



NEW HOME SELECTIONS

PART OF THE FUN OF BUYING A NEW HOME IS SELECTING FINISH MATERIALS AND COLORS. YOU WILL MAKE SOME OF THESE CHOICES AT GLENNSTAR HOMES OFFICE AND OTHERS AT OUR SUPPLIER'S SHOWROOMS.

SELECTION HINTS

A GLENNSTAR HOMES REPRESENTATIVE WILL PROVIDE YOU WITH A SELECTION SHEET THAT LISTS THE CHOICES YOU HAVE MADE. SCHEDULE TIME TO VISIT BOTH OUR OFFICE AND OUR SUPPLIER'S SHOWROOMS TO MAKE YOUR SELECTIONS AS SOON AS POSSIBLE.

PLAN TO FINALIZE YOUR SELECTIONS BEFORE THE COMPLETION OF FRAMING OF YOUR NEW HOME. YOUR PROMPT COMPLETION OF THESE SELECTIONS HELPS PREVENT THE DELAYS CAUSED BY BACKORDERS.

PLEASE BE THOROUGH. OUR SELECTION SHEETS ARE VERY DETAILED. FILL IN ALL BLANKS COMPLETELY. COSTLY ERRORS ARISE FROM ASSUMPTIONS AND INCOMPLETE SELECTION SHEETS. DECORATING CHOICES THAT EXCEED THE SPECIFIED ALLOWANCES, SUCH AS THOSE FOR FLOOR COVERINGS, COUNTERTOPS, OR LIGHT FIXTURES, WILL REQUIRE ADDITIONAL PAYMENT. ALTHOUGH SUCH AMOUNTS CAN BE CREDITED TO YOU AT CLOSING AND SUBSEQUENTLY ADDED TO YOUR MORTGAGE, THEY ARE NOT REFUNDABLE.

YOU ARE WELCOME TO BRING CUSHIONS OR SWATCHES TO SHOWROOMS TO COORDINATE COLORS. VIEW COLOR SAMPLES IN BOTH NATURAL AND ARTIFICIAL LIGHT TO GET AN ACCURATE IMPRESSION OF THE COLOR. VARIATIONS BETWEEN SAMPLES AND ACTUAL MATERIAL INSTALLED CAN OCCUR. THIS IS DUE TO THE MANUFACTURER'S COLORING PROCESS (DYE LOTS) AND TO THE FACT THAT OVER TIME, SUNLIGHT AND OTHER ENVIRONMENTAL FACTORS AFFECT THE SAMPLES.

YOUR DEVELOPER AND SELECTIONS YOUR FUTURE NEIGHBOURS HAVE ALREADY MADE MAY LIMIT SOME OF YOUR CHOICES FOR EXTERIOR FINISH MATERIALS. THE SOONER YOU CAN MAKE YOUR SELECTIONS, THE GREATER THE NUMBER OF CHOICES YOU HAVE. SELECTIONS OFTEN LOOK DIFFERENT ON A FULL-SIZE HOME.

IF SUPPLIERS HAVE DISCONTINUED ANY OF YOUR SELECTIONS, WE WILL CONTACT YOU AND ASK YOU TO MAKE AN ALTERNATE SELECTION WITHIN FIVE DAYS. UPON COMPLETION OF YOUR COLOR FORMS, DOUBLE-CHECK ALL COLOR NUMBERS AND NAMES AND SIGN AND DATE EACH ONE.

PLEASE RETAIN YOUR SELECTION SHEETS FOR FUTURE REFERENCE. THEY ARE USEFUL FOR MATCHING PAINT COLORS, TILE GROUT, AND REPLACEMENT ITEMS IN YOUR HOME.

SELECTIONS

ITEMS SELECTED THROUGH A GLENNSTAR HOMES REPRESENTATIVE ARE OUTLINED BELOW: MOST OF THIS SELECTION PROCESS WILL NEED TO BE COMPLETED BEFORE THE FRAMING OF YOUR HOME IS COMPLETE TO ASSURE THAT THERE WILL BE NO DELAYS DUE TO DECORATING SELECTION.

APPLIANCES.

ALL APPLIANCES NEED TO BE SELECTED AT TRAIL APPLIANCE. THIS SELECTION PROCESS WILL NEED TO BE COMPLETED BEFORE THE COMPLETION OF CABINETS TO ASSURE THAT ALL APPLIANCES FIT AND APPROPRIATE CABINETS AND ELECTRICAL OUTLETS (GAS) ARE PROVIDED.

APPOINTMENT DATE WITH **JIM** _____

TRAIL APPLIANCES

2823 BREMNER AVE. RED DEER, AB, 342-0900

PLUMBING FIXTURES:

ALL PLUMBING FIXTURES WILL NEED TO BE SELECTED FROM GLENNSTAR HOMES AND ORDERED THROUGH **CIVIC MECHANICAL**: THIS SELECTION PROCESS WILL NEED TO BE COMPLETED DURING THE DESIGN OF YOUR HOME SO ALL ARE ESTIMATED AND CAN BE ORDERED IN TIME TO BE ROUGHED IN AT FRAMING STAGE OF YOUR HOME.

APPOINTMENT DATE WITH **GLENNSTAR HOMES** _____

GLENNSTAR REPRESENTATIVE 403-341-5166

CIVIC MECHANICAL LACOMBE AB

CABINET SELECTIONS:

ALL CABINET SELECTIONS WILL BE DONE WITH WOODMASTER CABINETS DURING THE EXCAVATION OF YOUR HOME.

SO THAT THEY CAN BE ORDERED AND BUILT IN A TIMELY MANNER.

CABINETS ARE MARKED OUT AT FRAMING STAGE FOR ALL ROUGHIN'S TO BE COMPLETE PLUMBING, ELECTRICAL ECT.

TO ASSURE THAT THERE WILL BE NO DELAYS DUE TO CABINET SELECTION PLEASE MAKE AN APPOINTMENT AND TAKE YOUR PRINTS WITH YOU.

CABINETS (FORMICA COLOR, WOOD TYPE, FINISH COLOR, KNOBS)

SOLID SURFACE OR GRANITE TOPS

VANITIES - (MARBLE COLOR / BOWL STYLE)

WOODWORK (COLOR /STAIN)

APPOINTMENT DATE WITH **TRUDY FLECK** _____

WOODMASTER CABINETS

#5 - 5105 - 76A STREET CLOSE. RED DEER, AB, 343-6344

FLOORING AND TILE

ALL FLOORING AND WALL TILE NEED TO BE SELECTED AT **CENTRAL AB TILE ONE**. THIS SELECTION PROCESS WILL NEED TO BE COMPLETED BEFORE THE COMPLETION OF DRYWALL TO THE ASSURE THAT THERE ARE NO DELAYS IN ORDERING AND ALL SUB FLOORS INSTALLED ARE THE CORRECT TYPE TO THE FLOORING.

TILE – SHOWER

TILE – WALL

TILE – FIRE PLACE

CARPET / VINYL (LOCATION/SELECTIONS)

HARDWOOD FLOORS (STAIN COLOR) WALLPAPER

APPOINTMENT DATE WITH **SHELLY**_____

CENTRAL AB TILE ONE

#9-7619-50 AVE RED DEER 346-7088

LIGHTING FIXTURES

ALL LIGHTING FIXTURES WILL NEED TO BE SELECTED FROM **RED DEER LIGHTING**: THIS SELECTION PROCESS WILL NEED TO BE COMPLETED BEFORE THE INSULATION OF YOUR HOME IS COMPLETE TO ASSURE THAT THERE WILL BE NO DELAYS DUE TO LIGHTING SELECTION.

APPOINTMENT DATE WITH **JOYCE**_____

RED DEER LIGHTING

#1110-5001-19 STREET RED DEER, AB 342-6485

THE FOLLOWING WALK THROUGH'S WILL TAKE PLACE AT YOUR NEW HOME SITE AT A TIME TO BE DETERMINED BY GLENNSTAR HOMES. SUPERINTENDENT AND THE HOMEOWNER: PLEASE CALL RON AT 403-588-6795

-FRAMING

-ELECTRICAL WALK THROUGH

-SECURITY SYSTEM WALK THROUGH (IF APPLICABLE)

-SOUND SYSTEM WALK THROUGH (IF APPLICABLE)

HOMEOWNER ORIENTATION BEFORE DAY OF CLOSING FINAL WALK THROUGH

CUSTOM CHANGES

THE POSSIBILITIES FOR YOUR NEW HOME FAR EXCEED THE POPULAR IDEAS WE SUGGEST ON OUR OPTION AND UPGRADE LISTS. IN ADDITION TO THE AVAILABLE OPTIONS, YOU MAY HAVE CUSTOM FEATURES YOU WANT US TO INCORPORATE INTO YOUR NEW HOME. THINK, DREAM, IMAGINE, LOOK. WE WILL ASSIST YOU IN ANY WAY THAT WE CAN TO MAKE THESE DECISIONS AS EARLY AS POSSIBLE. PLEASE KEEP IN MIND THAT YOUR NEW NEIGHBOURS HAVE THIS SAME OPPORTUNITY AND MAY REQUEST STILL OTHER FEATURES.

IN ORDER TO DELIVER YOUR HOME AS CLOSE AS POSSIBLE TO THE TARGET DATE, WE ORDER MANY ITEMS WELL IN ADVANCE OF INSTALLATION. ONCE A PARTICULAR ITEM IS ORDERED, MAKING FURTHER CHANGES MAY INVOLVE AN ADJUSTMENT IN THE PLANNED DELIVERY DATE AND ADDITIONAL COSTS. BY WORKING WITHIN THE BOUNDARIES OF THE CHANGE ORDER SCHEDULE, LISTED ON THE NEXT PAGE, YOU CAN USUALLY AVOID BOTH.

“CHANGE ORDERS”

YOU MAY ORDER CHANGES IN THE WORK WITHIN THE GENERAL SCOPE OF THE BUILDING DOCUMENTS. HOWEVER, NO CHANGES ARE TO BE MADE EXCEPT UPON A PRIOR WRITTEN “CHANGE ORDER” CONSISTING OF THE CHANGE, ANY ADDITIONAL COST OR CREDIT, AND THE ADDITIONAL NUMBER OF DAYS TO BE ADDED TO THE COMPLETION DATE, IF ANY.

A. ANY ADDITIONAL COSTS SHALL BE PAID AT THE TIME OF SIGNING THE CHANGE ORDER, UNLESS AGREED OTHERWISE BY THE PARTIES. IF THE CHANGE REDUCES THE COST, BUYER WILL RECEIVE A CREDIT, BUT BUILDER’S SUPERVISION AND OVERHEAD EXPENSES AND PROFIT WILL NOT BE REDUCED.

B. BUYER(S) UNDERSTANDS THAT ALL CHANGE ORDERS MUST BE DONE DIRECTLY WITH BUILDER. IF THE BUYER(S) HAS DISCUSSED THE CHANGE WITH A SUPPLIER OR SUBCONTRACTOR DIRECTLY, THEN BUYER(S) NEED TO NOTIFY BUILDER OF THE CHANGE SO BUILDER CAN PROVIDE THE WRITTEN ADDENDUM AND COST OF THE CHANGE.

C. ALL ALLOWANCE UPGRADES WILL BE AMENDED IN WRITING BY BUILDER AND PAID DIRECTLY TO BUILDER AT THE TIME OF SIGNING THE CHANGE ORDER.

D. EITHER BUYER MAY SIGN THE CHANGE ORDER ON HIS OR HER OWN BEHALF AND ON BEHALF OF THE OTHER, AND THE SIGNATURE SHALL BE BINDING ON BOTH BUYERS.

CUTOFF POINTS FOR CHANGES

BY COMPLETING ANY CHANGE ORDERS ACCORDING TO THE SCHEDULE BELOW, YOU WILL SAVE ADDITIONAL COSTS AND AVOID ADDING DAYS TO THE CONSTRUCTION SCHEDULE.

CHOICES SHOULD BE MADE PRIOR TO OR DURING

DESIGN STAGE

WINDOWS, DOORS & ELEVATIONS
FOUNDATION
TRUSSES AND FLOOR STRUCTURE
MECHANICAL SYSTEMS
PLUMBING & FIXTURES

PRIOR TO EXCAVATION

EXTERIOR COLORS
GARAGE DOORS
CABINETS/FORMICA/HARDWARE (DURING CABINET SELECTIONS)

PRIOR TO FRAMING

FIREPLACE
EXTERIOR STONE
TYPE OF INSULATION
TYPE OF CONCRETE PATIO
TYPE OF EXTERIOR DECKS

INSULATION STAGE

DRYWALL CORNERS, TEXTURE AND BORDERS
LIGHT FIXTURES

DRYWALL STAGE

FLOOR COVERINGS
WALL/FLOOR TILES /BRICK
INTERIOR/EXTERIOR PAINT
HARDWARE
INTERIOR DOORS AND TRIM

INTERIOR PAINTING

MIRRORS/SHOWER DOORS
CLOSET ORGANIZERS

PRIOR TO WALKTHRU

LANDSCAPE DESIGN /TREE