

Zone 1

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
- 7/16" exterior sheathing
- Pre-finished vinyl interior wallboard
- Tyvek exterior building wrap
- Horizontal exterior vinyl siding
- 12" decorative exterior window shutters on all windows

Roof and Ceiling

- Pre-engineered roof trusses on 16" centres (88 lbs. per sq. ft. ground snow load) with 17 ½" overhangs
- 7/16" roof sheathing
- 6-mil. poly vapour barrier
- Ice and Water shield protection at the eave with shingle underlayment on remainder of roof
- Self-sealing fibreglass asphalt architectural shingles (limited lifetime warranty)
- Vented attic space to eliminate moisture and heat build-up
- Continuous vinyl vented soffit and aluminium fascia
- Expansive sloped ceiling throughout entire unit
- California drywall stucco ceilings

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
- Deluxe fibreglass showers with glass doors (where floor plan permits)
- Pressure balanced tub & shower faucets
- Moen chrome single lever faucet with spray in Kitchen
- Moen chrome single lever faucets in bathrooms
- Chrome towel bar and tissue holder
- Double compartment stainless steel kitchen sink
- Plumb and wire for washer and 220 volt dryer
- Plumb and wire for dishwasher
- Frost free exterior water tap

Electrical and Heating

- 100 amp – 32 circuit hydro service with intake through floor
- Prepared for central air conditioner
- High efficiency gas furnace with 2 stage motor and programmable wall thermostat
- White decorative louvered door concealing furnace
- HRV air exchanger providing an optimum balanced ventilation system
- 120 volt heat tape junction box
- 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
- 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
- Pot lights in Kitchen on a dimmer switch
- Brushed pewter residential interior light fixtures
- 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 and decorative prairie grills
- Insulating foam around window frames
- 36"x 80" pre-finished white maintenance free insulated residential exterior door with heavy duty aluminium self-storing storm door (no grills)
- Deluxe Northstar vinyl Thermopane patio door with Low 'E' glass, and screen (no grills)

Insulation

- Ceilings: R-60 Owens Corning pink fibreglass batt insulation
- Walls: R-27: R22 Owens Corning pink fibreglass batt insulation with R5 Continuous Insulation
- Floors: R-31 Owens Corning pink fibreglass batt insulation

Interior Decor Finish

- Eurobox style cabinetry (drawer over door style) with adjustable shelves, decorative crown moulding and toe kick on all kitchen cabinets
- Thermofoil 'Rome' style cabinet doors with concealed hinges
- Post formed countertops with rolled edge and backsplash (except laundry and island countertops)
- Medicine cabinet with mirror and light (ensuite bathroom)
- Large wardrobe closet with mirrored sliding doors or walk-in closet in master bedroom
- Roller glide-out metal drawer box hardware
- Durable maintenance friendly woodgrain vinyl flooring throughout
- White 2 panel interior doors with satin stainless steel door levers
- Painted White MDF interior trims throughout
- Optional custom designer drapery package on removable rods with drapery panels at patio door
- Optional full drywall interior finish with one base coat and one top coat Benjamin Moore: OC-52 Gray Owl

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 Modular Homes manufactured by Northlander Industries are constructed in compliance with the stringent standards of the C.S.A.-A-277, National Building Code of Canada and Provincial Amendments

C.S.A. LABELS HERE

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