

November 17, 2020

**Streetside Developments
Ember Park Townhomes of Redstone
STANDARD HOME
DISCLOSURE SPECIFICATIONS**

These specifications form part of the Offer to Purchase executed on (date): Sunday, January 30, 2022 between Streetside Development Corporation and:

Purchaser**Model****Address**

**B: Single Garage - Mid
Block (2 Bedroom, 2.5
Bath)**

**708, 32 Red Embers Parade NE,
CALGARY, AB**

FEATURES:**1. Wall, Floor and Ceiling Assemblies**

Foundation Wall Assembly: Concrete footings with 8" reinforced concrete foundation walls
Moisture protection as required by Alberta Building Code
Window Wells as per plan
Concrete garage floor as per plan

Floor Assemblies: I-Joist floor framing as per plans
23/32" tongue and groove OSB sub floor
3/8" plywood underlay where floor tile is located

Exterior Finishes: Vinyl siding & exterior manufactured stone per approved elevation plans
Pre-finished aluminum soffits, fascia, gutters and downspouts
Broom-finish concrete driveways & sidewalks as per site plan.
Pre-finished aluminum railings on balconies as per approved elevation plans

Exterior Wall Assembly: Exterior finish
2 layers building wrap or building paper
3/8" OSB wall sheathing
2" x 6" studs per plans
R20 fiberglass batt insulation
6 mil poly vapor barrier
1/2" gypsum board, paint finish

Interior Wall Assembly: 2" x 4" or 2" x 6" studs, location and spacing as per plans.
1/2" standard or mold-resistant gypsum board one or both sides, paint finish.

Party Wall Assembly: 5/8" Type X gypsum wall board
2" x 4" wood framing, spacing as per plans
Fiberglass batt insulation.
1" air space
Fiberglass batt insulation
2" x 4" wood framing, spacing as per plans
5/8" Type X gypsum wall board

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Roof Assembly: 30 year asphalt shingles
Roofing underlayment
7/16" OSB sheathing complete with 'H' clips
Engineered roof truss system
R-40 blown insulation
6 mil poly vapor barrier
1/2" gypsum board

Ceilings: All ceilings to have white stipple texture coat applied

2. Windows & Doors

Windows: PVC windows, double glazed sealed units either fixed, sliding or casement type as per plans
All windows will have energy efficient low 'E' glass, argon filled
All window frames are white interior and white exterior, PVC jamb extensions.

Entry Door and Rear Entry Doors: Front entry insulated fiberglass door with low "E" glazing insert
Metal clad wood door frame painted, with metal threshold
Door hardware as per plans
Patio door insulated fiberglass door as per plans (as required)

Passage and Closet Doors: Single panel, molded door design, paint finish
Three hinges on passage doors, standard zinc
Door hardware, satin chrome finish
Privacy set on bathrooms and master bedrooms
MDF door frames, painted
Door sizes as per plans

Balcony Doors Insulated metal clad door frame with metal threshold
Lockset with satin chrome finish

Garage Entry Doors (If applicable) Primed wood frame with insulated fiber-tuff door with metal threshold
Lockset with satin chrome finish

Overhead (Garage) Doors (If applicable) Insulated metal door as per plans and elevations.
Automatic garage door opener complete with two remote controls

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Keys All locks keyed alike
 Supply 2 keys for mailbox
 Supply 2 house keys per unit

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3. Cabinets and Vanities & HardwareKitchen, Master Ensuite &
Second Bathroom:

Cabinet doors with melamine cabinet interiors – colour and profile as per the pre-selected design sample boards
Recessed pre-finished toe kick to match cabinets
Layout as per plans for individual units
Cabinet hardware as per pre-selected design sample boards
Counter top is as per pre-selected design sample boards with square edge detail

- 4. Porches** Prefinished aluminum guard rail with pickets as per elevation plans. Pressure treated wood decking

FINISHES

Note: Customer selections on interior finishes must be completed by framing stage to accommodate the timeline require for lead times on product ordering.

1. Interior FinishesCasings, Baseboards &

Window and door casing Paint Grade MDF (2 ½")
Baseboards to be Paint Grade (3 ½")

Railings:

Stub-wall & stair stringer capping painted MDF as per plans
Painted handrail one side of stairwell

Shelves:

Front entrance closet - white wire shelf with rod
Bedroom closets – white wire shelf with rod
Walk-in closets – wire shelf with rod as per plan
Linen closets & pantries (if applicable) 4 layers of white wire shelves as per plan

Mirrors:

Mirrors above bathroom vanity are full width and included in each bathroom as per plans.
Oval frameless wall mounted mirror above pedestal sink in powder room.

Painting:

Walls – 3 coats [1 prime coat and 2 finish coats] of latex throughout – one colour throughout home, as per pre-selected design sample boards
MDF trim and interior doors to be painted, one colour throughout home, as per pre-selected design sample boards.

Ceramic Wall Tile:

Bath tub/Shower & vanity – 6" accent tile as per preselected design sample boards; aluminum schluter to all exposed edges.
Kitchen backsplash – full height underside of cabinets (top row cut to fit); aluminum schluter to all exposed edges.

Floor Coverings:

Laminate flooring - layout as per floor plan and colour as per pre-selected design sample boards.
Carpet Flooring - layout as per floor plan and colour as per pre-selected design sample boards.
Tile - to upstairs bathrooms and laundry room as per pre-selected design sample boards.

Hardware:

Master bedroom and Bathrooms to have lever privacy sets, satin chrome finish
All other interior doors to have lever passage set, satin chrome finish

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Interior suite passage doors to have three hinges,
One (1) surface mounted towel bar/robe hook in each bathroom, satin chrome finish.

One (1) surface mounted tissue holder in each bathroom, satin chrome finish

Garages: Gypsum wall board and fire taped walls and ceiling as per Alberta Fire Code

2. Appliances

Range: Stainless Steel freestanding electric range
Dishwasher: Stainless Steel built-in dishwasher
Microwave: Stainless Steel over the range microwave
Laundry: One—piece stacked washer and dryer
Refrigerator: Stainless steel refrigerator

SERVICES

1. Heating and Ventilation

All ductwork installed in accordance with Sheet Metal & Air Conditioning Contractors National Association (SMACNA) standards; heating and ventilation and in accordance with local inspection regulations.

Heating: Gas fired forced air high efficiency furnace, ventilation system with controls; programmable thermostat.

2. Plumbing and Plumbing Fixtures

Fixtures shall be white with chrome trim. Shutoff valves shall be installed on all sinks and water closets.

Toilets: 1.8 gallons, white, two piece
Vanity Sinks & Faucets: Drop-in sink – white, chrome faucet
Powder Room Sink & Faucets: One pedestal sink – white, chrome faucet
Kitchen Sink & Faucet: Stainless steel drop-in sink, with pullout kitchen faucet chrome
Tub/Shower unit: One piece tub/shower combination unit – white – main bathroom and ensuite
Laundry Area: Recessed white plastic laundry box with hot/cold water lines and drain
Natural Gas Line: Barbeque gas line on one (1) balcony or porch per unit, per plans. Quick connect is not included
Hot water Tank: One 50 gallon (US) gas fired hot water tank

Water Meter Tree: One banked water meter tree per building (meter by City of Calgary)

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3. ElectricalSwitches and Receptacles:

Wiring in accordance with the Electrical Code

Plugs and switches, white cover plates over white switches.

All outlets to have an Arc fault breaker

Bathrooms:

110V G.F.I. outlet in bathrooms.

Weatherproof Outlet:

110V Duplex receptacle located as per plans

Laundry Area:

110V duplex outlet for washer and 220V outlet for dryer.

Telephone:

Category 5E phone wiring (including service line).

Cable Television Rough-in:

High broadband RG6 coaxial cable in each bedroom and living room.

Smoke/CO Detectors:

Hard wired smoke detectors/CO detector - Locations as per building code.

Lighting and Fixtures:

Lighting and fixtures as per design sample boards. Exterior lighting at entrances as per the standard fixture package

OTHER**1. Warranty**

All homes will be enrolled with the National Home Warranty (NHW) Program, as per the Offer to Purchase.

2. Inspections

Pre-possession walk through inspection 5 to 10 business days prior to occupancy.

Purchasers will be contacted and offered a three-month and one-year inspection from the date of possession. Written reports are prepared on each inspection (if inspection accepted).

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NOTES
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initial
DS
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initial

Streetside Development Corporation reserves the right to substitute specified materials with comparable materials, where manufacturers, names or products become unavailable for any reason.

Changes and Upgrades: Any and all changes to these 'Standard Home Specifications' or the 'Offer to Purchase' requested by the purchaser must be in writing and approved by an authorized officer of Streetside Development Corporation. Please note that verbal representations do not form part of this agreement.

- All requested changes or upgrades are to be listed in and authorized on an Options and Upgrades Agreement form that will be signed by the Purchasers and must be approved by the Developer.
- Additional changes or upgrades, requested after the Offer to Purchase has been completed are to be listed in and authorized on an Options and Upgrades Agreement form and are to be accompanied by a cheque for a certain percentage of the total payment (including GST) of the requested change(s) price.
- Any and all supplier upgrades (flooring, kitchen and bathroom cabinetry, appliances, etc.) that are added to the Offer to Purchase or through an Options and Upgrade Agreement form must be processed and paid through the Developer.
- Depending on the stage of construction and to ensure a quality and timely build the Developer reserves the right to deny any and all changes or upgrades.
- All changes are subject to a \$300 change fee.

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initial

Purchasers are not allowed to supply their own products or services. Any product added to the unit by the purchaser after possession of the unit is the Purchaser's responsibility. The Developer assumes no warranty or responsibility for these products or the fit or function of the product in the suite.

DocuSigned by:
B27239007D9147C...
Purchaser

DocuSigned by:
2CC83F3ACFD041F...
Witness

1/31/2022
Purchaser

1/31/2022
Date

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