

4487 Epps Ave: Quality throughout the house (Architect/design team Battersby Howat)

In-Floor radiant Heat: Pex water pipes are embedded in concrete on both upper and lower floors. On the upper floor hardwood area, the concrete was poured between wood “nailing strips” that run in the opposite direction to the hardwood flooring. There are 8 heating zones in the house, each with their own thermostat, including the garage.

Hardwood flooring: Special order long-length, quarter sawn Eastern Maple. Very beautiful, but it is affected by the in-floor radiant heat causing the wood to shrink slightly in the winter (when the heat is on a lot). The joints close up again in the summer.

Slate Flooring: Natural Brazilian Jaddish slate, very uniform in colour and surface texture. It's been waterproofed in the shower areas but hasn't been sealed in the general flooring areas (to avoid any shiny appearance).

Millwork: It's practically flawless (no knots or imperfections) book-matched maple veneer over MDF casings, with solid maple edging on the drawers. MDF/veneer is more stable than solid woods and resists warping or cracking.

East Bedroom: The carpet is 100% cotton. The walls in this room are painted in the same colour as the ceiling – the only room in the house with this treatment. The east (exterior) wall has sheet lead behind the drywall to eliminate exterior noise. The west wall of the bedroom (adjoining the family room) has staggered studs (with insulation) to eliminate noise transmission between rooms. “Staggered studs” means that there is no “straight-through” connection between the two sides of the wall; they are completely separated.

Roofing & Deck: The roof is torched on membrane. The deck off the dining room is considered a roof as well and is also torched on membrane. The concrete pavers on the deck are individually shimmed so the deck is flat & level even though the “roof” underneath is properly sloped toward the drain on the side. The deck/roof was engineered for the load of the concrete pavers.

Flashing & Gutters: The metal flashing around the roof perimeter and on exterior parapet walls (including the garden shed), as well as the gutters on the south side are hand-formed zinc. The zinc is relatively soft, so we have a special “ladder rest” that needs to be put in place before a ladder can be leaned against the flashing.

In-ground Sprinkler System: Five separate zones with four zones on the south side and one on the north (Epps) side. A programmable timer is located outside, at the southwest corner of house.

Air Conditioning and Ventilation: The living room & dining room are air conditioned. A separate heat-recovery ventilation system (HRV) supplies fresh filtered air throughout the entire house and exhausts from both bathrooms. The exhaust hood over the stove activates the make-up air system to replace the volume of air being removed. There is a heating element in the make-up air system that heats the outside air as it comes into the house (switch this off in the summer!).

Skylight: There is a motorized fabric skylight cover that effectively blocks the overhead sun to keep the inside cooler and lighten the load on the air conditioning system. It's operated by a manual switch just inside the garage, but could be equipped with sun and wind sensors for automatic operation.

Windows: Except for the east bedroom, all exterior glass (including the skylight) is low-E glass that has been laminated. Lamination holds the window together in the event of breakage (earthquake or intrusion attempt) so that the broken glass remains in the frame. It also provides UV protection. The east bedroom window could not be laminated because of its size – it's tempered low-E instead. The windows on the west side of the dining room have a reflective film on the interior side to reduce late day sun/heat in the spring and fall.

Window Frames: A commercial "curtain wall" system (used in high-rises, airports, and so on) supports much larger pieces of glass than most window framing systems, and provides a distinctive architectural appearance.

Garden Tool Shed: It's fully insulated, has a center drain in the torched-on membrane roof (drains on the west side), has power, light, and a small baseboard heater to prevent freezing in winter. It also locks.

Special Wiring: Category 5 network-quality wiring runs to all telephone outlets and both entertainment cabinets. Coax cable also runs to both entertainment cabinets. There are four in-ceiling speakers upstairs (two in the kitchen, two in the living room) that are wired to the upstairs entertainment cabinet. Downstairs there are three in-ceiling speakers wired to the downstairs entertainment cabinet for the rear zone of a surround-sound system. Front left/right/center speaker enclosures are built into the millwork.

Alarm System: All opening windows and doors have hard-wired sensors, and the motion detectors are hard-wired as well – there are no battery operated sensors in the system. The alarm system also has a sensor that detects and alarms when the fire sprinkler system is activated. There are three full alarm control panels – the main one by the door into the garage and one in each of the downstairs bedrooms.

Steel: The main beam across the width of the upper floor is a steel flitch plate with (mostly) decorative Douglas fir cladding. Steel I-beams and support pillars form the structural backbone between the upper & lower floors.

The sellers have all the plans for the house as well as several hundred photos of the construction process (including wiring, plumbing & ventilation rough-in photos). This information can all be made available to the new owner.