STANDARD FEATURES AND SPECIFICATIONS
2C - Polar Bear Specification

EXTERIOR
Colour coordinated metal fascia
James Hardy Concrete siding
4/12 Pitch gable end roof
2 Exterior GFI receptacles
Exterior frost-free tap - kitchen sink
30-year architectural fiberglass shingles
7/16" roof sheathing
Separate receptacle for heat tape
Engineered roof trusses to 2.8 KPA snow load
16' Wide 2x10 at 16" o.c floor system
3/8" wall sheathing on inside & outside of exterior walls
Insulation: R30 walls; R40 ceiling; R48 floor
2x6 side walls at 24" o.c. - 8' walls
19/32" T&G subfloor
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
1.4 U Value, dual Low E argon filled Triple pane
PVC windows and sills with screens

KITCHEN
Adjustable shelf in all cabinets - (2) upper and (1) lower
Single stainless-steel sink
Roller drawer slides
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
Microwave cabinet with separate circuit (most models)

UTILITY ROOM
Plumbed and wired for washer/dryer
Natural Gas high efficiency furnace Dryer vent rough in
HWT on demand
Insulated lines in HWT cavity

BATHROOMS
Exhaust fan with humidistat in main bath
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
Single lever faucets in all baths
Theatrical lights in all baths
Theatrical lights in all baths

INTERIOR
Regular drywall and Taping
6 mil. vapour barrier includes switches and receptacles
Quality vinyl floor covering all around
Cathedral ceiling in LR, DR, KIT
Ceiling lights in all bedrooms
Ceiling light in living room
Track light in Kitchen
Solid shelving in all closets
White embossed passage doors with lever handles
4" ceramic tile backsplash at kitchen and vanities with tile edging
2x4 interior wall
Vinyl wrap moulding throughout

MISCELLANEOUS
Electric smoke/CO detector(s)
100-amp service panel
Main electrical conduit through floor
White receptacles and switches
LED 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 (AB) STANDARDS IN EFFECT AS OF 11/15/2025