

STANDARD FEATURES

- Engineered I-joist floor system
- Engineered LVL perimeter beam rim joists
- 23/32" T&G OSB subfloor, Glued and Screwed
- 2x6 K.D.spruce @ 16" o.c. exterior walls
- 3/8" OSB overlapped perimeter beam Glued & stapled
- 2x4 K.D.spruce @ 16" o.c. interior walls
- Engineered roof truss system 24" o.c. C/W Hurricane clips
- 7/16" Roof sheathing c/w H-clips
- 30 yrs Architect asphalt shingles
- Double glazed windows c/w solarban-60(CSA certified)
- Metal insulated ext. doors c/w metal clad jams
- R-20 insulation in ext walls and R-40 insulation in ceiling
- Standard Vinyl siding
- Aluminum vented soffit
- Aluminum pre finished fascia
- 8' high flat ceilings
- 1/2" Gyprock and 1/2" CDboard screw and nail application
- Knock down textured ceiling finish
- Round corner beads
- All plumbing stacks, water lines and drains in floor
- Single lever chrome std. fixtures
- Low flush water saver toilets
- One piece fiberglass tubs and shower units.
- Bath hardware in chrome finish
- 100 amp service panel
- Allowance for light fixtures
- Decora style switches and receptacles
- Vented bath fans and range hood
- Ext. GFCI electrical receptacle
- Sattelite /cable Rough in
- Cat-5 Ethernet cable for voice and data
- Maple/Oak flat panel shaker std. cabinets
- Laminate countertops c/w full wall cir. tile back splash
- Choice of two paint colors (Prime plus 2 finish coats)
- Choice of top of line interior door styles
- 3" MDF paint grade Casing
- 5" MDF paint grade Door headers in main areas
- 4.5" MDF paint grade baseboard
- Linonium flooring in Baths, Kitchen , entry areas
- 40oz. Carpet on top of high density under pad
- 5 years National Home Warranty
- 1 year AHL complete warranty

OPTIONAL FEATURES

- A-frame (front praw style) c/w rake head windows
- Vaulted ceilings
- Compound vaulted ceiling
- Clear span floor system
- Extra Gables
- 9 ft. High Ceilings
- Heating and Plumbing for RTM w/o Basements
- High efficiency furnance and Hot water tank
- Prime color vinyl siding
- Canaxel hard board siding
- Conc. Hardy board siding
- Cultured rock/Bricks ext. finishes
- Special shingles and shakes ext. finish
- Battens around windows and ext doors
- Balley Band Batten
- Arch top/Rake head/Round top windows
- Window grills/ battens
- Sky lights
- Speciality Glass in Exterior doors
- Special doors(fibre glass/sidelights/transom)
- Garden doors (1/2 or full glass, mini blinds in side)
- Raised panel/ v-Groove Kitchen cabinet doors
- Medicine cabinets
- Taller wall cabinets
- Light valance, Crown mouldings
- Granite counter tops
- Kitchen islands or Raised eating bar counter
- High quality carpets/ Hardwood /laminate/ceramics
- Headers over all windows and doors
- Maple /Oak trim pkg.
- French doors/Pantry door matching to cabinetry
- Knotty pine finish
- Arches and Niches
- Railings instead of 1/2 walls
- Jacuzzi/Oval tub/Soaker tub/special tubs
- Showers of diff. styles and sizes
- Extra sinks and vanities
- Elongated low flush/insulated toilets
- Extra bathrooms/main floor laundry
- 200 amp electrical service panel
- Ceiling fans/Pot lights/Puck lights
- Under cabinet valance lighting

We custom design and build R.T.M. homes. Lots of other options and upgrades available. We build quality, Custom homes with specifications and standards far above the minimum mentioned in building code

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