

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

- ✓ 20" x 8" concrete footing with 2 rows 10mm rebar
- ✓ 8" x 8' 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
- ✓ 12' x 12' garage piles
- ✓ 8" x 24" grade beam, all reinforced concrete 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
- ✓ Window sizes according to plans
- ✓ Windows: triple glazed, low-E, Argon gas filled; PVC casement

Exterior Finishes

- ✓ Hardiboard siding & cultured stone trim on all elevations as per plan specifications
- ✓ 60 minute building paper
- ✓ Soffit & fascia and 5" eavestroughs and downspouts
 - Maintenance free aluminum
- ✓ Asphalt shingles:
 - 30 year
 - Tabbing included
- ✓ Concrete basement parged above grade
- ✓ Garage door(s):
 - **Wayne Dalton Model 9600 Sonoma** Door c/w Arched Stockton window inserts, four 16" x 2" hinge straps & two 9" pull handles
 - Sectional overhead
 - Steel insulated
 - Hardware Included
- ✓ Front Door:
 - 36" **Barrington Oak 3 Panel Half Lite Camber Top** Fiberglass Door or **Barrington Sierra 2 Panel Plank Camber Top** Fiberglass Door
 - Kwikset Signature Series **Ashfield** Gripset & Deadbolt Included in Satin Nickel (15) or Rustic Bronze (501)
- ✓ All other doors:
 - 6 panel steel insulated
 - Kwikset Signature Series **Avalon** Lever & Deadbolt Included in Satin Nickel (15) or Rustic Bronze (501)
- ✓ Concrete front step & risers or veranda as per plan specifications
- ✓ Concrete driveway with broom finish

Insulation

- ✓ R-20 in exterior walls of home
- ✓ R-50 in interior ceiling of home
- ✓ R-20 in garage ceiling
- ✓ R-12 in garage walls

Interior Finishes

- ✓ ½" drywall on walls and c.d. board on ceiling for all levels
- ✓ Garage interior drywall boarded, taped & painted
- ✓ Aqua drywall board around all tubs & showers
- ✓ Interior flooring:
 - Main & upper level (**\$10.00 per sq. ft. allowance**) included in base price

- ✓ 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
- ✓ Walk-in closets equipped with one wall double rod
- ✓ Interior Doors:
 - ***Bellagio, Glenview, Cheyenne or Treviso*** style interior doors & bi-fold closet doors
 - Wood jamb & casing
 - Kwikset Signature Series ***Avalon*** Lever Included in Satin Nickel (15) or Rustic Bronze (501)

- ✓ Interior casing & baseboards:
 - #411 casing
 - #412 base
 - Paint Grade
- ✓ Mirrors, chrome towel bars & toilet paper holders in all bathrooms
- ✓ Cabinetry:
 - Stain grade kitchen & ensuite cabinetry with granite tops
 - Stain grade cabinets in utility room & bathroom vanities

PLEASE NOTE: Finished Basement is NOT included

Electrical

- ✓ Electrical included
- ✓ Lighting included

Mechanical

- ✓ Mechanical 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

BASE PRICE: To Be Announced ASAP

Please Note: Base Price DOES NOT INCLUDE FINISHED BASEMENT or LAND COSTS

Price Subject to Change Based on Final Specifications

Please Call Us If You Have Any Questions

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