


WASAGA - PHASE 2

Lot 70 - WASAGA PHASE 2 Model & Elevation: 50-01 ANGELICA ELEV. "C" ✓ Purchasers Names : OSCAR AND ANA ROSA VINATEA			
Item #		DATE	NOTE
	3 STAINLESS STEEL APPLIANCES WITH WHITE WASHER AND DRYER		INCL. IN OFFER
1/	KITCHEN CABINETS - UPGRADE 1 CABINETS AND EXTENDED UPPERS TO 39-1/2" ✓	2-Feb-17	COLOURS
2/	KITCHEN CABINETS - VALANCE (NO ELECTRICAL) ✓	2-Feb-17	COLOURS
3/	KITCHEN CABINETS - DEEP UPPERS ABOVE FRIDGE WITH GABLES ✓	2-Feb-17	COLOURS
4/	ELECTRICAL - LED POTLIGHTS - (4) FAMILY RM ON SEP SWITCH, STD LIGHT TO REMAIN ✓	2-Feb-17	COLOURS
5/	ELECTRICAL - LED POTLIGHTS - (3) KITCHEN ON SEP SWITCH ✓	2-Feb-17	COLOURS
6/	ELECTRICAL - STD LIGHT IN KITCHEN TO BE LOCATED OVER ISLAND ✓	2-Feb-17	COLOURS
7/	MASTER ENSUITE - DELETE TUB - ADD APPROX 10"TO12" TO ENLARGE WALK IN CLOSET; SHIFT OVER SHOWER, TOILET AND VANITY FOR THE REMAINING SPACE ***VANITY BEING ENLARGED ✓	2-Feb-17	COLOURS
8/	MASTER ENSUITE - ENLARGE VANITY BY APPROX 12" (1FT) WITH BANK OF DRAWERS **SINK IS OFF CENTER, CLOSEST TO TOILET ✓	2-Feb-17	COLOURS
9/	KITCHEN - ELECTRICAL - CAPPED ROUGH-IN WITH SWITCH FOR FUTURE VALANCE LIGHTING ✓	2-Feb-17	COLOURS
10/	MASTER ENSUITE CABINETS - UPGRADE #1 **INCLUDES EXTENDED VANITY ✓	2-Feb-17	COLOURS
11/	KITCHEN CABINETS - POT DRAWERS IN ISLAND ✓	2-Feb-17	COLOURS
12/	KITCHEN CABINETS - ADJUST CABINETS FOR FUTURE OTR ***INCLUDES SEP CIRCUIT PLUG ✓	2-Feb-17	COLOURS

[Handwritten signature]

[Handwritten signature]

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	MOSAIC MAPLE - TIMBER GREY	H800BC	6698-46 PALOMA POLAR			
Island	MOSAIC MAPLE - TIMBER GREY	H800BC	6698-46 PALOMA POLAR			
Master Ensuite	MOSAIC MDF - FOG GREY	H700BC	P948-CA			
Main	300` SERIES PVC - WHITE	H700C	P344-LM			
Laundry	N/A	N/A	N/A			
TILES						
Main Foyer	GRECO CINZA 13 X 13		INSERTS	THRESHOLDS		
Basement Foyer	GRECO CINZA 13 X 13					
Powder Room	N/A					
Mud Room	N/A					
Main Hall	CARPET					
Kitchen Floor	GRECO CINZA 13 X 13					
Breakfast Floor	GRECO CINZA 13 X 13					
Kitchen Bk.Splash	N/A					
Laundry	N/A					
Mstr Ensuite Floor	CINQ GREY 13 X 13					
Mstr Ensuite Shower	CINQ WHITE 8 X 10					
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARA					
Main Bath Floor	CINQ GREY 13 X 13					
Main Bath Tub Wall	CINQ WHITE 8 X 10					
HARDWOOD / CARPET						
Living Room	N/A					
Dining Room	N/A					
Family/Great Room	OPENING NIGHT - T20					
Den/Study/parlour/Library	N/A					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	OPENING NIGHT - T20					
Upper Hall	N/A					
Master Bedroom	OPENING NIGHT - T20					
Bedroom 2	OPENING NIGHT - T20					
Bedroom 3	N/A					
Bedroom 4	N/A					
Carpet Underpad	STANDARD					
Basement Foyer	CINQ WHITE 13 X 13					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	N/A	MANTLE		NF8
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES						
Mirrors	YES	Opt. Crown Moulding			N/A	
Bathroom Accessories	YES	Location			N/A	
Purchaser has reviewed the colour chart						
SITE & LOT						
FOR TRADE USE						
WASAGA 70						

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.

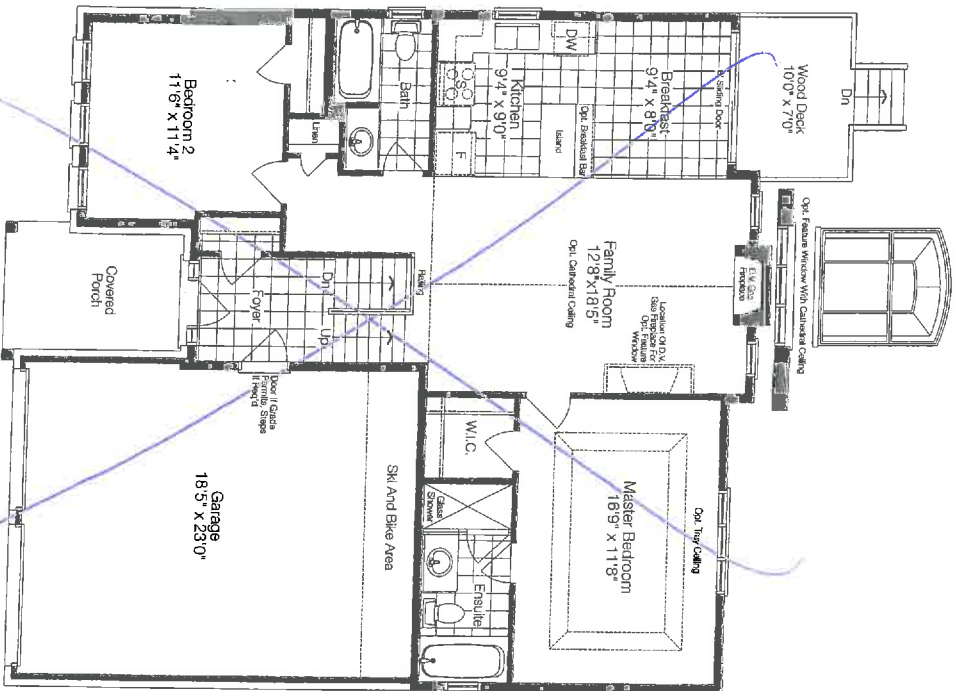
Pg. 01

Purchaser Initial Vendor

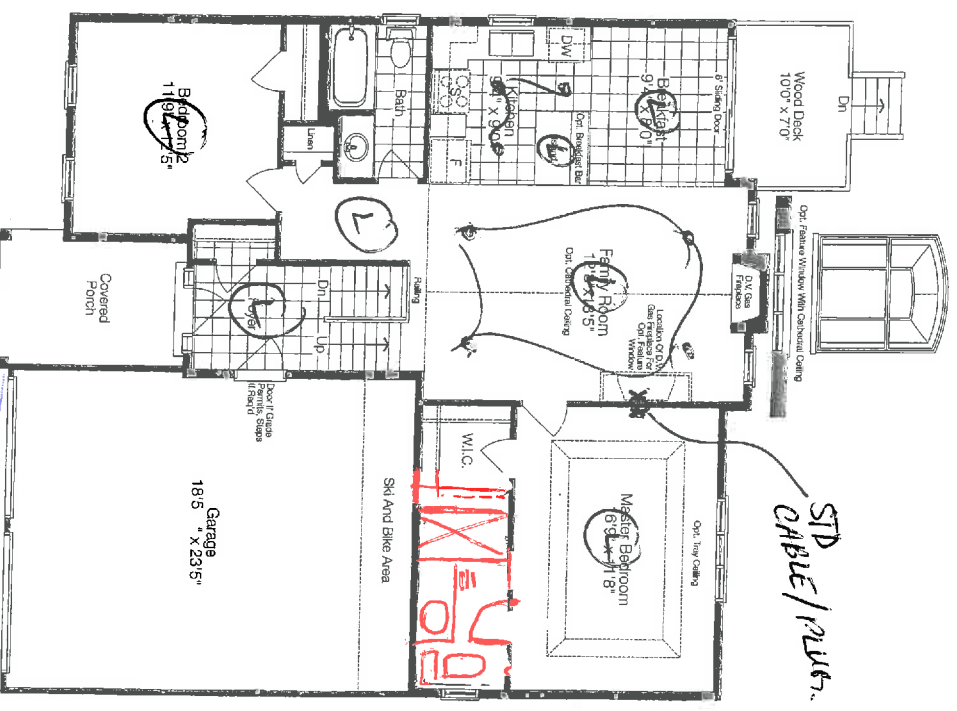
FEB 02 2017

ZANCOR HOMES COLOUR CHART

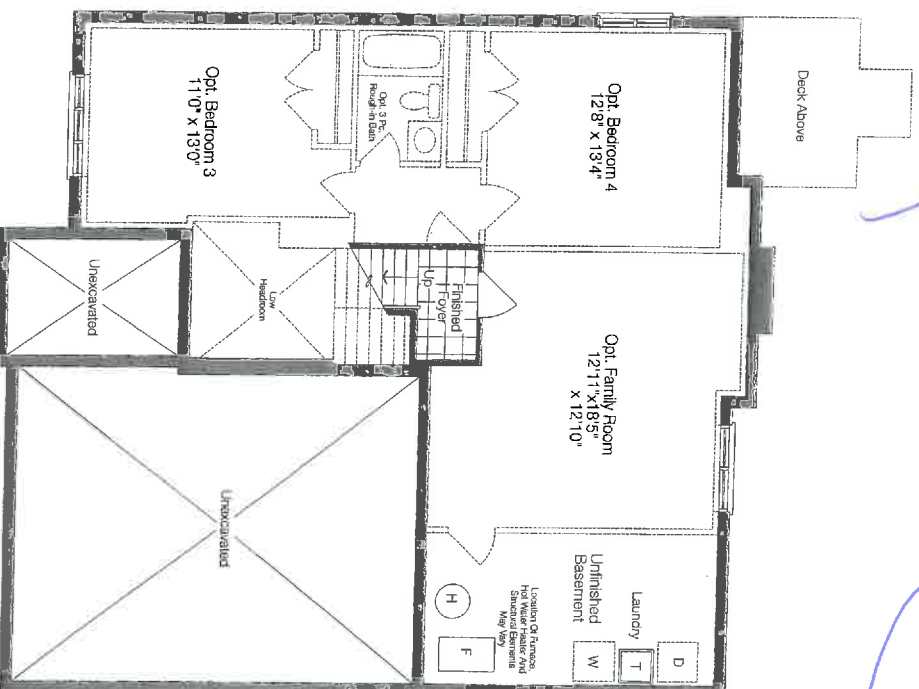
STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		VARNISH ONLY							
White Paint Req'd		N/A							
Main to 2nd Railing Details:		N/A							
Main to Basement Railing Details:		STANDARD							
TRIM									
Casing/Baseboards		STANDARD				STANDARD			
Interior Doors		STANDARD				STANDARD			
Interior Door Hardware		STANDARD				STANDARD			
Exterior Door Hardware		STANDARD				STANDARD			
PAINT									
Kitchen/Breakfast		WARM GREY		Master Beds		BIRCH WHITE			
Living Room		N/A		Bedroom 2		BIRCH WHITE			
Dining Room		N/A		Bedroom 3		N/A			
Family/Great room		WARM GREY		Bedroom 4		N/A			
Den/Study		N/A		Master Ens.		BIRCH WHITE			
Main		WARM GREY		Main		BIRCH WHITE			
Laundry		N/A		Twin		N/A			
Powder Room		N/A		Basement		N/A			
PLUMBING- UPGRADES TO BE DETAILED ON PES									
Kitchen		FIXTURES		FAUCETS		NOTES			
Powder Room		STANDARD		STANDARD					
Master Ensuite		N/A							
Master Ensuite		STANDARD		STANDARD					
Main		STANDARD		STANDARD					
2nd Ensuite		N/A							
BASEMENT		N/A							
Other		N/A							
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'				YES / NO Package Name:					
		UPG (SEE PES)		DECLINED		NOTES			
GAS LINE		YES TO BBQ							
WATERLINE to Fridge		N/A		DECLINED					
Hood Fan Venting SIZE		6"							
ELECTRICAL for Built-in Oven		N/A							
ELECTRICAL for Built-in Micro / OTR		YES				PLUG FOR FUTURE OTR			
ELECTRICAL for Gas Stove / Cooktop		N/A							
ELECTRICAL for Bar Fridge		N/A							
DISCLAIMER						INITIALS			
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						AL		AL	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						AL		AL	
Purchaser has checked and acknowledged accuracy of colour and selections before signing:						AL		AL	
SITE:		WASAGA		LOT: 70					
PURCHASER(S):		OSCAR VINATEA		ANA ROSA VINATEA		Purchaser Signature		FEB 1 2017	
HOME #/CELL #						Purchaser Signature		FEB 1 2017	
EMAIL:						Purchaser Signature		Date	
DÉCOR NOTES						SIMONE		FEB 1 2017	
FOR TRADE USE				ZANCOR HOMES		Décor Consultant Signature		Date	
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.								FEB 0 2 2017	
*** PAGE 2 OF 2 ***						Vendor Signature		Date	



Ground Floor Elev. 'B'



Ground Floor Elev. 'C'



Basement Elev. 'A'



Basement Elev. 'B'

Basement Elev. 'C'

FEB 02 2017

50-01

Prices and Specifications are subject to change without notice. E.&O.E. Tile patterns may vary. Window size and location may vary. Approx. location of furnaces and water tank. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. 'A' Elevation may include portions of the house constructed in vinyl siding or other materials. All renderings are artist's concept.

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

70 Wadsworth

DATE:

Feb 11/17

SITING:

☐ Standard

☒ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROP IN)

☐ AMPS

☐ AMPS

☐ AMPS

REFRIGERATOR

☒ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☐ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

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

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

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

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.

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 ^{ABOVE} 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

Alvina

Purchaser Signature

Alvina

INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD 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.

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 should never be cleaned with lemon oil or vinegar. The purchaser acknowledges colour and product variations as well as natural imperfections that 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.

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.**

HARDWOOD FLOORING: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, 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 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 Wawa

LOT 70

DATE Feb 11/17



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

70 Wassauga.

PLAN No.

HOMEOWNER(S)

Vinater

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 Wassauga 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 1 day of Feb, ~~2014~~ 2017

Purchaser

Vinater

Witness

Sherry

Purchaser

Sherry

Witness

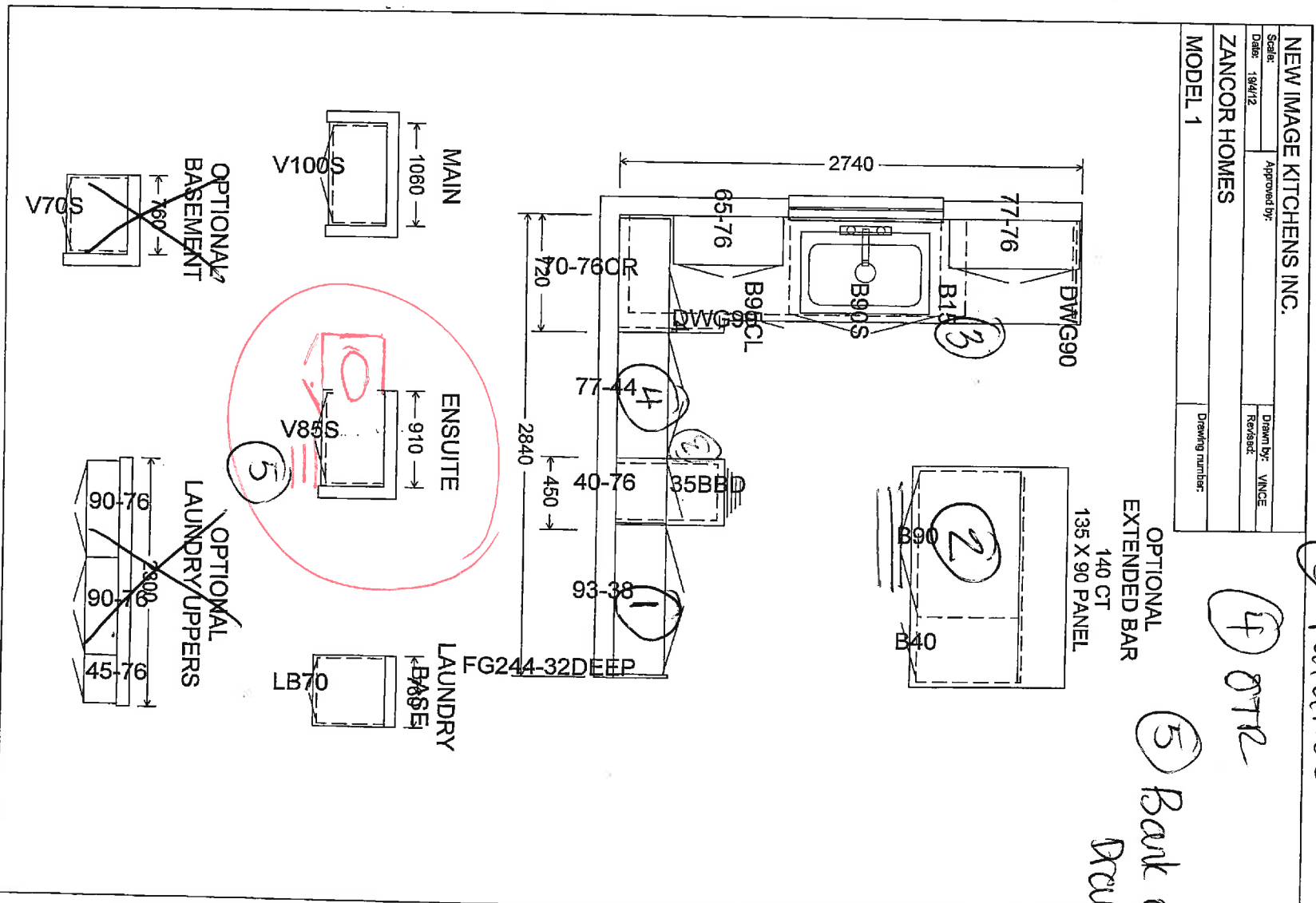
Lot 70 Masaga
Feb 1/17

- ① Deep upper above fridge w/ gables
- ② Pot drawers above island

③ Valance

④ OTR

⑤ Bank of drawers



605