

Wincore Homes Inc.

Wincore Fabulous Features Greenwood Landings

Superior Exterior Finishes

- Outside walls 2x6 construction using Kiln dried lumber
- Architect Collection, Peak performance Shingles with Cedar Shake appearance
- Closed valley shingle construction with Ice and Water shield
- 7:12 pitch roof, Engineered Trusses with covered concrete front porches
- 9' main floor ceilings and 8' ceiling height on second floor models,
- 8' plus poured concrete foundation with heavy duty damp proofing and weeping tiles
- Quality brick and or stone partial front elevation specified by plan selected by customer from builder samples
- Box front windows as per plan
- Vinyl siding on remaining front, sides and rear elevations as per plan
- Insulation R22 exterior walls, R20 blanket wrapped basement insulation, R60 Blown insulation to the attic, foam insulated windows and door openings
Low E, argon filled, white, maintenance free casement windows on front, sides and rear as specified per plan
- Pour in place sliding basement windows, white (specified by plans)
- Maintenance free clad steel entry doors
- Low Maintenance free aluminum soffit, fascia and down spouts
- Oversized 8' high insulated garage doors; specified by Builder
- Maintenance free aluminum capped garage door frames
- Poured concrete floor in garage with saw cuts, 30MPA
- Garage separating living space to be drywalled and taped as per building code, including ceiling
- Driveway to be of compacted stone
- Precast stone front walkway and step to front porch

Outstanding Interior Finishes

- 800 series 2 panel square smooth finish interior doors with 3 black hinges.
- 5 1/2" Base board and 3 1/2" window casing packages
- Upgraded Black finished interior door hardware, lever handle ● Interior walls and trim painted with 2 coats of premium quality paint, Interior doors with spray finish, 1 colour choice for walls and Trim ceilings to be White.
- Smooth painted ceilings throughout
- Solid oak handrails with wrought iron designer spindles on stairwells as per builder samples with suppliers
- Engineered Hardwood in foyer, kitchen, dining area, living room, All bedrooms and closets.
- Ceramic tile to main bathtub surrounds and ensuite shower walls as per builder samples with suppliers
- Ceramic tile in Mudroom/laundry room, Ensuite bathroom and Main bathroom floors as per builder samples with suppliers
- Quartz countertops in kitchen, Ensuite bathroom and Main bathroom as per builder samples with suppliers
- Cabinetry layout as per plan as per builder samples with suppliers, Slow closing hinges to door and drawers.
- Kitchen: Under Cabinet Valance lights

Lighting and Electrical

- 200-amp service with circuit breaker and copper wiring throughout
- White Décor switches and receptacles
- Door chime and electronic smoke & CO 2 detectors with strobe as per building code.
- Heavy-duty outlets for stove & dryer, ducted too exterior
- 14 Pot lights supplied and installed by builder
- 8 hours of installation fees included to install **customer supplied** light fixtures at a budget of \$ 2500 +HST to be credited as an adjustment on closing. Keyless light bulbs will be installed if customer fixtures are not available same day of installation. Lights with crystals, fans, will be subject to additional cost.

Plumbing and Heating

- High-efficiency, forced-air gas furnace
- Rental Gas hot water tank
- Central Air Conditioning
- Heat Recovery System (HRV) simplified
- Exhaust fans installed in bathrooms and 1 laundry room
- Hot and cold connections for 1 washing machine
- Rough-in for 1 dishwasher
- 1 stove plug for an electric stove; induction stove, cook top extra cost
- Bathrooms: As per builder samples with Suppliers; High quality, (Delta series) single lever faucets in chrome with upgraded "Right Height" elongated toilets Acrylic tub in Main Bath and complete tile walled shower and floor with frameless glass door in ensuite (specified by plan)
- Pressure balance feature on all shower lines and rain head with slide bar in ensuite shower
- Rough in water line for 1 ice maker
- Kitchens: Double stainless steel under mount kitchen sink with single lever chrome faucet with integrated pull-out spray

Other Important Features

- Builder shall be responsible for connections to house including gas, water, sewer and electrical from front property line to house ● Phone and cable connection to demarcation point ● tongue and groove premium OSB sub floor.
- Lot grading to the requirements of the municipality, to include ample Topsoil and Sod on front, side and rear yard.

Reassuring Warranties and Provisions

- Tarion Warranty Corporation, Ontario New Home Warranty Program coverage
 - * 7 years – major structural defects
 - * A pre-delivery inspection to be completed prior to closing
- Purchaser agrees to pay the Tarion Warranty program fees based on the final sale amount of the home on closing as an adjustment
- All work to comply with or exceed the Ontario Building Code
- All building and development fees are included and paid by Builder
- Survey, showing all lot lines and building setbacks
- Purchaser agrees to pay for all upgrades or changes at the time of Builders invoice. (Terms: Net 7 days) All past due amounts will be subject to an interest rate of 1% per month, 12% per annum, which will be charged on outstanding balances over 15 days. All remaining balances must be paid no later than 1 week prior to the closing date. Only if agreed by both parties in writing, any outstanding amounts owing will become an adjustment on closing.
- We recommend that all back splashes are installed 3 months + after closing to allow for the drying out of building materials.
- **Maintaining proper indoor humidity levels is the responsibility of the homeowner to prevent swelling, drying out or movement of building materials and or finishes

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