

Address: 14108, 98 Ave NW, Edmonton

Schedule “A” General Specifications

Schedule A forms part of contract

Total Size: 2900 Sqft (3 Story)

Concrete and Foundation

9' basement (finished to 9' basement)

LP 1 joists

LVL Beams

Qual T Fab Steel Columns or equivalent as per layout

Framing, Exterior, Roof and Windows/Doors

10'0 Main floor Ceiling Height

9'0 Second Floor ceiling height

8'0 Third Floor ceiling height (Recreation / Bedroom)

Vaulted ceiling in Master Bedroom and Ensuite

Flashing in Dark Color to minimize visibility from Curb

Roof- Front part: Torch down membrane.

Roof- Back part: Malarkey Laminated Highlander Shingle. Limited Lifetime Warranty (35 Year)

Midnight Black, Architectural Shingle with High Profile Capping. Black Flashing.

Exterior - Side and back elevation: Acrylic Stucco with Styrofoam Insulation

Exterior Accent: Acrylic Stucco Trims in Contrasting Color to Match Soffit on all Gables and around Front Facing Windows

Exterior Doors: 8' Front Entry PlyGem Door, Fiberglass Wood look with Sidelights or similar

Windows: PlyGem Triple Pane, Vinyl Casement Window with Bronze Metal Clad (Ext) Windows.

Electrical, Security

200 amp service with complete circuit panel.

Copper wiring throughout.

220 volt wall receptacle for Dryer.

Two exterior weatherproof plugs.

GFI plugs in all bathrooms.

Direct wired smoke detectors located as per code and/or plan.

Exterior Pot Lights for Accent upper floor.

Christmas Light Plug and Switch (located in Front Closet)

Decora Type Switch plate in white.

LED under counter lighting in kitchen, as required.

Plug in Kitchen Island

Wiring for 2 telephone outlets.

Generous inclusion of Pot Lights throughout.

Roughed in Built in Vac included.

1 Built in Vac Sweep included

Total Media/Security/Speaker/Home Theater Allowance: \$5,000 Plus GST

Total Non-Pot Light Lighting Allowance: \$5,000 Plus GST

Plumbing, Heating, Mechanical and Fireplace

1 Lennox Furnace.

L40 Humidifiers

1 Standard Thermostat with Fan Switch

65 US Gal CombiCore, Direct Vent High Efficient Hot Water Tank

Basement in Floor Heating

Basement Floor Drain

1 Air Conditioners

New in Ground Sewer lines to connect from home to connect to existing City Sewer Services.

Two Exterior Hose Bibs

Laundry Drain

Fridge Waterline

Kohler Forte Widespread Faucet in Polished Chrome

Kitchen stainless steel single bowl Sink

Kohler Bellera Pull out Spray Kitchen Faucet (SK596-VS)

All Baths: White Kohler Archer Toilet with soft close White Toilet Seat

All Baths: Kohler Caxton, Oval Undermount White Sink Basin

Ensuite 66X30" HYTEC Seamount Freestanding White Acrylic Tub freestanding Faucet

Ensuite 3 Body Kohler Forte Fixed Shower head and Kohler Awaken Slidebar with Showerhead

Upper Bathtubs, HYTEC Calhoun 5'6" Acrylic Bathtub

Laundry Room Stainless Steel Single Sink

1 Fireplace (installed on Main Floor): Direct vent HEAT-N-GLO SL-750-TRS-IPL.

Features: High Thermal Efficiency (+70%), Up to 30,800 BTU/hr, Split Oak Log Set, 1 Dacor Millivolt

Switch. Fan Kit and Remote Control are optional upgrades. Each fireplace to be finished in tile

(Contemporary tiles)

Shutoffs on All Plumbing Fixtures

BBQ Gas line.

Insulation, Drywall, and Paint

Insulated Ceiling R60 Blown insulation (R60 Batt to Vaulted areas), poly and 1/2" Ceiling density drywall

Cantilevers upgraded to 1/2 lb Spray Foam Insulation (R30)

Exterior walls c/w R20 Batt insulation, poly and 1/2" Standard Drywall

Rim Joists R20 Batt insulation and poly

Frost walls R12 Batt insulation and poly

Ensuite Tub and Shower surrounds 1/2" Dens-shield drywall.

All Corners square corner bead

Or most update city requirements

2 floor and main floor ceilings finished white on flat white Ceiling (and all areas open to Kitchen Ceiling) finished Flat Painted (Category 5) Painting completed with Top Quality Products. Walls, flat washable, 2 colors. Trim, Semi gloss on doors, frames, baseboard and Finishing Built In's.

Painted Trim, Doors and Closet Shelving, 1 color, Semi Gloss

2 Colors Wall Paint throughout

1 Color Ceiling Paint throughout

Flat Painted Ceiling thru Main Floor (excluding Mudroom W/C, all Closets and Pantry) flat, 1 Color Ceiling in all other areas.

Cabinet and Countertop

Cabinetry by Braams Kitchens and Bath

Painted Cabinetry in Kitchen, and Ensuite, shaker style door

Stained Cabinetry on Island and Main Floor Bathroom, Basement Bar and Basement Vanity

Painted MDF Cabinetry in 2 Upstairs Bathrooms and Laundry Room

All Cabinetry features Blum, Full Extension Drawers with Soft Close Sliders (on doors and drawers), White Malenmine interiors.

Upgraded Category 5 hardware.

Under counter Lighting.

Kitchen Island features Upgraded finished end panels.

Custom Cabinetry Hood Fan with Hood Fan insert.

Wolf gas Range 6 burner

Kitchen features Large Pot Drawers and ample Standard Drawers.

Custom Cabinet Drawer for Garbage/Recycle Center

Master Bedroom Ensuite Bath features Double Sink cabinets plus 2 Drawer Cabinet.

Caesarstone /Quartz Countertops

Laundry Room includes a Sink and Caesarstone /Quartz Countertops .

Granite Countertops: regular thickness, Standard flat edge, Mid Grade quality, color chosen by buyer, throughout entire home. Installed with Under mount Kohler Sinks. Basement bathroom and bar.

Interior Finishing and Floor Covering

Baseboard to be ABI, B233, 6" Painted MDF Base (or similar) with matching casing. Door Headers and Sills on all Public Side Doors.

Headers and Sills on all Windows.

Built on Site Painted Mudroom Locker Built In with Partition and Hooks.

8' Main Floor Interior and Exterior Doors

6'8" Masonite Safe and Sound Painted, interior doors on all Bedrooms and Bathrooms. All Other doors to be Hollow Core Painted.

Tim and Painted Wood Doors throughout in Semi Gloss Paint.

Closet Interior Passage Doors (no bi-folds)

Master bedroom closet to have Finished on Site, 6 drawers and additional painted wood finished shelving.

Custom wood handrail from basement to third floor. Second floor glass panel installed on top of the floor.

Weiser Hinges, Knobs and Deadbolts in color chosen by buyer. (Galiano 111P)

Bathroom Hardware: Taymor Kingston, Polished Chrome

Ceramic Tile Flooring: Tiera Sol, 12X24 FG-Mt-P-LOUVIZ. Installed in Mudroom, Pantry and behind Kitchen Island, Main floor Bathroom, Upper Main Bath, Ensuite and Laundry Room and as Wall Accent in Non Ensuite Baths, Basement Bathroom and Bar Area. (Or similar based on availability)

Ceramic Tile Walls: Tiera Sol H Line W-DM-H-PUM416 (4x16 and/or 3x6). Accent Mosaic Tiera Sol H Line Mosaic Bled-A, W-DM-H-BLN-A Installed in Ensuite.

And Upper Main Baths: Tiera Sol, 2X2 FG-MT-P-LOUVIZ Mosaic with coordinating Cream 6X8 Wall Tile. (Or similar based on availability)

Ensuite to have Custom Tile Shower Floor.

Upper Bathrooms to have double vanity and Kohler undermount sink and with two single hole faucet. 1 Toto soft close toilet and 60" tub

Hardwood Flooring: Installed throughout Main Floor, second floor and Third floor (excluding Mudroom, Mudroom WIC, Bathroom and Walk thru Pantry) and in Upstairs Loft/Hallway. White Oak Character 5" x 3/4" Buckingham Pearl Hand Scraped Solid Sawn Hardwood. Stairs from Main to Second Floor and Third floor and Landing to be finished in coordinating hardwood.

Laminate: Installed throughout Basement (excluding Mechanical room, Bathroom and laundry room)

Cork: Basement exercise room to be standard Cork Flooring.

Ensuite Bathroom Shower Door and partial walls will be of 10mm glass.

Basement Bathroom Door to be Standard Glass Framed Shower Door.

Upper Baths to have Curved Shower Rod.

Bathrooms include Standard Cut Mirrors above all sinks.

No mirror installed in Workout room.

All Tile and Granite will be approved by Buyer.

Total Flooring and Wall Tile Allowance \$45,000 plus GST

Appliances

Subzero Fridge : FRIDGE BI48-S/O

<http://ca.subzero-wolf.com/en/trade-resources/product-specifications/product-specifications-detail-page?name=48-inch-built-in-side-by-side-refrigerator-freezer-panel-ready>

Wolf Range : RANGE GR366

<http://ca.subzero-wolf.com/en/trade-resources/product-specifications/product-specifications-detail-page?name=36-inch-gas-range-6-burners>

Wolf Microwave: MICRO MD30TE/S

<http://ca.subzero-wolf.com/en/trade-resources/product-specifications/product-specifications-detail-page?name=30-inch-transitional-drawer-microwave>

HOOD: INSERT SU901X

<http://www.kitchensource.com/range-hoods/pdf/su-901-specs.pdf>

Asko DISHWASHER D5526XLFI

<http://www.askona.com/files/default/usa/Literature/QRD5526XLFI.pdf>

Samsung WASHER/DRYER: WF42H5200AP/A2 DV42H5200EP/AC

<http://www.samsung.com/us/home-appliances/washers/front-load/wf5200-4-2-cu-ft-front-load-washer-platinum-wf42h5200ap-a2/>

<http://www.samsung.com/ca/consumer/home-appliances/washing-machines/dryer/DV42H5200EP/AC>

Warranty provided by Trail Appliance and/ or Manufacturer.

Basement

Basement to be fully finished

Approx 9' ceiling height less bulkheads.

Solid wood finished Stair, Tile behind bathroom, Cork in Workout

Garage, Deck, Railing, Grading and Landscaping

Rear Detached Triple Garage to enter parallel to Alley with Approximately 8 Foot Long Driveway in Standard Concrete Driveway for Rear detached garage

Garage Floor Standard Concrete with Saw Cuts to minimize cracking due to expansion I, 8' x 18' and 1, 8'x9' Overhead Door and Standard 2'8" Fiberglass Man door

Garage to be Insulated, Drywalled and Painted with Stipple Ceiling, wired to code Garage Overhead Door Opener (2) and 1, Keyless Entry on Garage

Front Verandah Deck and Steps Finished in Poured in Place Aggregate Concrete

Front Step in Exposed Aggregate Concrete (max 6' wide)

Mudroom Entry Step in Concrete

Black., Maintenance Free Aluminum Rail for all areas requiring railing.

Aggregate concrete sidewalks will be installed from front street to front steps, tapered from 6' to 4' wide at City Sidewalk.

Existing Concrete will remain in city boulevard.

Rough grading completed bringing elevation approximately 4" below design grade. Front and Rear landscaping with sod, Gravel/bark Mulch North of Garage, 15 Shrubs in 3 Gardeu Reds and 2 trees will be provided (max \$300 per tree).

Boulevard will be landscaped with Sod.

Final Grade Certificate will be provided.

A construction shall meet or exceed the current Alberta Building Code and other applicable codes. Where specifications do not comply with code requirements, the code shall prevail.

Home is registered with Progressive New Home Warranty. Coverage is as follows:

Materials & Labour 1 year.

Mechanical Systems 2 years.

Foundation Water penetration Coverage 5 years.

Structural Coverage 10 years.

chaser will have the right to substitute these specifications on a cost only basis.

Purchaser will be responsible for any additional cost to supply or install! their personal selections. The Builder will reserve the right to make selections on behalf of the purchaser if the purchaser is unavailable for final decisions on interior or exterior finishes. These General Specifications will prevail, where differences exist between them and the Plan.

Possession date will be finalized within 45 days of completion. Builder is not responsible for delays to possession due to challenges with supply of material or labor.

.....reserves the right to substitute equivalent material where manufacturers name or products become unavailable, discontinued, or otherwise unavailable. Purchasers will be notified of changes/substitutions before they are made.