

Lucan Home Standards

FLOORING AND TRIM

- Engineered hardwood flooring throughout the main floor except for: mudroom, powder room and entrance way (depending on model)
- Quality broadloom carpeting with high density under pad on stairs and second floor
- 12"x24" ceramic tile in bathrooms, laundry, mudroom, and front foyer.
- 800 series interior doors from builders standards, 5 1/2" baseboard and 3 1/2" casing, wire shelving in all closets and pantry(if applicable)
- Carpet stairs from main floor to second floor with exposed stringer, oak railing with metal spindles.

ELECTRICAL

- 200 amp service
- 10 pot lights (interior only)
- \$1,500.00 lighting allowance from builder's vendor.
- Total of 6 phone/cable/internet outlets
- Valance lights in kitchen
- Electrical plug for stove
- 2 exterior weatherproof outlets.
- Rough in for dishwasher
- Electronic smoke detectors and carbon monoxide detectors are installed on all floors as per O.B.C.
- HDMI Port for tv connection provided on the main floor

EXTERIOR DETAILS

- 9" concrete walls with heavy duty damp-proofing wrapped with drainage membrane and weeping tiles
- 8'7" basement height with 9' main floor height and 8' second floor height,
- 51x32 basement windows
- Concrete floors 3" thick with control joints
- Garage floors 4" thick with control joints
- Porch floors are 5" thick with control joints
- Clay Brick on the main floor and horizontal vinyl siding on second
- Self sealing asphalt roof shingles – colour to be selected from builders' samples
- Maintenance free insul-glass Low E argon windows ** - 5 colours available (black is now a standard)
- 7ft fiberglass insulated, paint grade front door,
- 7'H x 8'W (or 7'x16') R6 Insulated garage doors. (no opener)
- 6ft wide patio doors
- Fully serviced and sodded lot
- Concrete driveway
- Blower door test to make sure air leakage exceeds the min requirements.

KITCHEN/BATHROOM CABINETS AND COUNTERS

- Custom designer cabinets including under cabinet lighting, crown molding and island as per plan from builder's standards

- 1 bank of pot drawers in the kitchen
- 1 bank of silverware drawers in the kitchen
- Self closing drawers/cupboards (kitchen and bathrooms)
- 36" height for upper kitchen cabinets
- 34" height including counters for vanities and lower cabinets

PLUMBING

- Soaker or freestanding tub with deck faucet as per drawings,
- Glass shower with pull door and ceramic wall/floor tile for modern look in the ensuite,
- One piece tub/shower in the main bathroom.
- Tile shower walls with pan base and slider door in 2nd ensuite.
- comfort height, water saving toilets with shut off valves in all bathrooms
- Double stainless steel kitchen sink with pull out faucet
- 2 exterior water taps provided
- Full size mirrors in all bathrooms.
- Vanity in powder room
- Plumbing rough in for dishwasher
- Plumbing rough in for future 3pc basement bathrooms (as per plan)
- High efficiency tankless **rental** water heater
- Waterline for fridges
- All faucet fixtures are chrome
- No towel bars/toilet paper holders.

HEATING AND COOLING

- Highly efficient gas furnaces with high/low return air ducts.
- Central air conditioning
- Linear Electric fireplace with full height tiled accent wall,
- Heat recovery system (HRV) provides fresh air and improved climate control
- Sealed ductwork in furnace level boosts performances.
- Digital programmable thermostat,

INTERIOR DETAILS

- Backsplash included (subway tile standard) (staggered or stacked)
- Your choice of 3 neutral interior paint colors **
- Textured ceiling in every room other than bathrooms.
- Energy efficient stainless-steel chimney rangehood.
- Grade 1 Quartz and granite counters throughout the house from builders selection.
- R-50 attic blown insulations and R-24 insulation in walls.