

AKAL HOMES LTD.

READY TO MOVE CUSTOM HOMES

STANDARD SPECIFICATIONS

FRAMING

FLOOR JOISTS:

TJI engineered floor system

RIM JOISTS:

LVL engineered beam perimeter rim joists

FLOOR BEAMS:

Engineered as per plans

SUB FLOOR:

23/32" T&G OSB glued and screwed.

UNDERLAY:

3/8" one side good for linoleum and 3/8 std. spr. Plywood for ceramic tile, Glued and stapled.

EXTERIOR WALLS:

2x6 KD Spruce studs @ 16" o.c. C/W single bottom plate and double top plate.

EXT. WALL SHEATHING:

3/8" OSB glued and stapled overlapping rim joist. (7/16" OSB for STUCCO)

EXT. WINDOW/DOOR LINTELS:

Engineered laminated std. lumber or as per engineers specs.

INTERIOR WALLS:

2X4 KD spruce studs @ 16" OC standard framing c/w single bot. plate and double top plate.

ROOF:

Engineered roof trusses @24" OC with std. 18" overhang.

ROOF SHEATHING:

7/16" OSB sheathing with H clips.

ROOF FINISH:

30yr. Architectural Asphalt shingles and roof vents as required by code, product C.S.A. approved.

STAIRS:

13 Risers std. basement stairs closed riser professionally built.

EXTERIOR FINISH:

D 4.5 vinyl siding c/w matching corner posts on top of Tyvec / Tytar or equivalent building paper.

ELECTRICAL:

As per building code

100 Amp. Service, c/w 32 circuit breaker panel.

220 Range outlet(1)

220 Dryer outlet(1) if main floor laundry

2 exterior weather proof receptacles and 1 Christmas lights receptacle in the eaves.

1 dishwasher rough in and connection only if dishwasher is installed before delivery.

Heat thermostat wiring

2 smoke detectors one installed on the main floor and one R.I. for basement.

Poly hats on any plugs, switches, telephone or cable outlets or light boxes located on ext. walls and ceiling

GFI breaker for bathroom outlets

3 Telephone and 3 cable TV outlets as per plans

Hood fan rough in and installation of regular std. hood fan

Standard door bell/chime kit

One standard to the code vent. Fan in each bathroom

Decora type switches-white and decora duplex receptacles and covers- white

Center ventilation fan switch

Light fixtures as per allowance differs from model to model

PLUMBING:

TUB:

60" One piece bath tub & shower unit

SHOWER:

36" square one piece shower stall c/w clear chrome glass doors (size vary plan to plan)

TOILETS:

Low profile ELJIER or equal water saver with shut off valves.

SINKS:

Porcelain sink and laminated vanity tops in bathrooms, stainless steel std. double sink in kitchen

TAPS:

Moen single lever chrome taps, Single lever in shower, single lever in kitchen with spray.

PLUMBING CONNECTIONS;

All drains and lines to floor joists

LAUNDRY:

Flush mounted laundry box with contained hot and cold taps and laundry drain. (only in main floor laundry)

DISHWASHER:

Plumbing rough in and hookup only on site

WATER LINES:

3/4" pvc main and 1/2" pvc supply lines

VENTS and DRAINS:

ABS or equivalent rigid plastic.

INSULATION

Insulation and caulking to Alberta building code standard:

Fiberglass friction fit insulation installed around all windows and doors and behind all exterior electrical outlets

EXTERIOR HOUSE WALL AND CEILING:

R-20 bat insulation in ext. walls and R-40 loose fill (blown) in ceiling or R-35 batt in vaulted areas.

CANTELEVERS:

R-28 batt insulation

VAPOUR BARRIER AND COULKING:

6mil. Poly on outside walls and ceiling, continuous caulking at all joints and around all doors and window openings.

JOIST SPACE:

R-20 batts at all rim joists sealed with 6 mil poly vapour barrier.

ATTIC ACCESS:

Hatch insulated with rigid Styrofoam or R-35 fiberglass friction fit batt insulation.

DRYWALL

Screw and nail application

Walls 1/2" drywall and ceiling 1/2" CD board.

Aquaboard in baths around tubs and showers

Spray textured knockdown ceilings throughout the house.

WINDOWS AND EXTERIOR DOORS

Double glazed glass windows filled with low-e

White vinyl thermally broken frames.

Awning/casement/sliders as per plans.

Metal insulated front entry and rear/ side entry 3-0x6-8 standard doors.

Basement windows available on request at cost

CABINETS/VANITIES/COUNTERS

Cabinets:

Maple or Oak flat panel shaker style std. cabinets (30" wall cabinets)

Fridge opening is 36" std.

Adjustable shelves in upper and lower cabinets.

Vanities in bathrooms are same type as kitchen cabinets.

Countertops:

Arbourite (lamine) countertops c/w 6" ceramic tile back splash.

MIRRORS

BATHROOMS:

Standard height 40" and length of vanity .

INTERIOR FINISHING

CHOICE OF THREE PACKAGES

OAK ————— MAPLE ————— PAINT GRADE MDF

SHELVING:

Metal wire shelving standard pkg.

HARDWARE

Front entrance

Weiser brush chrome key - in - knob and one inch dead bolt

Secondary entrance

Weiser chrome key - in - knob and one inch dead bolt

Interior doors

Weiser brushed chrome knobs

Privacy on bath and master bedroom

Bath hardware

Towel bars, paper holders, towel ring(ensuite) in chrome finish

PAINT AND STAIN

Exterior paint

Solid stain (Olympic or equal)

Interior paint

Two coats velvet egg - shell latex (General Paint or equal)

Stain and lacquer

Interior - medium and clear glass lacquer (General Paint of equal)

Deck

Natural treated wood

FLOOR COVERINGS

CARPET:

STD. 40oz. Carpet on top of 7.5 pd high density underlay

LINO:

Builders grade premium quality lino in Main entry, Baths and kitchen

Customers can upgrade floor coverings as per their own selection

HEATING SYSTEMS

High efficiency forced air heating systems provided in self contained homes with no basements.

BASEMENTS

Wood basement packages are available for standard basements.

TURN KEY OPERATION

**WE PROVIDE OUR PROFESSIONAL ADVICE AND SERVICES FOR YOUR
DREAM HOME TO BE BUILT RITE FROM START TO FINISH**

For more info contact us:

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