



## **STANDARD FEATURES AND SPECIFICATIONS**

### ***Tamarack Series Foundation Models***

#### **EXTERIOR**

Colour coordinated metal fascia  
Vinyl siding & white vinyl soffit  
4/12 pitch roof  
Exterior GFI receptacle - front for  
Exterior frost-free tap - kitchen sink  
30-year architectural fiberglass shingles  
7/12 roof sheathing  
Residential eaves, 16" eaves - 4 sides  
Separate receptacle for heat tape  
Engineered roof trusses to 2.7 KPA snow load  
14" Engineered open web (19.2 o.c.)  
3/8" wall sheathing on outside of exterior walls  
2x6 exterior walls @ 24" o.c. - 8' walls  
Double LVL rim joists  
Insulation: \$60 ceiling; R22 walls  
19/32" T&G subfloor  
Whole house wrap

#### **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  
Door chimes front and rear (wireless)

#### **WINDOWS**

LowE PVC windows and sills with screens  
2" Venetian blinds on all windows

#### **KITCHEN**

Soft close hinges & drawers  
Adjustable shelves in all cabinets - (2) upper & (1) lower  
Double stainless-steel sink  
Roller drawer slides  
PVC cabinet doors  
19 cu. ft. refrigerator  
30" electric range with clock and timer  
Built-In Dishwasher  
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  
Crown moulding  
Microwave cab with separate circuit (most models)  
Upper corner cab - narrow reed glass

#### **UTILITY ROOM**

Overhead solid shelf at washer/dryer area  
Furnace, HWT and ducting not included

**STANDARDS IN EFFECT AS OF MAY 7, 2021**

#### **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 baths  
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 drawer in Ensuite  
Corner oval tub (included in some models)

#### **INTERIOR**

Painted moulding throughout  
Fully Finished Drywall (Type "A")  
6 mil. vapour barrier includes switches and receptacles  
Plush carpet in LR, MBR, Bedroom #2/#3/#4, FR & hall  
(some models)  
Quality vinyl floor covering  
Cathedral ceilings in LR, DR, KIT  
Solid shelving in all closets  
2x4 interior walls  
Linen with bi-fold (some models)  
Bifolds at all closets  
White embossed passage doors with lever handles  
Decora light switches  
4" ceramic tile backsplash at kitchen and vanities with tile edging

#### **MISCELLANEOUS**

ABS drop through floor  
Water lines connected in floor  
Electric smoke/CO detector(s)  
Ceiling lights in all bedrooms  
Wire only ceiling light in living room  
Electrical panel box on main floor with conduit through floor  
White receptacles and switches  
Light bulb package  
Satin Platinum hardware, lighting and plumbing fixtures  
3-way switch for basement  
Shut off valves all fixtures  
Stairwell opening (temporary joists)  
Airtight protocols for foundation models  
Programmable thermostat  
100-amp service panel

**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**

This is not a fully detailed specification. SRI Homes-Regent reserves the right to change specifications, designs, materials and suppliers without notice and without incurring obligation. Information contained herein is from data available at the time of printing