



A QUALICO® Company

## Standard Building Specifications

### Base Model

June 1, 2021

#### ENERGY EFFICIENCY:

- ◆ All homes are EnerGuide rated with air tightness test and Labelled
- ◆ Premium LED lighting package
- ◆ Insulation:
  - Batt R20 - exterior & frost walls
  - Sealed R20 - joist spaces
  - Blown-in R50 - attic
  - Batt R28 - floor over garage
- ◆ Insulated and sealed attic access
- ◆ Spray-foam sealant at all attic penetrations
- ◆ Windows:
  - Triple pain – Clear/Clear/LowE
  - Egress compliant in bedrooms and basement

#### STRUCTURAL:

- ◆ Engineered foundation is 8'-4" tall
- ◆ Engineered floor systems
  - Main Floor I-Joists
  - Second Floor OWWJ
- ◆ Engineered roof trusses
- ◆ Engineered tall wall design as required
- ◆ Perimeter weeping tile terminated in sump pit with pump
- ◆ Exterior walls 2x6 construction as per plan
- ◆ Floating frost walls 2x4 construction as per plan
- ◆ Interior ceiling Height:
  - 9' main floor
  - 8' second floor

#### EXTERIOR:

- ◆ Sealed exterior concrete
- ◆ Broom finish on garage floors, sidewalks and driveways
- ◆ Driveway width matches garage width
- ◆ Builder's Standard Architectural Shingles
- ◆ Back deck ledger provided for future deck as per plan
- ◆ Rough grading provided to property. Topsoil NOT included.
- ◆ Builder's standard insulated steel overhead garage door
- ◆ Builder's standard vinyl: siding, shakes and board & batten
- ◆ Builder's standard manufactured stacked stone
- ◆ Builder's standard low maintenance trim

#### ELECTRICAL:

- ◆ Electrical panel installed at point of entry
  - 100 amp service
  - 64 circuit breakers
- ◆ Cat5 & Coax outlets in Great Room, all Bedrooms and Bonus Room
- ◆ Dual USB outlet in Kitchen & Master Bedroom (2)
- ◆ White Decora plugs and switches
- ◆ Hard wired smoke and carbon monoxide detectors as required
- ◆ Basement outlets for mechanical equipment only

### **PLUMBING/MECHANICAL:**

- ◆ Engineered mechanical design
- ◆ Builder's standard high efficiency furnace
- ◆ Honeywell Wi-Fi programmable thermostat
- ◆ Builder's standard natural gas 50 US gallon hot water tank
- ◆ Builder's standard HRV with low voltage timer controls
- ◆ Exterior hose bib - front & rear
- ◆ Basement bathroom rough-ins
- ◆ In line sewer back-check water valve
- ◆ Builder's standard plumbing fixtures
  - Comfort height dual flush toilet
- ◆ Builder's standard faucets
  - Pressure balanced faucets at tubs and showers
- ◆ Towel bars & paper holders to match faucets
- ◆ Builder's standard sliding shower doors
- ◆ Central vacuum rough-ins on main & second floor

### **CABINETS:**

- ◆ Professionally designed cabinet layout
- ◆ Quartz countertop on all cabinets
- ◆ Kitchen upper cabinets 36" tall
- ◆ Enlarged OTR cabinet
- ◆ Fridge cabinet 24" deep with gable
- ◆ Fridge opening to accommodate 36" wide fridge
- ◆ OTR & range opening to accommodate standard 30" range/OTR
- ◆ Soft close door and drawer hardware throughout

### **GENERAL INFORMATION:**

- ◆ All homes are built in accordance with the National Building Code of Canada and all local requirements & standards
- ◆ All homes are covered by Pacesetter Homes one year "Builder Warranty" and enrolled with a certified Warranty Program providing a ten-year structural warranty upon date of possession
- ◆ Concrete floors, driveways/sidewalks, parking pads and general grading are affected from: soil conditions, salt and/or frost heaving; therefore, no guarantee, related to these causes, can be given by Pacesetter Homes

### **INTERIOR FINISHINGS:**

- ◆ Builder's standard tile trim around tubs/showers
- ◆ Smooth finish painted hollow core interior doors with 3 hinges as per plan
- ◆ Door hardware
  - Satin nickel
  - Halifax lever - exterior
  - Troy knob - interior
  - Privacy locks on all bathrooms and master bedroom
  - Deadbolt lock with passage lever on all exterior and garage doors
- ◆ Paint
  - Walls - 1 coat primer & 2 coats finish
  - Walls - Dulux eggshell finish
  - Trim - Dulux pearl finish
  - Interior doors - Dulux pearl finish
- ◆ MDF baseboards and casing
- ◆ MDF capped stubwalls (42" high)
- ◆ Mirrors installed to meet countertop
- ◆ Wire shelving in pantry and closets
- ◆ Luxury vinyl flooring
  - Planks - entire main floor
  - Tiles - second floor laundry and baths
- ◆ Carpet on stairs and second floor with 8lb underlay
- ◆ Square corner drywall bead