

INTERIOR FEATURES:

GENERAL

- Up to 45 oz stain resistant carpet with full 8 lb undercarpet cushion
- Resilient no-wax vinyl flooring
- White painted trim package throughout
- Decora switches and receptacles
- Your choice of one paint color for walls selected from a standard color palette
- Stub walls capped with painted woodwork
- Titanium wire closet organizers complete with continuous slide shelf*
- Mirrored front entry closet doors
- Upgraded lighting package complete with hanging pendants in kitchen and half bath
- Your choice of five styles of textured raised panel interior doors
- Your choice of four styles of brushed chrome lever handles for door hardware
- Multi-media outlets with CAT5e (computer/telephone) and RG6 (video) lines in convenient room locations (Lines are terminated in room locations but un-terminated at basement panel)
- Furnace and air duct cleaning service
- High-efficiency natural gas furnace (90% fuel efficient)
- 65 US gallon (54 Imperial gallon) electric hot water tank
- Programmable thermostat

KITCHENS

- Cabinets in maple with brushed chrome hardware and matching toe kicks
- Full ceramic tile backsplash to the underside of cabinets
- Double stainless sink with single lever pull out faucet
- 21CF Refrigerator with shelves, dishwasher, self-clean range, over the range (OTR) microwave
- Utensil holder in kitchen drawer

BATHROOMS

- China basin sinks with upgraded wing lever faucets
- Your choice of four styles of bath hardware
- Full width vanity mirrors and ceramic tile backsplash
- Vanities in maple with brushed chrome hardware and matching toe kicks
- One piece tub/shower trimmed with full height tile* to ceiling and wing lever faucet
- 3-piece rough-in plumbing for bungalow plans

EXTERIOR FEATURES:

- Soffit outlet on separate circuit c/w switch
- Front yard sod with concrete pavers and one developer-supplied tree
- Low maintenance vinyl siding and windows
- Engineered wood trim on exterior
- 35 year fiberglass shingles
- Pre-finished aluminum fascia, soffit and eaves trough
- Upgraded acrylic siding in dark colors

- Fiberglass exterior door
- Factory installed security strikers
- Dead bolts with a full 1-inch "throw"
- Wood toe kicks below all exterior doors
- Settlement-proof concrete steps and wooden front porches
- Two exterior hose bibbs (taps)
- Window grills to enhance front elevations on select models*
- Deck starter board*
- Electrical outlets at exterior doors

CONSTRUCTION FEATURES

- 2X6 exterior walls with R20 insulation and 6mm poly
- R40 attic insulation
- Engineered roof truss system
- Engineered floor system*
- A minimum 3/4" tongue and groove sub-floor system – glued, nailed and screwed
- Exterior basement walls strapped and insulated to full height with R12 batt insulation
- Painted stairs in undeveloped basements
- Rough-in for central vacuum
- 32 circuit electrical panel – 100 amp service
- Additional outlet at electrical panel

ADDED VALUE

- Mortgage Application Fee, CMHC Application Fee and Appraisal Fees (to a combined maximum of \$250)
- Legal fees, including disbursements and registration of title through Heartland's lawyer

WARRANTIES

- Heartland's One-Year Comprehensive Service Warranty
- Alberta New Home Warranty Five Year Structural Warranty

BUILDER CONFIDENCE

- Unprecedented 10-time winner of the Alberta New Home Warranty Program's "Customer Choice" Award
- Certified Master Builder
- Platinum Award of Distinction from Alberta New Home Warranty for 25 years of exemplary customer service.
- Member in good standing with Calgary Regional Home Builders' Association

*Varies depending on plan, please refer to drawings. April 2009

ENERGY EFFICIENCY:

- 90% High-efficiency forced air furnace (gas).
- Built-in Energy Star dishwasher. Water saving dishwasher that uses less than 26.0 L/water per load.
- Built-in Energy Star microwave hood fan.
- Energy Star Fridge 21 CF.
- Stove Self Clean, coil top. Energuide below 480 kilowatt/hour.
- Single flush toilet averaging 1.6 gallons of water per flush or less in all bathrooms
- Insulation - Exterior Walls R-20. Roof ceilings R-40. Cantilevers and garage ceiling R-28. Basement as per code R-12. All c/w 6 mil polyethylene.
- Continuous bead of acoustic sealant. Controls air leaks and keeps heating and cooling costs to a minimum.

MAINTENANCE FREE:

- Vinyl clad exterior on all windows comes with PVC jamb returns on interiors of windows. Vinyl windows are highly resistant to heat loss or gain, never needs painting, won't rot, rust, corrode, warp, blister or peel, reduces condensation, insulates against noise, highly impact-resistant, fire-resistant/self extinguishing.
- Exterior steps are precast concrete, where applicable.
- 35 year Fiberglass shingle roof.

SAFETY:

- Smoke and CO2 detector on each floor level.
- Tub-showers with single lever chrome pressure balanced valves. Pressure balance valves to keep water temperature within a safe $\pm 3^{\circ}$ F, protecting you from sudden changes in hot or cold water pressure.
- Leadership in Employee and Trade safety.

ENVIRONMENTAL:

- Hot Water Tank, electric (65 gallons). An electric tank does not burn fuel so the occupant is not exposed to harmful exhaust gases.
- On site recycling program during the construction process
- All interior paint is high quality acrylic eggshell latex finish which contain low amounts of VOCs with little off gasing. Volatile Organic Compounds (VOCs) are a class of chemical compounds that can cause short or long-term health problems.
- All insulation formaldehyde free.