



TECHNICAL SPECIFICATIONS TOWNHOUSE

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 footings made of poured concrete.
- Perimeter drain and waterproof coating on the surface of the foundation walls.
- Basement and garage floors made of reinforced concrete with fiber reinforcement.
- Front balcony made of poured concrete.
- Cement stucco applied to the upper part of the foundation wall.
- Rough-in for future radon mitigation system for floor depressurization.
- 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.
- Prefabricated framing.
- 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

- Exterior walls (house and garage): R-20 insulation.
- Foundation wall: R-5 Polystyrene panel and R-12 batt insulation on exterior walls (R-17).
- Sprayed urethane R-20 on rim joists.
- Low-expansion sprayed urethane around doors and windows on the main floor and upper floor.
- Sprayed urethane R-30 for insulating the garage ceiling and overhangs.
- Unfinished garage: Insulation on fire-rated wall only.
- Insulated floor tape R24-.5.
- Attic: R-40 loose-fill insulation.
- Blown cellulose insulation R-40 for the attic.
- Soundproofing of party walls between units R-12.

EXTERIOR DOORS AND WINDOWS

- Steel front entry door, black exterior color.
- Front door lock with numeric code.
- Steel communicating door from garage to house, white in color, depending on the chosen lot.
- 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

- 1/2" smooth finish gypsum ceilings, matte white.
- 1/2" gypsum walls painted with white latex.
- Flooring covering - laminate wood flooring according to the Gerik series.
- Ceramic 12 x 24 - as per Gerik series.
- Contemporary white doors and molding.
- Brushed silver door hinges and handles.
- Finished garage with 1/2" gypsum and one coat of joint compound.
- Main and secondary staircase carpeted.
- Wood handrail, color coordinated with the flooring.
- Fully finished staircase descent.
- Unfinished basement : 1/2" gypsum on exterior walls and roof for fire resistance.

HEATING

- Electric baseboard heaters with thermostats.
- Air exchanger.
- Rough wiring for air conditioning.

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.
- Black gutters, front and rear.

ELECTRICITY

- 200-amp electrical panel.
- 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.
- Frost-proof garage faucet.
- Acrylic 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 covering - 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

- A tree in front per lot (location and type of tree at the contractor's discretion).
- Front sidewalks in patio stone.
- Rear land leveled in accordance with the excavation plan.
- Center unit: Entirely sodded land.
- Corner unit: Sodded land in the front and on the side.
- Driveway in crushed stone - according to the site plan.