WESTERN CANADIAN
MODULAR HOME SALES

Homestead
16' Wide Homes

SHELTER
HOME SYSTEMS

SRI
HOMES





Standard Construction

- Limited Lifetime Architectural Shingles w/Underlayment
- Engineered Roof Trusses
  - 3.3 kPa snowlad AB, SK, MB, ON | 3.4 kPa snowload BC
- Nominal 4/12 Fixed Roof Pitch
- 6" Residential Eaves on 4 Sides
- 6 mil Poly Vapour Barrier in Ceiling and Sidewalls
- White Metal Fascia
- White Vinyl Soffit
- Flat Ceiling T/O
- 8' Walls
- 2x6 @24" o.c. Outside Walls
- 3/8" OSB Sheathing On Inside And Outside Of Ext. Walls
- Low Maintenance Vinyl Siding
- Insulation:
  - R40 ceiling
  - R22 wall
  - R48 floor
- Weatherproof exterior GFI Receptacle x2
- Frost Free Tap /w Check Valve
- Airtight Protocols (4.6 points Tier 2 SK)
- One exterior louvred attic access at rear end (or as specified)

Floor Structure

- Tubular Laminated Steel Frame: 8" (<16'x68') or 12" (>16'x68')
- 2x10 Floor Joists (16' Wide), 16"O.C. with single LVL rim joists
- T&G OSB Floor Decking; Glued And Mechanically Fastened

Windows (1.4 U-Value | 1.8 pts Tier 2 SK | PVC Jamb | LowE)

- 46x42 In Living Room; White; Sliding, w/screen
- 46x42 In Dining Area; White; Sliding, w/screen
- 46x42 In Bedrooms; White; Sliding, w/screen
- 46x42 In Kitchen; White; Sliding, w/screen

Exterior Doors

- 36" Insulated No Light Front Door c/w Peephole
- 32" Insulated No Light Rear Door c/w Peephole
- LED Exterior Pot Light At Each Exterior Door

Bathroom

- Tub/Shower: One Piece Fiberglass In All Bathrooms
- Sink: White Oval, Drop In w/Two Knob Faucet - Chrome
- Toilet: Single Flush, Lined Tank, White
- GFI Receptacles
- Dehumidistat On Main Bath Fan
- Tub/Shower/Vanity Faucets - Chrome

Lighting

- LED Disc Lights Throughout Home
  - as indicated on floorplan
- Receptacle with Switch in Living Room
- One LED Pot Lights At All Exterior Doors

Ceiling - Walls - Mouldings

- Spraytex 1/2" Gyproc Ceilings
- Ceiling Trim: 1-1/2" Battens
- Wall Finish: Vinyl On Gyproc
- Baseboards: 356 Profile White - Paper Wrapped
- Window/Door Trim: 356 Profile White - Paper Wrapped
- Closets - Battens Throughout

Interior Finish

- Pre-finished Flat Interior Doors
- Interior Door Knobs
- Matching Hinges & Door Stops
- Closet Rod Only In All Closets
- Toggle Light Switches

Flooring

- Linoleum:
  - Throughout Home

Cabinetry

- Modular Cabinets | One Single Drawer Only In Kitchen
- Classic RP PVC Cabinets | White w/Pewter Knob Style Handles
- Countertops: High Pressure Laminated Countertops Throughout
- One row of 3"x6" Subway Tile Backsplash w/white grout | No Tile Edge
  - In Kitchen and All Bathrooms
- Shelf Above Fridge
- Microwave Shelf In Base Cabinet
- 24" Pantry Cabinet
- Shelf Above Washer And Dryer (No Rod)

Utilities

- 40 GL Electric Water Heater
- High Efficient Electric Furnace
- 200 AMP Electrical Service Panel
- Heat Recovery Ventilator (HRV)
  - above water heater unless otherwise specified on order
- Electric Conduit Through Floor
- Programmable Thermostat
- Copper Wiring Throughout
- Plumbed & Wired For Future Washer/Dryer
  - stacked or side-by-side as per plan
- Shut Off Valves at Main Supply, Water Heater and Toilets
- Insulated Water Lines In Water Heater Cavity
- Smoke/CO Alarms w/Battery Back Up In Hallways
- Smoke Alarms In All Bedrooms

Kitchen Appliances

- Fridge: 18 cu. ft. Two Door - Top Freezer - Stainless Steel
- Range: 30" Electric - Smooth Top - Stainless Steel
- Range Hood: Two Speed, Vented To Exterior, Stainless Steel
- Faucet: Two Knob - Chrome
- Kitchen Sink: Two Bowl Stainless Steel

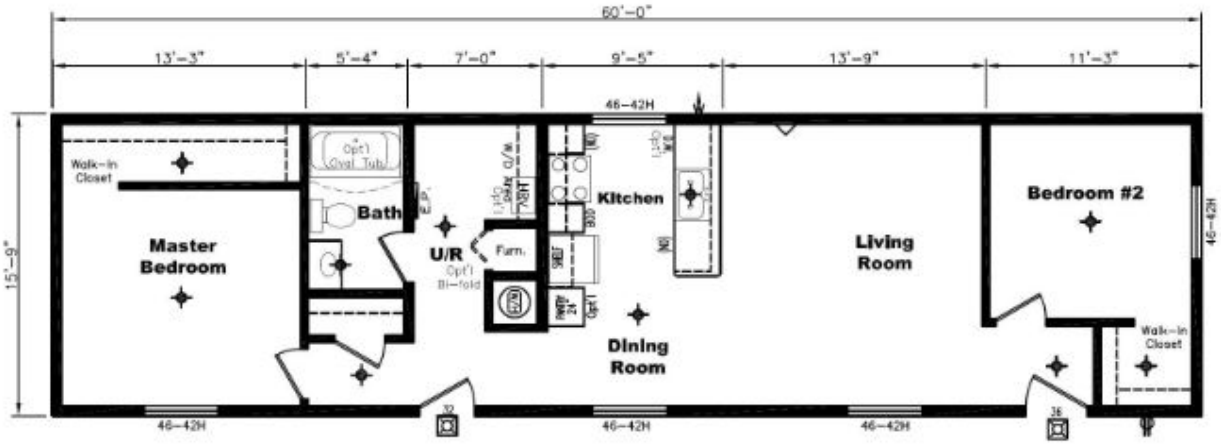
HS-1601

16′ x 60′ | 960 *sq. ft.* | 2 | 1



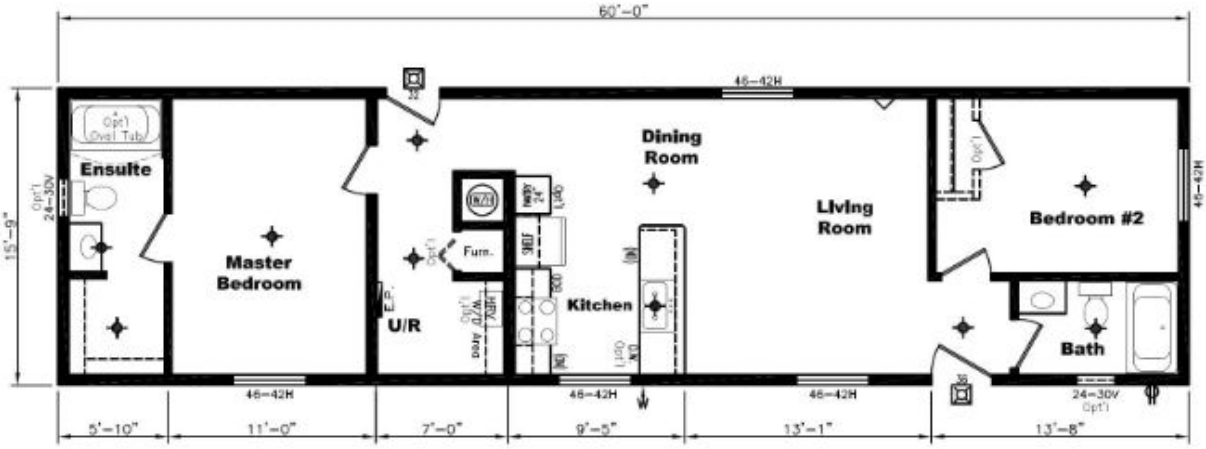
HS-1602

16′ x 60′ | 960 *sq. ft.* | 2 | 1



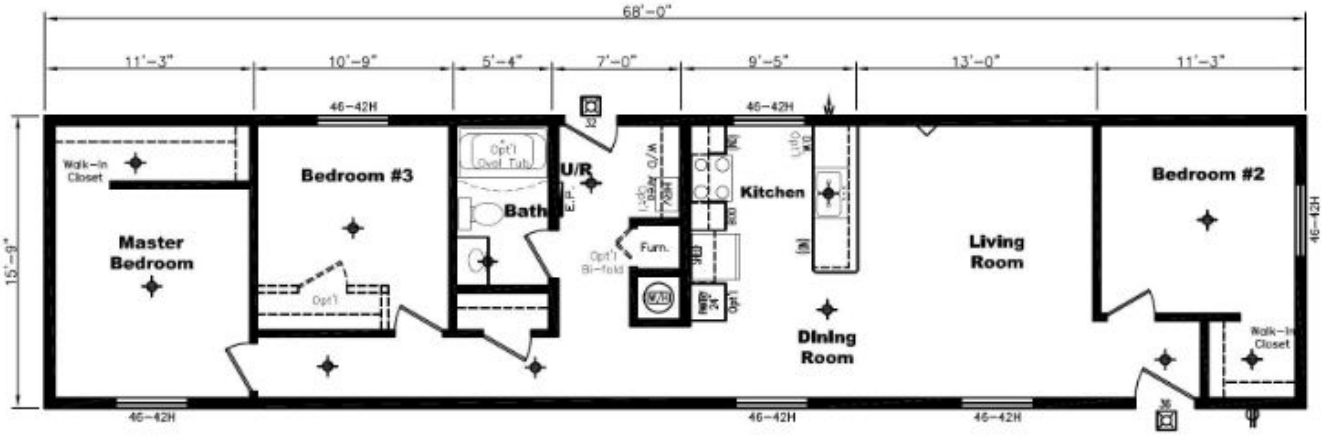
HS-1603

16′ x 60′ | 960 *sq. ft.* | 1 | 2 | + Office



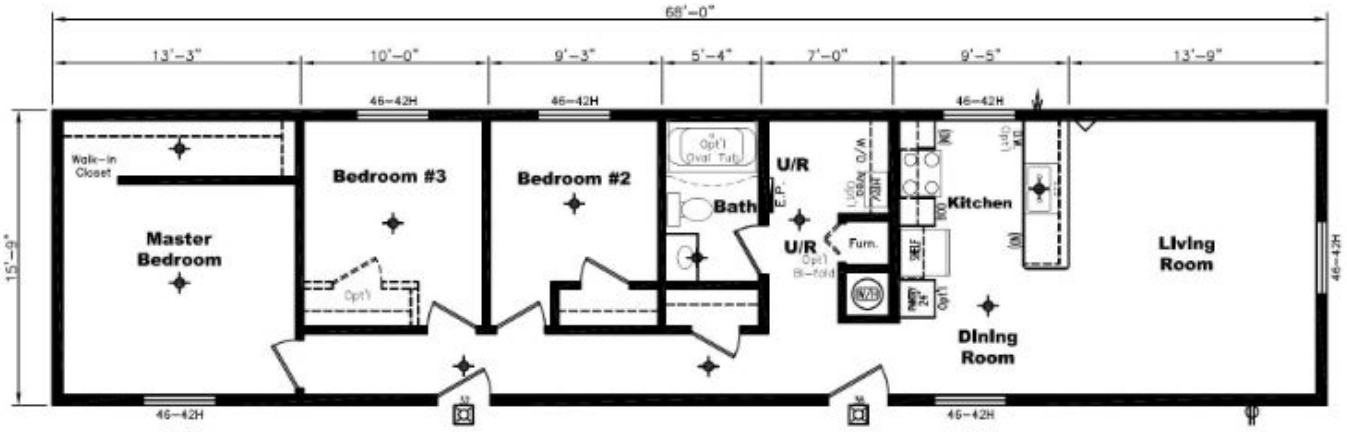
HS-1604

16′ x 68′ | 1,088 *sq. ft.* | 2 | 1 | Office



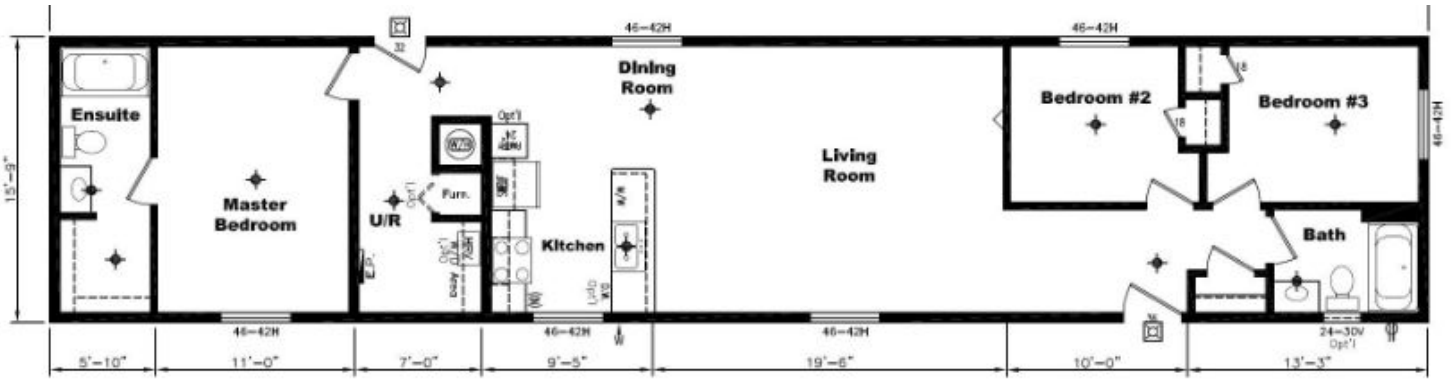
HS-1605

16′ x 68′ | 1,088 *sq. ft.* | 2 | 1 | Office



HS-1606

16′ x 76′ | 1,216 *sq. ft.* | 2 | 2 | + Office



HS-1607

16′ x 76′ | 1,216 *sq. ft.* | 2 | 2 | + Office







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