



STANDARD FEATURES AND SPECIFICATIONS **Northwood II...14, 16' & 20' Wide Homes**

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" eave on HE; 12" on long walls
14' wide - 2"x 8" floor joist @ 16" o.c.
16' wide - 2" x 10" floor joists @ 16" o.c.
20' wide - Engineered 12" I-Joists in floor @ 19.2" o.c.
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 rear
(where possible) with peepholes and deadbolts
Lever door handles
LED Pot lights at all exterior doors

WINDOWS

1.4 U Value, dual Low E argon filled
PVC windows and sills with screens

KITCHEN

Full PVC cabinet doors with knobs
4" ceramic tile backsplash at with tile edging
Adjustable shelf in all cabinets – (2) upper and (1) lower
15" bank of drawers
Shelf over fridge
Double stainless-steel sink w 2 handle faucet
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 w Dryer vent rough in
Shelf over washer/dryer area
Insulated lines in HWT cavity

BATHROOMS

2 handle faucets in all baths
4" ceramic tile backsplash at vanities with tile edging
Walled tub/shower with single lever pressure balanced
faucet in all baths
Showerhead and shower rod in all baths
Towel bar and towel ring (most models) in each bath
Cosmetic box in main 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)
2x4 interior walls / 8' sidewalls
16' wide - Quality vinyl floor throughout
20' wide - Carpet in LR, FR, all bedrooms
Vinyl wrap moulding throughout
White hardboard passage doors 24"-30" (no profile)
Knob handles on all doors
Cathedral ceilings in LR, DR, KIT
Factory select décor and lighting
Wire only ceiling light in living room
Swirl light in dining room / Ceiling lights in all rooms
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

LIMITED OPTIONS AVAILABLE

CUSTOM CHANGES ARE NOT PERMITTED
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)
ALL PRICES ARE F.O.B. LETHBRIDGE, AB
ALL PRICES DO NOT INCLUDE GST
ALL PRICES DO NOT INCLUDE ASSOCIATION FEES

STANDARDS IN EFFECT AS OF MARCH 6/2026

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