


WASAGA - PHASE 2

Lot 11 - WASAGA PHASE 2 Model & Elevation: 50-01 ANGELICA ELEV A - OPT FINISHED BASEMENT Purchasers Names : THI BICH MAI NGUYEN			
Item #		DATE	NOTE
	3 STAINLESS STEEL APPLIANCES WITH WHITE WASHER AND DRYER		INCL. IN OFFER
1/	PLUMBING/MIRRORS/TILES/FRAMING - MAIN BATH - CONVERT TUB TO FRAMELESS GLASS SHOWER ENCLOSURE WITH STANDARD 2X2 FLOOR TILES AND STANDARD WALL TILES ALSO INCLUDES MARBLE JAMB AND LED SHOWER LIGHT	23-Feb-17	COLOURS
2/	STAIRS - OAK STAIRS TO BE LEFT UNFINISHED **WAIVER SIGNED	23-Feb-17	COLOURS
3/	ELECTRICAL - SHIFT STANDARD LIGHT IN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND	23-Feb-17	COLOURS
4/	ELECTRICAL - LED POTLIGHTS AS FOLLOWS	23-Feb-17	COLOURS
	(6) FAMILY ROOM ON SAME SWITCH **DELETE STANDARD LIGHT		
	(2) MAIN HALL ON SAME SWITCH **DELETE STANDARD LIGHT		
	(4) KITCHEN BREAKFAST AREA ON SAME SWITCH **DELETE STANDARD LIGHT		
	(3) KITCHEN ON SEPARATE SWITCH		
5/	ELECTRICAL -INSTALL 15AMP PLUG ON KITCHEN ISLAND	23-Feb-17	COLOURS
6/	ELECTRICAL - ADD EXTERIOR GFI PLUG IN GARAGE	23-Feb-17	COLOURS
7/	ELECTRICAL - ADD SHOWER POT LIGHT (1) MAIN BATH SHOWER (1) MASTER ENSUITE SHOWER IN LIEU OF STANDARD	23-Feb-17	COLOURS
8/	HVAC - LINESET ROUGH-IN ONLY FOR FUTURE AIR CONDITIONER	23-Feb-17	COLOURS
9/	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF STD FRAMED	23-Feb-17	COLOURS
10/	MAIN FLOOR ONLY - SMOOTH CEILINGS	23-Feb-17	COLOURS
11/	EXTERIOR - CHANGE 2 FRONT COLUMNS ON FRONT OF HOME TO PART STONE **NOTE SEE SKETCH 2 COLUMNS (TO BE SAME AS THE DAISY 50-11 MODEL ELEVATION B)	23-Feb-17	COLOURS
12/	TILES - DELETE ALL BATHROOM ACCESSORIES	23-Feb-17	COLOURS
13/	TILES - UPGRADE 5 FLOOR TILES KITCHEN/BREAKFAST INSTALL STACKED ***SEE TILE DIRECTION ON SKETCH	23-Feb-17	COLOURS
14/	CABINETS - UPGRADE 1 KITCHEN CABINETS	23-Feb-17	COLOURS
15/	CABINETS - EXTENDED UPPER CABINETS IN KITCHEN	23-Feb-17	COLOURS

(Handwritten signature)

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	EURO HIGH GLOSS BLACK UP # 1	H 800 BC	PALOMA POLAR 6698-46			
Island	EURO HIGH GLOSS BLACK UP # 1	H 800 BC	PALOMA POLAR 6698-46			
Servery	NA					
Master Ensuite	CONT SLAB MDF ESPRESSO	H 800 BC	CARRERA BIANCO 6696-46			
Main	CONT SLAB MDF ESPRESSO	H 800 BC	PORTICO MARBLE 7735-58			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	CONT SLAB MDF ESPRESSO	H 800 BC				
TILES						
Main Foyer	CINQ BLACK 13 X 13	✓		INSERTS	THRESHOLDS	
Basement Foyer	CINQ BLACK 13 X 13	✓				
Powder Room	NA					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	ROMA STATUARIO 12" X 24" UPGRADE # 5 STACKED					
Breakfast Floor	ROMA STATUARIO 12" X 24" UPGRADE # 5 STACKED					
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	BELLINI GREY 13 X 13	✓			BIAC CARR	
Mstr Ensuite Shower	MALINA CARBON 8 X 10	✓	NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	BIANCA CARRERA	✓				
Main Bath Floor	BELLINI GREY 13 X 13	✓			BIAN CARR	
Main Bath Tub Wall SHWR	MALINA ICE 8 X 10	✓	NA			
Twin Bath Floor	BELLINI GREY 13 X 13					
Twin Ensuite Tub Wall						
Basement Ensuite Floor					BIAN CARR	
Basement Ensuite Wall			NA			
Basement shower floor	TWIN	2 X 2 WHITE				
Basement shower Jamb	TWIN	BIANCA CARRERA				
HARDWOOD / CARPET						
Living Room		NA				
Dining Room		NA				
Family/Great Room		OPENING NIGHT T-03				
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall		OPENING NIGHT T-03				
Upper Hall		NA				
Master Bedroom		OPENING NIGHT T-03				
Bedroom 2		OPENING NIGHT T-03				
Bedroom 3 & 4 Bsmt		OPENING NIGHT T-03				
Bsmt Family room		OPENING NIGHT T-03				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE	NF 17	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding		PLASTER MOULDING		
Bathroom Accessories	DELETE ALL	location		NA		
Purchaser has reviewed the colour chart						
SITE & LOT						
WASAGA				LOT 11		

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.

FOR TRADE USE

** PAGE 1 OF 2 **

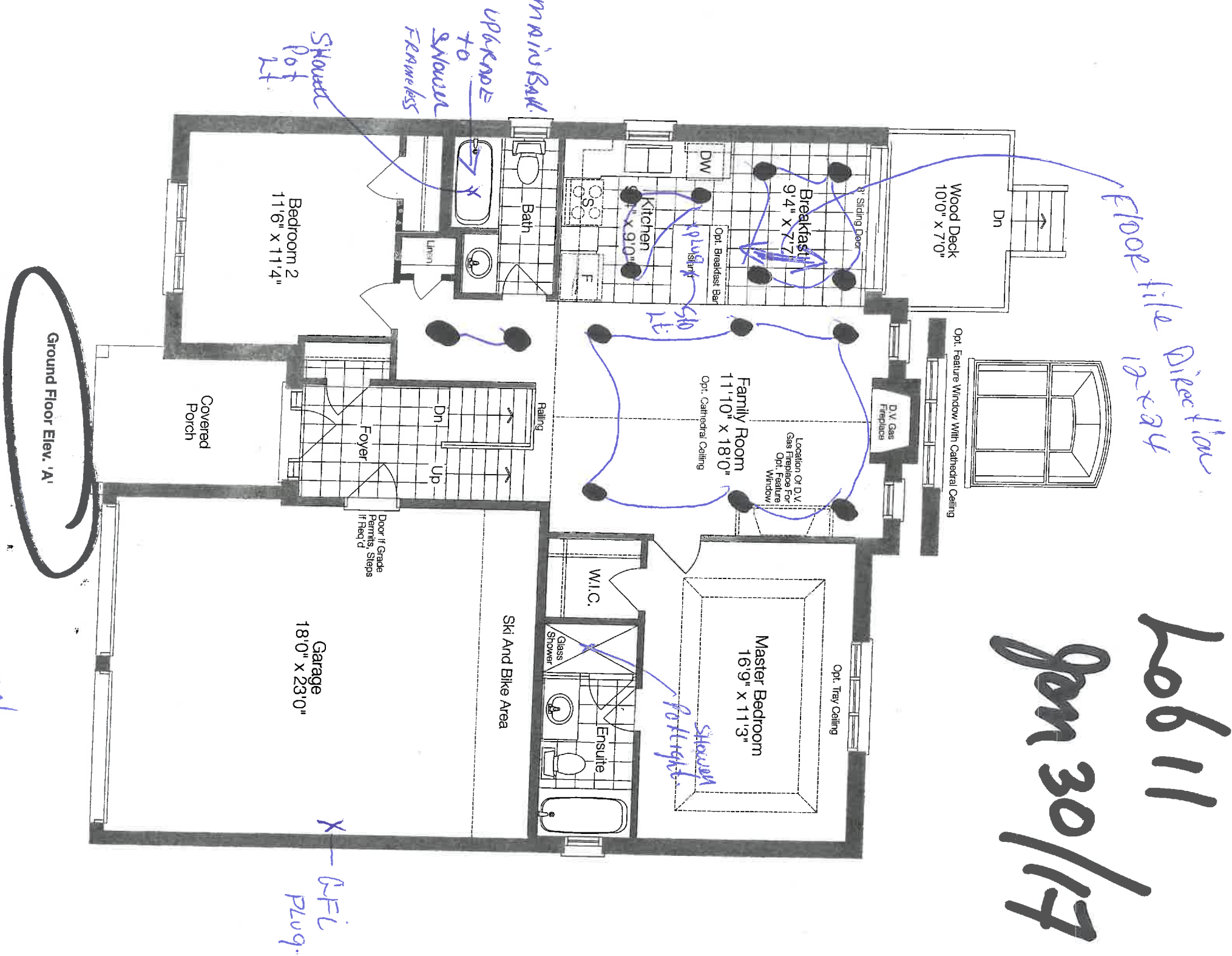
Purchaser Initial

Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stair / Species:		LEFT UNFINISHED	* WAIVER SIGNED
White Paint Req'd		NA	
Main to 2nd Foyer Details:		STANDARD	
Main to Basement Railing Details:		STANDARD	
TRIM			
Casing/Baseboards		STANDARD	
Interior Doors		STANDARD	
Interior Door Hardware		STANDARD	
Exterior Door Hardware		STANDARD	
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living Room	NA	Bedroom 2	WARM GREY
Dining Room	NA	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	NA	Master Ens.	WARM GREY
Main/ Hall	WARM GREY	Main	WARM GREY
Laundry	NA	Twin	NA
Powder Room	NA	Basement	WARM GREY
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Fixtures	FAUCETS	NOTES	
Kitchen	STANDARD		
Powder Room	NA		
Master Ensuite	STANDARD		
Main	STANDARD		
2nd Ensuite	NA		
BASEMENT	STANDARD		
Other			
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 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		
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			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE: WASAGA	50-1-A ANGELICA	LOT: 11	
PURCHASER(S):	OPT FINISHED BSMT Thi Bich Mai Nguyen		
HOME #/CELL #	416 727 0872'		
DÉCOR NOTES			
FOR TRADE USE			
Any upgrades in the colour chart must be accompanied with a PES.		ZANCOR HOMES	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		D décor Consultant Signature	
*** PAGE 2 OF 2 ***		Vendor Signature	

Lo611
Jan 30/17



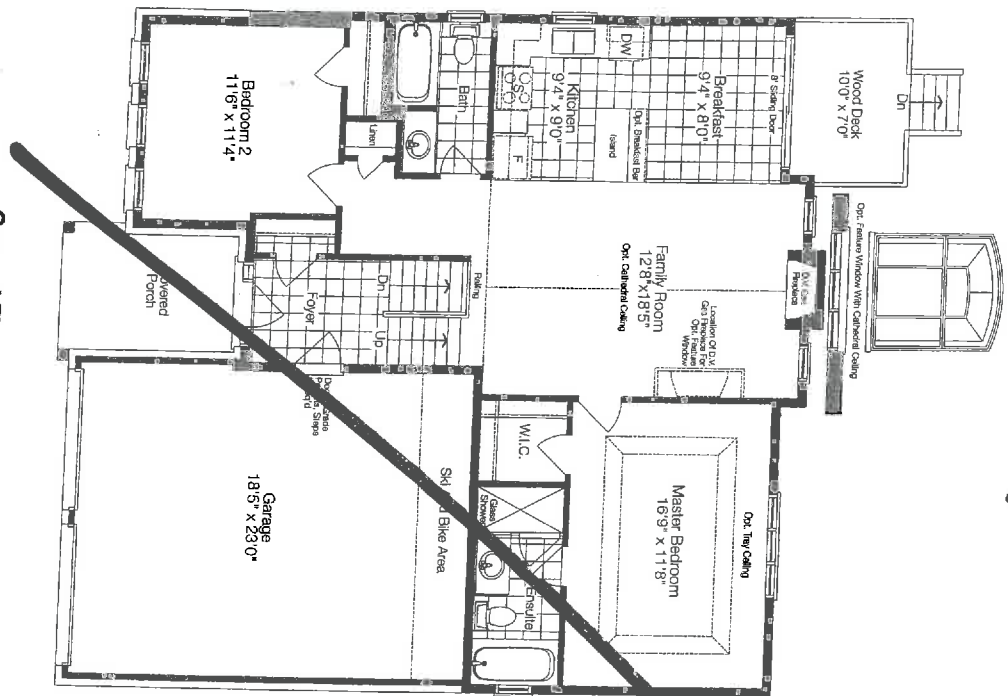
The Angelica

1175 sq. ft.

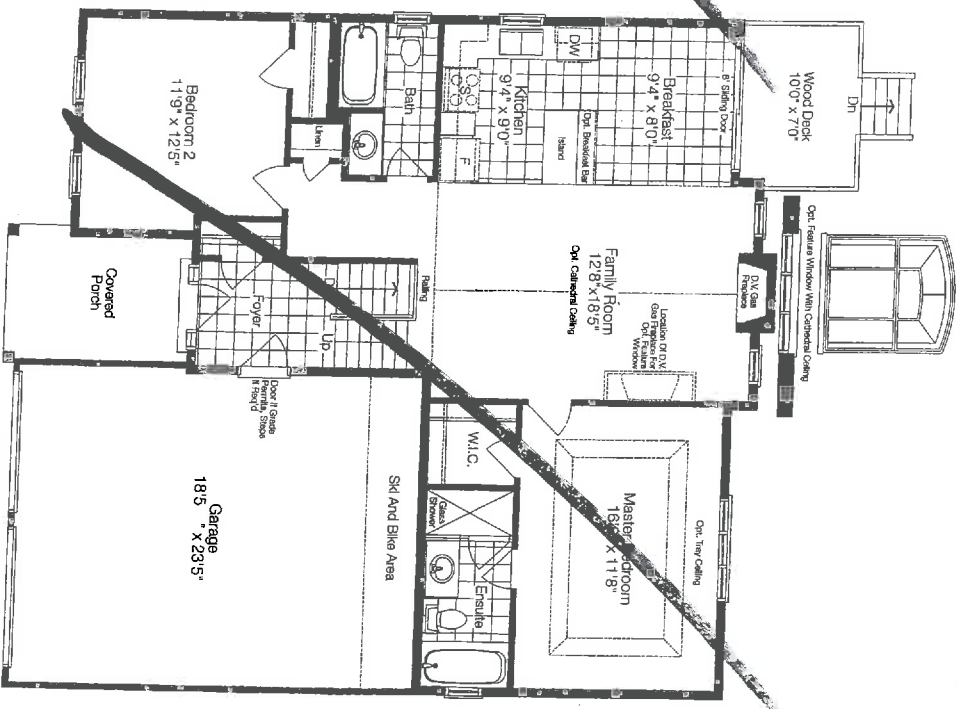
1000 sq. ft. (approx. level)

50-01

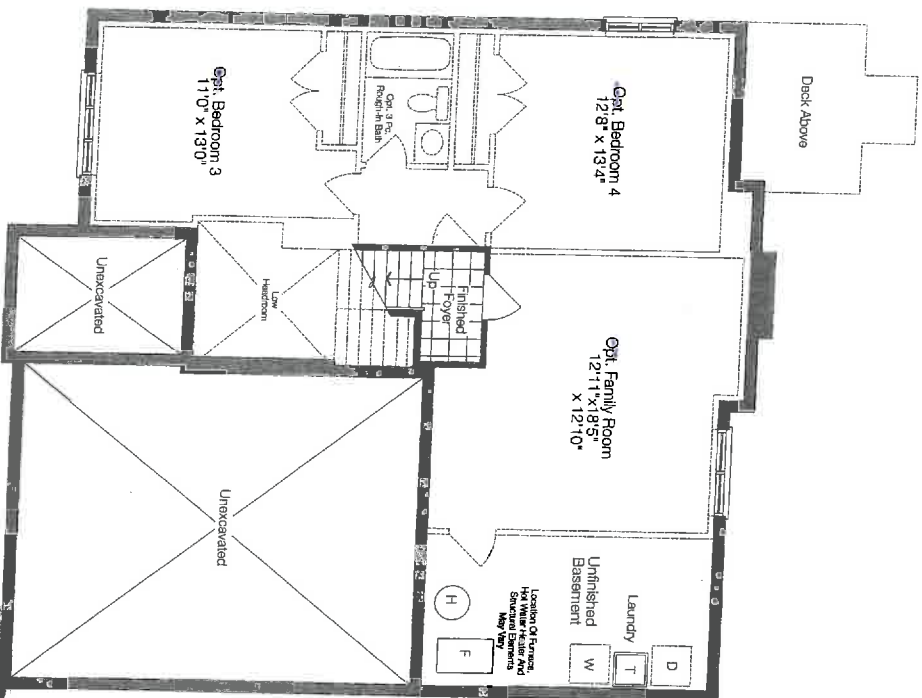
Jan 30/17 Job 11



Ground Floor Elev. 'B'



Ground Floor Elev. 'C'



Basement Elev. 'A'



Basement Elev. 'B'



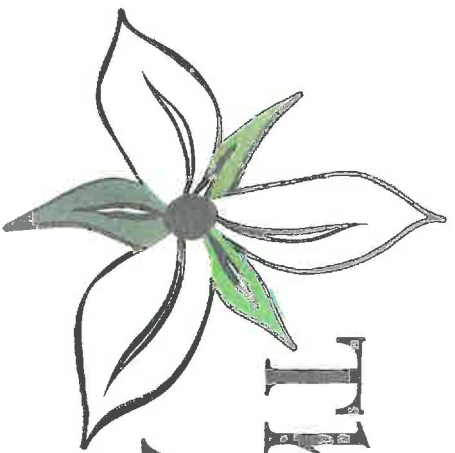
Basement Elev. 'C'

Finished
Base
ment

50-01

Prices and specifications are subject to change without notice. E.&O.E. The patterns may vary. Window size and location may vary. Approx. location of furnace 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.

Lot 11



The
Angelica

was

Jan 30/17

Elevation A



2 Front columns

to be like

See other
Skeld

Daisy.

50-01

11/11/17

md

Lot 11
Jan 30/17
1585 sq.ft.

2 Front columns
to be installed on

Angelica
A



Elevation B

Daisy

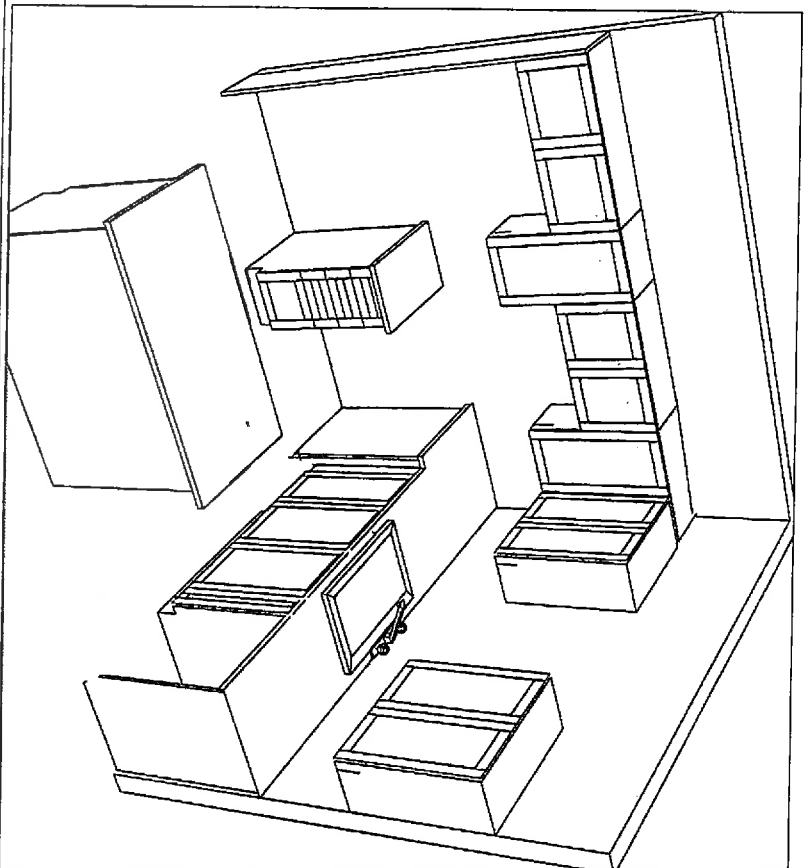
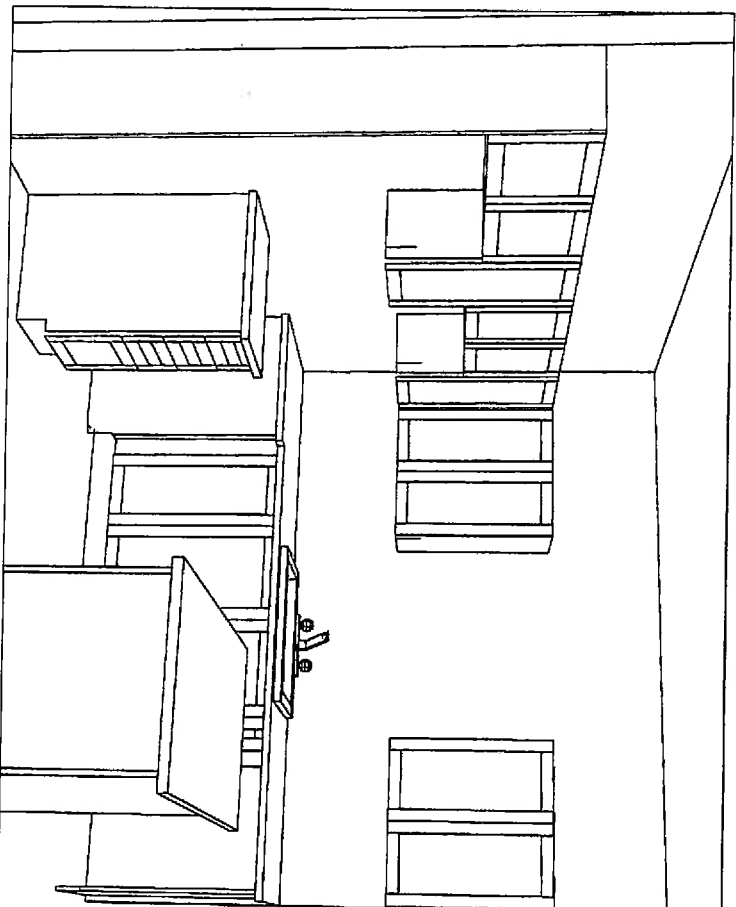
Elevation C

5011

Angelica-A

10/11
Jan 30/13

NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 1/28/17	Drawn by: VANCE
Revised:	
ZANCOR HOMES	
MODEL 5001 WASAGA	
Drawing number:	



1

EXTENDED UPPER
CABINETS

and



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

11

PLAN No.

HOMEOWNER(S)

THI Bich mai Nguyen

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 TARIION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARIION, ___ (City) ___ and the Town of WASAGA, 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 30 day of Jan, 2014

Purchaser

Witness

Purchaser

Witness

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Wmose 10611

DATE:

Jan 30/19

SITING:

☐ Standard

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ 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)

☐ FRONT LOADING SIDE BY SIDE

☐ STACKABLE

LAUNDRY

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

mv **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.

mv 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.

mv 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

[Signature]

Purchaser Signature

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 WASAGA LOT 11 DATE Jan 30/18