

ZEN SEQUEL- STANDARD SPECIFICATIONS

ZEN Beauty and Function

- Stylish, shaker cabinet doors with hardware.
- Quartz kitchen and bathroom counter tops.
- Upper cabinets 36" with riser to ceiling.
- 7" deep double bowl stainless steel undermount sink.
- Faucets in chrome finish, in kitchens and bathrooms.
- Full vanity width bathroom mirrors.
- Full height tile kitchen backsplash
- One row tile that surrounds trim of bathroom vanities.
- Pressure balanced single lever shower valve and faucet.
- Pedestal sink in powder room.
- Brand name appliance package in stainless steel.
- Energy Star® rated 21cu. refrigerator.
- Self-clean glass top range.
- Energy Star® rated dishwasher.
- Over the range microwave.
- Full sized washer and dryer.
- Recessed lighting in living room and dining room.

ZEN Modern & Maintenance Free

- Aluminum and glass 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 Smart and Stylish

- Choice of designer colour palettes.
- Durable wood grain laminate flooring throughout the main floor/main living area
- Carpet with durable 8lb underlay on stairs to upper level, upper hall, bedrooms and closets.
- Tile flooring in upper floor bathrooms.
- Modern, flat window casings and baseboards to be 3³/₈" high.
- Decora switches and counter plugs.
- Modern brushed chrome light fixtures.
- 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 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 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 - *more money left over for what really counts*

- 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).
- Energy Star® rated refrigerator & dishwasher.
- Unique engineered wall system reduces heat loss and increases energy and cost savings.
- 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, loadbearing beams.
- All insulation minimum 40% recycled content.
- Minimum 15% recycled content 1/2" wallboard.
- Recycled content carpet underlay.
- MDF casing and baseboards.

The ZEN Difference

- 3rd party energy efficiency testing & certification - Providing home owners peace of mind with truly comfortable and energy efficient new homes.

Avalon Commitment

- Legal fees, and disbursements included with the use of Avalon's lawyer.
- Comprehensive warranty through Alberta New Home Warranty Program.
- Three post-possession warranty service inspections.
- 3rd party pre-drywall inspection of all air and vapor barriers.
- Insulation install integrity is also inspected to provide energy use modeling and performance test for final home performance.