



**PACESETTER
HOMES**
A QUALICO Company

Design Features

Nelson Lake | Executive Series

QUALITY CONSTRUCTION

- 10-year foundation and structural warranty
- 1-year overall construction defect and 2-year major mechanical warranty
- To protect against invading pests and prevent termite infestation, Pacesetter Homes includes Taexx® built-in pest control "Tubes in the Wall" system and Boracare termite application to frame material
- PEX plumbing system with 25-year limited warranty
- Engineered post tension foundation with pre-pour inspection performed by independent foundation engineer and stress verification after placement
- Garages are finished with drywall texture, trim and painted
- Engineered I Joist floor system on two story homes
- ¾" OSB tongue and groove sub-flooring fastened with Paslode tetraGrip™ fasteners for superior squeak resistance on two story homes
- On site framing based on independent engineered frame design utilizing advanced framing techniques
- Multiple "in-line" stage inspections for quality assurance are made throughout the building process with a quality inspection performed by independent third party

INTERIOR DETAILS

- Unique architectural designs and details that are flexible to meet your lifestyle
- Personalize your new home with an interior finish selection appointment at the SW Design Studio. Guided by a professional interior design consultant (based on stage of construction)
- Fireplace (natural gas) with log set, electronic ignition, and mantel-height brick surround with box beam mantel
- PPG paint in a **choice** of (9) interior wall and (2) interior trim colors to personalize your new home
- **Choice** of (4) interior doors styles for a unique/stylish look
- Overhead storage cabinets over washer and dryer
- 8' doors on first floor (per plan)
- Glass paneled doors to study (per plan)
- Elegant 5-1/4" baseboards on the first floor
- Splatter-drag textured walls and ceilings throughout with round drywall corners (excluding windows, closets, garage and 45° corners) at for added style
- 5.1 surround sound pre-wire in Family Room and 7.1 surround sound pre-wire in Media (per plan) for an increased audio experience
- Stylish Decora/Rocker light switches in **choice** of (2) colors

INTERIOR DETAILS CONT'D

- Flexible lighting fixture program with **choice** of finishes to personalize your new home
- **Choice** of (4) interior door hardware styles
- Tech Ready structured wiring package includes 30" central panel with electrical plug, 3 ITV locations (using CAT6/RG6 wiring), 1 CAT6 phone outlet, and wiring to Demarc.
- Smart home technology with Ring video doorbell, Wi-Fi thermostat, Wi-Fi oven, and Wi-Fi Smart Deadbolt.
- Ceiling fans located in the Family Room, Primary Bedroom, and Game Room (per plan) with **choice** of Brushed Nickel or Olde Bronze finish
- Secondary bedrooms blocked and prewired for ceiling fans
- **Choice** of (11) stair handrail baluster patterns
- Stained wood starter step and large starting newel at stairs
- Flooring consists of Group 2 floor tile in entry, kitchen, utility, and baths with solution dyed Group 2 carpet that is stain and fade resistant in the remainder of the home

STYLISH KITCHEN

- Stylish professionally finished poplar kitchen cabinets with **choice** of (5) door styles and (7) finished colors.
- Cabinets include quiet extra strength full extension drawer guides, 42" upper cabinets w/adjustable shelves, cove style crown moulding, refrigerator end panel (per plan) and staggered cabinet heights at refrigerator and oven cabinets
- **Choice** of (3) wood hood cabinet styles over cooktop
- **Choice** of 3CM granite or 2CM upgrade color level granite countertops with (4) edge styles
- **Choice** of (2) under mount sink selections styles
- GE stainless steel appliances incl. dishwasher w/Active Flood Protect, steam/sanitize options, & hard food disposer; 36" 5-Burner Gas Cooktop w/power boil burner, precise simmer burner, & dishwasher-safe grates; 30" Smart Built-in Single Wall Oven w/never scrub racks, easy clean controls, & scan to cook function; 2.2 cu. ft. 1100-watt microwave w/glass touch controls & XL 16" turntable; and 3 speed vent hood w/LED lighting
- Group 2 floor tile backsplash with variety of sizes, textures, finishes and colors
- Floor tile in **choice** of sizes, textures, finishes and colors
- Upgraded Moen Arbor® or Sleek® high arc integral pull down kitchen faucet in **choice** of (2) finishes
- Ice maker line at refrigerator location
- Garbage disposal



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STYLISH KITCHEN CONT'D

- Vent hood vented to outside
- LED recessed ceiling style kitchen lighting

LUXURIOUS BATHS

- **Choice** of 2CM granite or 1.7CM engineered marble countertops
- **Choice** of oval or rectangular under mount sinks in Primary Bath
- Group 2 floor tile at Primary Bath shower walls available in multiple sizes, textures, finishes and colors
- Garden tub with tile deck and skirt in Primary Bath
- ¼" Semi-frameless shower in Primary Bath
- Tile shower pan in Primary Bath
- 42" tall mirror with **choice** of beveled edge or (6) frame styles in Primary Bath
- Upgraded rectangular pedestal sink in Powder Bath (per plan)
- 34" full height vanity cabinets with full extension drawer guides (per plan) for added comfort and additional storage
- Mirror with **choice** of beveled edge or (6) frame styles in Powder (36" tall) or Guest Bath (42" tall)
- **Choice** of (4) plumbing fixtures styles in multiple finishes at all baths to personalize to your interior design style
- Quiet bath exhaust fans vented to exterior to remove humidity and enhance comfort
- Bath hardware in a **choice** of (2) finishes
- Engineered marble countertops in secondary baths with large oval under mount sinks
- White elongated commodes in all baths
- Floor tile in **choice** of multiple sizes, textures, and finishes

EXTERIOR DETAILS

- Dimensional roof shingles for additional curb appeal and longer limited lifetime manufacturer's warranty
- Two tone paint on front elevations to accentuate trim details and curb appeal (per plan)
- **Choice** of clear or obscure glass window(s) in Primary Bathroom (per plan)
- **Choice** of exterior selection packages with various color selections created by professional designer for well-coordinated, elegant finish
- **Choice** of (6) cedar garage door styles with accent spear straps and handle
- Wi-Fi enabled garage door opener with two remotes
- 8' front door height in **choice** of (5) solid wood styles, (2) wood species and (2) handle set styles to personalize the exterior of your new home

EXTERIOR DETAILS CONT'D

- Buff brick mortar with a **choice** of joint finishes
- (2) frost proof hose bibs
- 6' cedar board on board pre-stained fence with steel posts
- Fully sodded yard and landscape package with (3) trees
- Programmable irrigation system with rain/freeze sensor for sod and landscape
- Salt finished concrete driveway, front porch, and lead walk
- Full gutters tied to underground drains
- Natural gas line for grill at back porch

ENERGY SAVINGS

- Carrier minimum 16 SEER rated system efficiency (Seasonal Energy Efficiency Ratio) and 90% A.F.U.E. natural gas furnace for added comfort and lower utility cost
- Honeywell VisionPRO programmable Wi-Fi thermostat with smart phone app connectivity
- Ductwork sealed with mastic
- Fresh air intake to improve indoor air quality
- Foam gasket seal placed between foundation and exterior wall framing and rim gasket at top plate to reduce outside air infiltration into home for better energy performance
- Bottom tilt sash vinyl windows with Low-E, argon gas filled double pane glass for higher energy efficient performance in a **choice** of colors
- Rheem® tankless water heater provides ongoing hot water and energy efficiency
- Independent third party conducted blower door and duct blaster test to confirm air infiltration meets or exceeds minimum requirement
- Radiant barrier roof decking to inhibit thermal radiation
- R-15 batts in 2X4 walls, R-21 batts in 2X6 walls, R-22 batts in sloped ceilings and R-49 blown insulation in attic
- Water efficient plumbing fixtures
- Combination of LED and CFL light bulbs
- Two stage polyseal foam program decreases air infiltration for higher insulation performance. Initial stage occurs at frame stage to seal gaps and mechanical penetrations prior to drywall placement. The second stage is installed after drywall to seal around mechanical boxes.

INCLUDED PLAN OPTIONS

- Brick at rear of home – per plan
- Fireplace in Family Room
- 3080 front door
- Deluxe kitchen appliances