

Sweetwater Estates

"A Union of Lifestyle & Timeless Charm"

Building a new home is an important step. **Wallace Construction** is your expert custom home builder in the Southwest.

Specializing in executive, upscale residences, **Wallace Construction** offers superior value, unsurpassed workmanship, attention to detail, and an excellent post possession reputation.

"SPECIFICATION PACKAGE"

Foundation

- ✓ Engineered foundation
- ✓ 8" x 9' walls, I.C.F. (Insulated Concrete Forms) foundation
- ✓ Damp proofing below grade
- ✓ 4" drainage tile covered with crushed rock
- ✓ 3 ½" poured concrete floor reinforced with 10mm rebar, trowel finished
- ✓ 4" poured concrete garage floor reinforced with 10mm rebar 24" o/c over 6" compacted gravel
- ✓ All concrete sulphate resistant
- ✓ Garage piles
- ✓ 8" x 24" grade beam for garage. Concrete is reinforced with 10mm rebar

Structure

- ✓ 9' ceilings on main floor
- ✓ Engineered floor joists
- ✓ Adjustable steel teleposts and beams as per plan
- ✓ ¾" tongue and groove spruce plywood floor sheathing; glued and screwed
- ✓ Exterior wall: 2" x 6" @ 16" o/c KD studs with 3/8" OSB sheathing
- ✓ Interior wall: 2" x 4" @ 16" o/c KD studs
- ✓ Pre-engineered roof trusses with 7/16" plywood sheathing
- ✓ White PVC windows

Please Note: Builder may substitute materials, supplies, fixtures etc. for others of equal or greater value & quality due to supply and/or material & design changes.

Exterior Finishes

- ✓ Hardie board siding & may have some cultured stone trim; cultured stone allowance will be provided if applicable
- ✓ 60 minute building paper
- ✓ Soffit & fascia and 5" eavestroughs and downspouts
 - Maintenance free aluminum
- ✓ Concrete basement parged above grade
- ✓ Weeping tile around perimeter connected into sump pit
 - Sump pump not included
- ✓ Garage door(s):
 - **Wayne Dalton Model 9600 Sonoma** over head door c/w Arched Stockton c/w window inserts, four 16" x 2" hinge straps, two 9" pull handles & openers or an overhead door of equal value & quality
- ✓ Front Door:
 - 36" **Barrington Oak 3 Panel Half Lite Camber Top** wood grain fiberglass door or **Barrington Sierra 2 Panel Plank Camber Top** wood grain fiberglass door or a door of equal value & quality
 - Kwikset Signature Series **Ashfield** gripset & deadbolt included in Satin Nickel (15) or Rustic Bronze (501) or hardware of equal value & quality
- ✓ All other doors:
 - 6 panel steel insulated
 - Kwikset Signature Series **Avalon** Lever & Deadbolt Included in Satin Nickel (15) or Rustic Bronze (501) or hardware of equal value & quality
- ✓ Wood frame with composite deck boards for front landing or veranda, including steps; rear step not included
- ✓ Concrete driveway with broom finish
- ✓ Mail box & house number(s) included
- ✓ 30 year asphalt shingles
- ✓ Engineered truss system
- ✓ CSA approved air/vapour barrier

Insulation

- ✓ R-40 in home
- ✓ R-20 in garage
- ✓ Rigid styrofoam insulation on exterior not included in base price

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Web: www.wallace.com Office: (306) 773-4729 Email: general@dwwallace.com

Interior Finishes

- ✓ ½” drywall on walls and c.d. board on main floor ceiling
- ✓ Garage interior drywall boarded, taped & painted white
- ✓ Aqua drywall board around all tubs & showers
- ✓ Interior flooring:
 - Main level open area ***\$10.00 per sq. ft. allowance for labour & materials; all other main floor area's (kitchen, dining room, family room) \$7.50 per sq. ft. allowance for labour & materials***
 - Basement, loft and/or second level (if applicable) **\$5.00 per sq. ft. allowance for labour & materials**
- ✓ T-bar ceiling is included in finished basement if applicable
- ✓ Interior Paint:
 - Latex paint
 - 1 color on walls - 1 primer coat & 2 finish coats
 - 3 paint colors standard
 - **\$150 per added colour change**
 - Semi-gloss on all doors & trim
- ✓ Spantex Ceilings Included
 - **Painted ceilings add \$2.50/sq.ft.**
- ✓ White pre-finished shelving:
 - One per closet
 - Four in linen closet
- ✓ Ensuite closets:
 - Custom design
- ✓ Interior Doors:
 - ***Bellagio, Glenview, Cheyenne or Treviso*** style interior doors & bi-fold closet doors or doors of equal value & quality
 - Wood jambs
 - Kwikset Signature Series ***Avalon*** Lever Included in Satin Nickel (15) or Rustic Bronze (501) or hardware of equal value & quality
- ✓ Interior casing & baseboards:
 - #411 casing for main level
 - #412 base for main level
 - MDF paint grade #356 case & base for lower level
- ✓ Mirrors, chrome towel bars & toilet paper holders in all bathrooms
- ✓ Cabinetry:
 - Stain or paint grade kitchen with laminate top
 - Paint grade cabinets in laundry room & bathroom vanities with laminate counter tops

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Electrical

- ✓ General electrical included (as per Building Code requirements)
- ✓ ***Lighting Allowance \$2000 included***
- ✓ 18 pot lights included over and above allowance; 12 interior & 6 exterior
- ✓ Additional charges will apply for installation of more than 2 fan/lights
- ✓ Dimmer & special control switches ***not*** included
- ✓ White switch & plug plates included

Mechanical

- ✓ General mechanical included (as per Building Code requirements)
- ✓ Specified bathroom & kitchen fixtures included or allowance provided
- ✓ Sump pump ***not*** included
- ✓ One - 36" Natural Gas Fireplace with black trim included

Landscaping

- ✓ Sprinklers included in front yard
- ✓ Sod, 2 tree's & 6 shrubs included

Warranty

- ✓ One year builder warranty

Responsibilities

- ✓ All permits to be arranged & paid for by ***Wallace Construction***
- ✓ Builder's Risk Insurance provided by ***Wallace Construction***
- ✓ Worker's & sub-contractors covered by WCB
- ✓ Appraisal paid for by ***Owner***

**** ALL PRICING TO BE COMPLETED AFTER HOUSE PLANS ARE REVIEWED WITH THE CLIENT**

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