



2023 Standard Nelson Specifications



FLOOR SYSTEM

Beam	Multi-Ply LVL (Laminated Veneer Lumber) or as required by design, supplied in random lengths.
Telepost	Adjustable steel 2 3/4" post or as required by design.
Joists	4" x 2" x 14" deep Engineered Nelson Floor Trusses spaced 16" o.c.
Hangers	Floor system hangers and hanger nails supplied.
Rim Board	3/4" OSB Rimboard is supplied.
End Walls in Floor	End walls parallel to joists are manufactured with 2 x 6 #2 & BTR kiln dried spruce studs @ 24" o.c. with 7/16" oriented strand board sheathing.
Subfloor	3/4" T & G fir plywood.
Subfloor Adhesive	Supplied in large tubes.

WALL SYSTEM

Panels	2 x 6 #2 & BTR kiln dried spruce studs @ 16" o.c. with 7/16" oriented strand board sheathing applied vertically, manufactured in sections with all openings framed. Wall sheathing is fastened with 'Bissett' spiral shank sheathing nails. Typical header is 2 ply 2x10 #2 & BTR. Second top plate supplied loose. *Walls can be built up to 20' long upon request.*
Air Barrier	Housewrap air barrier. Tape to seal joints is included. Rubberized membrane for perimeter of window & door openings is supplied.
Partitions	2 x 4 #2 & BTR kiln dried spruce studs @ 16" o.c. with all openings framed. Second top plate supplied loose.
Blocking	Drape blocking, drywall backing, and temporary bracing.

ROOF SYSTEM

Trusses	Engineered and manufactured by Nelson Homes from dry spruce and spaced 24" o.c. with high heel. Generally 24" overhang, see plans for details.
Gables	Manufactured gable truss per roof design, framed with spruce studs spaced 24" o.c. and sheathed to match wall sheathing.
Ladders	Precut in factory and supplied as a knockdown to be assembled on site in sections to form gable overhang, ladder rungs spaced at 24" OC. Generally 24" overhang, see plans for details.
Roof Sheathing	7/16" oriented strand board roof sheathing in 4 x 8 sheets.
Hardware	All required hangers, hanger nails, ply clips. Framing nails are NOT included.
Roof Flashing	Prefinished metal eave, ladder, and step flashings.
Roof Vent	Duraflo Roof Vents.



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Soffit & Fascia	Prefinished aluminum vented soffit. Prefinished aluminum fascia 6", 8" or 10" as per plan. Includes colored screws.
Fascia Backer	#2 & btr dry spruce 2 x 6, 2x8, or 2x10 as per plan. Minimum length of 14'0.
Shingles	BP Mystique 42 Limited Lifetime class 'A' fire rating, class 3 impact resistance, double-layer laminate fiberglass shingles c/w eave and valley protection, synthetic roofing membrane to the entire roof, and tab cement supplied in large tubes.

WINDOWS

Ply Gem – Comfort Series (Picture, casement, awning as per plan). White vinyl windows come with triple weather stripping, self-storing screens and has a roto-gear operator. Glass is triple glazed 270 Low E sealed insulated unit with argon gas. The venting casement and awning style are complete with multi-point locking hardware. Windows are tempered where required. Grids/Grilles are NOT included. White metal drip cap and caulking supplied.

EXTERIOR DOORS

Ply Gem units come ready to install – prefinished metal cladding on an all-wood jamb with prefinished metal brickmould and aluminum sill over wood subsill. Door is embossed 6 panel, insulated Smooth Shield fiberglass 1-3/4" thick with weather stripping installed. Front door has peep hole and all doors come with choice of Taymor knob or lever design passage set and matching deadbolt, finished in choice of lifetime finish. Prefinished metal jamb is White. Glass inserts are not included. Garage to House door has a wood brickmould (not clad) on Garage side. GARDEN DOOR – Included in selected models as per plan. Complete with white screen & double cam locks. Grids/Grilles are NOT included.

SIDING

Vinyl Siding	Kaycan Timberlake vinyl siding in Double 4.5 designer profile c/w trim accessories.
Siding Trim	Electrical outlet and light box trims (white) as per plan. Corner posts, J-trim, undersill, and starter strip is included.

INSULATION

Wall	<u>2 x 6 Walls:</u> Fiberglas batt friction fit R24.
Ceiling	<u>Flat ceiling:</u> Blown-in fiberglas R62. Cardboard baffles included. <u>Scissor trusses:</u> Fiberglas batt friction fit R20 and R42 blown-in fiberglas. <u>Sloping flat roof trusses:</u> Fiberglas batt friction fit R35.
	Low Expansion Spray Foam in 20oz cans supplied for around windows/doors.
Floors	<u>Cantilevered areas and floor over garage:</u> vapour barrier, and 1 layer of fiberglass batt friction fit R20.
Vapour Barrier	6 mil U.V.I. polyethylene supplied for exterior walls and ceiling.
Caulking	Vapour barrier sealant in large tubes.

DRYWALL & ACCESSORIES

1/2" standard drywall for walls, 5/8" type 'X' drywall for all ceilings and garage common wall, tape, cornerbead, joint cement, and screws. Round o/s corner bead c/w transition base. 1/2" mildew & mold resistant drywall board for behind tubs and showers.



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INTERIOR FINISH

- Primed** Includes primed embossed textured or smooth door in various styles to choose from. Primed knock down reversible jamb, predrilled and mortised for 3-hinges, privacy set to all baths, passage set to all other swing doors. All doors come with choice of Weiser knobs or lever design passage set, and finished in choice of lifetime finish. Closet doors are a bifold (or as per plan) with embossed panel to match doors. Bifolds come with half jamb and casing material.

Casing to be primed 3 1/4" (FJ pine) 411 profile and baseboard to be 4 1/4" (FJ pine) 412 profile.
- Shelving & Hardware** Single prefinished 5/8" MDF shelf in white with vinyl wrap metal closet rod and hardware. Linen closets have 5 shelves and broom closet a single shelf.
- Interior Stairs** All interior stairs are manufactured with oriented strand board treads with nosing and closed risers, and are ready to install with necessary handrails and wood wall mount brackets. Routed stringers are 2 x 10 select #2 grade spruce. Landings, if required, are manufactured ready to install (angled/irregular landings built on site with material supplied).
- Interior Railings** **May be included on some models** – see blueprints for clarification. All materials are paint grade to be finished on site, choice of fluted or colonial.
- Small Hardware** Door stops (to match door hardware).
(finish nails not included). Attic access is also included.

GARAGES

May be included on some models. Garage interior finish is included. The ceiling insulation is blown-in fiberglass R62, and wall insulation will be fiberglass batt friction fit R24.

2 x 6 #2 & BTR kiln dried spruce studs @ 16" o.c. with 7/16" oriented strand board sheathing applied vertically, manufactured in sections with all openings framed. #2 & BTR spruce single bottom & double top plate.

- Garage Overhead Door** Where applicable, insulated embossed panel door with deep wood grain texture and the low maintenance and durability of corrosive resistant prepainted galvanized steel. 4 sectional door c/w hardware and weatherstrip. Designer glass door lites are not included. White metal clad door jambs are included. Opener not included.

COLUMNS

May be Included on some models - see blueprints for clarification.

3 Ply 2x6 spruce post, as per plan (finish by owner).

***I understand that Nelson Home Orders will follow the above specification. Any changes must be noted. Materials supplied conform to the UBC but may not meet specific design requirements or building codes in certain States or local building jurisdictions.**

Customer Signature

Date

Nelson Homes

Date

Initial