

Specifications

Foundation, sole and slab:

- 20 MPA concrete sole at 24" x 10" spacing
- 8" thick 20 MPA cement wall (or 10" for brick or stone cladding)
- 25 MPA concrete basement slab with 1.5" rigid insulation with 6 mil air/vapor barrier
- 4 inches garage slab (with fiber) with air barrier / 6mil vapor barrier

Exterior walls

- Vinyl or manufactured wood exterior walls (R-26.75)
 - Vinyl or manufactured wood siding
 - Air barrier
 - 4x8 Isoboard structural panel
 - 2 x 6 wood @ 16" c.c uprights
 - R-20 fiber insulation
 - 6 mil vapor-barrier
 - 1/2" drywall
- Exterior stone walls
 - Stone facing
 - Air barrier
 - 4x8 Isoboard structural panel
 - 2 x 6 wood @ 16" c.c uprights
 - R-20 fiber insulation
 - 6 mil vapor-barrier
 - 1/2" drywall

Exterior siding

- Aria , Laffit or Mondrian Permacon stone collection
- Manufactured wood siding or steel siding (façade only)
 - Canexel - Ridgewood 5 or Distinction Metalunic
- Kaycan Timberlake vinyl siding (side and rear)
- Black aluminium fascia and soffit

Roofing (R-41)

- 2 tones black architectural shingles with limited lifetime warranty
- Ice and water shield (6' for eaves and 3' for valleys)
- 4x8x7 / 16 OSB panel with H staples
- R-40 fiber insulation
- Prefabricated roof trusses @ 24 c.c.
- Resilient bars @ 16" c.c.
- 1/2" drywall

Garage

- 5/8 type X drywall 100% completed
- 100% insulated
- Primer on walls and ceiling
- Ceiling fan heater "Spider" type in single garage and "Dragon" in double garage
- Exterior water outlet
- Floor drain
- Standard 9' x 8' insulated garage door
- Wi-fi electric garage door opener

Interior walls

- 9' ceiling on the ground floor and 8' ceiling on the second floor
- 2x4 wood stud @ 16" c.c.
- 1/2" drywall



HARMONIE

CONSTRUCTION

Flooring

- Floor covering (see floor covering, stairs and railings section for details)
- 4x8x5/8" OSB tongue and groove panel
- I shape blocked floor joists (based on manufacturer)
- 16" c.c. resilient bars
- 1/2" drywall

Insulation

- House inner-roof R-40 fiber insulation
- Garage inner-roof R-32 fiber insulation)
- Exterior wall - R-4 Isoboard and R-20 fiber insulation
- Foundation walls - Rigid 4" R-15 insulation with built-in wood strapping @ 16 c.c.
- Rim board - Spayed polyurethane foam
- Basement slab - Rigid 1.5" R-15 insolation

Exterior doors and windows

- PVC / aluminium hybrid casement windows
- Black windows and doors
- 34" double entrance door with 4 standard glass windows, double door handle and lock
- Bluetooth doorbell with camera
- 34" 4 panel single garage door with locking handle
- 8' patio door (except for model A Capella A which is 6')

Plumbing

- ABS sewer, venting and return pipes
- PEX water pipes
- 2 exterior water outlets
- White porcelain toilets
- Top-mount white porcelain sinks
- Stainless steel undermount sink (kitchen)
- Hot water outlet for dishwasher
- Cold water outlet for refrigerator
- 60 gallons electric hot water tank with titanium anode rod added
- 36"x48" shower with sliding door (certain models are 36"x60") and ceramic tiled walls
- 32"x60" free standing acrylic bathtub
- Sediment filter
- Water softener with U.V light
- High quality faucets

Artesian well

- 6" drilled well'
- Constant pressure system

Electricity

- Overhead electrical entrance with meter and 200 amp panel (30 meters maximum)
- 220V wiring for electric vehicle plug-in station
- Piping and outlets for central vacuum
- Outlets for washer and dryer (x1)
- Outlets for phone and cable/internet (x2)
- Exterior electrical outlet GFI (x2)
- Connection for the water treatment system (when required)
- Connection for artesian well and constant pressure system
- Smoke and carbon monoxide detectors
- Stainless steel hood fan
- Superior quality interior and exterior lighting fixture package
- Electric outlets on perimeter of basement based on building code



HARMONIE

CONSTRUCTION

Ventilation

- Pulsed air central heating and air conditioning system
- Heat recovery air exchanger

Floor covering, stairs and railings

- Choice of vinyl flooring on ground and upper level floor
- Choice of 12"x24" ceramic tiles for main bathroom
- Hardwood stairs on every floor (A Capella A ground to second floor only)
- Hardwood hand railing with iron spindles

Cabinets, vanities and counter tops

- Colored PVC kitchen closed up to the ceiling and vanity cabinets (from Harmonie series)
- Shaker doors in the kitchen
- Single vanity in powder room
- Double vanity in main bathroom
- 1.25" quartz kitchen countertops (based on Harmonie series)
- 1.25" laminate countertop in main bathroom, secondary bathroom and powder room (based on Harmonie series)
- Cabinet door and drawer hinges with absorption system
- Recycling center
- Drawer shelf in the pantry cabinet

Interior finish

- Walls and ceiling painted in white
- Smooth finish ceilings
- Contemporary moldings and frames
- Choice of interior panel doors (based on Harmonie series)
- Interior lever handle
- Metal shelving in closets and / or storage areas
- White laminate shelves in pantry cabinet

Landscaping

- Standard landscaping in front yard included
- Single gravel driveway
- Eavestrough (gutter)
- Rear 100 square foot wood patio
- Natural stone with civic address inscription (Boisé Ste-Élisabeth only)
- Notary and sales act fees only

Buyer (1)

Name :

Seller

Maxime Thérien

Buyer (2)

Name :

Date