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415 Hwy 12N  
 Steinbach, MB,  
 R5G 1V1

## Standard Specifications

### General Features

- Building Design and planning
- Blueprints (working drawings) included
- Engineer stamp Included
- Building permits included
- 5 year MB new home warranty, Optional 7 year
- 1 Year Builders warranty

### Foundation features

- Excavation for foundation and backfill
- Logix R24 insulated concrete form foundation
- Garage concrete grade beam on piles
- 5" Garage concrete floor with rebar @ 16"o/c

### Framing Features

- 2x6 @16" o/c spruce ext house walls
- 2x4 @ 16" o/c spruce interior walls
- Timberstrand studs at kitchen wall
- Engineered floor and roof trusses
- ¾" T&G floor decking glued and screwed to joists
- Spray Foam Insulated rim joists
- 7/16" wall & roof sheathing
- R22 Batt insulation with 6 mill VB sealed
- R50 blown cellulose attic insulation
- ½" Drywall with round corners

### Electrical Features

- 200 amp panel
- Carbon monoxide detector
- Wired smoked detectors
- 3 TV outlets, 3 phone outlets
- Lighting by Superlite (Allowance included)
- 2 exterior GFI Plugs
- 220V of range and dryer
- HRV controls and switches

### Plumbing features

- Washer drain, taps and dryer vents
- 2 non freeze lawn taps
- Pex water lines throughout
- Sump pit and pump with surface discharge
- Basement 3 piece bathroom rough in
- Back water valve
- Electric HWT
- Water Softener
- Floor drain and cleanout

### Exterior Features

- Metal clad or Fiberglass entry doors
- E57000 triple pane, low e, argon white frame windows
- Windows & Doors sealed with blue skin membrane
- 30 year Architectural designer shingles
- Mitten standard Vinyl siding with premium house wrap
- Maintenance free aluminum soffit/fascia/eavestroughs with downspouts

### Kitchen features

- Custom made shaker style doors in choice of Oak or White maple. (other choices available from builder samples)
- Choice of Laminate countertops and handles from builder samples
- Classic Maple interior box construction
- Soft close doors & drawers
- Microwave electrical outlet
- Walk in pantry with light on hinge as per plan
- Space for range and 220v plug
- Space with plumbing and electrical for dishwasher
- Fridge on separate circuit
- Double stainless steel sink with Delta or Kohler faucet complete with veggie sprayer.
- Vented range hood to match owners appliances

### Bathroom Features

- Plate Mirror allowance
- 1 piece acrylic tubs and showers with pressure balanced taps
- Chrome frame glass shower doors for neo angle showers
- White china fixtures with chrome trim
- 6 liter flush toilets with seat
- Towel & toilet paper hardware included
- HRV exhaust fan and timer
- GFI outlet
- Delta or Kohler fixtures

### Interior Features

- Door hardware, hinges, stops to match
- Deadbolts included
- White wire shelving in closets
- Painted or stippled ceilings
- Oak or white painted woodwork, doors, bifold, casings and baseboards
- French door to pantry
- Staircase and railing
- 1 coat primer, 2 finish coats off white paint

### Floor covering features

- Luxury vinyl planking or tile (wide variety of choices)

### HVAC Features

- Electric furnace with ECM Motor
- Programmable thermostat
- Galvanized heat ducts
- HRV unit Balanced and Certified
- Optional central air
- 2 central vac rough ins and floor sweep

\*\*Subject to Change based on product availability

\*\*Builder reserves the right to substitute products with equal or great value

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