

ZEN RIVERSTONE WEST - STANDARD SPECIFICATIONS

ZEN Beauty and Function

- Quartz kitchen and bathroom counter tops
- Flat Panel Cabinets
- 7" deep double bowl stainless steel under-mount sink
- Full vanity width bathroom mirrors
- Pedestal sink in powder room
- Appliance package in stainless steel
- Self-clean glass top range
- Over the range microwave
- Full sized washer and dryer
- Recessed lighting in living room and dining room

ZEN Modern & Maintenance Free

- Cement fibre exterior cladding
- Aluminum railing
- Insulated fiberglass front and rear door Broom finished poured concrete front walk full width of front step
- Aluminum exterior hand rails
- Pre-finished coordinating aluminum soffit
- Pre-cast front and rear steps

ZEN Convenience

- Conveniently located telephone, data and cable outlets in bedrooms and living room Powder coated wire shelving in all closets and pantry
- Electric water heater

ZEN Smart & Stylish

- Durable wood grain vinyl flooring throughout the main floor/main living area
- Carpet with durable 8lb underlay on stairs to upper level, upper hall, bedrooms and closets
- Vinyl flooring in upper floor bathrooms
- Modern flat window casings and baseboards to be 3-3/8" high
- Decora switches and counter plugs
- Modern brushed chrome light fixtures
- Stylish five panel 'Rockport' interior doors
- Wood handrails
- Clear glass shower doors with chrome hardware, as per plan
- Easy care one-piece fiberglass tub & shower surround
- Sleek bathroom hardware - chrome finish

ZEN Superior Air Quality

- Sealed combustion appliances (heating system) for city homes
- Active heat recovery ventilator enhances indoor air quality
- All paints and adhesives certified low VOC
- All floors and bedrooms include a carbon monoxide detector

ZEN Built to Last

- Foundations protected with non-petroleum based waterproofing material
- All interior walls to be 2x4 at 24" on centre
- 35 year asphalt shingles with 7/16" roof sheathing
- All exterior walls constructed with 2x6 studs at 24" on centre, with 3/8" sheathing
- All rim joists and mechanical room ceilings sealed with spray foam insulation

Energy Efficient

- All homes will be EnerGuide certified
- 95% energy efficient furnace (city homes)
- Energy Star® rated vinyl dual glazed, argon filled low e windows
- Programmable Energy Star® rated thermostat with dual set back and ventilation system with maintenance reminder (city homes)
- R50 attic insulation
- R15 foam insulation below concrete floor of homes
- All ductwork joints and penetrations sealed with low toxic mastic sealant or foil tape Low expanding spray foam insulation sealing around all exterior penetrations, doors and windows
- All rim joists, mechanical room ceiling, and cantilevers sealed with spray foam insulation

Water Conservation

- Mansfield low flush toilets
- Low flow faucets and showerheads
- Plumbing fixtures meet or exceed LEED low flow standards

Recycling - less garbage for landfills

- A minimum of 50% of all waste recycled
- Engineered wood products for joists and loadbearing beams
- All insulation minimum 40% recycled content
- Minimum 15% recycled content 1/2" wallboard
- Recycled content carpet underlay
- MDF casing and baseboard

Avalon Commitment

- Legal fees, and disbursements included with the use of Avalon's lawyer
- Comprehensive warranty through Alberta New Home Warranty Program
- Power vacuum cleaning all ducting prior to occupancy