

RIZZARDI HOMES

Construction and Exterior Appointments

- Poured concrete foundation complete with heavy duty damp proofing and foundation wrap to prevent water penetration
- 2" X 6" exterior wall construction (nine foot ceilings on main floor)
- Tongue and groove sub flooring glued and nailed to floor joists.
- All exterior man doors to be steel insulated
- Quality clay brick skirt (Approx. 36") around perimeter of house complete with continuous sill – balance of house to receive horizontal vinyl siding from builder's samples
- **Maintenance free** aluminum soffit, fascia, eaves trough and down pipes
- **Maintenance free** sectional overhead garage doors complete with power supply for garage door opener
- **Maintenance free** vinyl casement windows on main floor complete with transoms on front elevation of house as per elevation
- **Maintenance free** five foot vinyl sliding glass door complete with transom
- All windows include Low E and Agron-filled glass – all opening windows to include screens
- All windows and doors fully caulked
- Self sealing asphalt shingles from builder's samples warranted for twenty –five years by the manufacturer
- Vulnerable areas of shower stalls and bath tub enclosures protected with dense shield wall board to protect from moisture rot
- All homes insulated to Building Code standards
- Fully sodded lot
- Asphalt surfaced driveway
- Precast concrete walkways were applicable

Electrical and Heating Features

- 100 Amp electrical service panel wired to electrical code standards
- Electrical stove and dryer receptacles, dryer vent included
- Two weather proof exterior electrical outlets
- Decora switches and plugs, White exhaust range hood fan in kitchen vented to outdoors
- Exhaust fans in all bathrooms
- Door chimes and smoke / carbon monoxide detectors to building code
- Light fixtures provided from builder's line – single wall mounted light switch for all light fixtures in unfinished basement areas
- High efficiency forced air gas furnace complete with HRV (Heat Recovery Ventilator) simply ducted
- High efficiency Gas fired hot water tank (rental)

Plumbing Features

- Two exterior hose bibs
- Sump pump
- Free standing single compartment fibreglass laundry tub in basement or laundry room as per plan
- Hot and cold water hook ups for automatic washer
- Double compartment stainless steel sink in kitchen complete with single lever faucet
- White bathroom fixtures from builder's line complete with single lever faucets
- Roughed in three piece washroom in basement
- Water piping throughout to building code standards with pressure balanced shower controls for all showers to prevent scalding

Interior Appointments

- Designer quality kitchen cabinets and countertops from builder's samples (kitchen upper cabinets height to be 30")
- Vanities in all bathrooms complete with wall mounted mirrors
- House drywalled on upper floors to basement entrance
- Sprayed knock-down ceilings complete with border in all rooms except kitchen, closets and bathrooms
- House to be painted two coats of quality paint from builder's samples, trim to be painted semi-gloss white
- Oak handrails and nosing finished in natural oak, paint grade spindles and post(s) painted semi-gloss white
- Stairs to have paint grade stringers with carpeted treads and risers
- Classique series interior doors complete with colonial trim (2 ¾ " casing, 4" baseboard), Satin nickel interior hardware and door knobs
- Deadbolt locks on all exterior doors
- Ceramic tile wall and ceiling of bathtub enclosure and shower stall if applicable
- All bathrooms to include matching towel bar, soap dish and toilet paper dispenser
- Imported ceramic tile flooring in designated areas from builder's samples
- Quality 40 oz. wall to wall broadloom with chip underpad in designated areas

Miscellaneous

- Prewired for telephone and cable television
- Central vacuum system roughed in
- Opening for dishwasher in kitchen complete with power supply and plumbing drain preparation
- Survey suitable for mortgage purposes
- House enrolled in the TARION Warranty Program
- Specifications subject to change without notice
- E. & O.E.

Construction Schedule

Emperor Drive