



Nexus

BUILDING FOR THE FUTURE

Construction

- $\frac{3}{8}$ " pressure treated sheeting 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

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, or LP Smart 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 Decor

- High-quality vinyl plank flooring
 - Options to upgrade:
 - Engineered, Reclaimed, or Sustainable Hardwood
 - Tile
 - In-floor heating
- Vaulted ceilings throughout (design dependant)
- Interior doors by Lynden - Whitman or Aberdeen profile
- 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'