



Garage Material Package Specification (Standard)

Loft Flooring System (where specified)

- ¾" T&G Durastrand engineered sheathing on TJI engineered floor joists
- Sill plates, sill gasket, header house wrap, subfloor adhesive, blocking, support and laminated up beams

Exterior and Interior Wall Construction

- Ready Build Pre-cut and labelled 2x6 exterior wall framing
- ½" exterior wall plywood sheathing
- House wrap exterior air barrier and approved tape
- Ready Build Pre-cut and labelled 2x4 and 2x6 interior partition walls (where specified)

Siding

- Kaycan Horizontal vinyl siding and trims
- Structural timbers as indicated on mini plans

Roof Construction

- Premanufactured engineered wood web trusses designed and approved for the appropriate regional snow loads
- 1/2" plywood sheathing complete with "H" clips
- Ice and water shield at eaves and valleys, roof felt elsewhere
- Architectural fiberglass shingles (limited lifetime warranty)
- 6" aluminum fascia
- Vented aluminum soffit

Exterior Windows

- High quality vinyl windows (white)
- Argon gas filled complete with Low-E coatings
- Double pane thermo-seal glass
- Flashing as required

Exterior doors

- High quality solid steel clad insulated entry door
- Pre-hung with drip cap, vinyl frame, and aluminum sill
- White primed thermo-seal safety side-lite(s) where shown

Delivery Services

- Ready Build System
- Architectural design
- Final permit and construction drawings
- Delivery to building site (conditions apply)



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The above specifications are in accordance with the NBC (National Building Code) latest edition along with Great North Home's best practices. Products and certain package specifications may vary depending on local jurisdictional and regional requirements. Great North Homes representatives are available to help with local requirements to ensure and exceed expectations. Above specifications are subject to change without notice. Great North Homes reserves the right to substitute for equal or better quality depending on availability.