



HILLSON
H
HOMES



Dream It. Build It. Live It.

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At Hillson Homes, we take great pride in providing pristine craftsmanship and unparalleled service to our amazing customers. We hope you enjoy our brochure and please do not hesitate to let us know if you have any questions.



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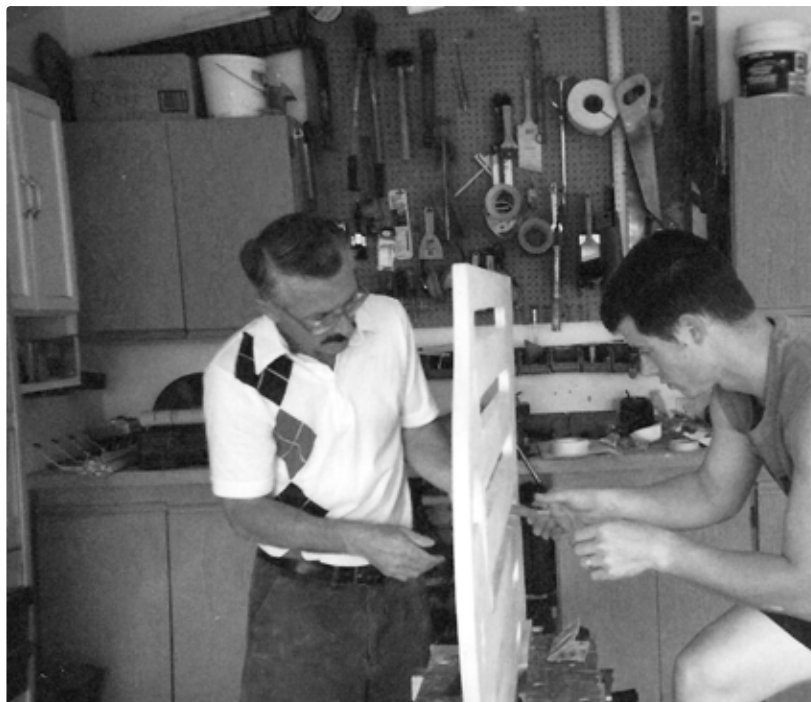
Thank you for the care and attention you all gave in building our family home. Your professionalism and friendliness made the house building process an enjoyable one.

- The Cheung Family

”

WELCOME TO THE HILLSON HOMES FAMILY

High quality standards, trusting customer relationships, and professional integrity are values our company has built upon over generations.



Welcome to Hillson Homes. Let me first thank you for considering us for your project. We are honored at the opportunity to work with you and your family. Since my father Brian started our company in 1974, we have been building and renovating homes for families in Calgary and its surrounding communities. My father engrained in me the philosophy that we would build and renovate homes that we would be proud to call our own. We take great pride in having built our business on referrals from happy customers and are pleased to say that many have become lifelong friends.

We have always maintained that creating a great home building experience requires the collaboration between our team of construction professionals and the families we serve. Ultimately our goal is to provide you with a beautiful home based on your family's design and style preference and we also believe that the process should be an enjoyable one. To that end we commit to provide you with a level of support and service that ensures you are totally satisfied with the journey as well as your finished home.

As President of Hillson Homes, I am certified by the Professional Home Builders Institute as a Master Home Builder and Master Home Renovator. Additionally, I draw on my experience as a professional engineer to ensure that each step in the planning and construction of your home is completed in a professional manner.

Our project management team is comprised of experienced and knowledgeable industry professionals. We employ the latest building technologies and training to meet the demands of modern construction. In order to ensure that our team is successful in this regard, our policy is to limit the number of projects assigned to each. This guarantees the appropriate supervision, quality control, workmanship, and constant communication takes place.

Of particular relevance in today's building environment is our expertise in the area of energy efficient construction. Our experience and knowledge in this area results in homes that score exceptionally well with EnerGuide, Passivhaus, and many other certification programs. We utilize sustainable construction technologies to reduce a home's energy consumption while at the same time providing comfortable and functional living spaces. Surprisingly, most of the efficiencies are realized at little additional cost to home owners.

Our commitment to your satisfaction goes beyond the completion of your home. We stand behind our work and as members of both the BILD Association and Renomark, we adhere to a strict code of conduct. Because we utilize the Alberta New Home Warranty Program, you can have peace of mind knowing that our work is backed by warranty and service after completion.

I thank you for considering the Hillson Homes team for your project. As my father always did, we look forward to working with you and providing a high level of professional service and expertise that surpasses your expectations and clearly sets us apart from other builders.

Dan Hill

Dan Hill, P. Eng.
President, Hillson Homes

This excellent kitchen design considers a balance of storage needs and functional layout while expressing a very individual style. It boasts beautiful bright shaker style cabinets with a contrasting maple stained island. Natural toned floors, bright quartz countertops and generous lighting bring the design together eloquently.

“

This was our first new home build, and we are so glad that we chose Hillson Homes as our builder. All the staff are professional, reliable, friendly and personable. The quality of the work is exceptional and we came in under budget. We would not hesitate to recommend them for any project. Special thanks to Mike, Dan and Keri-Dawn for making our dream a reality.

- Blaine & Michele

”



This home is finished with a decorative and maintenance free concrete composite exterior siding, balanced with beautiful cedar shakes. Natural stone with bright windows, eaves and soffit provide strong and powerful curb appeal in a mature community.

“From budgeting to ensuring high quality, to always being available for questions, to being flexible to modifications, the Hillson Crew was always there. It was a very stressful time in our life with a new baby, and my new job. We recognized and appreciated how you always went the extra mile. It is sad to say but finding people with integrity these days is not a given. From the stories we have heard, there are few other builders that measure up to your standards.”

– Dermot & Barb



Elements such as flat panel cabinet doors and straight lines portray a more modern approach.

Glass railings and open rise stairs provide a beautiful, spacious, and sleek design.

VERSATILITY IN STYLE & DESIGN

Whatever your vision is, Hillson Homes can transform it into reality.

Whether your preferred style is modern, traditional, craftsman or a combination thereof, we can design and build to your unique needs.

Well chosen lighting and wall coverings lend the design to a more transitional style.

DESIGN, ENGINEERING & TRANSFORMATION

Behind every beautiful Hillson Home is a sound structure which is constructed with the highest design and engineering standards, giving you peace of mind for generations.



BEFORE TRANSFORMATION



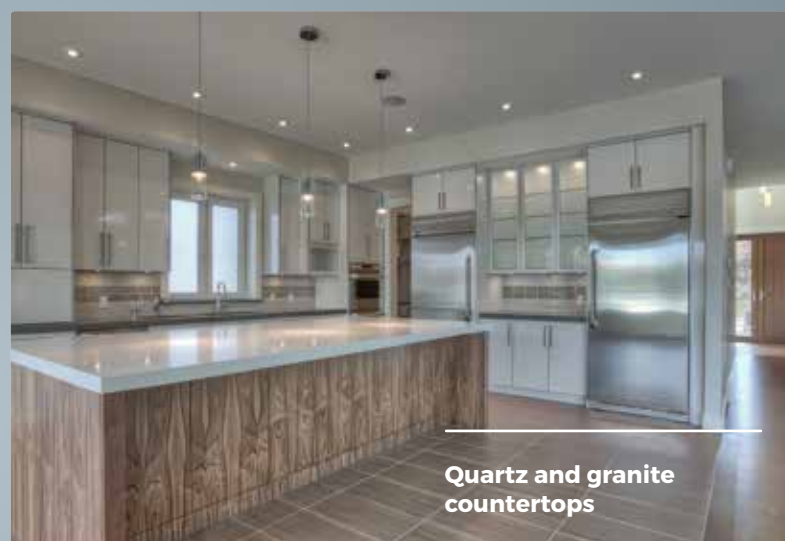
This open concept design was achieved by removing interior walls and incorporating a steel beam. The new space adds increased flexibility for entertaining and creative decorating.

INSPIRATIONAL ELEMENTS

Selecting the finishes for your home is a fun and rewarding experience. Our professional designers can assist with tying these pieces together including exteriors, plumbing fixtures, custom cabinetry, countertops, flooring, tile, lighting and appliances.



Exterior stone, windows and doors



Quartz and granite countertops



Flooring, railings and lighting



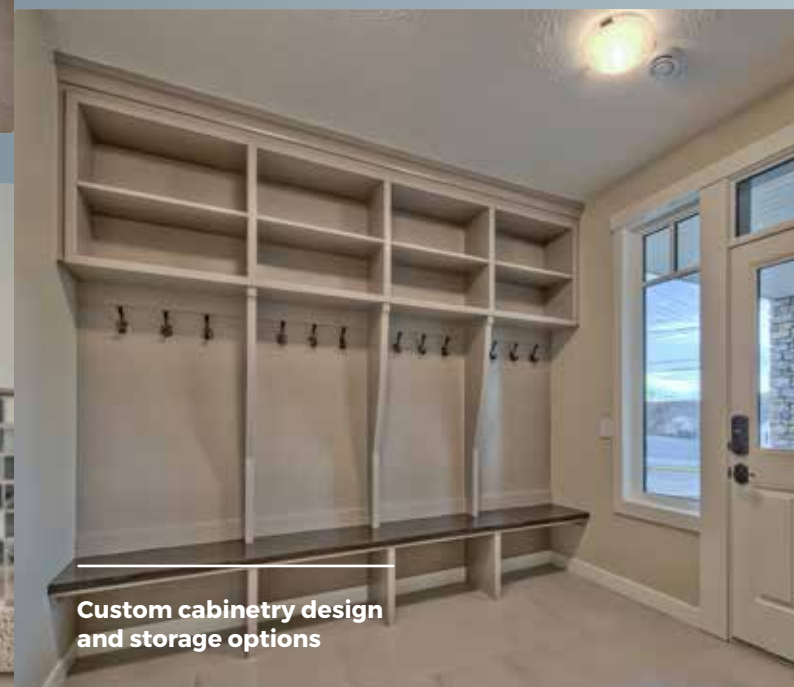
Outdoor cooking and entertainment spaces



Kitchen design



Plumbing fixtures



Custom cabinetry design and storage options



Fireplaces

EASY, GUIDED,
STRESS-FREE PROCESS

Open, frequent and transparent communication.

	INITIAL MEETING <ul style="list-style-type: none">- In-home / on-site consultation- Project discussion- Preliminary estimate	PRE-CONSTRUCTION ^	1 - 3 MONTHS	3 - 6 MONTHS
	PRE-CONSTRUCTION AGREEMENT <ul style="list-style-type: none">- Further design discussions- Agreement details			
	ARCHITECTURAL AND INTERIOR DESIGNS <ul style="list-style-type: none">- Finalize designs- Product and finish selections- Finalize project budget			
	CONSTRUCTION AGREEMENT <ul style="list-style-type: none">- Establish construction schedule- Define roles and responsibilities	CONSTRUCTION ^	4-6 MONTHS	10 - 12 MONTHS
	PERMITTING AND CONSTRUCTION <ul style="list-style-type: none">- Acquire all necessary permits- Consult with and coordinate all trades- Commence construction- Supervise and inspect all project work			
	POST CONSTRUCTION <ul style="list-style-type: none">- Possession walkthrough- Warranty and ongoing support- Lifelong friendship			

RENOVATION
CUSTOM HOME

Estimate: 2018-001		Customer:				
Item	Description	Qty	Units	Price	Quote	Total
Hauling	Hauling (loads)	60.13	each	\$110.00	\$6,050.00	
Trenching \$600.00					\$600.00	
Trenching	Trenching	50.00	ft	\$12.00	\$600.00	\$600.00
0300 Excavation & Foundation:0310 Foundation						\$21,134.00
Concrete \$8,364.00					\$8,364.00	\$8,364.00
Footings (House) - No Heat	Footings without heat 18"x8"	10.00	m3	\$237.00	\$2,364.00	\$2,364.00
Walls (House) - No Heat	Steel reinforced high strength sulphate resistant foundation walls	36.00	m3	\$237.00	\$6,000.00	\$6,000.00
Cribbing \$9,690.00					\$9,690.00	\$9,690.00
Walls (House)	Walls - House (height of wall x perimeter)	1,584.00	ft2	\$7.50	\$9,690.00	\$9,690.00
Damproofing \$1,848.00					\$1,848.00	\$1,848.00
Damproofing Membrane	Foundation damproofing membrane wrap	1,584.00	ft2	\$1.17	\$1,848.00	\$1,848.00
Drainage \$1,232.00						
Drainage	Weeping tile around foundation and sump pump where required by grade slip	64.37	m	\$14.70	\$1,232.00	\$1,232.00
0300 Excavation & Foundation:0315 Window Wells						\$1,800.00
Window Wells \$1,800.00						\$1,800.00
Precast - Smooth (Grey)	Precast concrete window wells - Smooth finish	3.00	each	\$600.00	\$1,800.00	\$1,800.00
0400 Utilities & Services:0405 Municipal Services						\$15,000.00
Utility Upgrade \$15,000.00						\$15,000.00
City Services Upgrade	Upgrade of city utilities	1.00	each	\$15,000.00	\$15,000.00	\$15,000.00
0400 Utilities & Services:0420 Gas Service						\$1,200.00
Gas Service \$1,200.00						\$1,200.00
New Service	New Gas Service	1.00	each	\$1,200.00	\$1,200.00	\$1,200.00
0400 Utilities & Services:0425 Electric Service						\$3,680.00
Electrical Service \$3,680.00						\$3,680.00
Ohead To Garage/Ugnd To House	Electrical service overhead to garage and underground to house	1.00	each	\$3,000.00	\$3,000.00	\$3,000.00
Saw Service	Saw Service Rental	1.00	each	\$680.00	\$680.00	\$680.00
0400 Utilities & Services:0440 Other Utilities						\$721.50
Other Utilities \$721.50						\$721.50
Radon Protection	Radon protection as required by building code	1,443.00	ft2	\$0.50	\$721.50	\$721.50
0400 Utilities & Services:0445 Quick Trench						\$2,000.00
Quick Trench \$2,000.00						\$2,000.00
Quick Trench	Quick Trench	50.00	ft	\$40.00	\$2,000.00	\$2,000.00
0400 Utilities & Services:0450 Consumption						\$2,250.00
Consumption \$2,250.00						\$2,250.00
Consumption	Utility consumption during construction	9.00	each	\$250.00	\$2,250.00	\$2,250.00
0500 Rough Structure:0520 Flatwork						\$21,238.00
Basement \$14,590.00						\$14,590.00
Basement - 4"	Basement - 4" incl rebar & poly	1,443.00	ft2	\$10.11	\$14,590.00	\$14,590.00
EPS Insulation Under Slab 4"	4" EPS Insulation Under Slab Including Perimeter (~R16)	1,443.00	ft2	\$10.11	\$14,590.00	\$14,590.00
Garage \$6,648.00						\$6,648.00
Detached Garage - 4"	Detached garage foundation c/w thickened perimeter and curb	562.00	ft2	\$11.85	\$6,648.00	\$6,648.00
0500 Rough Structure:0525 Framing						\$79,385.87
General & Walls \$58,668.90						\$58,668.90
Labour - Base (No Garage)	Labour - Base (No Garage)	2,996.00	ft2	\$8.00	\$24,000.00	\$24,000.00
Labour - Detached Garage	Labour - Detached Garage	562.00	ft2	\$4.00	\$1,740.00	\$1,740.00
Labour - Double Framed Walls	Double framed wall (secondary interior 2x4 wall)	330.00	ft	\$10.00	\$3,000.00	\$3,000.00
Labour - Frost Walls	Labour - Frost Walls	176.00	ft	\$10.00	\$1,760.00	\$1,760.00
Labour - Garage Roof	Labour - Garage Roof	1,035.00	ft2	\$0.50	\$500.00	\$500.00
Labour - House Roof	Labour - House Roof	3,240.00	ft2	\$0.75	\$3,500.00	\$3,500.00
Labour - Subfloor	Labour - Subfloor	2,996.00	ft2	\$1.00	\$3,000.00	\$3,000.00
Lumber Double Framed Walls	Lumber for double framed wall secondary interior 2x4 wall	2,970.00	ft2	\$0.50	\$1,485.00	\$1,485.00

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ESTIMATING

Hillson Homes strives to ensure the highest level of transparency, starting with the estimating process. Your estimate will be very detailed and categorized by all scopes of work, from demolition to final paint. The estimate flows in the same order as the construction process.

The estimate will include everything involved in the project such as appliances, floors, windows, glass showers, plumbing hardware, tile and stone, mechanical, basement development, exteriors and much more.

Hillson Homes can help provide a cost benefit analysis of different options you may be considering. An example may be stucco siding versus composite siding.

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ANATOMY OF A HILLSON HOME

Whether you are building a custom home or renovating, Hillson Homes ensures all facets are of the utmost quality. Firstly, the construction materials meet or exceed building codes. Secondly, we ensure our subcontractors are versed in our expectation of premium quality, service and integrity. This combined with strong project management guidelines, ensures your family's home is constructed with the highest level of craftsmanship.



1) Framing



2) Sprayfoam



3) Finished

A critical piece of the home is a strong and efficient foundation. This is the basis upon which all other pieces of the home are constructed. Hillson Homes incorporates a tight building envelope that starts with a high performance foundation wrap that helps manage ground water and avoids leaky basements.

The home's building envelope is of utmost importance. Hillson Homes utilizes a highly efficient, air tight system that creates a quiet, warm, and comfortable home environment. This includes spray foam in the rim joists and other key areas to prevent cold air from entering the home.

Interior Finishes

From engineered hardwood floors to glass showers, all products are reviewed to ensure your family gets the highest quality possible.

Exterior Finishes

All exterior finishes are designed and manufactured to make your home beautiful while providing you with high durability and low maintenance.

Mechanical

Utilizing an efficient HRV (heat recovery ventilator) system, means that heat is recovered in the home and is reused. This reduces energy consumption and costs for your family while maintaining the best air quality.

Triple Pane Windows

They are quiet, comfortable, energy efficient and help control fading of floors, furniture, artwork etc. They also reduce the occurrence of condensation.

Floor & Framing

Designing the floor system to a higher standard mitigates 'bounce' in floors. This is supported by the use of engineered materials and a stringent review process in the framing stages.





PROFESSIONAL EXPERTISE

Hillson Homes professional partners are right at your fingertips and provide expertise in all aspects of your project.

PRE-CONSTRUCTION

- Financing
- Real Estate
- Land Sourcing
- Architectural Design
- Interior Design
- Engineering
- Energy Consultants
- Project Evaluations
- Cost/Benefit Analysis

CONSTRUCTION

- Demolition & Remediation
- Relocation of Existing Home
- Excavation
- Cribbing
- Framing
- Mechanical (heating, plumbing, electrical)
- Insulation and Drywall
- Exterior Finishes
- Interior Finishes and Millwork
- Cabinetry
- Flooring
- Appliances





MEMBERSHIPS & CERTIFICATIONS

HUNDREDS OF PROJECTS COMPLETED

Hillson Homes is proud to be a member of, and certified by, various organizations. Association with these groups provides continuous education and promotes innovation and the highest quality construction standards.



WHY CHOOSE US

ITEM OF COMPARISON	HILLSON HOMES	BUILDER / RENOVATOR A	BUILDER / RENOVATOR B	WHY THIS IS IMPORTANT
Detailed line by line estimate of all project component	✓	X	✓	- All project components and details must be determined in order to provide an accurate budget. - Be wary of unrealistic or misleading pricing to avoid costly surprises.
Licensed, insured, Alberta New Home Warranty	✓	✓	✓	- Ensure builder has all these areas covered to help protect your investment.
Testimonials, referrals, numerous successful projects	✓	✓	X	- Working with a builder who has several referrals, testimonials and experience will help the project come in on schedule and budget. - Provides you with peace of mind.
COR Certification	✓	X	X	- COR Certification is a strict process for building a strong safety program for on site workers. - Mitigates client exposure and liabilities.
Member of BILD Calgary and Renomark	✓	✓	✓	- Membership requires adherence to a strict code of conduct and raises the benchmark while ensuring professionalism.
Member of APEGA, Energuide, and LEED Canada Council.	✓	X	X	- Membership in these associations demonstrates the capacity and knowledge to build highly efficient and sustainable homes.
Master Builder & Master Renovator Designations	✓	X	X	- Provides you with the confidence that your builder has achieved the certification necessary to carry out your project with technical expertise.
Over 40 years in business	✓	X	X	Longevity demonstrates a business which is tried, tested and true, and operates with integrity and efficiency.
Utilize online construction management system	✓	✓	X	- A central, online project management system allows for open communication and monitoring of construction progress while promoting transparency and accountability.

Hillson Homes provides you with the complete peace of mind solution for your custom home or renovation project.



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Our Success Is Built On Excellence, Integrity & Versatility