



FOUNDATION

- Foundation and footing made of poured concrete.
- Perimeter drainage and waterproof coating on the surface of the foundation walls.
- Cement basement floor.
- Sand finish applied to the upper of the foundation wall.

FRAMING

- Steel or wood beams and posts as per plans and specifications.
- Prefabricated and approved quiet floor joists.
- 5/8" glued, nailed and screwed subfloor on joists.
- Exterior walls framed with 2x6x16" c/c.
- Interior walls framed 2x4x16" c/c.
- Load bearing partitions 2x6x16" c/c.
- Fiber and polystyrene panels R-4 for exterior walls.
- Weatherproofing

INSULATION

- R5 Polystyrene panel cement floor on basement.
- Foundation walls: R-5 Polystyrene panel and R-12 insulation on exterior walls (R-17).
- First and second floor: fiber and polystyrene panels R-4 and R-20 insulation (R-24 total).
- Low expansion sprayed urethane around the doors and windows .
- Blow cellulose insulation R-40 for the attic.
- R-24 insulated rime board

SOUNDPROOFING

- Basement ceiling 2 x 5/8 drywall type X inter-crossed.
- Resilient bars.
- Insulation by pneumatic installation between beams of two
- units. 5/8 plywood and sub-floor.

ROOF

- Prefabricated roof trusses, approved by an expert.
- Roof covering- Aspenroof 1/2 or equivalent.
- BP Dakota shingles- 25 years warranty with Venmar roof vent or equivalent.

PARTY WALL

- Concrete wall with 6" block and 2x4 studwood each side with R-12 insulation covered with 1/2" gyprock.

EXTERIOR DOORS AND WINDOWS

- Steel front entry door black exterior.
- Termal sliding patio door.
- Black PVC casement window with low-e argon gaz for the front.
- White PVC casement window with low-e argon gaz for the side and rear.

EXTERIOR FINISH

- Harmonious combinaison of brick and stained wood on front elevation as per plans and Gerik series.
- Vinyl siding on the sides and rear, according to the plans
- Black aluminium for roof edges and soffits.
- Fiberglass front balcony and stairs with black aluminium railing, as per plans.
- Rear balcony made of treated wood according to the plan.
- Black gutters, front and rear.

ELECTRICITY

- 100 amps electrical pannel (1/unit).
- Smoke detectors according to the National Building Code
- One exterior ground fault outlets per unit.
- Outlets for stove and dryer.
- Doorbell for the front entrance
- Electrical outlets and fixtures according to the electrical code Lighting fixtures -choice
 - according to the Gerik series.
- Copper and aluminium wiring.
- Outlets for cable/phone.
- Independent meter Hydro-Quebec (1/unit).
- White decora outlets and switches.
- Rough-in wiring for the electromobility terminal (1/unit). White range hood.

PLUMBING

- White plumbing fixtures according to the Gerik series
- Shower 36x48 and acrylic bathtub (principal unit) - as per plans.
- One-piece fiberglass bathtub/shower (basement unit) - as per plans.
- Double stainless steel sink in kitchen.
- Refrigerator water line without connection.(1/unit)
- 40-gallon electric water heater (basement unit).
- 40-gallon electric water heater (principal unit).
- Washer outlet (1/ unit).
- Frost-free outdoor water faucet.
- Plumbing fixtures according to the Gerik series.

HEATING

- Electric baseboard heaters with thermostats - as per electrical code.
- Air exchanger (1/unit)
- Wall-mounted air conditioning (principal unit).
- Rough wiring for air conditioning (basement unit).

INTERIOR FINISH

- 1/2 smooth finish gypsum ceilings, matte white.
- 1/2" painted latex white gypsum walls.
- Flooring covering-vinyl plank and ceramic 12x24 according to the Gerik series.
- 12 x 24 Ceramic tiles for walls shower according by Gerik series.
- One row of ceramic around the bathtub walls as per Gerik series.
- Main staircase carpeted
- White contemporary doors and trim
- Brushed sliver door hinges and handles
- Wood handrail and posts color coordinated with the flooring with metal black spindles.

CABINETS AND VANITIES

- Kitchen cabinet doors and bathroom vanities made of PVC-according to the Gerik series
- Laminated countertops in the kitchen and bathrooms-according to the Gerik series
- Mirrors in bathroom (dimensions determined by the builder).
- Dishwasher space.

LANDSCAPING

- One tree per lot, located in front of the house (choice of tree type and location by the builder).
- Front sidewalks made of patio stone.
- Entire sodded lot.
- Driveway made of crushed stone-following the site plan.

The clients recognise having read the specifications and standards and accept them.

Client: _____

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Date: _____

All measurments are approximatif, plans, materials and specifications are subject to vhangne without notice