

## Superhome Package

### FOUNDATION

1. The customer shall provide his own foundation, which must be built to Viceroy's dimensions. Although basement windows and walkouts are not included in the base price lists, suggested locations are shown on the blueprints. These and additional windows and doors are available at extra cost. Proposed lower levels framing are part of foundations and are not included unless noted on contract. Anchor bolts, as well all wood to masonry hangers and fasteners are supplied and installed by customer.

### FLOOR STRUCTURE

2. Sill plates are 2x6 SPF#2 & BTR
3. Beams are **dropped** engineered wood, laminated on-site. Steel beams, where required, shall be by customer.
4. Joists are engineered wood joists, layout and design by Viceroy.
5. Floor bracing as required.
6. Subfloor is 3/4" x 4'0" x 8'0" tongue and groove (T&G) spruce plywood sheathing.
7. Glue and screws are provided for attaching plywood subfloor to joists.

### WALL CONSTRUCTION

8. Exterior and interior walls are panelized in convenient lengths, up to a maximum of 20'0", as dictated by specific design, manufacturing and delivery limitations. Some walls, such as optional basement walkouts may not be able to be panelized and will be supplied as random length material for site construction
9. Maximum wall panel height is 9'11". **Walls taller than the maximum can be fabricated optionally at additional expense.**
10. Wall panels include:
  - All exterior "common" wall studs, 2x6 KD spruce at 16" o/c.
  - Exterior wall sheathing, 1/2" Spruce plywood.
  - All interior partitions, 2x4 KD spruce at 16" o/c.
  - Garage "common" wall studs, 2x4 KD spruce @ 16" o/c.
11. Intersecting walls are to be received by ladder blocking between spacing studs. Ladder blocking is supplied precut for site installation.
12. Openings greater than 8'0" consist of pre-built components (head and sill assemblies) and considered for default panel break for each side of the opening.
13. Large prow and gable fenestration openings that dominate a localized prow are shipped with prebuilt components for site assembly.
14. Top plates are shipped loose for site assembly of panels.
15. Polyolefin (Tyvar) air barrier and tape is supplied for all Viceroy supplied exterior walls, including garage.
16. 1x3 "Rainscreen" strapping at 16" OC is supplied where exterior walls have applied siding by Viceroy
17. Sill gasket is supplied to insulate between the perimeter foundation wall and anchored sill plate.

### SIDING

18. Pre-finished 1x8 horizontal cove colored wood siding supplied with colour matched nails and caulking. Shakes are provided where shown on plan elevations. All siding is supplied for site installation at the areas shown per original design concept as illustrated in the catalogue.

### COMPLETE WINTERIZING PACKAGE

19. Viceroy offers an R24 insulation for the wall system and a superb R56 for the roof system. Combined with a 6 mil. vapour barrier and foundation sill gasket, this forms a complete winterizing package.

### ROOF CONSTRUCTION

20. Engineered wood-web trusses with KD top and bottom wood chords and metal gusset plates, 22" deep, are supplied for cathedral ceilings. Standard approved wood trusses, including truss for gable end(s) (where overhang does not exceed 16"), or pre-cut rafters/nominal length ceiling joists are supplied for rooms with flat ceilings. Approved wood trusses include raised heels for better insulation practices. The choice of approved trusses or pre-cut rafters may vary from the plans and the choice will be at the sole discretion of Viceroy. Rafters and cripple jack rafters are pre-cut where supplied. Viceroy will supply the design and material, for the required roof loading in your building location, to a maximum of 1.96 KPA/41 lbs. PSF design live load, at no extra charge. **Where loading requirement is greater than 1.96 KPA/41 lbs. PSF, modifications and additional charges may be required.** Please note that all standard stock blueprints will show the standard live loading of 1.96 KPA/41 lbs. PSF and will be modified for your location before delivery.
21. Sheathing is 1/2" x 4'0" x 8'0" spruce plywood.
22. Roofing is an LLT (limited lifetime warranty) class "A" shingle.
23. 15# roof felt paper is supplied to cover entire roof area that is less than 8/12 roof.
24. Self-sealing roof membrane underlayment for eave and valley protection, ridge caps and skylight surround from ridge down to eaves. Self-sealing membrane also provided for dormer walls and chimney chase base.
25. Metal flashing is provided at roof valleys.
26. Roof flashing is provided as shown on the drawings and details supplied by Viceroy, including: eave and gable drip flashing, chimney chase parapet, step and saddle flashing, colour matched to standard offering.
27. Where flat roof is shown, built-up roofing and related flashings are supplied and installed by customer.
28. Continuous ridge and soffit vents are supplied where required for engineered trusses. Dome type roof vents and soffit vents are supplied for approved trusses with attic space.
29. Rakes, look-outs and vented aluminium soffit are supplied for site installation.
30. All Sub-Fascia material is 2" spruce and the Fascia Material is pre-finished wood.
31. Raft-R-Mate eave baffles are provided where required for flat ceilings.

### VICEROY GLASS

32. All windows have STANDARD GLAZING consisting of double-pane thermo-seal glass installed at the factory with state-of-the-art, low emissivity Low E Squared (Low E<sup>2</sup>) coating on the glass with Argon Gas filling, a special coating is also applied to the interior surface to reflect escaping heat back into the room and lower U-factors, for important energy saving characteristics.
33. As an option, you can choose HIGH ELEVATION GLAZING which consists of a thermo unit installed at the factory with state-of-the-art, Low E<sup>2</sup> coating on the glass with air filling (**does not** contain Argon Gas) and the unit is supplied with "Breather Tubes" which allow expansion at higher levels. If final building site is above 6000 feet above sea level or transportation from Viceroy Factory to final building site caused the transporting vehicle to travel above 6000 feet above sea level, Viceroy cannot accept responsibility for the integrity of the glass unit unless HIGH ELEVATION GLAZING has been selected.

*Specifications are in accordance to National Building Code, latest addition and Viceroy best practices. Local, regional and jurisdictional requirement may vary affecting base package specifications and general process. Please work with your Viceroy Representative to help ensure exceeding requirements are met and incorporated. Specifications subject to change without notice. Viceroy reserves the right to substitute items of better or equal quality.*

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### WINDOWS

34. All windows are Viceroy Energy Star Rated Zone C (1.4W/m<sup>2</sup>k or "U"-value 0.25) "Superwindows" made from PVC (except as noted) and supplied in a white colour. Primed wood jamb extensions and mullion trims are included for 2x6 walls. Drip cap flashing is supplied over all windows.
35. Casement windows are supplied as per architectural drawings. Note that the catalogue illustrations may vary from actual specifications. Please check the actual blueprints to determine specific windows used. Where they are grouped, every second or third window is with an opening sash, lock and screen.
36. Picture windows are supplied as picture/awnings as per the architectural drawings. Where they are grouped, every second or third window is with an opening sash and screen.
37. Clerestory, dormer and gable windows are supplied per the architectural drawings, with fixed lite and thermo-seal glass.
38. Where grills are shown on stock plan, or purchased optionally, the grills shall be white aluminium installed between the two panes of glass of the thermal unit.
39. Coloured windows, coloured grills, decorative grills are supplied optionally.

### ROOF SKYLITES

40. Optional Skylites have thermo-seal Low E, argon filled, safety glass and are available in a wide range of sizes both fixed and opening. The Skylite package includes all necessary trims, fasteners, caulking and roofing adhesives for on-site assembly and installation.

### DOORS

41. Energy efficient exterior steel clad entry doors with insulated core and factory white panel are complete with drip cap flashing, weather stripping and raised thermal break to help prevent water and air infiltration. Doors are pre-hung in off white vinyl frame with aluminium sill. Thermo-seal safety glass side-lites, prime-painted, are included where noted on the architectural drawings. All front doors are 3'0" x 6'8" 6-panel standard design. All side and/or rear doors are 2'8" x 6'8", 6-panel standard design (except as noted). Exterior doors include a deadbolt lockset with a passage set.
42. Sliding glass patio doors are Viceroy "Superwindows" made from white PVC with lites of thermo-seal Low E<sup>2</sup> argon filled safety glass, installed at the factory. Doors are completely assembled with aluminium sill, all weather strips and mouldings, screen door on rollers, thumb locking mechanisms and handles. Primed door jamb extensions are supplied for 2x6 walls. Drip cap flashing is supplied over sliding glass door
43. Garage doors are sectional insulated steel panel type, complete with door tracks and hardware, prime-painted, embossed, grained and thermal broken. 2x6 is supplied prime-painted for site-assembled garage door frame.
44. Garage service entry doors are 2'8" x 6'8" steel clad, 6-panel standard design, pre-hung in primed frame for 2x4 walls and aluminium sill. Fire rated entry doors, between living and garage areas, include a 20-minute rated door in a standard wood frame with aluminium sill and standard weather strip. Self-closing mechanism is by customer.

### TRIMS

45. Exterior feature trims are supplied in a paint grade finish, only where shown in the architectural plans for the front house elevation of the Viceroy supplied main living areas. The Architectural Post & Beam Series window trims are supplied as Douglas fir unfinished. Screws are supplied for fastening the window trims. Basement levels are not included unless indicated. If shutters are shown on the standard plan, or are purchased optionally, they shall be vinyl, which are available in a range of colours.
46. Temporary Construction Grade Interior stairs supplied (knocked down) between main and upper level on a two-storey house only. The stairs will only be supplied in a straight-run configuration for 8 ft., 9 ft., or 10 ft. floor-to-floor heights. Stairs are not permanent and are supplied to facilitate construction of the house and must be replaced with finished stairs, by purchaser, at the interior trimming stage.

### HARDWARE, FASTENERS, NAILS

47. Flashings and hangers are provided to suit individual applications as outlined in the standard specifications. Framing nails to erect the wood frame structure are not supplied by Viceroy and are to be supplied by the purchaser.

**NOTE:** Items not part of the basic material package:

48. Framing nails, sundecks, porches, balconies (except as noted) steel beams, masonry, brick, stone, stucco, siding at basement levels, fireplaces, chimney chase, drywall, electrical, plumbing, cabinets, closet and storage shelving, wrought iron railings, interior stair and balcony railings, outside steps, deck stairs, exterior caulking and finishing, decorating, landscaping, permits and any other material not specified.

### OPTIONS

49. A wide variety of substitutions and additional products are available. See your Viceroy Representative for full details of specifications and pricing of any of the optional items.

### DELIVERY

50. Delivery of the product is included within the boundaries of the price zone. See your Viceroy Representative for full details of geographic price zones. If a commercial ferry is required to complete the delivery, such ferry charges and layover charges associated with the ferry, shall be paid by the purchaser.

### ENGINEERING

51. Viceroy uses the NBC (National Building Code of Canada) as the vertical engineering design criteria within Viceroy in-house design process. Vertical and lateral engineering calculations and certification will be supplied by the purchaser at his/her expense for the Viceroy supplied portion of the building and other required portions. Design and engineering of foundations/basements and/or walkouts and all other required local engineering and/or local building officials, and/or out of zone engineering shall be arranged by the purchaser at his/her expense. Any materials required as a result of local engineering and/or local building officials, shall be supplied by the purchaser at his/her expense unless clearly ordered as an option, from Viceroy.

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