



## **GENERAL SPECIFICATIONS**

Homes are built to meet or exceed CSA-A277 Zone 7A 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 R Values: Walls R-22, Roof R-60  
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.

