

Exclusive Quality Appointments

Exterior

- Architecturally distinctive exteriors.
- **House exterior maintenance-free clay brick on entire first floor.**
- Colour co-ordinated aluminum soffit, fascia, eavestrough and downspouts.
- Self-sealing asphalt shingles.
- Front walkway provided with precast slabs and steps to grade.
- Fully sodded lots.
- **Building lot survey supplied by the builder.**
- Poured concrete foundation.
- Two exterior water taps – one located in garage – one located on side or rear elevation.
- Exterior foundation will be wrapped to prevent leaks.
- White maintenance-free steel sectional garage door.
- **Porches and cold cellars as per plan.**
- All exterior joints and edges caulked.
- **Address stone above overhead garage door.**

Interior

- Steel beam construction as per architectural specs.
- **8 ceilings on main floor.**
- California ceiling throughout, except in kitchen, bathrooms, laundry room and closets.
- **Interior walls painted in one colour with premium quality latex paint from builders samples.**
- **Series 800 colonial-style doors and trim finished in white.**
- Solid oak handrails and spindles on stairwells to finished areas as per plan.
- Space age wire shelving in all closets.
- Quality polished brass knobs to all interior doors.
- **Door from garage to interior, where grade permits.**
- Dead bolt lock system on exterior doors from the house and access door from garage to the interior.
- All windows are maintenance free, white vinyl-clad (opening windows have screens).
- Sliding glass patio door included as per plan.
- Large, opening vinyl clad windows in basement – window wells may be required due to lot grading.

Kitchen

- Double stainless steel sink with single lever Moen washerless faucet.
- **Luxury, solid, wooden raised panel kitchen doors.**
- **Pantry, microwave shelf, dishwasher rough in or cabinet as per plan.**
- White range hood and fan included (vented to exterior).
- Laminate counter tops included.

Bathrooms

- Quality enameled steel tub with ceramic tile to ceiling.
- Wall mounted custom sized mirrors in all bathrooms.
- Exhaust fans installed in all bathrooms with separate switch from light fixtures (vented to exterior).
- Custom vanity cabinets or pedestal sink with Moen Villeta washerless faucet.
- White plumbing fixtures in bathroom(s) with ceramic accessories.
- One fiberglass laundry tub, hot and cold water lines for automatic washer enclosure, in finished areas.
- **Roughed in 3 piece bath in basement or 3rd level for backsplite.**
- **Balancing valve on all showers to prevent scalding.**
- Pop-up drains in all vanities and tubs.
- Energy efficient water saver shower and toilets. Toilet tanks are insulated.
- Laundry box included in all finished laundry rooms.

Flooring

- Luxurious broadloom carpeting with quality underlay from builders samples. Berber or plush carpet (any one colour throughout).
- **All sub-flooring is 5/8" spruce tongue-and-groove, glued, nailed and screwed with all joints sanded to prevent squeaks.**
- **Ceramic floors in foyer, kitchen, main and upper floor laundry room and baths as per plan.**



FIDDLERS GLEN

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Lighting & Electrical

- Ceiling light fixtures including bedrooms.
- Light above kitchen sink.
- Hanging brass light fixture in dining room.
- Switched receptacle in living/great rooms
- Door chime wiring and chime complete.
- Circuit breaker panel with 100 amp service and copper wiring throughout.
- Two exterior waterproof GFI receptacles.
- Automatic smoke detector(s) on all levels.
- **C02 detector on bedroom level.**
- Heavy duty cable outlet for dryer and stove.
- One freezer plug provided in basement.
- Interior and exterior light fixtures provided as per builder's samples.
- Claysam Homes will arrange to have a maximum of five telephone outlets pre-wired – locations to be determined.
- Claysam homes will arrange to have a maximum of three cable outlets pre-wired – locations to be determined.
- **Rough-in for central vacuum dropped to unfinished area(s).**
- **Rough-in for automatic garage door opener with receptacle.**
- Rough-in wire only for future dishwasher. Wire located beneath floor to approximate location of dishwasher.

Heating

- Forced-air, high efficiency gas-fired furnace.
- High –efficiency gas-fired hot water heater (rental) with anti-scald mixing valve. The purchaser acknowledges that the hot water tank is a rental. (Purchaser to execute agreement with designated supplier prior to closing).
- Exterior walls fully insulated to R-18; ceilings insulated to R-32.
- **Duct work sized for future central air conditioning.**
- **Automatic thermostat for both heating and cooling.**

For Your Peace of Mind

- All homes covered by the Tarion Warranty Program with 7 year coverage against major structural defects.
- The vendor 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.

Specifications are subject to change without notice. All choices, samples and options are from builders' samples and are plan specific. Steps or deck are not provided from patio or secondary exterior entrance doorways. Vendor reserves the right to change or substitute construction materials with equal or better value. Front porch railings, handrail and rails – not provided unless a building code requirement.

Claysam Homes is a member of the Kitchener & District Home Builders Association, the Guelph & District Home Builders Association and has a designation from the Tarion Warranty Corporation.



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Homes