

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

- Standard excavation and backfill
- Basement grading and pony walls to be determined on site by contractor

Basement

- Concrete foundations walls and footings
- Tarred foundation wall
- 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 (25 year Rampart)
- 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
- 32" 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

Mechanical/Electrical

- Two exterior electrical receptacles
- Two exterior frost free hose connections
- One exterior light at all exits

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