



RTM STANDARD SPECIFICATIONS

FRAMING

FLOOR

- Engineered wood floor system
- solid blocking
- 3/4" T&G OSB sheathing glued and nailed
- sanded plywood underlay - lino areas only

EXTERIOR WALLS

- 2 x 6 construction grade spruce
- 16" o.c.; dbl top plate, snl bottom plate
- 3/8" OSB sheathing to bottom of joist
- 2 x 10 window & door headers, inside ply is continuous

INTERIOR WALLS

- 2 x 4 construction grade spruce 16" o.c.; dbl top plate, snl bottom plate

ROOF

- Gable roof
- 4-12 roof pitch
- roof trusses @ 24" o.c.; 24" end overhang
- 7/16" OSB sheathing w/clips

EXTERIOR FINISH

ROOF

- 25 year asphalt shingles, extra tabbing
- domed vents and metal flashing
- continuous eavestrough with downspouts

SOFFIT

- prefinished metal fascia & soffits

SIDING

- vinyl siding with corners & accessories
- Tyvek house wrap

WINDOWS & EXTERIOR DOORS

WINDOWS P.V.C.

- triple pane or dual low e awning, casement & picture sealed units

DOORS

- fiberglass insulated; 3'0" exterior doors

INSULATION

- R20 walls & R40 ceiling
- 6 mil GSB poly, caulking to all required areas
- windows & doors all poly wrapped

DRYWALL

- 1/2" for walls, 1/2" CD for ceiling
- aquaboard in bathrooms
- Snowtex textured ceiling
- round corner bead

SERVICE

- 14 riser straight run stair w/handrail
- stairwell walls by owner

PLUMBING

- 1 piece bathtub
- Kohler toilets (installed) 1.6 LPF lined tank
- Kohler china sinks
- double stainless steel kitchen sink
- 1 piece shower with chrome door
- ventilation fans as per CNA/CSA-F326 to be supplied & installed by heating contractor
- Kohler single lever Posi-Temp bathroom chrome taps, Kohler single lever in shower, kitchen w/spray
- ventilation system rough-in as per CNA/CSA-F326
- all drains and water lines to floor joists

ELECTRICAL

- 100 amp service
- central vac drops, telephone jacks & cable rough-ins (2)
- standard light fixture package
- ductless rangehood
- all plugs, switches & lights as per code
- vent fans electrical rough in conduit only (site electrical contractor to wire all vent fans on site)

INTERIOR FINISH

CLOSET

- painted - closet shelves, rod & hardware

DOORS & BIFOLDS

- colonist w/oak jambs

TRIM

- 2 1/4" oak casings and baseboards

HARDWARE

- Weiser locks
- chrome paper holders, towel bars & mirrors in all baths

KITCHEN CABINETS

- frameless flat panel oak/maple/alder/white
- 2 1/4" crown moulding above upper cabinets
- valance & fluorescent above sink
- bevel laminate countertop

PAINTING

- 1 prime coat, 2 finish coats; final coat on site
- trim outside and inside
- 2 colors included (General Paint)

FLOOR COVERING

- vinyl in kitchen, dining, and bath areas
- good quality carpets
- 7.2 density undercushion

****ALL NECESSARY DRAWINGS, QUALIFIED SUPERVISION & TRADES TO ENSURE TOP QUALITY THROUGHOUT ALL STAGES OF THE HOUSE****

*****WARMAN HOME CENTRE RESERVES THE RIGHT TO MANUFACTURE SPECIFICATION CHANGES WITHOUT NOTICE WHEN INDUSTRY IMPROVEMENTS AND MATERIAL AVAILABILITY IN THESE AREAS INDICATE THAT SUCH CHANGES ARE NECESSARY*****

*****REVISED WARMAN HOME CENTRE SPECIFICATIONS EFFECTIVE APRIL 1, 2006*****

