

REFLECTION

SPECIFICATIONS

FRAMES AND FLOORS

- Heavy-duty steel frame undercarriage with detachable hitch
- Seamless reinforced fibremesh sealtite underbelly between chassis and floor
- 2" x 6" floor joists on 16" centers
- 5/8" Dri Deck tongue-and-groove subflooring glued and screw-nailed to floor joist
- Heat ducts within insulated floor cavity with 4" x 10" registers
- 1/2" main gas line with outlet at back end

SIDEWALLS

- 2" x 3" wall studs on 16" centers
- 96" high sidewalls with unique belt-rail structural stiffeners
- Pre-finished vinyl interior wallboard (Norwich Pearl ONLY)
- 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 overhangs
- Pre-engineered roof trusses on 16" centers (88 lbs. per sq. ft. ground snow load)
- 7/16" roof sheathing
- 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
- Lofty flat ceiling throughout entire unit
- Pre-textured drywall ceiling panel

PLUMBING

- Heatlink cross-linked polyethylene water lines and fittings
- 16-gallon propane gas/electric direct spark ignition (DSI) fast-recovery water heater
- Water heater by-pass
- 4.8-litre ultra-low-flush water-saver toilet with insulated tank
- Deluxe one-piece fibreglass tub/shower combination with colour coordinating tub valance

- Vanity with white finish, porcelain top and 2 handle chrome faucet
- Deluxe white medicine cabinet with mirror
- Chrome towel bar and tissue holder
- Double compartment 8"-deep stainless steel kitchen sink
- Chrome single lever faucet in kitchen

ELECTRICAL AND HEATING

- 24-circuit 30 amp hydro panel with 30' plug-in cord
- Electric smoke detector
- Safe-T-Alert gas alarm
- Decora-style light switches and receptacles
- Wired and prepared for basement air conditioning
- 50 cfm bathroom exhaust fan
- Interior GFCI-protected receptacle in bathroom and kitchen
- 2 Exterior GFCI-protected receptacles
- Exterior coach light at patio door
- 40,000 BTU forced air propane furnace with in-floor ducting, electronic ignition and wall thermostat
- Brushed pewter residential interior light fixtures and Ceiling Fan (Living Room) with LED bulbs and White Recessed Pot Lights in Kitchen
- TV access box in living room & 21-4954-2 bedroom #2
- USB Receptacle in Kitchen

WINDOWS AND DOORS

- Deluxe vinyl Thermopane single-hung (tilt-to-clean) windows with removable screens
- 32" x 80" pre-finished white maintenance-free insulated residential exterior door with large window, and heavy-duty aluminum selfstoring storm door
- White vinyl 60" x 80" Thermopane patio door with screen

INSULATION

- Ceilings: R-12 Owens Corning pink fibreglass batt insulation
- Walls: R-8 Owens Corning pink fibreglass batt insulation
- Floors: R-12 Owens Corning pink fibreglass batt insulation

INTERIOR DÉCOR FINISH

- Eurobox style cabinetry with adjustable shelves, decorative crown moulding and toe kick on all kitchen cabinets
- Thermofoil beveled edge cabinet doors with concealed hinges
- Freestanding entertainment cabinet with space for an optional electric fireplace
- Freestanding entertainment cabinet in 23-4954-2 and 23-4967-2 bedroom #2
- Premium laminate kitchen counter with laminate front edging
- Roller glide-out metal drawer box hardware
- Durable maintenance friendly woodgrain vinyl flooring throughout (960M Texas Oak ONLY)
- White colonial interior doors with satin stainless steel door hardware
- Floating nightstands in master bedroom
- Overhead cabinets above bed in master bedroom
- Drawers below bunk beds in second and third bedrooms
- Large wardrobe closet with mirrored sliding doors in master bedroom
- Custom designer drapery valances on removable rods
- Bunk matt covers in second and third bedrooms
- Drapery Rod with Panels at patio door

Note: After Hours trim package with white kitchen & bathroom cabinetry ONLY .

Single Units Include: Stainless appliances, 4 bar stools, sofa & stationary chair in same upholstery (2 chairs in 23-4952-1 or Optional Sectional & 1 Stationary chair in 23-4952-1), coffee table, end table, lamp, Queen Duvet Cover with Skirt and Shams, Bunk Covers in Bedroom 2 & 3.

Units with Additions Include: Stainless appliances, 3 bar stools, 5 pc. dinette set, sofa & stationary chair in same upholstery, coffee table, end table and lamp.