

Quality Appointments

QUALITY CONSTRUCTION

- Architecturally selected and coordinated elevations of brick or stone, premium siding and shingles to create distinctive and authentic architectural style.
- Fully engineered floor and truss system.
- Airy 9' main floor ceiling height.
- 8' basement ceiling (top of footing to underside of floor joist).
- Asphalt roof shingles as per architecturally designed palettes complete (manufacturers limited lifetime warranty).
- 23/32" OSB tongue and groove sub floor glued and screwed.
- 2x6 exterior wall, studs @ 24" on centre 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 white vinyl windows. All operating windows have screens.
- 2 Vinyl slider basement windows. Window wells when required due to grades.
- Ultra durable fiberglass insulated front door as per architecturally selected colour palette.
- Foundation treated with a Dimpled Membrane wrap or spray membrane.
- Two (2) exterior lawn service taps, as per plan (where applicable).

COMFORT AND PERFORMANCE

- ✔ All exterior wall insulation is formaldehyde free.
- ✔ R50 attic ceiling cellulose insulation and R-22 wall batt insulation.
- Full height R-22 insulation on exterior basement frost wall.
- Window and exterior door openings receive low expansion spray foam seal.
- ✔ All windows Low E Argon gas filled.
- ✔ Forced air 96% efficiency natural gas furnace with flow through/ drip humidifier and active heat recovery ventilator.

- Professionally cleaned ductwork.

✔ 50 US gallons / 42 imperial gallons / 189 liters gas direct vent hot water tank.

✔ Energy-efficient water saving showerheads, faucets and toilet tanks.

INTERIOR FINISHES

- Ceiling spray textured with knockdown finish.
- Drywall finished with square corner beads.
- Choice of luxury vinyl plank flooring (LVP locations as per plan).
- Choice of luxury vinyl tile flooring (LVT locations as per plan) .
- Carpet with 8 lb. underlay (locations as per plan).
- 4" MDF paint grade white baseboards and 3" MDF paint grade casing on all interior windows and doors.
- Smooth finished MDF profiled interior doors.
- Satin Chrome lever interior door hardware with a 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 clothes closets. 12" tightmesh in linen closets.
- Designer-curated lighting package.
- White decora switches and receptacles throughout.

KITCHEN FEATURES DELTA

- Kitchen cabinets in choice of 2 profiles. Upper cabinets are a generous 42" high with 3 adjustable interior shelves and crown moulding.
- Choice of quality 1-1/4" thick self edge granite/quartz counter tops.
- Designer-curated backsplash tile.
- ✔ Double stainless steel undermount sink with pull out faucet.
- Designer selected 5 piece stainless steel appliance package (fridge with water line, stove, dishwasher, hood fan, microwave).
- Pantry comes with 4 - 16" deep tight mesh wire shelves (as per plan).
- ✔ (Minimum 4 pot lights) Pot lights as per plan in kitchen.

Quality Appointments

BATH AND LAUNDRY

- Spa inspired master ensuite includes tile shower with acrylic base, framed 5mm glass door, vanity with laminate countertops and edge, white porcelain top mount sinks.
- Chrome bathroom accessories.
- Designer curated tile backsplash.
- Chrome faucets with pop-up drains in all bathrooms.
- Full width mirrors over bathroom vanities with decorative lights above.
- Shut off valves on all faucets and toilets.
- Tile detail to the ceiling above acrylic tub surround in main bathroom.

SAFE AND SOUND

- 100 amp electrical service, circuit breaker panel and copper wiring throughout.
- Exterior weatherproof receptacles: one (1) at front door entrance and one (1) at rear door entrance.
- Hard-wired smoke detectors in every bedroom. Smoke/carbon monoxide detectors on every floor.
- EcoBee Smart Thermostat with built-in Amazon Alexa voice recognition.
- RG6 and Cat6 structured wiring with quick pass conduit and TV backing in key locations- as per plan.
- Two wall mounted duplex outlets in the garage.
- All bathrooms equipped with GFCI protected wall outlets.
- Outlet for exterior lights on a separate circuit and switch.
- Wifi compatible belt-driven garage door opener, complete with 2 remotes and keyless entry.
- **Installed and Integrated Home Automation:**
 - Samsung Smart Things Home Automation Hub
 - Amazon Echo Show device
 - Ecobee Thermostat
 - Caséta by Lutron Wireless Smart Bridge Pro
 - Lutron Pico™ Wireless Control (x2)
 - Lutron Smart Home Wall Light Switches and Dimmers (x3)
 - Ring Video Camera Door Bell

- Schlage Automated Keypad Front Deadbolt
- Samsung Smart Things multi-purpose sensors/door contacts (2 locations)
- Samsung Smart Things interior Motion sensors (2 locations)
- Garage Door interface (allowing integrated app control of your garage overhead door)
- Electric Vehicle Charger Rough in within Garage: 220V electrical plug for EV charger.

ROUGH-INS FOR FUTURE

- Garburator outlet for future connection.
- Deck nailer provided for future deck installation.
- Washer and dryer connections ready for use.
- EV charger rough-in inside the garage.

PEACE OF MIND

- Genesis Builders Group is a SAM Award Winning Builder.
- Certified Moisture Control Technicians on staff.
- Canadian Home Builders Association, Calgary Region, Member.
- ✓ Construction material recycling program.
- Home Warranty.
- Warranty enrollment fee is included in the price of your home.
- Designer Collections are professionally curated to mix and match your style your way with confidence.
- Customer service professionals on staff.

Genesis Builders Group reserves the right to make modifications or substitutions without notice. Actual items may not be exactly as shown. Includes the communities of Bayside Estates, Bayview, Homestead, Saddlestone and Sage Meadows. These quality appointments are standard in all new construction homes starting February 1, 2021. If construction has begun before this date, the quality appointments will vary. E.&O.E. Revised September 9, 2021.

GENESIS
BUILDERS