

Standard Specifications

Please review the standard specifications for all kits from **JustGarageKits.com**. Please note that you will find both option for 'What's Included' and options that are 'Not Included' or additional options. Feel free to contact us with any questions or comments.

- **Kiln dried Lumber #1&2 grade spf** (spruce, pine, fir mix), 2x6 16" o/c exterior walls, pre-framed, sheeted.
- **Interior walls** - 2x4 pre-framed, kiln dried #1&2 grade spf (spruce,pine,fir mix). Engineered trusses specific to your plan.
- **Plywood** - fir, 3/4" sub-floor , 1/2" spruce sheeting for walls, 7/16" osb for roof.
- **Sill plate** - 2x6 treated pine.
- **Floor joists** - T.J.I Engineered joists standard. Structural beams and hangers.
- **Windows** - double pane white premium vinyl, glider series, c/w Low-E and argon.
- **Exterior doors** - steel insulated, as per plan. Insulated garage O/H when applicable.
- **Interior doors** - Colonial, hardboard embossed, paint grade.
- **Interior bi-folds** - Colonial, hardboard embossed, paint grade.
- **Door casing and liner** - finger-joint, primed.
- **Door hardware** - Huntington brass series.
- **Stairs** - Carpet grade. We provide material only for West Regions (stringers, treads).
- **Roofing** - 25 yr. asphalt shingles, choice of styles and colours.
- **Exterior finish** - "tyvek™" or equivalent, vinyl siding, aluminium soffits/facia and trim.
- **Window moldings** - finger-joint, primed. Baseboard--finger-joint, primed.

* Specifications are subject to change and may vary from Eastern and Western delivery areas



What's not included:

- foundation
- labor
- delivery
- drywall/sheetrock
- insulation
- paint
- finished flooring (carpet, lino, hardwood, etc.)
- plumbing
- electrical
- HVAC
- fixtures
- cabinets
- land, permits, engineering

What options can I choose?

- Hardiplank TM (www.jameshardie.com)
- Cedar bevel siding, pine/cedar log siding, ' smart side'
- Upgraded shingles to 30 or 40 year warranty
- Wood/metal clad windows and doors (various Canadian suppliers)
- Cabinets and flooring (certain Regions only)
- Engineering, plan design
- Interior trim and door options (www.sauder.ca) (www.masonite.com)

INSULATION: Optional

- a) Exterior Walls: R20 fiberglass batt insulation, supplied not installed all homes - 6 mil poly vapor barrier.
- b) Interior Walls: Optional R12 for interior walls.
- c) Ceilings: 6 mil poly vapor barrier. R40 (R.S.I. - 6.1) batt insulation in ceilings exposed to cold. R32 standard for Cabins.ca
- d) Cantilevers: All exposed cantilevered floors are insulated with batt insulation to a thermal resistance of R28 batt insulation.
- e) Garages: R12-to R-20 at your request.

NOTES:

- If any problems arise with the supply of products listed in these specifications, substitutions of equal quality will be made at ABSHomes International Inc.'s discretion.
- We will do our best to provide whatever product your desire if not listed