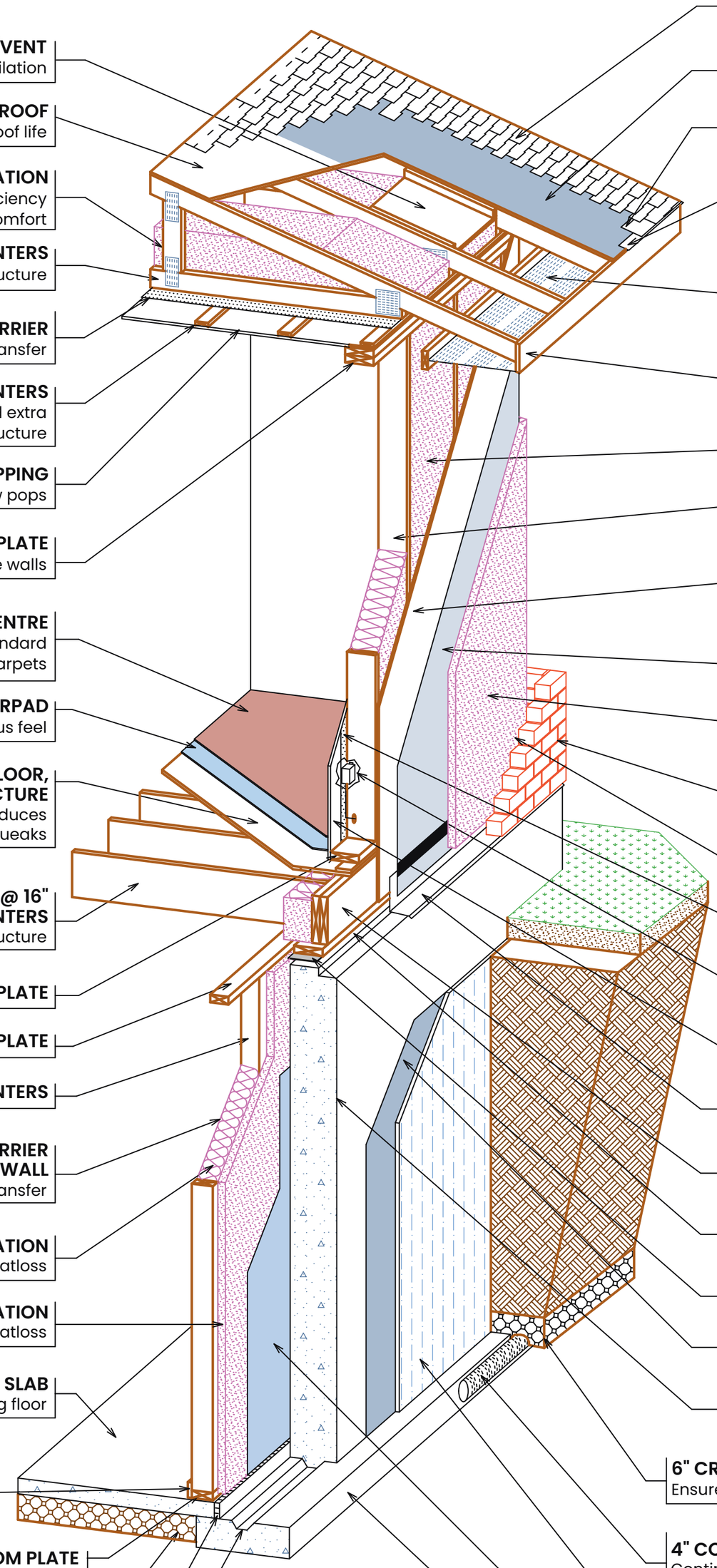
ROYAL HOMES

STANDARDS OF EXCELLENCE

HOME & FOUNDATION SPECIFICATION GUIDELINES



INSULATION STOP/VENT
To ensure proper attic ventilation

1/2" PLYWOOD SHEATHING ON ROOF
Increases overall strength & longer roof life

R60 INSULATION
Reduces heat loss, ensures maximum energy efficiency and year round comfort

ENGINEERED ROOF TRUSSES @ 24" CENTERS
Ensures accurate, extremely strong roof structure

6mil POLYETHYLENE VAPOUR BARRIER
Reduces heatloss, air and moisture transfer

1"x3" STRAPPING @ 16" CENTERS
Ensures smooth, flat ceiling and extra strong structure

1/2" DRYWALL GLUED & SCREWED TO STRAPPING
To reduce the possibility of future screw pops

2"x6" DOUBLE TOP PLATE
Transfer roof loads evenly onto the walls

CHOOSE CARPETS FROM ROYALS' DECOR CENTRE
Convenient one stop selection of name brand standard and optional upgrade carpets

HIGH DENSITY UNDERPAD
Extends carpet life and gives luxurious feel

5/8" TONGUE & GROOVE PLYWOOD SUBFLOOR, GLUED & POWER NAILED TO FLOOR STRUCTURE
Ensures a solid floor, and reduces the chance of floor squeaks

WOOD JOIST FLOOR STRUCTURE @ 16" CENTERS
Ensures stable floor structure

2"x6" BOTTOM PLATE

2"x4" TOP PLATE

2"x4" STUDS @ 24" CENTERS

6mil POLYETHYLENE VAPOUR BARRIER INSTALLED ON INTERIOR OF STUD WALL
Reduces heatloss, air and moisture transfer

R14 3 1/2" FIBERGLASS INSULATION
Reduces Foundation heatloss

R6 1 1/2" RIGID BOARD INSULATION
Reduces Foundation heatloss

3" POURED CONCRETE FLOOR SLAB
Durable long lasting floor

3" x 1/2" PLYWOOD STRIP
Used to mechanically fasten vapour barrier to stud wall

2"x4" BOTTOM PLATE

4" - 5" CRUSHED STONE UNDER SLAB
Ensures proper drainage & solid base

FOAM GASKET BETWEEN FDTN. WALL AND SLAB
Acts as an expansion joint & thermal break between foundation wall & floor to reduce floor cracks and allows moisture to drain to underside of floor slab

TOP SURFACE OF CONCRETE FOOTING IS GROOVED
Ensures concrete wall is firmly bonded to footing

PREMIUM LIFETIME SHINGLES
For a longer roof life

ROOF UNDERLAY ON ENTIRE ROOF
Reduces possibility of damage to roof plywood

"STARTER STRIP" OF SHINGLES
For full eave protection

GALVANIZED METAL EAVESTARTER
Prevents shingles from curling at the eave and protects roof plywood from water & ice build up

PRE-FINISHED MAINTENANCE FREE, COLOURED, VENTED ALUMINUM SOFFITS & FASCIA
No painting or upkeep-trouble free exterior, ensures properly vented interior roof area

2"x6" FASCIA BOARD
Extra wide to allow proper eavestrough slope, and solid blocking for Eavestrough attachment

R22 5 1/2" FIBERGLASS INSULATION
Saves on heating costs and ensures comfortable interior

2"x6" KILN DRIED STUDS @ 16" CENTERS ON ALL EXTERIOR WALLS
For a strong structure

7/16" WALL BOARD ON ALL EXTERIOR WALLS
Adds extra strength to structure, excellent backing board for brick or siding

BUILDING WRAP
Air barrier to reduce air infiltration while allowing moisture to escape to the exterior

R7.5 1 1/2" RIGID BOARD INSULATION
Saves on heating costs and ensures comfortable interior

CHOICE OF BRICK, SIDING OR OTHER EXTERIOR FINISHES FROM ROYALS DECOR CENTRE
Convenient one stop source of selected name brands

AIR SPACE
Creates required ventilation area for Brick Veneer walls

6mil POLYETHYLENE VAPOUR BARRIER
To prevent moisture transfer

ELECTRICAL BOXES ARE WRAPPED IN PLASTIC & SEALANT
Ensures no drafty switches and outlets

1/2" DRYWALL SCREWED TO 2"x6" STUDS
Better than drywall nails

BRICK SHELF WITH POLY BRICK FLASHING INSTALLED BEHIND BUILDING WRAP AND TAPED IN PLACE
Ensures proper vapour drainage from required Air Space

2 PLY PERIMETER BEAM W/ min. R22 INSULATED HEADER
Adds strength to the Home & Reduces Foundation heatloss

2"x6" WOODEN SILL PLATE
Secures Home to the Foundation

WATERPROOF SILL PLATE GASKET
Reduces air leaks and water or insect infiltration

TAR DAMPROOFING TO GRADE
Makes for a dry Basement

POURED CONCRETE FOUNDATION WALL
Strong and solid

6" CRUSHED STONE ON TOP & BESIDE DRAINAGE TUBING
Ensures proper drainage away from home

4" CORRUGATED PLASTIC DRAINAGE TUBING
Continuous drainage around entire Home

DRAINAGE MEMBRANE INSTALLED ON FOUNDATION WALL
Makes for a dry Basement by ensuring surface water is directed to perimeter drainage system

MOISTURE BARRIER SECURED AT GRADE LEVEL

6" x 18" CONCRETE FOOTING, INCREASED TO 8" x 20" FOR 2 STOREY HOMES

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

2026 ROYAL HOMES CORPORATION