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WASAGA - PHASE 2

Lot 16 - WASAGA PHASE 2 ✓ Model & Elevation: 50-01 ANGELICA ELEV B - OPT FINISHED BASEMENT ✓ Purchasers Names : DEMITRI AND IRINA GRIGORAYEB ✓			
Item #		DATE	NOTE
	3 STAINLESS STEEL APPLIANCES WITH WHITE WASHER AND DRYER ✓		INCL. IN OFFER
1/	SMOOTH CEILINGS ON MAIN FLOOR ✓	7-Mar-17	COLOURS
2/	TRIM - ADD UPGRADE #1 STEP INTERIOR TRIM MAIN FLOOR AND BASEMENT ✓	7-Mar-17	COLOURS
3/	CLOSET IN BEDROOM 2 TO BE DOUBLE DOOR CLOSET IN LIEU OF SINGLE DOOR ✓	7-Mar-17	COLOURS
4/	BASEMENT - SHIFT DOOR INTO FURNANCE ROOM - 3 FEET FROM WALL (SEE SKETCH) ✓	7-Mar-17	COLOURS
5/	CABINETS - ADD EXTENDED UPPERS 39-1/2" IN KITCHEN ✓	7-Mar-17	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	MOSAIC OAK TIMBER GREY	H 800 BC	PORTICO MARBLE 77 35 -58			
Island	MOSAIC OAK TIMBER GREY	H 800 BC	PORTICO MARBLE 77 35 -58			
Servery	NA					
Master Ensuite	CONT SLAB MDF VANILLA MILKSHAKE	H 700 BC	BRONZITE 4971K-52			
Main	CONT SLAB MDF VANILLA MILKSHAKE	H 700 BC	BLACK ALCANTE 4926K-07			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	ELEMENTAL CONCRETE 8830-58			
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO CINZA 13 X 13					
Basement Foyer	GRECO CINZA 13 X 13					
Powder Room	NA					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	GRECO CINZA 13 X 13					
Breakfast Floor	GRECO CINZA 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	MALINA ICE 13 X 13					BIAC CARR
Mstr Ensuite Shower	MALINA ICE 8 X 10		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARREIRA					
Main Bath Floor	CINQ BLACK 13 X 13					BIAN CARR
Main Bath Tub Wall	CINQ BLACK 8 X 10		NA			
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	CINQ GREY 13 X 13					BIAN CARR
Basement Ensuite Wall	CINQ GREY 8 X 10		NA			
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 Basement		OPENING NIGHT T-03				
Bedroom 4 Basement		OPENING NIGHT T-03				
Carpet Underpad		STANDARD				
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	STANDARD	Location			NA	
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				WASAGA	LOT 16	

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

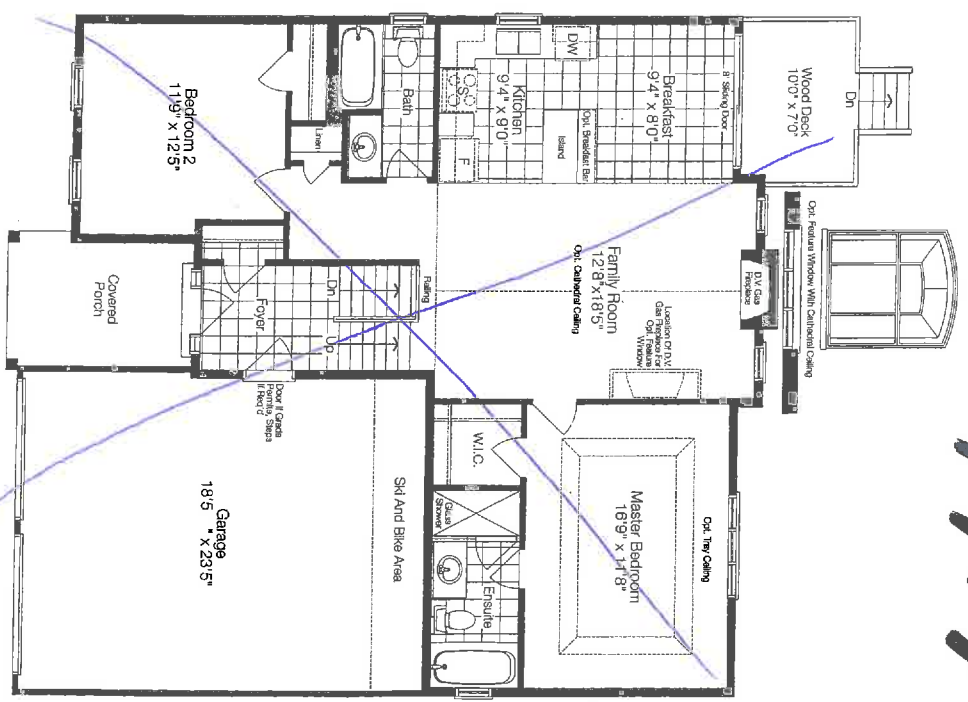
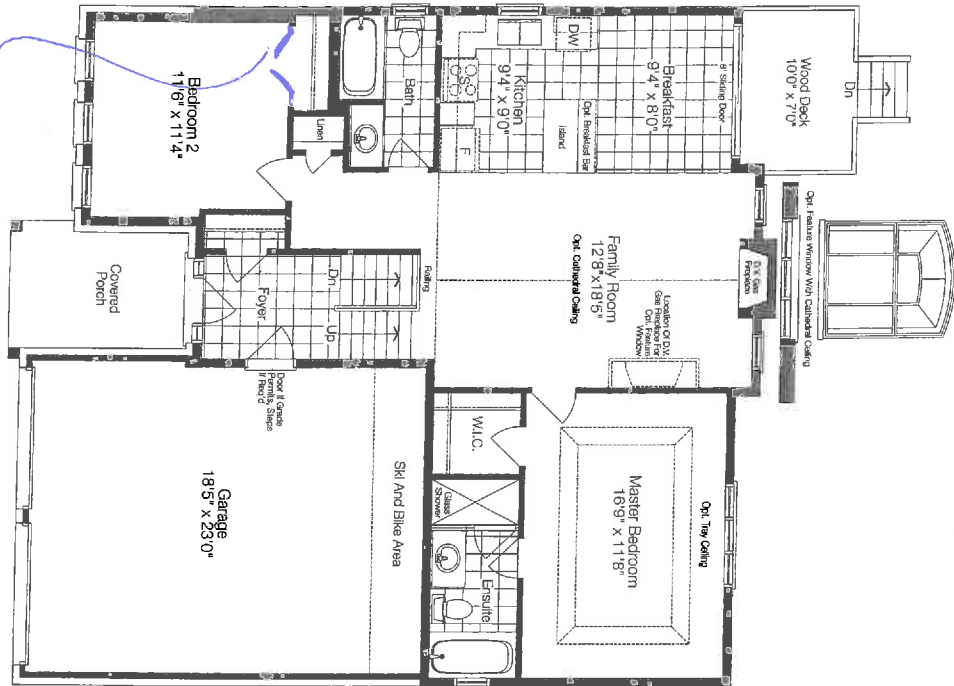
Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:		NATURAL CLEAR VARNISH OAK STAIRS	
White Paint Req'd		NA	
Main to Foyer Railing Details:		STANDARD	
Main to Basement Railing Details:		STANDARD	
TRIM			
Casing/Baseboards	UPGRADE # 1 STEP		
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	basement Foyer	WARM GREY
Powder Room	NA	Basement	WARM GREY
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD		
Master Ensuite	STANDARD		
Main	STANDARD		
2nd Ensuite	NA		
BASEMENT Bath	STANDARD		
Other	NA		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE BBQ	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	STANDARD		
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		D.B.	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		D.B.	
SITE: WASAGA		50-1-B ANGELICA	LOT: 16
PURCHASER(S):		OPTIONAL FINISHED BASEMENT	
		Demitri Grigorayeb	
		Irina Grigorayeb	
HOME #/CELL #		416 819 0639	
DÉCOR NOTES			
FOR TRADE USE			
Any upgrades in the colour chart must be accompanied with a PES.		Purchaser Signature	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		Démor Consultant Signature	
*** PAGE 2 OF 2 ***		Vendor Signature	
		Date	

Lot 16

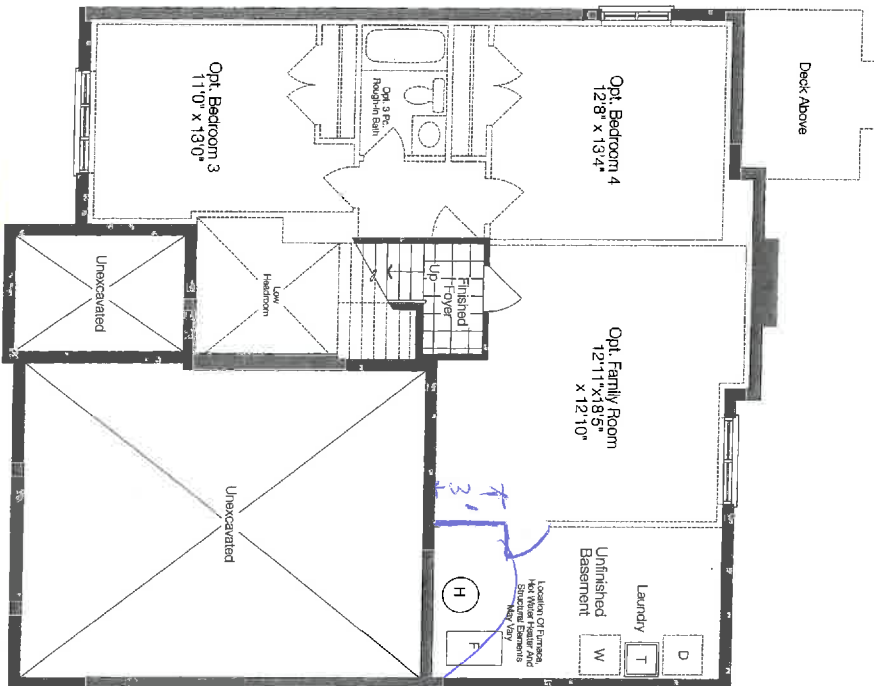
max 4/17



DOUBLE
DOOR
CLOSET

Ground Floor Elev. 'B'

Ground Floor Elev. 'C'



Basement Elev. 'B'

Basement Elev. 'C'

Basement Elev. 'A'

FINISHED
Basement

DOUBLE
DOOR

SLIPST
DOOR

Angelic & 50-01

Prices and specifications are subject to change without notice. E.A.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.

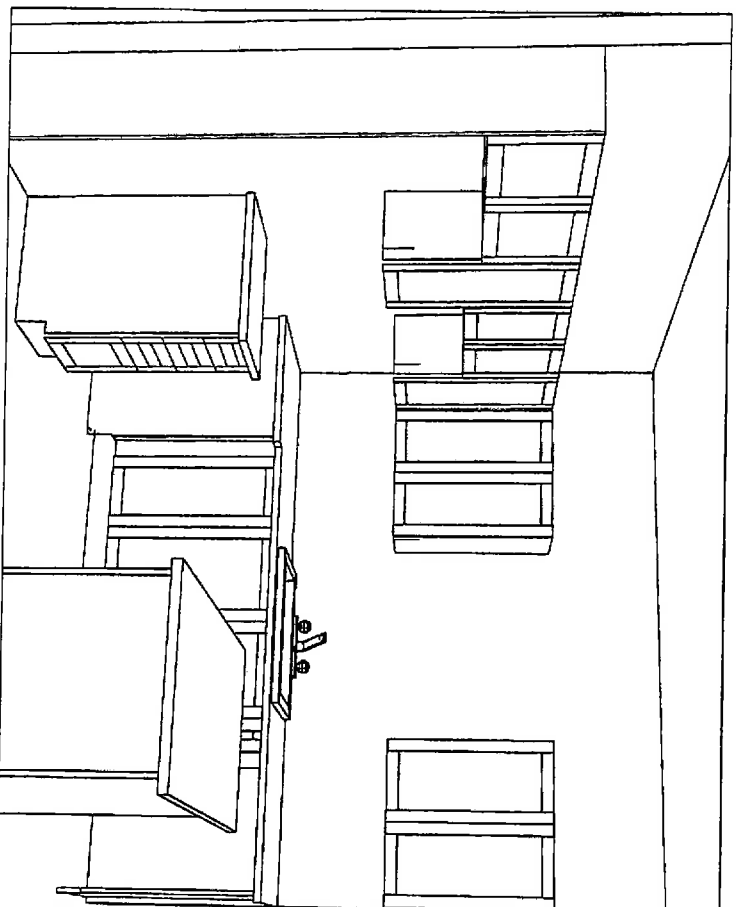
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Approved by:

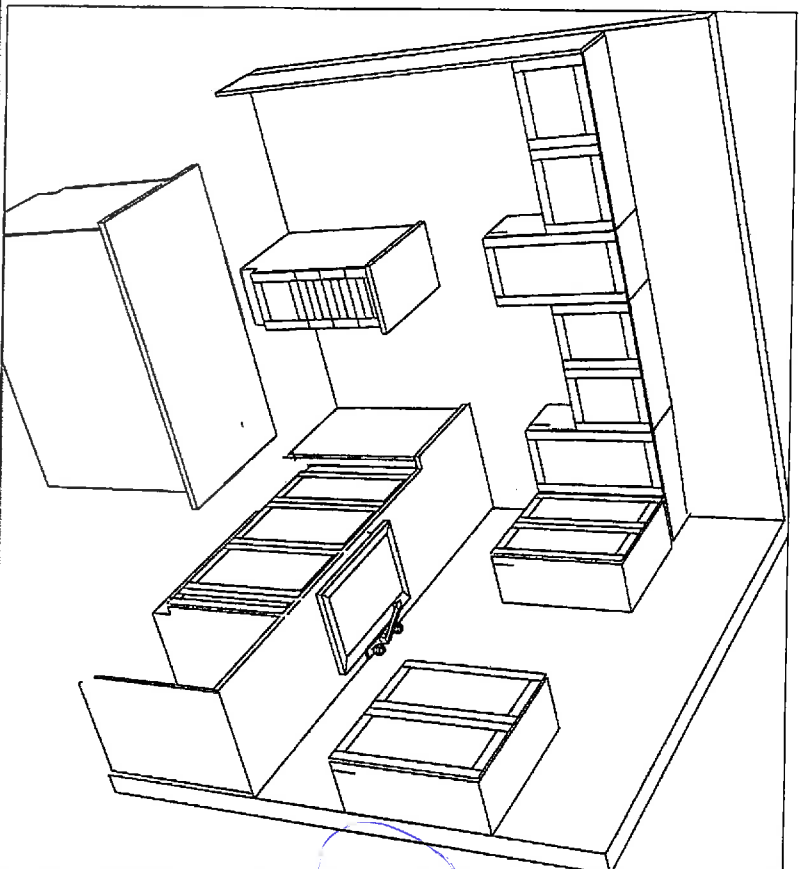
Drawn by: **VPICE**

Reviewed:

Drawing number:



11/11/17



Extended Plans

D
L
H
G

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

16 WILCRAFT

DATE:

11/17/17

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

☐ AMPS

☐ MODEL

☐ 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 (if not received during appointment):

2 WEEKS FROM SIGNED DATE ABOVE – Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.

*Changes must be approved by head office.

Purchaser Signature

[Signature]

Date

11/17/17

Purchaser Signature

[Signature]

Date

11/17/17

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.

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 / 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.

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 / 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, TARION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

SITE

LOT

DATE