

Emerge Evolve Refine

2015-2016 | Single Family Home Specifications



It goes without saying...

The features below are included in every single Bedrock Home.

| STANDARD IN ALL HOMES | EMERGE | EVOLVE | REFINE | COMPARE |
|---|--------|--------|--------|---------|
| Insulated electric garage door with 2 remotes and child protection sensors | • | • | • | |
| Screw piles (garage & deck) for reduced frost heaving and greater stability | • | • | • | |
| R20 fiberglass batt style insulation in exterior walls | • | • | • | |
| Minimum R40 loose fill insulation in ceiling | • | • | • | |
| R12 frost wall insulation in basement with wood studs | • | • | • | |
| Hardwired combination smoke and carbon monoxide detectors | • | • | • | |
| Bedroom circuits are Arc Fault Interruption protected for safety | • | • | • | |
| 2 GFI weatherproof outlets on exterior of home | • | • | • | |
| Drip humidifier | • | • | • | |
| Pex home run plumbing with individual shut off valves | • | • | • | |
| 3 piece bath rough-in in basement | • | • | • | |
| Low flow aerators in all plumbing fixtures (when applicable) to save on water consumption | • | • | • | |
| Pantry with 4 rows of white wire shelving | • | • | • | |
| Full depth kitchen cabinets | • | • | • | |

2015-16 Homes may contain non-standard features, and optional upgrades that are subject to additional cost. Prices, specifications and availability are subject to change without notice at any time. Please contact the Area Manager for details.

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| EXTERIOR & FOUNDATION | EMERGE | EVOLVE | REFINE | COMPARE |
|--|--------|--------|--------|---------|
| 9' ceiling on main floor / Bungalows - 10' ceiling on main floor & 9' ceiling in basement | | | • | |
| Full height foundation walls in attached garage | • | • | • | |
| WATERPROOFING | | | | |
| Spray on damp proofing | • | | | |
| Waterproof basement foundation - System Platon Membrane | | • | • | |
| WINDOWS & DOORS | | | | |
| Dual pane, Low E, Argon filled. Energy star rated windows (above grade when applicable) | • | | | |
| Triple pane, Low E, Argon filled. Energy star rated windows (above grade when applicable) | | • | • | |
| "Blue Goo" envelope sealant on windows and roof flashing to prevent leaks | • | • | • | |
| Oversized windows and 8' patio doors as per builder plans | | | • | |
| Durable fiberglass exterior doors with greater insulation value | • | • | • | |
| Driveways to be minimum 14' wide up to a maximum of 18' wide | • | • | | |
| Driveway to be full width of the garage | | | • | |
| DRYWALL & INSULATION | EMERGE | EVOLVE | REFINE | COMPARE |
| Insulated rim board for greater air & vapour seal | • | • | • | |
| Spray foam in exposed floor areas including living space over garage to prevent cold spots | • | • | • | |
| ELECTRICAL | EMERGE | EVOLVE | REFINE | COMPARE |
| Kitchen lighting to include pot light package with dimmer and pendant light package on separate switches | | | • | |
| Phone outlet complete with Telephone and Ethernet outlet utilizing Cat 5e wiring | • | • | • | |
| Data outlets complete with RG6 grade Coaxial cable, Cat 5e Ethernet outlet, and Cat 5e Telephone outlet located in Master bedrooms, den (if applicable), office (if applicable), and bonus room (if applicable); | • | • | • | |
| TV outlets complete with RG6 grade Coaxial cable and Cat 5e Ethernet outlet located in great room | • | • | • | |
| TV outlets complete with RG6 grade Coaxial cable and Cat 5e Ethernet outlet located in all bedrooms. | | | • | |
| Motion activated switches for touchless lighting control (see specifications and plans) | | • | • | |
| Rough-in central vacuum outlets | | • | • | |
| Longer lasting /energy saving CFL bulbs when applicable | | • | • | |

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| PLUMBING & HEATING | EMERGE | EVOLVE | REFINE | COMPARE |
|--|---------------|---------------|---------------|----------------|
| FURNACE | | | | |
| 92% efficient furnace (brand name) with ECM motor | • | • | | |
| 95% efficient furnace (brand name) with ECM motor | | | • | |
| Active heat recovery ventilator to recycle heat and save energy | • | • | • | |
| Touch screen thermostat & HRV control (Wi-Fi) | | • | • | |
| Natural gas direct vent fireplace (if applicable) | | | • | |
| Fireplace fan kit with fireplace for even heat distribution | | | • | |
| HOT WATER TANK | | | | |
| 40 gallon high efficiency hot water tank | • | • | | |
| 50 gallon high efficiency hot water tank | | | • | |
| Waterline at fridge location | • | • | • | |
| Kitchen faucet with pull out sprayer | • | • | • | |
| Kohler brand faucets & fixtures - Coralais | • | • | • | |
| Natural gas line to deck for future BBQ | | | • | |
| KITCHEN | EMERGE | EVOLVE | REFINE | COMPARE |
| CABINETS | | | | |
| Thermofoil or maple melamine cabinets | • | • | | |
| Maple cabinets with veneer ends | | | • | |
| 30" Upper cabinets | • | • | | |
| 36" upper cabinets | | | • | |
| Crown mouldings above kitchen cabinets | | | • | |
| Soft close drawers | | | • | |
| Upgraded island features include base moulding and extended gable ends as per plan | | | • | |
| Flat lay laminate countertops standard | • | • | | |
| 1 1/4" mid-range granite countertops in kitchen | | | • | |
| 15" deep cabinet over range | • | • | • | |

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| APPLIANCES | EMERGE | EVOLVE | REFINE | COMPARE |
|---|--------|--------|--------|---------|
| No appliances included | • | | | |
| Whirlpool 22cuft Top Fridge Bottom Freezer with Ice maker- White or Black | | • | • | |
| Whirlpool 30" Ceran Top Range with Self Clean and Convection Oven- White or Black | | • | • | |
| Whirlpool 24" Dishwasher with 4 cycles - White or Black | | • | • | |
| Whirlpool 5.2cuft Front Load Washer in White | | • | • | |
| Whirlpool 7.4 cuft Front Load Dryer in White | | • | • | |
| Whirlpool 1.7cuft OTR microwave Hoodfan Combination 180CFM- White or Black | | • | • | |
| INTERIOR FINISHING | EMERGE | EVOLVE | REFINE | COMPARE |
| Oversized 5 1/4" baseboards | | | • | |
| 3" window and door casings | | | • | |
| Paint grade railing with metal spindles is standard on main floor | | | • | |
| FLOORING | EMERGE | EVOLVE | REFINE | COMPARE |
| Laminate on main floor (see specifications & plans for areas) | • | • | | |
| Engineered hardwood on main floor (see specifications & plans for areas) | | | • | |
| Ceramic tile flooring in second floor bathrooms & rear entry (see specifications & plans for areas) | • | • | • | |
| Ceramic tile flooring in foyer and 1/2 bath (see specifications & plans for areas) | | | • | |
| 12x12" tile backsplash in kitchen | • | • | • | |
| 6" vanity backsplash | | | • | |
| BCF nylon with advanced stain guard/static control carpet | • | • | • | |
| Minimum 35oz Face weight carpet | • | • | • | |
| 4.5lb carpet underlay throughout | • | | | |
| 7.5lb carpet underlay throughout | | • | • | |
| Choice of 4 available door styles (Riverside, Carrera, Cheyenne, or Colonist) | • | • | • | |
| EXTRAS | EMERGE | EVOLVE | REFINE | COMPARE |
| Legal fees included in purchase price* | • | • | • | |
| Professional moving service included** | | • | • | |
| Duct cleaning HRV service and air filter replaced prior to move in | • | • | • | |
| Energide modeled/rated homes | | • | • | |
| Conasys home owner manual | | • | • | |

*If the purchaser uses Bedrock Homes Limited's approved law firm & lender. Excludes disbursement fees
 **Moving service up to \$1,000