



STANDARD SPECIFICATIONS SCHEDULE "A"

Updated July 10 -2008



Home Warranty

- Greensmart is a registered manufacture builder with FACTORY PRO new home warranty. Coverage: 1 year Materials & Labour Warranty, 2 Year Mechanical Systems Warranty, 10 year structural defects warranty.

Structural Design

- The shop drawings are designed for Structural Insulated Panels (SIP) construction and receive an Engineer's certification for construction permits and approvals.
- Quantity of products is based on construction drawings.
- Design and Code: The proposed building must comply with the Alberta and or BC Building Code and Safety Regulations. The electrical design must meet the Canadian Standards Association - Electrical Certification. The plumbing design must meet applicable provincial plumbing regulations. The heating design must meet all applicable provincial gas protection regulations.

Floor Framing

- Engineered I-joist silent floor, minimum depth 11 7/8" or Wood Web floor system
- Joist Hangers: Used where required
- Sub Floor Sheeting: 22/32" OSB T&G, sub floor adhesive, screwed, & stapled
- Linoleum Underlay: 3/8" smooth floor in lino areas
- Floor Tile Underlay: 3/8" spruce floor in tile areas

Wall Framing

- Prefabricated Exterior: R28 SIP 6 1/2" x design height
- Engineered Headers: Over all openings where required
- Interior Partition Walls: Dry Spf # 2 or better
- Main Floor: 9 foot wall main floor, 8 foot walls upper floors

Roof Framing

- Engineered trusses 24" OC, roof pitch as as per construction drawings, trusses 10" heel
- Piggy Back (mono) for roof pitch that exceeds transport height restrictions
- 1 x 4 SPF Truss Bracing @ 24" OC
- 7/16" OSB sheeting with H clips
- Shingles: Malarkey Architectural 20 year three tab shingles, Dura-Seal
- Roof Venting: In excess of code requirements

Insulation And Drywall

- R 28 SIP EPS in the walls
- R 28 perimeter batts in attic
- R 50 loose fill in the attic, 6 mill poly vapor barrier, sealed with acoustical sealant
- Draft protectors on all electrical boxes where applicable in fiberglass and loose fill insulation
- 1/2" drywall on walls, 5/8" or CD board on ceilings, ceilings have choice of knock down or popcorn spray texture throughout the home
- Water resistant board around tubs and showers

Exterior Finish

- House Wrap: On exterior walls
- Siding: Full vinyl siding, maintenance free, flashing over all windows/doors, choice of selected colors
- Soffits (vented) and Fascia: Pre-finished aluminum

Exterior Millwork

- PVC double glazed low e, coated glass windows - vinyl casement, house and basement windows,
- 36" x 80" insulated steel front and back doors

Interior Finish

- Interior Doors: Embossed Colonial 6 raised panel doors, paint color same as baseboard and casings, choice of colors
- Locks: Brushed chrome finish, keyed entry locksets c/w security deadbolt
- Interior Cabinets: Raised oak, flat panel oak or maple, or white thermofoam with veneer ends, 2" crown molding, choice of stain and colors as per selection
- Kitchen Cabinet Tops: Laminate with oak accent and with 1 row of 6" x 6" wall tiles, choice of selected patterns and colors
- Vanity Tops: Laminate top with oak accent and 1 row tile backsplash
- 4" MDF estate style baseboards, 3" MDF wide profile door and window casings
- Spindle Railing : Choice of stained (matching kitchen cabinets) oak, maple, or painted hemlock matching baseboards and casings as per drawings
- Adjustable steel closet rods with white melamine shelving in all closets
- Adjustable shelving units for walk in pantry
- Water based paints and finishes, 1 coat primer and 2 coats - finish, choice of selected colors
- Wall Tiles Bath: 5' around tubs, 1 row around shower stalls and 1 piece baths, colours and pattern as per selection
- Carpet: 7 Lb. underlay, 40oz carpeting, exclude kitchens, bathrooms and outside entries, colours as per selection
- Linoleum: Glued and rolled, colours and pattern as per selection
- Mirrors: Full width mirrors in all bathrooms above vanities
- Interior Door Hardware: Weiser door hardware in brushed chrome

Plumbing

- Water lines: PEX 3/4" main lines and 1/2" other
- Vents and Drains: ABS or equivalent rigid plastic. Expansion sleeves on plumbing stacks and vents
- Exterior Taps: Two, shut off valves toilets and sinks
- Laundry Box: Flush mounted with contained hot and cold taps
- Stainless Steel Sink: 33"l x 22"w sink, 22 gauge thickness stainless steel, undercoated for sound deadening and condensation control (kitchen)
- Stainless Steel Laundry Sink: 20"l x 20"w single sink, 22 gauge thickness stainless steel, undercoated for sound deadening and condensation control
- Kitchen Faucet: Delta Model, brilliance stainless steel, single handle operation, integrated sprayer
- Lavatory Faucet: Delta Model, brilliance stainless steel, 5 1/16"l x 4 1/8"h rigid spout
- Vanity Sink: Performa Oval Model, vitreous china, 20" x 17", european styled interior bowl, self-rimming countertop sink, front overflow, installed on laminated counter top
- Tub: 1 Piece Hytek tub and walls, 60" X 34", high gloss acrylic with fiberglass reinforcement,
- Corner Soaker Tub : 1 piece Hytek, acrylic white 60" x 60", gloss acrylic with fiberglass reinforcement, apron, 3 sided, double slip resistant tub bottom
- Shower: 1 piece Hytek, 36" x 36" Colony Model, high gloss acrylic with fiberglass reinforcement, safety-textured shower bottom, chrome hinge shower door enclosure clear tempered glass
- Shower and Tub Taps and Trim: Delta Model, brilliance stainless steel, flow rate of 2.5 Gpm, single function operation - single lever handle for ease of temperature control, temperature pressure balance
- Bath Hardware: Polished stainless steel, towel bar, 24", towel bar, robe hook, paper holder, towel ring
- Toilet: 6L low consumption, RF bowl, siphon action jetted bowl, color-matched bolt caps, lined tank
- Central Vacuum: Roughed-in Vac-u-Flo
- Dryer Vent: Roughed-in dryer vented to exterior, if applicable main or second floor
- Registers: Floor diffusion registers complete with damper controls, designed for HVAC or optional HRV

Electrical

- As per electrical code: 100 to 200 amp service panel, circuit breaker panel, copper wiring, receptacle, switch height 52" from floor, wall plugs 16" from floor, counter plugs 44" from floor to bottom of box
- Location of Electrical Panel: Is as per utility room location
- Rough In: Garburator, microwave, dishwasher
- Light Fixtures: Standard ceramic base, standard bathroom fans

- Dryer Outlet: 220 range and dryer outlet as required on plan
- GFI Weatherproof Receptacle: Two
- GFI outlets in bathrooms
- Christmas Soffit Plug with interior switch
- TV: Three, RG6 co-ax
- Telephone Drops: Three (CAT5)
- Communication Drops: Two (CAT 6)
- Door Bell: One with chime kit, white finish
- CO2 Detectors: 120-volt smoke detectors, as fire regulations require
- Smoke Detectors: 120-volt smoke detectors, as fire regulations require
- Decor Switches: Ivory or white finish.
- Thermostat: Programmable thermostat c/w summer fan switch
- Range Hood: NuTone 30" range hood - 280 CFM, white, 6" vent
- Bathroom Fan: Exhaust Fan - 90 CFM, NuTone, Quiet at 1.0 sone, roof or wall mounted, 3" vent, locate one in each washroom

Attached Garage - Material Package Only - Only if Shown

- Prefabricated Exterior R22 SIP 4 1/2" x design height
- PVC Double glazed low e, coated glass windows - vinyl casement
- House wrap for exterior walls
- Garage vinyl siding, maintenance free, flashing over all windows/doors, choice of selected colors, (matching house)
- Architectural 20 year three tab shingles, hand tabbed with plastic cement
- Free span engineered trusses 24" o/c, as per construction drawings
- Engineered headers where applicable
- 34" x 80" insulated steel front and back doors - where applicable
- Overhead Door: Energy efficient embossed metal insulated door, 16' x 7' maintenance free , sectional

The above listed "General Specifications" override any study drawings, preliminary drawings and rendering details.

GREENSMART PRICES DO NOT INCLUDE: Site Labor, site installation and setup, transport of modulares, crane set etc. in the "STANDARD PACKAGE FEATURES".

Greensmart builds "Custom Ready To Move Homes" and our sales team can provide pricing for further items and upgrades that are not listed.