



# Technical Specifications Semi-Detached Single-Family House

Lot: \_\_\_\_\_

## EXTERIOR FINISH

- Brick facade, 4' return
- Maintenance-free vinyl siding, side and rear walls
- Aluminium soffit and fascia
- Gutter
- Address
- Asphalt roofing shingles, 25 years
- Treated wood balcony in back, 8' x 8'
- Concrete stoop in front, aluminium railing

## LANDSCAPING

- Walkway
- Front and back lawn
- One tree in front
- Curb cut for driveway entrance
- Paved driveway

## DOORS AND WINDOWS

- White PVC casement windows in front
- White PVC thermal insulated sliding windows on other walls and basement
- Insulated color steel door with glass, in front
- White patio door in back

## FRAME AND INSULATION

- 2 x 6 exterior walls insulated to R-20
- Vapour barrier under the basement slab
- Floor joists
- 5/8 in. sub-floor, glued and nailed
- 2 x 4 partitions on first floor and second floor
- Attic insulated to R-31
- Concrete fire-resistive wall

## ELECTRICITY, HEATING AND VENTILATION

- 200-amperes electric panel
- Electric baseboard heating c/w wall-mounted thermostat
- Air exchanger with heat recovery
- Fan in the bathroom
- Fan in the washroom/laundry room
- Dryer outlet, kitchen hood outlet
- Smoke detector
- White electrical wall plates
- Exterior electrical outlets, in front and in back
- Interior lighting fixtures (10) and kitchen hood
- Exterior lighting fixtures: 1 in front and 1 in back
- Five (5) telephone jacks
- Five (5) cable outlets

## PLUMBING

- 60-gallon hot water tank
- Exterior water outlet, in back
- Moulded shower unit c/w door
- Pressure-balanced shower fixture
- Low consumption toilet (6 Lpf/1.6 Gpf)
- Moulded bathtub c/w ceramic-tile podium
- Stainless steel kitchen sink

## FLOOR COVERING

- Ceramic tiles: entry, laundry room/washroom, kitchen, bathroom
- Floating floor, 8mm, in living room and dining room
- Carpet in staircase and upstairs

## TRIM AND INTERIOR FINISH

- 8-ft high ceiling
- Newport style doors c/w round door handles
- Brushed chrome finish hardware
- Classic style baseboards and trim
- White metal wire closet shelves
- Walls, ceiling and trim painted eggshell white

## KITCHEN CABINETS AND VANITY

- Color melamine cabinets
- Moulded laminate counter
- Mirror in bathroom and washroom, above the vanity

## BASEMENT

- Rough concrete slab floor
- Exterior walls: gypsum, unfinished joints, no inside walls, no trim
- Basement staircase: rough lumber
- No gypsum on ceiling

## SERVICES

- Meeting with designer, choices for interior products
- Complete pre-delivery inspection
- Unit thoroughly cleaned before delivery

## NOTARY, CERTIFICATE, WARRANTY and DRAWINGS

- Notary fees paid for the purchase of the lot, provided it is the builder's notary
- Surveyor's certificate of the house under construction
- ACQ Warranty
- Architectural plan
- Layout drawing of vegetation barrier and engineer-certified drawing of wall drainage

## OPTION

- Available upon request

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Initials

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