

# 2026 Specifications

## Single Family Rear Detached Garage\*\*

### Interior Finishing Materials

#### Design & Selection Experience

- Full day appointment reserved at our **Choices by Design** centre to select all interior finishings with an Interior Designer\*
- Work alongside our Interior Designers to thoughtfully customize your home, choosing from a wide range of standard and upgraded finishes to suit your style, lifestyle, and budget.

#### Kitchen Features

- 39" thermofoil or melamine finish cabinets in an array of door styles and colours
- 24" deep cabinet above refrigerator
- Four top drawers in kitchen as per plan
- Soft close cabinet drawers and doors throughout the home
- ¾" quartz kitchen countertop with eased edge
- Undermount dual bowl stainless steel kitchen sink
- Full height ceramic tile kitchen backsplash
- Four-piece stainless steel appliance package including range, refrigerator, dishwasher, and over the range microwave
- Pull down designer faucet in chrome finish

#### Bathroom Features

- Pedestal sink in half bathroom with oval mirror
- Thermofoil or melamine finish cabinets in ensuite and main bath in an array of styles and colours
- ¾" quartz countertops in main bathroom and ensuite with eased edge
- Top mount oval bathroom sinks
- 6" ceramic tile backsplash above bathroom vanities including side returns
- Full width, 42" high vanity mirrors in main bath and ensuite
- 6mm glass shower doors with chrome frame
- Chrome bathroom hardware including shower rod

#### Flooring, Doors & Trim

- Luxury Vinyl Plank (LVP) flooring throughout main floor
- Luxury Vinyl Tile (LVT) flooring in second floor bathrooms and second floor laundry room as per plan
- High performance carpet with 10 lb underlay
- 2" interior door casing and 3" baseboards
- Paint grade interior door style and designer door hardware
- Bypass closet doors as per plan
- Satin nickel wire shelving in pantry and closets

#### Interior Finish Details

- Three coats of Cloverdale Super II acrylic paint including one tinted primer and two finish coats
- One paint colour for main walls and one colour for doors and trim
- Square bead vertical drywall corners
- Splatter texture ceilings throughout
- Stub wall with painted wall mounted handrail and MDF capping
- Unfinished stairs and basement floors painted

### Exterior Finishing, Doors & Windows

- Insulated fiberglass exterior doors
- Garden swing door with 1/2 glass
- Minimum 60" x 27" slider basement windows
- Obscure glass in ensuite window
- Decorative window grills, front elevation only

### Energy Saving Features

- 96% High-efficiency furnace
- Energy-efficient ventilation system (HRV)
- 80 gal Electric hot water tank
- Low flow elongated comfort height toilets with soft close seat
- R-24 fiberglass insulation in walls
- R-50 ceiling insulation
- R-20 basement insulation
- PVC triple pane SunGain series glass
- Spray foam insulated window cavities on sides and top with backer rod installed at bottom for drainage

### Electrical, Heating & Plumbing

- \$0.50/sq.ft. lighting allowance for above grade floors
- Park Lighting appointment\*
- Flush mount LED pot lights for above grade floors
- Decora style light switches and outlets
- Two exterior GFI weatherproof outlets
- One RG6 cable outlet and three Cat6 ethernet outlets as per plan
- Private smart home feature appointment with Automated Living Solutions\*
- 96% high efficiency forced air heating system
- Digital thermostat with WiFi compatibility
- Partially active heat recovery ventilator (HRV)
- Professional furnace and duct power vacuuming prior to possession
- Recessed waterline to refrigerator location
- Floor drain in above grade laundry location
- Three-piece bathroom plumbing rough-in in basement
- Shut off valves on all toilets and sinks
- One non-freeze exterior hose bib as per plan
- Sewer scoping conducted prior to possession

### Framing Specifications

- Exterior walls are 2x6 spruce studs, 3/8" OSB on walls
- Limited lifetime 30 yr warranty fiberglass shingles
- Pressure treated deck nailer for future deck as per plan

### Structural & Concrete Components

- 9' Main floor, 8' second floor wall height
- 8' Basement wall height
- Pressure treated veranda
- Poured concrete sidewalk to front step, with 10 mm rebar reinforcement
- Slab on grade parking pad

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## Single Family Rear Detached Garage\*\*

### Garage (Optional)\*\*

- Concrete driveway width of garage (up to 24' wide)
- Chain driven garage door opener with two remotes, keyless entry, and WiFi compatibility
- Steel insulated sectional garage door
- Poured concrete garage floor with 10mm rebar reinforcement 24" on center
- \*\*Garage not included with base price

### Alberta New Home Warranty Program

As part of our commitment to quality and peace of mind, all new homes come protected under the Alberta New Home Warranty Program, providing comprehensive coverage and confidence in your investment.

- 1 year workmanship and materials
- 2 year distribution systems
- 5 year building envelope
- 10 year structural warranty

### Scheduled Construction Meetings

To ensure a smooth and transparent building process, you will work directly with your dedicated Site Supervisor and participate in key construction meetings that keep you informed and involved every step of the way

- Preconstruction meeting
- Homeowner framing orientation
- New Homeowner orientation
- Welcome Home tour

### Homeowner Care

With our experienced Homeowner Care (Warranty) Team, you can be confident that you'll be taken care of even after you've moved in. Our knowledgeable team is available, during regular business hours, to quickly address any concerns you have.

- Post Possession visits
- 3 months & 10 months



### Important Notes

Specifications are subject to change

Impact Homes strives to keep on top of the latest and most popular home features. In the event a product or feature is no longer available or discontinued, we reserve the right to substitute products without notice.

\* Appointments available for all pre-sale homes and select quick possession homes

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Purchaser

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Date

\_\_\_\_\_  
Purchaser

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Date