

STANDARD FOR ALL HOMES

1. "GCR" new home certification program
2. Poured in place concrete front porch and "4x8" treated wood deck in the backyard
3. Structure :
 - 200mm concrete foundations poured with 20 MPa strength concrete
 - Load bearing exterior walls in 2" X 6" studs
 - Metal stud exterior walls
 - Wood floor joist with 5/8" thick screwed down lapping plywood panels
4. Insulation: R-24.5 exterior walls, R-41 roof ceiling, R-17 basement walls.
5. Casement PVC windows : coloured in the front of the house and white on the side and back (except for street corners)
6. Coloured french style steel insulated front door with sidelight
7. Prefinished birch wood lathe floor 3 1/4" wide planks (living room and dining room)
8. 7' cherrywood plank for the top of the low wall in the entrance.
9. 9' ceiling height on the ground floor
10. Prefinished birch wood stairs to the 2nd floor with prefinished birch wood stair railings
11. 3 1/4" wide prefinished birch floors for the 2nd floor
12. Ceramic flooring in the entrance, kitchen, powder room, and bathroom
13. Melamine kitchen cabinets and powder room/bathroom vanities
14. Granite kitchen countertops and bathroom vanities
15. 36" x 48" ceramic shower with glass door on 2nd floor
16. Interior door handles (different choices available)
17. 200 AMP electrical entrance
18. Electrical outlet and plumbing for dishwasher
19. Plumbing for fridge water hookup
20. Stainless steel range hood
21. Waste pipe system
22. Central vacuum piping
23. Cable and phone wiring (6 outlets included) with finishing plates.
24. 700\$ interior light fixture budget
25. Decora outlets and switches
26. Air exchanger system providing fresh air in the house
27. 60 gallon water heater
28. Stainless steel undermount double bowl kitchen sink with single lever faucet and vegetable washer
29. Controlled pressure regulator for the shower
30. Antifreeze hose bib on the side of the house and a cold water hose outlet in the garage
31. White paint with integrated primer throughout
32. A tree and shrubs in front of the house and a tree in the backyard
33. Single wide asphalted driveway with concrete block retaining wall
34. Paved sidewalk included
35. Concrete address included
36. Roughcast included (parging on exterior foundation)
37. Certificate of location included
38. Buried Hydro-Québec electrical wires

NOT INCLUDED IN THE SALE PRICE

1. Welcome tax
2. Fence and grass
3. Interior decoration
4. Recessed soffit lighting
5. Gutters