall R-20, attic R-40, basement frost walls R-12
- California knock down textured ceiling
- Laminated Vanity and Kitchen Counter Tops
- Stub wall with paint grade handrail

Kitchen

- 36" maple cabinets, flat panel with crown or shaker moulding
- Matching toe kicks, pot and pan drawer as per plan
- Self closing cabinet doors
- Laminated countertops in Kitchen
- Ceramic tile backsplash
- OTR microwave
- Variety of choices in knobs and handles
- Moen faucet with pull out veggie sprayer with double stainless steel undermount sink.
- Water line to fridge

Heating and Plumbing

- High efficiency 50 gallon hot water tank.
- High efficiency single stage furnace.
- Drip humidifier
- Programmable thermostat
- 3 piece ensuite and 3 piece main bath
- Chrome or brushed nickel Moen faucets
- Standard fireplace with the of MDF Mantle, Tile surround and niche

Flooring

- Laminate in family room
- Ceramic or porcelain tiles in entry, laundry and bathrooms
- 30 to 40 ounce carpet with 8lb underlay.

Finishing

- 3 coats of paint
- 3" baseboard, casing and headers
- Wire shelving
- Chrome or brushed nickel hardware
- Rough in vac system with outlets as per plan
- Rough in security system
- 3 CAT5's and 2 TV outlets
- GFI plugs in bathrooms and kitchen
- Decora switches
- 25 cents per square foot allowance for electrical fixtures
- Allowance for 4 piece appliances
- Garage insulated, drywalled and one coat of mud, no sanding.
- 1 CO2 and 1 smoke detector

Warranty

- 2 year limited builder warranty for workmanship and materials
- 10 year Alberta New Home Warranty Program limited warranty

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