

# Specifications and Finishes

## STRUCTURE AND FRAMING

- STANDARD
  - 2" x 6" Wood Framed External Walls
  - 2" x 10" Wood Framed 12" OC Floor
  - 2" x 12" Wood Framed 24" OC Ceiling
  - 2" x 4" Wood Framed Interior Non-Load Bearing Walls
  - 2" x 6" Wood Framed Interior Load Bearing & Plumbing / Wet Walls
  - 1.75" x 9.25" LVL Rim Beams
  - ¾" T&G Fir or OSB Sub Floor System
  - ½" Fir or OSB Roof Sheathing

## INSULATION

- STANDARD
  - Exterior Wall Insulation R22
  - Roof Insulation R40
  - Floor Insulation R31 (Pending on whether concrete foundation or screw piles / concrete piers)
- PREMIUM OPTIONS
  - Exterior Wall Insulation
  - Improved R-Value in Roof & Walls

## EXTERIOR SIDING

- STANDARD
  - Vinyl Siding
  - Aluminium Soffit, Fascia, Eavestrough and Downspouts
- PREMIUM OPTIONS
  - James Hardie Plank or Panel
  - Standing Seam Metal
  - Accents – Cedar, Fir, or Hardie on Feature Walls
  - Comb Face Fascia / Window & Door Trims
  - Cedar Soffit

## EXTERIOR WINDOWS

- STANDARD
  - Ply Gem Comfort Series Double Pane
- PREMIUM OPTIONS
  - Coloured Vinyl Windows
  - Painted Aluminum Windows
  - Triple Pane Windows

## EXTERIOR DOORS

- STANDARD
  - Aluminum Front Entrance w/o Light/Glass

- Aluminum Rear Utility Room Door w/o Light/Glass
- PREMIUM OPTIONS
  - Aluminum Front Entrance with Full Light/Glass - Obscured

## **ROOFING**

- STANDARD
  - Peel and Stick Membrane
  - Asphalt / Architectural Laminate Shingle.
- PREMIUM OPTIONS
  - Standing Seam Metal w/ High Temp Peel & Stick Membrane
  - Torch-on 2-ply SBS

## **MECHANICAL, HVAC, & ELECTRICAL**

- STANDARD
  - 200A Panel
  - 50G Hot Water Tank
  - Heat Pump (12k BTU) Incl. Singular Head Unit
  - Electrical Base Board Heaters
  - HRV – EOS 100 System
  - Central Data (TV, Internet, Phone)
- PREMIUM OPTIONS
  - Heat Pump - Bigger BTU, More Heads, Or Different Manufactures
  - Hot Water On-Demand
  - Gas Range and Connections
  - Smart Hub

## **LIGHTING**

- STANDARD
  - Exterior Entrance
  - Pot Lighting
  - Dimmable Lighting Switches
- PREMIUM OPTIONS
  - Soffit Lighting
  - Premium Fixtures Island / Vanity Fixtures
  - Bar Light and Drop Pendants
  - Lit and Heated Mirror
  - Motion Sensor Lighting Underneath Cabinetry in Bathroom, Kitchen, Closets

## **INTERIOR FINISHES**

- STANDARD
  - Vinyl Plank Flooring
  - Cloverdale Standard White Paint
  - Interior Doors Berkley Solid Core Doors - Painted
  - Round or Square Hardware in Black, Satin, or Nickel
  - Flat Stock MDF Trims 3"

- PREMIUM OPTIONS
  - Fuzion Laminate Flooring
  - Toryls Laminate Flooring
  - Tile – Heated / Unheated Floring

## **KITCHEN**

- STANDARD
  - Cabinetry White Melamine
  - Soft Close Standard Drawers
  - Laminate Counter Tops
  - Stainless Drop-in Sink with Pull Down Faucet - Black / Stainless / Chrome
- PREMIUM
  - Birch Cabinetry
  - Painted Doors on Cabinetry
  - Slim/Blade Pulls on Cabinetry
  - Under-cabinetry Lighting
  - Tile Backsplash
  - Quartz Countertops
  - Stainless Double Bowl
  - Silgranite and Farmhouse Silgranite

## **BATHROOM**

- STANDARD
  - Cabinetry White Melamine
  - Soft Close Standard Drawers
  - Laminate Counter Tops
  - Porcelain Single Bowl – Drop-in
  - Tub & Shower – Single Piece Insert
  - Faucet and Fixtures – Riobel or Moen – Black / Stainless / Chrome
- PREMIUM
  - Porcelain Single Bowl – On Top / Not Drop-In
  - American Standard Toilet
  - Shower – One Piece Base w/ Tile Walls
  - Tub – One Piece Tube with Tile Surround Walls
  - Heated Towel Bar

## **APPLIANCES**

- STANDARD
  - We ask that client can determine what they like and order them directly. We are going to help with providing dimensions, and the installation of the appliances as well.
- PREMIUM
  - Custom quoting and is available upon request