

# MOBILEHOME 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" centers
- 5/8" Dri Deck tongue-and-groove sub-flooring glued and screw-nailed to floor joist
- Heat ducts within insulated floor cavity with 4" x 10" registers
- 1" Main gas line with outlet

## SIDEWALLS

- 2" X 6" wall studs on 16" centers
- 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

## ROOF AND CEILING

- 4/12 Roof pitch with 8" overhangs
- 3.5/12 Roof pitch with 8" overhangs on multi-section units
- Pre-engineered roof trusses on 16" centers (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 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 60" one-piece fiberglass tub/shower combination
- 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 dryer
- Plumb and wire for dishwasher
- Frost free exterior water tap

## ELECTRICAL AND HEATING

- 100 Amp – 48 circuit hydro service
- Prepared for central air conditioner
- 56,000 BTU forced air propane furnace with electronic ignition and wall thermostat
- ERV air exchanger, providing an optimum balanced ventilation system
- 120 Volt heat tape junction box under unit by water inlet

- 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
- 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 all 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 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

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

## INTERIOR DECOR FINISH

- Eurobox style cabinetry (drawer over door style) with adjustable shelves, and toe kick on all kitchen cabinets
- Thermofoil shaker style cabinet doors with soft close concealed hinges
- Soft close roller glide-out metal drawer box hardware
- Premium laminate kitchen & bathroom counter with laminate front edging
- Flex-tile decorative backsplash in kitchen and bathrooms
- 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 steel door handles
- Ceiling crown moldings through-out with casing on windows and doors
- Optional custom designer drapery panels at patio door