

## STANDARD IN YOUR HOME

### QUALITY CONSTRUCTION

- ▶ Architecturally selected and coordinated elevations of stone or brick (as per plan), siding and shingles to create distinctive and authentic architectural style.
- ▶ Fully engineered floor and truss system.
- ▶ Airy 9' main floor.
- ▶ 9' basement (top of footing to underside of floor joist).
- ▶ IKO Cambridge/CRC Biltmore shingles as per architecturally designed palettes (manufacturers limited lifetime warranty).
- ▶ 23/32" OSB tongue and groove sub floor glued and screwed.
- ▶ 2 x 6 exterior wall, studs @ 24" O.C. with 3/8" OSB wall sheathing.
- ▶ Low maintenance aluminum soffit, fascia, eavestrough and downspouts in an architecturally selected colour palette.
- ▶ Half height glass profile rear door, or sliding patio doors, as per plan.
- ▶ Low maintenance vinyl windows. All operating windows have screens.
- ▶ Insulated garage door (sized per plan).
- ▶ Durable fiberglass insulated front door.
- ▶ Foundation treated with a Dimpled Membrane wrap for moisture protection.
- ▶ Two (2) exterior lawn service taps.
- ▶ Yard: Sod plus one (1) tree in front.

### COMFORT AND PERFORMANCE

- ✔ R50 attic ceiling blown in cellulose insulation and R22 wall batt insulation.
- ▶ Full height R22 insulation on basement walls.
- ✔ Window and exterior door openings receive low expansion spray foam seal.
- ✔ Low E Argon gas filled windows (includes basement windows).
- ✔ Forced air 96% efficiency natural gas furnace with evaporative humidifier and HRV.
- ✔ Professionally cleaned ductwork and furnace.
- ✔ 50 gallon gas hot water tank.
- ✔ Energy-efficient water saving showerheads and toilet tanks.
- ▶ Pressure balance valve on all shower/tub taps.
- ✔ Exterior wall joints receive Envelope Sealant as additional barrier protection against moisture and air leaks.

### INTERIOR FINISHES

- ▶ Ceiling spray textured with knockdown finish and square corners.
- ▶ Laminate flooring (location as per plan).
- ▶ Designer selected floor tile (location as per plan).
- ▶ Carpet (location as per plan) with 8 lb. underlay.
- ▶ Stained maple railing with iron spindles, as per plan.
- ▶ 4" MDF paint grade white baseboards and 3" MDF paint grade casing on all interior windows and doors.
- ▶ Smooth finished MDF moulded panel interior doors.
- ▶ Passage doors at pantry locations (panel).
- ▶ Satin Chrome finished lever interior door hardware with a limited lifetime mechanical and finish warranty (except bi-fold closet doors, as per plan).
- ▶ Quality primer and 2 finished coats of quality paint on all interior walls.
- ▶ 12" deep free slide wire shelving in closet.
- ▶ "35" clean face gas fireplace, paint grade mantle & columns with tile surround, as per plan.

### GOURMET KITCHEN FEATURES

- ▶ Kitchen cabinetry offered in a variety of styles, materials, and stains (42" upper cabinet with crown mouldings).
- ▶ Granite or Quartz countertop in kitchen and island per designer collection.
- ▶ Designer selected tile back splash to bottom of cabinets.

- ▶ Double stainless steel undermount sink with single lever pull out faucet.
- ▶ Designer selected 4 piece stainless steel appliance package (fridge with water line, stove, over the range microwave, dishwasher).
- ▶ Pot lights in kitchen (as per plan).
- ▶ Pendant lighting over island.

### BATH AND LAUNDRY

- ▶ Spa inspired master ensuite includes acrylic shower base with tile to the ceiling, vanity with laminate countertops, white Kohler top mount sinks and chrome framed 5mm glass shower door.
- ▶ Chrome finish bathroom accessories.
- ▶ Floor tile in a variety of colours.
- ▶ Chrome faucets with pop-up drains in all bathrooms.
- ▶ Pedestal sink in half bath with rectangular mirror (pendant light above).
- ▶ Full width mirrors over bathroom vanities with decorative wall mounted lights above.
- ▶ Shut off valves on all faucets and toilets.
- ▶ Fibreglass coat tub/shower combo with tile detail to the ceiling above in main bathroom.

### SAFE AND SOUND

- ▶ 100 amp electrical service, circuit breaker panel and copper wiring throughout.
- ▶ Designer selected lighting package.
- ▶ Exterior weatherproof receptacles: one (1) at front door entrance and one (1) at rear door entrance.
- ▶ White decora switches and receptacles throughout.
- ▶ Hard wired smoke detectors in every bedroom. Hard-wired smoke/carbon monoxide detectors on every floor.
- ▶ 3 cable outlets, 3 phone outlets as per plan. Quick pass conduit outlet at fireplace (110 volt above fireplace and beside).
- ▶ Two wall mounted duplex outlets in the garage.
- ▶ All bathrooms equipped with GFCI protected wall outlets.
- ▶ ARC Fault interrupter protection to all bedroom wall outlets.
- ▶ Soffit mounted outlet for exterior lights on a separate switch circuit.
- ▶ Wifi compatible belt-driven garage door opener, complete with 2 remotes and keyless entry.
- ▶ Programmable thermostat.

### ROUGH-INS FOR FUTURE

- ▶ Garburator outlet for future connection.
- ▶ 3 piece rough-in bath in basement.
- ▶ Deck nailer provided for future deck installation.
- ▶ Washer and dryer connections ready for use.

### PEACE OF MIND



- ▶ Genesis Builders Group is a SAM Award Winning Builder.
- ▶ Certified Moisture Control Technicians on staff.
- ▶ Canadian Home Builders Association - UDI, Calgary Region Member.
- ✔ Construction material recycling program.
- ▶ Home Warranty insured by Travelers Insurance Company of Canada.
- ▶ Warranty enrollment fee is included in the price of your home.

