

ISLANDER SPEC. PAGES

HOME SPECIFICATIONS SHEET

Foundation

- ❖ Concrete footing with 2x6 PWT wood foundation wall (32" high). Wall is insulated to R20. 2" Styrofoam accor. around perimeter of footings.
- ❖ 6 mil CGSB poly ground cover in crawl space
- ❖ waterproof membrane on exterior of foundation walls
- ❖ 4 ply 2x10 beam with teleposts

Floor System

- NJH12 manufactured floor truss (wood "I" joist)
- Laminated plywood joist headers (provides strength during move)
- 3/4" tongue & groove OSB subfloor (glued)
- 3/4" Proboard under any vinyl flooring

Exterior Walls

- 2x6 studding @ 16" o.c. with 7/16" OSB exterior sheathing
- 2x10 or LVL headers over wall openings

Interior Walls

- 2x4 studding @ 16" o.c.
- 2x6 plumbing wall

Roof System

- engineer designed, factory built rasi trusses @ 24" o.c. Roof pitch is 5 in 12. Living room-Dining-Kitchen and entry ceiling are vaulted
- 12" high energy heel height (to allow extra insulation at eaves)
- all trusses fastened to wall plates with metal fastener plates
- 7/16" OSB roof sheathing with metal H-clips

Roofing

- 35 yr laminated fiberglass shingle (Harmony BP)
- self adhesive waterproof membrane at eaves and in valleys
- 15# asphalt felt over entire roof
- roof vents to meet NBC 2005

Windows

- PVC frame windows by All Weather Windows
- All glazing is dual low E with argon

Exterior Doors

- Insulated metal doors with prefinished metal clad frames
- Keyed lock and deadbolts installed

Exterior Finish

- KWP Naturetech prefinished siding with housewrap below
- Prefinished vented aluminum soffit; 6" prefinished aluminum fascia
- 5" prefinished seamless steel eavestrough and downspouts

Insulation

- R20 fiberglass wall insulation
- R50 ceiling insulation
- 6 mil CGSB poly vapor barrier; sealed to prevent air leakage
- perimeter of floor joists are insulated to R20 factor with Styrofoam rigid insulation
- all window and door openings are sealed with expanding foam insulation to prevent air leakage
- electrical outlets on exterior walls have foam gaskets to seal vapor barrier

Drywall

- 1/2" CD drywall on ceiling (mold resistant)
- 5/8" drywall on walls
- finished with one primer coat and two finish coats of top quality General Paint
- all corners are rounded

Interior Doors

- doors are embossed panel hardboard (eg. Colonist), painted to customer color choice, with matching painted jamb
- casing and baseboards are #356 painted wood
- door hardware (knobs and hinges) are brass or pewter finish, cover style

Kitchen Cabinets/Bathroom Vanities

- kitchen cabinets and vanity are Kitchencraft Traditional oak or alder
- Mirror or medicine cabinet over vanities
- countertops are underwrap laminate (eg. Formica, Arborite, etc.)

Interior Finish

- closet shelving is white melamine. Closet rods are white metal, adjustable. Bedroom closets have organizers
- Stair railings are oak or maple spindles with railing

Floor Covering

- Carpet with 1/2" foam underpad in bedrooms
- 12 mm laminate floor (25 year warranty) in kitchen, dining room, living room and entry

Electrical

- 200 amp panel installed. All plugs, switches, etc are routed back to panel.

- Electric baseboard heat with wall thermostats in each room
- Décor plugs and switches
- TV and phone jacks are installed and routed back to panel
- Hardwired smoke detector in hallway
- Light fixtures installed, Ceiling fan in vaulted ceiling
- Rough wiring in place for HRV and thermostat
- Metal exhaust ducting in walls for HRV
- Inspected by Manitoba Hydro

Plumbing

- All drains and water lines installed (to floor level). 40 gallon HWI installed
- Main bathtub is one piece acrylic with pressure balanced faucet
- Showers are one piece fiberglass with pressure balanced faucet
- Kitchen sink is double stainless steel with single lever chrome faucet with pull out spray
- Vanity sinks are white china basins with single lever chrome faucets