

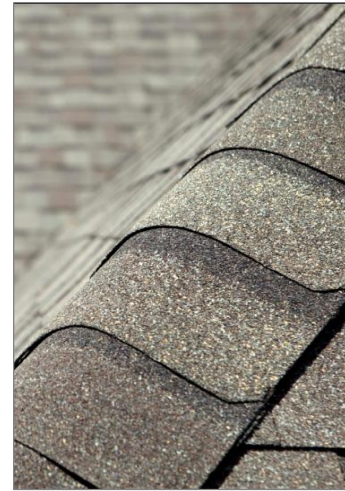


Innovative Designs. Built with Integrity.



Detail & Design

2014 Specifications

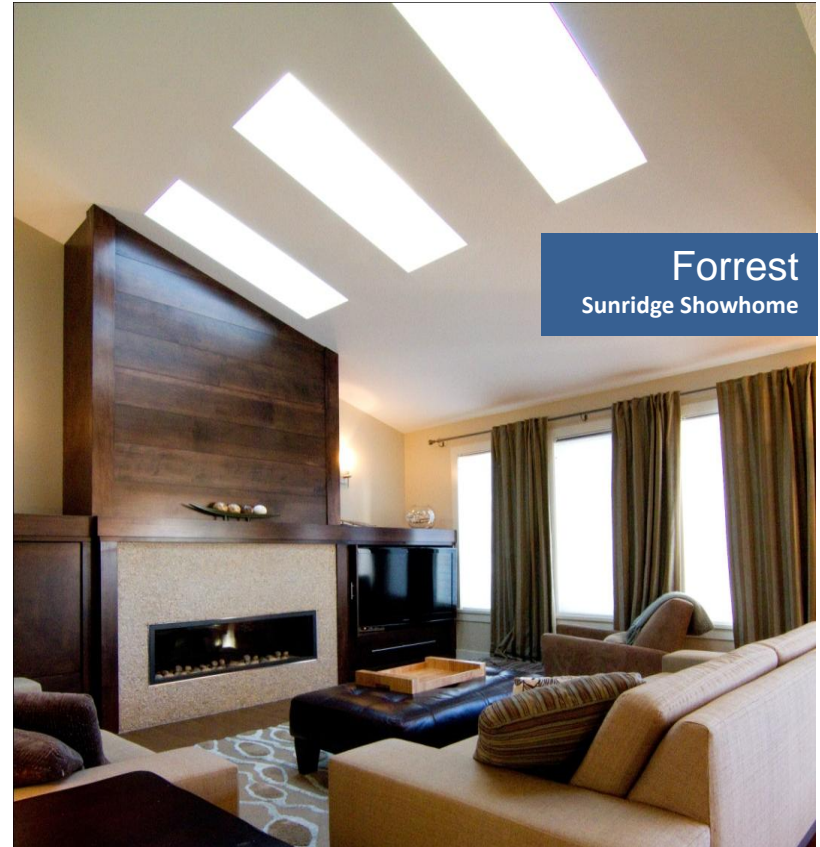


Planning

■ Drafting	Unique to this project - Custom Plans, Detailed Drawings, & Engineered Specifications are included.
■ Professional Surveying	Professional site surveying & locates are included for this project.
■ Permits & Inspections	Includes building permits & inspections for all applicable <i>developed areas</i> . Completed project to meet or exceed local & national building codes.
■ Utilities	Underground power, gas, telephone, and cable services are provided, with all accounts ready to be transferred to the purchaser on possession.
■ Soil Bearing Assessment	A qualified engineer to visit the excavation and provide a surface testing report, ensuring soil conditions are adequate for construction. ¹
■ Architectural Approval	This project is to meet all applicable architectural caveats & requirements. ²

Concrete & Foundation

■ Footing & Foundation	8"x 20" continuous, rebar enforced concrete footing is placed on excavation. 8" thick rebar reinforced concrete walls are built to the required height. ³
■ Basement Floor	3" thick concrete slab basement floor, poured over a 5" gravel base for drainage. Floor is steel trowel finished.
■ Storm Water Management	Weeping tile installed at the base of footings as required, covered with 6" of gravel, & connected to a sump pump system to carry standing water away from the foundation.
■ Watchdog Dampproofing	Our unique, specialized membrane is sprayed on to the exterior foundation walls. Rubberized final product expands up to 1" in the event of cracking.
■ Front Sidewalk	Broom finished, 3-1/2", reinforced concrete sidewalks placed over a 5" gravel base. ⁶





Waterton
Riverstone Showhome

Exteriors

■ Exterior Cladding	Primary cladding is hardieboard panels, with corrugated metal. Durable and easy to maintain.
■ Weather Barrier Exterior Wrap	Tyvek House Wrap breathes one way, letting moisture out, while at the same time preventing it from entering the home.
■ Eavestrough & Downspouts	Prefinished 5" aluminum eaves - maintenance free & designed to withstand the occasional Lethbridge winds.
■ Fascia & Soffit	Maintenance-free soffit on covered decks, manufactured from prefinished aluminum.
■ Accents & Trim	As per design blueprint. ⁴
■ Concrete Parging	Maintenance-free, parging finishes off the base of the home.
■ Weather Proof Plugs	For all exterior power needs, year round.
■ Soffit Plug & Switch	Switch conveniently located inside for holiday lights.
■ Exterior Stonework	Not applicable, per design blueprint.

Decking & Exterior Stairs

■ Deck/Veranda Surfaces	Vinyl decking is used for all deck surfaces.
■ Deck/Veranda Structure	Web truss joist structure. Dimensions are as indicated on the design plan.
■ Front Stairs	A brushed finish concrete landing is included. ⁶
■ Deck Posts	Not applicable, per design blueprint.
■ Front Deck Enclosures	Not applicable, per design blueprint.
■ Aluminum Railing	All deck rails include maintenance-free Aluminum railing with glass inserts.

Framing

■ Exterior House Walls	2x6 KD Spruce, 24" o.c. with 3/8" sheathing.
■ Interior House Walls	2x4 KD Spruce 24" o.c. with 16" o.c. bearing walls.
■ Subfloor	3/4" OSB Subfloor is nailed, glued & screwed. Sanded as required prior to final flooring.
■ Roof Trusses	An Engineered roof truss system is designed specific to this project.
■ Engineered Floor Trusses	An Engineered floor truss system is designed specific to this project. Web Trusses allow mechanical systems to run through them, with minimal basement bulkheads.
■ Roof Sheathing	7/16" OSB Roof Sheathing with metal clips.
■ Extra Backing	Extra backing is placed behind kitchen cabinets, stair rails, and bathrooms as required to prevent pull out of fixtures.

Exterior Windows

■ Obscure Glass	Obscure glass is provided in all bathroom windows for additional privacy, while allowing natural light.
■ Low E Window Coating	Allows heat from the sun through in winter, while helping keep heat out in the summer.
■ Argon Gas Window Fill	Argon gas fill between window glazing provides for a higher R-value in windows and additional energy savings.
■ Energy Star Windows	A white, PVC, Energy Star window package is included for this project. Multi point hardware, screens & folding cranks are all included. ⁷
■ Basement Egress Compliance	Basement bedroom windows are designed to allow for proper egress as per current safety codes (for future development).
■ Wind Rating	All windows are designed specific to exceed local wind charts.
■ Individual Window Flashing	Each window is installed with a "drip edge" for additional moisture protection.



Tecumseh II
Riverstone Showhome

Exterior Doors

■ Front Door Gel Stain	Will not crack, peel or chip like a painted steel door. Gives the door a welcoming look.
■ Fiberglass Woodgrain Front Door	An insulated fiberglass front door is durable, non-warping, allows for dark colors, & is virtually dent resistant.
■ Keyless Front Entry	A front door keypad helps reduce the number of keys on your chain. Convenient and customizable.
■ Deck Door(s)	On set of smooth fiberglass door(s), with full window insert(s) as per design blueprint. ⁷
■ House to Garage Door	Not applicable, as per design blueprint.

Plumbing System

■ Pex Water Lines	Flexible Pex water piping installed to all plumbing fixtures. Steel ridge gas lines are installed as required.
■ Dedicated Water Shutoff Valves	Shut-off valves are installed below all plumbing fixtures for added emergency protection.
■ Pressure Balanced Valves	Maintains a constant water temperature on all shower & tub faucets.
■ Frost Free Water Hose Bibs	Designed to prevent freezing & cracking by self-draining to the warm side of exterior walls.
■ Dedicated Fridge Water Line	A rough-in for fridge water line is included in the kitchen.
■ Backcheck Valve	Mainline fullport backwater valves are included for storm & sanitary lines to prevent flooding.
■ Central Vacuum Rough-in	Conveniently roughed-in with drops in all finished areas of the project.
■ Tankless Direct Vent Water Heater	Never run out of hot water & save on operating costs with the newest generation tankless water heater. No pilot light, no water tank to continuously heat, & electronic ignition.

Plumbing Fixtures

■ Undermount Kitchen Sink	A Kindred QDU1831-8UM undermount sink has no lip to collect debris & has an attractive low profile.
■ Kitchen Faucet	A Kohler Simplice K5964 faucet with pull-out sprayer makes cleaning easier.
■ Bathroom Sink(s)	White oval basin(s) with single hole faucet drop(s).
■ Low Flow Water Closet	1.28 GPF white toilet(s) meet water conservation standards.
■ Fiberglass Tub/Shower Combo	A 5ft fiberglass tub/shower design, with one piece 6ft surround. Limits the possibility of leakage with no seams.
■ Bathroom Faucet(s)	All faucets are Delta "Classic" series, in a polished chrome finish.

Roofing

■ 2 ply SBS Roof	Enhances curb appeal, offers greater durability, & superior weather resistance.
■ 15lb Roof Felt Underlay	Not applicable, as per design blueprint.
■ Roof Tabbing	Not applicable, as per design blueprint.
■ Permanent Roof Anchor(s)	Not applicable, as per design blueprint.

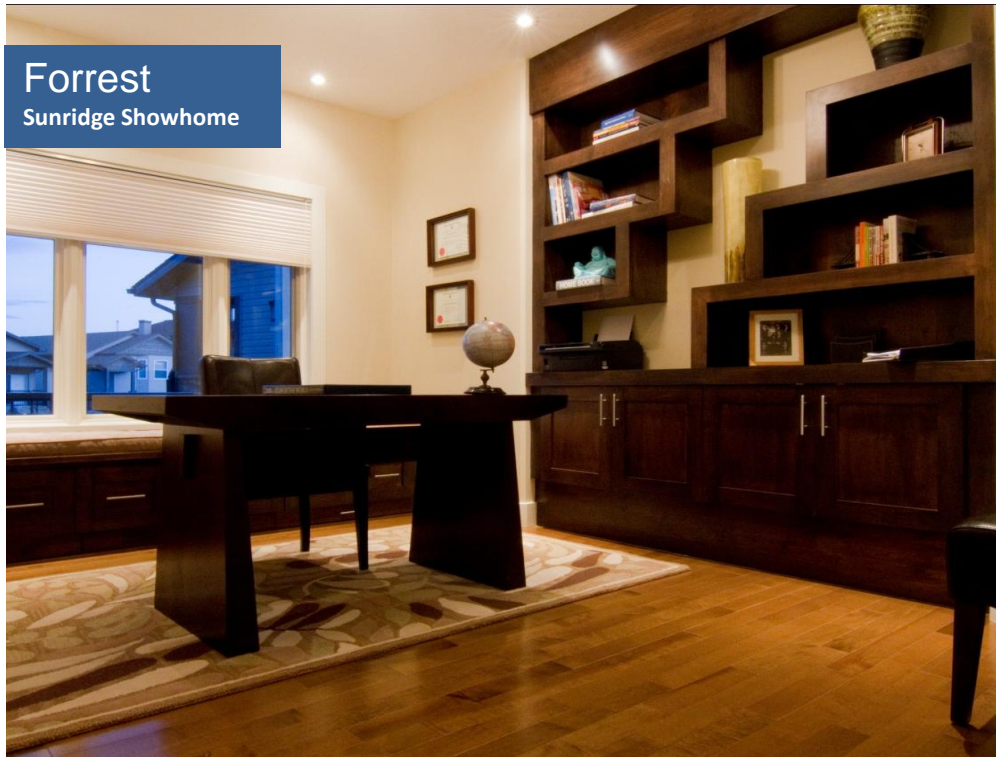


Heating & Ventilation

<ul style="list-style-type: none"> 93% High Efficient Furnace 	A high-efficient, direct-vent furnace saves on operating costs. A sealed combustion unit is sized specific for this project, with ducts provided to all window openings.
<ul style="list-style-type: none"> Touch Screen Thermostat 	A programmable touch-screen thermostat lowers monthly heating bills & increases comfort.
<ul style="list-style-type: none"> Bath Fan(s) 	Quiet, high performance Abreezo model Bath Fan(s) vent to exterior in all developed bathrooms.
<ul style="list-style-type: none"> Fireplace (if applicable) 	Not included, as per design blueprint.
<ul style="list-style-type: none"> 6" Pleated Air Filter 	Lowers operating costs & improves air quality.



Forrest Sunridge Showhome



Electrical & Lighting

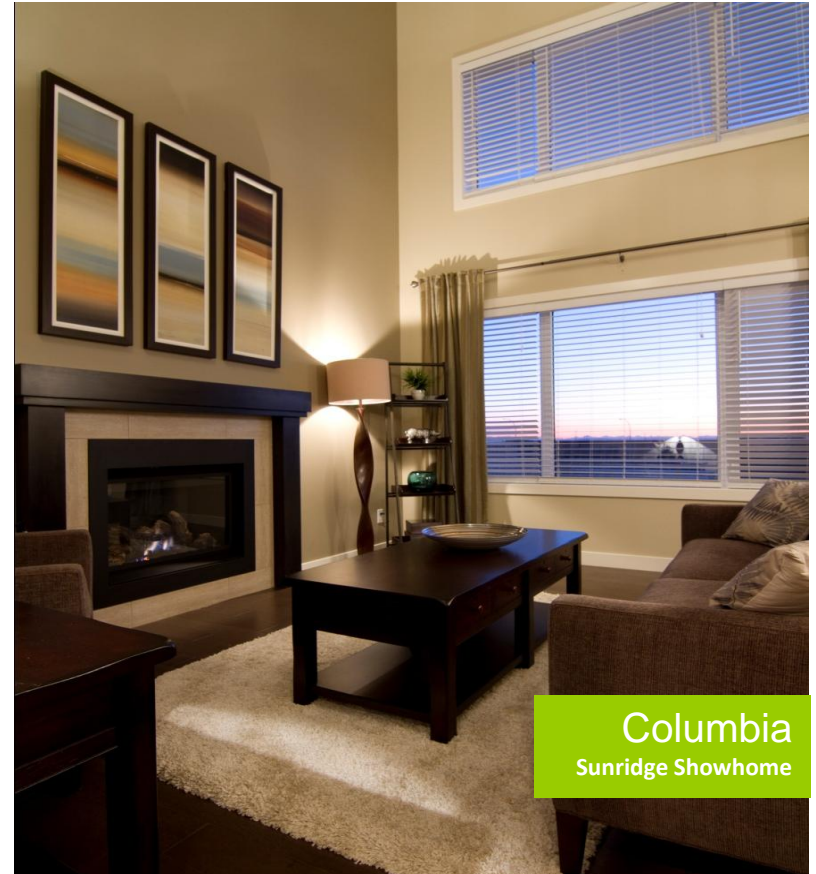
<ul style="list-style-type: none"> GFI Plugs 	For safety, kitchen & developed bathroom(s) include Ground Fault Circuit (GFCI) plugs.
<ul style="list-style-type: none"> 100 Amp Service 	A 32/64 circuit breaker panel w/ copper wiring.
<ul style="list-style-type: none"> USB Gadget Plug-in 	Standard in every kitchen, for all devices.
<ul style="list-style-type: none"> Decora Switches & Space Plugs 	Sleek white design, with arc fault breakers as required to reduce the chance of fire.
<ul style="list-style-type: none"> Telephone & Cable 	Numerous outlets are included for convenience.
<ul style="list-style-type: none"> Contemporary Lighting Fixtures 	A matching brushed nickel lighting package throughout the project.
<ul style="list-style-type: none"> Smoke & Carbon Monoxide Detectors 	Hardwired detectors monitor your home for safety. Backup battery for power outages.
<ul style="list-style-type: none"> Island Plug 	Not applicable, as per design blueprint.
<ul style="list-style-type: none"> Garburator Rough-in 	Conveniently pre-wired for future installation.

Drywall

■ Interior Drywall	1/2" Drywall installed on all interior walls. 1/2" ceiling density drywall on ceilings.
■ Chamfer Corner Bead	More attractive than standard corners & reduces the opportunity for wear.
■ Bathroom Drywall	1/2" moisture resistant drywall prevents mold in the most humid area of the home.
■ Low VOC Acrylic Paint	Durable, washable finish. One coat primer & two coats of final paint.
■ Feature Paint	A base color, trim color, & feature color are included.
■ Woodworking Stain/Paint	Any custom woodworking is painted to match trim color.

Insulation

■ R50 Attic Insulation	Fiberglass batt insulation in an area that traditionally loses the most heat.
■ R20 Exterior Wall(s)	Fiberglass Insulation conserves energy & provides comfort.
■ R12 Basement Walls	Exterior basement walls are framed, insulated, & ready for future development.
■ Advance Air Sealing	Non HCFC expanding foam sealant is placed around all exterior wall penetrations. ⁵
■ Vapor Barrier/Caulking	Continuous 6mm poly vapor barrier installed on all exterior walls with acoustical seal caulking.
■ Attic Hatch(es)	Rigid foam insulation with foam gasket seal to prevent drafts from ceiling access.
■ Insulation Inspection	A full quality control inspection prior to drywall completed to ensure an air tight project.



Columbia
Sunridge Showhome

Cabinets

■ Custom Cabinetry	Cabinets custom built to sizes that maximize the usable cabinet space.
■ Quartz Countertops	Easy to clean, beautiful, durable, 1 ^{1/4} " quartz countertops in the kitchen & bathroom(s).
■ Cabinet Hardware	Brushed nickel finish to accent cabinets.

Flooring & Tile

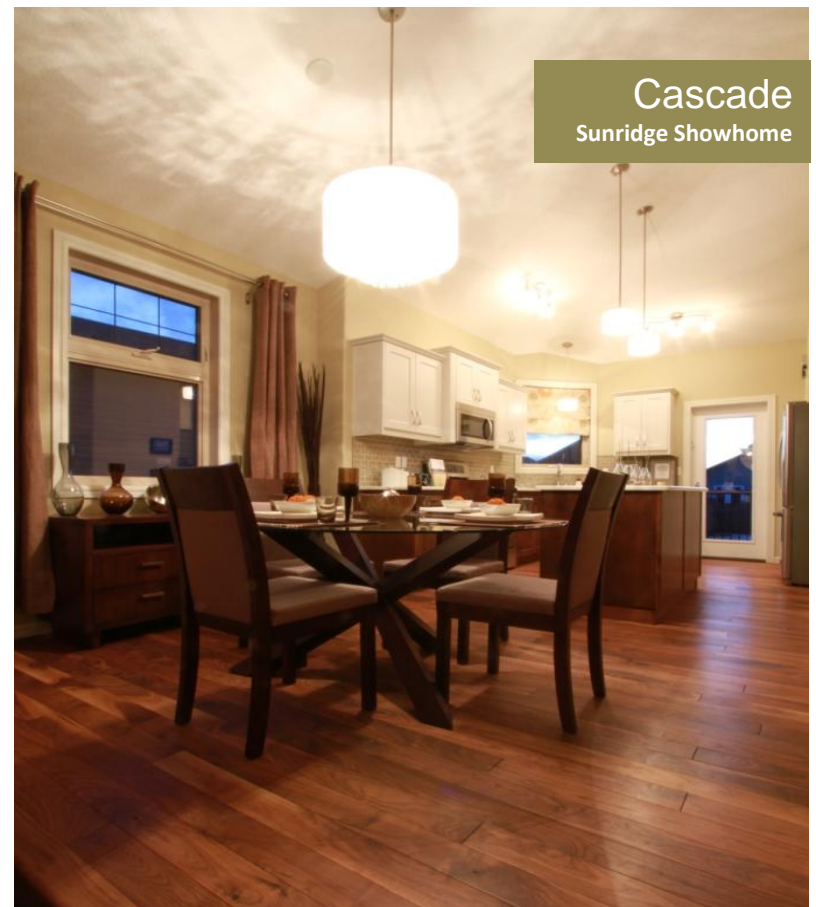
■ Tile Flooring	Foyer and developed bathrooms are all tile flooring. Easy to clean, durable, & environmentally friendly. Having no vinyl reduces the off gassing of harmful chemicals.
■ Kitchen Backsplash	Full-height kitchen backsplash tile above countertops. Beautiful and easy to clean.
■ Bathroom Vanity & Tub Tile	Single row tile surrounds all tubs, showers, & bathroom countertops. Great finish, & aesthetically appealing.
■ Engineered Laminate Flooring	More durable than standard hardwood flooring, less susceptible to shrinkage, scratches, & floor squeaks.
■ 8lb Carpet Underlay	Protects & extends the life of carpet in high traffic areas.
■ Low-Pile Carpet	A non-slip surface, with natural warmth & cushion. Aids in the reduction of sound transfer.

Interior Trim & Doors

■ Modern Trim & Casing	This project includes 423/425 baseboard & casings. More modern & substantial than traditional casing.
■ Interior Passage Doors	Molded MDF doors are included that have a modern, clean look, with a smooth finish.
■ Interior Bi-fold Doors	Saves space with a smaller opening radius over swing doors. Molded MDF, with a smooth finish.
■ Door Hardware	Troy style knobs, in a brushed nickel finish to match hardware throughout the project.
■ Bathroom Hardware	Brushed nickel towel bars, paper holders, & towel rings are installed as required in all developed bathrooms.
■ Interior Stair Rail	Painted finish wall cap to protect all stair areas.
■ Fireplace Mantle	Not applicable, as per design blueprint.

Shelving & Mirrors

■ Full Counter Length Mirrors	All developed bathrooms have full counter-length mirrors. Oval mirrors are included over pedestal sinks. (As applicable)
■ Pantry & Linen Shelving	16" white mesh allows for dust & crumb free storage. Four rows are included standard.
■ Bedroom Shelving	12" white, free-slide shelving allow garments to move freely.



Cascade
Sunridge Showhome

Warranty

<ul style="list-style-type: none"> Alberta New Home Warranty Enrollment 	This project includes all the assurances & benefits available as outlined by ANHWP.
<ul style="list-style-type: none"> 10 year Structural 	Piece of mind with a full ten year ANHWP structural warranty.
<ul style="list-style-type: none"> 1 year Comprehensive Warranty 	Cedar Ridge has a dedicated service representative for all workmanship & material issues.
<ul style="list-style-type: none"> Individual Manufacturer Warranties 	Individual manufacturer warranties may continue well beyond the 1 year comprehensive period.

Appliances

<ul style="list-style-type: none"> Refridgerator 	Stainless steel fridge with top or bottom freezer.
<ul style="list-style-type: none"> Range 	Smooth top stainless steel range.
<ul style="list-style-type: none"> OTR/Microwave Hood Fan 	Over the range microwave and hood fan, in stainless steel.
<ul style="list-style-type: none"> Dishwasher 	Stainless steel finish.



Tecumseh
Riverstone Showhome

Attached Garage or Parking Pad

■ Driveway/ Parking Pad	Four (4) assigned parking stalls for each fourplex. Eighteen (18) common / guest parking stalls.
■ Garage Floor	Not applicable.
■ Garage exterior Walls	Not applicable.
■ Garage Door	Not applicable.
■ Garage Door Opener	Not applicable.



On Possession

■ RPR & Compliance	Condo plan.
■ Professional Cleaning	Project interior professionally cleaned prior to possession. Includes exterior window cleaning.
■ Possession Meeting	A comprehensive walk-through that includes Manuals, Warranty & Service information, and New Home Care & Maintenance schedule.
■ Pre-Possession Walk Through	A thorough opportunity to view the home one last time before possession to identify any deficiencies & inspect all work.
■ Painted Basement Floor	Not applicable.
■ HVAC Orientation	An industry expert explains the heating system, thermostat operation & programming.
■ Power Vacuuming	All ducts are professionally power vacuumed prior to occupancy to reduce dust.
■ Moving Trailer	Can be booked through your sales associate.

Pricing Summary

Base Price	\$768,000 per fourplex (\$192,000 / Unit)
Land	Included
Architectural Control	\$0
Extras	\$0
Sub Total	\$768,000 per fourplex (\$192,000 / Unit)
GST *	\$0.00
GST Rebate	\$0.00
Total	\$768,000*

Extras

Front Landscaping	Included
Blinds	Included
Appliance Installation	Included
	\$0.00
	\$0.00
	\$0.00

*Buyer to self access on the GST

Additional Notes:

1. Standard soilbearing in the City of Lethbridge consists of a site visit by a qualified Engineer firm on excavation. Cedar Ridge cannot warranty soil conditions below footings which are not visible at excavation.
2. Cedar Ridge has submitted the elevations and comprehensive plan for approval with the City of Lethbridge.
3. Footings and foundations may be adjusted on site from the working drawings as required - pending grade and soil conditions.
4. Trim is to be installed as per elevations on design blueprint.
5. An advanced sealing inspection includes manual spray foam at all penetrations in the building envelope.
6. Concrete placement is as indicated on the design blueprint.
7. Window placement, dimensions, and openings are indicated on the design blueprint.

IMPORTANT DISCLAIMER:

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