

Foundation

- Foundation and footing in cast concrete
- Perimeter drain and waterproof coating on the surface of the foundation walls.
- Basement floor and garage floor in reinforced concrete with fiber.
- Front balcony in cast or prefabricated concrete (builder's choice).
- Cement stucco applied to the upper part of the foundation wall.
- Depressurization system for the floor by radon extraction.

Insulation

- Steel or wood beams and columns according to plans and specifications.
- Prefabricated and expert-approved silent floor joists.
- 5/8" subfloor glued, nailed, and screwed to joists.
- Exterior walls 2" x 2" 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.
- Weather barrier.

Framing

- Polyesterene R-5 panel under the basement concrete floor.
- Foundation wall: R-5 polystyrene and R-12 batt insulation on exterior walls (R-17).
- Rim joist, main floor, and second floor walls.
- Spray foam insulation around main floor and second floor doors and windows.
- Fiber and polystyrene R-4 panels and R-19.1 batt insulation (R-24).
- Unfinished garage: Insulation on firewall only.
- R24-.5 floor tape.
- Attic: R-40 loose-fill insulation.

Roofing

- Prefabricated and expert-approved roof trusses.
- Roof covering - Aspenroof 1/2" or equivalent.
- BP DAKOTA roofing shingles, 25-year warranty, with Venmar or equivalent roof ventilation.

Exterior Finishing

- Harmonious combination of stone and Board and Batten style vinyl siding for the facade - according to plans.
- Vinyl siding on the sides and back - according to plans.
- Black aluminum roof edges and soffits.
- Rear balcony in treated wood according to plans. Treated wood railing if necessary.
- Stained stone and wood column - according to plans.
- Black aluminum front railings if necessary.
- Black gutters, front and back.

Exterior Doors and Windows

- Steel front entry doors, black exterior color.
- Front entry door lock with number code.
- White steel door connecting the garage to the house.
- Thermal patio door.
- HYBRID casement windows with low-e argon gas, black exterior color.
- Sliding PVC basement windows, black exterior color with low-e argon gas.
- Garex or equivalent insulated sectional garage door, black color - as per plans.

Outdoor Landscaping

- One tree per lot, at the front of the house (tree type and location at the discretion of the builder).
- Stone patio sidewalk in front.
- Gravel driveway.
- Lot delivered in its natural state - Refers to neighborhood regulations.

Electricity

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

Plumbing

- White sanitary devices
- Shower stall and low-flow 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 hose bib.
- Frost-free hose bib in the garage.
- Acrylic bathtub - according to the Gerik model and series.
- Plumbing fixtures - according to the Gerik series.
- Water line to refrigerator.
- 24" x 12" niche in the master bathroom shower only.
- Septic system and artesian well (see guide).

Heating

- Furnace electric.
- Cleaning of ventilation ducts by a specialized firm.
- Heat recovery air exchanger with furnace.
- Central air conditioning.

Interior Finishing

- 1/2" white matte finish gypsum ceilings.
- 1/2" latex-painted gypsum walls in white.
- Flooring - 3-1/4" hardwood in brushed red oak or cherry, pre-finished, 12" x 24" ceramic tiles - according to Gerik series.
- Contemporary white doors and trim.
- Satin nickel hinges and door handles.
- Unfinished garage: 1/2" gypsum on fire-rated wall only with one coat of joint compound.
- Main hardwood staircase stained and varnished - according to Gerik series.
- Secondary staircase made of particle board.
- Handrails and posts in wood stained and varnished similar to hardwood floor with black iron balusters.
- Unfinished basement: 1/2" gypsum on exterior walls and at the bottom of the stairs.

Cabinets and Vanities

- Kitchen cabinet doors and vanities in PVC color - according to Gerik series.
- Quartz countertop in the kitchen - according to Gerik series.
- Laminate countertop in the bathrooms - according to Gerik series.
- Mirror in the bathrooms (dimension according to builder).

Buyer-purchaser	_____
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Sales advisor	_____

