

The Villages of Sally Creek



Claysam Homes Exclusive Quality Appointments

EXTERIOR

- * Architecturally pre-selected distinctive exteriors.
- * House exterior with genuine clay brick / natural process stone with accent brick or precast stone surrounds. (as per plan)
- * Colour co-ordinated aluminum soffit, fascia, eavestrough and down spouts.
- * Self-sealing asphalt shingles.
- * Front walkway provided with pre-cast slabs and steps to grade.
- * Fully sodded lots.
- * Pressure treated wood deck as per builders' specifications (Townvillas Only).
- * Building lot survey provided by the builder.
- * Poured concrete foundation.
- * Exterior foundation will be wrapped to prevent leaks.
- * Two exterior water taps, one in garage, one at side or rear elevation.
- * Driveway installed with base coat pavement (no warranty applicable).
- * White maintenance-free overhead garage door.
- * Porches and cold cellars.
- * All exterior joints and edges caulked.
- * Address stone above overhead garage door.

INTERIOR AND KITCHEN

- * Steel beam construction (as per architectural specs).
- * 9' ceilings or greater on main floor (as per plan).
- * California ceilings throughout, except in bathrooms, laundry room and closets.
- * Interior walls painted with choice of two standard colours in premium latex paint from builders' samples.
- * Choice of series 800 or classique style interior doors with 2-3/4" casing and 4" baseboards finished in white.
- * Solid oak handrails on stairwells to finished areas (as per plan)
- * Studio walls overlooking stairs to basement (as per plan).
- * Space age wire shelving in all closets.
- * Quality levered handles on all interior doors.
- * Door from garage to interior (where grade permits).
- * Decorative front entry door grip set with deadbolt.
- * All windows are low E glazing maintenance free, white vinyl-clad. Opening windows are casement style (opening windows include screens).
- * Cladded low E glazing windows in basement with one to be oversized. Window wells as per grade.
- * Double stainless steel sinks with lever faucet and sprayer.
- * Luxurious, SOLID WOOD, raised panel, Kitchen cabinetry, Pantry, choice of microwave shelf or wine rack, dishwasher rough-in or cabinet, larger upper cabinet with extended gables at refrigerator opening
- * Breakfast bar (as per plan)
- * Laminate counter tops.

BATHROOM AND LAUNDRY ROOM

- * Quality one piece acrylic tub or shower unit in all bathrooms.
- * Ensuite shower stalls will include a seat. (as per plan)
- * Moen faucets with pop-up drains.
- * Balancing valves on all showers to prevent scalding.
- * Energy efficient water saver toilets with lined tanks.
- * All basins are quality vitreous china.
- * White or bone plumbing fixtures in all bathrooms with ceramic accessories.
- * Exhaust fans installed in all bathrooms with separate switch from light fixture (vented to exterior).
- * Custom vanity cabinetry or pedestal sinks.
- * Wall mounted custom sized mirrors at all vanities or pedestal sinks.
- * Roughed-in 3 piece bathroom in basement.
- * One fiberglass laundry tub (as per plan) with hot and cold lines and sud saver washer connection.
- * Laundry connection boxed in finished laundry rooms.
- * Floor drain in main floor laundry area

FLOORING

- * Choice of Berber or plush carpet (any one carpet colour throughout from builders' samples). as per plan
- * 10mm underpad
- * All sub-flooring is 5/8" tongue and groove spruce plywood, glued and screwed with all joints sanded to prevent squeaks.
- * Ceramic floors in foyer, kitchen, main floor laundry, and all bathrooms (as per plan).

ELECTRICAL

- * Ceiling light fixtures included throughout (as per plan).
- * Four Halogen pot lights at sloping ceiling in Great Room
- * Light above all vanities and kitchen sink.
- * Door chime wiring and chime complete.
- * 100 amp service with copper wiring and circuit breaker panel.
- * Two exterior waterproof GFI receptacle.
- * Décora light switches throughout.
- * Automatic smoke detector on all levels.
- * CO2 detector on bedroom level.
- * Heavy duty cable outlet for a stove and dryer.
- * One freezer plug provided in the basement.
- * Interior and exterior light fixture packages as per builders' samples.
- * Claysam Homes will arrange to have a maximum of 5 telephone and 3 cable outlets pre-wired (locations per purchasers' plan).
- * Rough-in electrical, for future dishwasher.
- * Rough-in wiring for security system.
- * Rough-in for central vacuum.
- * Rough-in for automatic garage door opener with receptacle.

HEATING AND AIR CONDITIONING

- * Forced-air, high efficiency gas-fired furnace
- * Central air conditioning (sized per unit).
- * High efficiency gas-fired hot water heater (rental) with anti-scald mixing valve. The purchaser acknowledges that the hot water tank is a rental unit (purchaser to execute agreement with designated supplier prior to closing).
- * Exterior walls fully insulated to R-19 and ceilings insulated to R-40.
- * Automatic digital thermostat for both heating and cooling.

FOR YOUR PEACE OF MIND

- * All homes are covered by the Tarion Warranty Corporation 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, 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. The vendor reserves the right to change or substitute construction materials with equal or better value.
- * Front porch railings and handrails are not provided unless deemed a building code requirement.

THE BUILDER

- * Claysam Custom Homes is a member of the Waterloo Region Home Builders' Association, the Guelph & District Home Builders' Association and the Woodstock Home Builders' Association.
- * Claysam Custom Homes has an honourable designation of excellence from the Tarion Warranty Corporation for our outstanding service record.

