

STANDARD SPECS

Framing

- ✓ Outside walls 2x6 construction Kiln dried spruce @24" O.C.
- ✓ Inside walls 2x4 construction Kiln dried spruce @ 16" O.C.
- ✓ 3/8" OSB Wall sheathing
- ✓ 3/8" OSB roof sheathing
- ✓ Roof Truss System – as per plans, R-50 blown in fiberglass insulation, 6mm vapour barrier, and spray texture on ½" ceiling board
- ✓ Main floor system – open web wood floor joist 19.2" O.C., ¾ inch tongue and groove gold O.S.B. glued and screwed to joists
- ✓ Floor Truss ends spray foamed to R-20
- ✓ Foundation – 8'2"X8" concrete foundation walls on 8"X18" strip footing, 4" weeping tile and 8" crushed rock to sewer tie in
- ✓ Foundation damp proofed traditionally with tar products plus a layer of "Super Seal" dimpled membrane to virtually waterproof the concrete walls.
- ✓ Basement Floor – 4" thick concrete, 10mm reinforcing rebar @16" O.C. each way, 6" rock and sealed with 6mm CGSB poly
- ✓ Ceiling heights 9' on main floor, 8' in basement
- ✓ All concrete is 25 MPA type 50
- ✓ 30 year Certanteed fiberglass shingles, landmark shake style
- ✓ Pre-finished metal soffit, fascia, eaves trough and downspouts
- ✓ Vinyl siding
- ✓ PVC triple pane Kohltech windows, white jams, argon gas, Low E.

Interior Finish

- ✓ Colonist interior doors painted. All door trim, baseboard, etc will be white
- ✓ Wire closet shelving
- ✓ Island in kitchen as per plans
- ✓ Kitchencraft Cabinets for kitchen cupboards/cabinets and vanities as per blue prints
- ✓ \$15,000 cabinet allowance
- ✓ \$7,000 countertop allowance

- ✓ Paint (2 wall colors) * \$200 per additional colour
- ✓ All vanities and kitchens have 4" granite backsplashes



- ✓ Carpet on stairs and basement
- ✓ \$4.00 per square foot flooring allowance
- ✓ Installation of flooring included

Fireplace

- ✓ Main floor
- ✓ Standard basic mantel
- ✓ 1 row of tile around firebox to finish

Basement

- ✓ Basement framed with 2 X 4's, on 24" centres and insulated with spray foam to R20
- ✓ Basement finished similar to main floor

Electrical

- ✓ 200 amp electrical panel
- ✓ Decora receptacles, switches, and exterior GFI outlets
- ✓ Pot lights as per plans
- ✓ Telephone, computer and TV outlets as per plan
- ✓ Includes smoke detectors, chimes, stove plug, dryer plug, air to air exchanger
- ✓ SaskTel, SaskPower, SaskEnergy and cable connection fees are not included
- ✓ 1.25 per sq/ft fixture allowance from Luminesque Lighting (excluding basement)

Plumbing

- ✓ All plumbing and heating as per plan
- ✓ High efficient 50 gallon water heater and furnace with complete duct work
- ✓ Two(2) - ¾" non-freeze lawn service
- ✓ Underground sprinkler outlet roughed in at the house
- ✓ White 6L toilets and china basins
- ✓ Fiberglass tub/shower units
- ✓ Double chrome kitchen sink
- ✓ Water line for kitchen fridge
- ✓ Under mount vanity sinks
- ✓ Chrome single lever faucet/kitchen pullout spray head
- ✓ Sewer and water connection included
- ✓ Central Air Conditioning Included
- ✓ Rough in central vac
- ✓ Gas hook up by deck



***All plumbing fixtures as per Town & Country Plumbing Standard Home Package

Garage

- ✓ Concrete pad 4" thick with 10mm reinforcing rebar @ 16" O.C. each way
- ✓ Floor Drain
- ✓ Gas hook up
- ✓ Interior wired

Landscaping

- ✓ Rough graded insuring water flow away from home

Driveway

- ✓ Concrete driveway and walkway to front steps and side garage door with 10mm reinforcing rebar @ 16" O.C. each way

Miscellaneous

- ✓ All allowances include GST & PST
- ✓ All allowances include all related material to complete, including but not limited to: underlay, tile grout, Ditra

Visit:

Standard Home Specifications: <https://www.horizonhomesltd.ca/horizon-experience/standard-home-specs>