

## Townhouses

New energy standards  
Stephen-Hawking project

### FOUNDATIONS

- ⊙ Reinforced footing (steel)
- ⊙ Concrete foundation (8" for standard walls, 10" for brick walls, 12" for party wall)
- ⊙ 4" perforated french drain around the footings
- ⊙ Tar coating on the exterior walls of the foundation (protection against moisture)
- ⊙ Basement floor made of concrete 3 1/2" 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 (4" 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 had 3/8" screwed plywood underneath ceramic floors and linoleum if required)
- ⊙ Flat roof structure made with joists installed at 24" c/c with a plywood 5/8" and a welded membrane

### INSULATION

- ⊙ Ceiling Insulation: (R-41) "blown cellulose" for a better distribution and fire resistant.
- ⊙ Exterior walls: (R-24,5) tentest R-4 (tar panel cover with a styrofoam 1"), air-guard, exterior frame in 2" x 6" with fibreglass insulation (pink 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 (pink 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-7,5) insulate inside the walls with a styrofoam 1,5". The styrofoam is install in the perimeter with a 4' return on a depth of 24"
- ⊙ Basement slab insulation: (R-5) made with 1" of shooting urethane under the slab
- ⊙ Cantilevers: (R-29,5) are insulated with shooting urethane
- ⊙ Approved vapor barrier (polythene) on all the exterior walls and ceilings
- ⊙ Etafoam seal under walls structure

### 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

- ⊙ Drywall 1/2"
- ⊙ Vapor barrier
- ⊙ Fibreglass wool 3" 1/2
- ⊙ 2" x 4" division (16" c/c)
- ⊙ Concrete block 6"
- ⊙ 2" x 4" division (16" c/c)
- ⊙ Fibreglass wool 3" 1/2
- ⊙ Vapor barrier
- ⊙ Drywall 1/2"

### 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)
- ⊙ Washbasin and vanity in the basement washroom and in the first floor washroom
- ⊙ 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 48") 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 (3x) and phone (1x) 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

- ⊙ Basement: living room in floating floor 10 to 20 mm, washroom in ceramic and mechanical room stay in concrete
- ⊙ First floor: kitchen and dining room in floating floor 10 to 12 mm, washroom in ceramic
- ⊙ Second floor: bedrooms and hall in floating floor 10 to 12 mm, bathroom and laundry room in ceramic
- ⊙ Stairs: from basement to second floor, 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 include
- ⊙ Laminated countertops
- ⊙ Space for dishwasher, stove and refrigerator (apparels and installation not included)
- ⊙ Vanity and mirror in main bathroom, first floor washroom and basement washroom
- ⊙ Cabinets over washer and dryer not include

## MOULDINGS AND INTERIOR FINISH

- ⊙ Baseboards and framings made of jointed pine or 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 include

## BRICK AND SIDINGS

- ⊙ Front side made in brick, architectural blocks and canexel
- ⊙ Block address include
- ⊙ Side and rear walls in vinyl
- ⊙ Above the ground foundation is cover with cement plaster (pargin).

## LANDSCAPING

- ⊙ Asphalted parking
- ⊙ Concrete sidewalk
- ⊙ Front porch in reinforced concrete
- ⊙ Backyard balcony (19' x 10') in fibre glass with glass railings
- ⊙ 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 or melamine shaker for the cupboards and vanity
- ⊙ Color paint
- ⊙ Backsplash in ceramic
- ⊙ Solarium 3 seasons

## 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 3,50\$ per square foot (material only)
- ⊙ Standard ceramic installation 12"x 12" and 12" x 24"
- ⊙ Floating floor, budget of 1,99\$ 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 "Luminaires 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:

\_\_\_\_\_