

Westbrook - Build Specifications

12115 39 Ave NW Edmonton

September 2018

Foundation

- Steel reinforced high strength cement sulphate resistant foundation walls
- Weeping tile around foundation where required by grade slip

Floor & Wall System

- 23/32, tongue & groove sub floor, glued, nailed and screwed (as applicable)
- Engineered silent floor joist system
- 3/8' plywood underlay under all floor tile
- 2x6 exterior walls with 16" on center framing

Roof System

- Engineered and approved truss system
- 30 year IKO fiberglass/asphalt shingle
- Galvanized step, wall & valley flashing
- Aluminum clad sheeting in all valleys
- Designer series aluminum clad fascia, rain gutters and down spouts

Windows & Doors

- Double pane black aluminum windows cased with standard white crank handle (LOW-E, argon filled, Sunblock)
- Duxton fiberglass commercial grade window in main floor living room
- Solid 8' doors throughout upper levels for soundproofing/durability

Exterior Finish

- Combination of Stonework and Acrylic EIFS stucco
- Parging on foundation wall above grade
- 4' & 6' wide overhangs with soffit

Heating

- Goodman GMVC961205DN, 120,000 BTU, 96%, Two Stage, Variable Speed, High Efficient Furnace
- 3 Zone Duct System (1 Zone Per Floor) c/w all required ductwork, Motorized dampers, Control panel w. low voltage wiring and 2 - Aprilaire
- Aprilaire 600 Flow Thru(drip) Humidifier
- Goodman GSX13-060, 5 ton, 13 SEER, Air Conditioner
- Smart connect to Loxone Server for easy control and customization

Drywall Finishing

- Upgraded flat painted ceilings throughout with square corner bead
- Aqua board behind tub & shower areas

Plumbing

- Riobel faucet & fixtures
- Blanco Stilgranit black kitchen sink
- Kohler Santa Rosa white toilets
- Instant hot water faucet in kitchen
- Water line to fridge
- 2 Exterior hose bib lawn service
- Instant hot water for home
- Water softener for home

Flooring

- Polished tile on all bathroom floors/walls
- Heated bathroom tile floor on upper levels
- Full height quartz backsplash in kitchen
- Lauzon Organik line engineered hardwood on all upper levels/stairs
- Floor to ceiling tile all full bathrooms

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Electrical

- Smart Home Loxone MiniServer, Cat 5/6 wiring throughout (PLC Based)
- High end LED lighting package
- Toggle switches & counter plugs
- Kitchen hood fan and all bathroom fans vented to exterior
- GFI circuit for exterior waterproof plugs
- GFI outlets in all bathrooms
- Smoke and CO² detectors on all floors/bedrooms
- Central vacuum

Cabinets, Countertops & Vanity Tops

- Blum Hardware and soft close interiors
- Cabinetry as per Interior Design Plans
- Quartz countertops in kitchen, all baths, and laundry

Insulation

- Upgraded - sound proofing insulations between bedrooms
- R-50 Spray foam and blow in ceiling insulation
- R-12 insulated full basement walls with vapor barrier
- R-20 exterior wall insulation, caulking around door and window openings
- Spray foam in basement end joists, flat roof areas and cantilevers

Interior Finishing

- Full width vanity mirrors in main baths
- 12mm standalone glass rails with chrome handrails
- Weiser Halifax Chrome door knobs
- Custom dark wood stain closets and shelving in all rooms

Exterior

- Complete landscaping with underground irrigation system
- Large covered deck in rear with built in BBQ area, fan and lighting
- Hot tub permit approval
- BBQ Gas line to rear deck
- Final grade certificate approval from the City of Edmonton

Appliances

- Jenn-Air Smart Wi-Fi connect double oven
- Paneled built-in dishwasher
- Built-in full-size Fridge / Freezer
- Built in Microwave
- Induction 36" cooktop

Garage

- Attached extra wide 3-car tandem garage
- Extra wide/tall 18' x 8' garage door
- Fantech RVF4xl, 220 cfm garage wall exhaust fan c/w DH100W dehumidistat to remove excess humidity from the garage
- Reznor UDAP-75, 75,000 BTU, Garage Unit Heater c/w stainless steel sidewall venting and standard heat only thermostat

General Legal & Warranties

- Blanket New Home warranty program, with 1 year for labour and materials, 2 years for delivery and distribution systems, 5 years for building envelope protection, and 10 years for major structural components
- RPR & compliance certificate approved from the City of Edmonton