

# CONSTRUCTION SPECIFICATIONS

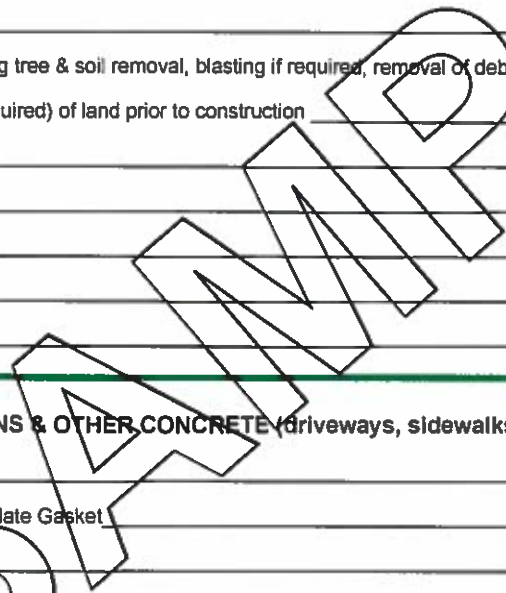
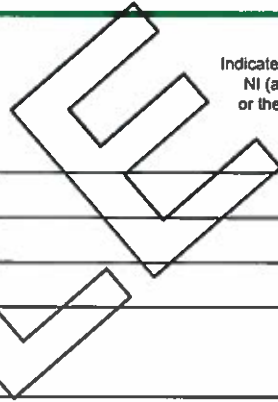


BUILDER: \_\_\_\_\_  
 PURCHASER: \_\_\_\_\_  
 SITE LOCATION: \_\_\_\_\_  
 \_\_\_\_\_ JOB # \_\_\_\_\_ DATE: \_\_\_\_\_

## 1. PRELIMINARY

- a) Plans & Specifications \_\_\_\_\_
- b) Surveyor Certificate \_\_\_\_\_
- c) Permits & Licenses \_\_\_\_\_
- d) Siting & Staking \_\_\_\_\_
- e) Cleaning and grading (including tree & soil removal, blasting if required, removal of debris and digging of basement if required) of land prior to construction \_\_\_\_\_
- f) Soils Investigation & Testing \_\_\_\_\_
- g) Engineering \_\_\_\_\_
- h) Temporary Power \_\_\_\_\_
- i) Other (culverts, access, etc.) \_\_\_\_\_

Indicate I (allowance included),  
 NI (allowance not included),  
 or the allowance is as noted.



## 2. FOOTINGS, FOUNDATIONS & OTHER CONCRETE (driveways, sidewalks, locations, etc., as per plans)

- a) Reinforcing \_\_\_\_\_
- b) Damp-proofing, Jointing, Sill Plate Gasket \_\_\_\_\_
- c) Drain Tile & Drain Rock \_\_\_\_\_
- d) Sumps, Dry Wells \_\_\_\_\_
- e) Sewer & Water Connections \_\_\_\_\_
- f) Hydro or Tel Ducts \_\_\_\_\_
- g) Backfilling Foundation (includes required material) \_\_\_\_\_
- h) Structural concrete shall be min 20 MPA (or) \_\_\_\_\_
- i) Driveway (if other than concrete) \_\_\_\_\_
- j) Driveways, parking slabs, sidewalks, patios, etc., shall be min 28 MPA with 5-8% air (or) \_\_\_\_\_
- k) Septic Tanks, Fields, Sanitary Covers \_\_\_\_\_
- l) Slab preparation, compaction \_\_\_\_\_
- m) Foundation / slab-insulation \_\_\_\_\_

Indicate I (allowance included),  
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or the allowance is as noted.

n) All formwork, materials, and labour for concrete are included in prices quoted except that:

\_\_\_\_\_

o) Retaining Walls (note location) \_\_\_\_\_

\_\_\_\_\_

p) Misc. concrete and accessories (anchor bolts, straps, etc.) \_\_\_\_\_

\_\_\_\_\_

### 3. FRAMING & ROOFING (as per plans)

a) Wood grades & species:

Structural \_\_\_\_\_

Non Structural \_\_\_\_\_

b) Size & Spacing:

Structural Stud Walls \_\_\_\_\_

Non structural Stud Walls \_\_\_\_\_

Sill Plates \_\_\_\_\_

Floor Joists \_\_\_\_\_

Sub-floor (specify material) \_\_\_\_\_

Bridging (joist) \_\_\_\_\_

Roof (lumber) \_\_\_\_\_

Roof (trusses) \_\_\_\_\_

Sheathing (roof) (specify material) \_\_\_\_\_

Sheathing (wall) (specify material) \_\_\_\_\_

Stair system (interior) \_\_\_\_\_

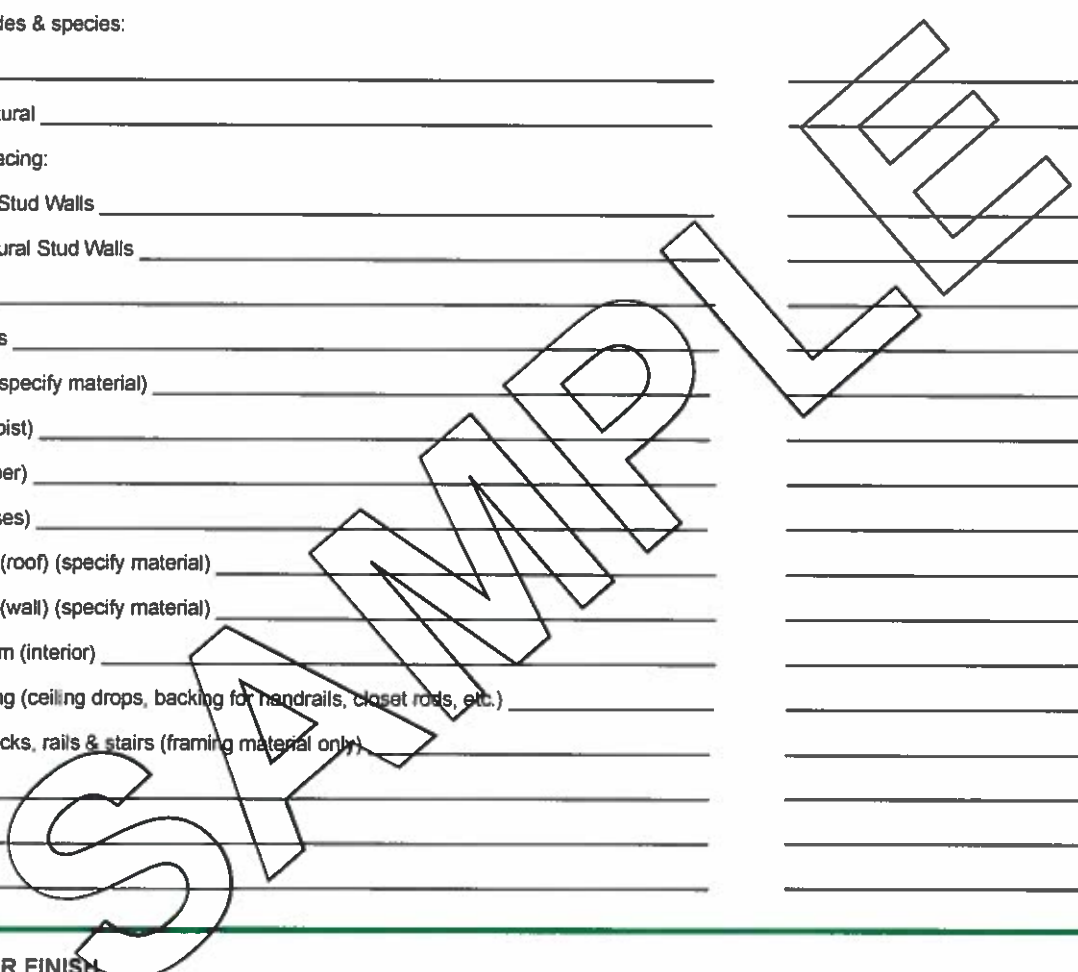
Backframing (ceiling drops, backing for handrails, closet rods, etc.) \_\_\_\_\_

Exterior decks, rails & stairs (framing material only) \_\_\_\_\_

\_\_\_\_\_

Other \_\_\_\_\_

\_\_\_\_\_



### 4. EXTERIOR FINISH

a) Siding Type \_\_\_\_\_

Colour & finish (if painted or stained, no. of coats) \_\_\_\_\_

b) Facia \_\_\_\_\_

c) Barge Boards \_\_\_\_\_

d) Soffit (type & colour) \_\_\_\_\_

e) Window & door casing \_\_\_\_\_

f) Foundation parging yes \_\_\_\_\_ no \_\_\_\_\_ (type) \_\_\_\_\_



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- n) Misc. exterior finish \_\_\_\_\_  
\_\_\_\_\_
- o) Insulation (state type)
  - Foundation R Value \_\_\_\_\_
  - Walls (above grade) R Value \_\_\_\_\_
  - Ceilings (conventional) R Value \_\_\_\_\_
  - Ceilings (sloped) R Value \_\_\_\_\_
  - Floors R Value \_\_\_\_\_
  - Overhangs R Value \_\_\_\_\_

**5. INTERIOR FINISH**

- a) Flooring (type & locations as per plans)
  - Carpet \_\_\_\_\_
  - Sheet floor covering \_\_\_\_\_
  - Ceramic Tile \_\_\_\_\_
  - Wood \_\_\_\_\_
  - Marble \_\_\_\_\_
  - Other (specify) \_\_\_\_\_
- b) Carpet underlay \_\_\_\_\_
- c) Baseboard (location, type, size, finish) \_\_\_\_\_
- d) Stairs/handrails (material, style, finish) \_\_\_\_\_
- e) Misc. flooring \_\_\_\_\_
- f) Wall finish (drywall thickness as per plans)
  - Kitchen, bath & laundry areas (describe paint, finish, colour & no. of coats) \_\_\_\_\_
  - \_\_\_\_\_
  - All other walls (describe paint, finish, colour & no. of coats) \_\_\_\_\_
  - \_\_\_\_\_
  - Type of water-proof backing for ceramic tub & shower enclosures \_\_\_\_\_
  - \_\_\_\_\_
  - Ceiling finish (if other than standard stipple) \_\_\_\_\_
  - \_\_\_\_\_
  - Ceramics, tub & shower enclosure \_\_\_\_\_
  - \_\_\_\_\_

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Feature walls \_\_\_\_\_

Bookshelves, hutches, valances \_\_\_\_\_

g) Doors (size, location & swing as per plans) (specify type, style & finish of each door)

Passage \_\_\_\_\_

Bi-fold \_\_\_\_\_

Bi-pass \_\_\_\_\_

Pocket \_\_\_\_\_

Mirror \_\_\_\_\_

French \_\_\_\_\_

Other \_\_\_\_\_

h) Door & window casings (size, type, finish) Nails set & filled: yes \_\_\_ no \_\_\_

i) Window sills & liners (specify material and finish) \_\_\_\_\_

j) Window coverings \_\_\_\_\_

k) Door hardware (type, manufacturer) \_\_\_\_\_

l) Garage (if applicable)

Insulated walls & windows \_\_\_\_\_

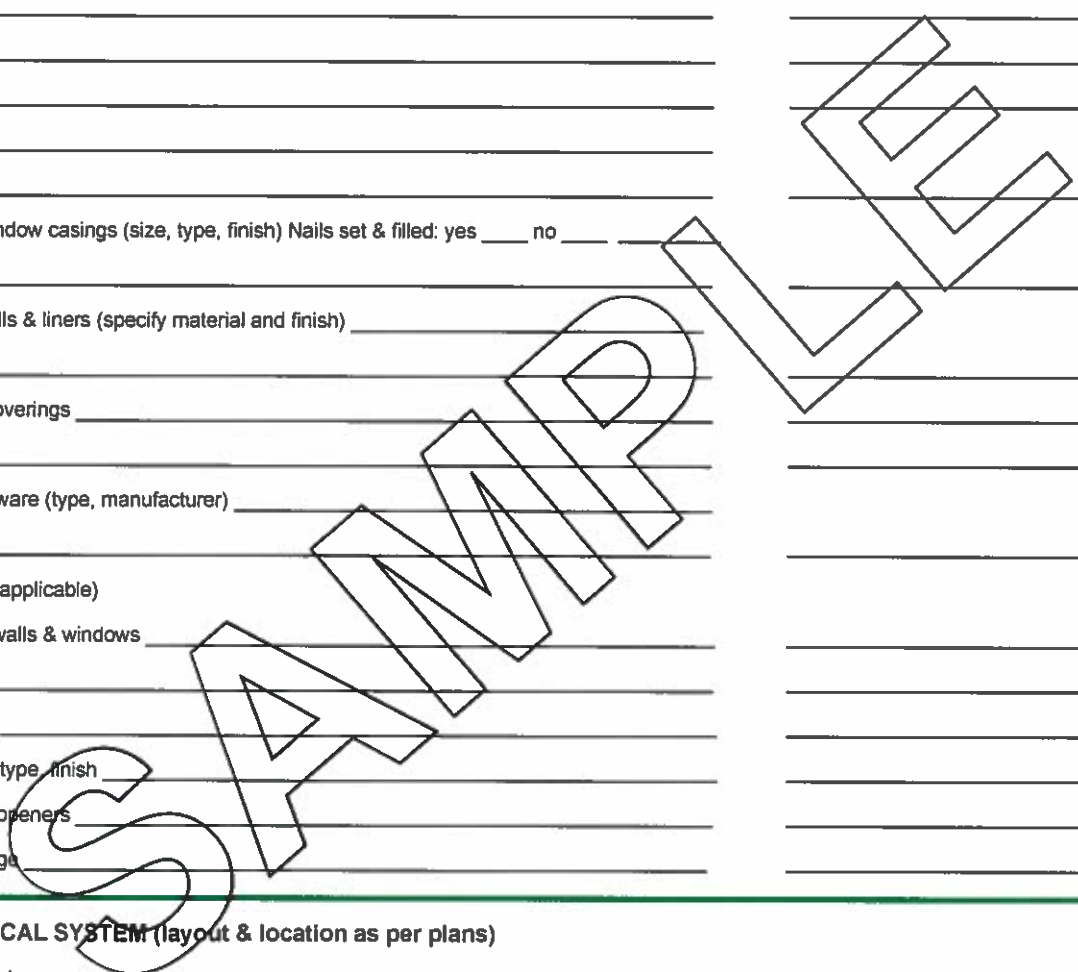
Heated \_\_\_\_\_

Wall finish \_\_\_\_\_

Door size, type, finish \_\_\_\_\_

Hardware openers \_\_\_\_\_

Misc. garage \_\_\_\_\_



6. ELECTRICAL SYSTEM (layout & location as per plans)

a) Size of service \_\_\_\_\_ amps \_\_\_\_\_

b) Includes the following items	Rough-In	Final Connection	(includes mast & panel)
Dishwasher	yes ___ no ___	yes ___ no ___	
Dryer	yes ___ no ___	yes ___ no ___	
Stovetop	yes ___ no ___	yes ___ no ___	
Oven	yes ___ no ___	yes ___ no ___	
Microwave oven	yes ___ no ___	yes ___ no ___	
Waste disposal	yes ___ no ___	yes ___ no ___	
Sunshine ceiling	yes ___ no ___	yes ___ no ___	
Auto garage opener	yes ___ no ___	yes ___ no ___	
Intercom system	yes ___ no ___	yes ___ no ___	

Indicate I (allowance included),  
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Built in Vacuum system	yes ___ no ___	yes ___ no ___
Door bell	yes ___ no ___	yes ___ no ___
Stove hood fan	yes ___ no ___	yes ___ no ___
Bathroom fans	yes ___ no ___	yes ___ no ___
Ground fault circuit	yes ___ no ___	yes ___ no ___
Other	yes ___ no ___	yes ___ no ___

- c) Switches, receptacles & cover plates, plastic or \_\_\_\_\_
- d) Basement and/or garage included, or \_\_\_\_\_
- e) Crawl space light & switch or \_\_\_\_\_
- f) Smoke alarms as required by code \_\_\_\_\_
- g) Light fixtures \*  
\* includes installation    yes \_\_\_\_\_ no \_\_\_\_\_    bulbs    yes \_\_\_\_\_ no \_\_\_\_\_

### 7. PLUMBING

- a) Kitchen sink \_\_\_\_\_  
Food disposer yes \_\_\_\_\_ no \_\_\_\_\_    Manufacturer and model \_\_\_\_\_  
Vegetable spray yes \_\_\_\_\_ no \_\_\_\_\_  
Dishwasher, fridge connection yes \_\_\_\_\_ no \_\_\_\_\_  
Kitchen tap sets \_\_\_\_\_
- b) Main bathroom (fixtures, tap sets, colours, model nos.) \_\_\_\_\_
- c) Ensuite bathroom (fixtures, tap sets, colours, model nos.) \_\_\_\_\_
- d) Powder room (fixtures, tap sets, colours, model nos.) \_\_\_\_\_
- e) Other bathroom \_\_\_\_\_
- f) Laundry room \_\_\_\_\_
- g) Misc plumbing \_\_\_\_\_

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h) Towel bars, paper & soap holders, mirrors, shower doors, medicine chests, etc. (describe)

\_\_\_\_\_  
\_\_\_\_\_

i) Hot water tank (size & model no.) \_\_\_\_\_

j) All plumbing shall be standard copper and plastic, or \_\_\_\_\_

and includes all rough-in, trenching, and stacks.

shut off valves for each fixture    yes \_\_\_\_\_ no \_\_\_\_\_

hose bibs front & back            yes \_\_\_\_\_ no \_\_\_\_\_

**8. APPLIANCES**

a) Stove hood fan \_\_\_\_\_

b) Stovetop \_\_\_\_\_

c) Oven \_\_\_\_\_

d) Microwave \_\_\_\_\_

e) Fridge \_\_\_\_\_

f) Dishwasher \_\_\_\_\_

g) Washer \_\_\_\_\_

h) Dryer \_\_\_\_\_

i) Garbage compactor \_\_\_\_\_

j) Built in vacuum    Rough-in only    yes \_\_\_\_\_ no \_\_\_\_\_    Complete    yes \_\_\_\_\_ no \_\_\_\_\_

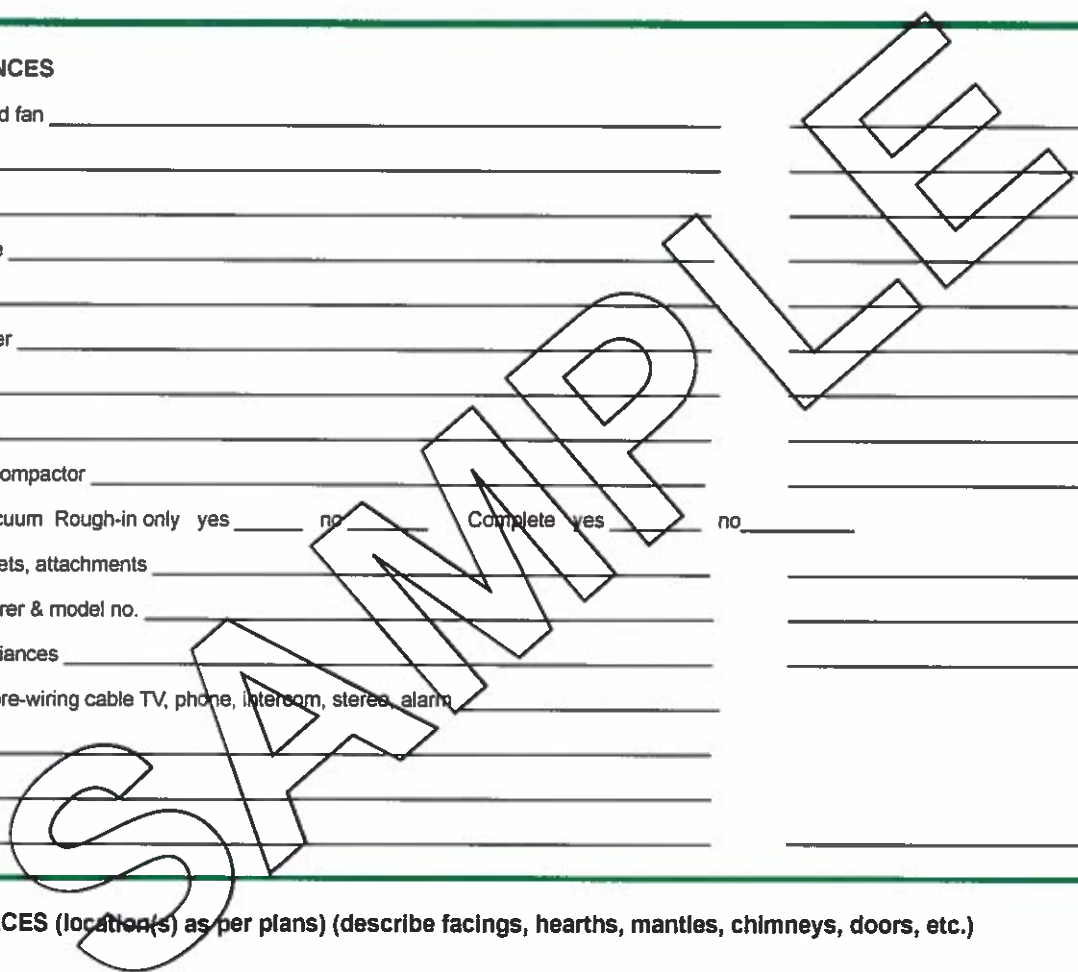
No. of outlets, attachments \_\_\_\_\_

Manufacturer & model no. \_\_\_\_\_

k) Other appliances \_\_\_\_\_

l) Describe pre-wiring cable TV, phone, intercom, stereo, alarm

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



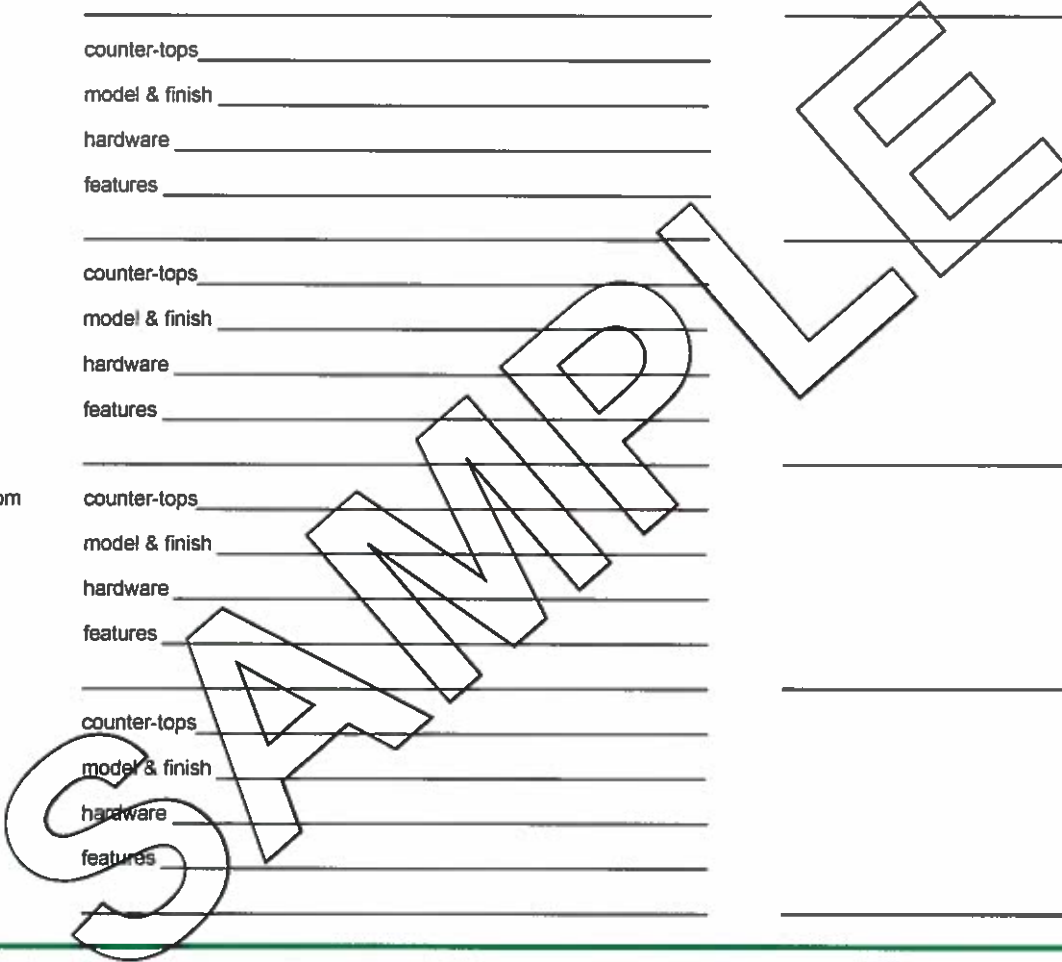
**9. FIREPLACES (location(s) as per plans) (describe facings, hearths, mantles, chimneys, doors, etc.)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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or the allowance is as noted.

**10. CABINETS & VANITIES (size & location as per plans)**

- a) Allowance to purchaser at builders' cost (or) \_\_\_\_\_
- b) Allowance to purchaser at purchasers' cost \_\_\_\_\_
- c) Price includes installation    yes \_\_\_\_ no \_\_\_\_ (if no, state cost) \_\_\_\_\_
- d) Kitchen            counter-tops \_\_\_\_\_  
                          model & finish \_\_\_\_\_  
                          hardware \_\_\_\_\_  
                          features \_\_\_\_\_
- e) Main bath            counter-tops \_\_\_\_\_  
                          model & finish \_\_\_\_\_  
                          hardware \_\_\_\_\_  
                          features \_\_\_\_\_
- f) Ensuite            counter-tops \_\_\_\_\_  
                          model & finish \_\_\_\_\_  
                          hardware \_\_\_\_\_  
                          features \_\_\_\_\_
- g) Powder room        counter-tops \_\_\_\_\_  
                          model & finish \_\_\_\_\_  
                          hardware \_\_\_\_\_  
                          features \_\_\_\_\_
- h) Other            counter-tops \_\_\_\_\_  
                          model & finish \_\_\_\_\_  
                          hardware \_\_\_\_\_  
                          features \_\_\_\_\_



**11. HEATING & AIR CONDITIONING (location(s) as per plans) (price includes service connection)**

- a) Type (gas, electric, water) \_\_\_\_\_
- b) Radiant or forced air \_\_\_\_\_
- c) Size (BTU) (model) \_\_\_\_\_
- d) List any special features (switching, recovery, etc.) \_\_\_\_\_  
\_\_\_\_\_
- e) Indicate type, location and features of mechanical air exchange system \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Indicate I (allowance included),  
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or the allowance is as noted.

**12. GRADING & LANDSCAPING (plan attached yes \_\_\_ no \_\_\_)**

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**13. ITEMS NOT PREVIOUSLY MENTIONED**

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**14. IMPORTANT NOTES**

- a) **ALLOWANCES:** If actual costs of allowances exceed the values indicated, the Purchaser shall pay the differences to the Builder. Such increases shall be listed on "Change Work Orders" by the parties to this Agreement. If actual costs of allowances are less than the values shown, the Builder shall credit the amount(s) to the Purchaser.
- b) **CONTRACT PRICES:** Any variation in actual costs to those shown will be to the benefit of, or at the expense of, the Builder unless otherwise indicated.
- c) **ALLOWANCES** do \_\_\_\_\_, do not \_\_\_\_\_ include HST, **CONTRACT PRICES** do \_\_\_\_\_, do not \_\_\_\_\_ include HST.
- d) Responsibility for cleaning the site shall be that of the Builder and his Sub-contractor(s).

**15. These "Construction Specifications" are attached to and form part of the "Construction Agreement" \_\_\_\_\_, or the "SALES AGREEMENT" \_\_\_\_\_, between the parties named hereon.**

DATE \_\_\_\_\_

Name of Builder (print): \_\_\_\_\_

Name of Signing Authority (print): \_\_\_\_\_

Signature of Signing Authority: \_\_\_\_\_

Name of Purchaser(s) (print): \_\_\_\_\_

Signature of Purchaser (s): \_\_\_\_\_

NB. This form is provided by the Canadian Home Builders' Association of B.C. as a service to the industry. The Association accepts no responsibility whatsoever for its sufficiency and recommends that appropriate professional advice be sought.