

STANDARD SPECIFICATION SHEET (Self Contained Models)

Roof:

- Limited Lifetime Warranty Asphalt Shingles
- 7/16" OSB Sheathing c/w 'H'-Clips
- Ice and Water Shield at Roof Perimeter
- Pre-Engineered Roof Trusses
- R-63 Blown Insulation
- 6-Mil Poly Vapor Barrier

Exterior Walls:

- Vinyl Siding
- Air Barrier (House Wrap)
- 7/16" OSB Sheathing, Glued and Stapled
- 2x6 Exterior walls at 8'-0" High (Zone 7A/6)¹
- R-20 Fiberglass Batt Insulation (Zone 7A/6)²
- 6mil Poly Vapor Barrier
- 7/16" OSB Liner Board Backing on Drywall
- Hurricane Straps
- Butyl Tape Seal Gasket

Interior Walls:

- 1/2" Drywall Board Primed and Painted
- 2x4 Studs @ 16" O.C
- Rounded Corners throughout

Floors:

- Pre-Engineered Open Web Floor Joists
- LVL Rim Boards
- 19/32" T&G OSB Floor Sheathing, Glued & Screwed
- Luxury Vinyl Plank 5mm, Glue Down
- R-40 Insulation

Interior Finishing:

- 1/2" Drywall Board on Ceiling; Spantex Finish
- 1 Coat Hi-Hide Primer, 1 Coat Paint
- 4 1/4" Crown Molding throughout (MDF)
- 4" Flat Baseboards throughout (MDF)
- 3" Flat Casing throughout (MDF)
- 1 Row of 6x6 White Tile around Tub/Shower
- Lincoln Park Interior Doors

Cabinetry:

- Nexgen Shaker Profile Polyester Wrapped Cabinet Doors
- Laminate Countertops
- Integrated Post Form Backsplash
- Solid 5/8" Melamine Back Panel for All Cabinetry
- Soft Close Cabinet Doors & Drawers
- Base Cabinets with Door/Drawer in Kitchen
- Vanity Base Sink (no drawers) per Bathroom

Appliances & Fixtures:

- Stainless Steel Kitchen Sink
- White Ceramic Vanity Sink in Bathrooms
- Single Lever Kitchen & Vanity Faucets
- Comfort Height & Dual Flush Toilet
- Single Piece Tub/Shower
- Rough-In for All Appliances

Windows & Doors:

- White PVC Dual Pane Low "E" Argon Filled
- (2) 36" 3-Panel White Exterior Doors
- 4739S in Bedrooms & Dining Room
- 4735S In Kitchen
- 8659 PPC in Living Room

Heating and Ventilation:

- 2 Stage High Efficiency Furnace with A/C Space
- 30 Gauge Galvanized Plenum
- 80CFM Bathroom Fans Connected to Dehumidistat
- 2 Stage 7-2 Digital Thermostat

Plumbing:

- 40 Gal. Natural Gas HWT-Power Vent
- Plumbed for Dishwasher, Washer/Dryer
- (2) Cold Hose Bibb, as Per Plan
- Shut-off Valves for Sinks & Toilets
- Water Line to Fridge
- Manifold Waterline System

Electrical:

- 100AMP, 120/240V, Single Phase
- (2) Extra Conduit through Draw Side of Panel
- Pre-Wired for Dishwasher
- Heat Tape Plug under Water Heater
- GFI Counter Plugs (20A in Kitchen, 15A in Bathrooms)
- Electric Door Chime c/w Front & Rear Buttons
- Exterior Plug in Soffit with Dedicated Switch
- Media Panel
- (2) Media Locations (2 Coaxial, 1 Cat 5 wire)
- (2) Exterior GFI Plugs
- Smoke Detector with Carbon Monoxide Sensor
- LED Round Disk Lights in Bedrooms, Utility & Hallways
- Ceiling Fan Rough-In in Living Room
- Chandelier in Dining Room
- 10 Pot Lights in Kitchen & Hallways
- Recessed Pot Lights in Soffits at Entries

Warranty:

- Ten Year Alberta New Home Owner Warranty
- One Year - Materials & Labor
- Two Year – Mechanical
- Five Year - Building Envelope
- Ten Year – Structural

***Subject to Change Without Notice**

1 – 2x8 Wall With 2x4 Staggered Wall **Charges May Apply
 2 – R-28 Insulation for Zone 7B/8 **Charges May Apply



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