



# Zero Lot Line

## STANDARD FEATURES AND SPECIFICATIONS

### GENERAL CONSTRUCTION

- Maintenance free vinyl lap siding
- Shingle roof (fibreglass - 25 yr. warranty)
- White metal fascia
- Full coverage shingle underlayment
- 7/16" roof sheathing
- Textured gyproc ceiling (Spantex)
- 20'/28'/30' wides have a fixed 4/12 roof with 18" perimeter vented eaves (N/A with 9' ceilings)
- 30' wides with a 4/12 fixed roof may require over-height permits
- Primed and painted drywall throughout
- 8' Ceilings, flat ceiling throughout
- 2"x6" Exterior walls @ 16" O.C.
- 3/8" OSB laminated behind gyproc on all exterior walls
- 2"x4" Interior walls
- 5/8" T & G Plywood floor decking throughout (glued and screwed)
- Engineered floor trusses @ 19.2" O.C. with integral large span beams (no need for additional beam in basement or crawl space)
- Main floor heat ducts and supply/drainage plumbing installed in floor system
- 36" Decorative insulated entry doors with dead bolt and peephole
- Coach lights at all exterior entrances
- Illuminated door chimes at all standard exterior entrances
- Maintenance free double glazed vinyl windows c/w vinyl sills, screens and security locks
- Electric smoke detector(s) main floor and secondary (if applicable) and basement pre-wired for detector
- Exterior GFI electrical outlet and frost free water tap
- Insulation meets or exceeds regional codes - Walls R20; Ceilings R40
- \*Insulation plus package is a forced option on all BC homes
- 2"x4" mating wall fully sheathed for strength in shipping

### TASTEFUL INTERIORS

- Plush Saxony carpet in Living Room, Great Room, Gathering Room, Formal Dining Room, Hall, Den and all bedrooms, including closets
- Quality cushioned linoleum flooring in all other areas
- Painted white moulding throughout home
- Designer glass light fixtures
- Raised panel white (Santa Fe) interior passage doors

### BRIGHT, BEAUTIFUL KITCHENS

- Large 46" x 36" kitchen windows (most models)
- Deluxe tile backsplash
- Laminate counter tops with hardwood edge
- Exterior vented range hood with light
- Double stainless steel sink
- Built-in soap tray
- Doweled modular cabinetry with adjustable shelves w/crown moulding
- Three distinctive colours of cabinet doors to choose from

### SPACIOUS BATHS

- Obscure bath windows in most models
- One-piece quality fibreglass oval tub and shower units in ensuite (most models)
- Expansive vanity mirrors with theatrical light above
- 36" Vanity height in ensuite
- Deluxe tile backsplash
- GFI receptacle
- Power bath fan(s)
- Single lever pressure balanced faucet on tub/shower units

### UTILITY SERVICES

- 100 amp electrical panel located in basement
- Wired, plumbed and vented for washer and dryer (most models)
- Wood shelf above washer and dryer
- Primary exhaust fan c/w dehumidistat in utility area
- Dedicated receptacle in "Freezer Area" where applicable
- Decora switches
- Communication outlet (2)

In a continuing effort to meet the challenges of product improvement, we reserve the right to modify plans, specifications and features without prior notice. Some homes may show optional items which are not standard. Square footage and room sizes shown are approximate.