



BUILDER: _____
 PURCHASER: _____
 SITE LOCATION: _____
 _____ JOB # _____ DATE: _____

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

1. PRELIMINARY

- a) Plans & specifications _____
- b) Surveyor's Certificate/Real Property Report _____
- c) Permits & licenses _____
- d) Siting & staking _____
- e) Clearing 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.) _____

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) Electrical or Tel Ducts _____
- g) Backfilling Foundation (includes required material) _____
- h) Structural concrete shall be min 25 MPA (HSE/HSB) (or) _____
- i) Driveway (if other than concrete) _____
- j) Driveways, parking slabs, sidewalks, patios, etc., shall be min 32 MPA with 5-8% air (or) _____
- k) Septic Tanks, Fields, Sanitary Covers _____
- l) Slab preparation, compaction _____
- m) Foundation / slab-insulation _____

Indicate I (allowance included),
NI (allowance not included), 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 _____

Nonstructural 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) Fascia _____

c) Barge Boards _____

d) Soffit (type & colour) _____

e) Window & door casing _____

f) Foundation parging yes _____ no _____ (type) _____

g) Windows (sizes & openings as per plans)

Manufacturer & type _____

Screens yes _____ no _____ glazing _____

Hardware _____

Misc. windows _____

h) Doors (exterior) (sizes & openings as per plans) specify manufacturer, type, finish of each door.

West side _____

East side _____

North side _____

South side _____

Door hardware _____

Locksets matched yes _____ no _____

Screen or storm doors _____

Security packages (attached) yes _____ no _____

Misc. exterior doors _____

i) Roof finish (material, type, colour, etc.) _____

j) Eavestroughs, downspouts (type) (as per plan) _____

Size & colour _____

Connected to drainage yes _____ no _____ or _____

k) Exterior masonry or other facing detail _____

l) Shutters, trellis, flower boxes, etc. _____

m) Wood decks & stairs (size & location as per plans)

Deck material & finish _____

Guard & railings (type & finish) _____

Stair material & finish _____

Indicate I (allowance included),
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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 _____

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 yes (allowance included), no (allowance not included), or the allowance is as noted.

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 _____

Indicate yes (allowance included), no (allowance not included), or the allowance is as noted.

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.)

Indicate yes (allowance included), no (allowance not included), or the allowance is as noted.

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

- a) allowance to purchaser at builder's cost (or) _____
- b) allowance to purchaser at purchaser's 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 yes (allowance included), no (allowance not included), or the allowance is as noted.

12. GRADING & LANDSCAPING (plan attached yes ___ no ___)

13. ITEMS NOT PREVIOUSLY MENTIONED

14. IMPORTANT NOTES

- a) ALLOWANCES: if actual costs of allowances exceed the values indicated, the Purchaser shall pay the differences to the Builder and the 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 GST/PST, CONTRACT PRICES do _____, do not _____ include GST/PST.
- d) Responsibility for cleaning the site shall be that of the Builder and its 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): _____

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