

Goscobec, unbeatable

Goscobec has been working in the construction field since 1974. One project at a time, we have built a solid reputation throughout Eastern Canada and the North-eastern United States.

As a modular home manufacturer, Goscobec builds superior quality homes that fully represent our clients' tastes and requirements.

A seasoned and distinguished Canadian builder, Goscobec insists not only on meeting, but also on surpassing Canadian construction standards. Repeated recipient of the Manufacturer of the Year award at the Gala Habitation, Goscobec is also accredited by the Canadian Standards Association (CSA) for its high level of compliance.

Goscobec has always been, and will always be, proactive. Our research and development initiatives will ensure that the company stays one step ahead of the rest and maintains its leading role in the industry for a long time to come.

« I want it to be stylish, but well insulated.
I want it warm and cozy... »



CONTACT YOUR LOCAL BUILDER



Goscobec Modular Homes

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goscobec
MODULAR HOMES



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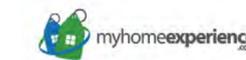
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Construction guide



Modular Homes: Superior and Built to Suit

Demand the best:

The traditional contractor's flexibility as well as the superior quality of factory-built homes. Goscobec offers this with entirely built-to-suit homes that surpass the highest industry standards.



Goscobec, Strong and Sturdy

A Superior Construction...

- Top-quality materials stocked indoors;
- Construction protected from bad weather;
- Specialized and experienced workforce;
- Systematic inspection of each step of the construction project;
- Superior insulation saving energy, year after year;
- Easy integration of new technology and building materials.

A Superior Offer...

- Individualized creation;
- Simplified construction procedure;
- Enlightened advice from seasoned consultants;
- Several "green options" from which to choose;
- Very short construction time;
- Solid guaranty.

Renowned for a reason...

Canadian constructions have earned their great reputation. They must be able to withstand harsh Canadian winters and conform to very strict governmental regulations. As a Canadian modular construction manufacturer, Goscobec is proud to offer its clients the best quality possible: an unparalleled insulation factor plus top-quality materials equals satisfaction guaranteed!

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
DESCRIPTION:	Openwork floor joists (factory-made with 2x4s and V-shaped steel structures) attached to double-ended header joists.	Floor joists held in place by continuous bridging every 7 feet.	Exterior walls made with 2x6s every 24-inches and covered by 3/8 inch thick plywood.	Exterior walls (insulated and soundproofed with a 6-inch R-22 fiberglass insulation and compressed on a strip of Ethafoam) giving a total insulation factor of R-31.33.	Attic space insulated with R-40 fiberglass blowing insulation, while also ensuring proper ventilation with a continuous ridge covering. Total insulation factor of R-43.75. (R-53.75 available in option)	Roof trusses placed every 24 inches, each resting on an exterior wall stud.	Asphalt shingles nailed and pitched to 1/2-inch thick plywood.	Superior-quality timber, kiln-dried and stocked in our warehouse.	The wiring and electrical panel are provided semi-installed.	Electrical outlets and switches sealed with fire-retardant polystyrene foam.	Installation of a multi-outlet, heat-recuperating air exchange system.	Double screwed drywall for ceiling and walls.	Casement windows with triple weather-stripping and a multi-point lock.	Thermo windows (Low-E Argon) mounted on a 5 and 5/8ths inch thick PVC frame, placed closer to the interior rather than the exterior of the house.	Tempered glass used in bathrooms and staircases, according to the design.
ADVANTAGES:	Offers a larger surface on which to glue and screw plywood. Allows easy access for plumbing, air vents and electrical wiring. The double-ended header joists ensure an excellent base for the exterior walls. Generally more stable because there are no lateral holes weakening the joists.	Prevents warping of the joists. Eliminates floor vibrations.	Allows the insertion of additional insulation. Adds strenght to the framework.	Prevents air from penetrating wall bases. Increases energy efficiency. Holds the wall securely in place for a high-quality, crack-preventing set-up.	Uniformly covers roof trusses, thus eliminating thermal bridgings. Increases energy efficiency. Keeps the attic dry while preventing condensation.	Assures the ideal transfer of roof weight to the foundation.	Prevents the infiltration of wind and water.	Prevents warping caused by dryness given that kiln-dried timber contains half the humidity (15% instead of 30%). Protects the wood from bad weather.	Makes the electrician's job much easier.	Prevents air infiltration and heat loss. Reduces the rate of fire spread — if a fire is caused by the electrical system. Increases energy efficiency.	Refreshes the air in the house while minimizing heat loss. Increases energy efficiency.	Prevents the drywall from moving during transportation.	Prevents cold air from getting into the house. Locks the window in 3 places. Increases energy efficiency.	Excellent insulating properties. Increases energy efficiency. The Low-E film reflects the sun's rays differently according to the season.	Prevents the glass from shattering on impact.
BENEFITS:	Concealed plumbing, ventilation and electrical wiring free up space in the basement.	Quieter floors (reduces creaks). Higher floor stability keeps floor covering intact.	Less heat loss lowers heating bills. Better wind resistance.	Excellent insulation and soundproofing. Heating and air-conditioning savings. The solid assembly of the homes guarantees that the finish will remain intact.	Reduces heat loss through the roof. Saves on heating. Continual ventilation gets rid of humidity and reduces the chance of mildew in the attic.	The roof is more resistant to excessive snow weight.	The roof looks nice and stays in good condition for a longer period of time.	Dry materials reduce the risk of mildew in the floors and walls. Walls and molding stay intact despite seasonal weather changes.	Saves time and labor costs.	Interior is more comfortable. Reduces the risk of electrical fires.	Healthier ambient air. Saves on heating.	The ceiling finish stays in good condition for a longer period of time.	Quieter and more comfortable interior (no drafts). Added security through break-in prevention.	Absolutely no condensation in the windows or air infiltration. Saves on heating and air-conditioning costs. The LowE film ensures that floor coverings and furniture are protected from fading caused by UV rays.	Highly shock resistant. Protects from possible cuts due to fragments in case of an accident.