



## STANDARD SPECIFICATIONS

### Style and Function

- Shaker cabinet doors in three colour options with sleek steel hardware (see colour boards for details)
- 36" Upper cabinets
- Self-edge laminate counter tops in choice of three colors
- 7" deep double bowl stainless steel kitchen sink
- Moen faucets in chrome finish for kitchen and bathrooms
- 24 x 36" bathroom mirrors
- Full height kitchen backsplash in 6 x 6" tile with offset install and Schuler edging for clean and modern look
- Bathroom vanities will have one row of 6 x 6" splash tile with aesthetically pleasing Schuler edging
- Tub surrounds done in one row of white 4 x 4 tiles
- Black Whirlpool Appliance Package:
  - 21 cu. ft. refrigerator
  - Self-clean glass top range
  - ENERGY STAR® rated dishwasher
- Flush eating bar, as per plan
- Basement bathroom rough-in
- Patio or French doors leading to patio depending on home style and floorplan

### Ease & Convenience

- Conveniently located telephone, data and cable outlets in bedrooms and living room
- Powder coated wire shelving in all closets and pantry
- 40 or 50 gal natural gas or electric hot water heater depending on home style

### Energy Efficiency & Water Conservation

- Low flow faucets & shower heads that save water without sacrificing performance
- Water saving toilets in all homes save water and reduce utility costs
- Light fixtures throughout the home (except bathrooms) use L.E.D. bulbs for increased energy savings and less maintenance for homeowners
- 95% energy efficient furnace for increased energy savings and greater comfort
- 3rd party energy modeling followed for increased home performance that exceeds minimum energy code standards

### Smart and Stylish

- Choice of three designer color palettes
- Easy care Luxury vinyl plank flooring throughout main floor, bathrooms and laundry space
- Plush carpet with durable 8lb carpet underlay on stairs to upper level, upper hall, bedrooms and closets
- Decora light switches and counter plugs in all homes
- Modern and stylish lighting package
- Stylish Conmore smooth five-panel interior doors
- Easy care one-piece fiberglass tub and shower surround
- Sleek Taymor bathroom hardware in chrome finish

### Maintenance Free

- Pre-finished smart board exterior batten detailing in various colors
- Insulated fiberglass front door and rear door with glass insert
- Broom finish poured concrete front walk
- Aluminum exterior hand rails
- Pre-finished coordinating aluminum soffit, fascia and eavestrough
- Pre-cast front steps and decks as per plan
- Pressure treated wood used for rear and side decks as per plan
- Maintenance free vinyl fencing as per plan

### Superior Air Quality

- Power vacuum all ducting prior to occupancy
- Sealed combustion appliances (heating system)
- Primary exhaust vents to enhance indoor air quality
- All paint and adhesives certified low VOC
- Carbon monoxide detectors in each bedroom and on each floor

### Built to Last

- Lifetime IKO asphalt shingles with 7/16" roof sheathing
- All exterior walls constructed with 2 x 6 studs at 24" on centre, with OSB
- All party walls are at 16" on centre, with two layers of fire rated drywall on each side
- All interior walls to be 2 x 4 at 24" on centre

- All drywall used in framing process paperless concrete board
- Durable and maintenance free vinyl siding
- Vinyl triple glazed, argon filled main and upper floor windows for superior efficiency and comfort
- Programmable ENERGY STAR® thermostat with dual set back
- R-50 Attic Insulation
- Low expanding spray foam insulation sealing around all exterior penetrations, doors, windows, rim joists & cantilevers
- Exterior wall insulation is R-20 fibreglass batten

### Recycling—less garbage for landfills

- Up to 50% of all waste is recycled
- Engineered wood products for joists, loadbearing beams and wall studs
- Minimum 15% recycled content 1/2" wallboard
- MDF casing and baseboards

### Avalon Commitment

- Personalized construction service that features detailed on-site inspections so you're always kept in the loop
- Legal fees and disbursements included with use of Avalon's lawyer
- Comprehensive Alberta New Home Warranty Program which provides you with confidence and peace of mind with your new home
- Three post-possession warranty service inspections to ensure we've done the job you expect
- Professional engineering certification obtained for all buildings

\* The information contained in this handout is for marketing purposes only and is subject to change without notice. E&OE