

## **HIRVAS CONSTRUCTION STANDARD SPECIFICATIONS 2007**

### **Foundation**

- Poured concrete footings and walls
- Poured concrete floor and crushed stone base
- Interior of basement walls lined with 2x4 studs floor to top of concrete c/w R-12 Fiberglass insulation, barrier acoustically sealed and wired to code, and ½ inch drywall

### **Structure**

- Engineered wood floor joists
- 5/8" OSB sub floor tongue and groove
- 2x6 studs 16" on centre, exterior framing
- R-24 fiberglass insulation to code
- 6 mil poly vapour barrier acoustically sealed
- Exterior wrap over exterior sheathing
- ❖ Brick Veneer at front elevation (Standard detail as per plan)
- ❖ Vinyl siding on 3 exterior walls and at overhang
- R-40 insulation blown in ceiling

### **Windows and Doors**

- PVC double low "E" argon-filled casement windows
- Raised panel interior and closet doors or oak slab
- White Colonial floor and door trim or colonial oak

### **Interior**

- 1/2 " drywall throughout
- ❖ All rooms – Latex Base paint, 1 primer coat plus 2 finished coats (three color maximum)
- Oak cabinets in kitchen and main bath
- 200 AMP electrical service with circuit breakers and builder's fixtures
- Flooring allowance \$4.00 per sq. ft. (including taxes and labor)
- Heat Recovery Ventilation system (air to air exchanger)
- High-efficiency furnace
- Hot water in-slab heating roughed in
- Double stainless steel sink in kitchen
- Rough-in for basement bathroom
- Purchaser to supply, Vendor to install built-in dishwasher
- 4-piece main bathroom and 4-piece ensuite
- Single compartment laundry in lower level

### **Exterior**

- Builder to machine grade lot to subdivision plan
- Gravel side drive (Granular "B")
- ❖ 235 lb asphalt shingles
- ❖ Aluminum soffit and fascia, eavestrough and downspouts and splash pads
- Light at front entry and rear entry

### **Additional Information**

- All local, provincial and national codes and specs met or superseded
- GST included in purchase price and all rebates to be reassigned to builder on closing
- TARION New Home Warranty

ITEMS NOTED WITH ❖ ALLOW PURCHASER A CHOICE OF COLOR FROM BUILDER IN STOCK SELECTION WHERE POSSIBLE.