



# Standard General Building Specifications

## Structural

- Eight foot six " high foundation walls complete with Poured in Place Concrete Friction Piles 16" X 25'
- Professionally designed steel reinforced 9"-25 MPA, concrete foundation walls, complete with damp proofing
- Steel Structural Beams and engineered adjustable Teleposts over poured in place piles
- Buckshot beneath 2X12 spruce suspended wood structural floor with poly ground sheet and radon seal
- Excavation sloped to ensure proper drainage
- Engineered 11 7/8" JS120 silent floor joist system at 16" on centre for main floor
- 5/8" fir T&G plywood sub floor for lower level, and 5/8" for main floor glued and screwed every 6 "
- Engineered trusses or framed on site roof system
- Roof sheeting is 3/8 " Spruce plywood complete with "H" clamps
- Asphalt roof shingles, 25 YEAR WARRANTY complete with roof vents
- Poured in place piles under garage grade beams
- Garage grade beams are 9 x 24 " reinforced 25 MPA concrete
- Garage slabs are 6" 30 MPA concrete steel reinforced
- Jeld wen Triple Glazed ES7000 casement windows

## Exterior Walls

1. 3/8th" spruce plywood
2. 2 x 6 kiln dried spruce studs at 16" on centre
3. Jeld wen Triple Glazed ES7000 casement windows
4. Insulated steel entry doors

## Interior Walls

- 2 x 4 kiln dried spruce studs at 16" on centre
- Drywall - Bull nose corners, 1/2" on the walls, 1/2 " special ceilings drywall all screwed

## Insulation

- Jeld wen Metal Clad insulated steel entrance doors
- Exterior wall insulation R20 Fiberglass
- Ceiling insulation is R50 blown Fiberglass insulation
- Acoustical sealant is applied to top and bottom plates, double stud seams, wiring and plumbing openings and for overlapped vapor barrier
- 6 millimeter vapor barrier over all exterior walls and ceilings-caulked at overlays
- Basement is 2x4 construction (24" on centre) with R20 insulation to the floor complete with 6 millimeter poly and caulking
- Roof venting through pre-painted aluminum soffit, gable and roof venting as appropriate to maximize air movement efficiency

## Mechanical

- Gas fired forced air high efficiency furnace with fresh air intake
- Hot and return air ducts to developed rooms in the basement, if applicable
- Copper wiring complete with owners choice plug, switch and light location
- Permanently wired electric smoke alarm and ground fault exterior outlets
- 3/4" water mains to 1/2" lines and A.B.S. sewage and drainage systems
- Roughed in plumbing in the basement, with backwater valve-sump pit and pump
- Complete plumbing for laundry tub in the utility room
- Septic tank and municipal sewer and water connection to house from property line
- 60 gallon electric hot water tank
- Vented down and out exhaust fans in all bathrooms through H.R.V.
- Venting out for dryer and electrical plug, 7 day set back thermostat
- H.R.V. unit complete with humidistat
- Zero clearance fireplace c/w mantle and hearth

## Interior Finishing

- Custom MDF paint grade finishing ie: 3 1/2" casings, and 3 1/2" baseboards
- Custom railing to basement, stub wall with cap
- Custom cut mirrors over all vanities
- Chrome bath accessories - towel racks, paper holders
- Painted ceilings in all rooms, 1 color as selected by owner
- Pre-selected off white color throughout, 2 colors as selected by owner
- Satin chrome door hardware including bathroom and master bedroom privacy sets
- Choice of hollow core door style

## Exterior Finishing

- Stucco work on the exterior as per plan, 2 colors as fine as possible
- 1 only 16 x 7 overhead doors, with torsion springs
- 1 only – Lift master garage door opener, with exterior keyless entry system, and 2 remote control units
- Keyed the same exterior door entry system with dead bolts, Corsair design or Galiano

## Property Care

- All garbage is removed prior to back filling and levelling
- All City or Municipal elevations are considered when setting the house and garage grades
- The lot is rough-graded to the engineers specifications
- Basement window drains to foundation and proper weeping tile and drainage treatment around all foundations and basement floor

## Built in Allowances

- All allowances are specified and available either through the builder's suppliers at the builder's cost, or at the owners choice
- Maple Kitchen Cabinets and counter tops, vanities and tops, medicine cabinets
- Flooring based on square footage of the home. Vinyl, carpet, Hardwood ,ceramic
- Ceramic tile for jetted tub surround
- Glass entry wall allowance
- Plumbing fixtures, electrical fixtures based on industry standards
- Closet Organizers
- Electrical Fixtures
- Other allowances as required

## What Else Do We Provide?

- Friendly, professional advice and free alternative pricing
- Frank, willing and helpful discussion and flexible possession dates
- Builders trade warranty and 5 year New Home Warranty Program registration
- Consistent quality through the use of the same trades persons and suppliers

## Upgrade Features as Determined by the Client

- Wood Structural Lower Level Floor
  - Heated crawl space
  - Heat targeted to specific lower level rooms
  - Suspended Plumbing
  - Accessible for future development
- Ten foot high foundation walls
- Foundation Wrap
- Brick or stone veneer exterior face
- Upgraded shingles
- Metal clad TSA windows
- Insulated and drywall garage
- Semi solid or solid core interior doors
- Lofted, coffered, or barreled ceilings
- Transoms over interior doors
- Decorative bulkheads and niches

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