



Box 38
Rapid City, Manitoba
R0K 1W0
Office (204) 826 2292
nkmhomes@hotmail.com
www.nkmhomes.ca

Standard specifications NKM RTM's 2023

Floor system

- *Engineered 11 7/8' full lengths I Joist Floor system or 2x10' - 16' o/c joists c/w blocking.
- *End Blocking as required.
- *3/4" T&G OSB Subfloor, glued and screwed.

Wall system 8'

- *Exterior Walls 2" x 6" at 16" o.c.
- *Interior Walls 2" x 4" 16" o.c.
- *Plumbing Walls 2" x 6" at 16" o.c.
- *Lintels on Structural Walls designed to meet code.
- *7/16" OSB Sheeting on Exterior Walls glued and nailed.
- *Weather Barrier House wrap.

Roof system

- *Engineered Roof Trusses at 24" o.c.
- *7/16" OSB Roof Sheeting glued and nailed.
- *IKO Dynasty shingles, flashing, drip edge, venting & all waterproofing underlayment.

Windows & Doors

- *Prefinished insulated doors with vinyl wrapped frames.
- *Windows white with clear triple pane glass, low E.

Electrical

- *Smoke & CO2 detectors as per code.
- *2 Exterior soffit plugs.
- *2 Exterior wall plugs.
- *All Electrical as per Manitoba Hydro code.
- *All flush mount Canarm light fixtures.
- *Tatum vanity light(s).
- *Canarm Trey 3 - Light Pendant, when there is a kitchen island.
- *2 Hampton exterior wall lights (one at front door one at back door).
- *Kitchen under cabinet lighting.



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Plumbing depending on layout/design:

*One piece Maax acrylic tub/shower unit(s) and Delta faucet(s):

Maax Allia TSR-6032 tub/shower unit.

Delta tub/shower trim.

*One piece Maax acrylic corner shower unit(s) and Delta faucet(s):

Maax Neo-Angle with Hana Neo-angle pivot shower door.

Delta shower trim.

*Steel kitchen sink and Delta kitchen faucet:

Double stainless steel kitchen sink.

Delta kitchen faucet.

*Basin(s) white for vanity and Delta faucet(s):

Contrac Catalina 21" Oval drop-in sink

Delta single handle faucet.

*Toilet(s):

Kohler comfort height.

Insulation & Vapour barrier

*R22 Fibreglass in exterior walls.

*Acoustical Sealant for Vapour barrier.

*6-mil poly on exterior walls and ceiling.

*Insulation stops in attic.

*R50 Blow-in Attic Insulation.

Drywall

*5/8" drywall on ceilings.

*1/2" drywall on exterior and interior walls.

*All drywall will be finished paint ready.



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Interior finish

- *Interior doors hollow core 2 - 4 or 6 panel doors.
- *Bi-fold doors hollow core 2 - 4 or 6 panel doors.
- *By-pass doors will be melamine white, within silver grey metal frame.
- *Baseboards from 1/2"x4" flat mdf.
- *Trim around windows and doors 1/2"x2.5" flat mdf.
- *All closets will have one shelf and one rod except for the pantry and linen closet they will have 4 shelves from Melamine white.
- *Bathroom hardware 3-piece Moen Hensley matte black.
- *Door hardware locks and levers will be front door Brentwood black deadbolt with belmont lever, all others Weiser - Belmont, black lever (Key on entry doors, privacy on bathrooms doors all others passage).

Painting

- *Painting includes priming and two top coats for all interior walls, interior doors, closet doors, baseboard, trim and ceiling.
- *Colours can be decided by customer if purchased before painting stage.

Exterior Finish

- *Hardie board or LP lap siding.
- *Prefinished aluminium soffit and fascia white, brown or black.
- *Stone work will be from Fusion Stone (Brindle, Raven, Fawn or Carbon) depending on layout/design.
- *Colours can be decided by customer if purchased before exterior finishing stage.

Flooring

- *Sheet vinyl throughout the main area included bathrooms.
- *Carpet in bedrooms.

Kitchen Cabinets, Island & Vanities

- *Kitchen and vanities as per drawing.
- *Shaker style cabinets (6 colors).
- *Softclose hinges and drawers slides.
- *2" under cabinet light moulding.
- *30" deep fridge panels.
- *Laminate post formed counter tops in standard colors and finishes.



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Misc.

The RTM will be professional cleaned before shipping.

Warranty

*All our RTM's are enrolled in the New Home Warranty Program of Manitoba.

check out this page on more information on what is covered: <http://www.mbnhwp.com/>

Follow-Up

*After the RTM is set on the foundation, we will do a walk through and NKM Homes will look after defects that may have occurred with moving and adjust windows and doors where needed.

Appliances

*Nutone 30 inch under cabinet range hood white or stainless steel is included.

*All other appliances as fridge/stove/dishwasher/washmachine and dryer are optional on request for an additional charge.

**Note as the market is unpredictable at this moment and some products/fixtures are hard to get we will match it as close as possible.

Customize / Upgrade options for an additional charge:

- | | |
|----------------------------------|---|
| *Paint exterior doors. | *Quartz counter tops with undermount sinks. |
| *Faucets. | *Pullout 2 - 35qt garbage cans. |
| *Light fixtures. | *Flooring. |
| *Two tone woodstone lap siding. | *Closet custom shelving. |
| *Door hardware locks and levers. | *Microwave hood. |
| *Blinds for all rooms. | *Bathroom hardware. |
| *Kitchen/vanity door style. | *Kitchen/vanity door handles. |
| *Kitchen/vanity doors painted. | |



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What are the home owners responsibilities:

*RTM moving expenses. Roughly most RTM's are inbetween \$12,000-\$16,000 for moving costs that is from loading till set in place on the foundation.

We recommend CNC Building Movers from Brandon call 1 204 725 6900 for more information.

*Basement or Crawl space, NKM is not responsible for the foundation (out of square/out of level) what can have a negative impact on the RTM after it is set in place.

*Make sure your insurance is in place on the date your RTM is getting delivered.

*Supply and install basement stairs, crawl space steps and exterior stairs and/or decks.

*HRV sytem, A/C, eavestroughing and landscaping.

*Water source as well or municipal water, septic system and hydro connection.

*Appliances as stove, fridge, dishwasher, washer and dryer.

What do you need to do once your RTM is on the foundation:

*Fastening your RTM to the foundation.

*Connect your utilities Electrical, Plumbing, HVAC below subfloor.

*Check all plumbing connections in RTM and tide connections if needed in time of putting the water pressure on to prevent leaks.

*Insulate joist cavity.

*Build and install stairs and/or steps.

When will your RTM home be ready?:

As soon as we received the signed quote with attached down payment building process starts of your custom RTM and will be ready to be moved after 20 weeks!

In stock or in progress RTM's can be finished quicker depending on stage we can inform you at that time.

Can you purchase a customized RTM build?

Yes you can, first step will be designing as soon as that has been finilized we will provide you with a quote for the costs.

As soon as the quote has been signed, down payment has been received we will start building your customized RTM.

We will walk with you through all steps and pick your choices as we move along.

If you see an in stock RTM that you really like can you put a hold on it to get finance organized?

Yes you can put a hold on an RTM for 5 - 7 days to get your finance organized after that it will be available again.

Plans and pricing are subject to change without notice. NKM Homes reserves the right to change material or specifications without notice but guarantees that change will be of equal or greater value.

Room demensions are approximately.