



WALKER

HOMES LTD.

Walker Homes Quality Features

Exterior

- Lot graded to the requirements of the City. Sodded at front, rear & sides.
- House to be mainly full brick, stone available as upgrade. Colour choices from builder's samples.
- Quality vinyl Shakes on select parts of the house. Colour choices available from builder's samples. (On select house models).
- Gaf Timberline 'Life-time' shingles, colours selected from builder's samples.
- Maintenance free aluminum soffit, fascia & down spouts.
- Two exterior faucets & two exterior electrical outlets. (builder to determine location)
- Deck & steps are not included from patio/garden door (door will be disabled at closing).
- House Number keystone, etched. (builder to determine location)
- Broom finish Concrete Driveway with poured concrete front steps.
- Exterior lighting to be 4 pot lights on front elevation. Rear patio door to be wall mounted exterior light chosen by builder.

Interior

- Natural Gas fireplace builders' standard.
- California knock down ceilings, bathroom ceilings to be flat finished.
- Standard 5 inch trim and 3½ inch casing.
- 9 foot Ceilings on main floor. 8 foot ceilings on second story where applicable.
- Deluxe red oak wood staircase, stained to match main floor hardwood.
- Round or square drywall corners.
- Rough in for central-vac.

Basement

- High efficiency forced air gas furnace, builder's standard.
- Power vented gas water heater (rental).
- 3 piece roughed-in plumbing in basement.
- Basement insulated to code.
- Joist headers spray foamed.
- If central air conditioner is purchased as an upgrade through the builder the brand name & size will be determined by builder & heating & air conditioning technician.

Garage

- Poured concrete floor.
- Garage door(s) with automatic openers builder's standard.
- Garage insulated to code, drywalled & tape coat.
- Garage door to house with landing in garage as required.

Painting

- All interior walls painted with spray primer, 2 coats of colour paint latex; standard 2 colours selected from builder's samples.
- All doors & trim painted white builder's standard.

Kitchen

- Hand crafted kitchen cabinetry in kitchen with laminate counter-top from builder's samples. If the builder is not able to obtain a handcrafted kitchen due to unforeseen occurrences then the builder will provide a kitchen of equal quality of the builder's choice.
- Double bowl stainless steel sink.
- Standard single lever tap.
- Dishwasher rough-in.

Laundry

- Hot & cold water taps for washing machine as per plan location.
- Waste water drain for washing machine as per plan location.
- External dryer vent as per plan location.
- Electrical receptacles for washing machine & dryer as per plan location.

Colour/Style

- Architecturally controlled exteriors. No houses within 5 of each other are to have the same or similar exterior colours. Colour & style of following items shall be chosen from the builder's samples providing they have not been ordered & that the colours & materials are available from builder's supplier. There shall be only one selection of colour/style for each item with the exception of those marked with an asterisk.
 - a. Exterior brick.
 - b. Exterior Stone (Upgrade).
 - c. Exterior shakes.
 - d. Exterior aluminum soffits, fascia & eaves trough.
 - e. Interior paint colours.
 - f. Hardwood Flooring.
 - g. *Ceramic Tile.
 - h. Carpet.
 - i. Kitchen cabinetry.
 - j. Bathroom vanities.

Flooring

- 12 inch x 24 inch tiles in kitchen, front entrance, laundry room & bathrooms. Selected from builder's standard samples.
- Subfloor, glued & screwed.
- Underpad under carpet.
- Engineered Hardwood on main floor. Selected from builder's standard samples.

Insulation

- 2 inch x 6 inch exterior walls with a combined R value of R24 between foam board & batt insulation.
- Ceiling insulation will be blown cellulose R50 where there is ceiling with attic space & R31 where there is ceiling without attic space.

Doors and Windows

- Interior door style to be selected from builder's samples.
- Transom window above exterior front door (9' ceiling plans only).
- Double glazed, vinyl-clad windows with screen, white in colour.

Washroom

- Low flush, comfort height toilet(s) of the builder's standard.
- Mirrors installed.
- Single pedestal sink in 2 piece bathroom(s) with builder's standard taps.
- Acrylic tub shower insert of the builder's standard in select house models.
- Acrylic shower insert and drop in tub of the builder's standard in select house models.
- Hand crafted vanity(s) with post formed counter-top from builder's samples. Builder's Standard sinks & taps. If the builder is not able to obtain a handcrafted vanity(s) due to unforeseen occurrences then the builder will provide a vanity of equal quality of the builder's choice.

Electrical

- Copper wiring to Hydro electrical company specifications.
- 200 amp service. Panel location to be determined by the builder.
- Exterior & bathroom receptacles to have ground fault interrupt.
- 220 volt heavy duty outlets for stove & clothes dryer.
- Builder to provide all light fixtures & Décor light switches.
- 4 Cable & 4 Cat 6 (Data) outlets provided.

Miscellaneous

- Enrolment in Ontario New Home Warranty program Tarion.
- Doorbell provided & installed.
- All plans, elevations & specifications are subject to modification from time to time by the builder, according to Ontario Building Code.
- The builder shall be entitled to reverse the elevation of the house (build as mirror image).

All of the above may be subject to change depending on type/style of house to be constructed. All plans & specifications are subject to reasonable modifications, as necessary, at the discretion of the Builder.