

# ASPIRE

## SPECIFICATIONS

### FRAMES AND FLOORS

- Heavy duty steel frame undercarriage with detachable hitch
- Seamless reinforced fibremesh sealite underbelly between chassis and floor
- 2" x 10" floor joists on 16" centres
- 5/8" Dri Deck tongue-and-groove plywood subflooring glued and screw-nailed to floor joist
- Heat ducts within insulated floor cavity. Registers run to outside wall for optimum heating and comfort
- 1" main gas line with outlet

### SIDEWALLS

- 2" x 6" studs on 16" centres
- 90" high sidewalls with unique belt rail sidewall stiffeners
- 6 mil. poly vapour barrier
- 7/16" exterior sheathing
- Pre-finished vinyl interior wallboard
- Tyvek exterior building wrap
- Horizontal exterior vinyl siding

### ROOF AND CEILING

- Pre-engineered 3.5/12 roof trusses on 16" centres (88 lbs. per sq.ft. snow load) with 10 1/2" overhangs
- 7/16" roof sheathing
- 6 mil. poly vapour barrier
- Ice and Water shield protection at the eave with shingle underlayment on remainder of roof
- Self sealing fiberglass asphalt architectural shingles (limited lifetime warranty)
- Vented attic space to eliminate moisture and heat build up
- Continuous vinyl vented soffit and aluminum fascia
- Expansive vaulted ceiling throughout entire unit
- Seaspray drywall ceiling

### PLUMBING

- Heatlink cross-linked polyethylene water lines and fittings
- 40-gallon, 240-volt electric water heater

- 4.8-litre ultra-low-flush water saver toilet with insulated tank
- Designer vanity with a porcelain sink
- Deluxe one-piece fibreglass tub/shower combination
- Pressure balanced tub & shower faucets
- Chrome high-arch single lever kitchen faucet with pull-out spray
- Chrome dual lever vanity faucet
- Chrome towel bar and tissue holder
- Double compartment stainless steel kitchen sink
- Plumb and wire for washer and 220 volt dryer
- Plumb and wire for dishwasher
- Frost free exterior water tap

### ELECTRICAL AND HEATING

- 100 amp - 48 circuit hydro service with intake through floor
- Prepared for central air conditioner
- 45,000 BTU extra high efficiency gas furnace with electronic ignition and wall thermostat
- HRV air exchanger providing an optimum balanced ventilation system
- 120 volt heat tape junction box
- Electric strobe, smoke & carbon monoxide detector in living area
- Electric strobe & smoke detector in all bedrooms
- Decora-style light switches receptacles
- 50-cfm bathroom exhaust fan
- Deluxe two speed range hood with light (white)
- Interior GFCI receptacle in bathroom and kitchen as required
- Tamper proof receptacles through-out
- Wired according to ESA specifications
- Exterior GFCI receptacle at entrance doors
- Exterior coach light at entrance doors
- Door Bell
- LED pendent lights over island
- LED residential interior light fixtures and recessed LED pot lights in kitchen, living room and bathrooms
- TV access boxes in master bedroom and living room
- USB receptacle in kitchen and bedroom 1

### WINDOWS AND DOORS

- White vinyl Northstar Thermopane single hung (tilt to clean) windows with Low 'E' glass, 3 1/2" brick mold, removable screens (no grills), and insulating foam around window frames
- 36" x 80" pre-finished white maintenance free insulated residential exterior door with large window, heavy duty aluminum self-storing storm door, stainless steel door knob and dead bolt
- White vinyl Northstar Thermopane patio door with Low 'E' glass, 3 1/2" brick mold and screen (no grills)

### INSULATION - ZONE 1

- Ceiling: R-60 Owens Corning pink fibreglass batt insulation
- Walls: R-22 Owens Corning pink fibreglass batt insulation
- Floors: R-31 Owens Corning pink fibreglass batt insulation

### INTERIOR DECOR FINISH

- Eurobox style cabinetry with adjustable shelves, decorative crown moulding and toe kick on all kitchen cabinets
- Thermofoil shaker style cabinet doors with concealed hinges
- Premium laminate kitchen and bathroom counters with laminate front edging
- Flex-tile decorative backsplash in kitchen and bathrooms
- Roller glide-out metal drawer box hardware
- Medicine cabinet with mirror
- Durable maintenance friendly woodgrain vinyl flooring throughout
- White 2 panel interior doors with satin stainless door handles
- Ceiling crown mouldings throughout with casing on windows and doors

### OPTIONAL INTERIOR FINISH

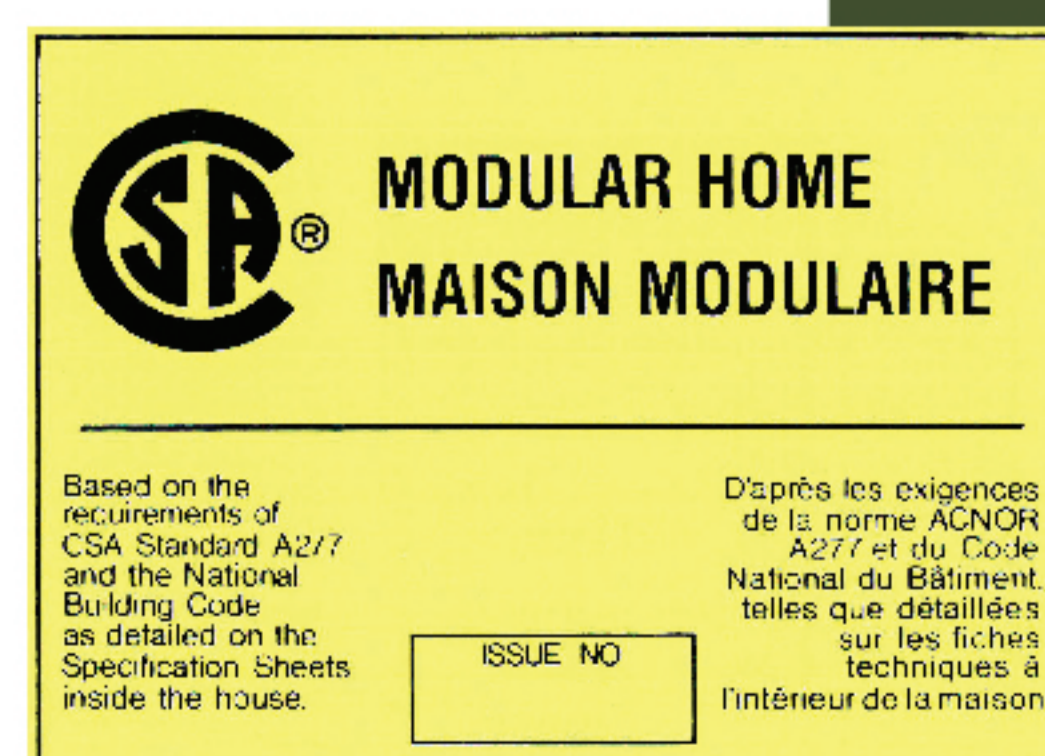
- Mirrored closet doors
- Custom designer drapery package

### NORTHLANDER WARRANTY

- 1- year product warranty, factory to consumer via dealer.
- 5- year limited warranty for components and performance relating to structural integrity, weather penetration, electrical distribution system, plumbing and heating delivery systems, window and door performance.

All Modular homes manufactured by Northlander Industries are constructed in compliance to the stringent requirements of the C.S.A Standard A-277, National Building Code of Canada and Provincial Amendments.

The manufacturer reserves the right to improve or modify the product, without notice or obligation, which may change materials, equipment, specifications or designs. Information contained herein is from the latest data available at the time of printing. Photographs and descriptions may contain some optional extras.



# TRADITIONAL SPECIFICATIONS

## FRAMES AND FLOORS

- Heavy duty steel frame undercarriage with detachable hitch
- Seamless reinforced fibremesh sealtite underbelly between chassis and floor
- 2" x 10" floor joists on 16" centres
- 5/8" Dri Deck tongue-and-groove plywood subflooring glued and screw-nailed to floor joist
- Heat ducts within insulated floor cavity. Registers run to outside wall for optimum heating and comfort
- 1" main gas line with outlet

## SIDEWALLS

- 2" x 6" studs on 16" centres
- 90" high sidewalls with unique belt rail sidewall stiffeners
- 6 mil. poly vapour barrier
- 7/16" exterior sheathing
- Pre-finished vinyl interior wallboard
- Tyvek exterior building wrap
- Horizontal exterior vinyl siding

## ROOF AND CEILING

- Pre-engineered 3.5/12 roof trusses on 16" centres (88 lbs. per sq.ft. snow load) with 17 1/2" overhangs
- 7/16" roof sheathing
- 6 mil. poly vapour barrier
- Ice and Water shield protection at the eave with shingle underlayment on remainder of roof
- Self sealing fiberglass asphalt architectural shingles (limited lifetime warranty)
- Vented attic space to eliminate moisture and heat build up
- Continuous vinyl vented soffit and aluminum fascia
- Expansive vaulted ceiling throughout entire unit
- smooth painted drywall ceilings

## PLUMBING

- Heatlink cross-linked polyethylene water lines
- 40-gallon, 240-volt electric water heater
- 4.8-litre ultra-low-flush water saver toilet with insulated tank
- Designer vanity with a porcelain sink

- Deluxe one-piece fibreglass tub/shower combination
- Deluxe 48" & 60" fibreglass shower with glass doors
- Pressure balanced tub & shower faucets
- Chrome single lever faucets throughout with pull-out spay in kitchen
- Chrome towel bar and tissue holder
- Double compartment stainless steel kitchen sink
- Plumbed and wire for washer and 220 volt dryer
- Plumbed and wire for dishwasher
- Frost free exterior water tap

## ELECTRICAL AND HEATING

- 100 amp - 48 circuit hydro service with intake through floor
- Prepared for central air conditioner
- 45,000 BTU extra high efficiency gas furnace with electronic ignition and wall thermostat
- White decorative louvered door concealing furnace
- HRV air exchanger providing an optimum balanced ventilation system
- 120 volt heat tape junction box
- Electric strobe, smoke and carbon monoxide detector in living area
- Electric strobe and smoke detector in all bedrooms
- Decora style light switches and receptacles
- 50-cfm bathroom exhaust fan
- Deluxe two speed range hood with light (white)
- Interior GFCI receptacle in bathroom and kitchen as required
- Tamper proof receptacles through-out
- Wired according to ESA specifications
- Exterior GFCI receptacle at entrance doors
- Exterior coach light at entrance doors
- Door Bell
- White LED residential interior light fixtures and recessed LED pot lights in kitchen, living and room & bathroom
- Pendant lights over island and chandelier over Dining Table where applicable
- TV access boxes in master bedroom and living room
- USB receptacle in kitchen and bedroom 1

## WINDOWS AND DOORS

- White vinyl Northstar Thermopane single hung (tilt to clean) windows with Low 'E' glass, 3 1/2" brick mold, removable screens (no grills), and insulating foam around window frames
- 36" x 80" pre-finished white maintenance free insulated residential exterior door with large window, heavy duty aluminum self-storing storm door, stainless steel door knob and dead bolt
- White vinyl Northstar Thermopane patio door with Low 'E' glass, 3 1/2" brick mold and screen (no grills)

## INSULATION - ZONE 1

- Ceiling: R-60 Owens Corning pink fibreglass batt insulation
- Walls: R-22 Owens Corning pink fibreglass batt insulation
- Floors: R-31 Owens Corning pink fibreglass batt insulation

## INTERIOR DECOR FINISH

- Eurobox style cabinetry with adjustable shelves, decorative crown moulding and toe kick on all kitchen cabinets
- Thermofoil Shaker style cabinet doors with concealed hinges
- Premium laminate kitchen and bathroom counters with laminate front edging
- Flex-tile decorative backsplash in kitchen and bathrooms
- Roller glide out drawer hardware
- Medicine cabinet with mirror and light (ensuite bathroom)
- Durable maintenance friendly woodgrain vinyl flooring throughout
- White 2 panel interior doors with satin stainless door levers
- Painted white MDF interior trims throughout

## OPTIONAL INTERIOR FINISH

- Mirrored or 2 panel closet doors
- Custom designer drapery package

## NORTHLANDER WARRANTY

- 1- year product warranty, factory to consumer via dealer.
- 5- year limited warranty for components and performance relating to structural integrity, weather penetration, electrical distribution system, plumbing and heating delivery systems, window and door performance.

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