



SILVERWOOD

STANDARD FEATURES
& SPECIFICATIONS

General Construction

- Built to the A-277 code zone 7A
- 8' Flat Ceilings
- Maintenance free vinyl lap siding and metal fascia
- Architectural asphalt shingle roof (limited lifetime warranty)
- 7/16" roof sheathing
- Engineered full 4-12 pitch roof trusses
- 18" front vented eaves (no side or rear eaves)
- Textured (primed) gyproc ceilings
- Exterior walls built 2"x6" and strengthened with 3/8" OSB sheathing on inside and outside of wall
- Covered gyproc throughout
- 19/32" T & G OSB Floor Decking glued and screwed
- Heavy tubular steel frame
- 2"x10" Floor joists @ 16" o.c. (16' & 20' wides)
- Decorative insulated 32" entry doors with dead bolt and peephole
- Coach lights at all exterior entrances
- Screen doors on front and rear entrances
- Residential 1.36 U-value, maintenance free Dual Low E Argon Filled PVC vinyl windows (meets zone 8)
- Exterior GFI electrical outlet
- Insulation meets zone requirements as per zone 7A/7B/8 of the 9.36 Energy Code: Floors R-48, Walls R-22 & Ceiling R-40 (min)

Tasteful Interiors

- Plush Saxony carpet in Living Room, all bedrooms, and hallways in 20' wides (lino in hallways of 16' wides)
- Quality linoleum flooring all other areas
- Switched receptacles in bedrooms
- Pre-finished interior passage doors in Crystal White colour

Bright, Beautiful Kitchens

- Exterior vented range hood with light
- Double stainless steel sink
- Doweled, full modular cabinetry
- Five distinctive colours of cabinet doors to choose from with matching moulding & trim colour
- Window over kitchen sink (most models)
- Peninsula Kitchen (20' wides only)
- Deluxe Tile Backsplash

Spacious Baths

- One-piece quality fiberglass tub and shower units
- Single lever faucet on tub/shower unit
- Expansive vanity mirrors
- GFI receptacle
- Exhaust fan(s)
- Deluxe Tile Backsplash

Utility Services

- 100 amp electrical panel
- Programmable thermostat
- Upgraded building envelope to meet 0.20 L/M2S
- 3m Insulated water lines on hot & cold sides at W/H
- Smoke detectors in bedrooms
- Arc Fault protection in public areas of home
- High efficiency (95+AFUE) single stage natural gas / propane furnace
- 39 Imp. (40 US) gallon electric hot water tank 9.36 compliant
- Primary exhaust fan c/w dehumidistat & switch
- CO/Smoke Detector(s) c/w battery backup
- GFI protected receptacle for heat tape
- Wired, plumbed and vented for washer and dryer
- Communication outlet

**NO CUSTOM CHANGES
DECORS ARE SUBJECT TO CHANGE WITHOUT NOTICE**

