

THE **Q** HIGHLIGHTS THE QUALICO ADVANTAGE. THESE ARE ITEMS THAT QUALICO KNOWS ARE IMPORTANT AND FEELS YOU DESERVE IN YOUR NEW FORT McMURRAY HOME.

FOUNDATION SPECIFICATIONS

FOUNDATION WALLS

- 8" thick "Ultra Vertical" 20mpa air entrained concrete mix
- Reinforced with 10m rebar grid

Q • 9' Basement

- Asphalt emulsion damp proofing applied to below grade portion of house walls
- Perforated "Big O" weeping tile complete with high grade ¾" washed rock
- Sump pit complete with sump pump and discharge

BASEMENT FLOOR

- 4" thick 20mpa concrete mix on 40mm crushed rock base 8" deep
- Steel trowel finish

Q • Painted grey with approved concrete paint

GARAGE

- 4" thick 32mpa Dura Mix air entrained concrete floor on 40mm crushed rock base
- Reinforced with 2' x 2' 10m rebar grid
- Broom finish complete with control joints
- 2" – 4" rear to front slope
- Full depth 8" concrete garage foundation wall

FRAMING SPECIFICATIONS

FLOOR

- Engineered Truss Joist system with 23/32" T+G OSB glued and screwed floor sheathing
- Housed stringer, closed rise stairs

ROOF

- Engineered Roof Trusses and components, 7/16" OSB roof sheathing

WALLS

Q • 9' main floor ceilings

- 2" x 6" spruce exterior walls sheeted with 3/8" osb and placed 2' on centre
- 2" x 4" spruce interior walls placed 16" on centre or as per plan
- 2" x 6" spruce load bearing interior walls

Q • Full width 2" x 8" rear deck nailer

BUILDING ENVELOPE SPECIFICATIONS

ROOF

Q • IKO Cambridge 30 year Architectural asphalt shingles c/w drip edge to match metal color

- Shingles laid over 15lb felt paper
- Valleys, plumbing stacks, roof vents, and eaves protected with IKO Ice and Water Shield membrane

WINDOWS AND DOORS

- Titan and Carriage Series by All Weather Windows

Q • Double Glazed Argon filled Low E windows

- PVC window frames and jambs c/w screens and handles
- Insulated Fiberglass Doors with metal clad wooden jambs
- Front door complete with Decorative Glass as per plan

Q • 8' x 16' insulated Overhead Garage Door complete with Two Remote Openers

EXTERIOR WALLS

- Vinyl siding as per plan
- Aluminum soffit and fascia as per plan
- Decorative trim and cladding as per plan
- Aluminum eavestroughs and down spouts

Q • Exterior Envelope complete with building paper, galvanized flashing; all joints/penetrations sealed with peel and stick membrane

- R-20 friction fit fiberglass batts
- Low expansion Spray Foam around all windows, doors, and penetrations
- 6mil poly vapor barrier
- Poly hats on all exterior receptacles
- ½" drywall (moisture resistant in tub/shower locations)

ATTIC/CEILING

Q • R-60 attic insulation (R-20 fiberglass batts plus R-40 blown in cellulose insulation)

- Low expansion Spray Foam around all penetrations
- 6mil poly vapor barrier
- ½" CD drywall
- Insulated, sealed attic hatch

BASEMENT

- Full height frost walls with R-12 friction fit fiberglass batts
- 6mil poly vapor barrier

GARAGE

- R-20 friction fit fiberglass batts in walls, R-28 batt insulation in ceilings
- Low expansion Spray Foam around all windows, doors, and penetrations
- 6mil poly vapor barrier
- ½" drywall taped and finished to be ready for paint

Q • B.I.B.S. (blown in batt system) 17" thick(min) under all living spaces in applicable models

MECHANICAL SPECIFICATIONS

PLUMBING

- 3 piece Basement Bathroom rough in
- 2 Frost Free Hose Bibs as per plan
- Laundry connections
- Dishwasher connection

Q • Water line to refrigerator

- Kohler Sterling toilets with easy clean seats in white finish
- Kohler Sanibel china bathroom basins in white finish c/w Kohler Coralais Single Lever Chrome faucets
- Hytec fiberglass Tub/Shower in white finish c/w Kohler Coralais Single Lever Chrome valve. Jetted tubs on applicable models

Q • On Demand Hot Water System

- Double Stainless Steel Kitchen Sink
- Kohler Forte Brushed Nickel Kitchen Faucet c/w Vegetable Spray
- Hot and Cold Frost Free Hose Bibs in Garage

Q • Built in Central Vacuum System c/w Three Outlets and Kitchen Sweep

HEATING AND VENTILATION

- American Standard 95% Efficient Natural Gas Forced Air Furnace

Q • Lennox 3530 Natural Gas Direct Vent Fireplace

- General Air fan assisted Humidifier

Q • Central Exhaust Bathroom Fan System interlocked with furnace

- Programmable Thermostat
- Main floor Humidistat
- Bath fan rough in to future basement bathroom
- Dryer vent to exterior
- Over the range micro hood vent to exterior
- White finish on all floor registers and cold air returns

Q • All duct work Power Vacuumed before possession

(continued on back)

ELECTRICAL

- 100 amp service
- Copper wiring
- Smoke and Carbon Monoxide detectors as per code
- 2 Exterior Weather Resistant GFCI receptacles on individual circuits
- CAT5 prewired to all bedrooms, kitchen, living room, & bonus room
- Coaxial cable prewired to all bedrooms, living room & bonus room
- 220 v. Range connection
- 220 v. Dryer connection
- Q • **Under cabinet lighting as per plan**
 - Recessed lighting as per plan
 - White Decora style switches and receptacles
 - Builder's light fixture package with pewter finish
- Q • **High Efficiency Mini Fluorescent bulbs**
 - 6 receptacles to garage
 - Front door chime

INTERIOR SPECIFICATIONS

PAINT AND STAIN

- One prime coat and 2 finish coats of high quality interior paint
- Doors, trim, mantles, and plant shelves sprayed trim color
- Q • **Railings stained to match cabinet color**
 - Knock down ceiling texture with borders as per plan

MILLWORK

- Stained and lacquered maple railing, shoe, and posts complete with wrought iron balusters
- Q • **Painted mdf colonial style casing (4") and base board (8") complete with plinth blocks and architrave top molding**
 - Plant shelves and mantles as per plan
 - Painted mdf shelving
 - Painted Carmelle doors with painted mdf jambs
 - Double pull out doors on all closets (2 story homes)
 - Bi-folds on all closets (bi-level homes)
 - Hemlock wall mounted hand rail to basement

HARDWARE

- Weiser Galiano lever style handles – privacy on master bedroom and all bathrooms
- Weiser front handle and lock set on front door
- Other exterior doors have Weiser Galiano handles with deadbolts keyed alike
- Mirrors in all bathrooms
- Pewter spring and hinge stops
- Taymor Azure pewter toilet paper holders
- Taymor Azure pewter towel bars
- Pewter house numbers

CABINETS

- Cabinets with full 5/8" backs and real maple veneer
- Q • **Solid maple doors**
 - Quick release European style hinges
- Q • **Solid drawer fronts**
 - Solid maple valence and crown molding
 - Beveled edge kitchen tops complete with tile back splash
 - Ultra Select Vanity tops with rolled edges

FLOORING

- Q • **Mercier 3/4" Canadian made Hardwood Flooring installed as per predetermined floor layout**
 - Natural Shield 36oz Canadian made carpet with 7lb under padding installed as per predetermined floor layout
- Q • **Ceramic Tile flooring and backsplash (various brands) laid over 1/2" plywood glued and screwed as per predetermined floor layout**

APPLIANCES

- Frigidaire Professional Series Stainless Steel OTR Microwave
- Frigidaire Professional Series Stainless Steel DishWasher
- Frigidaire Professional Series Stainless Steel Convection Oven with glass top
- Frigidaire Professional Series Stainless Steel Side x Side Counter Depth Refrigerator with Water Dispenser and Ice Maker
- Maytag Front Load Washer and Dryer in white finish

EXTERIOR SPECIFICATIONS

DRIVEWAY & SIDEWALK

- Q • **Exposed Aggregate Driveway and Sidewalk 4" thick 28mpa Artivia air entrained concrete mix on 40/20mm road crush base**
 - Reinforced by 2' x 2' 10m rebar grid
- Q • **Full garage width driveway**
 - 3' wide sidewalk from driveway to front steps placed on 40/20mm road crush base
- Q • **Exposed aggregate precast front stairs placed on wing walls extending to footing depth**

EXTERIOR FEATURES

- Cultured stone and brick as per plan
- Aluminum handrails as required
- Front landscaping as per architectural requirements

GENERAL CONDITIONS

- Specifications subject to change without notice or obligation
- Variations of these specifications may occur due to the unique characteristics of individual plans, building lots or Architectural Controls
- Errors and omissions allowed

Witness _____

Qualico Developments West Ltd. _____

The Developer reserves the right to make modifications and changes to the information contained herein. Renderings, photos and sketches are representational and may not be accurate. Dimensions, sizes, specifications, layout and materials are approximations only and are subject to change without notice. E.&O.E.

Purchaser(s) _____

Date _____

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