

FOUNDATIONS

- ⊙ Reinforced footing (steel)
- ⊙ Concrete foundation (8" for standard walls, 10" for brick walls, 16" for dividing wall)
- ⊙ 4" perforated french drain around the footings
- ⊙ Tar coating on the exterior of foundation walls (protection against moisture)
- ⊙ Basement floor made of 3 ½" concrete on a bed of crushed stone (certified ¾ net)
- ⊙ Garage floor made of 4" concrete on a bed of crushed stone (certified ¾ net)

STRUCTURE

- ⊙ Exterior walls constructed with 2" x 6" @ 16" center covered with "R-4" sheathing (BP)
- ⊙ Interior walls (divisions) constructed with 2" x 4" at 16" center with kilndry 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 ¾" screwed plywood underneath ceramic floors)
- ⊙ Prefab roof trusses installed at 24" center
- ⊙ Roof made with ½" plywood (aspenite) using H-clips
- ⊙ Roof covert with asphalt shingles (Limited life time guarantee, material only)

INSULATION

- ⊙ Ceiling Insulation is R-41 "blown cellulose" for a better distribution and for the 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 fiberglass insulation (pinkwool) R-20
- ⊙ The isolation of the joist belt made with shooting urethane 3" thick
- ⊙ Foundation walls R-17: isolation made with shooting urethane 2" ½ thick. Drywall all around the perimeter full high without plaster
- ⊙ Basement slab insulation made with 1" of shooting urethane under the slab. (R-5)
- ⊙ Approved vapor barrier on all the walls and ceilings
- ⊙ Etafoam seal under wall structure
- ⊙ Wall between garage/house R-24,5: fiber glass (pinkwool)
- ⊙ Floor between garage and room over (if applicable) R-29,5: insulation with blown cellulose for a better distribution and for the fire resistant

VENTILATION

- ⊙ Certified 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 pipe.
- ⊙ External outlet for dryer with rigid pipes
- ⊙ Roof ventilation using static vent 'Maximum' type
- ⊙ Ventilation for bathroom (130 cfm fan)

WINDOWS AND DOORS

- ⊙ All the side and rear windows and doors are in PVC "Thermo Low-E argon type" white (casement window)
- ⊙ All the front windows and doors are hybrid type "Thermo Low-E argon type colored (casement window) (standard color only)
- ⊙ 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)
- ⊙ Basement windows are made with sliding opening thermo panels
- ⊙ Service garage door (if applicable) made with pre painted white steel. Come with a sliding glass (net included)
- ⊙ Main steel garage door (if applicable) made in pre painted colors. Isolation R-16 come with weather stripping

PLUMBING

- ⊙ Electrical hot water heater, 60 gallon
- ⊙ Piping is copper and wirsbo uponor
- ⊙ Double kitchen sink made in stainless steel
- ⊙ Water supply and drain connection for washing machine
- ⊙ Self-supporting bath
- ⊙ Toilet with insulated tank
- ⊙ Bathroom sink is a porcelain type
- ⊙ Shower in ceramic with an acrylic base, with glass door and faucet. (dimension regard the plan)
- ⊙ Shower walls are made with ceramic tiles.
- ⊙ Shower head is made on a sliding bar
- ⊙ Washroom include (if applicable)
- ⊙ Sum pump included (if requested)
- ⊙ Sanitary pump if raught of plumbing (not included)
- ⊙ Hot water outlet for dishwasher (installation not included)
- ⊙ One (1) exterior antifreeze type water outlet
- ⊙ Drain pit in the garage (floor) and one cold water outlet included (install on the interior wall)

ELECTRICAL

- ⊙ 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) waterproof and shockproof
- ⊙ Pre-wiring for cable and phone with cover plates (5 connections included)
- ⊙ Pre-wiring for dish washer
- ⊙ Pre-wiring for smoke detectors on each level and in every rooms (smoke detectors include)
- ⊙ Bathrooms, kitchen and laundry room outlets are GFI type
- ⊙ Interior wall outlets quantity according to the electrical code.
- ⊙ In the garage: one outlet on the ceiling for future garage opener (machine not included), two electrical outlets on the wall and one light outlet

HEATING

- ⊙ Electric heating with white baseboard heaters in every room with an electronic thermostat « Stelpro » brand.
- ⊙ Electrical baseboard (si applicable)

FLOOR COVERING AND STAIRS

- ⊙ Main floor : kitchen, living room, hall and dining room made with floating floor (10 to 12 mm)
- ⊙ Second floor: floating floor and ceramic in bathroom
- ⊙ Entrance and washroom floor made in ceramic
- ⊙ Stairs between main floor and second floor is in natural hardwood (no stain)

KITCHEN CABINETS AND VANITY

- ⊙ Cabinets and vanities (different colors)
- ⊙ Kitchen cabinets enclosed to the ceiling
- ⊙ Laminated countertops
- ⊙ Space for dishwasher, stove and refrigerator (appliances and installation not included)
- ⊙ Vanity and linen included in main bathroom
- ⊙ Mirror included (shelf below included)

MOULDINGS AND INTERIOR DOOR

- ⊙ Baseboards and mouldings made of jointed pine or MDF wood (different models available)
- ⊙ Interior doors are made in moulded masonite. (different models available)
- ⊙ Selection of quality door knobs and handles available
- ⊙ Garage: moulding around service door only, not painted. Only one coat of plaster include

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 and canexel
- ⊙ Side and rear walls in vinyl
- ⊙ Soffits and fascia are in colored aluminum
- ⊙ Above the ground foundation is cover with cement plaster (pargin).

LANDSCAPING

- ⊙ Parking area in 0-3/4" crushed stone
- ⊙ Sidewalk in stone in 0-3/4 crushed stone
- ⊙ Front porch in reinforced concrete (steel)
- ⊙ Rear balcony (8' x 8') made in treated wood supported by a prefab cement base
- ⊙ Leveled land (top soil non included)

VARIOUS

- ⊙ Cleaning service before delivery
- ⊙ Decorating services included for choosing the color of the flooring, cabinets and vanity
- ⊙ Key will be giving to the clients to visit their house during construction.

OPTIONAL

- ⊙ Gutters
- ⊙ Hardwood floor
- ⊙ Ceramic floor in the kitchen
- ⊙ Thermoplastic, polyester or melamine shaker for the cupboards and vanity
- ⊙ Finish basement
- ⊙ Color paint
- ⊙ Backsplash in ceramic
- ⊙ Vacuum pipes
- ⊙ Electrical garage opener

NON-INCLUDED

- ⊙ All form of decoration for the model house: furnitures, frameworks, appliances...etc.
- ⊙ Notary fees
- ⊙ Grass, asphalt et fences
- ⊙ Outside cleaning windows
- ⊙ Finals pickets of the land

CUSTOMER CHOICES

- ⊙ Color of the kitchen cabinets, counter top and bathroom vanity
- ⊙ Ceramic tiles \$3,50\$ per square foot is allocated to the customer (Materials only)
- ⊙ Standard ceramic installation 12"x 12" and 12" x 24"
- ⊙ Budget allocated to the customer for the purchase of the floating floor is \$1.99 per square foot
- ⊙ A budget of 1 000\$ plus taxes is allocated for the purchase of your lighting fixture, chimes, range hood and smoke detectors are the customer's choice. Purchase of fixtures must be made at "Luminaires Paul Gregoire"

WARRANTY & REFERENCES

- ⊙ We are member of the Garantie Construction Résidentielle (GCR) warranty
- ⊙ We are also a 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: