

STANDARD IN YOUR HOME

QUALITY CONSTRUCTION

- ▶ Low maintenance, premium exterior materials used and coordinated elevations to create distinctive and authentic architectural style.
- ▶ Fully engineered floor and truss system.
- ▶ Airy 9' main floor.
- ▶ 8'4" basement (top of footing to underside of floor joist).
- ▶ IKO Cambridge/CRC Biltmore roof 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.
- ▶ Maintenance free aluminum soffit, fascia, eavestrough and downspouts in an architecturally selected colour palette.
- ▶ Low E maintenance vinyl windows. All operating windows have screens.
- ▶ Insulated garage door.
- ▶ Ultra durable fiberglass insulated front door.
- ▶ Foundation treated with a Dimpled Membrane wrap. Premium foundation wrap for moisture protection.
- ▶ Two (2) exterior lawn service taps.
- ▶ Yard: Sod plus 1 tree in front (sod, trees, and shrubs as per area architectural controls).

COMFORT AND PERFORMANCE

- ✔ All exterior wall insulation is formaldehyde free.
- ✔ Blown in cellulose attic insulation and R-22 wall batt insulation.
- ▶ Full height R-22 insulation on walls in basement.
- ▶ 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 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 corner bead.
- ▶ 12" x 12" floor tile (as per plan).
- ▶ Carpet with 8 lb. underlay (as per plan).
- ▶ Stained maple railing with iron spindles, on main and upper floor, as per plan.
- ▶ MDF paint grade white baseboards and MDF paint grade white casing on all interior windows and doors with doorway header (in finished areas). Choice of casing/baseboard/header.
- ▶ Smooth finished MDF moulded panel doors.
- ▶ Satin Chrome finished lever interior door hardware with a limited lifetime mechanical and finish warranty.
- ▶ 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 and 5' long mantle.
- ▶ Pot lights as per plan, if applicable.
- ▶ Designer selected lighting package.

FULLY LOADED KITCHEN OPTIONS

- ▶ Kitchen cabinetry offered in a variety of styles (42" upper cabinet with 1-3/4" crown mouldings).
- ▶ 6 piece stainless steel appliance package (fridge with water line, ceramic cooktop, chimney style hoodfan, built-in microwave, dishwasher and range with smooth top).
- ▶ Granite or Quartz countertop in kitchen, 9 options to choose from.
- ▶ Tile back splash (3" x 6" subway tile) or (4" x 12" tile).
- ▶ Double stainless steel undermount sink with single lever pull out faucet.
- ▶ Pot lights in kitchen (locations as per plan).
- ▶ Pendant lighting over island (as per plan).

BATH AND LAUNDRY

- ▶ Spa inspired master ensuite includes acrylic shower base with tile to ceiling and chrome framed 5mm shower glass door and vanity.
- ▶ Delta chrome finish bathroom accessories.
- ▶ Laminate countertop with overmount sink.
- ▶ Pedestal sink in half bathroom with rectangle mirror (pendant lights above) or wall mount sink (as per plan).
- ▶ Full width mirrors over bathroom vanities with decorative lights above.
- ▶ Shut off valves on all faucets and toilets.
- ▶ Tub/shower combo with tile detail to the ceiling above in main bathroom.
- ▶ Ensuite tub with 42" tile surround, shower.

SAFE AND SOUND

- ▶ 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.
- ▶ 4 cable outlets, 4 phone outlets as per plan.
- ▶ Two wall mounted duplex outlets in the garage.
- ▶ Wifi compatible belt-driven garage door opener, complete with 2 remotes, keyless entry and photo electric sensor..
- ▶ Programmable thermostat.

ROUGH-INS FOR FUTURE

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

PEACE OF MIND



TRAVELERS



- ▶ 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.
- ▶ Appointments with specified trades to personalize internal selections.

