

2020 MINI-HOME SPECIFICATIONS

REVISED 03-16-20



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 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 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" Marquis (Bevel) vinyl siding 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" 4-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. Interior of exterior doors have knobs.
- Exterior doors and patio doors have Low-E argon windows

INTERIOR DOORS

- Raised panel "2 Panel Smooth" 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
- 4-Lite grills in top sash only

PLUMBING

- Double bowl, contemporary stainless steel kitchen sink, 8" 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
- Disconnect & Breaker for future Heat-Pump

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 screwed & 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
- 1 Row of white 16" wire rack shelving in closets (4 rows in Linen closets)
- 3 Rows of white 16" Melamine shelving in Pantry's

CABINETS & COUNTERTOPS

- Frameless kitchen & vanity cabinets, Maple flat panel doors, "Shaker" Style, c/w concealed hinges
- "Merrit"/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