

Townhouses

New energy standards
Christ-Roi project

FOUNDATIONS

- ⊙ Reinforced footing (steel)
- ⊙ Concrete foundation (8" for standard walls, 10" for brick walls)
- ⊙ 4" perforated french drain around the footings
- ⊙ Tar coating on the exterior walls of the foundation (protection against moisture)
- ⊙ Basement floor made of concrete 4" thick on a bed of crushed stones (certified 3/4 net)
- ⊙ Full excavated garage filled with certified 3/4 net crushed stone
- ⊙ Garage floor made of concrete (5" thick)

STRUCTURE

- ⊙ Exterior walls constructed with 2" x 6" @ 16" center covered with insulated panels (tentest R-4) from BP
- ⊙ Interior walls (divisions) constructed with 2" x 4" at 16" center with kiln dry wood
- ⊙ 1" x 3" @ 16" center, strapping (furence) ,installed inside the perimeter walls, ceiling and outside for exterior siding
- ⊙ Main beams are made of wood, laminated beams or steel girders (if required)
- ⊙ Floor structure (for main floor) uses joists with anti-twist plywood
- ⊙ Floor made of 5/8" particle board, grooved, glued and nailed. (we add 3/8" screwed plywood underneath ceramic floors if required)
- ⊙ Roof structure (truss) installed at 24" c/c with a plywood 1/2"

INSULATION

- ⊙ Roof Insulation: (R-4.1) "blown cellulose" for a better distribution and fire resistant.
- ⊙ Exterior walls: (R-24,5) tentest R-4 (tar panel cover with a styrofoam), air-guard, exterior frame in 2" x 6" with fiberglass insulation (wool) R-20
- ⊙ Joist belt: shooting urethane 3" thick
- ⊙ Floor between garage and upstairs room: (R-29,5) insulated with "blown cellulose" for a better distribution and fire resistant
- ⊙ Wall between garage/house: (R-24,5) insulated with fibreglass (wool)
- ⊙ Foundation garage walls above ground: (R-17) insulated with styrofoam 3 1/2" with a 4 feet return on the inside house wall
- ⊙ Foundation walls: (R-17) isolated with urethane
- ⊙ Basement slab insulation: (R-5) made with 1 1/2 of shooting urethane under the slab
- ⊙ Approved vapor barrier (polythene) on all the exterior walls and ceilings

VENTILATION

- ⊙ Certified balanced HVI air exchanger system with heat recovery (54% à -25 celsius). Come with a wall remote unit.
- ⊙ External outlet for range hood (range hood not included) made with rigid pipes.
- ⊙ External outlet for dryer with rigid pipes
- ⊙ Roof ventilation using static vent "Maximum" type
- ⊙ Ventilation (fan) for bathroom and washroom

WINDOWS AND DOORS

- ⊙ All the side and rear windows are white PVC (thermo low-E argon) casement window
- ⊙ All the front windows and doors are hybrid type thermo low-E argon colored casement window (hybrid = PVC/aluminium)
- ⊙ Main front door is an insulated painted steel door low-E argon type and comes with weather stripping
- ⊙ The door handle is a "Weiser" brand non-tarnish finish with lifetime warranty, with a dead bolt system
- ⊙ Patio door in PVC come in white color (net included)
- ⊙ Garage door made with steel panel, pre painted, insulated and come with weather stripping. (R-16)
- ⊙ All windows comes with nets

PARTY WALL COMPOSITION

- ⊙ Double gypse 5/8"
- ⊙ Resilient bar
- ⊙ 2" x 4" wall
- ⊙ Polythène 6 mm
- ⊙ Green wool (Roxul)
- ⊙ Air space 1"
- ⊙ Gypse 5/8"
- ⊙ Green wool (Roxul)
- ⊙ Polythène 6 mm
- ⊙ 2" x 4" wall
- ⊙ Resilient bar
- ⊙ Double gypse 5/8"

PLUMBING

- ⊙ Electrical hot water tank (60 gallons) with a floor drain
- ⊙ Piping is copper and wirsbo uponor
- ⊙ Double sink in the kitchen made in stainless steel
- ⊙ Water supply and drain connection for washing machine (washing machine not included)
- ⊙ One vanity, sink and faucet in the powder room
- ⊙ One (1 per unit) exterior antifreeze type water outlet
- ⊙ Self-supporting bath
- ⊙ Toilet with insulated tank
- ⊙ Two sink on a melamine vanity in main bathroom
- ⊙ Shower in ceramic (36" x 60") with acrylic base, come with a door and a shower on a sliding rail
- ⊙ Sum pump and sanitary pump (if requested)
- ⊙ Hot water outlet for dishwasher (dishwasher and installation not included)
- ⊙ Floor drain in the garage with a retention pit
- ⊙ Cold water outlet in the garage

HEATING

- ⊙ Electric heating with white baseboard heaters in every rooms with an electronic thermostat « Stelpro » brand
- ⊙ Electrical baseboard in the garage

ELECTRICAL SYSTEM

- ⊙ Electrical entrance is a 200 amp « Square D » brand, circuit breakers box with a 60 breakers capacity
- ⊙ Copper wiring
- ⊙ Electrical outlet for stove, washing machine and dryer
- ⊙ Exterior outlets (x2) both waterproof and shockproof
- ⊙ Pre-wiring for cable (2x) and internet (2x) with cover plates
- ⊙ Pre-wiring for future dishwasher (installation non include)
- ⊙ Smoke detectors on each level and in every bedrooms
- ⊙ Included in the garage: 1x outlet on the ceiling for a electrical garage opener (machine not included), 2x wall outlets and one light outlet (light not included)
- ⊙ Bathrooms, kitchen, washroom and laundry room outlets are GFI type
- ⊙ Interior wall outlets quantity according to the electrical code.

FLOORING AND STAIRS

- ⊙ Main floor: kitchen and dining room in floating floor 10 to 12 mm, powder room in ceramic
- ⊙ Second floor: bedrooms and hall in floating floor 10 to 12 mm, bathroom and laundry room in ceramic
- ⊙ Stairs: Stairs made in natural hardwood (no color, no stain)

CABINETS AND VANITY

- ⊙ Modern kitchen cabinets made in good quality melamine enclosed to the ceiling
- ⊙ Lights under cabinets non included
- ⊙ Laminated countertops
- ⊙ Space for dishwasher, stove and refrigerator (apparels and installation not included)
- ⊙ Vanity and mirror in main bathroom and powder room
- ⊙ Cabinets over washer and dryer not include

MOULDINGS AND INTERIOR FINISH

- ⊙ Baseboards and framings made of MDF wood (different models available)
- ⊙ Interior doors are made in moulded masonite. (different models available)
- ⊙ Good quality door knobs and handles (different models available)
- ⊙ Garage: framings in jointed pine or MDF around the door between house/garage (baseboard not include). First coat of plaster only (building code)

PAINT

- ⊙ Walls, doors and moulding are painted with white latex, one coat of sealer and one top coat using a roller. (satin finish semi washable)
- ⊙ Ceiling painted in white, one coat of sealer and one top coat using a roller. (mat finish non washable)
- ⊙ Paint in the garage not included

BRICK AND SIDINGS

- ⊙ Front side made in brick and vinyl
- ⊙ Side and rear walls in vinyl
- ⊙ Above the ground foundation is cover with cement plaster (pargin).

LANDSCAPING

- ⊙ Asphalted parking
- ⊙ Concrete sidewalk
- ⊙ Backyard balcony (8' x 8') in treated wood
- ⊙ Leveled ground, top soil and grass included
- ⊙ Fences include

VARIOUS

- ⊙ Cleaning service before delivery
- ⊙ Decorating services include for choosing the color of flooring, cabinets and vanity
- ⊙ Key will be giving to the clients to visit their house during construction.
- ⊙ Vacuum pipes include (vacuum not include)

OPTIONAL

- ⊙ Hardwood floor
- ⊙ Ceramic floor in the kitchen
- ⊙ Thermoplastic, polyester for the cupboards and vanity
- ⊙ Color paint
- ⊙ Backsplash in ceramic
- ⊙ Finish basement

NON-INCLUDED

- ⊙ All form of decoration for the model house: furniture's, frameworks, appliances...etc.
- ⊙ Notary fees
- ⊙ Outside cleaning windows
- ⊙ Finals pickets of the land

CUSTOMER CHOICES

- ⊙ Color of the kitchen cabinets, counter top and bathroom vanity
- ⊙ Ceramic tiles, budget of 4,49\$ per square foot (material only)
- ⊙ Standard ceramic installation 12" x 24"
- ⊙ Floating floor, budget of 3,39\$ per square foot (material only)
- ⊙ Interior lights, chimes and range hood are choosing by the clients. Budget of 1000\$ + taxes is allowed. The lights must be taken at "Luminares Paul Gregoire" store. Clients will have to pay directly the extra to the stores if over budget.

WARRANTY & REFERENCES

- ⊙ Member of the GCR
- ⊙ Member of the «Régie du bâtiment du Québec» (R.B.Q. # 2527-0752-90)
- ⊙ Member of the APCHQ association



Preliminary contract No _____

Date : _____

Buyer : _____

Buyer : _____

Name of sales representative:
