



STANDARD FEATURES AND SPECIFICATIONS

Northwood II...16' & 20' Wide Homes

EXTERIOR

Colour coordinated metal fascia
Vinyl siding and white vinyl soffit
16" eave on HE; 12" on long walls
4/12 pitch roof
30-year architectural fiberglass shingles
7/16" roof sheathing
2 Exterior GFI receptacles
Separate receptacle for heat tape
Engineered roof trusses to 2.8 kPa snow load
16' wide - 2" x 10" floor joists @ 16" o.c.
20' wide - Engineered 12" I-Joists in floor @ 19.2" o.c.
3/8" wall sheathing on inside & outside of exterior walls
Insulation: R22 walls; R40 ceiling; R48 floor
2x6 side walls at 24" o.c. - 8' walls
19/32" T&G subfloor
Exterior Frost-free tap – kitchen sink
12" tubular steel frame with detachable hitch

EXTERIOR DOORS

Insulated steel exterior doors, 36" front and rear
(where possible) with peepholes and deadbolts
Lever door handles
Coach lights at all exterior doors

WINDOWS

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

KITCHEN

Adjustable shelf in all cabinets – (2) upper and (1) lower
Double stainless-steel sink
15" bank of drawers
PVC cabinet doors
2-speed range hood with light and fan vented to exterior
18 cu. ft. fridge
30" electric range
White kitchen appliances
Shelf over fridge
2 handle faucets
Communication box (empty) at kitchen area

UTILITY ROOM

Plumbed and wired for washer/dryer
High efficiency gas furnace
100-amp electrical panel
Electric hot water tank
Shelf over washer/dryer area
Dryer vent rough in
Insulated lines in HWT cavity

BATHROOMS

Exhaust fan with humidistat in main bath
Exhaust fan in ensuite on separate switch
Towel bar and towel ring (most models) in each bath
Cosmetic box in main bath
Showerhead and shower rod in all baths
GFI receptacle in all baths
Walled tub/shower with single lever pressure balanced faucet in all baths
2 handle faucets in all baths

INTERIOR

Decorative vinyl covered drywall (one colour throughout)
6 mil. vapour barrier includes switches and receptacles
16' wide - Quality vinyl floor throughout
20' wide - Carpet in LR, FR, all bedrooms
Cathedral ceilings in LR, DR, KIT
Wire only ceiling light in living room
Swirl light in dining room / Ceiling lights in all rooms
Solid shelving in all closets
Knob handles on all doors
Factory select décor and lighting
White hardboard passage doors 24"-30" (no profile)
4" ceramic tile backsplash at kitchen and vanities with tile edging
2x4 interior walls
Vinyl wrap moulding throughout

MISCELLANEOUS

Electric smoke/CO detector(s)
Main electrical conduit through floor
Programmable thermostat
Airtight Protocol
LED Light bulb package

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 2/14/25

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