

14379 – 92A Avenue Edmonton, Alberta

SPECIFICATIONS

DESCRIPTION

1 Roofing Surface	GAF Timberline HD - Birchwood or acceptable substitute and colour
2 Stucco	Main Floor - Benjamin Moore Trout Grey (2124-20) Second Floor Secondary – Benjamin Moore Black Jack (2133-20)
3 Feature Cladding	Galvalume corrugated metal siding - vertical installation
4 Brick	Endicott Manganese Ironspot Smooth, Dark grey mortar - raked finish.
5 Fascia	Aluminum - Black
6 Eavestrough, Downspouts	Aluminum – Black
7 Soffit	Main floor. Clear Cedar Second floor Soffit: Black Aluminum
8 Garage Doors	Insulated as required. Painted to match House main floor colour
9 Windows - House	Black Aluminum and Clear Anodized exterior, white PVC Interior (clear anodized on cantilever with metal siding, black everywhere else)
10 Windows - Basement	White PVC exterior/interior
11 Windows - Garage	Clear Anodized exterior, white PVC interior
12 Front Door	Painted door, black aluminum exterior, white PVC Interior
13 Back Door	Painted door same colour as siding, black aluminum exterior, white PVC Interior
14 Garage Man Door	Painted door same colour as siding, black aluminum exterior, white PVC Interior
15 Window Wells	Corrugated, galvanized Steel
16 Decking Material	Pressure treated decking on standard pressure treated joists.
17 Railing	Not required due to height off final grade
18 Driveway	Brushed finish concrete
19 Sidewalks	Brushed finish concrete, no troweled edge. Between sidewalk and front door, between back deck and garage man door

20 Locksets	Front Door: Weiser San Clemente with Downtown Smartkey deadbolt. Halifax square locksets on all inside doors as well as Back door exterior. Downtown Smartkey deadbolt on back and garage man door. Black finish.
21 Door Bell	Heath Zenith SL-754 Exterior push button (1), white wall mount interior chime
22 House Numbers	Stainless steel or nickel finish floating numbers, 6" height
23 Mailbox	Modern Stainless steel
24 Sod	Manderley Sod. Approximately 1550SF, including city boulevard
25 Fence	Approx 45' of 6' PT, Horizontal fence boards between 14379 and city sidewalk and between 14375 and 14379.2 latching gates
26 Ground Cover	260SF -1" dia rocks for ground cover between houses and between garages. Shredded cedar mulch for gardens
27 Shrubs/Plants/Trees	12 Karl Foerster Reed Grass, 3 Shrubs. Additional shrubs and trees as required By City Infill Guidelines
28 Landscape Lighting	8 LED pathway lights, 4 miniature LED floodlights for architectural features
29 Toilets	Gerber 20-832 Avalanche Elongated bowl, concealed trap
30 Powder Room - Cabinets	Floating vanity with gloss white fronts, soft close drawers
31 Powder Room - Drawer Pulls	White linear aluminum pulls
32 Powder Room - Sink	White ceramic
33 Powder Room - Sink Faucet	Delta Struct Bath Faucet in Black
34 Powder Room - Bars, Rails	Taymor Tenor In Matte Black. Paper Holder, 9" towel rack
35 Ensuite - Sinks	White ceramic undermount
36 Ensuite - Cabinets	Floating vanity with gloss white fronts, soft close drawers
37 Ensuite - Drawer Pulls	White linear aluminum pulls
38 Ensuite - Sink Faucets	Delta Struct Bath Faucet in Black
39 Ensuite - Shower Fixtures	Moen Align In Black
40 Ensuite -Tub	Maax Romance freestanding 67" tub
41 Ensuite - Tub Faucet	Black deck mount tub filler
42 Ensuite – Bars, Rails	Taymor Tenor In Matte Black. Paper Holder, 9" towel rack, robe hook x2, 30" Towel Bar

43 Main Bath - Tub	White Hytec AC3272L soaker
44 Main Bath - Cabinets	Floating vanity with gloss white fronts, soft close drawers
45 Main Bath - Drawer Pulls	White linear aluminum pulls
46 Main Bath - Sinks	White ceramic undermount, rectangular
47 Main Bath - Sink Faucets	Delta Struct In.Black
48 Main Bath - Shower/tub Fixtures	Moen Align in Black
49 Main Bath - Bars, Rails	Taymor Tenor in Matte Black, Paper Holder; 9” towel rack, 39” towel bar
50 Kitchen - Sink	Double bowl deep stainless steel, undermount
51 Kitchen - Sink Faucet	Delta Trinsic with pull out sprayer – Black
52 Kitchen - Cabinets	Two tone cabinets with soft close doors and drawers. Gloss white and maple door and drawer fronts
53 Kitchen - Drawer Pulls	Black linear aluminum pulls
54 Kitchen - Countertops	TCE 4006 – Eased Edge
55 Powder Room - Countertop	White ceramic with Integrated sink
56 Main Bath - Countertop	TCE 4006 – Eased Edge
57 Ensuite - Countertop	TCE 4006 – Eased Edge
58 Mechanical	High efficiency furnace, 7 day programmable thermostat, HRV, no bathroom fans, air conditioning, 50 Gal Hot Water tank
59 Cold Air Returns	White metal grill, no plastic
60 Floor Registers	Grey Metal registers, no plastic
61 Gas Lines	Gas hose bib on deck for BBQ. Gas hose bib in garage ceiling for future heater
62 Fireplace	Napoleon Linear LHD45 c/w Basic black 4 sided surround
63 Fireplace Finish	Oikos Grigio tile, matching grout with near invisible grout lines
64 Hardwood	Opus Creek Series “Whitestone Oak”
65 Carpet	Shaw Admire Me E0691
66 Tile	Marmoleum Concrete 3702 “Liquid Clay”
67 Stairs - Main to Second	Closed riser, carpeted including stringers

68 Stairs - Main to Basement	Closed riser, carpeted including stringers
69 Interior Railing	Square profile white oak rail with black brackets
70 Stairwell Half Walls	Capped with 1x white oak, no overhang, drywall reveal below
71 Baseboard	1"x5" Square edge MDF
72 Casing	None – Drywall returns on windows and doors
73 Interior Doors	Flat panel paint grade. Solid core for passage doors, hollow core for closets and pocket doors
74 MBR WIC	MDF shelves with selection of single and double chrome rod. 2x 18" wide drawer units
75 Bed 2/3 Closets	Single chrome rod with MDF painted shelf above
76 Main/Rear Entrance Closets	Single chrome rod with MDF painted shelf above
77 Benches	MDF frame with Oak bench top
78 Office/Tech Desk	Oak desktop
79 Interior Door Handles	Weiser Halifax square locksets on all inside doors. Black finish
80 Exterior Door Locksets	Front Door: Weiser San Clemente with matching deadbolt. Halifax square lockset Back door exterior. Black Finish
81 Ceiling Material	California knockdown texture.
82 Bulkheads/Dropped ceilings	Drywalled and painted wall colour
83 Wall Colour	Benjamin Moore Decorator's White (Eggshell)
84 Trim Colour	Benjamin Moore Decorator's White (Semi-Gloss)
85 Kitchen Backsplash Tile/Grout	3x6 white wall tiles with white grout
86 Powder Room Wall Tile/Grout	Ceramstone Matrix Hexagon Mosaic, Charcoal BOMX-3406NHEX. Dark grey grout (approx. 5SF)
87 Main Bath Wall Tile/Grout	Approx 13 SF white 3x6 subway tiles, white grout
88 Main Bath Bath Tile/Grout	Full tub, tile surround in 3x6 subway tiles, white grout
89 Ensuite Vanity Tile/Grout	Ceramstone Matrix Hexagon Mosaic, Grey BOMX-3403NHEX. Matching grey grout
90 Ensuite Shower Tile/Grout	Van Gogh Polished porcelain – Pewter, matching grout, including ceiling

91 Heating Mat	Electric heating mat in Ditra under Marmoleum in Master Ensuite, c/w thermostat
92 Shower Glass	10mm frameless glass
93 Glass Walls	10 mm frameless glass
94 Mirrors	5mm Clear Mirror with flat polished edges
95 Plugs/Switches	Standard Decora white
96 Cable/Cat 5	Terminated plates in each bedroom, one in LR, one in tech desk
97 Telephone Jack	Terminated x1 in Tech desk
98 Additional A/V	Wall mount tv package in LR and MBR incl recessed power with empty conduit to receiver location
99 Interior Pot Lights	Commercial Electric White Gimbal LED Trim Model CER4742AWH30
100 Exterior Pot Lights	4" 3000K LED pot lights, stainless/nickel trim QTY 5
101 Vacuum Rough In	Included
102 Lighting Fixtures	Selection of vintage bare bulb fixtures, predominantly black finish
103 Sound System	4 Polk RC601 In-ceiling speakers (2x kitchen, 2x LR) with wiring terminated beside FP
104 Fridge	Frigidaire FGDH2368TF
105 Range/Cooktop	Frigidaire CG1S3065PF
106 Microwave	Ikea Nutid Wall mount Microwave (602.889.18)
107 Range Hood	400 CFM built into cabinetry
108 Bar Fridge	Frigidaire FPWC38C2QS (kitchen/main floor)
109 Dishwasher	Samsung DW80K5050US
110 Washer	Samsung WF45M5500AP
111 Dryer	Samsung DVE45M5500P
112 Basement Flooring Finishes	Carpet as above, Marmoleum as above in bath
113 Basement Bathroom	Same fixtures as above
114 Basement Bar Sink	Stainless steel single bowl, undermount
115 Basement Bar Sink Faucet	IKEA Almaren Kitchen Faucet
116 Basement Bar Countertops	TCE 4006 – Eased Edge

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| 117 Basement Bar Cabinets | Base cabinets in glossy white. Soft close drawers and doors |
| 118 Basement Bath Tub Surround | Full tile surround including ceiling. 3x6 white subway tiles with white grout |
| 119 Basement Bath Sink Backsplash Tile | 3x6 white subway tiles with white grout |
| 120 Basement Additional Electrical and A/V | Wall mount tv package in Rec room |
| 121 Garage | Custom shelving and cabinetry |
| 122 Building 2-year Warranty plus Progressive New Home Warranty | |