



# A ALEA HOMES

Quality Construction

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## A GUIDE TO WORKING WITH US

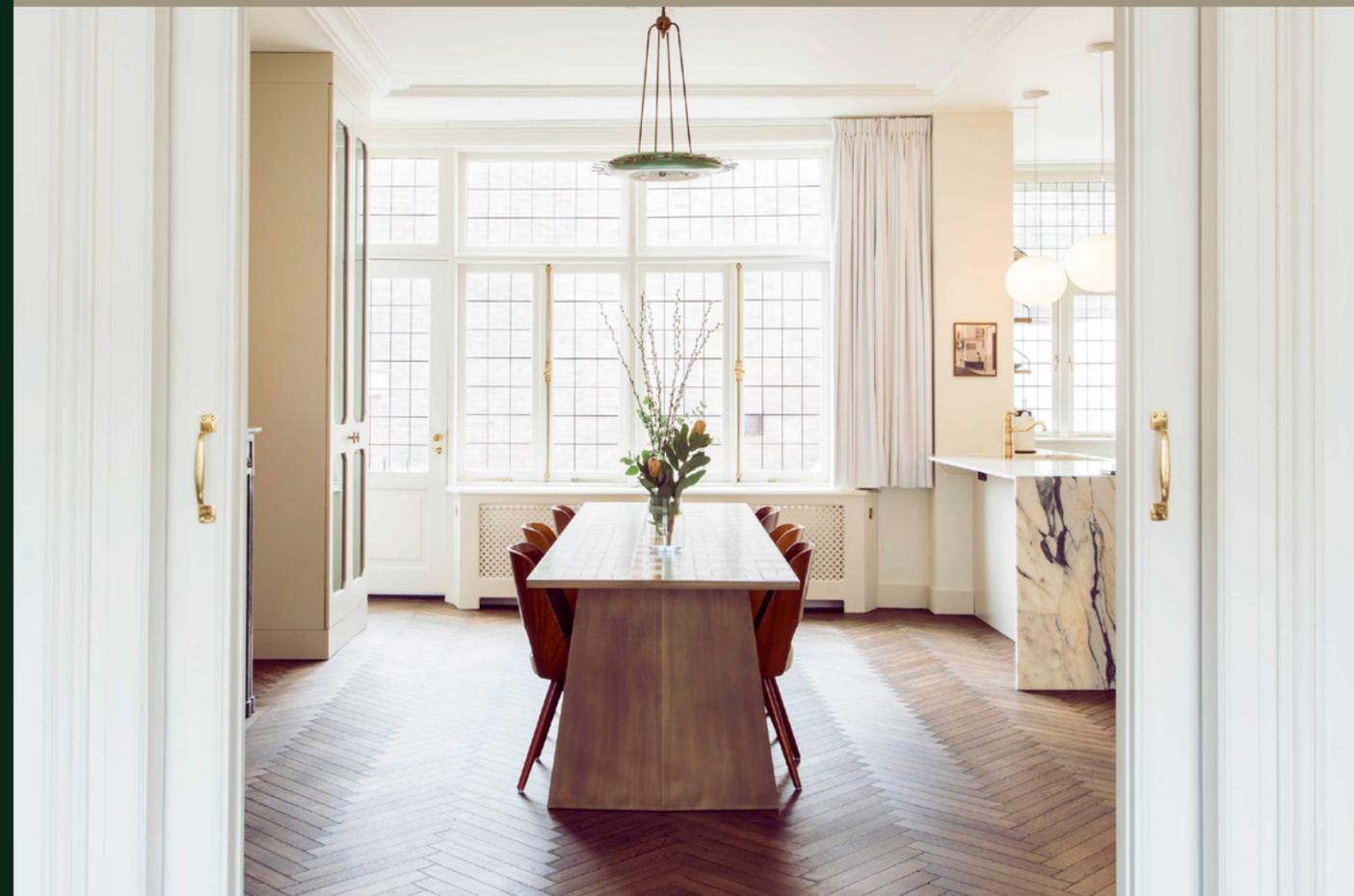
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# About Us

At Alfa Homes, we specialize in crafting quality construction, renovation and extensions. As a proud family owned business, we value commitment to quality, prioritize attention to detail and the pursuit of perfection, treating each project with the same care and dedication as if it were our own.

Our deep understanding of construction and experience lets us anticipate challenges and provide functional, beautiful solutions on time and within budget. We partner closely with skilled tradespeople to create lasting, personalized spaces.



# Meet The Team



## **ABDEL RAHMEN ALSHARFA**

Founder and General Contractor

Abdel leads Alfa Homes with strategic vision and hands-on expertise. He oversees every phase of a project and is the primary point of contact for clients, suppliers, and subcontractors, ensuring that timelines, quality standards, and budgets are consistently met.

## **BENNY ALSHARFA**

Co-founder  
Business Development & Acquisitions

Benny's extensive network enables the company to continually innovate and stay ahead. In addition, Benny supports project logistics to keep every job moving efficiently.

# Capabilities



## **WARRANTY & PEACE OF MIND**

Rest easy for years to come knowing your Alfa Homes comes with comprehensive warranty protection.



## **END TO END SIMPLICITY**

From initial consultation to project completion, we manage every aspect of your project, ensuring a seamless and stress free experience.



## **DELIVERY GUARANTEE**

Our promise to you: we'll complete your new home within your deadline from start of construction to finish.



## **INNOVATIVE DESIGN**

We combine creativity with practicality to design spaces that are both functional and visually stunning tailored to your unique needs.



## **QUALITY ASSURANCE**

Our teams brings unparalleled skill and attention to detail, ensuring your project is executed with precision and excellence.



We're with you every step of the way.

A GCR builder who is on site, start to finish every build includes:

# Scope of Work

## **1. INITIAL CONSULTATION**

We begin with an in-depth discussion to understand your vision, needs and budget. Our team provides expert advice and insight to shape your project.

## **2. DRAWINGS & PERMITS.**

Our team provides a comprehensive 'drawing-and-permit package' ensuring your project complies fully with municipal bylaws.

## **3. CONSTRUCTION**

With a focus on quality and craftsmanship, our skilled team execute the construction phase efficiently and professionally, keeping you informed at every step.

## **4. HANDOVER**

Upon completion, we conduct a thorough inspection and walk through with you to ensure every detail meets your expectations and standards.

# Certifications

## **RBQ #5831-2562-01**

Alfa Homes proudly holds a valid general contractor's licence issued by the *Régie du bâtiment du Québec* (RBQ) in all the following categories:

**1.1.1** New residential buildings covered by a Class I guarantee plan

**1.1.2** New residential buildings covered by a Class II guarantee plan

**1.2** Small buildings

**1.3** Buildings of all kinds

## **GCR**

Alfa Homes is accredited with the *Garantie de construction résidentielle* (GCR) so you can buy a home with confidence. Buyers of new homes have been protected by GCR and benefit from up to five years following the purchase of their home.

## **ACQ**

Alfa Homes is a member of the largest association of general and trade contractors, suppliers and partners in the Québec construction industry, *Association de la Construction du Québec* (ACQ).



## **AWARD FOR CONSUMER CHOICE 2026**

Home Builder (Montreal region).



# Project Stages

Building or renovating your home is an exciting journey, but it can also be complex and challenging. To help you navigate each phase with confidence, we've outlined the key stages of your project.

From laying the foundation to the final touches, this guide provides a clear, step-by-step overview of what to expect at every milestone.



### **DRAWING & PERMITS (PRE-CONSTRUCTION)**

1. The detailed plans are created and compiled, after which a permit package is assembled to meet all local codes before breaking ground.

### **GROUNDWORK**

2. The site is excavated and plumbing conduits are laid in place. Once complete, the concrete is poured forming the foundation of your home.

### **FRAMING & ENVELOPE CLOSURE**

3. The timber frame of your home is constructed, outlining the floor, walls, and roof structure. This is when the skeleton of your house takes shape then seal the building with sheathing, air barrier, roofing, windows and exterior doors.

### **ROUGH-IN & INSULATION (PLUMBING, HVAC & ELECTRICAL)**

4. The hidden systems are installed: water-supply and waste pipes, ductwork and mechanical units, electrical wiring with panels and conduit. Insulation is placed boosting thermal efficiency, sound control and overall comfort throughout the home.

*All rough-in work is inspected before walls and ceilings are closed, ensuring safety and code compliance.*

### **FINISHES**

5. Exterior cladding is completed to give the house its curb appeal. Inside, drywall, paint, trim, flooring, cabinetry, fixtures and final MEP connections are installed, delivering a polished, move-in-ready residence.

# 1. YOUR BLUEPRINT TO APPROVAL

## Drawings & Permits

### DESIGN & DOCUMENTATION

- **Drawings** – Drafting the core selected Drummond architectural plan, site plan, structural plan, and standard landscape plans that shape the building’s form, framework, and site integration.
- **Construction-Cost Estimate** – Detailed budgeting based on the selected Drummond standard plan and the scope of work.

### CLIENT APPROVAL

- Presentation of the design with costs and a log to capture any client-requested changes before final sign-off.

### PERMITS

- **Code Review** – Cross-check drawings against local building, fire, accessibility, and zoning ordinances.
- **Permit Application** – Compile all required documents and submit the complete permit package to the municipal building department.

### FEES (PRE-CONSTRUCTION PHASE)\*

- **Fee** – \$29,998 + taxes
- **Credit Toward Construction** – \$10,000 + taxes will be credited toward the eventual construction contract once construction contract signed.

# 2. LAYING THE FOUNDATION

## Groundwork

### 2A - EXCAVATION & EARTHWORK

- **Survey & Staking** – Verify building footprint, setbacks and utility easements.
- **Excavation** – Perform bulk excavation to footing depth and compact the sub-grade to meet bearing-capacity specs.
- **Service Connections** – Extend municipal utilities from the property line, provide capped stub-outs at the foundation for interior plumbing, wastewater and runoff systems.

### 2B - FOUNDATION SYSTEM

- **Footings & Foundation Walls** – Set formwork, install rebar cages, pour concrete footings, then form and pour foundation walls with embedded anchor bolts and plumbing sleeves.
- **Drainage & Water Control** – Lay perimeter French drains, install underground pit/pump/discharge lines as needed, and apply a waterproofing membrane to the exterior of the foundation.

### 2C - BACKFILL

- After concrete cures, backfill in lifts of approved material, compacting each layer to achieve stable support and restore site grading.

**FEE FOR STAGE 1.** \*\$ 29,998 (+ taxes)

\*\$10,000 + taxes credit toward the construction contract

**FEE FOR STAGE 2.** 20% (+ taxes)

## 3. BUILDING THE SKELETON & SECURING YOUR HOME

### Framing & Envelope Closure

#### 3A - FRAME CONSTRUCTION

- **Wall and Roof Frame Setup** – Timber frames are erected to form the structure of the walls and roof.
- **Structural Bracing** – Bracing is installed to provide strength and support, ensuring the frame meets safety standards.

#### 3B - TRUSS & ROOF SYSTEM

- **Roof Trusses** – Install prefabricated roof trusses and temporary shoring until the structure is self-supporting.

#### 3C - ENVELOPE CLOSURE

- **Weather-proofing** – apply an air-barrier membrane, attach OSB/plywood sheathing, then install the roof to make the building fully sealed.
- **Windows & Doors** – Set window and door units, securing the home
- Fill exterior wall cavities with the chosen insulation, cover them with a continuous vapour-barrier membrane, and attach furring.

#### 3D - INTERIOR FRAMING

- Frame interior partition walls and staircases according to the floor plan. Prepare openings for doors and services, establishing the final room layout inside the house.

FEE FOR STAGE 3. 20% (+ taxes)

## 4. YOUR HOME'S CORE

### Rough-In and insulation

#### 4A - MEP ROUGH-IN (Mechanical - Plumbing - Electrical)

- **Ductwork & Air-Handlers** – Fabricate and hang supply/return ducts, install furnace, heat pump, or air-handler units.
- **Refrigerant Lines & Thermostats** – Route lines for split-systems and place thermostat wiring.
- **Supply & Waste Piping** – Install lines for water distribution and drainage.
- **Fixture Rough-Ins** – Position bathtubs, toilets, sinks, and shower bases; install vent stacks.
- **Panel & Circuit Breakers** – Mount service panel, allocate circuit breakers for lighting, outlets, appliances, and specialty loads.
- **Cable & Conduit Runs** – Pull the house-wiring cables through the walls and where needed.

#### 4B - INSULATION & SLAB

- **Wall & Ceiling Insulation** – Place fiberglass batts, blown-in cellulose, or spray-foam to achieve target R-values.
- **Floor & Basement Insulation** – Install rigid foam or reflective insulation beneath slabs or crawl-spaces.
- **Slab Pour (Basement & Garage)** – pump/pour finish, and cure the concrete slab.

#### QUALITY & CODE VERIFICATION

- **Rough-In Inspection** – Schedule GCR inspection before covering work.

FEE FOR STAGE 4. 20% (+ taxes)

# 5. THE LAST STEPS

## Finishing

### 5A EXTERIOR FINISHING

- **Cladding Installation** – Apply siding, brick or stone, to achieve the design aesthetic and weather protection.

### 5B INTERIOR FINISHING

- **5B1 - Drywall Installation** – Internal walls are lined with drywall, ready for painting and finishing.
- **5B2 - Floor Systems** – Install hardwood or engineered wood and tiles.
- **5B3 - Cabinetry & Countertops** – Fit kitchen, bathroom, and storage cabinets; place countertops.
- **5B4 - Trims & Millwork** – Fit baseboards, crown molding, window casings, and interior doors.
- **5B5 - MEP Fixtures** – Mount all plumbing fixtures, connect HVAC equipment and secure electrical devices.

### FINAL COMMISSIONING & HANDOFF

- **Punch List Completion** – Resolve any outstanding items identified during final walkthrough.
- **Owner Orientation** – Provide manuals, warranty information, and a walkthrough of system operation.

FEE FOR STAGE 5. 30% (+ taxes)

# TIMELINE & PAYMENT SCHEDULE

# Timeline

		DEPOSIT 10%	
TIME	STAGE		FEES
4 weeks	2A	<b>2. GROUNDWORK STAGE</b>	20%
	2B		
	2C		
6 week	3A	<b>3. FRAME &amp; ENVELOPE STAGE</b>	20%
	3B		
	3C		
	3D		
5 weeks	4A	<b>4. ROUGH-IN &amp; INSULATION STAGE</b>	20%
	4B		
7 weeks	5B <sub>1</sub>	<b>5. FINISHING STAGES</b>	15%
	5A		
	5B <sub>2</sub>		10%
	5B <sub>3</sub>		
	5B <sub>4</sub>		
5B <sub>5</sub>	5%		

## PRE-CONSTRUCTION STAGE

**1** Drawings & Permits  
(4 months min)

## CONSTRUCTION STAGE

**2A** Excavation & earthwork  
**2B** Foundation system  
**2C** Backfill

**3A** Frame construction  
**3B** Truss & roof system  
**3C** Envelope closure  
**3D** Interior framing

**4A** MEP rough-in  
**4B** Insulations & slabs

**5A** Exterior finishing  
**5B** Interior finishing  
**5B<sub>1</sub>** Drywall & Paint  
**5B<sub>2</sub>** Floor system  
**5B<sub>3</sub>** Cabinetry & Countertops  
**5B<sub>4</sub>** Trims & Millwork  
**5B<sub>5</sub>** MEP Fixtures

# Payment Schedule

## PRE-CONSTRUCTION

Drawings & Permits \_\_\_\_\_ \$29,998 + (taxes)

*\* (Once construction contract is signed, \$10,000 + taxes will be credited towards the construction work)*

## CONSTRUCTION

Deposit / Mobilisation \_\_\_\_\_ 10 %

Foundations \_\_\_\_\_ 20 %

Envelope Closure \_\_\_\_\_ 20 %

Rough-In (MEP) \_\_\_\_\_ 20 %

Exterior Finishes \_\_\_\_\_ 15 %

Cabinetry \_\_\_\_\_ 10 %

Final / Retainage \_\_\_\_\_ 5 %

## \*Pre-Construction Disclaimer

- 1. Minor-Modification Allowance** – Alfa Homes shall provide up to three (3) non-structural, cosmetic alterations to the selected Drummond architectural plan at no additional charge. Any change that affects load-bearing elements, the building envelope, or structural systems is deemed a major modification.
- 2. Major-Modification Billing** – Major modifications shall be performed on a time basis at a starting rate of \$145 per hour plus tax. A written quotation will be furnished prior to commencement, and work will proceed only upon the client's written acceptance.
- 3. Municipal Permit Variability** – Permit requirements vary by jurisdiction (zoning, fire, accessibility, energy-code, etc.). The standard Drummond plan may require adjustments to comply with local regulations. All additional drawings, revisions, or supplemental studies beyond the standard package are excluded from the pre-construction fee and will be billed separately.
- 4. Contract Signing & Credit** – Upon issuance of the permit package, Alfa Homes will present a construction contract. If the client executes the contract, \$10,000 plus tax of the pre-construction fee shall be credited toward the construction contract. Failure to sign results in forfeiture of the credit; the full \$29,998 plus tax remains due for services rendered.
- 5. Scope Limits** – The pre-construction fee does not include:
  - A.** Custom architectural redesigns beyond the selected Drummond plan;
  - B.** Engineering reports not expressly listed (soil, wind, seismic, civil, etc.);
  - C.** Expedited review fees, impact-assessment fees, permit fees or any other municipal charges that may arise.
- 6. Post-Submission Changes** – Should a municipality request revisions after the initial submission, any additional design work, resubmissions, or consultant fees shall be invoiced to the client in addition to the original fee.
- 7. Limitation of Liability** – Alfa Homes shall not be liable for delays, extra costs, or permit denials resulting from municipal requirements that fall outside the scope of the standard plan or the services expressly described herein.



**Alfa Homes inc.**  
409-3484 Boul. Des Sources,  
D.D.O. Qc H9B 1Z9

info@alfahomes.ca  
Tel. (514) 591-9591  
RBQ #5831-2562-01

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