

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 exterior from builder's samples, front roof gables and/or side roof gables to receive decorative Kaycan Perfection Shingles as per plan
- **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 Argon-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 steps and walkways where applicable

Electrical and Heating Features

- 200 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, post(s) and nosing finished in natural oak complete with elegant wrought iron spindles
- 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
- Front entry door to receive grip set door handle in satin nickel complete with deadbolt lock. Balance of exterior doors to receive passage locks complete with deadbolt locks. (All locks keyed alike)
- 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

LittleLake Midland