

**Frames and Floors**

- Heavy-duty steel frame undercarriage with detachable hitch
- Seamless reinforced fibremesh sealite underbelly between chassis and floor
- 2"x 10" floor joists on 16" centres
- 5/8" Dri Deck tongue-and-groove sub-flooring glued and screw-nailed to floor joist
- Heat ducts within insulated floor cavity. Registers run to outside wall for optimum heating and comfort
- 1" main gas line with outlet

**Sidewalls**

- 2"x 6" wall studs on 16" centres
- 90" high sidewalls with unique belt-rail structural stiffeners
- 6-mil. poly vapour barrier
- 1/4" exterior sheathing
- Pre-finished vinyl interior wallboard
- Tyvek exterior building wrap
- Horizontal exterior vinyl siding
- 12" decorative exterior window shutters on front and door side

**Roof and Ceiling**

- 4/12 roof pitch with 6" overhangs
- Pre-engineered roof trusses on 16" centres (88 lbs. per sq. ft. ground snow load)
- 7/16" roof sheathing
- 6-mil. poly vapour barrier
- Ice and Water shield protection at the eave
- Self-sealing fibreglass asphalt architectural shingles (limited lifetime warranty)
- Vented attic space to eliminate moisture and heat build-up
- Continuous vinyl vented soffit and aluminum fascia
- Expansive vaulted ceiling throughout entire unit
- Pre-textured drywall ceiling panel

**Plumbing**

- Heatlink cross-linked polyethylene water lines and fittings
- 40-gallon – 240 volt electric water heater
- 4.8-litre ultra low-flush water-saver toilet with insulated tank
- Designer vanity with a porcelain sink
- Deluxe 60" one-piece fibreglass tub/shower combination
- Pressure balanced tub & shower faucets
- Chrome single lever faucets
- Chrome towel bar and tissue holder
- Double compartment stainless steel kitchen sink
- Plumb and wire for washer and dryer
- Plumb and wire for dishwasher
- Frost free exterior water tap

**Electrical and Heating**

- 100 amp – 32 circuit hydro service
- Prepared for central air conditioner
- 56,000 BTU forced air propane furnace with electronic ignition and wall thermostat
- HRV air exchanger providing an optimum balanced ventilation system
- 120 volt heat tape junction box under unit by water intake
- Electric strobe, smoke & carbon monoxide detector in living area
- Electric strobe & smoke detector in all bedrooms
- Decora-style light switches and receptacles
- 50-cfm bathroom exhaust fan
- Deluxe two speed range hood with light vented to outside
- Interior GFCI receptacle in bathroom and kitchen as required
- Tamper proof receptacles through-out
- Wired according to ESA specifications
- Exterior GFCI receptacle at entrance doors

- Exterior coach light at entrance doors
- Door Bell
- Brushed pewter residential interior light fixtures with pewter track light in Kitchen
- Pendant lights over island where applicable
- TV access box in Living Room & Master Bedroom
- Phone access box in Living Room

**Windows and Doors**

- Deluxe Northstar vinyl Thermopane windows with Low 'E' glass, removable screens (no grills)
- Insulating foam around window frames
- 36"x 80" pre-finished white maintenance free insulated residential exterior door with heavy duty aluminum self-storing storm door (no grills)
- Deluxe Northstar vinyl Thermopane patio door with Low 'E' glass, and screen (no grills)

**Insulation**

- Ceilings: R-50 Owens Corning pink fibreglass batt insulation
- Walls: R-22 Owens Corning pink fibreglass batt insulation
- Floors: R-31 Owens Corning pink fibreglass batt insulation

**Interior Decor Finish**

- Eurobox style cabinetry (drawer over door style) with adjustable shelves, and toe kick on all kitchen cabinets
- Thermofoil raised-panel cabinet doors with concealed hinges
- Roller glide-out metal drawer box hardware
- Premium laminate kitchen & bathroom counter with laminate front edging
- Flex-tile decorative backsplash in kitchen and bathrooms
- Medicine cabinet with mirror
- Large wardrobe closet with mirrored sliding doors or walk-in closet in master bedroom
- Durable maintenance friendly woodgrain vinyl flooring throughout
- White 2 panel interior doors with satin stainless steel door handles
- Ceiling crown mouldings through-out with casing on windows and doors
- Optional custom designer drapery valances on removable rods with drapery panels at patio door

**Warranty**

- 1- year product warranty, factory to consumer via dealer
- 5- year limited warranty for components and performance relating to structural integrity, weather penetration, electrical distribution system, plumbing and heating delivery systems, window and door performance

All Mobile Homes manufactured by Northlander Industries are constructed in compliance with the stringent standards of the C.S.A.-Z-240 Mobile Home Standard.

**C.S.A. LABELS HERE**

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