

Roof

- ◆ 3.9/ 12 pitch engineered trusses
- ◆ 15/32" tongue & groove OSB sheathing
- ◆ 6"wide eaves with vented soffit
- ◆ Cardboard attic baffles
- ◆ Lo-Omnirroll low-profile continuous ridge vent
- ◆ IKO Dynasty asphalt upgraded shingles
- ◆ Synthetic roof underlayment
- ◆ Adhesive Water and Ice membrane at eaves and dormer valleys
- ◆ 6 mil. Polyethylene vapor barrier

Exterior & Interior walls

- ◆ 7'- 6" wall height
- ◆ 2x6 kiln dried exterior wall studs at 16" O.C.
- ◆ 7/16" OSB exterior wall sheathing
- ◆ 6 mil. Polyethylene vapor barrier
- ◆ 2x4 kiln dried interior wall studs at 16" O.C.

Insulation

- ◆ R-24 wall insulation (glass fiber batts)
- ◆ R-50 Roof insulation (Blown-in cellulose)
- ◆ R-31 Floor insulation (glass fiber batts)

Drywall

- ◆ 1x4 Strapping at 16" O.C. for ceiling drywall; stapled and screwed to trusses.
- ◆ Crack-filled ceiling
- ◆ Crack-filled walls

Paint

- ◆ Walls : Sherwin Williams Tinted primer 2 coats
- ◆ Ceiling: Sherwin Williams Promar 400 Low VOC
- ◆ Trim: Sherwin Williams: SuperPaint

Millwork/trim

- ◆ Baseboards 5/8" x 3 3/4" MDF, white
- ◆ Casings, 5/8" x 3 3/4" MDF, white
- ◆ All trim work painted with 2 coats of white trim paint
- ◆ 16" wire rack shelving in cloths closets, laundry and 12" linen closet areas
- ◆ Solid pine window buildouts painted white

Cabinets & Countertops

- ◆ Frameless shaker style kitchen cabinets
- ◆ Melamine interior finish for all cabinets
- ◆ Soft-close doors and drawers with brushed nickel or black hardware
- ◆ Adjustable shelves in upper & lower cabinets
- ◆ Post-Formed laminate kitchen & vanity countertops

Floors

- ◆ 4 ply 2x8 continuous beams w/ 5" metal brackets
- ◆ 2x10 kiln dried floor joists at 16" O.C.
- ◆ 2 ply 2x10 kiln dried rim joists
- ◆ 3/4 " T&G floor decking, glued, stapled and screwed to floor joists
- ◆ Rolled bottom board membrane.
- ◆ Solid bridging at midpoint of joists as required
- ◆ Plush floor underlay
- ◆ Goodfellow Laminate flooring 12mm.

Siding & Exterior Trim

- ◆ Tyvek house wrap with Tyvek Flex Wrap for window and door weather barriers
- ◆ Kaycan Vinyl siding
- ◆ 3" wide outside corners
- ◆ 6" aluminum fascia with drip edge
- ◆ Vented vinyl soffit and f-trim

Egress Systems

- ◆ **Entrance Door**
 - ◆ Insulated 36" steel slab doors (Atlantic, Kohltech)
 - ◆ Polyflex weatherstripping
 - ◆ Adjustable hinges for all slab doors
 - ◆ 2" Storm door capable J-Mould
 - ◆ Weiser Passage handle and Deadbolt
- ◆ **Patio Door**
 - ◆ 22mmOA Dual Glaze IG
 - ◆ 3mm Tempered LowE 5/8in Argon
 - ◆ 3mm Tempered Clear
- ◆ **Windows**
 - ◆ Atlantic Windows and Doors Single Hung available with and without grills
 - ◆ 19mmOA Dual Glaze IG
 - ◆ 3mm LowE 1/2in Argon

Interior Doors

- ◆ Jen-Weld bedrooms and bathroom hollow core doors
- ◆ Weiser Satin nickel or Black interior door hardware finishes.

- ◆ Privacy handles installed in all bedrooms and bathrooms.

Heating and Ventilation

- ◆ Electric Stelpro baseboard heaters, white, c/w wired in Stelpro electronic thermostats
- ◆ Venmar A110 Heat Recovery Ventilation system
- ◆ Electronic HRV override timer controls installed
- ◆ Venmar Virtuo HRV Advanced Touchscreen Controller (Not spec)

Plumbing

- ◆ Contemporary double bowl kitchen sink in either stainless or composite
- ◆ Delta single lever kitchen faucet c/w retractable sprayer spout
- ◆ Porcelain vanity sink with Delta faucet in bathrooms
- ◆ Contrac 6L Toilet, comfort height, elongated bowl, insulated tank with soft-close seat available in two piece or one piece.
- ◆ One piece acrylic domed tub & shower c/w pressure balanced shower faucet
- ◆ Frost free hose bib
- ◆ PEX Potable water line system installed throughout home with shut off valves for all fixtures
- ◆ ABS Drain-Waste-Vent system installed throughout

Electrical

- ◆ Eaton 60 Circuit 200 Amp panel, pre-wired, and complete with breakers
- ◆ "Decora" light switches and receptacles throughout home
- ◆ Quality LED light fixtures throughout home
- ◆ Vanity light in bathrooms
- ◆ Coach lights at exterior doors as required
- ◆ GFCI breaker for heat tape (to prevent water supply from freezing)
- ◆ Weatherproof outdoor electrical hookups