

## “GREEN” Comforts of Home

Sterling Homes or Pacesetter by Sterling Homes add value and comfort to your new home with resource-efficient and environmentally friendly green construction practices.

There are many benefits to the home buyer when choosing a Sterling or Pacesetter Home. Look for:

- ✓ Increased fuel / energy savings
- ✓ Increased water savings
- ✓ Increased indoor air quality
- ✓ Increased comfort
- ✓ Lower maintenance
- ✓ Increased market and resale value
- ✓ Lower environmental impact
- ✓ Good common sense
- ✓ Safety

### Foundations

- ***Our standard 8” foundation walls 8’ – 4” tall have 2 rows of double #10 reinforcing bar as well as extra reinforcing at windows, unsupported floor opening and most telepost pads.***  
Using reinforcing steel in foundation walls minimizes the potential for wall cracks and concrete shifting helping the foundation last longer and stay dryer. Extra height gives you the opportunity to develop a more comfortable basement.
- ***4” weeping tile around foundation, hooked to either storm sewer connection or sump pit.***  
Either weeping tile or a sump system is essential to keep your basement dry. Without a water removal system at the foundation level, ground or surface water may infiltrate through any moisture control measures and then in through concrete floor shrinkage cracks, around the floor perimeter, or even through the foundation wall.
- ***Basement floors on 6” washed gravel and 6-mil poly.***  
Clean gravel under the basement concrete floor slab helps drain any underslab moisture to the weeping tile or sump system preventing hydrostatic pressure build up. 6-mil poly promotes a dry basement floor as concrete is not a vapor barrier and moisture can permeate through it adding humidity to the basement and moisten items in contact with bare concrete such as cardboard boxes.
- ***Basement windows are larger than standard size used by most builders and all future designated bedroom windows meet emergency egress codes.***  
Want to add a basement bedroom later? No problem! Ours meet building code standards. We usually have another basement window to allow you to bring in sheets of drywall and plywood later. Thinking of you!

### Framing Structure and Insulation

- ***Engineered Manufactured Floor System with 23/32” T&G Edge Gold floor sheathing glued, nailed, and screwed to floor joists.***

Engineered joist and beams are made of small wood pieces that do not require cutting down our mature trees, thus helping to save our forests. Another major benefit is that these engineered products do not shrink and greatly reduce drywall repairs. Our floors are engineered stronger for reduced internal blocking, decreasing chances of the dreadful squeaks. Floor sheathing is glued and screwed. Edge Gold floor Sheathing does not expand if it rains during construction.

- **House Walls are 2" x 6" construction grade spruce studs @ 24" o/c.**

Using stud spaces at 24" o/c instead of 16" o/c reduces the thermal bridging area giving a better exterior wall performance saving energy.

- **Weathermate house wrap instead of standard building paper.**

Our blue wrap can be seen for miles. This shows you that we care. This wrap is tear resistant and is installed at the time of framing. An air and moisture barrier, this wrap keeps your house dryer and less drafty during construction and after. Makes sense to use it earlier rather than later.

- **Floor over garage insulated with R-28 spray foam insulation.**

½ lb. spray foam insulation fills all nooks and crevasses, eliminating cold floors typical to these hard-to-insulate areas, and saving you heating energy.

- **Windows and exterior doors are foam sealed in place.**

Using expandable foam to seal around windows and doors eliminates those dreadful drafts saving energy and saving \$ for you.

- **Full ht. basement wall framing with pressure treated bottom plate.**

Basements are R12 insulated from top to bottom of the walls for better energy efficiency. Bottom wall plates in contact with concrete are pressure treated to ensure they last. This is an easy system to upgrade for more energy efficiency.

## Exterior Finish

- **30 year Architectural grade asphalt shingles.**

Longer life shingles mean less retrofitting and land fill burden. Fiberglass shingles we use have a class "A" fire-rating. This may reduce your house insurance, too - just ask.

- **Vinyl siding with prefinished wood-grain patterned aluminum battens and decorative accents are used as a standard.**

Low maintenance siding and trims minimize maintenance and the use of paint over the long term life of your home. Use your summer for better endeavors.

- **Aluminum railing on any included verandas, decks and front steps as required.**

Aluminum rail does not rust, shrink or warp and is prefinished with a long lasting durable finish. Less maintenance for you, so go golfing instead.

- **Overhead doorjamb and casing are prefinished wood-grain patterned aluminum.**

Aluminum cladding over wood gives a long lasting finish and protects the wood from weathering. Go camping with all that spare time.

- **Front and house to garage fiberglass doors.**

Fiberglass doors are more dent resistant saving repairs and change outs. You'll appreciate this when moving furniture, or if you have teenagers.

- **Windows are All Weather double glazed glass with HS4A coating vinyl frames and jambs.**

HS4A glass keeps the heat of summer outside better than Low E, helping you stay more comfortable. Vinyl windows frames and jambs are virtually maintenance free. No painting required, enjoy your free time. Opening windows of course have screens.

- **R-8 min. steel insulated Overhead Doors (on attached garages or purchased detached garages).**

Insulated, weather-stripped overhead doors make a large difference in keeping the winter cold out.

On homes with attached garages being fully insulated as standard, you never need to plug your vehicle block heater in again.

- **Smart keyed locksets and deadbolts.**

Smart keying gives you the ability to change your keying at a moment's notice without a locksmith. Key your front door to your neighbor's key when leaving on holidays in seconds. Have extra peace of mind with both deadbolts and lower locksets.

- **Standard size deck nailers are included.**

Adding a deck later? We make it easy for you. You don't have to tear the back wall apart.

- **Optional decks are made with PWF, All Weather wood material and aluminum rail.**

This removes the need for paint. Relax and go shopping. Standard on walk-out lots and bi-level models.

- **Concrete driveway and walk are made with "Duramix". Driveway is the full width of the garage where possible (bylaw restrictions in some areas may prevent this).**

Duramix is a concrete mix that stands up to corrosive elements better than standard concrete. Wow, a driveway where you can probably park *and* walk beside your car. Really!

## Interior

- **95% high efficiency, electronic ignition, direct vent natural gas furnace.**

Uses less energy than mid efficiency furnaces, saving \$.

- **Passive Heat Recovery Ventilator.**

Exterior fresh incoming air is preheated or cooled by the interior stale air that is being exhausted to the exterior depending on the season thus conserves heating or cooling energy and maintaining a healthier interior environment.

- **Complete furnace and duct cleaning.**

Dust and debris that may have entered the heating system during construction time is removed. Who wouldn't?

- **Direct Vent natural gas domestic water heater.**

Both the furnace and water heater have their combustion air exhausted directly to the outside in sealed chambers virtually eliminating the chance of carbon monoxide issues within the house. Safety and peace of mind for you.

- **Mainline full port backwater valve #4963CI will be installed for the main sanitary sewer line.**

A central sewer backup prevention valve keeps sewage from backing up into your home. A nice thought, and this may also allow for a deduction on your home insurance - just ask.

- **3 pc bathroom rough-in standard in all homes.**

Eliminates the need to jackhammer out large portions of your basement floor later to add a basement bathroom. A novel idea, just for you.

- **Fiberglass tubs, combos and showers.**

Easy to repair and refinish. Eliminates the need to change them out in future remodeling. We also include glass doors on any shower stall.

- **Pressure balanced showerhead controls.**

Set your Moen shower valve during a shower and eliminate the chance of experiencing scalding hot or freezing cold shower water if another tap is turned on while showering.

- **Low flow toilets.**

Save water!

- **Low flow showerhead, vanity and kitchen taps available as standard in most subdivisions.**

Save on your monthly water bill by reducing the amount of city treated water used with low flow Moen faucets.

- **Shut off valves on toilet and tap lines.**

Who would build a house without these? Not us.

- **Smoke detectors.**

Included on each floor with a bedroom for your family's safety. All hardwired (no batteries or recycling of batteries needed) and if one siren sounds, they all do.

- **Electrical panel is located in the mechanical area.**

This enables easier development of your basement and access to the panel.

- **Energy Star light fixture package available for your home, standard as of today.**

True Energy Star light fixtures are designed to use 2/3 less power and use compact fluorescent light bulbs lasting 10 times longer than conventional bulbs. Save \$ on your power bill.

- **Powder coated "Free Slide" wire shelving in all closets.**

Environmentally friendly finish on wire shelving.

- **Interior doors and trim material made from sustainable harvested forests and recovered wood products.**

Our standard interior finishing materials are made from forests harvested and replanted for continuous future use. Finger jointed material are from cutoffs normally wasted, and even the sawdust is captured and reused in low VOC (volatile organic compounds) MDF (medium-density fiberboard) products.

- **Carpet underpad is 7 lb. or 8 lb. chip foam (depending on house brand and type specification).**

Recycled material is used, so we can be responsible with our environment.

- **Linoleum glues are low VOC.**

Glues are low in volatile organic compounds help to create a better interior environment for you.

- **All plans have "Over the Range Microwaves".**

Everyone has one; we don't want yours on the countertop, needlessly taking up space.

- **Kitchen fans vented to exterior with 6" vent.**

Exhausts kitchen smells outside instead of recirculating stale air as charcoal filters do when not vented out.

- **Your fireplace is an adjustable direct vent natural gas appliance with an electronic ignition (optional in models without Attached Garages).**

Using an efficient gas fireplace that has no pilot light saves energy and has no messy cleanup. The adjustable flame can be set to maximize gas savings better.

- **Standard window "Blind" package.**

Closing your blinds on south and west elevations during the hot summer days reduces the need for expensive air conditioning. You can do this the day you move in. Many people do not buy drapes anymore.

- **Painting.**

All paint for walls and trims are low VOC Certified. This is better for the health of our trades people and your family.

**See exact specifications with your Area Manager at any Sterling Home or Pacesetter by Sterling Homes Sales Center for possible changes.**

## Other notable items

- All field staff are certified moisture control technicians.
- All homes are enrolled in the Alberta New Home Warranty Plan, giving you a 1 year comprehensive and 5 year warranty plan.
- We even pay your legal fees and disbursements when using our lawyer and bank.
- For you, our List and Sell for Free Program guarantees to save you thousands of \$ when purchasing another Sterling Group home in the future. Check it out; you don't want to miss this.
- Don't forget our Referral Plan. This can add up \$ as well.
- You think we are finished? This is not all, so drop into a Sales Center to see the rest.

**Please contact a Show Home representative for further information on these and other current new home benefits.**