

Construction That Goes Above and Beyond

You take pride in your home and so do we. Sleek countertops and shiny appliances are the exciting pieces of 'jewelry' that you see in a home. The beauty of a Fairborne home goes beyond what you can see. The added value of our homes is found below the floors and behind the walls. Here are just a few examples of how our building practices exceed the norm:

- The B.C. Building Code only requires subfloors to be nailed and glued. We know nails on their own loosen over time and this can result in creaking floors. In addition to nails and glue, we use floor screws to fasten the subfloors in each of our homes to create solidity and eliminate movement beneath your feet.
- During the installation of the building's exterior envelope, nine separate inspections are conducted at various stages by an envelope Engineer and our dedicated Quality Assurance Superintendent. This rigorous quality control

approach ensures solidly crafted, leak-free homes built for our West Coast climate.

- For backfill under foundation slabs (concrete floors), some builders use excavated materials found on the site. We, however, spend extra money to obtain clear, crushed gravel and washed sand to use as backfill. This superior, imported, granular fill improves compaction and provides more efficient drainage under your foundation slabs. Why is this important? Slab preparation using proper materials helps to keep floors dry and avoid settlement and excessive cracking of the slab.
- Use of wet lumber for studs and joists is permitted, but can later result in noticeable bowing, nail pops and drywall cracks in the walls. Instead we use kiln-dried wall studs and joists. This ensures our homes have straighter, flatter walls, with fewer drywall cracks caused by shrinkage.

- Our fiberglass roofing is warranted for 30 years, rather than just 25. It costs more, but it's worth it to us to help protect your investment and home's resale value.
- You may like your neighbours, but you don't necessarily want to hear them all the time! For extra sound insulation, we install an additional layer of drywall to one side of all shared walls. We also improve sound insulation by sealing the bottom of all wall sill plates. This is not required under the B.C. Building Code, but a must with us.
- How do we ensure all these measures are adhered to? Our dedicated on-site Quality Assurance Superintendent follows through on all of these measures. It goes without saying that stringent inspections are carried out both during construction and after completion to ensure our homes are finished to the highest standard.

The developer reserves the right to make modifications to floorplans, project design, materials and specifications to maintain the high standards of this development. E. & O.E.



We stand behind our homes – ask us more.

FAIRBORNE