



TECHNICAL SPECIFICATIONS SEMI-DETACHED

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

Client: _____

Client: _____

Date: _____

*All measurements are approximate
plans, materials and specifications are subject to change without notice*



FOUNDATION

- Foundation and concrete footing.
- Perimeter drain and waterproof coating on the surface of the foundation walls.
- Concrete basement floor.
- Front balcony made of poured concrete.
- Cement plaster applied to the upper part of the foundation wall.
- Roughed-in for future sub-slab depressurization system for radon extraction.
- Access chimney to french drain for potential cleaning.

FRAMING

- Steel or wood beams and posts as per plans and specifications.
- Prefabricated and expert-approved 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" on-center and/or 2x3x16" on-center.
- Fiber or OSB panels and R-4 polystyrene on exterior walls.
- Weatherproofing.

INSULATION

- R-5 Polystyrene panel under the basement concrete floor.
- Foundation wall: R-5 Polystyrene panel and R-12 batt insulation on exterior walls (R-17).
- Rim joist, main floor wall and 2nd floor wall.
- Spray foam insulation around doors and windows on the main floor and upper floor.
- Fiber panels or OSB and R-4 polystyrene and R-19.1 batt insulation (R-24).
- Insulated floor tape R24-.5.
- Attic: R-40 loose-fill insulation.

EXTERIOR DOORS AND WINDOWS

- Steel front entry door, black exterior color.
- Front door lock with numeric code.
- Thermal sliding patio door.
- Black PVC casement windows with low-e argon gas for the front.
- White PVC casement windows with low-e argon gas for the sides and rear.
- White PVC sliding basement windows with low-E argon gas.

INTERIOR FINISH

- Uniform 1/2 gypsum ceilings, matte white color.
- 1/2" gypsum walls painted with white latex.
- Flooring - floating wood - as per Gerik series.
- Ceramic 12 x 24 - as per Gerik series.
- Contemporary white doors and molding.
- Brushed silver door hinges and handles.
- Main staircase with carpet, secondary staircase with particle board.
- Stained and varnished wood handrail and posts, similar color to the laminate flooring with metal balusters - according to the model.
- Unfinished staircase descent.
- Unfinished basement : 1/2" gypsum on exterior walls and roof for fire resistance.

HEATING

- Electric baseboard heaters with thermostats.
- Air exchanger.

EXTERIOR FINISH

- Harmonious combination of bricks and vinyl siding on the front - as per the plans.
- Vinyl siding on the sides and rear - as per the plans.
- Black aluminium roof edging and soffits.
- Rear balcony made of treated wood - according to the plan.
- Black aluminium front railings, if necessary.

ELECTRICITY

- 200-amp electrical pannel.
- Smoke detectors according to the National Building Code.
- Two (2) outdoor outlets.
- Outlets for stove and dryer.
- Front entry doorbell.
- Electrical outlets and switches as per electrical code.
- Lighting fixtures -choice according to the Gerik series.
- Copper and aluminium wiring.
- Central vacuum conduit for future system.
- Panel for Smart Home possibility - six (6) cable/telephone outlets.
- White decora outlets and switches.
- Rough wiring for electric vehicle charging station.
- Chimney-style kitchen hood.

PLUMBING

- White plumbing fixtures - as per Gerik series.
- Shower cabin and low-flow showerhead according to the model and Gerik series.
- Double stainless steel sink in kitchen.
- Plumbing fixtures - as per Gerik series.
- Plumbing rough-in 3mrx for future basement bathroom.
- Outlet for washing machine.
- Frost-proof outdoor faucet.
- Acylic bathtub according to the model and Gerik series.
- Refrigerator water line (without connection).
- Metal niche 24" x 12" in the master bathroom shower, stainless steel finish.
- 60-gallon electric water heater.

ROOF

- Prefabricated roof trusses, approved by an expert.
- Roof membrane - Aspenite 15/32 or equivalent.
- IKO Cambridge lifetime limited warranty roofing shingles with a Venmar roof ventilator or equivalent.

CABINETS AND VANITIES

- Kitchen cabinet doors and bathroom vanities made of PVC - as per Gerik series.
- Laminated countertops in the kitchen and bathrooms - as per Gerik series.
- Mirrors in the bathrooms (dimensions as per the builder).

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.
- Side and rear yard leveled according to the grading plan (no topsoil added).
- Sodded front yard.
- Driveway made of crushed stone - following the site plan.