

SPECIFICATIONS

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 plywood 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" studs on 16" centres
- 90" high sidewalls with unique belt rail sidewall stiffeners
- 6 mil. poly vapour barrier
- 7/16" exterior sheathing
- Pre-finished vinyl interior wallboard
- Tyvek exterior building wrap
- Horizontal exterior vinyl siding

ROOF AND CEILING

- Pre-engineered 3.5/12 roof trusses on 16" centres (88 lbs. per sq.ft. snow load) with 10 1/2" 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 fiberglass 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 Finished Vinyl Drywall Ceiling

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, built in medicine cabinet with mirror
- Deluxe one-piece fibreglass tub/shower combination
- Pressure balanced tub & shower faucets
- Chrome high-arch single lever kitchen faucet with pull-out spray
- Chrome dual lever vanity faucet
- 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 - 48 circuit hydro service with intake through floor
- Prepared for central air conditioner
- 45,000 BTU extra high efficiency gas furnace with electronic ignition and wall thermostat
- 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 receptacles
- 50-cfm bathroom exhaust fan
- 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
- LED pendent lights over island and chandelier over dining table where applicable
- LED residential interior light fixtures and recessed LED pot lights in kitchen, living room and bathrooms
- TV access boxes in master bedroom and living room
- USB receptacle in kitchen and bedroom 1

WINDOWS AND DOORS

- White vinyl Northstar Thermopane single hung (tilt to clean) windows with Low 'E' glass, 3 1/2" brick mold, removable screens (no grills), and insulating foam around window frames
- 36" x 80" pre-finished white maintenance free insulated residential exterior door with large window, heavy duty aluminum self-storing storm door, stainless steel door handle and dead bolt
- White vinyl Northstar Thermopane patio door with Low 'E' glass, 3 1/2" brick mold and screen (no grills)

INSULATION - ZONE 1

- Ceiling: R-60 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 with adjustable shelves, decorative crown moulding and toe kick on all kitchen cabinets
- Thermofoil Shaker style cabinet doors with soft close concealed hinges
- Premium laminate kitchen and bathroom counters with laminate front edging
- Flex-tile decorative backsplash in kitchen and bathrooms
- Soft close roller glide out drawer hardware
- Large wardrobe closet with white 2 panel sliding doors or walk-in closet in master bedroom
- Durable maintenance friendly woodgrain vinyl flooring throughout
- White 2 panel interior doors with satin stainless door levers
- Ceiling crown moldings throughout with casing on windows and doors
- Optional Custom designer Drapery at Patio Doors

TRADITIONAL SPECIFICATIONS

FRAMES AND FLOORS

- Heavy duty steel frame undercarriage with detachable hitch
- Seamless reinforced fibremesh sealant underbelly between chassis and floor
- 2" x 10" floor joists on 16" centres
- 5/8" Dri Deck tongue-and-groove plywood subflooring 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" studs on 16" centres
- 90" high sidewalls with unique belt rail sidewall stiffeners
- 6 mil. poly vapour barrier
- 7/16" exterior sheathing
- Pre-finished vinyl interior wallboard
- Tyvek exterior building wrap
- Horizontal exterior vinyl siding

ROOF AND CEILING

- Pre-engineered 3.5/12 roof trusses on 16" centres (88 lbs. per sq.ft. snow load) with 17 1/2" 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 fiberglass 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
- smooth painted drywall ceilings

PLUMBING

- Heatlink cross-linked polyethylene water lines
- 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, built-in medicine cabinet with mirror
- Deluxe one-piece fiberglass tub/shower combination
- Deluxe 48" & 60" fiberglass shower with glass doors
- Pressure balanced tub & shower faucets
- Chrome single lever faucets throughout with pull-out spay in kitchen
- Chrome towel bar and tissue holder
- Double compartment stainless steel kitchen sink
- Plumbed and wire for washer and 220 volt dryer
- Plumbed and wire for dishwasher
- Frost free exterior water tap

ELECTRICAL AND HEATING

- 100 amp - 48 circuit hydro service with intake through floor
- Prepared for central air conditioner
- 45,000 BTU extra high efficiency gas furnace with electronic ignition and 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 and carbon monoxide detector in living area
- Electric strobe and smoke detector in all bedrooms
- Decora style light switches and receptacles
- 50-cfm bathroom exhaust fan
- 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
- White LED residential interior light fixtures and recessed LED pot lights in kitchen, living and room & bathroom
- Pendant lights over island and chandelier over Dining Table where applicable
- TV access boxes in master bedroom and living room
- USB receptacle in kitchen and bedroom

WINDOWS AND DOORS

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- 36" x 80" pre-finished white maintenance free insulated residential exterior door with large window, heavy duty aluminum self-storing storm door, stainless steel door handle and dead bolt
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- Thermofoil Shaker style cabinet doors with soft close concealed hinges
- Premium laminate kitchen and bathroom counters with laminate front edging
- Flex-tile decorative backsplash in kitchen and bathrooms
- Soft close roller glide out drawer hardware
- Large wardrobe closet with white 2 panel sliding doors or walk-in closet in master bedroom
- Medicine cabinet with mirror and light (ensuite bathroom)
- Durable maintenance friendly woodgrain vinyl flooring throughout
- White 2 panel interior doors with satin stainless door levers
- Painted white MDF interior trims throughout
- Optional Custom designer Drapery at Patio Doors