



***STANDARD
FEATURES & SPECIFICATIONS
2018
WOOD STRUCTURAL BASEMENT FLOOR***





Building memories time after time, after time

**Parkhill Homes
Standard Features and Specifications
For Homes with wood structural 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 10' high basement walls with 2x4 ladder for improved ceiling height in lower level. A wood structural basement floor.*
- *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 units

Garage Doors:

- Garage doors are Wayne Dalton Model 8300 R 12 steel insulated doors in flush panel style in manufacturers standard colors .Custom colors available on request.
- Garage door openers are options but if selected are “Jackshaft” style with 2 remotes and 1 keyless entry
- All garage door jambs are metal clad in standard Kaycan or Gentek 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 for Acrylic Stucco in 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 on main drain from ensuite shower 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; ask your sales person
- 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 drain for Air conditioners If this option chosen
- Main bathtubs are one piece acrylic tubs/shower units with wall mounted shower head and compression rod for a curtain.
- Ensuite showers are standard acrylic units with 5mm 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 normal 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 "Kurdi" tile systems 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; Koehler elongated toilets with "No Slam" seats in all baths
- Grey water heat recovery exchanger on main drain from ensuite shower

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
- Gas piping for fireplace on the main floor
- Range hood 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. Ask your sales representative
- Air conditioners if supplied are 14SEER with R410A refrigerant for environmentally friendly efficiency.

Electrical Construction Features:

- 200 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*
- *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*
- *Wood Structural Crawl Spaces will have 2 lights on a switch for service access to sump pump.*
- *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*
- *Sump pits will have a high water alarm*

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 ½" 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 completion of Color Selections any costs of upgrades will be provided*
- *Plate glass mirrors over vanity tops*
- *Gas fireplace features ½ 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 bi-fold doors have half jambs*
- *All swing doors have full jambs; all bifolds doors have half jambs*
- *All windows (except basement and garage) have white PVC jamb 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 " flooring 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*
- *Basic alarm package with high water sensor on sump pit .Basic package includes alarm triggers on all exterior doors (except garage doors) ;motion detectors and siren & keypad.*
- *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.