



Homes with Heart
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GENERAL **STANDARD** SPECIFICATIONS

Manufactured Home CSA Z-240

General Construction Details

CWB – CSA – certified steel frame
2" x 8" / 2"x10" Floor joists @16" o.c.
5/8" T&G Select plywood subfloor
2 x 6 Exterior walls 7/16" OSB sheathing
2 x 4 Interior walls
Engineered roof trusses
Insulation: to local BC Code
7/16" OSB roof sheathing
Snow Load: to BC Code locations

Exterior Finishes

Vinyl siding, trims, fascia – colour TBD
Fiberglass laminate Roof Shingles (25 yr warranty)
Frost-free exterior faucet
Thermal DBL glazed vinyl windows with vinyl returns
GFI Exterior Outlet (1)
Decorative exterior light @ entrance(s)
36" Entrance door with 1/2 light
Additional 36" Entrance Door with 1/2 light (FPS)
6' Sliding Patio doors – Floor Plan Specific
Ventilated soffits
Continuous ridge venting/roof vents

Interior Finishing Details

½" Drywall and painted interior
Baseboards, doors, window mouldings
Quality LED lighting throughout
Luxury vinyl plank flooring throughout
Subway tile backsplash 4" - Bathroom / Kitchen
Wardrobe closet with shelving
One or two panel interior doors (FPS)
Decora Receptacles & switches (white)
100-amp service
Rough-in 30" Range (Electric)
Rough-in for 30" Refrigerator
Rough-in for OTR Microwave
Rough-in for Washing Machine - Rough-in for dryer
Pendant lights over Island/Peninsula (FPS)

Kitchen & Bathroom(s)

Hood Fan or Over the Range Ducted and Wired
Vinyl wrap cabinet doors and drawers pkg (FPS)
Laminate countertops w/ solid surface edging
Soft-close cabinet hardware package
GFI outlets bathroom / kitchen
DBL stainless kitchen drop-in sink
Exhaust Fan – Bathroom(s)
Bathtub c/w standard hardware
Fire, CO, Propane Detector
40-Gal Hot Water Tank (Electric)
65,000 BTU Furnace (NG)
Gooseneck faucet and spray
Drop-in Bathroom sink w/ single handle faucet
One piece shower c/w chrome bar (FPS)
Comfort height Toilet(s)

OPTIONAL UPGRADES

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Interior Upgrades

9' flat ceilings or vaulted throughout
3/4' T&G flooring
Ceiling Fan
Additional Lighting
Solar Tubes
Skylights 2 x 4
Solid wood cabinetry
Additional custom cabinetry
Full Height Backsplash - Kitchen
Solid surface - Corian Countertops
Kitchen Peninsula or Island
Under Counter Valence w/ LED lighting
Appliance Packages
Powder Room ½ Bathroom
Free standing soaker tub
Fully Tiled Shower or Tub Surround
Entertainment Centre w/Electric Fireplace
Crown moulding
8' Interior doors (Only available with 9' ceilings)
Insulated interior doors

Exterior Upgrades

Metal roofing w/ Snow Dams
Cement Board Siding & Smart Board Trims
6' or 8' or 10' Sliding Glass Doors - width
Garden Entry Doors
Entry Door w/Mini Blinds
Keyless Entry
Transom Windows
Additional Windows
Black Exterior Windows and Door
Exterior Wall Mounted Light
GFI for Outdoor Lights
Shed Style or Flat roof
8' Exterior doors – Height (Only available with 9' ceilings)
Vinyl or cement board skirting PGK.
Site set up and delivery PKG.

Services Upgrades

Air Conditioning or Heat Pump
Hot water on demand
Smart Thermostat

MORE CUSTOM ADDITIONS?

If you have something on your wish list that we don't have listed, just ask.
We are known for our ability to customize and deliver amazing homes.