

CUSTOM COTTAGES *by* Expert Home

A NEW Industry Leader.

Expert Engineered Housing – **Exclusive Builder**

Specialty Structure / Specialty Design:

- Custom Cottage Inspired Architectural Designs
- CSA Approved Building Structure - CSA A277 Building Code
- Engineered 3/12 Roof Pitch – Main Body of Home
- Engineered 5/12 Roof Pitch on Front of Home
- Engineered 5/12 Roof Pitch on Rear of Home (per plan)
- 2X8 Front and Rear Decorative Fascia Board
- 24" Front Eave
- 16" Side Eaves
- 16" Decorative Rear Eave
- 3 Interior Roof Lines/Heights
 1. Front Roof Line Vault – Matching Window Vault (per plan)
 2. Main Living Room and Kitchen Area Vault
 3. 9' Estate Ceilings through Bed, Bath and Hallways
- Engineered Wood, Web Truss Floor System
- Clear Span Engineered Floor - No Center Support (self-contained)
- 19" Specialty Rim Joist – Perimeter Supported
- Perimeter Supported Means, Screw Pile / Cement Foundation Design
- 23/32" Tongue & Groove OSB Floor Sheathing (glued & fastened)
- 2X6 Rigid Wall System with Interior and Exterior Belt Rails
- 9' Walls throughout Front to Back
- Exterior Wall Sheathing (glued & fastened)
- Wall Sheathing overlapping Bottom of Rim Joist & over Heel of Truss
- Box Out's on Sides and Back of Home (per plan)
- 2x4 interior walls throughout – 9' Standard Heights
- 3/8" Sheathing Covering Entire Bottom of Home (rodent proofing)
- Galvanized Metal Hurricane straps - Tie Walls to Floor System

Insulation / Efficiencies:

- Standard Home Insulation Values:
 - Ceiling Insulation, Blown In: R-40
 - Floor Insulation: R-26 (upgradable)
 - Wall Insulation: R-20
- Complete Roof Deck Covered with Felt Underlayment
- Insulation Chutes and Roof Top Venting for Soffit to Rig Ventilation
- 6-mil Continuous Vapor Barrier on all Exterior Walls and Full Ceiling
- Complete House Wrap – Sealing Exterior Building Envelope
- Wall Gaskets on Bottom Wall Plate, and Top Wall Headers
- 1/2" Dry Walled and Taped and Painted Ceilings
- Window Nail Fins Sealed to House Wrap
- Two-Stud Framed Corners for Energy Efficient Wall
- Insulated Header Detail for Increased Energy Efficiency

Windows and Doors:

- Front Rake Windows, Trapezoid Windows (per plan)
- Transoms Windows in Living Room, Kitchen & Dining Area (per plan)
- Low E –Energy Efficient White Vinyl Windows
- White Interior Vinyl Window Sills/Jams
- 36" Exterior Doors with Peepholes and Deadbolts
- Insulated Storm Doors – Standard Man Doors

Mechanical:

- Available in Natural Gas OR Propane
- High Efficiency Furnace with Electronic Ignition
- Perimeter Heat Runs for Even Heat Distribution
- Heat Runs Taper near End of Heat Run for Stronger Distribution
- Heating System Built INSIDE Engineered Floor Truss
- De-humidistat on Main Bath Fan, all other Fans on Separate Switch
- 33.3 Imperial gallon Hot Water Tank
- 100 amp Electrical Service Panel
- Carbon Monoxide / Smoke Detectors
- Power Range Hood

Lighting / Electrical:

- Carriage Light at all Exterior Doors
- GFI Exterior Plug
- Lighting for Every Room
- Generous Plugs around Perimeters of Each Room / Common Areas
- White Plugs and Switches – Large Tab (Decora)

Plumbing:

- Shut off Valves on all Water Lines
- Single Lever Kitchen Faucet with Spray
- Stainless Steel Kitchen Sink
- 1 Piece Tub / Shower Combination in Main Bath & En-suite.
- Porcelain Bathroom Sink and Toilets
- Frost-free Exterior Faucet
- PEX Water Distribution Lines
- ABS Black Sewer and Gray Water Lines
- Washer and Dryer Rough-in
- Opening for Dishwasher (plumbed & wired)

Exterior Décor:

- Residential, Maintenance Free Vinyl Siding
- Metal Fascia and Soffit
- 35 Year Architectural Shingles
- Illuminated Door Chime(s)

Interior Décor:

- Finished Drywall Throughout (primed & 2 coats of paint)
- Ceiling Texture - Orange Peel Throughout
- Large Cove Moldings in Kitchen, Living Room and Dining Room
- Painted Colonial Casing (windows & doors)
- White Embossed Residential Passage Doors (locations per plan)
- Laminate Counter Tops with Self Edge
- Single Row Ceramic Tile Backsplash
- Tile Finished with Metal Schluter Trim
- Trackless Carpet Underlay
- Quality Cushioned Linoleum -6mm Underlay Under Linoleum
- Bathroom Vanity Mirror

Cabinets:

- Modular Cabinets with Adjustable Shelving
- Melamine Interiors for Easy Clean and Strong Durability
- Deluxe Crown Molding around Upper Cabinets in Kitchen
- Tip-out Tray at Kitchen Sink
- 7 Standard Cabinet Options
- European Hidden Hinges

Standard - Delivery and Install:

- Delivery from Manufacturer to Bowden
- PDI – Pre-Delivery Inspection (Quality Control)
- Customer Walk through – Quality Inspection, before Final Delivery
- Mutually Agreed Delivery Schedule
- In House Trucking and Delivery to Final Destination
- Permanent Foundation - Specialty Screw Piles – Pre-Installed
- Canadian Designed Skirting Package – Supplied and Installed
- Lighting set up, with Complete Home Unpacking and Set-Up.
- Installer/ Customer Educational Walkthrough
- Professional Utility Hook-ups with Permits
 - Water, Sewer
 - Insulated and Heat Taped Water Line
 - Natural Gas or Propane Hook-up
 - Electrical Panel Hook-up

Service and Warranty:

- 1 YEAR - New Home Service Program
- 20 Year Structural - Factory Backed Warranty Program
- 3rd Party New Home Warranty Program

CANADIAN BUILT

In-Door, Quality Controlled Facility.