



STANDARD FEATURES AND SPECIFICATIONS

TAMARACK SERIES

Foundation Models



EXTERIOR

Colour coordinated metal fascia
Vinyl siding
4/12 pitch roof
Exterior GFI receptacle - front door
Exterior frost-free tap – kitchen sink
30-year architectural fiberglass shingles
7/16" roof sheathing
Residential eaves (4 sides) (16")
Separate receptacle for heat tape
Engineered roof trusses
14" Engineered open web (19.2 o.c.)
3/8" wall sheathing
2x6 exterior walls @ 24" o.c.
Single LVL rim joist
Insulation: R60 ceiling; R22 walls
19/32" T&G subfloor
Whole house wrap

DOORS

Insulated steel exterior doors, 36" front and rear
(where possible) with peepholes and deadbolts
Lever door handles
Storm doors – optional
Coach lights at all exterior doors
Door chimes front and rear (wireless)

WINDOWS

LowE PVC windows and sills with screens
2" Venetian blinds on all windows

KITCHEN

Adjustable shelves in all cabinets – (2) upper and (1) lower
Double stainless-steel sink
Roller drawer slides
Laminated countertops with 6" laminate backsplash
with bullnose – kitchen and baths
PVC cabinet doors
19 cu. ft. frost free refrigerator
30" electric range with clock and timer
Built-In Dishwasher
2-speed range hood with light and fan
White kitchen appliances – black optional
Standard phone jack - kitchen area
Single lever faucet with vegetable sprayer
Crown moulding
Microwave cab (most models)

UTILITY ROOM

Overhead solid shelf at washer/dryer area
Furnace, HWT and ducting not included

STANDARDS IN EFFECT AS OF JANUARY 19, 2021

BATHROOMS

Exhaust fan with humidistat in main bath
Exhaust fan in ensuite on separate switch
Towel bar and towel ring (most models) in each bath
Cosmetic box in main bath
Showerhead in all baths
Shower rod and shower curtain liner in all baths
GFI receptacle in all baths
Walled tub/shower with single lever pressure balanced faucet
in all baths
Single lever faucets in all baths
Theatrical lights in all baths
1 bank of drawer in Ensuite
Corner oval tub (included in some models)

INTERIOR

Fully Finished Drywall (Type "A")
6 mil. vapour barrier includes switches and receptacles
Plush carpet in LR, MBR, Bedroom #2/#3/#4, FR
Carpet in hall (some models)
Quality vinyl floor covering
Cathedral ceilings in LR, DR, KIT
Solid shelving in all closets
2x4 walls
Linen with bi-fold (some models)
Bifolds at all closets
White embossed passage doors
Decora light switches

MISCELLANEOUS

ABS drop through floor only
Water lines connected in floor
Electric smoke/CO detector(s)
Ceiling lights in all bedrooms
Wire only ceiling light in living room
Electrical panel box on main floor with conduit through floor
White receptacles and switches
Light bulb package
Deluxe lighting package
Satin Platinum hardware, lighting and plumbing fixtures
3-way switch for basement
Shut off valves all fixtures
Stairwell opening (temporary joists)
Airtight protocols for foundation models
Programmable thermostat

**ALL HOMES ARE BUILT TO MEET OR EXCEED
CSA A-277 SPECIFICATIONS
ENERGY ZONE UPGRADES MAY BE REQUIRED
HOME IS BUILT TO MEET ENERGY ZONE 7A
ALL PRICES ARE F.O.B. LETHBRIDGE, AB
ALL PRICES DO NOT INCLUDE GST
ALL PRICES DO NOT INCLUDE ASSOCIATION FEES**

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