

Exclusive Quality Appointments

EXTERIOR

- Architecturally pre-selected distinctive exteriors.
- House exterior maintenance-free clay brick on entire first floor.
- Colour co-ordinate aluminum soffit, fascia, eaves trough and downspouts.
- Self-sealing 25 year fiberglass 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 (2) exterior water taps-one (1) located in garage-one located on side or rear elevation.
- Exterior foundation will be wrapped to prevent leaks.
- Brick above windows & doors where applicable.
- Drive-way installed with base coat asphalt as per specifications (no warranty applicable).
- White maintenance-free steel sectional garage door.
- Reinforced concrete porch tops and cold cellars as per plan.
- All exterior joints and edges caulked.
- Address stone above overhead garage door.

INTERIOR

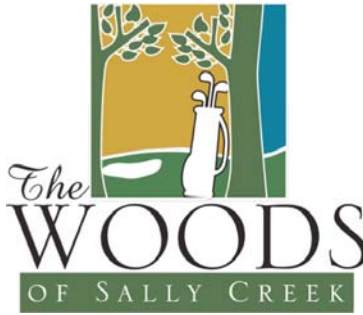
- Steel beam construction as per architectural specs.
- 8 foot ceilings on main floor.
- California ceiling throughout, except in kitchen, bathrooms, laundry room and closets.
- Interior walls painted in one (1) colour with premium quality latex paint from builders' samples.
- Series 800 colonial-style 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 (where grade permits).
- All windows are maintenance free Low E, 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 washerless faucet.
- White plumbing fixtures in bathroom(s) with ceramic accessories.
- One (1) 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 back split.
- 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 (1) 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 or upper floor laundry room and bathrooms as per plan

LIGHTING AND ELECTRICAL

- Ceiling light fixtures including bedrooms.
- Light above kitchen sink.
- Hanging light fixture in dining room.
- Switched receptacle in living/great room.
- Door chime wiring and chime complete.
- Circuit breaker panel with 100 amp service and copper wiring.
- Two (2) exterior waterproof GFI receptacles.
- Automatic smoke detector(s) on all levels.
- CO2 detector on bedroom level.
- Heavy duty cable outlet for dryer and stove.
- One (1) freezer plug located in basement.
- Interior and exterior light fixtures provided as per builders' samples.
- Claysam Homes will arrange to have a maximum of five (5) telephone outlets pre-wired.
- Claysam Homes will arrange to have a maximum of three (3) cable outlets pre-wired.
- 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-scaled 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-19.5; ceilings insulated to R-40.
- 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 (1) year warranty plus a two (2) 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 Homebuilders Association, the Guelph & District Homebuilders Association and has designation from the Tarion Warranty Corporation.

