

LARIZZA CUSTOM HOMES 2007

Foundation

- Poured concrete footing and walls
- Poured concrete floor and crushed stone base
- Interior of basement walls lined with 2x4 studs floor to top of concrete c/w R-12 Fibreglass insulation, barrier acoustically sealed and wired to code, and ½ inch drywall.

Structure

- Engineered wood floor joists
- 19/32" OSB subfloor tongue and groove
- 2x6 studs 16" on centre, exterior framing
- R-24 fibreglass insulation to code
- 6 mil poly vapour barrier acoustically sealed
- Brick Veneer or stucco at front elevation (standard detail as per plan)
- Royal Crest Double 4 vinyl siding on 3 exterior walls and living room elevation
- R-40 blown insulation in attic area
- Resilient channel at ceiling drywall

Windows and Doors

- PVC casement and slider windows
- Raised panel interior and closet doors
- White Colonial floor and door trim

Interior

- 1/2" drywall throughout
- All rooms - Latex Base Paint, 1 primer coat plus 2 finished coats (three colour maximum)
- Maple cabinets in kitchen, and main bath. Allowance of \$7,500.00 (including taxes and labour)
- 200 AMP electrical service with circuit breakers and builder fixtures
- Flooring allowance \$4.00 per sq. ft. (including taxes and labour)
- Heat Recovery Ventilation system (air to air exchanger)
- High Efficiency forced air gas furnace
- Double stainless steel sinks in kitchen
- Rough-in for basement bathroom
- Buyer to supply, Seller to install built-in dishwasher
- 4-piece main bathroom and 4-piece ensuite
- Single compartment laundry tub in lower level
- The lighting fixture allowance is \$500.00

Exterior

- Builder to machine grade lot to subdivision plan
- Gravel side drive (granular "B")
- 235 lb asphalt shingles
- Aluminum soffit and fascia, eavestrough and downspouts and splash pads
- Light at front entry and at rear entry

Additional Information

- All local, provincial and national codes and specs met or superceded
- G.S.T. included in purchase price and all rebates to be assigned to builder on closing
- TARION New Home Warranty

ITEMS NOTED WITH ALLOWS PURCHASERS A CHOICE OF COLOUR FROM BUILDER INSTOCK SELECTION.

Seller

Buyer