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## True Builders Ltd. “Ready To Move” Standard Specifications

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**Note:** Highlighted items below are items considered to be Upgrade Options to other Builders above their Basic Specifications in their packages. Be aware of this when comparing pricing and quality to our RTM's to other builders.

- Floor Joists** - 9-1/2” LPI-20 continuous span I-joists @ 16” o.c., supplied to meet required standards of construction. Double LVL Rim-board and LVL End Joists.
- Bridging / Strapping** - LPI cross-bridging & Blocking as required by Joist Manufacturer.
- Floor Sheathing** - Sheathing to be 5/8” (min.) tongue and groove OSB. Floor sheathing is glued and screw fastened.
- Exterior Walls** - 8' Walls, 2 x 6 #2 or better grade stamped kiln dried studs spaced 16' on centre with 2 x 6 double top and single bottom plates. 7/16” OSB exterior sheathing supplied. Dependent on regional requirements, Lintels are 2 ply 2 x 8 or 2 x 10 #2 or better grade stamped kiln dried lumber. (Sheathing to be glued and nailed)
- Interior Walls** - 8' Walls, 2 x 4 #2 or better grade stamped kiln dried studs spaced at 16” on centre with 2 x 4 double top and single bottom plates, 2 x 6 material supplied for plumbing and bearing walls as indicated. Double Header over Interior openings over 36”.
- Roof Sheathing** - 7/16” OSB roof sheathing with H-clips with ridge blocking as required by Truss Manufacturer.
- Roof System** - Engineer designed, factory assembled trusses with metal connectors. Trusses spaced at 24” on centre, including miscellaneous framing material.
- Gable Ends / Ladders** - 7/16” OSB sheathing supplied for gable ends. Gable ladder overhangs vary depending on architectural design of structure. Material supplied to build according to corresponding architectural drawing.
- Roofing** - BP-Eclipse GL Lifetime Warranty Fibreglass shingles, pre-finished starter for roof perimeter, 30# felt Eave Protection, 15# felt shingle Underlayment over entire roof deck and Rubber membrane (GripGuard) for valleys c/w all necessary accessories.
- Windows** - High quality Jeld-Wen white PVC windows, Dual Low-E & Argon Gas, complete with vinyl jamb extensions, plus all necessary hardware and screens. J-Trim brickmould on exterior. Jeld-Wen's Lifetime Warranty on white PVC frames, Sealed Units and Truth's Heavy Duty operating hardware.
- Soffit and Fascia** - Pre-finished white aluminum soffit and fascia complete with all accessories.

12. **Flashing** - BEC's **Envelope Seal liquid rubber flashing** provided for windows, exterior doors and roof where required by code.
13. **Siding** - Horizontal D-4.5 standard coloured vinyl siding supplied throughout, complete with trims. Mitten's **Lifetime Warranty**
14. **Air Barrier** - 9ft. Typar Air Barrier complete with Sheathing Tape as required by building code.
15. **Ceiling Insulation** - R-40 batt glass fibre insulation and/or R-40 Blow-In cellulose where able.
16. **Exterior Wall Installation** - R-20 batt glass fibre insulation supplied for all exterior walls.
17. **Vapour Barrier** - 6-mil polyethylene vapour barrier supplied with Acoustical caulking & Tuck Tape for inside of exterior walls and ceiling (CGSB Approved).
18. **Wall board** - 1/2" Standard Drywall supplied for walls complete with sufficient screws, tape and joint filler. Moisture & Mold Resistant Drywall in all bathrooms. Fire Rated Drywall where required. All 90 degree corners to be **Bull-nosed drywall corners**. All walls primed and then painted w/ 2 finish coats of Velvet Beauti-Tone Paint (2 colours standard)
19. **Ceiling board** - 1/2" CD drywall for ceiling, complete with sufficient screws, tape and joint filler. All ceilings and closets are textured, primed and finish painted w/ 2 coats of Velvet Beauti-Tone White.
20. **Entrance Doors** - Jeld-Wen's insulated metal doors. Security viewer supplied for solid front entry doors. All doors **include dead bolt** assemblies where required except for garden door units with Cam-locks. Jeld-Wen's **10yr Warranty** on Metal Clad doors. Exterior Doors to be **Auto-Body Shop** painted White.
21. **Interior Doors** - Jeld-Wen's pre-hung, embossed, primed panel swing doors complete with jamb and stop. Home Hardware's Mirrored Bi-Pass doors for closets. Jeld-Wen's **5yr Warranty**. Interior Doors painted Velvet White.
22. **Cabinets & Countertops** - Superior Millwork's Shaker panel Oak or Raised Panel White Cabinets c/w **Crown Mould and Light Valance** (standard stain colours). All Cabinets with Full Wrap standard colour Laminate Countertops where able. Superior's **5yr Warranty** on cabinets.
23. **Interior Trim** - 2-1/4" Finger Joint Primed Colonial Baseboard and Casing, painted Velvet White.
24. **Floor Covering** - **Multi-Ply** Lino Underlay, **Not a particle board** underlayment. Allowance for **Mid-Grade** Quality Linoleum, Carpet & Laminates, etc.
25. **Closets** - Closets are provided with pre-finished white **Wire shelving**, white brackets and clips. Closet walls to be Textured and Painted white.
26. **Door Locks & Hardware** - Quality **Weiser-Laurel** lock and passage sets are supplied throughout. Entrance locksets provided for all exterior doors. All exterior doors come complete with **Weiser** dead bolts, except for Garden doors with Cam-locks. Interior doorstops also supplied.
27. **Ventilation** - Roof vents, insulation stops and vented aluminum soffit to provide maximum ventilation and air flow in attic areas. Air Exchanger wall ducts & wiring installed.

28. **Plumbing** - All Plumbing fixtures to meet **CSA standards**. Shower Doors **included** on shower units only. Moen **Pull-Out** Kitchen sink faucet. Heat Defuser holes cut and White Poly Defusers installed. 1.5 sone **CMHC approved** White Rangehood ducted to exterior to meet **CSA requirements**.
29. **Electrical** - 100 Amp Service panel with all applicable breakers for RTM portion of home installed and tested. 2 TV and 2 Telephone Outlets. Satellite Dish **Mounting Block installed** only if location is known before time of siding and wiring rough-in.

**Special Feature** – True Builders Ltd. Plans can be reversed to fit your site condition, as shown here. We also offer Custom House Design services.



Listed below are some additional material packages and items that your Home Building & Design Consultant will be pleased to discuss with you as Upgrades Options Items not included in the standard pricing packages.

#### **Upgrade Options to consider**

- Main House Wall Height Options (9', 10', etc)
- Exterior Wall design upgrades (8" thick, 10" thick Staggered Stud, etc.)
- Roof Trusses to 16" on Centre
- Power Vent attic ventilation units and more
- Window & Exterior Door Options (Colours, Brickmould, Glazing, etc)
- Interior Door Options (Safe&Sound, Solid Core, Oak, Pine, Maple, etc.)
- Casing & Baseboard Options (3-1/4", 4-1/4", etc. & Oak, Maple, etc.)
- Exterior Deck Covering and Railing Options
- Siding Options (Vinyl, Hardboard, Cement Board, etc.)
- Electrical Material/Fixtures/Bulbs
- Plumbing Material/Fixtures
- Floor Coverings Upgrades (Lino, Carpet, Laminate, Cork, etc.)
- Cabinets Upgrades & Acc's (Dovetail Wood Drawers, Soft-Close Hinges, etc.)
- Exterior Storm doors Additions
- Interior & Exterior Paint/Stain Upgrades
- Eaves Trough (Colour Changes)
- Blow-In Insulation (R-value Options)
- Roxul Insulation Option
- Spray Foam Insulation Option

### **Energy-Star Certified Home Upgrade Components**

- Exterior Wall design upgraded to R28-10" thick, Double wall system
- Roof Insulation upgraded to R50
- Windows Upgraded to Triple Pane w/ Double Low-E and Argon Gas
- Floor Cantilever Insulation upgraded to R28
- Toilets upgrades to Dual Flush/Low Flush units
- Shower Heads Upgraded to Low Flow units
- CFL Light bulbs in all fixtures where able
- Motion, Photo-Voltaic & Photo Eye Sensor Light Fixtures available
- EnergyStar Dish Washer available
- 3<sup>rd</sup> Party Air Tightness Test done on-site as complete home unit
- More items available as well as some requirements by owner to meet requirements

### **Special Design Items not in Standard Designs**

- Furnace/Heating System
- HRV Air Exchanger System
- Central-Vac System
- Decks, Garages and Basement Stairs
- Foundation and RTM Destination Site Work
- And many other options to chose from.....

Specifications are in accordance with National Building Code, Alberta Building Code and CSA requirements based on gas heating requirements and final destination of the RTM. Insulation may have to be upgraded for electrically heated homes. Changes to conform to municipal by-laws may be required.

Contact your True Builders Ltd. Sales & Design Consultants with any questions you may have.



*For Further Information, please call True Builders Ltd. and a Qualified Professional Home Design & Building Consultant will be pleased to assist you.*

Effective March 1<sup>st</sup>, 2010. This Specification List supersedes all previously printed specifications.