



# Nexus

BUILDING FOR THE FUTURE

## Construction

- $\frac{3}{8}$ " pressure treated sheathing below floor system
  - When installed on helical piles, or unconditioned crawl spaces.
- 2"x10" floor joists 16" on center - R28 Batt insulation
- $\frac{5}{8}$ " T&G plywood subfloor
- 2"x10" rafter roof with vaulted ceilings - R40 combinations spray foam and batt insulation
  - $\frac{1}{2}$ " T&G plywood roof sheathing
- 2"x6" exterior walls - R21 Batt insulation with 6mm vapour barrier
  - Options to upgrade:
    - 2"x4" roll-formed steel exterior and interior walls
    - 2" mineral-wool exterior insulation (R8)
    - Spray-foam insulation for exterior wall assemblies
- $\frac{1}{2}$ " OSB Exterior sheathing
- Tyvek exterior building wrap
- 2"x4" interior walls

## Windows and Doors

- 6' Sliding patio entrance door - White vinyl
- 36" insulated fiberglass, 6-panel entrance door
- Premium Thermoproof double pane windows - White vinyl
  - Options to upgrade:
    - Black windows
    - Triple pane windows
    - Exterior door upgrades available
- Hollow-core interior doors by Lynden - Whitman or Aberdeen profile

## Heating and Cooling

- Senville high-efficiency ductless split heat pump system with built-in air-conditioner
  - Option to upgrade:
    - Multi-unit system for optimal climate control.
- Baseboard heating in bedrooms and bathrooms
- HRV/ERV system sized to suit residence
- 40 US gallon electric water heater
  - Options to upgrade:
    - Increased tank size
    - Propane/Natural Gas on-demand water heater

### Lighting and Electrical

- Two exterior GFCI electrical outlets
- Low-voltage, flush-mounted LED lighting for reduced energy consumption
- Coach light at exterior entrances
- 100 or 200 Amp electrical service (model dependant - size based)
- Smoke and carbon monoxide detector
- Code compliant interior switches and outlets
- Pre-wiring for data/cable

### Exterior Finish

- Painted white wooden or metal fascia
- Fiberglass shingle roofing
  - Options to upgrade:
    - 2-ply torch on membrane (for very low pitch roofs)
    - 2" Standing-seam metal
    - Prolok 1" standing-seam metal
- Corrugated Steel siding, ALIGN composite siding, LP Smart siding, Hardie Siding
  - Options to upgrade:
    - Prolok 1" Standing-seam metal
    - Westform Metal siding
    - Chamclad
    - Stained or Burnt wood (shou sugi ban)
- One frost-free exterior hose bib

### Interior Finish

- High-quality vinyl plank flooring
  - Options to upgrade:
    - Engineered, Reclaimed, or Sustainable Hardwood
    - Tile
    - In-floor heating
- Vaulted ceilings throughout (design dependant)
- Drywall ceilings ( $\frac{5}{8}$ " type X)
- Drywall walls ( $\frac{1}{2}$ " standard)
  - Option to upgrade:
    - High-grade pine  $\frac{3}{4}$ " shiplap
- Flat panel baseboards - Finger Joint pine (Primed white)
- Flat panel window and door casements - Finger Joint pine (Primed white)

### Kitchen and Appliances

- Dual-bowl stainless-steel kitchen sink - Kindred or equivalent
- Moen Chrome single lever faucet with pull-out spout
- Custom kitchen cabinets with soft-close hardware - Vancouver Island Made
- High definition laminate countertops
  - Options to upgrade:
    - Quartz
    - Butcherblock

- Full appliance package (stainless steel)
  - Whirlpool 24" Dishwasher
  - Whirlpool 24 - 30" Fridge (Model Dependant)
  - Whirlpool 24" - 30" Electric range (Model Dependant)
    - Option to upgrade:
      - Propane/Natural gas Range
  - Exterior vented Over-the-range/microwave combination (width to match range)
    - Option to upgrade: Exterior vented range hood with light and separate countertop microwave
  - Whirlpool 24"- 27" Stacking washer/dryer unit (Model Dependant)

### Bathrooms

- Single-sink vanity with High-definition laminate countertops
  - Options to upgrade:
    - Quartz countertops
    - Dual sink
- Moen Chrome single lever faucet(s)
- Acrylic 60" Combination bathtub and shower
  - Option to upgrade:
    - Stand-in shower with sliding glass door and fiberglass wall assembly
    - Tiled walls and/or floors
- Moen Chrome tub shower fixtures
- Towel bar and ring
- Single-piece toilet
- Power bath fan on separate switch
- Bar light over vanity
- Vanity mirror - 2'x3'