



# BUILDING SPECIFICATIONS

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## ***Our Basic House Package includes the following:***

### **Framing:**

- 1 ¾" x 12 LVL supporting rim boards with silent floor system
- Exterior walls are 2x6 spruce studs, 16" OC, also, 3/8" wall sheathing glued on exterior & 3/8" wall sheathing on perimeter of the inside.
- Interior walls 2x4 partitions, spruce studs, 16" OC
- Roof trusses are engineer approved select spruce with sheathing and bracing
- 3/8" wall sheathing and 7/16" roof sheathing
- Vaulted ceilings

### **Roofing:**

- 35 year warranty shingles – Roof venting as per code (Omni-Roll Ridge Cap venting)

### **Windows:**

- Sliders and picture- Dual low E with argon gas – one window per room
- Casement in the kitchen and living room (crank-out)

### **Exterior Doors:**

- Front entry door – fiberglass or steel embossed panel. Rear or side entry doors are fiberglass or steel embossed
- Primed (painting to be done by owner) brushed silver Weiser deadbolts and locksets
- Decorative window insert (Choice of 6 Designs)



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## Siding:

- Vinyl siding with white trims and corners, Soffit & Fascia pre-finished aluminum in Kaycan white

## Insulation:

- Exterior walls – R20 fiberglass, Exterior ceiling- R40 cellulose fiber blow-in

## Drywall:

- 1/2” Drywall throughout, taped and mudded- California knockdown textured ceilings throughout  
Soft (rounded) Corners

## Cabinets:

- Post form laminate countertops and standard cabinet package. Maple Doors with a wide array of stain color choices and hardware available. Designed by Superior Cabinets in Edmonton

## Interior Doors and Trim:

- Colonial or equivalent, Trim is 3 ¼” painted white

## Bathroom:

- In stock Brushed nickel accessories:
- 1 each paper holder, towel ring and mirror per bathroom
- Subway tile (white) around perimeter of tubs and showers

## Paint:

- Interior latex, soft gloss (one color throughout ) 6 color choices, 1 coat primer, 2 finish coats



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## Flooring:

- Carpet with 7/16 foam underlay
- Lino with 1/4" Underlayment
- or 12.3mm Laminate –

## Plumbing:

- Kitchen sink: Double stainless steel with pull out fixture
- In stock bathroom fixtures- Moen chrome
- Standard tub and shower
- Vented range hood OR outlet for future microwave/hoodfan combo
- As per building codes

## Electrical:

- Copper wiring – 100 Amp service- 48 circuit panel w/split breakers
- Decora cover plates throughout
- 2 phone jacks, 2 cable outlets, Smoke & CO2 detectors as per code
- Exterior waterproof plug per deck
- In stock fixtures, owner supply and install ceiling fans
- Customer light choice of finish

***PLEASE NOTE THAT WE HAVE MANY DESIGN OPTION AVAILABLE.  
WE ARE HAPPY TO ASSIST YOU IN CUSTOMIZING A DESIGN TO SUIT YOUR NEEDS!***