



STANDARD SPECIFICATIONS – READY TO MOVE

Floor System

- Engineered HJ 12" full length floor joist system
- HJ Blocking as required
- Double perimeter rim joists
- 5/8" T&G fir subfloor, glued and screwed
- 3/8" proboard under lino areas
- Joist bridging as required

Wall system

- Exterior Walls 2"x6" KD #2 and better spruce studs @ 16" o.c
- Interior Walls 2"x4" KD #2 and better spruce studs @16" o.c
- Plates: KD 2"x4" & 2"x6" spruce
- 2"x10" lintels on structural walls
- 7/16" OSB sheathing on exterior walls
- 7/16" OSB sheathing on exterior walls on interior perimeter prior to jip rock application
- Tyvek Housewrap

Roof System

- Pre-Engineered roof trusses at 24" o.c
- 7/16" OSB roof sheathing
- Ice and water shield on all valleys
- 30 year fibreglass self seal architectural shingles nailed c/w underlayment and drip edge and vents
- Insulation stops as per industry standard

Windows and Doors

- Armwood Windows: Triple pane glazed low E sealed insulated glass, , jambs PVC
Awning and Casements c/w operating hardware and screens
- Armwood Doors: Main Entrance: 36"x 6'-8" metal clad half glass steel insulated door
Rear door: 32"x 6'-8" steel 6 panel door

Insulation & Air-tightness

- R-20 fiberglass wall insulation
- R-60 blown in ceiling insulation
- R-20 rim joists & R-28 cantilevers
- Acoustical sealant for wall and roof framing
- Envelope seal around windows and doors
- 6-mill poly continuous seal on all insulated walls and ceiling
- Poly seal system on all exterior wall outlets and fixtures
- Windows and doors sealed and flashed on exterior

Drywall

- 1/2" ceiling drywall on house ceilings
- ½" drywall on house walls
- Taped, sanded and sealed to a smooth finish
- Rounded cornerbead

Painting and Staining

- Primer on walls and ceilings
- Two Coats of Paint of highest quality Benjamin Moore Paint
- Deep base colors subject to upgrade
- All ceiling textured finish
- All woodwork painted or stained and lacquered

Electrical

- 40 Circuit panel c/w 200 Amp main breaker and necessary circuit breakers
- Humidistat for central exhaust system
- Allowance for lighting fixtures
- Smoke Detectors: as per code
- Door Chime
- Decora switches & standard plugs
- Central vac drops c/w dust pan
- Exterior soffit plug (1)
- Exterior plugs (2)
- All electrical as per standard code

Plumbing

- One piece acrylic tub and shower
- Onx 8" double bowl stainless steel kitchen sink (lifetime warranty)
- White china basins
- Moen Chateau chrome taps
- Broan BP 130 vented rangehood (Black or white & Stainless Steel)
- Toto Carouso 4.8 liter flush c/w slow closing seats
- 3x10 diffusers to match floor covering
- Central Vac roughed in

Exterior Finish

- Kaycan vinyl siding & Trim
- Kaycan prefinished aluminum fascia
- Kaycan prefinished continuous metal soffits, venting to attic
- Prefinished eavestroughing, downspouts & extensions

Interior Millwork & Accessories

- Colonist MDF or flat slab oak interior doors
- 2 ½" MDF (092) or 2 1/8" oak (356) base & casing
- MDF shelving in closets & storage areas
- Weiser Phoenix or Huntington latch sets
- Bathroom mirrors to suit vanities