

Specifications list Cottages – Bungalows – Bi-generational

Legal Fees:

Guarantee plan : La garantie construction résidentielle (GCR) # 13313
Implementation certificate
Certificate of location on the building in construction
Building permits
Insurance of the house during construction
Receipt for stone without pyrite
Notary fees for the preparation of the deed of sale are included
Recycling bin (Ville de St-Jean-sur-Richelieu)

Interior Finish:

Lighting, stove hood, door chime and smoke detector (1 900\$ allowance including 4 hours of installation)
Electrical outlets: outlets and *Décora* switches
Electrical baseboard heat with electronic control in every room
Protected socket outlet in the bathroom and the shower room
Preparation for washer, dryer and dishwasher
Electrical input 200 amps with breakers on copper spinning
2 outdoor sockets outlet
Benjamin Moore tinted white paint (2 coats) garage optional
Embossed style interior doors and colonial or contemporary woodwork
Melamine cabinets 'shaker style' and melamine wood grain finish vanity (any color)
Melamine shelves in closets and linen room
Vessels sink in the main bathroom with *Riobel* Tap
Stainless double sink in the kitchen and faucet with pullout spout
54" corner bath or 60" right bath (according to plan) model *Simplicity* by *Maax*
Ceramic shower with neo-angle acrylic base 38 "X 38" or 36x36 square according to plan with pressure balance faucet
60 gallons hot water tank with drain
1 outside water outlet frost-proof and 1 water outlet in the garage
2 outputs for central vacuum
Pre-wired for phone (2) cable (3) (or 5 total)
1 electrical outlet with integrated USB charging
Birch hardwood stairs and handrails with wooden or metal balusters
Pre-varnished natural birch hardwood on the ground floor and upstairs floor
Ceramic tiles in entry, kitchen, bathroom, shower room and under washer and dryer (if required)
Lined and glued floor
Complete house cleaning before possession date

Basement finish:

Electrical sockets in the basement at every 12" on outer walls
Electric Baseboard heaters with electronic control
Polythene membrane ONGC and CODEBORD 1" R5 type 3 under the concrete slab
Walls finished with extruded polyurethane 3" on foundation with 1 x 3 board and covered with full-height gypsum and shore belt isolated in urethane
Outlet drain and drains for toilet, sink and shower

3 foundation windows with sliding thermos glass – 1(24 x 48) 2(24x55) (only 2 windows if there is already a front window on the plan)

Exterior Finish:

Foundation 8 with steel rod
Tarmac foundation
Minimum 50% of the facade made out of Brick (according to models)
Vinyl siding walls *Residentiel* brand
Aluminium soffit and fascia
IKO Dynasty asphalt shingles 35 years guaranty
KD dry wood construction
2" x 4" load-bearing and non-load-bearing walls
Front steel door with thermos glass (multiple choices)
Garage door (if applicable) steel R-16 insulated (optional automatic door opener)
All white PVC (inside – outside) cranks windows. Thermos with Argon gas (LowE)
Front colour windows
All windows net
Driveway on 0.3/4', 15" wide and ± 15" thick excavated
Land leveled with required slope to completion
Parging on foundation
Rainware
4' x 8' treated wood patio

Energy-efficient building in accordance with the new regulations of August 2012:

Structure 2" x 6" every 16" (Tentest with foam) and air barrier (air Lock) (c.c. R-4)
Insulated exterior walls (R-27.8)
Insulated basement walls (R-17)
Isolated roof with blowing wool (R-41)
Air exchanger and heat saver exits in each room

Not included:

Hydro-Québec connection and file opening fees

Annex 'B' of the Preliminary Contract signed between parties on _____.

Signed in _____ on _____.

Purchaser

Construction Desranleau

By : _____