



Royalwood Square Specifications

Lower Level

- 8" steel reinforced grade beam on 16" concrete piles
- 4" concrete floor over 6" buckshot gravel base
- Radon gas protection under basement floor
- Concrete floor to foundation sealed with caulking

Garage

- 16 x 7 insulated steel sectional overhead door with 10 year manufacturers warranty
- Interior electrical outlet
- Wiring in ceiling for garage door opener
- Concrete grade beam on 16" concrete piles
- Steel reinforced concrete floor

Wood Framing

Floors

- ¾" tongue & groove subfloor screwed down and glued
- 3/8" K3 board under vinyl flooring
- Engineered floor system

Exterior Walls

- 2" x 6" kiln dried lumber at 16" on center
- 7/16" wood sheathing
- R20 fiberglass insulation
- Caulking applied to top and bottom plates
- 6 mil poly vapour barrier
- Walls finished with ½" drywall

Interior Walls

- 2" x 4" lumber at 16" on center
- 2" x 6" lumber at 16" center for bearing or plumbing walls
- Square style corner beads
- Walls finished with ½" drywall
- Walls and ceilings primed and painted
- State of the art sound proofing system

Roof

- Engineered roof trusses, 24" on center
- R40 blown insulation in attic
- 7/16" wood sheathing with H-clips
- 25 year warranty on asphalt shingles

Ceiling

- 6 mil poly vapour barrier
- ½" SAG Resistant drywall

Stairs

- Staircase with 36" stub walls

Exterior Finishing

- Eldorado stone front detailing
- Raised stucco clad exterior with detailed buildouts
- Decorative vents and sunbursts
- Gable end vertical siding

Deck

- Pressure treated 2x6" decking with 36" railing

Soffits / Fascia

- Pre-finished aluminum soffits, fascia, eaves and down-spouts
- Continuous soffit venting
- Swing up/down spout extensions
- 20 year manufacturers warranty against peeling and flaking

Doors and Windows

Doors

- Pre-finished insulated front door with sidelite and transom window
- Front door handle with deadbolt lock
- Oversized sliding glass doors on lower and main levels

Windows

- Energy Efficient – Dual pane PVC windows with Low E and Argon gas filled
- Lifetime hardware warranty
- 20 year manufacturers warranty on PVC and seals
- Front windows complete with decorative grills

Electrical

- 100 amp panel
- 3 weatherproof outlets, 1 at deck, 1 below deck, 1 at garage
- Telephone jacks pre-wired to bedrooms, den and kitchen
- Cable jacks pre-wired to bedrooms, den and living room
- Central vacuum outlets roughed-in
- Roughed-in central alarm system
- Early warning smoke detectors directly wired as per Code
- Heat sensor in garage
- 220 volt stove and dryer plug
- Christmas light plug on separate switch
- Bathroom G.F.I (grounded) outlets
- Roughed-in electrical for future garburator
- Roughed-in electrical for future dishwasher
- Exterior lights controlled by photo electric cells



Lighting

- Designer selected lighting fixtures as per plan

Heating & Cooling Systems

- High efficiency (90%) natural gas forced air furnace with direct fresh air intake and air pressure balancing system
- 20 year warranty on furnace heat exchanger
- 5 year warranty on computer board parts
- Galvanized heating ducts
- Dryer vent to outside
- Central exhaust - bath fans vented to exterior
- Central air conditioning
- Venting roughed-in for over the range microwave or hood fan, vented to the outside

Interior Finishing

- Painted raised panel interior doors
- Full width vanity mirrors
- Privacy locks on master bedroom and bathroom doors
- Satin nickel finish passage sets
- Electric fireplace
- Built-in entertainment unit
- Wood 4" baseboards and 3" casings, paint finish

Cabinets & Countertops

- Choice of shaker style cabinetry with crown moulding and choice of laminate countertop
- Choice of shaker style vanities in bathroom and laminate countertops
- Lifetime warranty on cabinetry hardware

Plumbing

- Double stainless steel kitchen sink with single lever tap and vegetable sprayer
- Roughed-in plumbing for dishwasher
- Single lever handle faucet in all bathrooms
- Low flow lined toilet tanks in all lavatories
- Pop-up drains on all sinks and tubs
- PVC water lines
- Sewer back-up water valve
- 60 imperial gallon electric hot water tank (5 year manufacturers warranty)
- Exterior frost free tap in garage

2 Bedroom Plan

- Ensuite includes one piece acrylic tub
- Second ensuite includes 4 foot shower with 1 seat and 2 panel sliding glass doors in chrome frame

3 Bedroom Plan

- Ensuite includes 4 foot shower with 1 seat and 2 panel sliding glass doors in chrome frame
- Second bathroom includes one piece acrylic tub

Floor Coverings

- 100% PET Polyester Enviro Select carpet collection with 100% Virgin Polyurethane foam underpad
- 10 year wear warranty
- High quality vinyl flooring in foyer, bathrooms and kitchen

Site Details

- Architecturally designed landscaping including sod, shrubs, trees and fencing
- Concrete driveways and walkways

Warranty

- 5 year Builders New Home Warranty Program of Manitoba
- 1 year A&S Full Service Warranty

General Information

- All homes are covered under the Home Owners Warranty as provided by the Builder's New Home Warranty Program of Manitoba Inc.
- The builder will supply a survey certificate after possession date.
- Although most of the work will be completed before possession, weather limitations may affect the timing of exterior finishes such as stucco, painting, sidewalks, grading, etc. These will be completed as weather permits.
- Concrete and asphalt floors, driveways and sidewalks are affected by soil conditions, salt and frost. Therefore no guarantee related to damage caused by these conditions can be given by the Builder.
- Location of all electrical, water lines and gas meters to be determined by Manitoba Hydro and City of Winnipeg.
- Due to ongoing research and analysis, the plans, specifications, materials, and elevations are subject to change at the Builder's discretion. The Builder reserves the right to make substitutions of equal or greater quality, provided they meet the requirements of the Manitoba Building Code.
- To assist you in visualizing a home setting, show homes may have special décor, drapery, paintings, lighting, display fixtures, feature walls, mirrors, exhibits, accessories, furnishing, and appliances. These are meant for display purposes only. Standard specifications can be identified by our Salesperson.