



BARRIER FREE OPTIONS

DOORS AND WINDOWS

- Wider doorways & hallways.
- Lowered or no thresholds.
- Door levers for easy opening.
- Crank windows.
- Lowered window for wheel chair viewing.
- Automatic door openers.

FLOORING

- Vinyl & low pile carpet with less or no underpad.

BATHROOMS

- Roll-in showers.
- Built in shower benches.
- Wheel-under sink.
- Levered faucets.
- Insulated hot water pipes to prevent burns.
- Lowered/tilted mirrors.
- Grab bars.
- More space beside tub for easier movement.
- Hand held shower.
- Raised and elongated toilets.
- More space beside toilet for easier movement.
- 5' x 5' turning radius.

RAMPS

- Internal & external residential ramps.
- Handrails.
- Slip resistant surface.

KITCHENS

- Lowered & two-tier counters.
- Motorized overhead cabinets that move up & down for easier access.
- Pull out shelves.
- Lazy Susan cupboard.
- Open shelving.
- Wall mounted peg board to hang pots etc.
- Lowered cooktop & wall oven with side-opening door.
- Wheel-under sink.

CLOSETS

- Wider wheel-in closets.
- Lower shelving.
- Lower hanging bar.

GARAGES

- Higher garage door for raised-roof vehicles.
- More space for a wheel chair lift or ramp.
- Flush entry from garage.

STRUCTURAL

- Additional blocking in ceiling & walls for lifting equipment, handrails or speciality equipment.

ELECTRICAL

- Lowered light switches & raised outlets.
- Rocker switches for closed fist operation.

STAIRS

- Stair Lifts & Elevators.



ROYAL HOMES STANDARDS OF EXCELLENCE



YOUR LOT, YOUR DREAM, CUSTOM BUILT.



WARRANTIES

✓ 10 YEAR STRUCTURAL 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.

✓ FIVE (5) YEAR "NO LEAK" FOUNDATION WARRANTY

✓ SUPPLIERS WARRANTIES

Products and services included with your home may be covered by warranties directly from the suppliers.

These Specifications & 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.

01/2017

HOME & FOUNDATION
SPECIFICATIONS & GUIDELINES

ROYAL-E GREEN STANDARDS FOR ENVIRONMENTAL
FRIENDLINESS & ENERGY EFFICIENCY

ROYAL-E GREEN OPTIONAL UPGRADES

BARRIER-FREE OPTIONS

WARRANTIES

RoyalHomes.com
1.800.265.3083

FOUNDATION

- Foundation excavation.
- Perimeter walls are poured concrete.
- Foundation walls are damp proofed & drainage membrane is installed.
- 4" (min.) drainage stone under floor.
- 3" (min.) thick poured concrete floor.
- Control joints are placed in floor & walls.
- 4" perimeter drainage tile covered in crushed stone.
- Supply & installation of sump well & lid.
- Foundation backfilled to rough grade with subsoil from excavation.
- Thermal sealed Low E sliding windows with screens.
- Sill plate & gasket supplied & installed.
- R20 insulation with 2"x4" studs at 24" centres.
- Optional full basement finishing.

WALLS, CEILINGS AND ROOF

- Exterior walls - 2"x6" kiln dried studs at 16"centres.
- Interior walls - 2"x4" kiln dried studs at 16" centres.
- Roof trusses/rafters engineered to snow loads in your region.
- Wood exterior wall sheathing.
- Drywalled interior screwed (not nailed) & completely finished.
- Smooth or California ceilings throughout.
- 1/2" plywood sheathing on roof.
- Premium roof shingles with limited lifetime warranty.

FLOORS

- Solid lumber in first floor systems.
- We use Open Web Joists on all our 2nd floor systems.
- Choice of carpet in living room & bedrooms.
- Superior high density pad under carpet.
- Choice of vinyl flooring in kitchen, dinette, dining room, foyer, bathroom, laundry.
- Optional premium hardwood, ceramic tile and laminate.

STAIRS

- To 2nd floor - closed stained oak stringers with carpeted treads, risers & oak handrail.
- To basement - closed stringers, unfinished basement grade wood stairs.

DOORS AND WINDOWS

- Painted steel clad, insulated entry doors with deadbolt locks.
- Thermal sealed Low E & Argon Filled glass patio doors.
- Thermal sealed Low E, Argon Filled, easy-clean vinyl windows - awning, double hung or casement style.
- Raised panel interior doors & sliding by-pass closet doors painted white.

KITCHEN

- Choice of custom wood or thermofoil flat panel cabinet doors.
- Choice of laminate countertop.
- Range hood fan with charcoal filter & light.
- Double compartment stainless steel sink with single lever, washerless faucet.
- Standard Soft Close Door & Drawers.

BATHROOM

- Designer bathroom accessories & fixtures.
- One-piece acrylic tub & shower enclosure with cap & pot light.
- Single handle, washerless faucets.
- Choice of custom wood & thermofoil flat panel vanity cabinetry.
- Exhaust ventilation through Heat Recovery Ventilator (HRV).
- Choice of laminate countertop.
- Choice of mirror or medicine cabinet.
- Insulated bathroom walls.

PLUMBING

- Water supply lines. ABS drain piping.
- Optional on site basement plumbing.
- On site connection to your pressurized water line.

ELECTRICAL

- 200-amp breaker style panel. Copper Wiring.
- Heavy duty dryer & stove receptacles.
- Designer overhead light fixtures.
- General electrical hook-up & permit.
- Basement lights.
- Individual smoke/CO detectors on each level including basement.
- Smoke alarm in each bedroom.
- Designer soffit pot or exterior lights & weatherproof exterior receptacles.
- Telephone & television outlets.
- Designer light switches & receptacles. Door Chime.
- Interior LED light bulbs.

TRIM AND PAINT

- Deluxe oversize, white painted baseboard, doorframes & window casings.
- Choice of MDF trim from our standard selection.
- All interior walls painted from standard colors, optional designer colors available.

FINISH HARDWARE

- Designer finish interior & exterior door hardware including knobs & locksets.
- Privacy locksets for all bathrooms.
- Standard & Brushed Stainless Lever Handles or knobs.

INSULATION

- R50 insulation in ceilings.
- R27.5 insulation in exterior walls. (R7.5 continuous with R20 Batt)
- R20 Full height insulation in basement (R6 continuous with R14 Batt)

ENERGY SEALING AND HEATING

- Complete exterior house wrap.
- Unique airlock covering for electrical outlets & light fixture boxes.
- Closed cell sill plate gasket between home & foundation.
- Window frames foam sealed in place.
- Seals on all exterior doors.
- Heat Recovery Ventilator (HRV), ductwork & timers in bathrooms & kitchen.
- Full ductwork & gas or propane furnace.
- Optional upgrades; heat pump or air conditioner, forced air oil, electric or ground source heating system.
- Optional Energuide Rating or R2000 package.

SOFFITS & FASCIA

- Pre-finished aluminum soffits & fascia.
- Seamless aluminum eavestrough & downspouts.

PLANS

- Choose a Royal Homes plan or customise with your own ideas & lifestyle needs.
- Complete set of custom plans provided for obtaining building permit.

SITE SERVICES

- Additional site services are available.

royal-e GREEN STANDARDS:

- Wood Construction - a renewable resource.
- Sealing for the building envelope.
- Total recycling in-plant.
- Engineered to economize material use & reduce waste.
- Insulation at R50 in ceiling, R27.5 in walls & full height R20 in basement.
- Insulation composed primarily of recycled glass & paper.
- Sealed window & door openings.
- Carpet & tile selections with recycled components.

+ UPGRADES 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 at RoyalHomes.com

royal-e GREEN OPTIONAL UPGRADES

- ✓ ENERGUIDE, ENERGY STAR & R2000 DESIGN & RATING.
- ✓ HIGH EFFICIENCY FURNACE & AIR CONDITIONING.
- ✓ ZONE CONTROLLED HEATING.
- ✓ FORMALDEHYDE FREE INSULATION.
- ✓ ENVIRO LUMBER PRODUCTS.
- ✓ GEO-THERMAL HEATING SYSTEMS.
- ✓ GREEN ROOF APPLICATIONS.
- ✓ MOULD RESISTANT DRYWALL.
- ✓ IN-FLOOR BASEMENT HEATING.
- ✓ BACKUP GENERATOR.
- ✓ UNDERFLOOR BASEMENT INSULATION.



royal-e

Being green and thinking of the environment comes naturally. royal-e is a cultural thread within Royal Homes which goes through all we do.