

Specifications

Basement:

Footings:	Poured concrete with steel reinforcement
Foundation Walls:	Poured concrete with steel reinforcement
Parging:	Cement parging to exposed portions of foundation wall externally
Basement Floor:	4" thick concrete with trowelled finish
Waterproofing:	Heavy duty dampproofing
Drainage:	4" diameter perimeter drainage system covered with 6" minimum crushed stone
Basement Beams:	Steel beams supported on steel teleposts and/or H.S.S. post (Refer to engineer's report)

Framing:

Material:	Engleman Spruce, with some Lodgepole which are seasoned and dried naturally
Joist:	Pre-engineered floor joist system
Sub Floor:	3/4" T&G O.S.B. sub floor
External Walls:	Dried round log wall with foam gasket between course
Internal Walls:	2"x4" stud @ 16" o.c.
Roof:	Pre-engineered roof truss @ 24" o.c. or round log structure where indicated
Roof Sheathing:	7/16" O.S.B. roof sheathing with 'H' clips

Exterior Features:

- Casement windows, double glazed with sealed thermal units. All opening light will have screens
- 35 years asphalt roof shingles (IKO Renaissance or equivalent)
- Cultured Stone with masonry cap
- Stained built-up wood fascia
- Solid woods exterior doors as per construction drawing or equivalent
- White cedar decking and log railings
- Stained pine wood trims where applicable including window surround
- Cultured stone columns

Insulation and Drywall:

Basement:	2"x3" studs sprayed with urethane (including ribbon joist)
Walls:	R-20 Batt insulation and 1/2" gypsum drywall on 3/4" strapping
Flat Ceilings:	R-40 Blown insulation at roof comes with 1/2" drywall and 3/4" wood planks Refer to reflected ceiling plan for ceiling finish
Cathedral Ceiling:	R-40 Batt insulation
Vapour Barrier:	6 mil. Polyethylene

Heating:

- Forced air electrical heating system with variable speed fan for both floors
- Electrical baseboard heaters in walk-out basement for added comfort
- H.R.V. system
- Rough-in for air conditioning
- Electrical 60 imperial gallon hot water tanks

Fireplace:

- Wood burning prefabricated Lennox TM 4500 or equivalent fireplace. Wood mantle with Cultured Stone or equivalent surround and raised hearth



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Bathroom Accessories:

- Shower enclosure ready for tile (tile not included in contract)
- Glass shower door not included in contract
- All plumbing fixture are not included in contract
- All bathroom accessories are not included in contract (i.e. towel bar, tissue holder, etc...)

Electrical Features and Light Fixtures:

- 400 amp electrical breaker panel
- Decora light switches
- Bathrooms equipped with exhaust fan to the outside
- Rough-in for stove hood fan
- Front door chime
- Smoke detector
- 40 non-insulated pot lights included
- All lighting fixtures are not included in contract

Interior Trim and Doors:

- Solid wood interior doors
- Emtek door hardware or equivalent
- Minimum 7 1/4" wood baseboard, 4 1/4" window and door surround

Closet:

- Master bedroom with walk in closet
- Linen closet with five (5) shelves

Interior Stairs:

- Wood stairs and railings

Painting:

- One (1) coat prime
- Two (2) finish coat

Kitchen Cabinetry and Vanities:

- Not included in contract

Rough In:

- Rough-in for central vacuum system, security system, cable and telephones

Not Included in Contract

- Flooring finished (i.e. hardwood, ceramic, marble, etc...)
- Kitchen cabinetry (including counter tops)
- Laundry and hobby room cabinetry
- Bathroom vanities (i.e. built-ins)
- Plumbing fixtures (i.e. toilet, sinks, tub, bath, taps, etc...)
- Lighting fixtures
- Aluminium clad windows (wood/wood windows included in contract)

Plans, specifications, materials are subject to availability, substitution, modification without notice at the discretion of Lac Ouimet Estate.



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