



MODERN BUILDING SPECIFICATIONS

Concrete

- Footing: 24" wide x 8" deep
- Foundation walls: 8" wide and 9" or 10" wide where there is brick
- Plastic cement and foundation coating sprayed on exterior of foundation wall with Platon or Delta membrane
- Standard poured concrete garage floor: 4" thick
- Brush coating on above grade poured concrete foundation
- Basement floors: 3" thick

Framing

- All working drawings revised by an architect
- House and garage exterior walls are 2" x 6" spruce studs at 16" on centre • Interior walls are 2" x 4" spruce studs at 16" on centre
- Engineered flooring system
- Engineer approved roof truss system at 24" on centre
- Basement frost walls are strapped using construction grade 2" x 4" studs at 24" on centre
- Straight stairwell to basement is framed to receive unfinished drywall on both inside walls, from top of main floor deck down
- 8' ceilings are standard. 9' optional.

Exterior doors and windows

- Maintenance free **Energy Star** Vinyl Clad exterior and interior windows (low-e argon) 20 year warranty on thermal pane windows
- Steel insulated door to house from garage
- Front black windows with white finish windows and sliding patio door (as per plan)
- Colored finish steel insulated front entry door with one sidelight
- Security dead bolt on front door
- Standard of 2 windows 48"x24" in basement
- Colored insulated Garage Door

Plumbing

- White shower stall & white corner or soaker tub in ensuite bathroom (as per plan) • Square white porcelain sink in bathrooms.
- White one piece shower-bathtub in main bathroom
- Stainless steel kitchen sink
- ABS draining pipes
- Water supply: Wirsbo

Exterior Finish

- Exterior caulking to ensure weatherproof system
- Energy efficient house wrap



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Roofing

- Asphalt roof 30 year
- CSA approved roof vents

Siding

- Vinyl siding.
- Aluminum pre-finished soffit and fascia

Heating

- **HRV** Heat Recovery Ventilation connected to furnace duct work
- Single natural high efficiency gas furnace with fan
- Sheet metal ducts sized for future air conditioning
- Programmable thermostat
- Dryer vent and bathroom fans venting to exterior
- White interior metal return air grills and plastic diffusers
- Heat on demand water system

Electrical

- Electrical wall and ceiling switch outlets located as per Ontario Electrical Code, or as per specified blueprint.
- 100 amp service panel in basement (200amp available for a fee)
- All bathrooms on GFCI breaker with one plug per bathroom
- 220-volt outlets for dryer and range
- Four wire bundle from furnace to thermostat (for future air conditioning).
- Rough-in for dishwasher.
- White interior wall switches, plates and plugs (Decora style).
- Smoke detector on every floor as per building code
- CO detector installed as per building code.
- Arc fault breakers as per code
- Standard doorbell chime unit for front door.
- Two exterior weatherproof electrical outlets on GFCI breakers
- Garage comes with two wall plugs and one ceiling light if single garage and two ceiling lights if double garage
- Electrical outlet for future garage door opener
- Outlet for on demand water system
- 2 x cable and electrical outlets

Light Fixtures

- “Mushroom” type lighting fixtures.
- 5 pot lights (choice of location)
- Exterior pot lights



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Masonry

- “Brampton” stone in front of the house

Landscaping

- Sod included (Limoges & Embrun)
- Graded lot
- Tree in the front yard

Deck

- Stairs (and 3x3 landing if applicable) will be provided at the rear exit

Drywall and Insulation

- Exterior walls insulation: R22
- Attic: R60 loose fill
- Basement insulation: R20
- Walls between garage and house are R22 batt insulation.
- Inside house stairwell leading to basement is framed to receive drywall on both inside/outside walls

Interior Finish Material

- White interior doors will be "Conmore" style
 - Closet doors: sliders, "Conmore" style door. Bi-folds depending on size of door frame •
- Trim package includes:
- Square baseboards
 - ¼" round added to the baseboards
 - Square MDF Casing 2 ¾ " around interior doors and windows

Painting and Staining

- Walls: one coat of primer and two coats of finish (2 colors included)
- Ceiling: white flat finish
- Bathroom ceiling: white semi-gloss latex
- Trims: white finish

Ceramic Tile

- Ceramic tile flooring in front entrance, kitchen and bathrooms
- Ceramic tile over soaker or corner tub
- Ceramic tile on walls of 3x5 walk in shower

Cabinetry

- Floating vanities in bathroom available on request
- PVC, Wood & Polyester cabinets in kitchen and bathrooms
- Granite countertops on kitchen island (Overhang is an upgrade)
- PVC, solid wood & polyester cabinets in kitchen and bathrooms

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- Height of the cabinets will be 7' from the floor (84")
- Crown moulding over cabinets (must be specified on order)
- Countertops are all post-formed Arborite c/w 4" backsplash in kitchen and bathroom • Bank of drawers in kitchen, main bathroom & ensuite (pot drawers extra)

Closet Shelving

- Closet shelving and rods are maintenance free.
- Linen closet comes with four shelves
- Bedroom closet comes with one rod and one shelf
- Walk-in closets come with a designed rod and shelves

Stairs and Railings

- Two storey homes: carpeted staircase leading to the upper level with a natural oak railing and black cast iron spindles
- Unfinished wood stairs from main floor to basement with a pine handrail • Unfinished wood stairs from house to garage
 - Cement slab or steps for the front main entrance with a PVC railing (as per plan)

Floor Coverings

- Hardwood floor in living room
- Hardwood or ceramic in dining room
- Ceramic floor in kitchen, front entrance & all bathrooms
- Cushion floor in laundry room (2nd floor only)
- Carpet in bedrooms and hallways (2nd floor only)

Warranty

TARION:

All homes are protected under the Ontario *New Home Warranty Program*.

Upgrades are available upon request.

Note: Les Habitations Leclair Inc. is committed to continual improvement and refinement of their homes, therefore, these specifications are subject to change without notice.

