

House Renovation 2005 - Professionally Engineered & Custom Designed.

Note: Original house almost completely demolished other than:

- 2 box windows on East wall,
- Part of West wall, and
- Portion of Main floor plate (~30%)

The new construction of the above elements was twinned with the existing studs, floor joists etc.

Bldg Envelope/ Exterior:

1. New foundation & slab on grade for over 70% of the bldg footprint.
2. The room in the Lower Level, along the south side of the bldg has the original slab, which was waterproofed & with new floor finish.
3. Completely new building envelope (the segments kept of East & West wall for purpose of retaining original footprint)
 - a. New Hardie board & Hardie shingles siding (50 Yr Guarantee) with wood trim
 - b. All new exterior wall assembly (including 2 layers of bldg paper, glass fibre batt insulation, vapor barrier and drywall)
 - c. New foundation walls & insulation for the entire Lower level.
 - d. New windows & doors, installed as per Bldg Envelope professional's sketches & specification.
4. New roof (40 year warranty on shingles) complete with new pre-fabricated trusses, joists, beams, etc.
5. New skylights in living room, den, kitchen, bathroom & upstairs bedroom
6. Both front & rear decks are built as decks over habitable space with Concrete pavers & 2 ply SBS membrane.
7. Custom designed metal railings by East West for front and back decks.

Utilities:

1. New electrical throughout
2. New plumbing throughout
3. Completely new drain tile, sewer, rainwater & water connections and dual sump system
4. Dual hot water tanks separated for principal dwelling and suite/washer & dryer
5. New gas furnace and all new duct work
6. New gas fireplaces (2) with slate tile surrounds & custom designed mantels
7. NuHeat under slate tiles in bathrooms and kitchen on Main floor
8. Every room wired for Internet, telephone and TV
9. Overhead, built in sound system in living room and dining room

Interior:

1. Increased ht of the Lower level
2. New mahogany floor throughout Main floor
3. New custom built cabinetry through, designed by award-winning cabinet maker
4. All Italian granite countertops throughout

Landscape:

1. New landscaping and paving stones in front and back yard
2. New irrigation for front & rear yard landscaped areas
3. New cedar fence with 3 coats of Cetol stain