



Blatchford

ENCORE ADVANTAGE SPECIFICATIONS [BLATCHFORD]

Revision 02.03.21



ENCOREHOMES.CA

Foundation

Engineered soils test
Under-slab radon rough-in
4" rigid insulation under basement floor slab

Framing

All walls that meet or exceed 11' in height will be engineered tall walls
Double 2"x4" staggered spruce studs at 12" on centre
23/32" 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 in bathrooms
Hytec one-piece bath tub
- **Nordic Maritime R-Series two-stage geothermal heat pump**
- **Hero 150H high-efficiency HRV**
GeneralAire® Elite Series 900 flow-through humidifier
- **Nest Touchscreen programmable thermostat with Smart Room occupancy detection**
120 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 and Owner's Suite
- **2 USB plugs in Owner's Suite**

Insulation / Drywall

2lb spray foam in Mechanical Room rim joist and cantilevers
Low expansion spray foam around all windows and doors
Splatter-coat texture ceiling throughout

- **Rounded softline on all 90 degree wall corners**
Exterior walls have effective R Value of R30, Ceilings R50

Interior Finishings / Ceramics

3 Coats of wall paint in all developed areas
Unfinished basement stairs are painted (1 coat)

- **Interior finishes to be selected at design centre**
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)**
- **Soft-close cabinet doors and drawers in kitchen**

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
- **8lb cushion underlay**
Vinyl tile in all 2nd floor bathrooms (main floor is Vinyl plank)

Exterior

Engineered pre-cast concrete
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)
- **Full yard landscaping and fencing**
Composite rear deck (size as per plan)



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WARRANTY
PROGRAM



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Whirlpool® Appliances

Energy Star built-in microwave
Stainless steel canopy hood fan
Energy Star range & fridge
Energy Star dishwasher
Front-load washer and dryer