

Quality Appointments

QUALITY CONSTRUCTION

- Architecturally selected and coordinated elevations of brick or stone, premium siding and shingles to create distinctive and authentic architectural style.
- James Hardie siding.
- 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.
- Decorative upgraded fiberglass front door to match elevation.
- 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

- Upper kitchen 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: Whirlpool 25 cu. ft. stainless steel w/ice and water fridge, Whirlpool stainless steel smooth top electric range, Whirlpool 24" stainless steel dishwasher, Elica stainless steel 400 CFM chimney style hoodfan, and Whirlpool stainless steel built-in microwave c/w 30" trim kit.

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- Pantry comes with 4 - 16" deep tight mesh wire shelves (as per plan).

🌿 (Minimum 4 pot lights) Pot lights as per plan in kitchen.

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.
- 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.

SMART HOME

- Expertly programmed, integrated and installed by Digital Lifestyles Inc. Integrates several independent smart devices and mobile applications into a single unified app. Includes the following:
 - Includes full set up and education on how to use the system.
 - Home Automation Hub
 - Amazon Echo Show
 - Ecobee Thermostat
 - Caséta by Lutron Wireless Smart Bridge Pro
 - Caséta by Lutron Smart Home Wall Light Switches and Dimmers (x3)
 - Caséta by Lutron Pico™ Wireless Control (x2)
 - Ring Doorbell
 - Schlage Automated Lock
 - SmartThings Multipurpose Sensor (x2)
 - SmartThings Motion Sensor (x2)
 - Garage Door Interface.

ROUGH-INS FOR FUTURE

- Washer and dryer connections ready for use.
- 220V EV Charging outlet fully installed in 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.
- Alberta New Home Warranty.
- Warranty enrollment fee is included in the price of your home.
- Selections to be made at our Professional Design Center for a convenient experience.
- 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 November 17, 2022.

