

QUALITY STANDARD FEATURES

QUALITY CONSTRUCTION FEATURES

- Exterior framing with insulation technology
- 9" poured concrete exterior basement walls with damp proofing and heavy-duty exterior drainage layer.
- 3/4" tongue-and groove subfloors, to be sanded, screwed & glued.
- Conventional framed construction, all ceiling and roof members 16" O.C., trusses may be used on larger spans 24" O.C.
- Glued on round corner bead.
- Vaulted or tall ceilings on the main floor where applicable.
- 8'.0" ceilings on floor levels elsewhere.

EXTERIOR FEATURES AND FINISHES

- Architecturally distinctive exterior finishes with a wide selection of genuine clay brick on first floor or as per elevation.
- Durable vinyl siding complete with aluminum soffit, fascia and eavestrough on the second floor or where applicable. Craftsman exterior detailing applicable as per elevation.
- Self-sealing asphalt shingles with 30-year manufacturer warranty.
- Vinyl thermal low 'E' argon gas filled glass windows.
- Vinyl, low 'E' argon gas filled glass patio door and screen as per plan.
- Screens on operating windows.
- Insulated entry door with glass insert including dead-bolt lock.
- Pre-finished sectional metal insulated overhead garage door.
- Pre-wired for garage door opener (where applicable).
- Exterior weatherproof electrical outlet near front & rear exterior doors.
Two exterior frost-free water taps.
- Outside light fixtures near each exterior door.
- Entire lot graded to municipal requirements and sodded.

- Eco-landscaping package included.
- Precast steps and sidewalk slabs included in landscape package.
- Paved driveway, base coat asphalt.
- Full underground services including natural gas, underground hydro, and provision for communication services.

INTERIOR FEATURES AND FINISHES

- 800 Series doors with colonial trim complete with polished brass finish hardware.
- Colonial trim painted white. (semi-gloss)
- Wire shelving in all closets.
- Solid oak pickets & railings in natural finish (where applicable).
- "California" textured ceilings except in closets and bathrooms.
- Decorator cool white painted interior walls and woodwork.
- 40oz. brand carpet with 11mm under pad.
- Ceramic tile flooring as per plan. Ceramic tile is standard throughout foyer, kitchen/breakfast nook area, powder room, all bathrooms, main floor or second floor laundry room or as per plan from vendor's standard samples.
- Laminate counter tops.
- Doorbell at main entry.
- Light fixtures installed throughout, except in great room. Light switch operates 1 receptacle in great room.
- Prewired for up to 2 CAT 6 communication locations.
- Installation of plastic laundry tub where applicable with provision for washer and dryer hook-up. Stainless steel sink complete with base cabinet in all main or second level laundry rooms (where shown on plan)
- Smoke detectors with strobe light on all levels and in all bedrooms.
- Carbon monoxide detector.



SPECIAL KITCHEN FEATURES FOR YOUR HOME

- RI plumbing for dishwasher & dishwasher opening.
- Microwave shelf and plug.
- Stainless steel double kitchen sink.
- Pantry with single solid door as per plan.
- Two speed hooded fan over stove, vented to exterior.
- Single lever washerless tap in kitchen.

SPECIAL BATHROOM FEATURES FOR YOUR HOME

- Vanities in all bathrooms, Pedestal sink in powder rooms.
- One-piece tub surround in all bathrooms as per plan.
- Showers/Tubs include temperature balancing valves.
- Exhaust fan vented to exterior in all bathrooms.
- White plumbing fixtures in bathrooms with ceramic accessories (where applicable).
- Mirrors are full width of vanities.

FOR YOUR COMFORT AND CONVENIENCE

- Heat recovery ventilation system (HRV).
- High efficiency Natural Gas forced air heating system.
- Drain water heat recovery.
- Natural Gas rental water heater for local utility.
- 100 AMP electrical service w/ copper wiring & circuit breaker panel
- Cross-link Polyethylene water pipes with ABS drain.
- Insulation package for exterior walls and ceiling to meet current O.B.C requirements. R-27 in walls, R-60 in ceilings, R-32 in vault or sloped ceilings & floors above unheated spaces.
- Entire home sealed on exterior walls with 6 mil poly vapour barrier.
- Heavy-duty wiring and outlet for stove and clothes dryer.
- LED light fixtures with Decora plugs and switches.

FOR YOUR PIECE OF MIND

- All homes are covered by the Tarion Warranty Corporation which includes a comprehensive one-year warranty plus a two-year warranty covering the electrical, plumbing and heating systems and water penetration of the building envelope. Seven-year coverage against major structural defects. Warranty enrollment fee to be paid by purchaser on closing.
- Devonleigh Homes is registered with Tarion Warranty Corporation.
- Survey paid for by the builder.
- Water meter paid by purchasers at closing (\$750.00)
- Devonleigh Homes has built quality homes in Ontario since 1996.

SPECIAL NOTE

The decorated model home may contain some optional features not included in the base price. Finishing materials and decorator items contained in any model home or sales office are for display purposes only and may not be included in the dwelling being purchased. Please contact the sales representative to outline the optional features. The model home landscaping may not be representative of the basic landscaping package but may have been upgraded to demonstrate what can be done to individualize each yard. Brochures, Renderings and Appendix "A", Page 2 of 2 are artists concepts only and may show optional features. Room sizes are approximate. Plans and specifications are subject to change without notice and may show optional items such as fireplaces, window grills, etc. Outside details are artist concept only. Purchaser to accept the exterior decorator choices of brick, shingles, paint colours, etc.

SEPTEMBER 2023

