



TECHNICAL SPECIFICATIONS SINGLE-FAMILY

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 and garage 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 or OSB panels and R-4 polystyrene and R-19.1 batt insulation (R-24).
- R24.5 insulated rim board.
- Attic: R-40 loose-fill insulation.
- Unfinished garage: insulation on firewall only.

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.
- Black sectional insulated garage door - as per Gerik plan.
- Communicating white steel door between garage and house.

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: 1/2" gypsum on exterior wall.
- Unfinished basement: 1/2" gypsum on exterior walls.

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 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.
- One antifreeze hose faucet in the garage.
- 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 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 bathrooms - as per Gerik series.
- Quartz countertop in the kitchen - 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.



SPÉCIFICATIONS TECHNIQUES - LOGEMENT ADDITIONNEL TECHNICAL SPECIFICATIONS - ADDITIONAL APARTMENT

Les clients reconnaissent avoir lu les spécifications standards et les acceptent.
The clients recognise having read the specifications and standards and accept them.

Client: _____

Client: _____

Date: _____

*Toutes les mesures sont approximatives
plans, matériaux et spécifications sont sujets à changements sans préavis.*

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



PLUMBING

- Sanitary appliances in white -according to the Gerik series
- Plumbing fixtures --according to the Gerik series
- Acrylic bathtub--according to the Gerik series
- Double stainless-steel sink in kitchen
- Outlet for washer
- 40-gallon electric water heater
- Refrigerator waterline (without connection)

ELECTRICITY

- Electrical baseboard heaters with thermostat
- Smoke detector as per NBC
- Air exchanger
- Light fixtures-choice from Gerik series
- Outlets for dryer and stove
- Electrical outlets and switches as per electrical code
- 3 cable or phone outlets

CABINETS AND VANITIES

- Kitchen and bathroom cabinet doors made of PVC according to the Gerik series.
- Laminate countertop in the kitchen and bathroom according to the Gerik series
- Mirror in the bathroom (dimension by the builder)

INTERIOR FINISH

- Vinyl plank flooring-according to the Gerik series
- Ceramic on top of bathtub
- Contemporary white doors and moldings-as per Gerik series
- Brushed silver door hinges and handles

EXTERIOR FINISH

- White steel entry door
- Exterior handle with keys deadbolt

SOUNDPROOFING

- Ceiling 5/8 type X intercrossed gypsum
- Resilient bar
- R-28 fiberglass panel between the joists

PLOMBERIE

- Appareils sanitaires blancs
- Fixtures de plomberie - selon série Gerik
- Bain acrylique - selon série Gerik
- Évier double en acier inoxydable
- Sortie pour laveuse
- Réservoir d'eau chaude 40 gallons électrique
- Ligne eau frigo (sans connexion)

ÉLECTRICITÉ

- Plinthe électrique - Selon le code électrique
- Détecteur de fumée - selon le CNB
- Échangeur d'air récupérateur de chaleur
- Sortie pour sècheuse et cuisinière
- Prises et sorties électrique - selon le CNB
- 3 Prises (câble /téléphone) au choix
- Fixtures électrique - selon série Gerik

ARMOIRES ET VANITÉS

- Portes d'armoires de cuisine et vanité en PVC- selon série Gerik
- Comptoir de stratifié dans la cuisine et la salle de bain
- Miroir dans la salle de bain (dimension du constructeur)

FINITION INTÉRIEURE

- Recouvrement de plancher – latte de vinyle
- Haut de bain en céramique
- Portes et boiseries types contemporaines blanches-selon série Gerik
- Charnières et poignées de porte couleur argent brossé

FINITION EXTÉRIEURE

- Porte d'entrée en acier de couleur blanche
- Poignée extérieure argent brossé avec penne dormant à clé

INSONORISATION

- Plafond en gypse 5/8 type X inter croisé
- Barre résiliente
- Matelas de fibre de verre R-28 entre les poutrelles