

GENERAL SPECIFICATIONS

Homes are built to meet or exceed CSA-A277 Building Codes

SUPERIOR CONSTRUCTION

- 1 Year Manufacturer's Warrant (10yr Available Through Retailer)
- Engineered 11-7/8" I Joists @ 16" O.C.
- 19/32" T&G OSB Floor Decking
- 1/4" Proboard Underlayment Beneath Lino Areas
- 7/16" OSB Roof Sheathing w/ H-Clips
- 3/8" Exterior OSB Sheathing
- Walls R-22, Roof R-50
- 6 mil CGSB Vapour Barrier
- Engineered Roof Trusses @ 24" O.C.
- 2"x6" Exterior Walls @ 24" O.C.
- 2"x4" Interior Walls @ 24" O.C.

MAINTENANCE FREE EXTERIORS

- Whole House Wrap
- Vinyl Lap Siding
- 24" Perimeter Vented Eaves
- Architectural Fiberglass Shingles w/Lifetime Ltd. Warranty
- Full 15 lb Felt Underlayment
- 6" Metal Fascia / Metal Soffit
- 36" Decorative Insulated Entry Doors w/Deadbolt – Peephole

TASTEFUL INTERIORS

- Cushioned Linoleum Flooring
- Plush Saxony Carpet w/ 7lb Underlayment
- 1/2" Primed and Painted Drywall
- Painted White Clermont Interior Passage Doors
- 2-1/4" Painted White Baseboard & Casing
- 9' Flat Ceiling Throughout (Spantex Texture)
- Light in Bathroom Above Mirror
- Bedroom and Hall Ceiling Lights
- Light Above Kitchen Sink
- Pendant Lights above Island
- Dining Room Light
- Decora Light Switches / Receptacles
- Paint - White
- Lever Style Door Handles
- Full Wall or Half Wall at Stairwell Opening (Model Specific)

WINDOWS (CASEMENT/AWNING/PICTURE)

- Double Pane (Double Low E & Argon Filled)
- Living Room – Model Specific
- Dining Room – 46x60 P/C
- Kitchen – 46x36 A (most models)
- Bedrooms/Office/Den – 46x60 P/C
- Bathroom – 22x36 A or Arctic Glass Window

BRIGHT BEAUTIFUL KITCHENS

- Frameless Cabinets w/Adjustable Shelving
- Crown Moulding on Cabinets
- Walk-In Pantry or Full Height Pantry
- Double Stainless Steel Sink
- Single Lever Pull Out Faucet w/Veggie Sprayer
- Laminate Counter Top and Deluxe 6" Tile Backsplash
- 2 Banks of Drawers
- Rough In for Vented Rangehood
- Appliances Optional

SPACIOUS BATHROOMS

- One Piece Fiberglass Oval Tub and Separate Shower Unit in Ensuite (Most Models)
- One Piece Tub/Shower Unit in Main Bath
- Beveled Vanity Mirror Above Sinks
- Chrome Single Lever Pressure Balanced Faucet on Tub/Shower Units
- Chrome Single Lever Faucet on Vanity Sinks
- Low Volume Flush Toilets with Lined Tank
- Low Sone Bath Fan(s) on Separate Switch
- Porcelain Vanity Sink
- Curved Shower Rods on Tub/Shower Units

UTILITY

- 100 amp Electrical Panel for Customer Hookup Onsite
- Electric CO/Smoke Detectors Main Floor & Secondary (If Applicable) Prewire for Detector in Basement
- 1-Exterior GFI Receptacle
- 1-Frost Free Tap
- GFI Protected Receptacles in Bathrooms
- AFCI Protected Receptacles as Required by Code
- 1-USB Combo Receptacle in Kitchen
- 2-Communication Conduits
- Coach Lights at All Exterior Doors
- Covered Porches/Recessed Entries Receive Pot Light(s) ILO Coach Lights
- 5 Wire Rough In for Thermostat
- Wireless Door Chime at Front Door
- Shut Off Valves All Fixtures
- All Waterlines Stubbed in Floor
- All Plumbing Stubbed in Floor
- Rough In for Radon gas venting
- Register and Return Air Rough-In with Covers
- Ducting Plenum and Registers Not Provided

Samlan Homes Canada

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