



Specifications

Standard Specifications - *All Olympic Homes are CSA Certified!*

Exterior

- Architectural fiberglass shingles c/w 6 nail pattern, ice water shield at eaves and valleys. Synthetic underlay over entire roof.
- Prefinished aluminum soffit and fascia.
- Maintenance free vinyl siding.
- 36" insulated fiberglass front entry door w/glass insert. (Option to customize)
- Secondary doors 32" insulated fiberglass.
- 5" continuous eavestrough installed, complete with downspouts and flip-ups.
- Triple pane, low-e argon window package with all designs.

Interior

- Standard shaker style maple cabinetry installed. Eight standard colour options. (Option to personalize)
- Range hood installed. Ducted to exterior.
- Finished flooring, high quality cushion vinyl and 40 oz. carpet with 8lb. pad. (Option to personalize)
- Light fixtures installed - Two standard packages to choose from. (Option to personalize)
- Kohler one piece tub/showers (per plan).
- Kohler pressure balancing valves in tub/showers.
- Kohler faucets, sinks and toilets installed.
- Mirrors installed in bathrooms.
- Molded white interior doors, casing and baseboards. Painted, lacquered and installed.
- Decora plugs and switches - installed.
- Wire shelving installed in closet, linen and pantry.

Structural

- Full set of engineered foundation drawings included.
- 12" engineered floor system* (H12) with 2-ply LVL rimboard. (Joist bay insulation on site by others).
- 5/8" spruce T & G floor sheathing, glued and screwed.
- 2x10 joists* with 2-ply 2x10 rimboard. (Joist bay insulation on site by others).
- 2x6 exterior walls, 2x4 interior walls and 2x6 mechanical walls.
- R22 batt insulation in all exterior walls, CGSB vapor barrier sealed at all joints.
- R50 blown in insulation in ceiling, CGSB vapor barrier sealed at all joints.
- 1/2" drywall on interior walls, rounded corners, taped, primed and ready to paint.
- 5/8" fireguard drywall on ceiling, taped, primed and ready to paint. (Paint is optional)
- Engineered trusses at 24" o/c w/12" heal height, vaulted ceiling where applicable.

* Floor system depends on plan and customer choice.

Mechanical

- Electrical rough in (wired, coiled and labeled for ease of connection.) Phone and cable boxes installed.
- HRV ducting and low voltage wiring roughed in.
- Heat and cold air register holes cut with registers installed.
- All plumbing vents, stacks and drains roughed in. Waterlines pex dropped just below subfloor with shutoff valves and supplies to sinks installed. Air tested per CSA certification requirements. (Plumbing below joist on site by others).
- Complete exterior venting range hood included.

Non-standard Options Available to You! (Priced individually)

- Granite or quartz countertops
- Recessed lighting (pot lights)
- Tile flooring
- Tile backsplash
- And many more!
- Finish paint
- Stone veneer on exterior or interior
- Cement board siding
- Laminate flooring

