



CONTACT FOR MORE INFORMATION:

Phone Office (204) 412 1700 or (204) 826 2292

Email: nkmhomes@hotmail.com

Webpage: www.nkmhomes.ca

Standard specifications NKM Homes - 2023.

*Finishing's depending on layout/design.

Floor system

- *Engineered I Joist Floor system.
- *End Blocking as required.
- *3/4" T&G OSB Subfloor, glued and screwed.

Roof system

- *Engineered Roof Trusses at 24" o.c.
- *7/16" OSB Roof Sheathing glued and nailed.
- *IKO Dynasty shingles

Windows & Doors

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

Electrical

- *Smoke & CO2 detectors as per code.
- *2 Exterior soffit plugs.
- *Exterior wall plug(s).
- *All Electrical as per Manitoba Hydro code.
- *All flush mount Canarm light fixtures.
- *Tatum vanity light(s).
- *Exterior wall light(s).
- *Kitchen under cabinet lights.

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.

Painting

*Painting includes priming and two top coats for all interior walls, interior doors, closet doors, baseboard, trim and ceiling.

Wall system 8'

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

Plumbing depending on layout/design:

- *Acrylic tub & or shower unit with Delta trim.
- *Ss double bowl kitchen sink with Delta kitchen faucet.
- *Vanity drop-in Basin white with one handle Delta faucet.
- *Toilet - Kohler comfort height.
- *Ss single bowl laundry sink with Delta pull-out faucet.

Interior finish

- *Interior doors hollow core 2-4 or 6 panel.
- *Bi-fold doors hollow core 2-4 or 6 panel.
- *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.
- *Linen &/or pantry will have 4 shelves, Melamine white.
- *Door hardware locks and levers will be Weiser.

Exterior Finish

- *Vinyl siding.
- *Prefinished aluminium soffit and fascia.

Flooring

- *Laminate throughout the main area.
- *Carpet in bedrooms.
- *Transitions where needed.

Kitchen Cabinets & Vanity

- *Shaker style door cabinets (6 colors).
- *Softclose hinges and drawers slides.
- *2" under cabinet light moulding.
- *30" deep fridge panels.
- *Laminate post formed counter top for kitchen and vanity in standard colors and finishes.

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 dimensions are approximately.