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## ***Savanna Homes - Specifications***

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### **I. Concrete Works:**

#### **Footing + Foundation Wall:**

Minimum 32 MPA Type GU concrete, 8" thick, reinforced with re-bar as per engineered drawings.

#### **Basement Floor:**

3" Thick, minimum 20MPA Type GU concrete over 6mm poly and a compacted sand or gravel base. The basement floor is a steel trowel finish. Rough-In for future radon mitigation as per code.

#### **Damproofing:**

Asphalt emulsion applied to the below grade portion of the exterior foundation walls

#### **Weeping Tile:**

Continuous perforated flexible plastic weeping tile installed at the base of footings, covered with 6" of crushed rock and connected to interior sealed sump pit c/w pump.

#### **Garage Floor on Attached Garages:**

4" Poured Duramix concrete slab with a curing agent applied, over compacted sand base or gravel with 10mm rebar at 24" O.C. Garage floor will be sloped towards the overhead door.

#### **Front Sidewalk:**

Sidewalks are poured concrete, the width of front steps tapering as per plan. The sidewalk is a 4" thick, Duramix concrete with a curing agent applied, over pile support (as per plan) or steel brackets and a compacted sand base with 10mm rebar at 24"O.C. The sidewalk will be broom finished.

#### **Driveway:**

All driveways on double attached garages are poured concrete, 16'-18' wide. The driveway is a 4" thick Duramix concrete, over a compacted sand base with 10mm rebar at 24" O.C. The driveway will be broom finished and have appropriate control joints with a curing agent applied.

#### **Concrete Front Steps:**

Precast concrete steps or concrete steps formed and poured on site.

### **II. Framing:**

#### **Exterior House Walls:**

2x6 Spruce studs at 24" on centre.

#### **Exterior Garage Walls:**

2x6 Spruce Studs at 24" on centre

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### **House + Garage Wall Sheathing:**

Sheathed as per building code requirements

### **Roof Sheathing:**

3/8" OSB sheathing.

### **Interior Walls:**

2x4 Spruce studs at 16" on centre.

### **Floor Joists:**

Engineered floor system with 22/32" T&G OSB subfloor and insulated rim joists. Subfloors are glued and screwed.

### **Interior Frost Walls:**

2x6 Spruce studs (or equal) at 24" on centre, full height of the concrete foundation wall.

## **III. Exterior Finishing**

### **Roofing:**

25 Year warranty asphalt shingles or equivalent.

### **Vinyl Siding:**

Vinyl siding in premium (dark colors)

### **Exterior Corners:**

As per Plan

### **Exterior Natural Stone/Brick:**

As per plan.

### **Eavestrough:**

pre-finished aluminum and aluminum downspouts.

### **Fascia:**

pre-finished aluminum.

### **Soffit:**

Pre-finished aluminum.

## **IV. Exterior Windows and Doors**

### **House Windows:**

White PVC, venting windows are sliders or casement (as per plan). Screens on all vented windows.

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### **Window Glazing:**

All windows are maintenance free, triple pane with Low E glass.

### **Front + Rear Door:**

Fiberglass insulated door with deadbolts. Exterior door slabs painted two coats to match siding or clad trim, interior of door painted to match interior trim colour.

### **House to Garage Door:**

Fiberglass door with wood door frame and brick mold with self-closing hinges.

### **Sliding Patio Door (if applicable):**

Dual-pane white PVC on tandem rollers with sun stop glazing, low E glass with the cavity filled with Argon gas.

### **Basement Windows:**

As per plan to meet building code requirements. The windows will not have jamb extensions.

### **Garage Overhead Door:**

Insulated raised panel 16'x7' door on double attached garages,

### **Garage Door Opener:**

One ½ HP chain drive garage door opener with two controls and a keyless entry pad.

## **V. Flooring & Tiles**

### **Carpet:**

Entire 2<sup>nd</sup> floor except washrooms + stairs from main floor to second floor is 100% BFC nylon with 6ib underlay thorough out.

### **Hardwood:**

The entire main floor except washrooms shall be hardwood.

### **Tiles:**

All washrooms will have tiles. Soaker tubs include tile deck and a minimum of 18" wall tile. Metal schluter trim is installed on all exposed edges of tile.

## **VI. Plumbing:**

### **Kitchen Sink:**

Double compartment Stainless Steel sink.

### **Kitchen Faucet:**

Moen Chateau single lever faucet or equal c/w shut off valve.

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**Bathroom Sinks:**

White china basin.

**Bathroom Sink Faucets:**

Moen Chateau series or equal c/w shut off valve.

**Main Bathtubs:**

Hytec or equal one piece gelcoat fiberglass tub / shower in white.

**Water Closet:**

White china bowl, low flush toilet c/w shut off valve.

**Shower Stalls (as per plan):**

Hytec or equal one piece gelcoat fiberglass in white, or acrylic base in white with tiled walls.

**Ensuite Soaker Tubs :**

Hytec or equal acrylic soaker tubs in white with Moen Chateau faucet set.

**Shower Faucet :**

Moen Chateau or equal series with pressure balancing valve and matching showerhead.

**Shower Door :**

Chrome trim with clear or obscure glass.

**Pedestal Sink:**

Pedestal sink in white as per plan c/w shut off valve.

**Water Heater:**

65 US gallon electric hot water tank.

**Water Lines:**

Pex water lines or equal with a trunk and branch system throughout. Waterline plumbed to fridge location.

**Laundry:**

One set of hot and cold laundry taps with washer drain.

**Lawn Service:**

One frost free outlet installed; location on plans is approximate and may vary due to site conditions.

**Basement:**

Rough-in for future bathroom. Located as per plan.

**Attached Garage:**

Rough-in "T" in gas line for future use.

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### **VII. Heating and Ventilation:**

#### **Furnace:**

Single stage high efficiency gas fired furnace. Furnace location is noted on plans as approximate and may vary on individual homes to accommodate site conditions.

#### **Thermostat:**

Programmable setback thermostat.

#### **Hoodfan Venting:**

Direct vent to exterior, black in colour.

#### **Bath + Ventilation Fans:**

Heat recovery ventilation (HRV) System, c/w control switches in each bathroom.

#### **Humidifier:**

Automatic controlled drip humidifier c/w humidistat.

#### **Registers:**

PVC white colour.

#### **Dryer Exhaust Venting:**

Complete and ready for hook-up in laundry area.

### **VIII. Electrical**

#### **Electrical Service:**

100-Amp service, with 30/60 circuit breaker panel and wiring throughout.

#### **Electrical Panel:**

Electrical panel is located in basement as close as possible to the front of the home.

#### **Standard Plugs:**

Complete with arc fault protection, as per electrical code.

#### **Switches + Plugs:**

All switches and plugs are toggle style in white. Kitchen and bathroom plugs will be GFCI (Ground Fault Circuit Interrupter) protected as per electrical code. Walk-through pantry (if applicable) includes a motion sensor switch. Outlets arc fault protected as per electrical code.

#### **USB Plug:**

One built-in double USB port outlet in the kitchen as per plan.

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### **Exterior Wall Plugs:**

Two exterior weatherproof GFI receptacles as per plan, without a switch. Arc fault protected as per electrical code.

### **Attached Garage Electrical:**

Two wall mounted duplex receptacles and two switched Keyless lights in the ceiling in all double garages, one of each in single garages. Additional plug outlet installed in the ceiling to be used for garage door opener. Arc fault protected as per electrical code.

### **Basement:**

Three way switch is installed to the light at bottom of the stairwell. One light switch installed on remaining basement lights, located as per plan.

### **Microwave:**

Plug in kitchen on separate circuit, at counter height.

### **Light Fixtures:**

Chrome light fixture package w/LED bulbs; built-in or standard if applicable.

### **Smoke + Carbon Monoxide Detectors:**

Hardwired and inter-connected. Located as per plan.

### **Telephone Outlets:**

All CAT5 telephone outlets are finished with blank plate covers and home run to electrical panel. Located as per plan.

### **Cable Outlets:**

All RG6 cable outlets are finished with blank plate covers and home run to electrical panel location. Located as per plan.

## **IX. Cabinets/Vanities:**

### **Cabinets:**

Choice of thermo-foil, maple or oak (complete with Standard stain).

### **Countertops:**

$\frac{3}{4}$ " Quartz counter tops throughout kitchen and bathrooms, comes with top / under mount sinks

### **Medicine Cabinet:**

Framed rough-in only.

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X. **Walls / Insulation:**

**Exterior House Walls:**

R20 fiberglass friction fit batt insulation.

**Foam Sealant:**

Low expanding foam sealant around all window and door openings.

**Basement Insulation:**

Full height R20 fiberglass batt insulation.

**Cantilever Insulation:**

R28 insulation as per building code.

**Attic Insulation:**

R40 loose fill blown cellulose or equal material. Vaulted areas have R34 batt insulation or better.

**Vapor Barrier/Caulking:**

6mm poly on outside walls and on ceiling. Poly pans (plastic boots) as required on all exterior and ceiling fixture outlets.

**Attic Hatch or Access:**

Insulated hatch located as per plan.

**Walls:**

½" Standard drywall on all developed house walls taped and sanded with a three coat application.

**Ceilings:**

½" High density CD board with white spray-textured ceilings throughout the home

**Attached Garage:**

R20 fiberglass friction fit batt insulation in exterior walls, R34 in attic areas, and R28 under developed areas. Garage walls are covered with ½" drywall over 6mm poly, and 1 coat of tape, no sanding. ½" High density CD board used on attic / ceiling, as per plan.

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### **XI. Mirrors**

#### **Bathroom Mirrors:**

Standard height of 42" and full width of counter top, unless otherwise indicated.

#### **Pedestal Sink Mirrors:**

24"x 36" Oval mirror with pencil ground edge over pedestal sink, if applicable

### **XII. Painting:**

#### **Colour:**

Choice of one colour for walls and one colour for trim work. Additional colours or feature walls are at the cost of the purchaser. Some darker colour selections may be subject to an additional charge should an extra coat be required for application.

#### **Interior Paint:**

One coat of primer and two finish coats of VOC free 100% acrylic egg shell on all wall areas.

#### **Interior Trims:**

All interior paint grade finishes are sprayed with semi-gloss paint. This finish applies to doors, window and door casings, baseboards, railings and stub wall capping.

#### **Basement Stairs + Floors:**

All unfinished stairs to basement and basement floors will remain unpainted.

### **XIII. Code:**

All construction will meet or exceed the current Alberta Residential Building Code Standards; including fire code requirements where applicable. In cases where the specifications do not comply with an applicable code requirement, the code will take precedence. Due to on-site conditions and procedures, plan dimensions can vary within reasonable limits while still exceeding building code requirements for residential construction.

### **XIV. Lot + Grading:**

The building lot shall be rough graded only to conform to the approved plot plan and within allowable tolerances.

### **XV. Landscaping:**

Landscaping for front and back yard is **not included in the builder scope**

### **XVI. Fencing:**

Fencing not included