



# LUXURYPRO HOMES SPECIFICATIONS

---

## Concrete Work

- Concrete strength for walls, footings and floors is as per spec detailed by an engineers report, submitted where required. Stamped and approved by the authorized authority of the City of Edmonton.
- Footing is laid to a minimum of 18"x8" with min of 32.5 MPA of concrete.
- Foundation walls are 8" thick with min 32.5 MPA concrete or as per area requirement reinforced with 2 rows of 2-10M.
- The exterior walls are damp proofed below grade and parging above grade unto 2 feet.
- Basement floor is min of 4" of 25MPA min concrete or as per area requirement, with 6mil poly barrier laid over granular material, compacted.
- Garage floor is also 4" 27.5 MPA (min) reinforced with 6x6 8gauge rebars, laid over 6" (min) compacted pit run sand. The garage floor is sloped towards the drain present in the centre of the garage or as per the design specifications.
- Driveway is laid and designed as per the plot plan specifications, built to the same spec as the garage floor. The finish is broom finish . Maximum length is 24' and garage width.
- Front Steps are prefabricated **concrete steps**, unless otherwise specified.

## Framing

- 9' high main floor ceilings
- Beams are always engineered beams which on the basement level rests on engineered columns sized to suit load.
- Engineered joists are used with spacing as per plan.
- The exterior walls are framed with 2"x6" dry spruce @ 24" on centre.
- Floor upper level is 5/16" plywood underlay, 5/8" T&G plywood or 3/4" OSB subfloor. As per floor plan.
- Floors at main level are also 5/16" plywood underlay, 5/8" T&G plywood or 3/4" OSB subfloor. As per floor plan.
- Sheathing walls are 3/8 OSB. Sheathing roof is of 7/16 " OSB cw H Clips.
- All common house/garage walls, ceiling and floors shall be one house fire rated.
- Trusses used are engineer designed and stamped.

Initials \_\_\_\_\_.



# LUXURYPRO HOMES SPECIFICATIONS

---

## Windows

- Main and upper floor windows are **triple glazed , low-e argon filled** for higher energy efficiency. We use solid white vinyl units (except otherwise required as per city building code). Screens are included on the windows or patio door where present. (Indicated on plans)
- Basement windows are dual pane and shall be reinforced as per engineered detail.

## Exterior

- Siding - Maintenance free vinyl siding, all sides as per plan.
- Trims, shadow boards, shutters, louvers and other decorative add-ons, as per plan.
- Fascia is pre finished aluminum. Soffit is pre-finished vented aluminum (Non vented in areas as required by code)
- Eavestrough are pre-finished 5" aluminum c/w downspout to standpipe or 4' extension as per plan.
- Exterior home passage fibreglass door c/w white metal clad jamb - **8' high x 42" wide** or as per plan.
- Garage to home passage door is fibreglass and c/w weather strip and fitted with a self closing device.
- Insulated overhead garage door, sized and designed as per plan.
- Parging on exposed exterior concrete surfaces (maximum 24").
- **Stone/Brick** as per plan, maximum 120sqft.

## Roofing

- **30 year asphalt** shingles, self-sealing c/w necessary flashing and venting as per building code and as detailed by plan.

## Insulation

- R22 fibreglass friction fit to the exterior wall. R50 approved loose fill cellulose ceiling insulation in open attic areas, batts on vaulted areas, CHMC approved.
- R20 fibreglass friction fit with 6 mil CGSB poly to lower level studding on inside of foundation walls to floor.
- Expanding foam insulation behind all electrical outlets and around window and door openings.
- Attached garage walls R20 and ceiling R40. Garage ceiling if living quarters above, R28.

## Electrical

- Outlets as per plan, in accordance with the local building codes.
- 100 AMP service.
- Wall mount T-Box **Chimney style Range hood 30"**

Initials \_\_\_\_\_.



# LUXURYPRO HOMES SPECIFICATIONS

---

- Duplex receptacle and covers in white finish as per plan.
- A total of **2 exterior weatherproof receptacles** as per plan with ground fault protector.
- Christmas **soffit outlet** connected to the foyer's closet.
- G.F.I circuit on all bathroom plugs with GFI plug reset located in the main bath.
- Range and driver receptacles as per plan (220V).
- Direct wired smoke detectors and carbon monoxide detectors installed as per building code.

## Heating

- **High efficiency furnace** Lennox or equivalent, direct vent system with round ducts to individual rooms, as required by individual home type. Furnace size to be determined by the trade.
- Duct work to be thermal taped/duct sealed as per building code.
- Cold air returns are located as required by building code.
- Dryer box located as per plan, with exhaust to the exterior of the house.
- **Drip type** humidifier.
- Furnace and duct **cleaning prior to occupancy**.

## Plumbing

- All water lines "Wirsbo", "Aquapex" or equivalent. Vent and drain ABS or equivalent.
- High efficiency power direct vent **insulated hot water** tank with 50 US Gallons capacity. Gas fired.
- **Two (2)** exterior non freeze hose bibs, located as per plan.
- **Hot and cold water taps in the laundry area**, located as per plan. Washer standpipe as per standard.
- Drop in laundry sink with taps if applicable **as per plan**.
- Basement floor drain located near furnace / hot water tank location.
- **Drain in the garage**, 12" connected to the main drain.
- Sump and pump included where indicated on plan.
- Main line backup water valve to help prevent sewer backup.
- **Low flush** toilets.
- Energy efficient showers heads.
- Rough-in **waterline to fridge**.

## Kitchen

- Kitchen with **3cm quartz** countertops .
- Rough-in plumbing for dishwasher.
- **Soft close** drawers and doors throughout.
- Cabinets upper box to be full height to ceiling or bulkhead. As per plan.

## Bathrooms

- Bathtub/ shower stall located **as per plan**.

Initials \_\_\_\_\_.



# LUXURYPRO HOMES SPECIFICATIONS

---

- Under-mount basin Sinks with 4" centre set and pop-up plug.
- Energy efficient shower-head installed with tub/shower combination or shower only.
- Bath fixture colour to be white, unless specified.
- **6mm** Glass shower door for ensuite shower stall **as per plan**.
- 3 cm quartz counter tops at all vanities and Make-up counter **as per plan**.

## Wall and Ceiling Finishings

- Interior finish for walls ceilings shall be 1/2" drywall with mudding and sanding - three coat application.
- Square vertical corners on all levels as per plan.
- All ceilings to be **splatter** texture application white only.
- Attached garage interior walls and ceiling to be 1/2" drywall, fire taped c/w one coat of mud.
- 1 dropped ceiling included as per plan.

## Interior Package

- MDF finishing package as standard.
- **Shelves** in pantry and closets to be **MDF** (no wire shelving).
- Mirrors over vanity as per plan and to the length of the vanity.
- Paint grade **railings** with metal spindles and brackets at handrails to match.
- Basement floor and basement steps to be washed **as per plan**.

## Painting

- A total of **3 coats** wall paint to be eggshell latex with one preparation coat and 2 finishing coats.
- Window/ door casings, baseboards and wood caps spray-painted with latex semi-gloss paint.
- Two feature walls to be painted which includes Master bedroom 3d wall.

## Flooring and Carpeting

- **55 Ounce carpet** located as per plan with **8lb. under-pad** including stairs.
- **LVP** on the main floor as per plan.
- **Ceramic tile** at all upper floor bathrooms and laundry areas as per plan.

## Miscellaneous

- Legal fees included for this purchase with the Builder's assigned lawyer.
- Purchaser's Interim interests on all draw mortgages to be paid by the Builder.
- 5k Appliance package

Initials \_\_\_\_\_.



# LUXURYPRO HOMES SPECIFICATIONS

---

- Rough grading based on predominantly clay (below approx 4" final grade) to be completed as per subdivision grading plan. Contractor to provide approval documents. Purchasers shall not start Landscaping until rough grade has been formally approved. After occupancy, the contractor is not responsible for any retaining wall, yard levelling, or damage to sidewalks, driveways, or decks resulting from soil settlement or changes in grades.

## General

- Purchaser understands any changes or modifications to this specification or agreement and all requested changes must be clearly written down on change orders completed with diagrams and may be accepted at the sole discretion/subject to approval by LuxuryPro Homes management.
- LuxuryPro Homes reserves the right to incorporate equivalent or better material where previously used or specified materials/products become unavailable or unsatisfactory. Specification, dimensions etc may vary on similar models.

X \_\_\_\_\_

PURCHASER 1

X \_\_\_\_\_

PURCHASER 2

X \_\_\_\_\_

PER LUXURYPRO HOMES

Initials \_\_\_\_\_.