

Foundation

- Foundation and footing made of poured concrete.
- Perimeter drain and waterproof coating applied to the surface of foundation walls.
- Reinforced concrete floor in the garden level and garage.
- Cement stucco applied to the upper portion of the foundation wall.
- Radon depressurization system for the floor by extraction.

Framing

- Beams and posts made of steel or wood according to plans and specifications.
- Silent precast floor joists approved by an expert.
- Prefabricated and approved frame by an expert.
- 5/8" subfloor glued, nailed, and screwed to joists.
- Exterior walls 2" x 6" x 16" o/c.
- Interior walls 2" x 4" x 16" o/c.
- Fiber and polystyrene R-4 panels on exterior walls.
- Load-bearing partitions 2" x 6" x 16" o/c and/or 2" x 4" x 16" o/c.
- Weatherproofing.

Insulation

- Exterior walls (house and garage) insulated with R-20 insulation.
- Foundation wall: Polystyrene R-5 and batt insulation R-12 on exterior walls (R-17).
- Sprayed urethane for rim joist - R-20 insulation.
- Sprayed urethane R-30 for garage ceiling/floor insulation and cantilevers.
- Soundproofing of party walls between units: R-12.
- Blown cellulose insulation R-40 for attic spaces.
- Low expansion sprayed urethane around doors and windows.

Roofing

- Prefabricated and expert-approved roof trusses.
- Roofing material - Aspenroof 1/2" or equivalent.
- Elastomeric membrane.

Exterior Finishing

- Harmonious combination of stones, vinyl siding, and corrugated steel for the front facade.
- Horizontal vinyl siding on the sides and back.
- Black-colored aluminum roof edges and soffit.
- Fiberglass rear balcony.
- Black aluminum railings on the rear balcony.

Doors and Windows

- Front entrance door and frosted glass rear door, black exterior color.
- Front door lock with numeric code.
- Connecting door between garage and house in white metal.
- Thermo patio door.
- HYBRID awning type windows with low-e argon gas, black exterior color.
- Insulated sectional garage door Garex or equivalent, black color - as per plans.

Outdoor Landscaping

- One tree per unit (total of 3), in front of the house (location and type of tree at the discretion of the contractor).
- Front sidewalks in patio stone.
- Sodded land in the front, according to the layout plan.
- Land on the sides and back leveled according to the grading plan (without the addition of topsoil).
- Driveway on crushed stone - according to the layout plan.

Ventilation and Heating

- Electric baseboards with thermostat
- Air exchanger
- 12,000 BTU air conditioning

Electricity

- Electrical Panel 200 amps.
- Smoke detector according to CNB.
- Two exterior outlets.
- Outlets for stove and dryer.
- Doorbell for front entrance.
- Electrical outlets and switches - according to electrical code (basement; 6 electrical outlets).
- Light fixtures - according to Gerik series.
- Copper and aluminum wiring.
- Central vacuum conduit for future system.
- Panel for Smart Home possibility - 3 cable outlets, 3 phone outlets.
- White decor outlets and switches.
- Rough wiring for garage electric vehicle charging station.
- 12 interior recessed lights on 2 dimmers.
- Chimney hood in the kitchen.

Mechanical room.

- Hydro-Québec meter.
- Electric baseboards with thermostat.
- Copper and aluminum wiring.
- 100-amp panel.

Plumbing

- Sanitary appliances in white, according to the Gerik series.
- Low-flow shower cabin and showerhead - according to the Gerik model and series.
- Double stainless steel kitchen sink.
- 60-gallon electric hot water tank.
- Outlet for washer.
- Outdoor frost-free faucet.
- Frost-free faucet in the garage.
- Acrylic bathtub - according to model and the Gerik series.
- Plumbing fixtures - according to the Gerik series.
- Water line for fridge.
- 24" x 12" stainless steel alcove in the master bathroom shower only.
- Septic system and artesian well.

Cabinets and Vanities

- Kitchen cabinet doors and bathroom vanities made of PVC, according to the Gerik series.
- Laminate countertop in the kitchen, according to the Gerik series.
- Laminate countertop in the bathrooms, according to the Gerik series.

Interior Finishing

- Smooth white matte finish 1/2" gypsum ceilings.
- Latex white painted 1/2" gypsum walls.
- Vinyl plank flooring according to Gerik series.
- 12 x 24 ceramic tiles in bathrooms and laundry room, according to Gerik series.
- Contemporary white doors and trim.
- Satin nickel hinges and door handles.
- Unfinished garage: 5/8 fire-rated gypsum ceiling, house garage walls and separators with one coat of joint compound.
- Carpeted stairs, according to Gerik series.
- Stained and varnished wood handrails and posts in a color similar to the vinyl plank flooring with black wrought iron balusters.

Buyer-purchaser _____

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Sales advisor _____

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