



Features and Specifications

2023

Foundations

- 24" poured concrete footings with steel reinforcement
- 9" thick poured concrete walls with reinforcement
- Cement parging to exposed portions of foundation (exterior foundation finish)
- 3" thick concrete basement floor with troweled finish
- 4" thick concrete garage floor, troweled finish with floor drain
- Bituminous tar damp proofing with foundation protection (Platon membrane)
- 4" diameter perimeter drainage system with clear stone coverage

Framing

- "Truss Joist" pre-engineered floor system
- 5/8" T&G aspenite subfloor: glued, nailed, screwed and sanded
- Kiln-dried 2"x 6" studs at 16" center for external & garage walls
- Kiln-dried 2"x 6" & 2"x 4" studs for internal walls
- 2"x 4" studs framed full height @ 16" center for basement walls
- Pre-fabricated roof trusses @ 24" center
- 1/2" aspenite sheathing with "H" clips

Insulation and Drywall

- R-22 insulation, full height on basement exterior walls
- Reflective foil insulation under basement floor
- R-32 blown insulation under second floor area in garage
- R-24 insulation and 1/2" gypsum drywall on walls
- R-60 insulation ceiling
- R-22 insulation and fully drywalled garage with 1/2" drywall with one coat finish
- 6 mil polyethylene on all insulated areas
- *Denshield* boards on bath walls

Plumbing

- Undermount double stainless-steel kitchen sink with pull out spray
- Porcelain basins with 8" center Moen faucets in bathrooms
- Shut off valves at all plumbing fixtures except baths and shower
- Water pressure equalizer in all showers



- Opening & rough-in for future dishwasher
- Water saver low-flush toilet tanks
- Laundry tub supplied with swinging spout and double handles
- "Pex" type water pipes
- Two hose bibs
- Floor drains in basement and garage

Electrical

- 100-amp electrical breaker panel & copper wiring
- "Decora" style light switches & outlets
- Ceiling light fixtures in all bedrooms
- Recessed pot lights in all homes
- Puck lighting in kitchen under upper cabinets
- Bathrooms equipped with silent exhaust fans operating on timers
- Stove hood fan exhausted to the outside
- Rough-in wiring for future dishwasher
- Structured cabling pre-wired for telephone jacks and cable T.V. jacks
- Smart wired for integrated networks
- Exterior light fixtures in cast aluminum
- Smoke & CO² detector on each floor
- Automatic garage door opener with keypad
- 2 exterior ground fault electrical outlets
- 1 switch activated exterior electrical outlet under the soffit for Christmas lights
- Rough-in for central vacuum to garage
- Complete central alarm system including contacts on all ground level entries

Energy Saving Heating and Cooling

- High-efficiency forced-air heating system
- Air-conditioning
- Programmable digital thermostat
- Air exchanger control with a humidistat
- On demand hot water heater (rented)
- Direct vent gas fireplace
- Natural gas ready for all appliances; dryer, stove and BBQ
- All ducts are power cleaned prior to occupancy
- Energy saving Low-E Argon Windows



Exterior

- Video security door system with intercom
- Exterior PVC casement, double glazed with sealed units and low-e argon
- Basement windows: oversized PVC sliders
- Insulated exterior metal door with weather-stripping
- Steel insulated sectional garage door
- Front entrance pewter lever grip set with deadbolt
- Interlock walkway from driveway to front porch
- Asphalt paved driveway
- Prefinished metal soffit and aluminum fascia
- Exterior landscaping according to plans approved by the City of Ottawa
- Seamless eavestroughing

Interior

- Solid wood doors with ball bearing hinges
- Elegant trim, baseboard, windows & door casings
- Linen closet with 5 shelves
- Solid natural finish oak railings and staircase
- Custom European designed cabinetry with soft closing
- Quartz countertops in the kitchen & bathrooms

Flooring

- Onsite finished hardwood throughout
- Ceramic flooring in the kitchen, bathrooms and entrance
- Full height ceramic wall tiles around bathtub, installed over Densshield boards
- Basement floor vinyl tile

Landscaping

- Architecturally designed streetscape and landscaping
- Fully sodded lot
- Asphalt paved driveway with interlock at porch

Warranty Program

- Tarion (formerly Ontario New Home Warranty Program)
- Homes are covered with a 1 year Legault Builders Warranty & a 7 year with Tarion warranty