

Smart Series

STANDARD FEATURES



Our fully integrated in-house Design Studio offers unmatched choice and expertise. Think of it as one-stop shopping with expert guidance. Our clients have secure accounts on karwood.com for all drawings, documents and communication. The Design Studio is available for your selections up until the cut-off date given to you by the Design Studio Coordinator. We also pride ourselves on our three client walk-throughs at the rough-in, drywall, and pre-delivery stages; and our Platinum 7 Year Atlantic Home Warranty certification.

Excavation/Landscaping

- Standard excavation and backfill
- Basement grading and pony walls to be determined on site by contractor
- Single car asphalt driveway
- Front & Side landscaping

Basement

- Concrete foundations walls and footings
- Foundation coating dampproofing
- 4" weeping tile and stone around perimeter
- Two basement windows
- Galvanized metal window wells (if required)
- Exterior walls insulated to meet min. requirements

Main Level – Floors

- Floor joists as per National Building Code
- 5/8" OSB floor sheathing (nailed and glued)

Main Level – Walls

- 2" x 6" exterior wood frame walls (24" O.C.)
- R-20 insulation
- 7/16" OSB wall sheathing
- Breathable building paper
- Vinyl siding (builder's standard colors)

Main Level – Roof/Ceiling

- Shingles (IKO - Cambridge - Lifetime Limited Warranty)
- 7/16" OSB roof sheathing c/w H-clips
- Pre-manufactured wood truss

- Insulated attic access hatch
- R-50 blown in cellulose insulation

Windows and Doors

- Casement or single hung windows (as per plan)
- Casement with multi-point locks
- One operable window per room
- 36" vinyl clad insulated steel exterior doors
- Exterior door knobs complete with deadbolts
- Interior French door (if applicable)
- Satin Chrome hardware
- Privacy locks on all washrooms and master bedroom
- Low expansion foam around windows and exterior doors

Interior Features

- Two interior wall colours (Benjamin Moore)
- Interior doors, trim and ceiling are builder white
- Rounded drywall corners
- Garage interior taped
- 4 1/8" colonial baseboards
- 2 1/2" colonial window and door trims
- Standard wire closet shelving

Exterior Features

- 10x10 pressure treated rear patio deck
- Pressure treated steps at main entrance

1429D Topsail Road, Paradise, NL A1L 1H6 • info@karwood.com • T 709.782.7707 • F 709.782.7708 • karwood.com/homes



Smart Series Standard Features

Mechanical/Electrical

- Two exterior electrical receptacles
- Two exterior frost free hose connections
- One exterior light at all exits
- Cable TV and telephone (six total)
- Rocker Switches as Standard Light Switches
- Heat recovery ventilation system, complete with kitchen and bathroom timers
- Electric baseboard heaters
- Switched receptacle in living room
- Dishwasher rough-in
- Microwave/range hood plug
- Washer/dryer rough-in in plastic housing
- 200 amp electrical panel
- 40 gallon hot water tank
- Fixtures as per builder samples

Notes:

All homes constructed to meet the standards set out by the National Building Code of Canada and the requirements of the local municipality. Additional requests can be accommodated at the Design Centre. Fees may apply. Specifications subject to change without notice.

Premium Standard Features

- Professionally staffed Design Studio
- Detailed construction drawings
- Detailed electrical plans
- Floor sheathing is nailed and glued
- Truss uplift detailing
- Homeowner information section at Karwood.com
- QA process (Master Builder)
- Approval documents through online selection process
- Atlantic Home Warranty
- Firm pricing before construction begins
- Benjamin Moore paint
- Raised heel roof trusses for more insulation
- Premium vinyl clad exterior doors
- 3 Detailed homeowner walk throughs
- Zero deficiency closings
- Dedicated closing coordinator

