

# Features & Finishes IRELAND HEIGHTS



## LOT DETAILS

- The buildings and the unit are to be located upon the lot to conform to the National Building Code and to the local municipal by-laws as per Builder's discretion.
- Lot to be sod.
- Step(s) in garage where grade allows. 1 garage door opener per single door. Keyless entry provided.
- Driveways to be asphalt. Garage and front porch to be poured concrete. Concrete front step where grade allows.

## GENERAL CONSTRUCTION

- Basement walls to be poured concrete.
- Main floor walls to be constructed with 2x6 framing. Interior walls to be drywall.
- Unit to be clay brick veneer and stone construction, vinyl and aluminum. Floor joists to be a pre-engineered system.
- Aluminum soffits, fascia, eavestroughing and downspouts.
- Insulation shall be installed as per the building code on the outside and basement walls. R50 blown in, in the attic space above the heated unit.
- Electric smoke detector/Carbon Monoxide detector to be installed in each bedroom as per the building code.
- Roof to have fibreglass, limited lifetime warranty shingles.

## DOORS & WINDOWS

- Interior doors 800 series. MDF painted trim, 5" inch baseboard. Architecturally decorative. Exterior doors steel insulated. Brushed Nickel, Lever type door hardware.
- Windows Low E argon filled vinyl casements clad type. All windows double glazed. Sliding patio door or garden door as shown on plan.

## INTERIOR FINISHES

- Kitchen cupboards and bathroom vanities to be chosen from the builders samples of wood or MDF cabinets. Kitchen and bathroom vanity tops to be chosen from Builders samples of quartz. All cupboards, vanities and countertops shall be in accordance with the house plan chosen. Upper cabinets to be 35" tall, metal drawer boxes.
- Purchasers may choose colours for kitchen cupboards, bathroom vanity, and counter top from builder's samples. Any variations from the standard model unit kitchen and bathroom finishes for these items may involve an additional charge. Purchasers will be provided a space to accommodate the Purchaser's dishwasher. Purchasers are advised that if they are not having their own dishwasher installed, an additional charge may be imposed for cupboards installed in lieu of their dishwasher.
- Main stairs to be constructed out of wood treads, risers and stringers in preparation for carpeting on stairs.

- Stair railing to have a painted white hemlock wooden handrail and black aluminum spindles of builders sample.
- 9' high ceilings on the main floor, 8' high ceiling in the basement. Ceilings can be flat or textured California Knockdown.
- Ensuite shower to be finished with acrylic shower base, tiled walls and curtain rod. Main bath to have 60" one piece acrylic tub/shower combo with rod, and if the basement is finished, 48" Shower stall to be one-piece shower with shower rod.
- Tile flooring from builders samples to be installed in the laundry/mud rooms and bathrooms. Engineered Hardwood to be installed in the foyer, great room, kitchen, bedrooms and dining room area (where models/drawings show). Broadloom with 4# under-pad to be installed on the stairs & stringers. All flooring to be chosen from builders samples.
- Kitchen backsplash tile to be chosen from builders samples and installed to the bottom of the upper cabinets.
- All plumbing fixtures to be builder's selection, tub/shower and single hole vanity faucets in the bathrooms, Moen high arc pull down faucet in the kitchen. All fixtures to be chrome. 1 - 3 pc. Basement bath rough-in included.
- Double stainless steel under mount sink in kitchen supplied by the Builder.
- Hot water tank to be gas fired rental unit from Reliance.
- Laundry area to be provided with dryer vent outlet and electric plug for dryer on main floor.

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- Closet shelving allowances for each unit is \$250/\$275, as represented in the model homes/drawings.
- No mirrors, towel bars, or toilet paper holders will be provided.
- Forced air thermostatically controlled air conditioning system and a 96% efficiency furnace and simplified HRV installed according to standard Heating Code. Standard thermostat.

## ELECTRICAL

- All electrical wiring to be copper.
- Electrical service to be 200 ampere with circuit breaker type panel. Outlets to be minimum hydro standards.
- Switches to be silent mechanical rocker type.
- Two outside electric waterproof outlets installed to service front and rear of unit.
- Lights to be chosen from builders packages A, B or C. 10 interior and 5 exterior pot lights are included. Pot lights, fixtures, door chimes and smoke/carbon monoxide detectors to be supplied and installed by the Builder. Hood fan to be provided by the customer to be installed under the Upper Cabinet.

## PAINT

- All interior walls to be painted 2 coats of Dulux "Diamond" line paint in Matte finish, one colour selection per each floor, of a pastel colour palette to be approved by the builder. Garage will be finished with one coat of primer on the drywall.

- Interior woodwork to be painted the builders standard white, with Dulux "Diamond" in pearl finish.

## ADDITIONAL NOTES

- Unit to be registered under the Ontario New Home Warranty Program administered by the Tarion Warranty Corporation.
- Unit is to be thoroughly cleaned including windows prior to possession.