



## **STANDARD FEATURES AND SPECIFICATIONS**

### ***Affinity Series***

#### **EXTERIOR**

Vinyl siding & white vinyl soffit  
30-year architectural fiberglass shingles  
Colour coordinated metal fascia  
Insulation: R22 walls; R40 ceiling; R48 floor  
Engineered roof trusses to 2.8 KPA snow load  
4/12 pitch roof with 7/16" roof sheathing  
16" HE eave, no side or rear eaves  
2" X 10" floor joists @ 16" o.c. (16' wide), 12" deep  
Engineered I-Joists @ 19.2" o.c. (18' & 20' wide)  
12" tubular steel frame with detachable hitch  
19/32" T&G OSB subfloor glued and screwed  
2x6 side walls at 24" o.c.  
6 MIL Poly vapour barrier in ceiling and sidewalls  
3/8" wall sheathing on inside & outside of exterior walls  
2 Weatherproof exterior GFI receptacles  
Exterior Frost-free tap – kitchen sink  
Separate receptacle for heat tape

#### **EXTERIOR DOORS**

Insulated steel exterior doors, 36" front and 32" rear  
with peepholes and deadbolts  
Black LED Coach lights at all exterior doors  
Lever door handles

#### **WINDOWS**

1.4 U Value, dual Low E argon filled  
PVC windows and sills with screens  
60x60 picture window in LR

#### **KITCHEN**

Contemporary style cabinet doors (with one drawer)  
with Contemporary crown moulding and upgrade pulls  
Adjustable shelf in all cabinets - (1)  
Shelf over sink & fridge  
4" ceramic tile backsplash (no edging)  
Double stainless-steel sink with 2 handle faucets  
Stainless Steel kitchen appliances  
2-speed range hood with light and fan vented to exterior  
18 cu. ft. fridge  
30" electric self clean ceran top range  
Communication box (empty) at kitchen area

#### **UTILITY ROOM**

High-Efficiency Natural Gas Furnace w Electronic Ignition  
Electric hot water tank  
100-amp electrical panel  
Plumbed and wired for washer/dryer  
Shelf over washer/dryer area  
Dryer vent rough in  
Insulated lines in HWT cavity

#### **BATHROOMS**

2 handle faucets in all baths  
4" ceramic tile backsplash at vanities (no edging)  
Walled tub/shower with single lever pressure balanced  
faucet in all baths  
Showerhead and rod in all baths  
Towel bar in each bath  
GFI receptacle in all baths  
Exhaust fan with humidistat in main bath  
Exhaust fan in ensuite on separate switch

#### **INTERIOR**

Decorative vinyl covered drywall (one colour throughout)  
2x3 interior walls / 8' sidewalls  
Quality vinyl floor covering throughout on 16 wides;  
18 and 20 wides include carpet in living room  
Vinyl wrap moulding, battens at the ceiling  
White hardboard passage doors 24"- 30" (no profile)  
Knob handles on all interior doors  
Flat ceilings throughout  
Ceiling clip lights throughout  
Wire only ceiling light in living room  
White switches and receptacles  
Solid shelving in all closets

#### **MISCELLANEOUS**

Electric smoke/CO detector(s)  
Main electrical conduit through floor  
Programmable thermostat  
Airtight protocol  
LED Lights/bulbs throughout

**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 MARCH 6/2026**

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