



18,000 BTU
Samsung heat pump



Piano window



Ship lap and real
wood accents



Tiled
back splash



Shaker style cabinets
with crown moulding



Large Island



Pantry
with slide
out
drawers



Master bedroom





The Fancy – Options

- White MDF shiplap accent wall in living room
- Minihome dormer
- Thermalwood beam at cathedral ceiling
- Novik Dry Stacked Stone – exterior
- Novik Cedar Shake vinyl – exterior
- 5' patio door
- Front steel door – Louisbourg lite
- Fixes 72x16 piano widow
- 48" Waterford dome Acrylic Shower with seat
- Extra outside frost-free hose bib
- Lexington sinks with Evanton taps
- Samsung 18000 BTU heat pump
- Interior pot lights (4)
- Exterior pot lights (3)
- Upgraded chandelier
- Pop-up plug in island
- Multimedia jack in living room
- Traditional trim
- Recycle bin
- Crown moulding in living room, dining room, kitchen and hall
- 69" Flat panel island
- 24" Flat panel cabinet with 4 sliding trays
- 36" Pot/Pan drawers
- Ceramic backsplash

2018 MINI-HOME SPECIFICATIONS

REVISED 30-05-2018



ROOF

- 4/12 pitch engineered trusses
- 19/32" square edge OSB sheathing
- 12" wide eaves at ends & 9" vented eaves at sides (5" for Nfld & Ontario)
- Cardboard vents and snow fabric between all trusses. Continuous ridge vent.
- Fiberglass shingles with extra tar adhesive (Limited Lifetime Warranty)
- Synthetic roofing underlayment
- Adhesive roofing membrane at eaves & valleys
- 6 mil polyethylene vapour barrier
- Cathedral ceiling in living room, kitchen, & dining room (as per plan)

EXTERIOR & INTERIOR WALLS

- 7'-6" wall height
- 2x6 kiln dried & finger-jointed exterior wall studs at 16" on centre
- 7/16" OSB exterior wall sheathing
- 6 mil polyethylene vapour barrier
- Diagonal steel wind-braces on long walls
- 2x4 kiln dried & finger-jointed interior wall studs at 16" on centre

FLOORS

- 2x10 kiln dried joists at 16" o.c. (12" o.c. if installed on a foundation)
- 2 ply 2x10 kiln dried rim joists at ends of minihome
- 2 ply 2x10 rim beams reinforced with 19/32" Stabledge® in the middle.
- 1x3 Cross bridging
- 19/32" T&G Stabledge® glued and screwed to floor joists
- 3/16" Meranti under FiberFloor®, with FiberFloor® glued down
- Rolled bottom board membrane
- 3 ply 2x10 wood beams c/w metal brackets under floor (for installation on blocks or piles)

SIDING & EXTERIOR TRIM

- "Double 4" Dutch Lap vinyl siding (Avanti) c/w house wrap
- 6" wide outside corner moldings
- White aluminium 6" fascia with drip edge
- White vinyl vented soffit
- 12" wide shutters on front & one side of house (as per plan)

EXTERIOR DOORS

- White, Insulated 36" Steel slab door, c/w 23"x37" 9-lite window
- Adjustable hinges for all slab doors
- Chrome, satin finish handle sets. Includes thumb latch exterior and dead bolt locks for main entrance door. Side doors have knobs and dead-bolts.
- Exterior doors and patio doors have Low-E argon windows

INTERIOR DOORS

- Raised panel "2 panel square" doors, white
- Lever door handles, Chrome Satin finish, and matching hinges
- Full width slab doors throughout (no bi-folds)

WINDOWS

- Single hung, tilt action, white vinyl windows
- Thermo sealed with Low-E coating and Argon gas
- "Georgian" grills in top sash only

PLUMBING

- Double bowl, contemporary stainless steel kitchen sink, 9" deep
- Chrome single lever kitchen faucet c/w retractable sprayer spout
- White china vanity sink with chrome double lever faucet in bathrooms
- 6 L Toilet, comfort height, elongated bowl, insulated tank, soft-close seat
- One piece acrylic domed tub & shower c/w pressure balanced shower faucet
- Frost free hose bib (installed)
- PEX waterlines system supplied and installed throughout, c/w with shutoff valves for all fixtures
- ABS drain-waste-vent system supplied and installed throughout
- 40 gallon electric water heater (60 gallon for 2 bathrooms)

HEATING AND VENTILATION

- Electric Radial® convection heaters, white, c/w built-in electronic thermostats
- Heat recovery ventilation (HRV) system, supplied and installed
- Bathroom fan, vented to outside, 130 cfm
- Range-hood, vented to outside, white
- Ductless mini-split heat pump, 12 000 BTU, Energy Star approved, (shipped loose, installed by others)

ELECTRICAL

- 60 Circuit 200 amp panel, pre-wired and complete with breakers
- "Decora" light switches and receptacles throughout
- Quality light fixtures throughout, with pendant light over kitchen sink and island (or peninsula)
- Exterior pot-lights over doors in lieu of coach lights (wherever practical)
- LED bulbs throughout
- GFI breaker for heat tape (to prevent water supply from freezing)

INSULATION

- R-24 wall insulation (glass fiber batts)
- R-52 roof insulation (blown-in cellulose with crust)
- R-32 floor insulation (glass fiber batts)

DRYWALL

- 1x3 strapping at 16" on center for ceiling drywall
- Crack-filled ceiling with drywall screwed & glued
- Partially crack-filled walls, with drywall stapled & glued
- White MDF chair rail at 36" from floor (covers horizontal drywall joints)
- All wall corners covered by mouldings
- Wall paint consists of 1 coat primer & 2 coats eggshell finish (Supreme White over chair rail, and choice of beige or gray under chair rail)
- Ceiling paint consists of 1 coat primer & 2 coats flat finish Supreme White

MILLWORK & TRIM

- Flat baseboards, 5-3/4" MDF, white (Supreme Traditional style)
- Flat casings, 3-3/4" MDF, white (Supreme Traditional style)
- Flat headers, 5-1/2" MDF, white, (Supreme Traditional style) above all interior doorways & windows
- All trim work painted with 2 coats pearl paint
- White wire rack shelving in closets (except melamine in walk-in pantry's)

CABINETS & COUNTERTOPS

- Framed kitchen & vanity cabinets, Maple doors and face frame, flat panel doors, "Shaker" Style, c/w concealed hinges
- "Merit"/beige colored melamine interior finish for all cabinets (except for white cabinets, interior would be white)
- Soft-close doors and drawers
- Adjustable shelves in upper & lower cabinets
- Post-formed laminate kitchen & vanity countertops

FLOORING

- Fiberfloor® 10 year & 15 year cushioned flooring in kitchen, dining room, bathrooms, and hallways (applied over Meranti plywood and glued)
- 12 mm floating floors in living room & bedrooms

WARRANTY

- 1 year Latent Defect Warranty by Supreme Homes (Materials & Labour)
- 2 year Home Envelope Warranty by Lux Residential Warranty Program
- 8 year Major Structural Warranty by Lux Residential Warranty Program

NOTE: specifications may change without prior notice or obligation