


WASAGA - TRILLIUM FOREST

Lot 96 - WASAGA PHASE 2 Model & Elevation: 50-01 ANGELICA ELEVATION B ✓ Purchasers Names : DARIUSZ S WASZAK AND AWA MARIA WASZAK			
Item #		DATE	NOTE
	3 STAINLESS STEEL APPLIANCES WITH WHITE WASHER AND DRYER ✓		INCL. IN OFFER
1/	FAMILY ROOM - ADD OPT CATHEDRAL CEILING IN FAMILY ROOM ✓	26-Jan-17	STRUCTURALS & COLOURS
2/	PLUMBING - ADD 3 PCE ROUGH IN FOR FUTURE BATHROOM IN BASEMENT ✓	26-Jan-17	STRUCTURALS & COLOURS
3/	MASTER ENSUITE - DELETE STD TUB IN MASTER ENSUITE, SHIFT SHOWER, VANITY AND TOILET OVER TO MAKE WALK IN CLOSET LARGER (SEE SKETCH) ✓	26-Jan-17	STRUCTURALS & COLOURS
4/	TILE - DELETE ALL BATHROOM ACCESSORIES ✓	26-Jan-17	STRUCTURALS & COLOURS
5/	TILE - UPGRADE 5 TILE BACKSPLASH IN KITCHEN ✓	26-Jan-17	STRUCTURALS & COLOURS
6/	ELECTRICAL - SHIFT STD LIGHT IN KITCHEN COOKING ARE TO BE INSTALLED ABOVE KITCHEN ISLAND ✓	26-Jan-17	STRUCTURALS & COLOURS
7/	ELECTRICAL - LED POTLIGHTS:	26-Jan-17	STRUCTURALS & COLOURS
	(3) IN KITCHEN ON SEP SWITCH ✓	26-Jan-17	STRUCTURALS & COLOURS
	(2) MAIN HALLWAY ON SAME SWITCH - DELETE STD LIGHT ✓	26-Jan-17	STRUCTURALS & COLOURS
	(4) FAMILY ROOM ON SEP SWITCH - KEEP STD LIGHT ✓	26-Jan-17	STRUCTURALS & COLOURS
8/	ELECTRICAL - ADD 1 PLUG ON KITCHEN ISLAND ✓	26-Jan-17	STRUCTURALS & COLOURS
9/	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF STD FRAMED ✓	26-Jan-17	STRUCTURALS & COLOURS
10/	TRIM - UPGRADE 1 BASEBOARD AND TRIM ✓	26-Jan-17	STRUCTURALS & COLOURS
11/	HARDWOOD - UPG 1 HARDWOOD MASTER BEDROOM INCLUDING LARGER WALK IN CLOSET AND BEDROOM 2 ✓	26-Jan-17	STRUCTURALS & COLOURS
12/	HARDWOOD - UPGRADE 1 HARDWOOD IN FAMILY ROOM AND HALLWAY IN LIEU OF CARPET ✓	26-Jan-17	STRUCTURALS & COLOURS
13/	CABINETS - UPGRADE 1 KITCHEN CABINETS, UPGRADE 1 IN MASTER ENSUITE VANITY, UPGRADE 1 MAIN VANITY ✓	26-Jan-17	STRUCTURALS & COLOURS
14/	CABINETS - ADD EXTENDED UPERS APPROX 39-1/2" IN KITCHEN ✓	26-Jan-17	STRUCTURALS & COLOURS
15/	CABINETS - ADD 24" DEEP UPPER OVER FRIDGE WITH 2 SIDE PANELS ✓	26-Jan-17	STRUCTURALS & COLOURS
16/	CABINETS - ADD CROWN MOULDING ABOVE UPPER CABINETS IN KITCHEN ✓	26-Jan-17	STRUCTURALS & COLOURS
17/	CABINETS - ADD OPT BREAKFAST BAR IN KITCHEN ✓	26-Jan-17	STRUCTURALS & COLOURS
18/	CABINETS - ADD POT AND PAN DRAWER ON KITCHEN ISLAND ✓	26-Jan-17	STRUCTURALS & COLOURS
19/	STAIRS - TO BE LEFT UNFINISHED (WAIVER SIGNED) ✓	26-Jan-17	STRUCTURALS & COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CAMBRIDGE MDF WHITE UP # 1 ✓	K 300 BC ✓	BRONZITE 4971K-52			
Island	CAMBRIDGE MDF WHITE UP # 1 ✓	K 300 BC ✓	BRONZITE 4971K-52			
Servery	NA					
Master Ensuite	CAMBRIDGE MDF WHITE UP # 1 ✓	K 300 BC ✓	BRONZITE 4971K-52			
Main	CAMBRIDGE MDF WHITE UP # 1 ✓	K 300 BC ✓	BRONZITE 4971K-52			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALINA CARBON 13 X 13 ✓					
Basement Foyer	MALINA CARBON 13 X 13 ✓					
Powder Room	NA					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	MALINA CARBON 13 X 13 ✓					
Breakfast Floor	MALINA CARBON 13 X 13 ✓					
Kitchen Bk.Splash	ICEBERG MARBLE POLISHED BRICK 2" X 4" MOSAIC UP # 5 ✓					
Laundry	NA					
Mstr Ensuite Floor	MALINA CARBON 13 X 13 ✓					
Mstr Ensuite Shower	MALINA CARBON 8 X 10 ✓					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE ✓					
Master Shower Jamb	BIANCA CARRERA ✓					
Main Bath Floor	MALINA CARBON 13 X 13 ✓					
Main Bath Tub Wall	MALINA CARBON 8 X 10 ✓					
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	NA					
Family/Great Room	VINTAGE U-LOC SELECT V PEARL HICKORY MOOREA UP # 1 ✓					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE U-LOC SELECT V PEARL HICKORY MOOREA UP # 1 ✓					
Upper Hall	NA					
Master Bedroom	VINTAGE U-LOC SELECT V PEARL HICKORY MOOREA UP # 1 ✓					
Bedroom 2	VINTAGE U-LOC SELECT V PEARL HICKORY MOOREA UP # 1 ✓					
Bedroom 3	NA					
Bedroom 4	NA					
Carpet Underpad	NA					
Basement Foyer	NA					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE	NF 8	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				WASAGA LOT 96 ✓		
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.						
** PAGE 1 OF 2 **			Purchaser Initial	Vendor		


STAIRS, RAILING & PICKETS & STAIR STAIN

Casing/Baseboards	UP # 1 STEP
Interior Doors	STANDARD
Interior Door Hardware	STANDARD
Exterior Door Hardware	STANDARD

	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	STANDARD	
2nd Ensuite	NA		
BASEMENT	NA		
Other			

	UPG (SEE PES)	DECLINED	NOTES
GAS LINE BBQ	STANDARD		
WATERLINE to Fridge	NA		
Hood Fan Venting SIZE	6" STANDARD		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	NA		


Colours of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendor's selection must be accepted by the purchaser	EW	DW
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SITE: WASAGA	50-1-B ANGELICA	LOT: 96	 Purchaser Signature Date 25 Jan 2017
PURCHASER(S):	Dariusz S Waszak Ewa Maria Waszak		
HOME #/CELL #	647-453-8457		
EMAIL:			

FOR TRADE USE

Any upgrades in the colour chart must be accompanied with a PES.

It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.



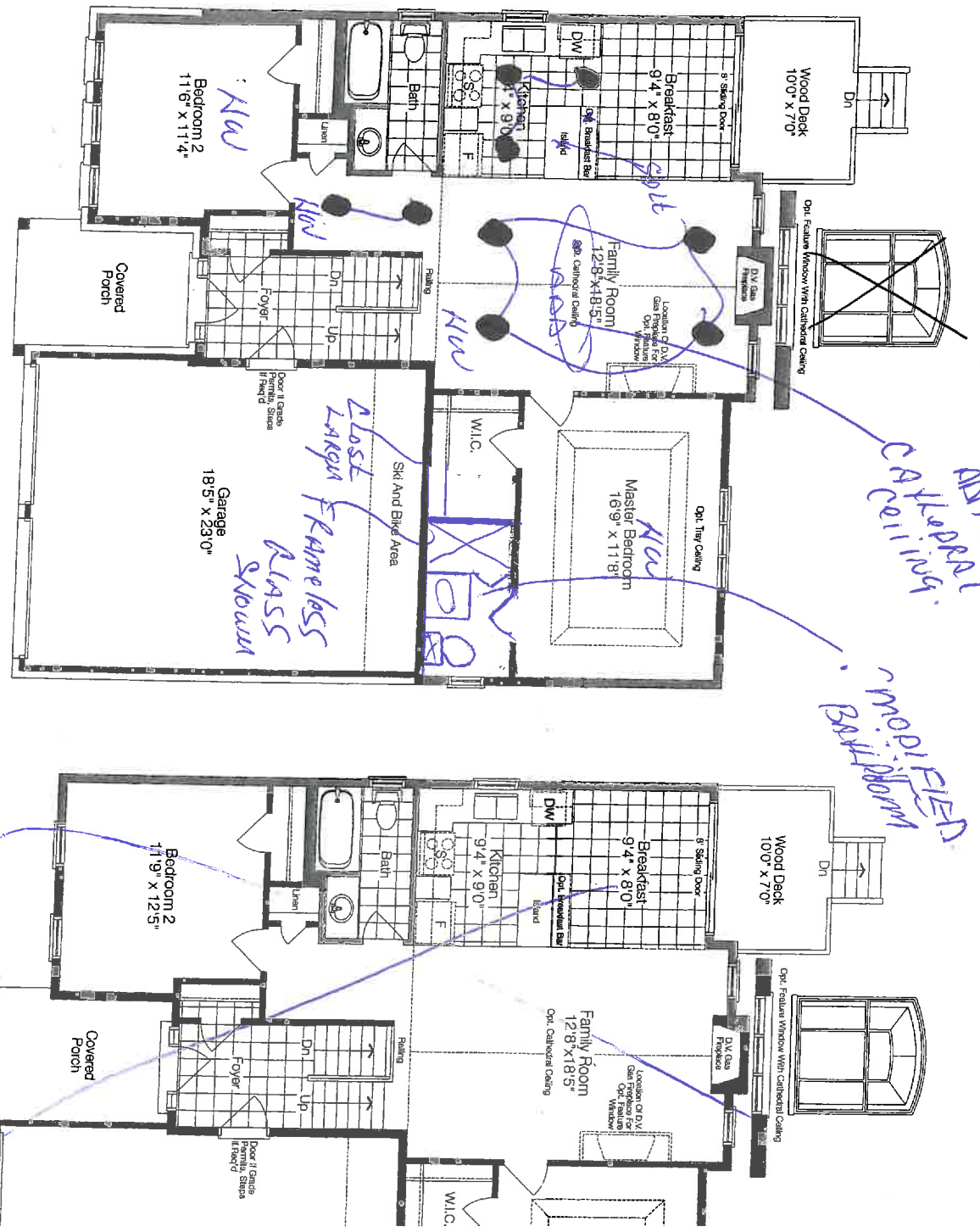


Decor Consultant Signature

Date

JAN 26 2017

James/17 Lot 96

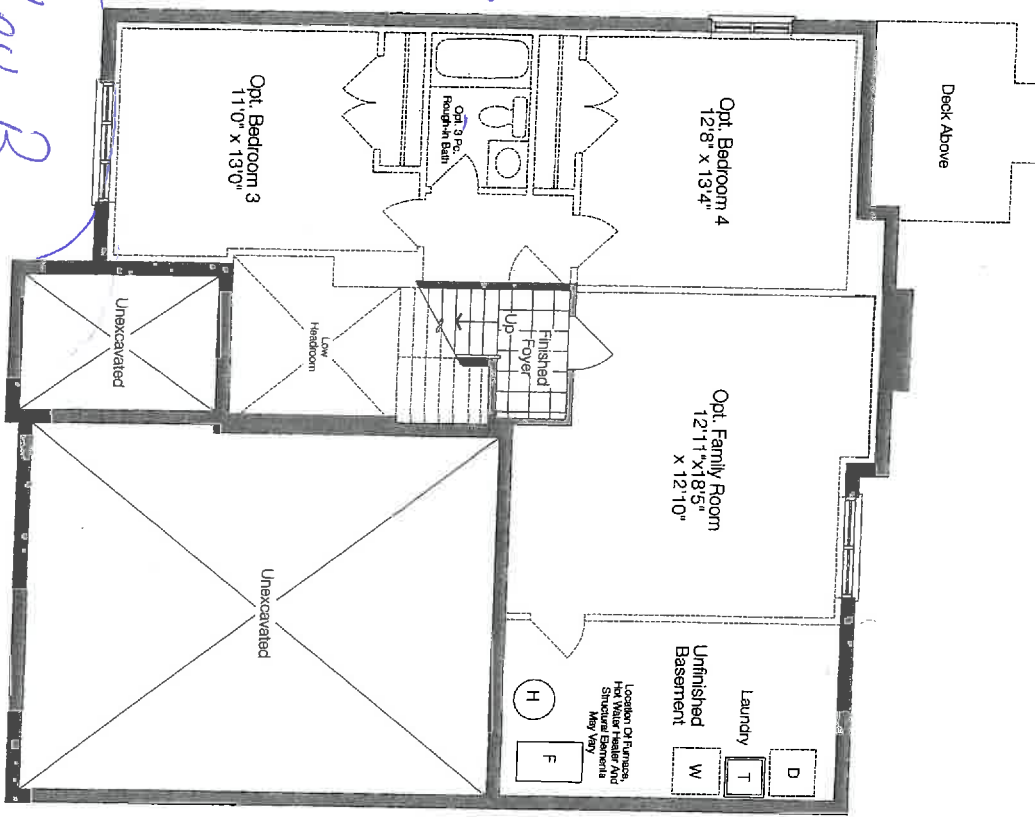


Ground Floor Elev. 'B'

Ground Floor Elev. 'C'

Boatlight's

ADD →
3pc
Rough
in
EW.
BW



Basement Elev. 'A'

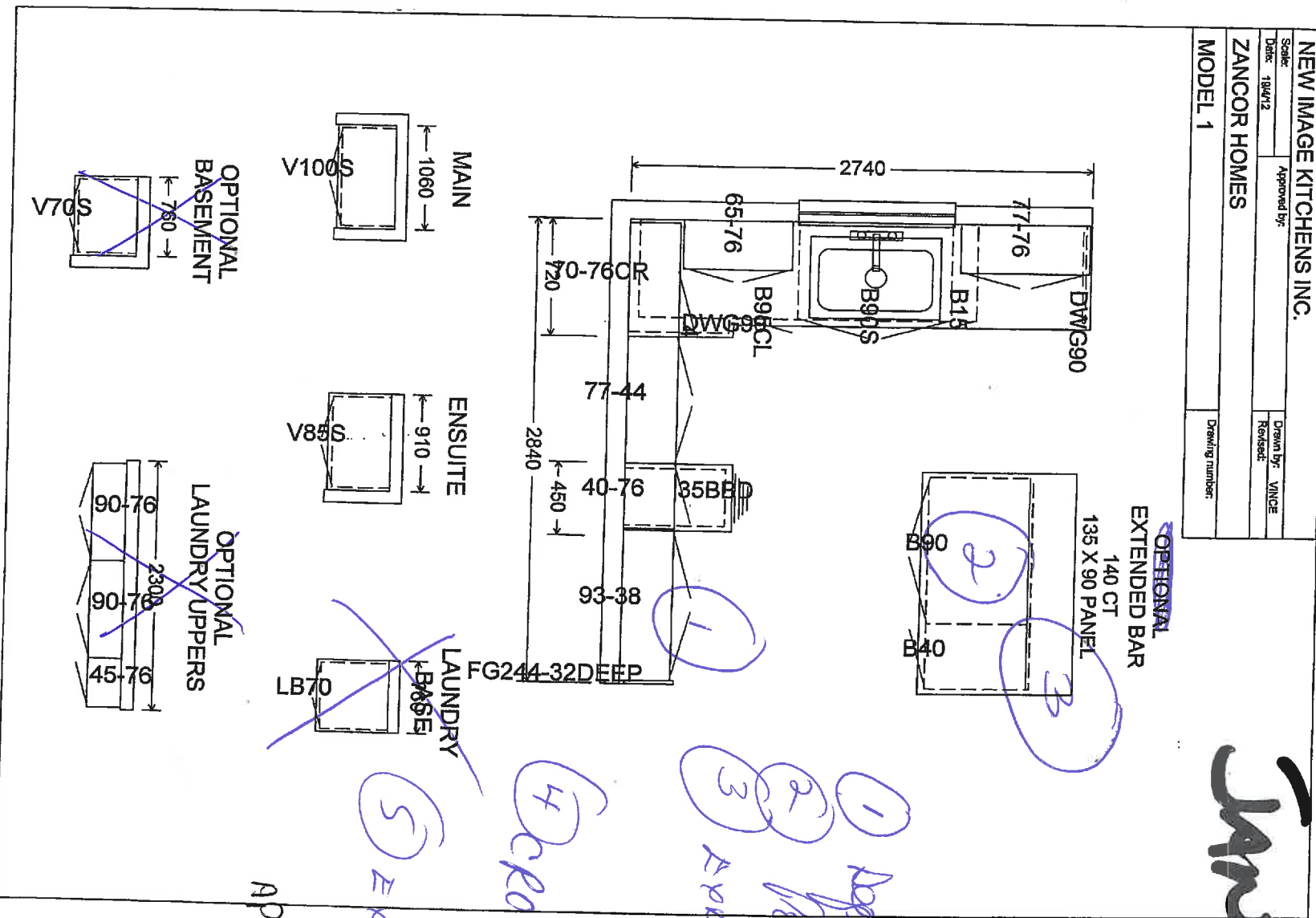
JAN 26 2017

Angelia

Lot 96

Jan 25/17

NEW IMAGE KITCHENS INC.	
Scale:	Approved by:
Date: 19/4/12	Drawn by: VINCE
ZANCOR HOMES	
MODEL 1	Drawing number:



24" top of floor - 2 hands
not Denours
Extended Bk.

ADD
M.L.D

Extended up floor

APR 39/12

ZNC DV



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Managers Lot 96

DATE:

Jan 25 / 17

SITING:

☐

Standard

☐

Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ AMPS

☐ AMPS

☐ AMPS

☒ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☐ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

REFRIGERATOR

WALL OVENS

☐ 30"

☐ SINGLE

☐ DOUBLE

☐ STEAM OVEN

☐ WARMING DRAWER

☐ AMPS

☐ AMPS

☐ AMPS

☐ AMPS

MICROWAVES

☐ BUILT IN MICRO

☐ MICRO TRIM KIT

☐ OVER THE RANGE

☐ MICRO SHELF

☐ AMPS

☐ MODEL

☐ AMPS

☐ AMPS

HOOD FANS

☐ CHIMNEY (CENTRE VENT)

☐ UNDER CABINET

☐ FLUSH INSET

☒ 6 INCH (STD)

☐ 8 INCH

☐ 10 INCH

DISHWASHER

☒ 24" (STD SIZE)

LAUNDRY

☐ FRONT LOADING SIDE BY SIDE

☐ STACKABLE

EN DM Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

EN DM **NOTE:** It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications after closing.

EN DM Purchaser acknowledges responsibility for providing correct specification for such appliances. The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings.

EN DM If specs not received, the standard openings as determined by Zancor Homes will be provided. If rework/repair is required due to late specs received, additional costs will be applied.

Appliance Specs are DUE:

2 WEEKS FROM SIGNED DATE BELOW – Specs received after this date, if accepted and changes are required, an administration fee of minimum \$250 will apply

Appliance Specs

RECEIVED

Purchaser Signature

H. Ceer

Purchaser Signature

[Signature]



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

96.

PLAN No.

HOMEOWNER(S)

DAVID S. WASZAR / ECUA MARIA WASZAR

CIVIC ADDRESS

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, ___(City)___ and the Town of _____, of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

I/We read and understand the above terms and conditions.

Dated at King, this 25 day of Jan, 2014.

Purchaser

Witness

Purchaser

Witness

INTERIOR FINISHES ACKNOWLEDGEMENT / WAIVER

Purchaser accepts and acknowledges that the Builder reserves the right to substitute materials with those of equal or better quality where the manufacture, scheduling or delivery of materials may directly impact the Builder's ability to meet its' contractual obligations under the Agreement of Purchase and Sale.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

PORCELAIN & NATURAL STONES: Due to the properties of natural stones including but not limited to **marble, granite, quartz**, no two pieces are exactly the same. Variations in colour, tone, granularity (pitting, fissures) and pattern are to be expected, including various lighting may affect the overall finished look. Stone tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections may exist with the selection of natural stone materials and shall not hold the Vendor liable for provision of same.

STONE COUNTERTOP JOINTS: Purchaser is aware that one joint will be at each corner and on either side of slide-in-range (if applicable). It will also be where the length of the counter top exceeds the length of a stone slab. Slabs are usually approximately 5'x 8'.

CERAMIC TILES: Due to manufacturing, shade (dye lots), product variations may exist that can affect the overall look of the finished product. Although every effort will be made to ensure the colours and materials selected are as close as possible to the samples, the purchaser acknowledges that the sample tiles supplied in the Design Centre may not be identical to the materials installed in the home.

STAIR STAINS: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Factors including but not limited to wood type, knotting, graining, density, age, humidity, and air temperature can result in substantial variations in stain intensity. The purchaser accepts that although the Vendor will do their best to match stain the unfinished stairs as close as possible to the pre-finished floors, it is not possible to have an identical match and that there MAY be shade differences between the two products.

CABINETRY: Due to the natural properties of wood, slight variations apparent with cabinetry are to be expected. This includes but not limited to wood species, wood grain, colour, finish, product variations, and natural imperfections are all factors that may affect the overall look of the finished product. Such factors make exact colour matching impossible. The type and intensity of lighting in the areas of designated cabinetry placement may also highlight characteristics of cabinetry finish. All cabinets shall be finished with a white melamine interior box unless a finished interior is upgraded. Due to building specifications and/or on-site conditions, certain cabinetry upgrades may not be possible. The purchaser acknowledges that the Builder cannot guarantee the cabinetry finish or provision of certain upgrades and shall not hold the Builder liable for provision of same.

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HARDWOOD / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, colour/stain and wood grain are significant factors that make exact colour matching impossible. The purchaser acknowledges that the hardwood flooring is a pre-finished product in a controlled environment. Expansion, compression and cupping are characteristics of hardwood flooring once installed in the home. The purchaser acknowledges these may become apparent over time and despite the Builders' efforts to install the hardwood flooring materials in keeping with good workmanship, the Builder shall not be responsible nor held liable for minor variances of fluctuation in hardwood flooring materials.

HARDWOOD / LAMINATE WAIVER:

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in certain areas. I/We understand there is a concern due to possible water and other substances being frequently splashed or spilled onto the floor and in contravention of Ontario Building Code Section 9.30.1.2(1).

"Finished flooring bathrooms, kitchens, public entrance halls, laundry & general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance."

I/We are prepared to assume full responsibility for any damage caused to the hardwood floor or subfloor due to moisture absorbency in the mentioned areas, and agree to waive any claims against the Township of residence, TARIION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

SITE WASAGA LOT 96 DATE Dec 25/17