



UNIQUELY YOU

STANDARDS OF EXCELLENCE - HOME & FOUNDATION SPECIFICATION GUIDELINES

Walls, Ceilings & Roof

- 2" x 6" kiln dried studs at 16" centres on exterior walls
- 2" x 4" kiln dried studs at 16" centres on interior walls
- 1/2" plywood sheathing on roof
- Premium 40 year shingles
- Wood exterior wall sheathing
- Interior completely dry-walled and finished, drywall screwed not nailed
- California 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 Design Centre
- Superior high density underpad installed under carpet
- Choice of vinyl flooring in kitchen, dinette, foyer, bathroom and laundry room
- Optional premium hardwood and ceramic tile flooring

Stairs

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

Kitchen

- Choice of custom wood and thermofoil raised panel cabinet doors
- Choice of laminate countertop
- Range hood fan with charcoal filter and light
- Double compartment stainless steel sink with single lever, washerless faucet

Bathroom

- Designer bathroom accessories and fixtures
- 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)
- Exhaust ventilation through Heat Recovery Ventilator (HRV)
- Choice of laminate countertop
- Choice of mirror or medicine cabinet
- Sound insulation in bathroom walls

Plumbing

- Water supply lines
- ABS drain piping
- On site plumbing hook-up package to your pressurized water line
- Additional basement site plumbing services available

Electrical

- 200-amp breaker style panel
- Copper wiring
- Designer overhead light fixtures installed
- Heavy duty dryer and stove electrical receptacles
- Door chime and exterior button
- Combination smoke/CO² 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
- General electrical hook-up & electrical permit

Doors and Windows

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

Continued on other side

October 2008



UNIQUELY YOU

STANDARDS OF EXCELLENCE - HOME & FOUNDATION SPECIFICATION GUIDELINES

Trim and Paint

- Deluxe oversize colonial style white painted baseboard, door frames and window casings
- All interior walls painted white, Optional designer colours

Finish Hardware

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

Insulation

- R40 in ceilings
- R20 in exterior walls
- R20 in basement

Energy Sealing and Heating

- Complete exterior house 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 gas or propane furnace
- Optional upgrades include a heat pump or air conditioner, forced air oil, electric, or ground source heating system
- Optional Energuide Rating or R2000 package

Soffit & Fascia

- Pre-finished maintenance-free-aluminum soffits and fascia
- Seamless aluminum eaves-trough and downspouts

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
- Foundation walls are damp proofed
- Drainage layer installed on exterior of the basement walls
- Foundation 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"x4" steel studs at 24" centres
- Optional full basement finishing
- Five (5) year "no leaks" foundation warranty

Plans

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

Site Services

- Additional site services are available

10 Year Warranty

- Full 7 year structural Tarion Warranty on your complete Royal Home, which is extended 3 years by Royal Homes to provide a full 10 year structural warranty

Upgrade and Options

In addition to these Standard Guidelines, there are many upgrade options available which can be seen at our Design Centres and on our Website

These Guidelines 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.

1.800.265.3083

www.royalhomes.com

Continued on other side

October 2008