

Norwest Builders Inc.

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

Two coat application on walls with all ceiling to be Knockdown texture application

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: Gienow 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: Crown molding at the top units

Countertop: Granite

Bathroom accessories include towel bars, paper holder & shower-rod in brushed chrome finish

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 & foyer as per plan

Ceramic tile in bathrooms as per plan

Hardwood flooring in Great room/ living room.

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-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

Water lines will be home run system with headers

Central vacuum rough-in

Electrical:

100 AMP service with 30, 60 circuit panel

Copper wiring throughout

220-volt plug for range and dryer

Ground fault interrupter plugs in all bathrooms

Premium Light fixture package – brushed chrome finish (pewter)

2 speed range hood fan

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:

Exterior Steps: Pre-cast concrete or as per plan

Sidewalks: home with front driveway include poured sidewalks

From driveway to front entrance

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

Grading: Rough grading as per subdivision plan

Topsoil not provided

Driveway: Width of garage, 27' maximum length

Dura-mix concrete rebar reinforced

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 7' R10 insulated overhead garage door

OWNER(s)

CONTRACTOR

Authorized Signature

Authorized Signature

Print Name

Print Name

Authorized Signature

Print Name



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