



**STANDARD**  
**FEATURES & SPECIFICATIONS**  
**2016**





*building memories .... time after time, after time*

**Parkhill Homes  
Standard Features and Specifications**

*Parkhill Homes is Certified Master Builder of fine custom homes that uses only 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 LVL engineered wood beams or steel beams (depending on plan, design & spans) with adjustable teleposts*
- *8" thick x 8' high basement walls with 2x4 ladder for improved ceiling height in lower level with concrete basement floor being 3" high performance concrete with poly fibers & superplastisized for superior crack resistance & strength*
- *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 6/480 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 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.*

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

- *Quality Tri-Pane PVC windows with fold away handles (glass doors, and basement windows are dual pane, Low E)*
- *Front entry door is Aluminum Frame Fibreglass 6 panel embossed insulated door, double drilled for deadbolt.*
- *Garden doors (House to Patio) are steel insulated prefinished with cam locks and single drilled.*
- *House to garage door is Fibreglass insulated door, double drilled for deadbolt with 2 inch brick mould.*
- *Windows are Tri pane clear glass standard (except basement and garden doors) with paint grade Fir/Hemlock or PVC Jamb extensions. Please advise your salesperson of your preferred jamb extension style*
- *Basement windows are dual Pane Low E sliding units (64" x 24") without Jamb extensions*
- *Garden Door or Front Entry glass is typically dual pane Low E.*
- *All exterior doors (except garage to yard) are painted on the inside to match the walls adjacent to the door*
- *Ensuite tub windows have "rainglass" tripane glass units*

### **Garage Doors:**

- *R10 steel insulated flush panel overhead garage doors with metal clad jambs*
- *Garage door standard color is white, almond or sandstone*
- *Garage door openers are options but if selected are "Jackshaft" style with 2 remotes and keyless entry*

### **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*
- *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 roughed in*
- *Built to National Energy Code as adopted in Manitoba*

### **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; hot and cold tap 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 in the wall, valve installed*
- *3 piece roughed in plumbing in basement as per plan*
- *Condensate line for Air conditioners if this option chosen*
- *Main bathtubs are one piece acrylic tubs. Doors are optional*
- *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*

### **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 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 & poly bagged for super sealing*
- *15 amp circuit for central Vacuum Rough In is provided for in garage*
- *Wood Structural Crawl Spaces will have 1 light on a switch for service access to sump pump.*

### **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*
- *Life Breath Heat Recovery Ventilator for improved indoor air quality and humidity control*
- *Gas pipe rough-in for future BBQ hook-up in future deck area*
- *Gas piping for fireplace*
- *Rangehood is exterior vented*
- *Vacuumping 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.*

### **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 & poly bagged 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.*

### **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.)*
- *All exterior doors are painted one color on the exterior finish (up to a medium color; darker colors may be an additional charge)*
- *Customer can select up to 3 interior paint colors. Additional colors of "Feature Walls" may be an extra. Ask your salesperson*
- *Ceilings are painted throughout; Level 5 finish will apply in some open areas.*
- *White painted woodwork including 1" x 2 1/2" Eased Two Edges (E2E) MDF casings; 1" x 4" Eased One Edge (E1E) MDF base, Masonite 2 panel square hollow core interior doors, and white painted maple jambs. All maple caps, mantles and maple French pantry doors are all spray stained to match Kitchen Craft cabinetry. Certain Kitchen Craft colors may be an upcharge; check with your Sales Representative.*
- *Window Jams are PVC or paint grade wood extensions; ask your Salesperson*

### **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
- Plate glass mirrors over vanity tops
- Gas fireplace features ½ height marble; 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 "California" Wire shelving provided in each closet 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.

### **Cabinet Construction Features:**

- Custom designed maple shaker or white kitchen cabinets & bathroom vanities based on Parkhill's standard selections.
- 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. Ask your Sales Representative.
- Carpet is installed on 9.5 lb. high density underlay. Check with your salesperson.
- If hardwood floors are priced; pricing is based on "Preverco" or "Vintage" engineered 3" oak or maple hardwood as per Parkhills Standard sample.
- Ceramic tile floors are priced using Standard Parkhill Tile Specifications with a tile only value of \$6.00/ square foot of area.

### **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
- Roughed in alarm wiring for main floor doors (includes Garage man door if applicable) sump pump water detection; motion detectors & 1 siren & Key pad.
- 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.