

MANSURA

MULTI-FAMILY

STANDARD FEATURES & SPECIFICATIONS

GENERAL CONSTRUCTION

- 8' Ceilings
- Vaulted in living areas (Model specific, see floorplan)
- Maintenance free vinyl lap siding and metal fascia
- Architectural asphalt shingle roof (limited lifetime warranty)
- 7/16" roof sheathing
- Eaves: 12" sides, 18" front & rear vented – single section only
- Eaves 18" all four sides – multi sections only
- 4' of blocked exposed eave on either side of party wall
- Engineered full 4/12 pitch roof trusses
- Engineered full 4/12 pitch hinged roof trusses – multi section only
- Textured gyproc ceiling
- Exterior walls built 2"x6" and strengthened with 3/8" OSB sheathing on inside and outside of wall
- 5/8" T & G OSB Floor Decking glued and screwed
- Insulated fire separation between units meets or exceeds code and provides sound control
- 2"x10" Floor joists @ 16" o.c. – 16', 20' & multi section homes only
- Engineered open web truss floor @ 16" o.c. – 22' Wides only
- Heavy tubular steel frame
- Decorative insulated entry doors with dead bolt and peephole (36" front door, 32" at second entry where applicable)
- Coach lights at all exterior entrances
- Screen doors on all exterior doors
- Residential maintenance free Low E Argon Filled (R-5) PVC vinyl windows c/w vinyl sills, screens and security locks
- Exterior GFI electrical outlet (1 per unit)
- Frost free water tap (1 per unit)
- Insulation meets zone requirements as per 9.36 Energy Code
- All others: Floors R-20, Walls R-20 & Ceiling R-40 (min)

TASTEFUL INTERIORS

- Plush saxony carpet in living room, hall & all bedrooms (lino in hallways of 16' wides)

- Quality cushioned linoleum flooring all other areas
- Coordinating window valance over 2" white faux wood blinds (inset in window) in all areas except bathrooms
- Pre-finished interior passage doors in Crystal White colour
- Lighting (Model specific, see floorplan)

BRIGHT, BEAUTIFUL KITCHENS

- Deluxe tile backsplash
- Window over kitchen sink (most models)
- Appliances (Model specific, see floorplan)
- Exterior vented range hood with light
- Stainless steel sink (single or double, see floorplan)
- Doweled, full modular cabinetry w/crown moulding
- Three distinctive colors of cabinet doors to choose from with matching moulding & trim colour

SPACIOUS BATHS

- One-piece quality fiberglass tub and/or shower units
- Curved Shower rods in all tubs
- Expansive vanity mirrors
- Deluxe tile backsplash
- GFI receptacle
- Power bath fan(s)
- Single lever faucet on tub/shower unit

UTILITY SERVICES

- 100 amp electrical panel (1 per unit)
- Heating (Model specific, see floorplan)
- Water heater (Model specific, see floorplan)
- CO/Smoke Detector(s) c/w battery backup
- Smoke detectors in bedrooms
- Arc Fault protection in public areas of home
- GFI protected receptacle for heat tape at each water intake
- Communication outlet (2) per unit
- ****Some models may require more than one MHA Fee, label fee and warranty fee****