



3.0"

## ENCORE ADVANTAGE SPECIFICATIONS

Revision 01.19.18

4.5"



EncoreHomes.ca

### Foundation

- Engineered soils tests
- Under-slab radon rough-in

### Framing

- All walls that meet or exceed 11' in height will be engineered tall walls
- 2" x 4" wood frost walls

### Mechanical

- **Waterline to fridge**
  - 2 non-freeze hose bibs c/w shut-off valves
  - 3-piece rough-in double plumbing in basement
  - Price Pfister™ polished chrome single-lever faucets
  - Hytec one-piece bath tub
  - Lennox 93% Hi-Efficiency direct vent gas furnace
- **HRV (heat recovery ventilation system) c/w wall control**
  - GeneralAire® Elite Series 900 flow-through humidifier
  - Lennox ComfortSense 3000™ touchscreen programmable thermostat
  - 100 Amp, 24/48 circuit panel
  - 2 exterior outlets c/w When-In-Use covers and ground fault circuit protection
  - Cat5 and RG6 wiring to Great Room/Living Room, Bonus Room/Loft, & Master Bedroom

### Insulation / Drywall

- 2lb spray foam to R28 in cantilevers
- 2lb spray foam in Mechanical Room rim joist
- Low expansion spray foam around all windows and doors
- Splatter-coat texture ceiling throughout
- **½" softline corners on all 90 degree wall corners**

### Interior Finishings / Ceramics

- 3 Coats of wall paint in all developed areas
- Unfinished basement stairs are painted (1 coat)
- 3½" painted MDF casings
- **4½" painted MDF baseboards**
- **Lever handles in Satin Chrome finish throughout**
- One row of white 4" x 4" tiles with white edging in all tub/shower surrounds

### Cabinets / Countertops

- Gem Cabinets - Maple, Oak, or White (see current samples for available styles, colours, and handles)
- **Granite countertops in kitchen (see current samples for available colour selections)**
- **Tile backsplash in kitchen (see current samples for available styles and colours)**
- Laminate countertops c/w laminate backsplash & rolled edges in bathrooms (as per plan)

### Floor Coverings

- Haro plank or Mejour District laminate – locations as defined on Master Plan
- **Top-mount, matching wood air registers on all laminate**
- Carpet in all bedrooms, stairs, hallways – exact locations as defined on Master Plan
- **6lb Black Magic™ cushion underlay (or higher)**
- Vinyl plank tile in bathrooms

### Exterior

- Engineered precast step (when shown on Master Plan)
- 10' deep Steel Helix screw piles (location and amount as shown on Master Plan)
- Rough grade completion and certificate
- Dupont Tyvek™ home-wrap to exterior of building
- 50-year architectural asphalt shingles
- 3/0 fiberglass, insulated front door
- Double-pane glass with Low Emission glazing and argon gas fill in applicable locations



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### Whirlpool® Appliances

- Whirlpool stainless steel range & fridge
- Whirlpool stainless steel dishwasher
- Whirlpool stainless steel microwave
- Whirlpool white washer and dryer