

GRACE FACTORY HOMES
A DIVISION OF OCEAN LUMBER & BUILDING SUPPLIES LIMITED

JUNE 1, 2015

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MATERIAL SUPPLIED IN SUPER-MINI HOME SHELL PACKAGE

(PAGE 1 OF SPECIFICATIONS)-MINI-HOME SHELL PACKAGE

HOUSE PLANS: A COMPLETE SET OF PLANS SHOWING FOUNDATION, FLOOR LAYOUTS, ELEVATIONS, DETAIL ETC. ARE SUPPLIED.

SILL PLATE: 2@X6@ WOLMANIZED SILL PLATE IS SUPPLIED.

FLOOR COMPONENTS: MATERIAL FOR LAMINATED 8X 8 POSTS ARE SUPPLIED. BEAM STOCK 2@X8@ OR 2@X10@ PER PLAN. 1@X3@ BRIDGING IS SUPPLIED. T & G FLOOR SHEATHING IS SUPPLIED.

EXTERIOR WALLS: 2@X6@ PLATES, SINGLE BOTTOM, DOUBLE TOP. 2@X6@ STUDS AT 16@ O.C. ARE SUPPLIED. T & G UTILITY GRADE SHEATHING IS SUPPLIED FOR WALLS AND GABLE ENDS.

INTERIOR PARTITIONS: 2@X4@ PLATES, SINGLE BOTTOM, DOUBLE TOP. 2@X4@ STUDS AT 16@ O.C. ARE SUPPLIED.

ROOF/CEILING FRAMING: ROOF TRUSSES ARE SUPPLIED FOR GABLE ROOFS AT 24@ O.C. GABLE END

ROOF SHEATHING: T & G SHEATHING IS SUPPLIED FOR ROOF AND GABLE ENDS.

ROOF SHINGLES: 15# FELT PAPER, WEATHERSHIELD MATERIAL, 20 YEAR ASPHALT SHINGLES AND ROOFING CEMENT ARE SUPPLIED.

EXTERIOR DOORS: PRE-HUNG STEEL ENTRANCE DOORS WITH HARDWARE ARE SUPPLIED.

WINDOWS: VINYL PICTURE WINDOWS PER PLAN. VERTICAL SINGLE HUNG WINDOWS ARE SUPPLIED UNLESS OTHERWISE SPECIFIED. UNITS ARE EQUIPPED WITH SEALED GLASS AND SCREENS. MUTTON BARS ARE SUPPLIED.

FLASHING: ZINC FLASHING IS SUPPLIED FOR ALL WINDOWS AND EXTERIOR DOORS.

SIDING: VINYL SIDING AND VINYL SOFFIT MATERIALS IS SUPPLIED. ARE SUPPLIED.

INSULATION: R-24 FIBREGLAS INSULATION IS SUPPLIED FOR EXTERIOR WOOD FRAME WALLS. R-50 IS FIBREGLAS INSULATION IS SUPPLIED FOR CEILING AREAS. 6 MIL POLYETHELENE VAPOUR BARRIER, ADHESIVES AND TAPE ARE SUPPLIED.

WALLBOARD: 1/2@ GYPSUM BOARD IS SUPPLIED FOR EXTERIOR WOOD FRAME WALLS, INTERIOR PARTITIONS, CEILINGS IN FINISHED AREAS. CRACKFILLING MATERIAL AND TAPES ARE SUPPLIED.

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ADDITIONAL MATERIALS SUPPLIED IN THE SUPER-MINI CUSTOM PACKAGE

(PAGE 1 AND 2 OF SPECIFICATIONS)-MINI-HOME CUSTOM PACKAGE

BASEBOARD: COLONIAL BASEBOARD MATERIAL IS SUPPLIED.

WINDOW TRIM: COLONIAL WINDOW TRIM IS SUPPLIED.

EXTERIOR DOOR TRIM: COLONIAL EXTERIOR DOOR TRIM IS SUPPLIED.

INSIDE DOORS: #800 COLONIAL SLAB DOORS ARE SUPPLIED. THEY ARE THE TYPE WITH JAMBS CUT, HINGES MOUNTED AND LOCKSET OPENING CUT. COLONIAL TRIM IS SUPPLIED FOR DOORS WITH SLAB TYPE DOORS. #800 BI-FOLD DOORS ARE SUPPLIED FOR CLOSET AREAS AND WHERE INDICATED ON THE PLANS. THE BI-FOLD DOOR OPENINGS ARE THE MODERN TYPE WITHOUT TRIM.

CLOSETS: CLOSET RODS AND PINE SHELVING ARE SUPPLIED FOR ALL CLOTHES CLOSET

UNDERLAY: 3/8@ SPRUCE SELECT UNDERLAY IS SUPPLIED FOR APPLICATION OVER WOODEN SUB-FLOORS EXCEPT 10MM MIRANDA BOARD IS SUPPLIED FOR AREAS WHERE VINYL FLOORING WILL

BATHROOM: ACCESSORIES, SOAP AND GRAB, TOILET TISSUE HOLDER, SOAP AND GRAB AND SHOWER BAR ARE SUPPLIED. A MEDICINE CABINET IS SUPPLIED.

KITCHEN: PRE-BUILT MODULAR OAK KITCHEN CABINETS ARE SUPPLIED PER PLAN IN KITCHEN.

PAINT: PAINT IS SUPPLIED FOR ALL WALLS, INTERIOR PARTITIONS (WHITE), CEILING AREA

FLOORING: QUALITY CARPET AND UNDERLAY IS SUPPLIED FOR THE LIVING ROOM, BEDROOMS AND

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FINISHED HOUSE SPECIFICATIONS-SUPER-MINI HOMES

(PAGES 1, 2, AND 3 OF SPECIFICATIONS)-SUPER-MINI CUSTOM HOME INSTALLED PACKAGE

FOUNDATION: INSTALLATION INCLUDES EXCAVATION, BACKFILL, 2' INSULATED ENGINEERED FROST WALL FOUNDATION, 6" GRAVEL FLOOR, DAMPPROOFING. (SITE IS ROUGH GRADED). EXCLUDES CLEARING LOT, BLASTING, REMOVAL OF ROCK OR FILL AND THE SUPPLY OF FILL MATERIAL UNLESS SPECIFIED.

HOME PACKAGE: INSTALLATION INCLUDES SILL PLATE, FLOOR JOISTS, FLOOR SHEATHING, BRIDGING, EXTERIOR WALL PANELS, APPLYING SHEATHING ON GABLE ENDS. PLACING ROOF TRUSSES, ROOF SHEATHING, ROOF SHINGLES AND ACCESSORIES. INSTALLING INTERIOR PARTITIONS, EXTERIOR DOORS AND WINDOWS, APPLYING VINYL SIDING AND SOFFIT, EAVESTROUGH AND DOWNSPOUTS. INSTALLING INSULATION AND DRYWALL, CRACKFILLING DRYWALL, INSTALLING EXTERIOR DOOR AND WINDOW TRIM. INSTALLING UNDERLAY, INTERIOR DOORS AND HARDWARE, CLOSET RODS AND SHELVES AND BASEBOARD. PAINTING CEILINGS, WALLS AND TRIM (2 COATS-WHITE). INSTALLING VINYL FLOORING, CARPET AND UNDERLAY. INSTALLING KITCHEN CABINETS, BATHROOM VANITY AND MEDICINE CABINET (IF APPLICABLE). INSTALLING BATH AND KITCHEN FANS (RANGE HOOD), BATHROOM ACCESSORIES (SHOWER ROD, TOWEL BAR, TOILET TISSUE HOLDER AND SOAP & GRAB).

STEPS AND DECK: SUPPLY AND INSTALLING FRONT AND REAR WOODEN STEPS WITH CONCRETE BOTTOM STEPS.

ELECTRIC/ELECT HEAT: INSTALLING 200 AMP SERVICE ENTRANCE, PLUGS, SWITCHES, KITCHEN RANGE AND ELECTRIC DRYER OUTLETS, EXTERIOR WALL OUTLET AND PUMP OUTLET. INSTALLING ELECTRIC HEAT WIRING AND HEATERS. (FIXTURE ALLOWANCE \$500.00)

PLUMBING: INSTALLING COMPLETE PLUMBING SYSTEM, ONE PIECE BATH TUB (TOPLESS), QUALITY FIXTURES WITH A \$500.00 FIXTURE ALLOWANCE. PLASTIC PIPE SUPPLY AND ABS DRAINAGE PIPE & A 40 GALLON HOT WATER HEATER IS INSTALLED.

AIR EXCHANGER: INSTALLATION OF AN AIR-TO-AIR HEAT EXCHANGE SYSTEM.

LOT DEVELOPMENT: INSTALLING GRAVEL WALKS AND DRIVEWAY FROM LOT LINE MAXIMUM 30'. (CULVERT, FILL, ROCK MATERIAL NOT INCLUDED).

MUN. PERMITS/FEES: ARE THE RESPONSIBILITY OF THE BUYER UNLESS OTHERWISE SPECIFIED.

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