

SPECIFICATIONS

FOUNDATION

- Poured concrete footing and foundation.
- Drain at the perimeter and waterproof coating on the surface of the foundation walls.
- Concrete basement and garage floors with fiber reinforcement.
- Front balcony in poured or prefabricated concrete (builder's choice).
- Cement plaster applied to the upper part of the foundation wall.
- Radon gas extraction is not covered by Gerik but construction includes the rough installation of the conduit under the basement slab in anticipation of a future system.

FRAMING

- Steel or wood beams and posts as per plans and specifications.
- Silent prefabricated & engineered approved floor beams.
- 5/8" sub-floor nailed and screwed on floor beams.
- Exterior walls 2x6x16" c/c.
- Interior walls 2x4x16" c/c.
- Load bearing partitions 2x6x16" c/c and/or 2x4x16" c/c.
- Fiber and polystyrene panels R-4 for exterior walls.
- Weatherization housewrap.

INSULATION

- R-5 polystyrene panel underneath the cement floor of basement.
- Foundation walls: R-4 Polystyrene panel and R-12 insulation on exterior walls (R-17).
- Exterior walls (except garage) - Polystyrene fiber panels R-4 and R-19.1 (R-24) insulation.
- Sprayed urethane around the doors and windows (first and second floor)
- Garage isolation on firewall only.
- R-24 insulated rime board.
- Attic: R-40 insulation.

HEATING

- Natural gas forced air furnace (rented from Gazifere inc.).
- Duct cleaning by a specialized firm
- WI-FI thermostat for smart phone.
- Heat recovery air exchanger with furnace.
- Central air conditioning

EXTERIOR FINISH

- Combination of Brick and vinyl on the front façade – as per plans.
- Black aluminium for fascia and soffits.
- Rear treated wood balcony (Treated wood railing).
- Black aluminium railing in front, if necessary.
- Black gutters at the front and back.

PLUMBING

- Shower cabin and low flow shower head - depending on the Gerik model and series.
- Double stainless steel kitchen sink.
- Natural Gas Water Heater (rental from Gazifere inc.).
- Anti-freeze exterior watering tap.
- Anti-freeze watering faucet in the garage.
- Acrylic bath - depending on model and Gerik series.
- Plumbing fixtures - according to Gerik series.
- Black taps and shower niche.



LA CROISÉE
PROJET RÉSIDENTIEL

ELECTRICITY

- 200-amp electrical panel.
- Smoke detector as per CNB regulations.
- Two exterior ground fault outlets.
- Rough-in for stove and dryer in laundry area.
- Front door chime.
- Switches and outlets-as per electrical code.
- Black light fixtures – as per Gerik series.
- Copper wiring.
- Rough-in for future central vacuum system.
- White "decora" switches and plugs.
- Rough-in wiring for the electromobility terminal.

EXTERIOR DOOR AND WINDOWS

- Metal front door (black exterior) - as per Gerik series.
- "Bluetooth" entry door lock for smart phone.
- Communicating door between garage and house, white int & ext
- Double glazed patio doors with sreen.
- PVC casement windows with low-e argon gas and white interior. The windows on the sides and rear of the house are entirely white. The front-facing windows are black.
- PVC sliding basement windows, white on the inside and the outside with low-e argon gas.
- "Garex" or equivalent sectional insulated garage door – as per Gerik series and plan.

INTERIOR FINISHING

- Matt white gypsum ceilings 1/2".
- 1/2" gypsum walls painted white (latex).
- Floor covering - ceramic and laminate flooring - according to Gerik series and floor cutting plans.
- Ceramic above the shower bath.
- Contemporary doors/woodworks painted white (latex).
- Hinges and door knobs in brushed nickel color.
- Garage – 1/2" gypsum on firewall only.
- Stairs covered with Berber carpets - according to the Gerik series.
- Handrail and wooden posts stained and varnished in a color similar to the hardwood floor with black wrought iron bars according to the Gerik series.
- Unfinished basement 1/2" gypsum exterior wall and basement staircase (as of new model).

CABINETS AND VANITIES

- PVC cupboard doors in kitchen and bathroom vanities – as per Gerik series.
- Quartz countertop in kitchen.
- Laminated countertop for bathroom vanities.

LANDSCAPING

- The trees installed will be similar to the planting plan.
- Front stone patio sidewalks (location and type of tree chosen by the contractor).
- Peat land.
- Automobile entrance on crushed stone (width of the garage).

ROOF

- Prefabricated, expert-approved roof trusses.
- Approved prefab trusses 1/2 Aspenroof sheeting.
- Owens Corning Roof Shingles - Duration or Equivalent, Limited Lifetime Warranty with Venmar Roof Ventilator or Equivalent.

Promising buyer : _____

Sales advisor: _____

Promising buyer : _____

Date: _____

gerik
CONSTRUCTION