



# 16' STANDARD FEATURES & SPECIFICATIONS

## Distinctive Features

- Built to the A-277 code Zone 7A
- 8' Ceilings
- Front living room models come with Bay window
- Front porch models come with 9-lite front door and transom windows in the living room and dining room
- Cathedral ceiling throughout
- Cathedral cove moulding throughout
- Décor switches and receptacles
- 12" side, 18" front vented eaves
- Residential-type appliances and bathroom fixtures
- Deluxe bedroom nightstand/ cabinets
- Serenity air condition ready - split

## General Construction

- 2" x 10" Floor Joist at 16" o.c.
- Exterior walls built 2"x6" and strengthened with 3/8" OSB sheathing on inside and outside of wall
- 6 mil Interior vapour barrier
- 2"x4" Interior walls
- Floor decking, 19/32" T & G OSB, glued & screwed
- 3/8" Exterior OSB sheathing
- 7/16" Roof sheathing
- Architectural asphalt shingle roof (limited lifetime warranty)
- Engineered full 5/12 pitch roof trusses
- Heavy tubular steel frame
- Maintenance free vinyl lap siding with metal fascia
- Residential 1.36U-value, maintenance free Dual Low E Argon Filled PVC vinyl windows ( meets zone 8)
- Residential vinyl patio door with lock (most models)
- Coach lights at all exterior entrances (Covered Porches Receive Exterior Pot Lights ILO Coach Light)
- Screen doors at rear exterior door
- Exterior GFI receptacle
- Exterior frost-free tap
- Insulation meets zone requirements as per zone 7A/7B/8 of the 9.36 Energy Code: Floors R-48, Walls R-22 & Ceiling R-40 (min)
- Textured (primed) gyproc ceiling

## Tasteful Interiors

- Plush saxony carpet in Living Room and All Bedrooms Quality linoleum flooring in all other areas
- 2" white faux wood cordless blinds (inset in window) in all areas except bathrooms
- Pre-finished interior passage doors in Crystal White colour

## Bright, Beautiful Kitchens

- Deluxe tile backsplash
- Pantry – select models
- 19 cu ft 2-Door frost free refrigerator
- 30" Easy clean electric range
- Exterior vented range hood with light
- Double stainless-steel sink
- Dowelled full modular cabinetry w/crown moulding
- Five distinctive colors of cabinet doors to choose from with matching moulding & trim colour

## Spacious Baths

- Obscure bath window
- Curved Shower rods in all tubs
- Deluxe tile backsplash
- One piece quality fiberglass tub and shower unit with single lever
- Power bath fan on separate switch
- Hampton lights
- Residential type toilet and sink
- GFI receptacle

## Utility Services

- High efficiency (95+AFUE) gas furnace with two speed blower + A/C ready split
- Upgraded Building Envelope to meet 0.20 L/M2S
- 3m Insulated Water Lines on Both Hot & Cold Sides at Water Heater
- 33 Imp (40 US) Gallon electric hot water tank 9.36 Compliant
- Wired, plumbed, and vented for washer and dryer
- 100 Amp electrical service
- GFI protected receptacle for heat tape
- Primary exhaust fan c/w dehumidistat & switch
- CO2/Smoke detector(s) c/w battery backup
- Smoke detectors in bedrooms
- Arc Fault protection in areas required by code
- Two communication outlets (LR & MBR)

