



Standard Specifications Mini Homes

PRESTIGE
HOMES

We're built differently.

One of the biggest decisions you need to make after you've decided to build your new home is who you want to build it. The process of searching for a builder can be difficult and often down right confusing. And so what ends up happening is many people will make a decision based solely on an initial pricing estimate.

There's no doubt about it, pricing is extremely important. Nobody wants to pay more than they have to. The problem is, not all builders tell you what's included in the "base price" that they're using to form your estimate.

We want to remove the confusion by letting you know exactly what we include as standard specifications. This will help you identify what we're doing that's the same as our competition, as well as what we do differently. Because when it comes to pricing your new home build, you want to make sure you're comparing apples to apples.

Construction

- 2x10 floor joists @ 16" o/c for 16' wide homes
- 5/8" tongue and groove OSB floor sheathing
- Rim joists laminated double 2x10
- 3 ply 2x8 carrying beams
- 4/12 roof pitch, trusses @ 24" o/c

- 15/32" OSB roof sheathing
- Eave projections: 10"
- Gable projections: 10"
- 2x6 exterior 7'6" walls, studs @ 16" o/c
- 7/16" OSB wall sheathing
- 2x3 interior walls, studs @ 16" o/c
- Steel tie-down straps on exterior walls





Insulation

- R-50 roof insulation with vapor barrier, rafter vents, and OSB wind baffle at eaves
- R-22 batt insulation with vapor barrier
- R-31 batt floor insulation & bottom board
- Air barrier house wrap, taped at all joints
- Requirements in some regions will vary



Plumbing, Heating & Ventilation

- All water lines assembled with PEX potable water lines and ABS drain system. GFI receptacle for site-installed heat tape.
- Shut-off valves on all fixtures
- 40 gallon electric water heater
- Outside tap
- Standard white electric baseboard heaters
- Heat recovery ducted ventilation (HRV) system



Electrical

- 200amp electrical panel
- Decora style switches and plugs including one (1) USB plug
- Smoke detectors in all bedrooms & hall
- Brushed pewter lighting package with LED recessed lights in select areas
- One exterior light at each door
- One exterior GFI plug with weatherproof cover at each door (min. 2 per home)
- Wireless door bell
- One cable, & phone & USB outlet
- Heat tape status GFI inside home



Exterior

- Vinyl siding available in three profile choices & several colours
- Architectural limited-lifetime shingles
- Ice and water shield at eaves and valleys
- White aluminum fascia, drip edge and vented vinyl soffit
- White exterior doors with vinyl clad jambs, stainless steel passage sets and deadbolts
- White vinyl windows with lowE Argon glass windows with or without grills
- Self-adhered membrane / flashing around exterior doors and windows

Interior

- Drywall & smooth crack fill finish on all walls and ceilings, primed/sealed (white walls, white ceilings)
- Smooth white raised panel doors
- Satin stainless steel interior passage sets (privacy sets on bathrooms)
- White flat-stock MDF casings (5/8" x 2-3/4"), white flat-stock MDF base trims (1/2" x 3-7/8"), and white MDF window buildouts.
- Closets and Storage areas come with white wire rack shelving.

Flooring

- Vinyl sheet flooring



Kitchens

- Cabinets are frameless style with concealed hinges
- Square edge profile on all doors and drawers
- Drawers above doors
- Cabinet above standard rangehood is 15" and above microwave rangehood is 12"
- Soft-close hardware on doors & drawers
- 1 bank of drawers
- Brushed nickel knobs on all doors & drawers
- Open dishwasher prep (no false front)
- Post-form countertops
- Double bowl stainless steel sink
- Single lever pull down chrome faucet



Bathrooms

- See kitchen cabinets for standard cabinet & countertops
- White oval china vanity sink
- Single lever vanity faucet with mechanical stop
- White toilet, low consumption 1.3gal tank
- 5' one-piece acrylic tub shower with dome top



Warranty

- 1-year Prestige warranty
- See manufacturers for specific product warranties
- 10-year structural AtlanticNew Home Warranty or LUXNew Home Warranty(Canada only. U.S. customers can discuss New Home Warranty programs with local retailer.)



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