



# A Place to Build Memories

## STANDARDS OF EXCELLENCE - HOME & FOUNDATION SPECIFICATION GUIDELINES\*

### **Walls, Ceilings & Roof**

- 2"x6" kiln dried studs at 16" centres on exterior walls
- 2"x4" kiln dried studs at 16" centres on interior walls
- 1/2" plywood sheathing on roof with minimum 25 year shingles
- Wood wall sheathing
- Interior completely drywalled and finished, drywall screwed not nailed
- California sprayed ceilings throughout (except bath's & closets)
- Engineered trusses/rafters designed to meet snowload conditions in your region

### **Floors**

- 2" x 10" or 2" x 12" Solid wood joists with 5/8" T & G plywood subfloor, glued and power nailed
- Choice of carpet throughout living room, dining room and bedrooms, from Royal's Decor Centre
- Superior high density underpad installed under carpet
- Choice of vinyl flooring in kitchen, dinette, foyer, bathroom, and laundry room

### **Stairs**

- 2-storey homes - closed stained oak stringers with carpeted treads and oak railings to second floor
- Split level models have oak treads and oak railing to landing
- Basement stairs - closed unfinished basement grade wood stairs

### **Kitchen**

- Choice of custom wood and thermofoil raised panel cabinet doors from Royal's Decor Centre
- Choice of post formed countertop from Royal's Decor Centre
- Range hood fan with charcoal filter and light, choice of colour
- Double compartment stainless steel sink with single lever, washerless faucet
- Electrical and plumbing rough-in for purchaser's dishwasher

### **Bathroom**

- White fixtures from Royal's Decor Centre
- Designer bathroom accessories
- One-piece acrylic tub and shower enclosure (with cap & potlight)
- Single handle, washerless faucets with pop-up drains
- Choice of custom wood and thermofoil raised panel vanity cabinetry in bathroom(s) from Royal's Decor Centre
- Exhaust ventilation through Heat Recovery Ventilator (HRV) or operable window
- Choice of post formed countertop from Royal's Decor Centre
- Choice of bevel edge mirror or medicine cabinet

### **Plumbing**

- Water supply lines
- ABS drain piping
- On site plumbing hook-up package
- Additional basement site plumbing services available

### **Electrical**

- 200-amp breaker style panel
- Copper wiring
- Designer overhead light fixtures installed
- Heavy duty dryer and stove receptacles
- Door chime and exterior button
- Combination smoke/co detectors installed on each level including basement
- Designer exterior lights and weatherproof exterior receptacles
- Outlets for telephone and television
- "Decora" light switches and receptacles throughout
- Basement lights are switched
- General electrical hook-up & electrical permit package included

### **Doors and Windows**

- Painted steel clad, insulated entry doors with deadbolt locks
- Maintenance-free vinyl sliding thermal sealed Low E glass patio doors as per model type
- Thermal sealed awning, single slider, double hung and casement style maintenance free, easy clean vinyl Low E windows as per model type
- Screens on all operable windows
- Raised panel design interior doors and sliding by-pass closet doors painted white

Continued on reverse side

November 2007

**Your Home, Your Lot, Your Design**



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### Trim and Paint

- Deluxe oversize colonial style white painted baseboard, door frames and window casings throughout
- All interior walls painted designer white or one of an upgrade decorator chosen colour

### Finish Hardware

- Interior and exterior door hardware installed including knobs and locksets in designer finish
- Privacy locksets for all bathrooms

### Insulation

- R40 in ceilings
- R20 in exterior walls

### Energy Sealing and Heating

- Complete exterior air barrier wrap
- Unique airlock covering for electrical outlets and light fixture boxes
- Closed cell sill plate gasket between home and foundation
- Window frames foam sealed in place
- Seals on all exterior doors
- Heat Recovery Ventilator (HRV) including ductwork and timers in bathrooms and kitchen
- Full ductwork and choice of forced air gas or propane furnace – Optional upgrades include a heat pump or air conditioner, forced air oil or electric heating system
- Optional Royal Energy Plus program with Energuide Rating or R2000 package

### Soffits & Fascia

- Pre-finished maintenance-free aluminum soffits and fascia
- Seamless aluminum eavestrough

### Foundation

- Supervision and excavation of the foundation
- 4" (min.) drainage stone placed under the basement floor
- 4" drainage tile placed around perimeter covered with 6" of crushed stone
- Perimeter walls are 8" poured concrete
- Special brick ledge used on brick homes on top of wall to ensure no moisture runs into interior of foundation
- Foundation walls are damp proofed
- Drainage layer is installed on exterior of the basement walls
- Foundation is rough backfilled with subsoil from basement excavation
- 3" (minimum) thick poured concrete floor
- Supply and installation of a sump well and lid
- Thermal sealed sliding Low E windows (2) with screens
- Sill plate and gasket supplied and installed
- Control joints are placed in basement floor and walls
- R20 basement insulation with 2" x 4" steel studs at 24" centres
- Five (5) year "no leaks" foundation warranty

### Plans

- Choose from Royal Homes plans or bring in your own which will integrate your lifestyle and needs with your Royal Home
- Complete set of custom plans provided to obtain building permit

### Site Services

- Additional site services are available

### 10 Year Warranty

- Full 7 year structural Ontario New Home Warranty on your complete Royal home, which is extended 3 yrs by RHL to provided a full 10 yrs warranty

**\* Specifications are guidelines and are subject to change without notice and do not form part of the Sales Agreement. All dimensions are nominal and may vary from the actual sizes.**

### Upgrade and Options

In addition to the Standards of Excellence, there are many upgrade options available which can be seen at our Design Centers and website

**1.800.265.3083**

**[www.royalhomes.com](http://www.royalhomes.com)**

Continued on reverse side

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