



Norwest Builders Inc.

277 Hillcrest Drive, Fort McMurray AB T9H 3T9

SPECIFICATION SINGLE FAMILY HOUSE

Structure:

Concrete Footing: As per plan – 20 MPA

Walls: 8” thick – 2 X 10 mm rebar reinforced top to bottom – 20 MPA

Floor: 3” depth poured over 6 ml poly and compacted sand.

Damp-proofing: Asphalt emulsion and waterproofing wrap of exterior walls

Weeping tile: Continuous perforated pipe around foundation with 6” rock including sump pump

Framing:

Roofing: 7/16” OSB sheathing with H-Clip – 25-year shingles or equivalent

Exterior Walls: 2” X 6” KD spruce studs – OSB sheathing 16” OC

Interior Walls: 2” X 4” KD spruce studs - - 16’ OC

Floor Joists: Engineered floor system as per plan

Sub-floor: 5/8” T & G –OSB – glued, nail and screw applied

½ Spruce underlay material tiled area

Basement Walls: Perimeter wrap free steel stud or equal framed to floor 24” OC

Insulation:

Insulation: R-20 fiberglass insulation to exterior walls, 6 mm polyvapor barrier

Basement Foundation walls: R-12 fiberglass insulation to exterior walls, 6 mm polyvapor floor to ceiling

Ceiling: R-40 blown cellulose or equivalent material, CMHC approved over ½ “ CDC high density Type X drywall

Drywall: ½ “ drywall applied to all developed areas, taped and sanded joints

Exterior:

Pre-finished vinyl siding as per elevation

Pre-finished soffits, fascia, eavestrough and downspouts

Pre-finished casing and jambs on exterior doors, including overhead garage door

Masonry front elevation with 2’ wrap-around, (42” maximum height)

Exterior windows and doors

Front and rear door: Insulated with door viewer in the front door

Windows: Vinyl double-glazed sliding with screens as per plan

Basement windows: Vinyl cast in foundation as per plan



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Interior Finish:

Colonist-Style interior & closet doors with trim.
Baseboard 4 " Colonial style or equivalent
Decorative crown moldings 6" (main floor only – not in laundry baths and closets)
Hardware: Brushed Chrome
Vanities / Cabinets: Flat panel – Maple wood stained
Kitchen Cabinets: 8' Height with Crown molding at the top units
Countertop: Granite in kitchen and washrooms as per plan
One row of ceramic tile around tub/shower enclosure
Jetted tub deck surround: Ceramic tile.

Painting:

Walls: One coat prime and one coat eggshell throughout
Paint: One wall and one trim color choice
Painted / Stained: Wood railing as per plan to match cabinetry – Spindle wrought iron
Wood trim finished in semi-gloss paint

Flooring:

Carpet: Choice 100% nylon with stain control as per plan or equal
Carpet Underlay: 7/16" chip foam as per plan
Ceramic tile in kitchen as per plan – Choice available
Ceramic tile in bathrooms as per plan – Choice available
Hardwood flooring in Great room/ living room – Choice available

Heating:

Forced air heating with white registers
Gas connection to following locations
-Furnace
-Hot water heater
-Fireplace

Plumbing

All fixtures to be white (water closets,sinks,tubs)
Single lever or equal in all showers with pressure balancing valve
Single lever kitchen with veggie spay
Fiberglass tub /shower units – white
Two exterior non-freeze hose bibs – as per plan
Laundry taps in laundry area
50- US Gallon (gas-fired) hot water tank
Pex water lines or equal
Double compartment stainless-steel kitchen sink in kitchen
3-piece roughed-in plumbing as per plan



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Detailed Plumbing Specs.

- Ensuite Washroom

- One Hytec AC6060 corner jet tub
- One Delta Model 4716 Roman tub filler with pull out spray
- One Hytec Model 3620 one-piece fiberglass shower
- One Delta Model R1000 shower only faucet with trim
- One White Sterling Model 442004-0 Basin
- One Delta Model 540 single lever basin faucet
- One Sterling Wind River Toilet with lined tank

Main Bathroom on Main/Second Floor

- One Hytec Model 6042 one piece fiberglass tub and wall
- One Delta Model R 1000 tub and shower faucets with trim
- One White Sterling Model 442004-0 Basin
- One Delta Model 540 single lever basin faucet
- One Sterling Wind River Toilet with lined tank

Half Bath on Main/Second Floor

- One Sterling Pedestal Basin/Regular Basin
- One Delta Model 540 single lever basin faucet
- One Sterling Wind River Toilet with lined tank

Kitchen

- One Kindred Model ROL 2031 double compartment kitchen sink
- One Delta Model 470 single lever chrome kitchen faucet with pull out spray

Miscellaneous Plumbing

Laundry room in Basement/Second Floor/Main Floor

Rough in basement for one 3-piece bathroom

Two frost-free lawn hydrants at any location of your choice

Install 4 inch floor drain in mechanical room

Central vacuum rough-in only

Electrical:

100 AMP service

Copper wiring throughout

Six spot lights

220-volt plug for range and dryer

Ground fault interrupter plugs in all bathrooms

Premium Light fixture package – brushed chrome finish (pewter)

Poly pane on all exterior and ceiling outlets

Telephone jack locations: kitchen, Bedrooms, den great room, family room

Switches and plugs Decora white

Microwave plug



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Miscellaneous:

Garage (where applicable)

Garage floors: 25 MPA concrete with broom finish, rebar reinforced

Garage framing: 2" x 4" KD spruce studs 3/8" OSB wall and roof sheathing

16' x 8' R10 insulated overhead garage door

Driveway: Width of garage, 27' maximum length

Dura-mix concrete rebar reinforced from driveway to front entrance

Sidewalks: home with front driveway include poured sidewalk to the entrance

If no front driveway, poured walkway from street to the front door

Grading and Front landscaping with topsoil and one tree as per guidelines

Exterior Steps: Wooden with metal hand rails.

OWNER(s)

CONTRACTOR

Authorized Signature

Authorized Signature

Print Name

Print Name

Authorized Signature

Print Name



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Upgrades : (Optional)

Exterior

- HardiePlank siding
- High Ceiling / Arched / Casement windows
- Garage window and additional door
- Sidewalks along the perimeter of the house
- Custom Masonry
- Landscaping along the house and back
- Custom Decks and hot tubs

Interior

- Cabinetry upgrades: 9' height, custom doors and finishes
- Custom Storage solutions in pantry and walk-in closets
- Custom Crown molding and base boards
- Custom choice of Color selection
- Additional spot lights
- Additional Fireplace as well as custom fireplaces
- Bath and kitchen fixtures upgrades within the same brand name
- Steam showers / Hot tubs / Custom showers
- Large Hot water tank and additional furnace
- Humidifier and Central air-conditioning

All upgrades to be discussed before final plan submissions.

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