

# MOSAIC TOWNE SQUARE INTERWILLEGAR TOWNE

## STANDARD SPECIFICATIONS

The Vendor agrees to include the following items in the purchase price in accordance with the plans and specifications as registered with the lending institution. The Purchaser will be required to provide color selections and requests for extras or changes in sufficient time to ensure that the construction is not affected (this will be coordinated by the Hawthorne Homes representative).

### EXTERIOR

- Exterior PVC Low-E windows.
- Windows, window grills & decorative louvers, as per plan.
- Paved roads, curbs, sidewalks, common area lighting, sanitary, water and storm sewers approved by the City of Edmonton.
- Exterior steps are pressure treated wood. Front yard fencing and railing, where required, will be white vinyl, as per plan.
- One exterior weatherproof electrical outlet as per plan.
- One exterior hose-bib as per plan.
- 3-Tab Asphalt Cambridge shingle roof (30 year manufacturer warranty).
- Insulated fiberglass exterior entry doors complete with deadbolts and security striker plates
- Exterior elevations as shown on plans.
- Landscaping and fencing, as per plan.
- Rear balconies as per plan complete with pre-finished white aluminium guard rails.
- 16'x7' or 10'x7' insulated garage door complete with opener and keyless entry, as per plan.

### BASEMENT/UTILITY ROOM

- #65 Electric Hot Water Tank (65 U.S. gallons).
- 90% Single Stage High-efficiency forced air furnace (gas) c/w thermostat, filter rack tray type humidifier and insulated fresh and combustion air intake.
- Digital programmable thermostat c/w summer fan switch.
- 100 amp electrical service with circuit breaker panel.
- Unfinished interior stairwells; stairs are painted grey.
- Electrical outlet by electrical panel.
- Standpipe, hot & cold water taps in laundry area.
- Interlinked smoke detector.
- Basement wall details as per plan.

### BATHROOM

- Vanities have post form countertops and mirrors, as per plan.
- White plumbing fixtures.
- 5' one-piece tub-shower combination, as per plan.
- 5' one piece shower c/w clear glass sliding door in ensuite as per plan.
- Basins with Chrome single lever faucets.
- Tub-showers with chrome single lever pressure balanced valves.
- Electrical outlets in all bathrooms controlled by one G.F.I.
- Exterior vented bath fan in all bathrooms.

### GENERAL LIVING AREA

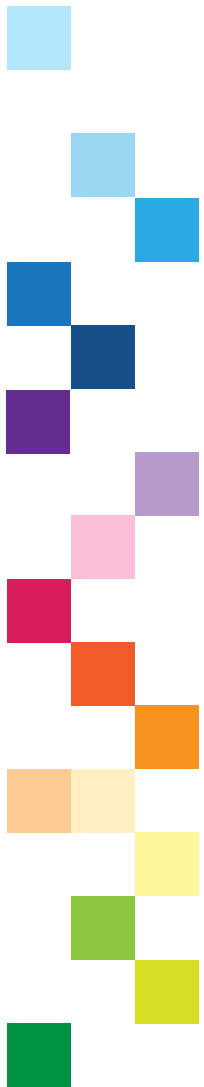
- All interior paint is high quality egg shell latex, primer plus two coats as per colour board selection.
- Splatter texture ceilings throughout, with the exception of closets, as per plans.
- Insulation as per code : Basement RSI 2.1 (R-12). Exterior Walls RSI 3.5 (R-20). Roof ceilings RSI 7.0 (R-40). Cantilevers and garage ceiling RSI 4.9 (R-20). c/w 6 mil polyethylene.
- PVC jamb returns on interiors of all windows.
- Brushed chrome interior hardware package
- Raised panel bi-fold closet doors, paint grade finish in white.
- Raised panel interior doors, paint grade finish in white.
- 3 1/4" Baseboards and 2 1/4" casings, paint grade finish in white.
- Paint Grade white MDF Capping on stub walls
- Handrails are paint grade white complete with metal brackets.
- All telephone/data outlets wired with Cat5e and terminated with RJ45 jacks. All cable outlets wired with RG6, as per plan
- Brushed nickel lighting package
- Decora receptacles and switches
- Carbon Monoxide and smoke detector as per plan.
- Front door chime complete with transformer, location as per plan.
- Carpet is 40 oz. with Stain Release or equivalent Broadloom over 6 lb. underlay, 7 lb. underlay on stairs.
- Vinyl floor areas as per plan.
- Pre-finished continuous rod wire shelves in all closets unless specified otherwise as per plan.
- 2 x 6 exterior wall construction.
- 3/8" sheathing on exterior walls and 7/16" sheathing on roof or 5/8" exterior drywall, as per plans.
- Engineered floor joist system as per plan.
- 26/32" tongue and groove sub-floor, nailed, glued and screwed.
- All common walls (party walls) are designed to meet or exceed Alberta Building Code sound attenuation requirements.

### KITCHEN

- Cabinet layout as per plan
- Post form laminate countertop
- Double stainless steel sink complete with chrome single lever deck faucet with pull out veggie spray.
- Builder Line 5 Appliances: 18 cu ft fridge(Black), 30" Self clean Ceran top range (Black), dishwasher (Black), washer and dryer (White).
- Pantry, where applicable, as per plan.

*\*\* This schedule may be subject to change at any time and in the sole discretion of the Developer, in accordance with the provisions of the Offer to Purchase and Real Estate Purchase Contract \*\**

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# Mosaic



Towne Square

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**Hawthorne**  
HOMES