

# BASIC CONSTRUCTION SPECIFICATIONS

(All Homes and Condominiums)

## MOEMAR HOMES

- 8" poured concrete basement walls
- 8" x 18" footing
- damped proofing foundation walls
- steel rods at bottom corner of all basement windows
- 6" sill gasket and 2" x 6" top plate for basement wall
- pre-engineered Roof Trusses
- roof sheeting: T & G Oriented Strand Board
- 20 or 25 year roof shingles (nailed not stapled)
- flooring 3/4" T & G Oriented Strand Board, glued and screwed
- "Silent Floor" joist system (Some Models)
- 2" x 6" exterior wall 18" O.C.
- kiln dried framing lumber
- exterior wall sheeting Oriented Strand Board
- exterior House Wrap Tyvek, all seams taped
- D-4.5 vinyl siding, cap all trim and soffit
- vinyl vented soffit 12" x 16"
- single hung or casement vinyl windows
- exterior wall insulated R-20 fiberglass batt
- ceiling insulated R40 blown cellulose
- windows and doors insulated with expandable foam
- sealed vapour barrier - 6 mill poly ultra
  
- exterior steel door c/w vinyl jam
- 5' patio door or garden door
- 200 amp electrical panel
- 2 electric heaters in basement area c/w thermostat
- white electrical baseboard heaters
- duplex receptacles as per code
- white electrical outlets
- bedroom ceiling outlets
- A.C. fire detector in basement and bedroom area
- two exterior plugs
- light fixture allowance of \$400.00 (taxes incl.)
- installation of all light fixtures
- wire for ductless range hood
- one piece acrylic tub / shower unit  
c/w pressure balanced taps
- porcelain vanity basin c/w single lever taps  
and pop up drain
- kitchen sink double stainless steel c/w single lever taps
  
- Regular consumption toilets
- water shut off on all fixtures
- one exterior frost proof tap, plus one in Garage.
- washer and dryer hook up /dryer vented outside
- interior wall 1/2" drywall taped and sanded
  
- interior ceilings are plain and not textured
- colonial interior doors and trim
  
- Weiser passage sets
- Weiser deadbolts on all exterior doors
- Max of 3 interior paint colors, 1 coat primer and 2 coat finish
- latex pearl paint on walls, semi-gloss on doors and finish
- modern oak or birch or white painted railings (varnished)
- kitchen and bath sub floor 1/4" plywood underlay
- heat recovery ventilation (Kanaflakt)
- rough-in cable T.V., telephone and built in vacuum
- kitchen panel oak or birch doors, vanity 5/8 mdf or wood  
as per plain layout
- floor covering:**
- hardwood flooring in living room, ceramic in kitchen  
and baths.
- carpet with underlay (from samples)  
in bedrooms and basement stairwell
- ceramic flooring (from samples) in entrance,  
kitchen, and bathroom
- garage finished to drywall (when applicable)
- steel garage door installed with weather strip
- 12' x 10' attached pressure treated deck on frost  
free sono tub
- eavestroughing and down spouts installed
- price includes net taxes, G.S.T rebates  
assigned to vendor
- enrollment in Seven year Atlantic New Home  
Warranty Program
- all homes and debris cleaned on completion of  
construction
- optional R-2000 construction available  
Registered Builder

MoeMar Homes

As stated January 1st 2006 - Specifications  
subject to change without notice.