

Our Construction Specifications

+ for Option
✓ for Included

Customer service	Excellence	Prestige	Contemporary
Professional design service	+	+	(5) hours
Professional architecture service	✓	✓	✓
Registration to the Garantie de construction résidentielle (GCR) (Guarantee Plan for New Residential Buildings) - Company's rating: A	✓	✓	✓
Building certificate of location	✓	✓	✓
3-step quality control during construction: - Prior to gypsum installation; - Prior to floor installation; - Prior to delivery of the home.	✓	✓	✓
Notary fees if financing with the National Bank or Caisse Desjardins	✓	✓	✓
Exclusive after-sales service	✓	✓	✓
External design and foundation			
Selective clearing of trees in the construction area (according to the layout plan)	✓	✓	✓
Ultra-resistant concrete foundations with reinforcement: - 25 MPa for footings; - 25 MPa for walls; - 25 MPa for basement floor; - 32 MPa for garage slab; - 32 MPa for balcony.	✓	✓	✓
Gross height of foundations	8'	8'	8'-5"
Crushed stone driveway (10" thickness)	✓	✓	✓
Concrete balcony with membrane formwork heel	✓	✓	✓
Back balcony	10'x 10' treated lumber with wood banister	10' x 12' treated lumber with wood banister	10' X 12' concrete balcony with aluminum banisters and tempered glass panels
Gross levelling	✓	✓	✓
Structure, roof and insulation			
Very stable floor with wood joists staggered to L/480 vibration standards	✓	✓	✓
2" x 6" exterior wall structure with 16" spacing	✓	✓	✓
9' ceiling on ground floor or according to the model	+	+	✓
2" x 4" or 2" X 6" interior wall structure with girths	✓	✓	✓
Shingles with self-adhesive membrane at perimeter and in roof joints	25-year warranty	30-year warranty	40-year warranty
Low pitch or flat roof with two-layer elastomeric membrane	✓	✓	✓
Double insulation around perimeter of doors and windows	✓	✓	✓
"Blueskin" or "Resisto" waterproofing membrane around masonry flashing	✓	✓	✓
End joists insulated with R24.5 soy-based sprayed urethane and a fire-retardant barrier in the basement if required	✓	✓	✓

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Structure, roof and insulation	Excellence	Prestige	Contemporary
Raymond-Climat (comfort, health, energy efficiency): - R50 insulation in roof space; - R24.5 insulation in exterior walls; - R17 insulation in basement; - R5 insulation under concrete basement slab; - Blower door test performed by a professional accredited by the AEE.	✓	✓	✓
Novoclimat 2.0 (comfort, health, energy efficiency): - R62 insulation in roof space; - R29.5 insulation in exterior walls; - R21 insulation in basement; - R7.5 insulation under concrete basement slab; - Blower door test by the AEE; - Customer discount.	+	+	+
Exterior finishing			
Partial masonry facade	Brick According to the model	Brick or concrete stone	Brick or concrete stone or block
Siding on sides and back	Vinyl	Engineered wood	Engineered wood
Stucco finish on exterior foundation	✓	✓	✓
Civic number or address plate	+	+	✓
Doors and windows			
Steel front door	White	White	Colour
Patio door	White PVC 6' wide	White PVC 6' wide	Colour hybrid or PVC 8' wide or more
Steel service door in garage	White	White	Colour
Steel garage door	R12 white with torsion spring lifting system	R12 white with motor belt drive system	R16 colour with direct drive system
"Thermo" Low-E and argon gas glazing in accordance with Novoclimat standards	✓	✓	✓
Front windows	White PVC casement windows	Colour PVC casement windows	Colour hybrid or PVC casement windows
Side and back windows	White PVC sliding windows that look like casement windows	White PVC casement windows	Colour hybrid or PVC casement windows
Basement windows	White PVC sliding windows 24" high	White PVC sliding windows 24" high	Colour hybrid or PVC sliding or casement windows 24" to 36" high
Interior finishing			
Paint	White	(8) choices of colours or finishes Paint applied to trim with a spray gun	(10) choices of colours or finishes Paint applied to trim with a spray gun
Garage	Joint treatment and rough timber staircase	White paint and rough timber staircase	Colour paint and stained or painted pine staircase
Glass door for entrance hall	+	✓	✓
Masonite interior doors and choice of handles	✓	✓	✓
Baseboards and frames	Regular style 3"-1/8 baseboard 2"-1/8 frame	Fontaine or 1000 series style 4"-1/8 baseboard 2"-3/4 frame	Zen 2000 series style 5"-1/2 baseboard 3" frame
Ceramic floors	\$ Allocated provision	\$\$ Allocated provision	\$\$\$ Allocated provision
Cabinets and vanities	\$ Allocated provision	\$\$ Allocated provision	\$\$\$ Allocated provision
Kitchen counter	Laminate	Laminate	Quartz or granite Allocated provision
Ceramic kitchen backsplash	+	\$\$ Allocated provision	\$\$\$ Allocated provision
Hardwood floors	\$ Allocated provision	\$\$ Allocated provision	\$\$\$ Allocated provision
Cherry or oak wood staircase from ground floor to second floor	Stained on site Wood newel posts, balusters and handrail According to the model	Pre-stained Wood newel posts, balusters and handrail According to the model	Pre-stained Metal beams Wood newel posts and handrail without risers According to the model

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Plumbing, electricity and ventilation	Excellence	Prestige	Contemporary
Plumbing			
Plumbing accessories, select distinct choices	Excellence Group	Prestige Group	Contemporary Group
60-gallon electric storage tank	✓	✓	✓
Rough-in without water in basement	+	+	✓
ThermoDrain - Drain water heat recovery system	+	+	✓
Water outlet	(1) exterior outlet	(2) exterior outlets (1) cold water outlet in garage	(2) exterior outlets (1) cold water outlet in garage
Basin in garage	+	+	✓
Sump in garage (according to the model)	✓	✓	✓
Shower in master bathroom	36" X 36" fibreglass with sliding door	36" x 48" ceramic wall and acrylic base with glass door	36" x 54" built-in Italian shower with glass panel or door
Stainless steel kitchen sink	Single	Double	Double flush-mount
Ventilation			
"Lennox" high-efficiency electric warm air furnace: - Cartridge filter; - Forced-air humidifier; - Programmable thermostat with touch screen.	+	✓	✓
Heat-recovery air exchanger with silent ventilation, bathroom and/or wash-up room (2)	✓	✓	✓
Range hood	Allure II white model hood	Installation included	Installation included
Electricity			
Electric baseboard heating with electronic thermostats	Ground floor, second floor, garage and basement	Garage and basement	Basement
"Dragon" heating in garage	+	+	✓
Exterior lighting outlets and GFI protected exterior electrical outlets	(6) lighting outlets (1) GFI outlet	(12) lighting outlets (2) GFI outlets	(14) lighting outlets including (10) recessed LED (3) GFI outlets
LED recessed interior lights	+	+	(10) recessed
Installation of standard light fixtures	✓	✓	✓
Screwless decorative wall plates	+	+	✓
Heated ceramic floor	+	+	+
Smoke and carbon monoxide detectors	✓	✓	✓
Doorbell	✓	✓	✓
Special accessories			
Propane or natural gas fireplace	+	✓ Métro model	✓ Cosmo model
Natural gas appliances	Available depending on the project	Available depending on the project	Available depending on the project
"Cyclo Vac" central vacuum cleaner, including high-end accessories	Pipes only	✓	✓
Full alarm system	Wiring only	✓	✓
Cable and telephone outlets including cover plates	(6) outlets	(8) outlets	(10) outlets
Home automation, PA system, camera and built-in wiring	Available on demand	Available on demand	Available on demand
Closets with wire shelves	✓	✓	✓
Home cleaning before delivery	✓	✓	✓