

# Pre-engineered panelized kit home system Inclusions and exclusions

Building options: DIYourself, Shared tasks or Turnkey projects

Laprise high-precision, high-performance prefabricated panel kit homes include a complete supply of pre-engineered structural components ready for on-site assembly. The Laprise kit features a self-supporting frame system, along with a comprehensive set of materials delivered to your site in crates for both exterior and interior finishes (including screws, sealants, etc.), helping you avoid multiple trips to the hardware store and ensuring a more efficient and organized job site. The quantity of building materials is guaranteed and you benefit from a 10-year warranty on the kit/structure system!

## Inclusions

### Framework - Exterior walls

#### LAPRISE STANDARD WALLS

High-Performance Walls (Rt-32.6) with anti-torsion and anti-thermal bridge features are factory-built with 5 ½" thick fiberglass insulation and 2"x6" positioned at 16" c-c, using world-class equipment, as per plan, and consists of:

Vertical exterior laths of 1"x3"; Continuous rigid insulation of 1½" and ½" plywood covering the entire surface of the walls; 2"x6" dried wood sills, studs, and top plate; lintels (wood or engineered wood); Sealed polyethylene membrane serving as a vapor barrier; Factory-installed double lathing; Acoustic sealant; Tape and seal weathershield and vapor barrier joints.

#### FIBERGLASS INSULATION OPTION PLUS

Very High Performance Walls with 7 ½" thick fiberglass insulation in 2"x8" for superior thermal performance;

#### ROCK WOOL INSULATION OPTION

High Performance Walls with 5 ½" thick rock wool insulation in 2"x6";

#### ROCK WOOL OPTION PLUS

Very High Performance Walls with 7 ½" thick rock wool insulation in 2"x8" for superior thermal performance and resistance to sound, fire, water, microorganisms, mold, termites, and other insects.

### Framework - Interior divisions

Pre-assembled non load-bearing divisions with anti-torsion system ready for drywalling installation; Pre-assembled load-bearing divisions with anti-torsion system ready for drywalling installation; Unassembled basement divisions (according to plan); 2»x4» or 2»x6» wood studs (dry wood);

### Framework - Floors

Tongue-and-groove 5/8" plywood, glue, and screws; Floor beams and joists; Brackets for fastening and nails; Load-bearing columns; Floor perimeter joists; Perimeter insulation with urethane (included if insulation installation is part of the contract); Structural beams; Anchor plates; Podium bath enclosure (according to the plan). In case of concrete slab construction: floor is a concrete slab.

### Framework - Roof

Plywood ½» (gables and roofs); Asphalt architectural shingles and accessories; Plastic cement (pitch); Shingled starters; Drip edge flashings; Eaves protection and self-adhesive membranes (according to plan); Galvanized steel valley flashings; Roof trusses and bracing; Self-adhesive membranes (according to plan). Attic fan.



## Framework - Ceiling

Attic insulation; Insulated R-60 attic access hatch; 1"x3" ceiling laths at 16"c-c; Sealed polyethylene membrane serving as a vapor barrier; tape and sealant to seal vapor barrier joints; Ventilation deflectors.

## Exterior Finishes

Aluminum ventilated soffit; Fascia (according to plan); Lightweight exterior siding (vinyl, wood fiber or wood) and finishing accessories (according to plan); Sun guard beams (according to plan); External load-bearing columns/posts (according to plan); Balcony and/or patio and/ or gallery (according to plan); Decorative elements (according to plan); Traditional masonry not included; Concrete balcony/porch included if Foundation Category is included in sales contract (according to plan); Fireplace box (according to plan).

## Interior Finishes

Drywall boards ½" and screws; Baseboards and moldings; Interior doors; Interior door handles and hardware; Adjustable closet rail-based storage system with rods, poles and wire shelves; Staircase, guardrail and hand rails (according to plan); Decorative elements (according to plan); HVR (Ventilation recovery device with control and timer) included with Ventilation Installation Category.

## Framework - Doors and windows

Lorendo PVC windows with energy-efficient thermal glasses with PVC-covered interior window jamb extensions; Windows & doors head flashings; Insulated exterior steel doors; Exterior door handles; Insulated steel garage door (according to plan); factory-installed water-proofing membrane around openings; Insulating foam (urethane spray) around openings (doors and windows).

## Delivery

Kit transportation is included within 300 km from the city of Montmagny (Quebec) by municipal road network. Every additional km (exceeding 300 km) is calculated according to the kit delivery/construction address. Transport by sea not included. \*FOB price applies for delivery outside the province of Quebec.

## Exclusions

Laprise panelized kit home system is designed to offer exceptional flexibility in both style and building options. The system allows you to take part in your project, if you choose to, and to potentially save thousands of dollars depending on your level of involvement. For this reason, interior finishes and subcontracted works are not included, giving you the freedom to choose your own tradespeople and materials and maximize your savings.

Land and services

Excavation / Foundation / Foundation insulation

Foundation and foundation insulation

Kit installation and subcontracting works

Subcontracting: electricity, plumbing, ventilation, etc

HRV heat recovery ventilator device with timer\*

\*However, it is included when, Ventilation Installation category is purchased

Drywall corners

Drywalling and painting

Floor coverings

Kitchen & bathroom cabinets

Masonry / Acrylic exterior wall render

Gutters

Fireplace and its prefabricated fireplace chimney

Other possible exclusions



These specifications are for informational purposes only. For more details, request a precise and detailed quote from your Laprise advisor. Specifications are subject to change without notice. Certain conditions may apply.

## Additional information

### Get involved and save!

The more you get involved, the more you save. Save up to 25% on construction costs depending on your level of involvement. Choose the building option that best suits your situation: DIYourself, Shared Tasks, or Turnkey. And if you need assistance, our network of Certified Partner Builders is here to help you every step of the way.

### Our Laprise Partners Building options: Shared tasks or Turnkey projects

If you prefer to have the work done for you or choose a turnkey option, our Certified Laprise Partners are experienced and at your service throughout every stage of your project. They provide quality work, whether it's the kit installation, building mechanics, or exterior and interior finishes. Talk to your Laprise advisor for more details. Certain regions and conditions may apply.

## PARTNERS

LAPRISE CERTIFIED

### Warranties

- 10-year warranty on Laprise kit/structure\*
- GCR Warranty (for Turnkey or Shared tasks depending on the selected work)\*

*\*Certain conditions apply.*



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