



1550 - 13th STREET, BRANDON, MANITOBA R7A 4S8  
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# READY-TO-MOVE HOME SPECIFICATION

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## Floor System

- 11 7/8" wood I-Joist spaced @ 16" o.c.
- 3/4" tongue & groove OSB subfloor; glued and screwed to prevent squeaks
- 5/16" Underlay in all Linoleum areas

## Exterior Walls

- 2x6 studding @ 16" o.c. with 3/8" OSB sheathing
- Timberstrand LVL stud in kitchen area (won't warp, twist or shrink)
- Double 2x10 or LVL headers over window and door openings

## Interior Partitions

- 2x4 studding @ 16" o.c.
- 2x6 plumbing wall
- Bedroom, bathroom, and laundry walls are insulated for sound transmission

## Roof System

- Engineer approved, factory built roof truss @ 24" o.c. Roof slope is 5 in 12 unless noted otherwise. Overhang is 24".
- Trusses have 12" heel height to allow extra insulation at eaves
- 7/16" OSB roof sheathing (c/w clips)

## Roofing

- IKO Cambridge or GAF Timberline limited lifetime shingles
- 15# asphalt felt over entire roof
- Self adhesive ice & water shield in any valleys
- Roof ventilation to meet code

## Windows

- Triple pane casement style PVC frame windows

## Exterior Doors

- Steel insulated doors with metal clad exterior
- Deadbolts and knobs on all doors

## Exterior Finish

- Kaycan Da Vinci dark color horizontal vinyl siding with housewrap below
- Prefinished vented aluminum soffit and fascia
- 5" prefinished seamless steel eavestrough and downspouts

## Insulation

- R20 fiberglass wall insulation
- R50 ceiling insulation
- 6 mil CGSB poly vapor barrier, sealed to prevent air infiltration
- Electrical outlets on outside walls have special gaskets to seal vapor barrier
- All door and window openings are sealed with foam to prevent air leakage

## Drywall

- ½" drywall on walls; ½" CD drywall on ceiling (sag resistant)
- Finished with one coat of primer and two finish coats of eggshell latex paint
- All corners are rounded
- Ceiling has "orange peel" texture finish

## Interior Doors

- Doors and closet bifolds are Colonist six panel embossed doors, painted
- Casing is #356 style 2 ¼"; painted
- Baseboard is #3140 style 3 ¼"; painted
- Door knobs are lever style in brushed nickel finish

## **Kitchen and Bathroom Cabinetry**

- Maple Shaker style kitchen and bathroom cabinets
- Kitchen cabinets have crown mould
- Features strong meta-box epoxy drawer box, self closing, with 5/8" thick drawer bottoms
- Options vary depending on kitchen layout, but generally include lazy susan, drawer bank, slide-outs, tray dividers
- Countertops are underwrap laminate with backsplash

## **Interior Finish**

- Closet shelving is white melamine. Closet rods are white metal. Bedroom closets have organizers.
- Towel bars and paper holders installed in all bathrooms

## **Flooring**

- Kitchen, laundry and bathroom floors are Congoleum Evolution (light commercial grade vinyl)
- Living room and hallways are laminate
- Bedrooms have carpet with ½" underpad

## **Plumbing**

- All drains and water lines installed to floor level
- Bathtubs are Mirolin one piece acrylic (closed in top) with pressure balanced faucets
- Shower is Mirolin one piece acrylic shower; pressure balanced
- Kitchen sink is double stainless steel; single lever faucet with pull out spray
- Vanity sinks are white china
- Cold air returns are installed. Heat registers are customer responsibility.

## **Electrical**

- 200 amp panel installed with all plugs, switches routed back. Entire house is live when power is hooked up to panel on site
- Décor switch and plugs
- T.V. and phone jacks installed (and computer is applicable)
- Hardwired smoke detectors in hallway and all bedrooms
- Light fixtures installed
- Rough wiring in place for HRV and thermostat (controls are not included). Metal ductwork is in place for HRV system.
- Outside GFI plugs at each entrance, plus one soffit plug for Christmas lights
- Inspected by Manitoba Hydro

## **Building Codes**

- All SEL Housing RTM Homes meet or exceed local and national building codes
- House is inspected by Brandon & Area Planning District

## **Warranty**

- Homes are registered with New Home Warranty of Manitoba

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