



## **STANDARD FEATURES AND SPECIFICATIONS**

### ***Northwood II...14, 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  
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.  
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  
Pot 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 8/19/25**

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