

Roof

- 3.9/ 12 pitch engineered trusses
- 15/32" tongue & groove OSB sheathing
- 6" wide eaves with vented soffit
- Cardboard attic baffles
- Lo-Omnirroll low-profile continuous ridge vent
- IKO Dynasty asphalt upgraded shingles
- Synthetic roof underlayment
- Adhesive Water and Ice membrane at eaves and dormer valleys
- 6 mil. Polyethylene vapor barrier

Exterior & Interior walls

- 7'- 6" wall height
- 2x6 kiln dried exterior wall studs at 16" O.C.
- 7/16" OSB exterior wall sheathing
- 6 mil. Polyethylene vapor barrier
- 2x4 kiln dried interior wall studs at 16" O.C.

Insulation

- R-24 wall insulation (glass fiber batts)
- R-50 Roof insulation (Blown-in cellulose)
- R-31 Floor insulation (glass fiber batts)

Drywall

- 1x4 Strapping at 16" O.C. for ceiling drywall; stapled and screwed to trusses.
- Crack-filled ceiling
- Crack-filled walls

Paint

- Walls: Sherwin Williams Tinted primer 2 coats
- Ceiling: Sherwin Williams Promar 400 Low VOC
- Trim: Sherwin Williams: SuperPaint

2025 Specifications -Mini Homes

Millwork/trim

- Baseboards ½” x 3 ⅞” MDF, white
- Casings, ⅝” x 2 ¾” MDF, white
- All trim work painted with 2 coats of white Sherwin Williams Superpaint trim paint
- Closetmaid 16” wire rack shelving in cloths closets, laundry and 12” linen closet areas
- Solid pine window buildouts painted white with Sherwin Williams Superpaint trim paint

Cabinets & Countertops

- Frameless shaker style kitchen cabinets
- Melamine interior finish for all cabinets (or birch if Pre-assembled cabinets are chosen in smaller homes)
- Soft-close doors and drawers with brushed nickel or black hardware
- Adjustable shelves in upper & lower cabinets
- Finished end panels in shaker styling to match cabinet doors and drawers
- Post-Formed laminate kitchen & vanity countertops

Floors

- 4 ply 2x8 continuous beams w/ 5” metal brackets
- 2x10 kiln dried floor joists at 16” O.C.
- 2 ply 2x10 kiln dried rim joists
- ¾” T&G OSB floor decking, glued, stapled and screwed to floor joists
- Rolled bottom board membrane.
- Solid bridging at midpoint of joists as required
- Plush floor underlay
- Goodfellow Hydrasafe or Oceanic upgraded Laminate flooring 12mm.

Siding & Exterior Trim

- Tyvek house wrap with Tyvek Flex Wrap for window and door weather barriers
- Mitten Vinyl siding
- 3” wide outside corners
- 6” aluminum fascia with drip edge
- Vented vinyl soffit and f-trim

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Egress Systems

- Entrance Door
- Insulated 36” steel slab doors (Atlantic, Global or Koltech)
- Polyflex weatherstripping
- Adjustable hinges for all slab doors
- 2” Storm door capable J-Mould
- Weiser Passage handle and Deadbolt

Patio Door

- Novatech 22mmOA Dual Glaze IG
- 3mm Tempered LowE 5/8in Argon
- 3mm Tempered Clear

Windows

- Atlantic Windows and Doors Single Hung available with and without grills (or Global Windows and Doors option)
- 19mmOA Dual Glaze IG
- 3mm LowE 1/2in Argon

Interior Doors

- Jen-Weld bedrooms and bathroom hollow core doors
- Weiser Satin nickel or Black interior door hardware finishes.
- Privacy handles installed in all bedrooms and bathrooms.

Heating and Ventilation

- Electric Stelpro baseboard heaters, white, c/w wired in Stelpro electronic thermostats
- Venmar A110 Heat Recovery Ventilation system
- Electronic HRV override timer controls installed
- Venmar Virtuo HRV Advanced Touchscreen Controller (Not spec)

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Plumbing

- Contemporary double bowl kitchen sink in either stainless or composite
- Delta single lever kitchen faucet c/w retractable sprayer spout
- Porcelain vanity sink with Delta faucet in bathrooms
- Contrac 6L Toilet, comfort height, elongated bowl, insulated tank with soft- close seat available in two piece or one piece.
- One piece acrylic domed tub & shower c/w pressure balanced shower faucet
- Frost free hose bib
- PEX Potable water line system installed throughout home with shut off valves for all fixtures

ABS Drain-Waste-Vent system installed throughout

Electrical

- Eaton 60 Circuit 200 Amp panel, pre-wired, and complete with breakers
- “Decora” light switches and receptacles throughout home
- Quality LED light fixtures throughout home
- Vanity light in bathrooms
- Coach lights at exterior doors as required
- GFCI breaker for heat tape (to prevent water supply from freezing)
- Weatherproof outdoor electrical hookups