



# Blatchford

## ENCORE ADVANTAGE SPECIFICATIONS [ BLATCHFORD ]

Revision 04.03.19



ENCOREHOMES.CA

### Foundation

Engineered soils tests  
Under-slab radon rough-in  
2" Rigid insulation under basement floor slab

### Framing

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

### 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  
Hi-Velocity heating system
- **Venmar x24 150 HRV (heat recovery ventilation system) c/w wall control**  
GeneralAire® Elite Series 900 flow-through humidifier  
Touchscreen programmable thermostat  
100 Amp, 40/80 circuit panel  
2 exterior outlets c/w When-In-Use covers and ground-fault circuit protection  
Cat5 and RG6 wiring to Great Room & 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
- Spatter-coat texture ceiling throughout
- **½" softline corners on all 90 degree wall corners**  
Exterior walls have effective R Value of R30, Ceilings R40

### 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**
- **Layton Weiser lever handles in Satin Chrome finish throughout**  
One row of white ceramic tiles in all tub/shower surrounds
- **Tile backsplash in kitchen (see current samples for available styles and colours)**

### Cabinets / Countertops

- Gem Cabinets - Maple, Oak, or White (see current samples for available styles, colours, and handles)
- **Quartz countertops in kitchen & bathrooms (see current samples for available colour selections)**

### Floor Coverings

- Vinyl plank – locations as defined on Master Plan
- **Top-mount, matching wood air registers on all vinyl plank**  
Carpet in all bedrooms, stairs, hallways – exact locations as defined on Master Plan 40oz
- **8lb cushion underlay**  
Vinyl tile in all 2nd floor bathrooms (main floor is Vinyl plank)

### Exterior

- Engineered poured-in-place step & landing
- 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
- Fiberglass, insulated front door (3'6" x 8'0")
- Double-pane glass with Low Emission glazing and argon gas fill in applicable locations



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### Whirlpool® Appliances

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Stainless steel dishwasher  
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