

Cape Cod Homes Standard Features

Basement Models

All homes are built to meet or exceed CSA A277 Building Codes

Superior Construction

14" Webbed Floor Joists
Joist, Stud & Truss Spacing - 16" O.C.
19/32" Tongue & Groove Floor Decking
5/16" Underlayment Beneath Sheet Flooring
3/8" OSB Roof & Wall Sheathing
Insulation Values - Walls R-20, Roof R-40
(Roof is Batted In)
6 mil Vapor Barrier (CGSB)
12/12 Roof Pitch (Hinged roof required)
*Dormer Package (Includes 2 Dormers & windows) **
10 Year Warranty

Maintenance Free Exteriors

Vinyl Siding
Housewrap
Prefinished 18" Eave & 6" Fascia
*30 year Laminated 1-Tab Shingles **
36" 9 Light Front Door c/w Insulated Storm Door
*Fire-rated 32" Rear Steel Insulated Door c/w
Self-Closing Hinges **
PVC Windows (Dual Low E & Argon-gas filled)

Windows (Casement/Picture/Awning)

Living Room (20-48-20x56 C/P/C)
Dining Room (56x40 P/C)
Kitchen (36x36 A)
Bedrooms (56x40 P/C)
Bathroom (24x32 C)

Custom Cabinetry & Woodwork

20' Kitchen Cabinet Allowance
Frameless Cabinets c/w Adjustable Shelves and
Accent Moulding
Classic Oak Cabinet Doors & Drawers c/w
Pewter Knobs
Walk-in Pantry or Full Height Pantry
Microwave Space c/w Post Formed Laminate Shelf
Counter Top c/w Underwrap Edge and Backsplash
*3-Banks of Drawers (3 Drawers) **
Double Stainless Steel Kitchen Sink
Linen Closet
2 Door Medicine Cabinet
4 1/4" Baseboards & Crown Molding
*3 1/4" Casings - c/w Plinthe Blocks **
Entry Closets

Interior Décor

Vinyl Floor Coverings
Carpet c/w 7 lbs Underpad
1/2" Painted Drywall Interior c/w 3/8" OSB
Backing (Ext Walls)
Classic Oak or White Interior Door & Trim Package
9' Ceilings (Spantex Texture)
Mirrors in Bathrooms
Light in Bathroom above Mirror
Bedroom and Hall Ceiling Lights
Light Above Kitchen Sink (plan specific)
Dining Room Chandelier
Auto Pantry Light (Walk-In Pantry Only)
Rocker Light Switches and Decora Receptacles
*Benjamin Moore Aura Paint **

Utilities

Supply & Return Air Ductwork Run in Floor for
Customer Hookup Onsite
Water and Drain Lines Run in Floor for
Customer Hookup Onsite
*Pull Out Vegetable Sprayer Tap at Kitchen Sink **
Single Lever Faucets
*Domed 1 Piece Tubs c/w 4" Waterproof
Potlight on Dimmer **
*Dual Flush Toilets **
1 - Exterior Frost Free Tap
2 - Exterior GFI Receptacle
GFI Protected Receptacles in Bathrooms
AFCI Protected Receptacles in Bedrooms
Smoke/Carbon Monoxide Alarms
Shut off Valves at all Plumbing Fixtures
Door Chime
Exterior Lights at Front & Back Doors
*3 - Communication Conduits (PH / TV) **
Ceiling Fan Rough In c/w 2 Switches
*HRV Rough In **
*Cold Air Return System **

2nd Floor Finishing

Mechanical Chase Run Down to Basement
Exterior Walls Insulated (R-20) & Vapor Barrier
19/32" Tongue & Groove Floor Decking
R-40 Roof Insulation

Appliances

2 Speed Range Hood (vented to the exterior)

* New Features for 2010

In order to meet and exceed market demands, Grandeur Housing reserves the right to change and/or modify specifications listed without notice or obligation. Due to provincial requirements, some variance in standard features may occur.

Cape Cod Homes Standard Features

Crawlspace Models

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Superior Construction

14" Webbed Floor Joists
Joist, Stud & Truss Spacing - 16" O.C.
19/32" Tongue & Groove Floor Decking
5/16" Underlayment Beneath Sheet Flooring
3/8" OSB Undersheathing Beneath Floor Joists
3/8" OSB Roof & Wall Sheathing
Insulation Values - Floor R-32, Walls R-20, Roof R-40
(Roof is Batted In)
6 mil Vapor Barrier (CGSB)
12/12 Roof Pitch (Hinged roof required)
*Dormer Package (Includes 2 Dormers w/ Windows) **
10 Year Warranty

Maintenance Free Exteriors

Vinyl Siding
Housewrap
Prefinished 18" Eave & 6" Fascia
*30 year Laminated 1-Tab Shingles **
36" 9 Light Front Door c/w Steel Insulated Storm Door
Fire-rated 32" Rear Steel Insulated Door
*c/w Self-Closing Hinges **
PVC Windows (Dual Low E & Argon-gas filled)

Windows (Casement/Picture/Awning)

Living Room (20-48-20x56 C/P/C)
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Custom Cabinetry & Woodwork

20' Kitchen Cabinet Allowance
Frameless Cabinets c/w Adjustable Shelves
and Accent Moulding
Classic Oak Cabinet Doors & Drawers
c/w Pewter Knobs
Walk-in Pantry or Full Height Pantry
Microwave Space c/w Post Formed Laminate Shelf
Counter Top c/w Underwrap edge and Backsplash
*3-Banks of Drawers (3 Drawers) **
Double Stainless Steel Kitchen Sink
Utility Shelf Above Washer & Dryer
Linen Closet
2 Door Medicine Cabinet
4 1/4" Baseboards & Crown Molding
*3 1/4" Casings - c/w Plinthe Blocks **
Entry Closets

Interior Décor

Vinyl Floor Coverings
Carpet c/w 7 lbs Underpad
1/2" Painted Drywall Interior c/w
3/8" OSB Backing (Ext Walls)
Classic Oak or White Interior Door & Trim Package
9' Ceilings (Spantex Texture)
Mirrors in Bathrooms
Light in Bathroom above Mirror
Bedroom and Hall Ceiling Lights
Light Above Kitchen Sink (plan specific)
Dining Room Chandelier
Auto Pantry Light (Walk-In Pantry Only)
Rocker Light Switches and Decora Receptacles
*Benjamin Moore Aura Paint **

Utilities

Supply & Return Air Ductwork Run in Floor for
Customer Hookup Onsite
Water and Drain Lines Run in Floor for
Customer Hookup Onsite
40 Imperial Gallon Electric Water Heater
50 Gallon Convertible Gas Water Heater (AB/SK)
A/C Ready Electric Forced Air Furnace
*90%-95% Efficient Gas/Propane Furnace (AB/SK) **
200 amp Electrical Panel (Electric Heat Only)
100 amp Electrical Panel (Fuel Heat Only)
*Pull Out Vegetable Sprayer Tap at Kitchen Sink **
Single Lever Faucets
Domed 1 Piece Tubs c/w 4" Waterproof
*Potlight on Dimmer **
*Dual Flush Toilets **
1 - Exterior Frost Free Tap
2 - Exterior GFI Receptacle
GFI Protected Receptacles in Bathrooms
AFCI Protected Receptacles in Bedrooms
Smoke/Carbon Monoxide Alarms
Shut off Valves at all Plumbing Fixtures
Door Chime
Exterior Lights at Front & Back Doors
*3 - Communication Conduits (PH / TV) **
Ceiling Fan Rough In c/w 2 Switches
Humidity Control Exhaust Fan System
1 - Heat Tape Receptacle below HWT Location
Freezer Plug on Separate Circuit (36" off floor)
*Cold Air Return System **

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R-40 Roof Insulation

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