

Exceptional characteristics of Chabitat homes

Insulation

- The cement basement floor is insulated with insulation (R5) that covers the foundation footing
- The foundation is insulated from top to bottom (R17) with gypsum on the basement exterior walls
- The outside walls are well insulated (R24.5)
- The home structure is protected against the cold (R4)
- The attic is insulated (R41) and well ventilated
- Thermally broken at the perimeter. RSI 0.70 (R40)
- Under the concrete floor: super 6 ultra polyethylene (100% moisture-resistant)
- The basement concrete floor is poured onto a 1" rigid foam with a vapour barrier
- Thermal buffer between cement slab and foundation

Structure

- « Kiln Dry » oven-baked framing wood (dry wood)
- Reinforced concrete foundation
- Poured concrete basement floor 3000-PNDS PSI pressure-resistant concrete
- Poured concrete basement floor footing surrounded by an agricultural drain covered with net 5/8" crushed stone
- Framed with 2" X 6"-16" C/C
- 5/8" floor braced with screws and glued
- Pre-engineering joist system, for solid squeak free floors
- 8" (minimum) steel beams for extra length where necessary in order to keep the number of posts to a minimum on all levels (basement, ground floor and second floor)

Doors and windows

- Outside doors are in steel, insulated with polyurethane and comply with standard CAN/CGSB-82.5-M88
- All casement windows (except in the basement) are 100% PVC with energy-efficient low E coatings and Argon gas fill A3 air-tightness (standard A440)
- Three basement windows, one is oversize for convenience purposes

Air quality and ventilation

- The ventilation system complies with the requirements of 1995 National Building Code (NBC) and Novoclimat requirements. It include fresh air venting in the main rooms
- The ventilation system is installed by a specialized accredited firm that has Novoclimat and 1995 NBC
- The ventilation system is equipped with a heat recovery ventilator certified by the Home Ventilation Institute (HVI). It's heat recovery efficiently is equal to or higher than 60% at and exterior temperature of -25°C
- The Ventilation system is made of rigid, air tight ducts that can be cleaned as required
- The air out-takes are measured and gauged with appropriate instruments when the ventilation system is installed
- All duct work cleaned of debris prior occupancy

Heating of water and spaces

- Central heating system is equipped with programmable electronic thermostats
- The high efficiency gas furnace is in seal circuit with direct outdoor emissions (on lease)
- Venmar natural flow ventilation for attic space;
- Kitchen hood fan with outside ventilation
- High efficiency gas hot water tank (on lease)

Superior air-tightness

- Air leakage rate below 2.5 Air Changes per hour
- Outdoor walls and ceiling well sealed
- Air-tightness of the house is verified by an independent trained and paid by the Agence de l'Efficacité Énergétique du Québec (AEEQ) with a blower door test

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Exterior features

- High quality brick and vinyl siding on façade
- Aluminum soffit
- Double facias white or beige in front of certains models
- 210-Pnds., 20-years asphalt shingle roofing
- Reinforced concrete front porch
- Two (2) Frost-free exterior faucets
- Two (2) exterior electrical outlets;
- Patio door

Interior features

- Tiles in vestibule, kitchen, dining room and bathrooms
- Hardwood in living room (Exclusive Birch) and hall way first story
- Cushion floor in the laundry room
- 1/4" plywood under cushion floor
- 3/8" plywood under ceramic floor
- 32-ounce peerless carpet with 1/2" high quality underpad rooms and stairs
- Tiles (6" x 8") around bath; full ceramic tile enclosure in models with shower bath
- Stippled ceilings
- Interior walls painted white or one light color
- Choice of two door's model (bostonnian or camden)
- Melamine ash wood grain imitation cupboard (coloured) with crown moulding
- Modern birch railing

Electrical system

- Ceiling light fixture in each room with pre-wiring for ceiling fan
- Washer and dryer connections
- Front and rear electrical light fixtures
- Electric and plumbing rough-in for dishwasher
- Two (2) exterior embedded lights
- Telephone outlets in living room, kitchen and bedrooms
- Cable television outlets in living room and bedrooms
- Light switch control for living room electrical outlet
- Electrical outlets in basement (as per the National Building Code)
- Central vacuum rough-in, one outlet per story

Plumbing

- Double stainless steel sink with handspray and holder
- "Moen or Delta" faucets with lifetime guarantee
- Scald-guard temperature control valves on all showers
- Mechanical drains in sinks and bath
- Insulated toilet tanks
- Standard, Roman or corner tub according to model plan or particular specifications
- Standard 32" x 32" shower or "Neo-Angle" 38" x 38" according to model plan or particular specifications

Garage

- Reinforced concrete floor
- Concrete floor 4000 PNDS PSI
- 9 x 7-feet insulated steel garage door (oven-baked paint)
- Gypsum fire code on partition walls and ceiling
- Electrical outlet and control wire roughed-in for future garage door opener
- Floor drain

Landscaping

- Sod on the front yard and on the sides, rough grade back yard
- One tree in front yard
- Prefabricated concrete sidewalk at front
- Asphalt paved single driveway

**Les Vieux Moulins only*

Energy-efficient housing Novoclimat certified

All houses are systematically inspected

2006

Revised 18 janv
