



## **STANDARD FEATURES AND SPECIFICATIONS**

### ***Northland Niagara...Sectional Homes***

#### **EXTERIOR**

Colour coordinated metal fascia  
Colour coordinated decorative window treatment  
(Top and bottom - curbside and hitch end)  
Vinyl siding & white vinyl soffit  
Nominal 4/12 pitch roof (Peak Sections)  
Exterior GFI receptacle - front door  
Exterior frost-free tap - kitchen sink  
30-year architectural fiberglass shingles  
7/16" roof sheathing  
16" eave on hitch end & rear, 18" on long walls  
Perimeter ventilation  
Separate receptacle for heat tape  
Engineered roof trusses to 2.7 KPA snow load  
2x10 floor joists 16" o.c.  
3/8" wall sheathing on inside & outside of exterior walls  
Insulation: R22 walls; R40 ceiling; R48 floor  
2x6 side walls at 24" o.c. - 8' walls  
19/32" T&G subfloors  
12" tubular steel frame with detachable hitch

#### **EXTERIOR DOORS**

Insulated steel exterior doors, 36" front and rear  
(where possible) with peepholes and deadbolts  
Lever door handles  
Coach lights at all exterior doors

#### **WINDOWS**

LowE PVC windows and sills with screens

#### **KITCHEN**

Adjustable shelf in all cabinets - (2) upper and (1) lower  
Double stainless-steel sink  
Roller door slides on all drawers  
Crown moulding  
Microwave cabinet with separate circuit  
PVC cabinet doors  
18 cu. ft. frost free refrigerator  
30" electric range with clock and timer  
2-speed range hood with light and fan vented to exterior  
White kitchen appliances  
Communication box (empty) at kitchen area  
Single lever faucet with vegetable sprayer  
Upper corner cab - narrow reed glass

#### **UTILITY ROOM**

Plumbed and wired for washer/dryer  
Natural gas high efficiency furnace  
Dryer vent rough in  
Electric hot water tank  
Overhead solid shelf at washer/dryer area  
Insulated lines in HWT cavity

#### **BATHROOMS**

Exhaust fan with humidistat in main bath  
Exhaust fan in ensuite on separate switch  
Towel bar and towel ring (most models) in each bath  
Cosmetic box in main bath  
Showerhead and rod in all bath  
GFI receptacle in all baths  
Walled tub/shower with single lever pressure balanced  
faucet in all baths  
Single lever faucets in all baths  
Theatrical lights in all baths  
1 bank of drawers in either ensuite or main bath (where possible)

#### **INTERIOR**

Decorative vinyl covered drywall  
6 mil. vapour barrier includes switches and receptacles  
Plush carpet in LR, MBR, Hall (and FR where applicable)  
Quality vinyl floor covering  
Cathedral ceiling throughout  
Ceiling lights in all bedrooms  
Wire only ceiling light in living room  
Solid shelving in all closets  
White embossed passage doors with lever handles  
4" ceramic tile backsplash at kitchen & vanities with tile edging  
2x4 interior walls  
Vinyl wrap moulding throughout

#### **MISCELLANEOUS**

Electric smoke/CO detector(s)  
100-amp service panel  
Main electrical conduit through floor  
White receptacles and switches  
Light bulb package  
Programmable thermostat  
Airtight Protocol

**ALL HOMES ARE BUILT TO MEET OR EXCEED  
CSA A-277 SPECIFICATIONS**

**ENERGY ZONE UPGRADES MAY BE REQUIRED**

**HOME IS BUILT TO MEET ENERGY ZONE 7A**

**ALL PRICES ARE F.O.B. LETHBRIDGE, AB**

**ALL PRICES DO NOT INCLUDE GST**

**ALL PRICES DO NOT INCLUDE ASSOCIATION FEES  
STANDARDS IN EFFECT AS OF Jun 1, 2022**

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