

Modular system

Inclusions
and exclusions

Building options: Shared tasks or Turnkey projects

Save time and money with 3D modular construction the new era in building. With modular construction, the vast majority of work, including exterior and interior finishes, is completed on an assembly line in a factory, off-site. This process improve speed, quality, and efficiency on construction sites while reducing timelines, costs, and the need for specialized on-site labor. Once delivered, the modules are connected on-site. In just one day, a ready-to-finish home takes shape!

Inclusions

Structure - Floors, walls and roof

The prefabricated and factory-built house modules include floors, R29.76 walls, R52.08 roofing, 6000 degrees-day insulation, energy-efficient doors and windows, roof covering and under-roof membrane, exterior siding, drywalling, kitchen and bathroom cabinets, sanitary equipment, plumbing and electricity (according to plan and specs). GCR residential construction warranty.

Exterior finishes

Exterior siding (materials according to plan and specs), decorative ornament (according to plan and specs), roof covering (according to plan and specs), soffits, roof fascia and installation. Exterior lights and installation.

Kitchen and bathroom cabinets

Kitchen, bathroom and WC cabinets, counters, handles, hardware, kitchen hood and installation (according to plan and specs).

Doors and windows

Energy Star certified steel entrance door, patio door and windows in high energy efficiency PVC (according to product selection, plan and specs) and factory installation.

Electricity and equipment

Pre-wired and connected 200 AMP electrical panel. Electrical wiring, electric baseboards, switches, outlets & plates, sockets, exterior lighting (according to plan and specs) and interior recessed lights (according to plan and specs).

Plumbing and equipment

Predefined sanitary equipment included in the house modules: bathtub, shower base and shower door, toilet, sink, washbasin, faucets. Raw piping and factory installation up to house module floor (according to plan and specs). Factory installed acrylic shower base.

Ventilation and equipment

Pre-installation of air exchanger and central vacuum ducts (raw intramural ducts pre-installed in the factory up to ground floor and 2nd floor according to plan and specs). Purchase and installation of the air exchanger and central vacuum at owner's expenses.



Interior finishes

Drywall, interior doors, handles & hardware and installation (according to plan and specs). Storage system with adjustable support brackets, rod and mesh shelves (loose, uncut, uninstalled). Baseboards and trims (loose, uncut, uninstalled). Nailing base and pass through pipe supplied and installed in the factory for the installation of a wall-mounted TV. Four factory pre-wired basement light porcelain sockets.

Front balcony (according to plan and specs)

Prefabrication of the front balcony and exterior steps in treated wood (according to plan and specs) supplied and installed. Exterior beams and columns in decorative and/or structural wood (according to plan and specs) supplied and installed. Transport to the construction site.

Delivery - Transport and crane

Delivery and transport of the house modules to site by road up to 300km from our factory in Rivière-du-Loup included. Beyond 300km to the destination address, transportation costs are additional extras. Installation of the modules by crane. Installation on a typical lot included, additional costs apply for remote areas. Certain conditions may apply depending on the type of lot or if atypical lot.

Installation - On site

A field inspection before delivery. Delivery of the house modules by road (according to estimate). Installation of the modules by crane on your foundation. Intermodule connections. Installation and sealing of modules and gables (according to plan and specs). Electrical and plumbing intermodule connections. Completion of exterior siding, soffits and fascia (according to plan and specs). Quality control inspection upon handing over the keys.

Exclusions

Laprise optimized modular home system is sold with a ready-to-finish interior. This means that some simple tasks, such as drywall joint finishing, painting, or floor coverings, remain to be completed. This allows you to get involved, reduce the costs associated with these tasks, and save money. They help you optimize your acquisition cost and savings taking part in certain planning, management, and doing tasks, depending on your level of involvement. Choose the purchase option that best suits your situation: Shared Tasks or Turnkey. And if you'd prefer to delegate certain tasks, our network of Certified Contractor Partners is available for installation and finishing work.

BEFORE DELIVERY

Lot and services

You must plan: The purchase of your lot and the access to the site for construction. Connections and hook-ups to public or private services (water, sewer, electricity or well, septic tank, internet, etc.). Fees and management of professional services as needed: soil study, surveyor, notary, financing, building permit, certificate of location, site plan, engineer (if needed), adaptation for seismic zone (if needed), transfer costs, etc.

Excavation, foundation and backfill work

You must plan for: Expenses, coordination and execution of the excavation, foundation and backfilling of the foundation.



AFTER DELIVERY

Electricity, plumbing and ventilation connections

You must provide for: Costs and management of trades for service connections and hook-ups (electricity, water, sewer, internet) to the private or public distribution network. Purchase, installation and calibration costs of the air exchanger (intra-wall ducts pre-installed in the factory up to ground floor and 2nd floor according to plan and specs). Air exchanger ducts in floor, outlet flaps and button. Purchase and installation costs of the central vacuum and accessories (ducts pre-installed in the factory up to ground floor and 2nd floor according to plan and specs). Purchase and installation costs of the water heater. Installation of cement basement floor/slab.

Interior finishes

You must provide: Material and costs for plastering drywall seams, painting, subfloor & underlays for floors, floor covering and ceramics; installation of the under-ceramic membrane; after ceramic floor, installation of bath & bath fittings, shower door & shower faucets and toilet. Cutting and installation of baseboards and trims after floor coverings. Cutting and installation of wardrobe wire shelving, rods and support brackets after painting.

Basement (unfinished) to be fitted out

You must plan for: Materials and costs for coordinating and carrying out interior finishing work in the basement: installation of the cement basement floor/slab, insulation of the foundation walls, drywall around the perimeter of the foundation, basement windows installation, installation of divisions, electricity (wiring, electric baseboards, thermostats, outlets and switches), plumbing (pipes, drains and sanitary equipment), drywalling, basement stairs, plastering of drywall seams, painting, floor coverings and others. Installation of electrical outlets and wiring for washer/dryer when in the basement. Material and installation for plumbing under the basement slab and connection of the 3» sewer drain in the basement, from basement floor to under the basement slab.

Other project-related costs

You must provide: Decorations and interior lighting (according to plan and specs). Gutters and installation. Landscaping and asphaltting. Fireplace and its installation. Garage. Garden shed. Patio. etc.

Additional information

Our Laprise Partners Shared tasks or Turnkey projects

If you'd like to have work done or opt for a turnkey solution, our Certified Laprise Partners are experienced and available to support you at every stage of your project to ensure quality work. For example: module installation, exterior and interior finishes. Talk to your Laprise advisor. 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.



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.