



***STANDARD  
FEATURES & SPECIFICATIONS  
2018  
CONCRETE BASEMENT FLOORS***





*Building memories .... time after time, after time*

**Parkhill Homes  
Standard Features and Specifications  
for Homes with concrete basement floors  
Effective January 1, 2018**

**Parkhill Homes is Certified Master Builder** of fine custom homes that uses top quality materials. Parkhill Homes will provide a total custom building experience ensuring lasting value and a solid investment in the future of your new home.

We are pleased to provide for your review the **Parkhill Homes** Standard Features and Specifications:

**Structural/General Construction Features:**

- Engineered, designed, poured in place 16"x25' concrete friction piles for foundations; 16" x 20' for garages & decks.
- Engineer designed Steel or LVL engineered wood beams or with adjustable teleposts
- 8" thick x 8' high basement walls with 2x4 ladder for improved ceiling height in lower level.
- Concrete basement floor with 3" high performance concrete with poly fibers and superplasticizers for superior strength and crack resistance.
- Engineer designed steel reinforced garage floors with center pile with steel mat on top for structural reinforcement & steel anchored grade beam; beam supported by 16" x 20' friction piles for strength and suspension ability
- Engineer designed truss roof system; some site framing may be required
- Sub-floor is 23/32" O.S.B. glued and screwed to joists for superior floor rigidity and performance
- Engineer designed I-Joist floor Systems with a minimum deflection of L/480 for minimized floor vibration
- 2X6 exterior wall construction at 24" on centre for improved energy efficiency
- 2X6 "Timberstrand" wall studs on exterior walls where cabinets/tubs are along an outside wall for superior shrinkage resistance and improved interior finishes.
- 2X4 interior wall construction at 16" on centre
- 2X4 basement frost walls at 24" on centre. R20 insulation to floor with 6 mil C.G.S.B. poly vapour barrier.
- Exterior sheathing is 7/16" oriented strand board
- 3/8" Enstron underlayment(or equivalent) glued and stapled to sub-floor under all linoleum floors
- Tyvek Drain Plane house wrap for superior wind/water/moisture resistance
- Fire stopping between the Garage Attic & House Attic, complete with heat sensor hard wired to smoke alarm system as required by the code.
- All windows sealed with a liquid "blueskin" application for superior sealing from water penetration

### **Windows/Exterior Doors Features:**

- Quality Tri-Pane PVC windows with fold away handles and removable screens; glass door inserts and basement windows are dual pane Low E. Basement windows are 64" x 24" dual pane Low E vinyl sliders with no jamb extensions. All other windows (except garage windows) have white PVC Jamb extensions.
- Front entry door is Aluminum Frame Fiberglass insulated door as per plan front elevation and is double drilled for deadbolt.
- Garden doors (House to patio/deck) are steel insulated prefinished with cam locks and single drilled for lever lock.
- House to garage door is Fibreglass insulated door, double drilled for deadbolt with 2 inch wood brickmould
- The front entry door slab is painted on the inside to match the walls adjacent to the door and on the exterior to a color of your choice.
- Ensuite tub windows have "rainglass" glass

### **Garage Doors:**

- Garage door openers are options but if selected are "Jackshaft" style with 2 remotes and 1 keyless entry
- Garage doors are Wayne Dalton Model 8300 R12 steel insulated doors in flush panel style in manufacturers standard colors. Custom colors available on request.
- All garage door Jambs are metal clad in standard Gentek or Kaycan colors

### **Exterior Construction Features:**

- Attractive maintenance free exterior as per plan
- Poured concrete front steps, walkways & front driveway
- Steel reinforced approach built to City of Winnipeg Approach standards if building inside Winnipeg.
- Pre-finished aluminum soffit, fascia and troughs
- Stucco/Brick/Cultured Stone/Tyndall Stone/Siding/ Exteriors in combination as per plan
- Stucco is restricted to Amasco "P1" COLOR MIX. Pricing of Acrylic stucco for darker colors is available upon request.
- All dropped beams are Aluminum clad unless otherwise noted on your plans
- Note: If building outside the City of Winnipeg, approaches, driveways, walkways and porches may vary; check with your Sales Representative

### **Environmental Features:**

- "Radon Mitigation" protection roughed in
- "Solar Ready" connection access roughed in
- Built to National Energy Code as adopted in Manitoba
- Low flow water closets
- Low flow pressure balanced taps for water conservation
- Grey water heat recovery unit for energy efficiency
- High efficiency (96%) furnaces for energy efficiency
- Air conditioners if supplied are 14 SEER with R410A refrigerant for environmentally friendly efficiency.
- 2" foam insulated hot water tank with R16 rating meets Manitoba Hydro Power Smart specifications
- LED or Compact Florescent Lighting where appropriate

### **Plumbing Construction Features:**

- Parkhill's "Koehler" plumbing specifications; advise your sales person of any specific product requests to receive proper pricing of any upgrades
- Non-corrosive Pex plastic water lines; 3/4" main lines with 1/2" branch lines
- Shut off valves on all sinks & water closets
- Two exterior frost free lawn service taps as well as hot and cold taps in garage
- Sewer back-up valve installed beneath basement floor

- *Laundry area includes washer drain, hot & cold water taps*
- *Rough-in for dishwasher*
- *Fridge Water Line valve installed*
- *3 piece roughed in plumbing in basement as per plan*
- *Condensate line for Air conditioners if this option is chosen*
- *Main bathtubs are one piece acrylic tub/shower units with wall mounted shower head and compression rod for a curtain.*
- *Ensuite showers are standard acrylic units with 5 mm glass chrome framed doors. Where Tile showers are included the shower will have a rain head shower from a bulkhead dropped one foot from the ensuite standard ceiling height. The walls and base will be tiled with tile valued at \$6.00 per square foot (exclusive of installation materials and labor). A Tile shower door will be a custom 10mm glass door 80"high. Tile showers are built with a "Kurdi" tile system for superior water proofing and all tile showers have a 12" x 20" soap caddy built into the wall system.*
- *Chrome finish single levered faucets in bathtubs, shower stalls & basins*
- *All whirlpools are acrylic finish & all related skirting/decking is white tile*
- *Standard color for tubs, showers & whirlpools is white*
- *Single lever kitchen sink tap with integrated pull out vegetable spray*
- *Pressure balanced low flow taps throughout for water conservation*
- *60 gallon electric hot water tank with 2" foam insulation for R16 rating for energy efficiency which meets "Power Smart" program efficiencies.*
- *Low Flow water closets throughout for water conservation; Kohler elongated toilets with "No Slam" seats in all baths*
- *Grey water heat recovery exchanger on main drain from ensuite shower*

#### **Electrical Construction Features:**

- *100 AMP panel*
- *Plug provided for optional automatic garage door opener, "Jack Shaft" style*
- *Two exterior electrical ground fault outlets; one on rear deck area, one on front garage wall*
- *Plugs for electric range & electric dryer*
- *Electric plug in laundry area to accommodate automatic washer*
- *Smoke alarms and carbon monoxide detectors as per code*
- *Rough-in of 3 telephone and 3 cable outlets per finished floor*
- *Decora switches and plugs; 3 dimmer switches are standard in ensuite & dining room area & main floor great room*
- *Levitron switch on walk-in pantry door for instant lighting*
- *3 eave plugs for Christmas lights on a Bungalow; 4 eave plugs if a 2 storey*
- *Custom selected light fixtures from B.A. Robinson Lighting as per Parkhill Homes standards*
- *Standard 3 exterior pot lights (2 over a double garage; 1 at front entry)*
- *Interior pots in kitchen and great room as per plan; ask your Sales Representative should you wish pricing for any changes to your lighting*
- *Arc fault protected plugs in bedrooms & kitchen for child safety*
- *Kitchen islands have a plug*
- *Pot lights are installed with vapour barrier enclosures for super sealing*
- *15 amp circuit for central Vacuum Rough In is provided for in garage*
- *If you are in an area where septic systems are required ; power for the pump and a separate circuit for a high water alarm are provided*

#### **Heating Construction Features:**

- *Gas fired high efficiency rated 96% AFUE direct vent furnace with continuous fan capability (ECM Motor) for improved indoor air quality and energy efficiency*
- *Programmable night set back thermostat with Wireless Frequency control capability*
- *Life Breath Heat Recovery Ventilator for improved indoor air quality and humidity control*
- *Power humidifier on furnace if hardwood floors installed*

- Gas pipe rough-in for future BBQ hook-up in deck area; location can be specified but must be approved by the supplier
- Gas piping for fireplace on the main floor
- Rangehood is exterior vented
- Vacuuming of all heat ducts and cleaning of furnace prior to possession
- NOTE: High volume hood fans may require additional make up air systems. Provide the hood fan specs to your sales representative and they can confirm if additional air make up is required.
- Air conditioners if supplied are 14SEER with R410A refrigerant for environmentally friendly efficiency.

#### **Drywall Construction Features:**

- R20 batt insulation in all basement frost walls
- R20 batt insulation in all exterior walls
- R50 fiberglass blown in insulation in ceilings except in vaults over 3/12 which are R34 batts
- All exterior framing plates and joints caulked for energy efficiency
- Pot lights installed with vapour barrier enclosures for super sealing
- All laundry room walls are insulated for sound reduction
- All powder room walls are insulated for sound reduction
- 1/2" drywall throughout; 1/2" CD fire rated & sag resilient drywall on ceilings; all drywall screwed for better holding power.
- Bull nose corner bead throughout on exterior corners; entertainment units may be square corner bead.
- If the garage is finished inside insulation levels are R12 in walls and R40 in ceiling.

#### **Painting Construction Features:**

- Walls primed with PVA Primer and finish painted throughout with two coats of light-medium base eggshell latex. (Deep and accent base colors may be an extra)
- Painted woodwork is white & includes the interior doors. (Only exterior doors are painted to match wall color; interior doors are painted white. For color options speak to your sales rep.)
- The front entry door slab is painted on the exterior (up to a medium color; darker colors may be an additional charge). All other exterior entry doors are factory finish painted.
- Customer can select up to 3 interior paint colors. Additional colors or "Feature Walls" may be an extra.
- Ceilings are painted throughout; Level 5 finish will apply in some open areas; ask your sales person
- White painted woodwork including 2 1/2" Eased Two Edges (E2E) MDF window and door casings; 4" Eased One Edge (E1E) MDF baseboards; Masonite 2 panel square hollow core interior doors, and white painted maple door jambs. All maple caps, handrails; mantles and maple French pantry doors are all spray stained to match Kitchen Craft cabinetry color; Certain Kitchen Craft colors may be an upcharge; check with your Sales Representative.
- Window Jamb extensions (except basement and Garage) are white PVC

#### **Finishing Construction Features:**

- Interior doors are painted Masonite 2 panel hollow core doors.
- Walk-in pantry door is French style one light with rain glass stained to match the maple kitchen cabinets from Kitchen Craft in a "Standard" stain color. Ask your Sales Representative
- All hand rails, wall caps and fireplace mantles can be stained to match Kitchen Craft's standard cabinet stain colors; stained to match a floor or painted white. Certain colors & types of stains may be an upgrade. Upon finalization of Color Selections any costs of upgrades will be provided
- Plate glass mirrors over vanity tops
- Gas fireplace features 1/2 height tile or cultured stone façade and 5' maple mantle
- All interior half walls are finished with Maple caps
- Front entry handle set is a satin nickel finish with separate deadbolt
- All doors (exterior and interior) have levers in satin nickel finish
- Master bedroom & all baths are "privacy" lock lever style in satin nickel finish
- White wire shelving provided in each closet and the pantry as per plan
- Deadbolts are Standard on front entry; garage to house; garage to yard doors.

- Garden doors have top & bottom latches without a dead bolt.
- 2 1/2 "eased 2 edge MDF casings.
- 4" eased 1 edge MDF baseboards.
- All door jambs are white painted maple.
- Hand rails are 2x4 maple
- All hollow core doors have 2 hinges; all solid core doors have 3 hinges.
- All exterior doors are adjusted prior to casings being applied.
- All bath hardware installed by finisher.
- All required underlay glued and stapled by finisher.
- All pocket doors are set in a 2x6 wall.
- All swing doors have full jambs; all bifolds doors have half jambs
- All windows (except basement and garage ) have white PVC jambs extensions

### **Cabinet Construction Features:**

- Custom designed maple shaker or white kitchen cabinets & bathroom vanities based on Parkhill's standard specifications.
- Kitchen & all baths have 180 degree bull nose wrap Formica counter tops
- Medicine cabinet in main bath
- All cabinets have a top and bottom molding for future Task lighting if required
- All kitchens have 1 bank of drawers (minimum)
- All kitchen islands have 1 bank of drawers if possible
- All kitchen islands have 1 plug for power
- All Laundry area for plans under 1800 sq ft have a single California wire shelf
- All laundry areas for plans over 1800 sq ft or full custom plans have white Melamine upper cabinets.

### **Flooring Construction Features:**

- Basic flooring included is carpet & vinyl as per plan.
- Carpet is installed on 9.5 lb. high density underlay. Check with your salesperson.
- If hardwood floors are priced; pricing is based on "Preverco" engineered 3" oak or maple hardwood as per Parkhill's Standard sample.
- If Luxury Vinyl Plank Flooring is priced it is based on Enstyle "Calibre" as per Parkhill Standard Samples and provided by Friesen Flooring
- Ceramic tile floors are priced using Standard Parkhill Tile Specifications with a tile value of \$6.00/ square foot of area (exclusive of installation labor & materials)

### **Other Great Construction Features:**

- Customer pre-drywall walk-through upon completion of framing stage
- Our interior designer's assistance will complete all color selection information with you
- Cleaning of heat ducts & furnace prior to possession
- Cleaning of interior prior to possession
- Cleaning of exterior windows as weather permits
- Alarm rough in for all exterior doors (except garage overhead doors) motion detectors and siren & keypad. Full alarm systems are available to be priced; ask your salesperson for details.
- ATG (Accurate Technology Group) "Connect Closet" to facilitate future communication and electronic/entertainments systems/wiring on a "smart system" go forward basis.
- Roughed in central vacuum outlets.

**Warranty:** All **PARKHILL HOMES** are registered under the New Home Warranty Program of Manitoba Inc. and are covered under their Comprehensive Warranty which covers all items for one year and provides a 5 year major structural warranty. Note: in order to have warranty on any product in the home the product must be sourced through the builders' suppliers.