



GENERAL SPECIFICATIONS

Homes are built to meet or exceed CSA-A277 Building Codes

Superior Construction

1 Year Manufacturer's Warranty (10yr Available Through Retailer)
Engineered 11-7/8" I Joists
23/32" T&G OSB Floor Decking
1/4" Proboard Underlayment Beneath Lino Areas
7/16" OSB Roof Sheathing w/ H-Clips
3/8" Exterior Wall OSB Sheathing
Insulation meets zone requirements as per 9.36 Energy Code
All others: Walls R-22, Roof R-50
6 mil Poly Vapour Barrier
Engineered Roof Trusses @ 24" O.C.
5/12 Roof Pitch
2"x6" Exterior Walls @ 24" O.C.
2"x4" Interior Walls @ 16" O.C.

Maintenance Free Exteriors

Whole House Wrap
Vinyl Lap Siding
24" Perimeter Vented Eaves
IKO Architectural Asphalt Shingles
Synthetic Underlayment
6" Metal Fascia / Metal Soffit
36" Decorative Insulated Entry Doors w/Deadbolt – Peephole
Keyed Alike Deadbolts

Windows (Casement/Awning/Picture)

White PVC Double Pane (Double Low E & Argon Filled)
Window Sizes Plan Specific
Obscure Bath Window (Where applicable)

Tasteful Interiors

Cushioned Linoleum Flooring (bathrooms, kitchen, dining, laundry)
Plush Carpet w/ 7lb Underlayment (bedrooms/den, living room, hallways)
½" Primed and Painted White Drywall w/Square Corners
Painted White Raised Panel Interior Passage Doors
Painted White Contemporary Moulding Package

Tasteful Interiors (continued)

9' Flat Ceiling Throughout (Spantex Texture)
Light in Bathroom Above Mirror
Bedroom and Hall Ceiling Lights
Solid MDF Painted White Closet Shelving w/Rod
Pot Lights in Kitchen (5 Total)
Dining Room Light
LED Light Bulb Package
Decora Light Switches / Receptacles
Paint - White
Lever Style Door Handles
Full Wall or Half Wall at Stairwell Opening (Model Specific)

Bright Beautiful Kitchens

Frameless Cabinets w/Adjustable Shelving
Crown Moulding on Cabinets
Soft Close Doors & Drawers
Standard Door Pulls
Walk-In Pantry or Full Height Pantry
Double Stainless Steel Sink
Single Lever Pull Out Faucet w/Veggie Sprayer
Laminate Counter Top with Single Row Tile Backsplash
1 Banks of Drawers
Rough In for Vented Rangehood
Appliances Optional

Spacious Bathrooms

One Piece Fiberglass Oval Tub and Separate Shower Unit in Ensuite (Most Models)
One Piece Tub/Shower Unit in Main Bath
Beveled Vanity Mirror Above Sinks
Single Lever Pressure Balanced Faucet on Tub/Shower Units
Single Lever Faucet on Vanity Sinks
Low Volume Flush Toilets
Low Sone Bath Fan(s) on Separate Switch
White Vanity Sink
Laminate Counter Top with Single Row Tile Backsplash
Curved Shower Rods on Tub/Shower Units



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Utilities

100 amp Electrical Panel Mounted in Floor for Basement Hookup
Wired CO/Smoke Detectors Main Floor & Secondary (If Applicable) Prewire for Detector in Basement
1-Exterior GFI Receptacle
GFI Protected Receptacles in Bathrooms
AFCI Protected Receptacles (As required by code)
2-Communication Conduits
Coach Lights at All Exterior Doors
Covered Porches/Recessed Entries Receive Pot Light(s) ILO Coach
Rough-In for Door Chime at Front Door
5 Wire Rough In for Thermostat
Shut Off Valves All Fixtures
All Waterlines Stubbed in Floor Cavity
All Plumbing Stubbed in Floor Cavity
Rough In for Radon gas venting (Basement models)
Register and Return Air Rough-In with Covers
Ducting, Plenum and Registers Not Provided

The Manufacturer reserves the right to change specifications or designs without notice and without incurring obligation. Information contained herein is from data available at the time of printing.

