

# *Silverwood*

## **SINGLE SECTION** **STANDARD FEATURES & SPECIFICATIONS**

### **GENERAL CONSTRUCTION**

- 8' Flat Ceilings
- Maintenance free vinyl lap siding and metal fascia
- Asphalt shingle roof (25 year)
- 7/16" roof sheathing
- Engineered full 4-12 pitch roof trusses
- 18" front vented eaves (no side or rear eaves)
- Textured (primed) gyproc ceilings
- Exterior walls built 2"x6" and strengthened with 3/8" OSB sheathing on inside and outside of wall
- Covered gyproc throughout
- 5/8" T & G OSB Floor Decking glued and screwed
- Heavy tubular steel frame
- 2"x10" Floor joists @ 16" o.c. (16' & 20' wides)
- Decorative insulated 32" entry doors with dead bolt and peephole
- Coach lights at all exterior entrances
- Screen doors on front and rear entrances
- Residential maintenance free Low E Argon Filled (R-5) PVC vinyl windows
- PVC windows, screens and security locks
- Exterior GFI electrical outlet
- Insulation meets or exceeds codes  
Floors R-20, Walls R-20 & Ceiling R-40 (min)

### **TASTEFUL INTERIORS**

- Plush Saxony carpet in Living Room, all bedrooms, and hallways in 20' wides (lino in hallways of 16' wides)
- Quality cushioned linoleum flooring all other areas
- Switched receptacles in bedrooms
- Pre-finished interior passage doors in Crystal White colour

### **BRIGHT, BEAUTIFUL KITCHENS**

- Exterior vented range hood with light
- Double stainless steel sink
- Doweled, full modular cabinetry
- Three distinctive colors of cabinet doors to choose from with matching moulding & trim colour
- Window over kitchen sink (most models)
- Peninsula Kitchen (20' wides only)
- Deluxe Tile Backsplash 3 3/4" x 12"

### **SPACIOUS BATHS**

- One-piece quality fiberglass tub and shower units
- Single lever faucet on tub/shower unit
- Expansive vanity mirrors
- GFI receptacle
- Exhaust fan(s)
- Deluxe Tile Backsplash 3 3/4" x 12"

### **UTILITY SERVICES**

- 100 amp electrical panel
- Smoke detectors in bedrooms
- Arc Fault protection in public areas of home
- High efficiency (95.1+AFUE) gas furnace with condensation pump
- 39 Imp. (45US) gallon electric water heater
- Primary exhaust fan c/w dehumidistat & switch
- CO/Smoke Detector(s) c/w battery backup
- GFI protected receptacle for heat tape
- Wired, plumbed and vented for washer and dryer
- Communication outlet

**NO CUSTOM CHANGES**  
**DECORS ARE SUBJECT TO CHANGE WITHOUT NOTICE**