

MY HOME BUILDERS · PRIVATE-CLIENT CONSTRUCTION MANAGEMENT

MHB

Built without
compromise.

WENDOVER ESTATE · OTTAWA RIVER
13,582 SQ FT · GEOTHERMAL & SOLAR · ICF

THE PRACTICE & THE RESIDENCE PRESENTLY IN ITS CARE

MY HOME BUILDERS
PRIVATE-CLIENT CM
OTTAWA · ONTARIO

One office, accountable for the whole.

Most houses of scale are assembled by many parties — each accountable for a fragment, and none for the result. My Home Builders exists to hold the centre.

The practice is led by a construction manager with a civil-engineering background and more than twenty years in luxury residential construction across Ontario, and the delivery of fifteen private residences. It is run as a boutique: deliberately small, personally directed, and engaged on a limited number of houses at any one time.

We do not contract the trades, and we take no margin on their work. Our role is singular — to represent the owner's interest, completely and without divided loyalty.

In effect, a private office for the building of a house: the discipline of an institution, applied to a project that remains entirely personal.

20+

YEARS IN PRACTICE
(PRINCIPAL)

15

RESIDENCES DELIVERED

Eastern ON

OTTAWA · PRESCOTT & RUSSELL

What you retain is certainty.

A house of this kind should be an anticipated pleasure, not a managed anxiety. The experience is built around six commitments.

i

A single point of contact

One principal directs your project and answers for it. You are never routed through a switchboard of trades.

iii

Visibility and approval

Every commitment of consequence is presented for your written approval before it is made. Nothing of scale proceeds unseen.

v

Discretion

Your project, your plans and your affairs are held in confidence. Site access is by arrangement alone.

ii

Executive reporting

A concise written report each week — progress, cost, schedule, and the decisions awaiting your attention.

iv

Open-book cost

Each trade invoice is yours to read in full. The practice's fee is the only sum we receive.

vi

A house, completed

Deficiencies closed, systems commissioned, the project handed over. The engagement ends with a residence — not a punch list.

Your name on every contract. Our interest aligned with yours.

Under a conventional general contract, one company signs every trade agreement and presents you with a single price. Whatever sits within it — margin, contingency, the cost of the work — is not visible to you.

Under the agency model, you hold each trade contract directly; the practice holds none. Because we earn nothing from the trades, we have nothing to protect except the quality of your house and the discipline of its budget.

THE OWNER HOLDS

Each trade contract, in your own name

Every invoice, in full and unmarked

Final approval on selection and on cost

The trade relationships, yours to keep

THE PRACTICE HOLDS

Tendering, evaluation and recommendation

Coordination of every consultant and trade

Schedule, quality and site supervision

Cost reporting and the control of change

Nothing is marked up. Nothing is hidden.

Ambitious houses rarely fail in the building. They fail in the coordination.

A complex residence is seldom difficult to construct. It is difficult to govern. Projects of this scale come undone for six recurring reasons — none to do with craftsmanship.

01

Incomplete drawings

Construction begins before the design is resolved; the gaps are then filled, expensively, on site.

02

Weak procurement

Trades are appointed without true competition or a defined scope, and the budget loses its footing early.

03

Poor consultant coordination

Eight or more specialists work in parallel, with no single party reconciling one discipline against the next.

04

Schedule drift

Sequencing errors compound quietly until weeks — then months — have been lost.

05

Change-order escalation

Small revisions accumulate without discipline, and the final cost bears little relation to the first.

06

Loss of owner visibility

The owner learns of a problem late — when the options for addressing it have already narrowed.

A discipline, applied to every house.

Against each of those risks the practice runs a defined control. They are not optional refinements — they are the method itself.

01

Resolved drawings

The design is interrogated and reconciled before tender. Questions are raised on paper — never in concrete.

02

Competitive procurement

Each scope is tendered on a defined basis and presented to you on a true, like-for-like comparison.

03

A single coordinator

Every consultant and trade reports through one office. Conflicts are caught where they are still cheap to correct.

04

A programmed schedule

A working construction programme is maintained and reissued, with the critical path identified throughout.

05

Governed change

No commitment of consequence proceeds without your written authorisation. The cost record is reconciled continuously.

06

Documented throughout

Cost, correspondence and approval are recorded so the project can be read — and audited — at any moment.

A waterfront estate on the Ottawa River.



Location	South bank of the Ottawa River, Alfred & Plantagenet, Ontario
Area	13,582 sq ft (gross)
Structure	Insulated concrete form (ICF); cast-in-place pool shell
Energy	Geothermal · 32 kW solar · radiant in-floor
Amenity	Indoor pool · coach house · off-municipal services
Programme	In construction through 2027 · open-book costing

A house engineered as one system.

Designed to approach net-zero in operation — every system specified and coordinated against the next.

Insulated-concrete structure

A Nudura form envelope — silent, draught-free, fire-resistant, built to outlast its occupants.

Solar generation & storage

A 32 kW solar array — 20 kW inverter — with battery storage.

Heat-recovery ventilation

Filtered fresh air year-round, with heat reclaimed from what is exhausted.

Smart-home integration

Audio-visual, lighting, security and climate, on one managed platform.

Ground-source heating & cooling

Boreholes to 450 feet, drawing on the constant temperature of the earth.

Radiant in-floor heating

Up to twenty independently controlled zones across all three levels.

Hydronic snow-melt

Driveway, aprons and balconies, cleared automatically.

Pool environment

Dedicated treatment, humidity and ventilation control for the aquatic room.

Eight disciplines, one direction.

A residence of this complexity draws on a full bench of specialists. Each is retained by the owner, and each is coordinated — and reconciled against the next — by the practice.

Architecture

Matt Dorsey Design

Structural engineering

Licensed P.Eng — Ontario

Mechanical engineering

HVAC & radiant — P.Eng

Geotechnical engineering

Soil & foundation

Pool & aquatic design

Specialist consultant

Geothermal design

Ground-source loop

Land surveying

Legal & construction layout

Audio-visual & smart home

Integration specialist

Peyman S. Ghasemi

Civil-Engineering Background · Construction Manager · Owner's Representative

The practice is personally directed by Peyman S. Ghasemi, a construction manager with a civil-engineering background whose career spans more than twenty years and fifteen luxury residences across Ontario — new builds, joint-venture developments, and owner-managed estates.

His engagement is not that of a contractor, but of an owner's representative: a single, senior point of judgement responsible for strategy, for the coordination of every consultant, and for the standard to which the house is held. Every client of the practice works with him directly.

Beyond construction, he advises through the wider arc of a project — site assessment and feasibility, construction financing and draw structure, and the transition to a final mortgage.

From the first conversation to the final key.

The practice follows one sequence on every house. Each stage is closed before the next begins.

01 Land & site assessment

Site visit, due diligence and the identification of risk — before land is committed.

02 Financial planning

Purchase advisory, construction-loan structure and the management of draws.

03 Budget & pre-construction

Detailed costing, a procurement strategy and a clearly defined scope of work.

04 Consultant assembly

Architect, engineers and specialists retained, briefed and aligned to one design.

05 Tender & award

Each trade scope competed and awarded — in your name, on a like-for-like basis.

06 Construction & control

Coordination, supervision, governed change and weekly executive reporting throughout.

07 Commissioning & handover

Systems commissioned, deficiencies closed, the residence handed over complete.

BEGIN THE CONVERSATION

An initial conversation carries no obligation.

The practice undertakes only a limited number of residences at any one time — in Ottawa, Eastern Ontario and the Outaouais — ensuring the principal's direct involvement throughout. New engagements are most often made by introduction.

Each residence is the work of several years. For this reason the practice accepts no more than two new projects in any year.

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BEGIN THE CONVERSATION
BY APPOINTMENT