



Site: WASAGA

Lot: 140-1

Model: SUNSHINE (TH-02) A, END - OPT. LOFT

Purchaser: JENNIFER A. CUNNINGHAM

Purchaser: 0

Phone/Email: 416-319-4548 J.CUNNINGHAM419@GMAIL.COM

DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
#1	ELECTRICAL - INSTALL THE STANDARD BREAKFAST LIGHT AND KITCHEN LIGHT OVER THE ISLAND	OCT 22 2020
#2	ELECTRICAL - DELETE THE STANDARD LIGHT IN THE FAMILY ROOM	OCT 22 2020
#3	ELECTRICAL - ADD (5) POTLIGHTS IN KITCHEN ON SEP SWITCH	OCT 22 2020
#4	SMOOTH CEILING ON MAIN FLOOR	OCT 22 2020
#5	ELECTRICAL - ADD (4) POTLIGHTS IN FAMILY ROOM, DELETE STD SWITCH	OCT 22 2020
#6	ELECTRICAL - ADD (2) POTLIGHTS IN BREAKFAST AREA ON SEP SWITCH	OCT 22 2020
#7	N/A	OCT 22 2020
#8	ELECTRICAL - ADD (1) POTLIGHT IN MAIN HALL **TO BE ON WITH FOYE SWITCH	OCT 22 2020
#9	ELECTRICAL ***ALL POTLIGHTS FROM MAIN HALL INTO FAMILY ROOM TO LINE UP	OCT 22 2020
#10	N/A	OCT 22 2020
#11	FIREPLACE - 34 INCH ELECTRIC FIREPLACE IN FAMILY ROOM (DIMPLEX PRISM) **INSTALL WALL BOX FLOOR TO CEILING, APPROX 60 INCHES WIDE, THE BOTTOM OF FIREPLACE TO BE APPROX 28 INCHES OFF FLOOR	OCT 22 2020
#12	AIR CONDITIONING COMPLETE (LENNOX) **REQUESTING TO INSTALL ON SIDE OF HOME IF POSSIBLE	OCT 22 2020
#13	WATERLINE TO FRIDGE	OCT 22 2020
#14	3 PCE ROUGHIN IN BASEMENT **LOCATE IN LOW HEADROOM AREA BESIDE STAIRS, IF POSSIBLE	OCT 22 2020
#15	VINYL FLOOR ON MAIN FLOOR IN LIEU OF LAMINATE (BED 2, FAMILY & SIDE HALL)	OCT 22 2020
#16	VINYL FLOOR IN KITCHEN IN LIEU OF TILE	OCT 22 2020
#17	VINYL FLOOR IN BREAKFAST IN LIEU OF TILE	OCT 22 2020
#18	VINYL FLOOR IN HALL IN LIEU OF TILE	OCT 22 2020
#24	KITCHEN - EXTENDED UPPERS TO 39 1/2"	OCT 22 2020
#25	KITCHEN - UPGRADE 1 CABINETS	OCT 22 2020
#26	KITCHEN - TWO TONE **UPPERS ONE COLOUR / LOWERS ANOTHER COLOUR	OCT 22 2020
#27	KITCHEN - DELETE BACK LIP OF COUNTERTOP	OCT 22 2020
#28	KITCHEN - ADD POT DRAWERS BESIDE STOVE	OCT 22 2020
#29	KITCHEN - ADD TOP DRAWERS IN THE ISLAND (X3)	OCT 22 2020
#30	KITCHEN - ADD FRIDGE ENCLOSURE (DEEP UPPERS)	OCT 22 2020
#31	MAIN BATH - UPGRADE 1 CABINET	OCT 22 2020
#32	MASTER ENSUITE - UPGRADE 1 CABINET	OCT 22 2020
#33	MASTER ENSUITE - UPGRADE 1 SHOWER WALL TILE	OCT 22 2020
#34	N/A	OCT 22 2020
#35	RAILINGS - UPGRADE POST TO SQUARE WITH BEVEL CORNERS	OCT 22 2020
#36	CARPET - INSTALL UPGRADE 1 CARPET WITH UPGRADE 1 UNDERPAD IN MASTER BEDROOM IN LIEU OF LAMINATE	OCT 22 2020
#37	CARPET - UPGRADE 1 WITH UPGRADE 1 UNDERPAD IN LOFT HALL & BEDROOMS & BASEMENT REC	OCT 22 2020
#38	SMART-TECH - DO NOT INSTALL TELEPHONE ROUGH-INS; STANDARD CABLE ROUGHIN ONLY IN THE BASEMENT; SEE CAT 5 LOCATIONS	OCT 22 2020
ADDITIONAL		
#1	GAS LINE TO STOVE **INCLUDES 15 AMP ELECTRICAL	JAN 22 2021
#41	INSTALL VINYL IN BEDROOM IN LIEU OF CARPET	JAN 22 2021
#42	DELETE CARPET - IN MASTER BEDROOM IN LIEU OF LAMINATE **ORIGINALLY SELECTED AT COLOURS	JAN 22 2021

INCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen UPPERS	SIERRA MDF - WHITE (1)	H800BC	LAMIANTE - ORGANIC COTTON 4945-38	
Kitchen LOWERS & ISLAND	SIERRA MDF - FOG GREY (BLUE) (1)	H800BC	LAMIANTE - ORGANIC COTTON 4945-38	
Master Ensuite	SIERRA MDF - CONCRETE GREY (1)	H800BC	LAMINATE - ELEMENTAL CONCRETE 8830-58	
Main Bath	EURO - NOCE CARVAGGIO (1)	H800BC	LAMINATE - 4925K-07	
Loft Bath	EURO - LARICE BIANCO	H800BC	LAMINATE - POTTERS CLAY 5011K-22 ANTIQUUE FINISH	
Laundry	N/A		N/A	
TILES				
Main Foyer	NEW BYZANTINE GREY 12 X 24 *BRICK	***SEE CUT OFF LOCATION		
Mud Room	NEW BYZANTINE GREY 12 X 24 *BRICK			
Laundry	NEW BYZANTINE GREY 12 X 24 *BRICK			
Kitchen	VINYL			
Breakfast	VINYL			
Kitchen Bk.Splash	N/A			
Mstr Ensuite Floor	ALLURE ANTHRACITE MATTE 12 X 24 *BRICK			
Mstr Ensuite Shower WALL	SPLENDOUR DARK GREY 8 X 10 (1)			
Master Shower Floor	WHITE 2 X 2			
Master Shower JAMB	BIANCO CARRARA			
Main Bath Floor	NEW BYZANTINE GREY 12 X 24 *BRICK			
Main Bath Wall	UNIWALL WHITE 8 X 10			
Loft Bath Floor	NEW BYZANTINE GREY 12 X 24 *BRICK			
Loft Bath Wall	UNIWALL TENDER GREY 8 X 10			
HARDWOOD / CARPET				
Kitchen	VINYL PLANKS - TORLYS - 4-7/8" COLOUR SHELBOURNE in lieu of tile			
Breakfast	VINYL PLANKS - TORLYS - 4-7/8" COLOUR SHELBOURNE in lieu of tile			
SIDE HALL IN FRONT OF STAIRS & MAIN BATH	VINYL PLANKS - TORLYS - 4-7/8" COLOUR SHELBOURNE in lieu of tile			
Family Room	VINYL PLANKS - TORLYS - 4-7/8" COLOUR SHELBOURNE in lieu of tile			
Master Bedroom	CARPET - UPGRADE 1 - LANDSLIDE COLOUR OPAL SLATE w/UPGRADE 1 UNDERPAD in lieu of laminate			
Bedroom 2	VINYL PLANKS - TORLYS - 4-7/8" COLOUR SHELBOURNE in lieu of tile			
Loft Hall	CARPET - UPGRADE 1 - LANDSLIDE - COLOUR OPAL SLATE w/UPGRADE 1 UNDERPAD			
Loft Bedroom	CARPET - UPGRADE 1 - LANDSLIDE - COLOUR OPAL SLATE w/UPGRADE 1 UNDERPAD			
Basement Rec Room	CARPET - UPGRADE 1 - LANDSLIDE - COLOUR OPAL SLATE w/UPGRADE 1 UNDERPAD			
FIREPLACES				
LOCATION	ELECTRIC - BLF3451 (DIMLEX PRISM)	MANTLE	N/A	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	DELETE	Opt. Crown Moulding	NO	
Bathroom Accessories	DELETE	Location	NO	
Purchaser has reviewed the colour chart			SITE & LOT	
FOR TRADE USE			WASAGA	140-1

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


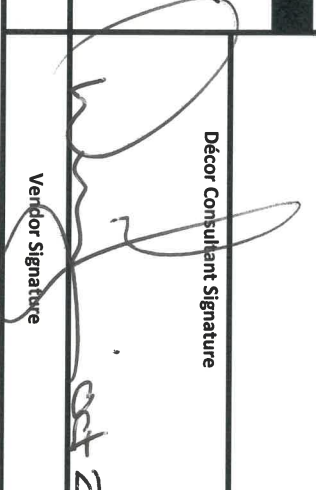
Vendor

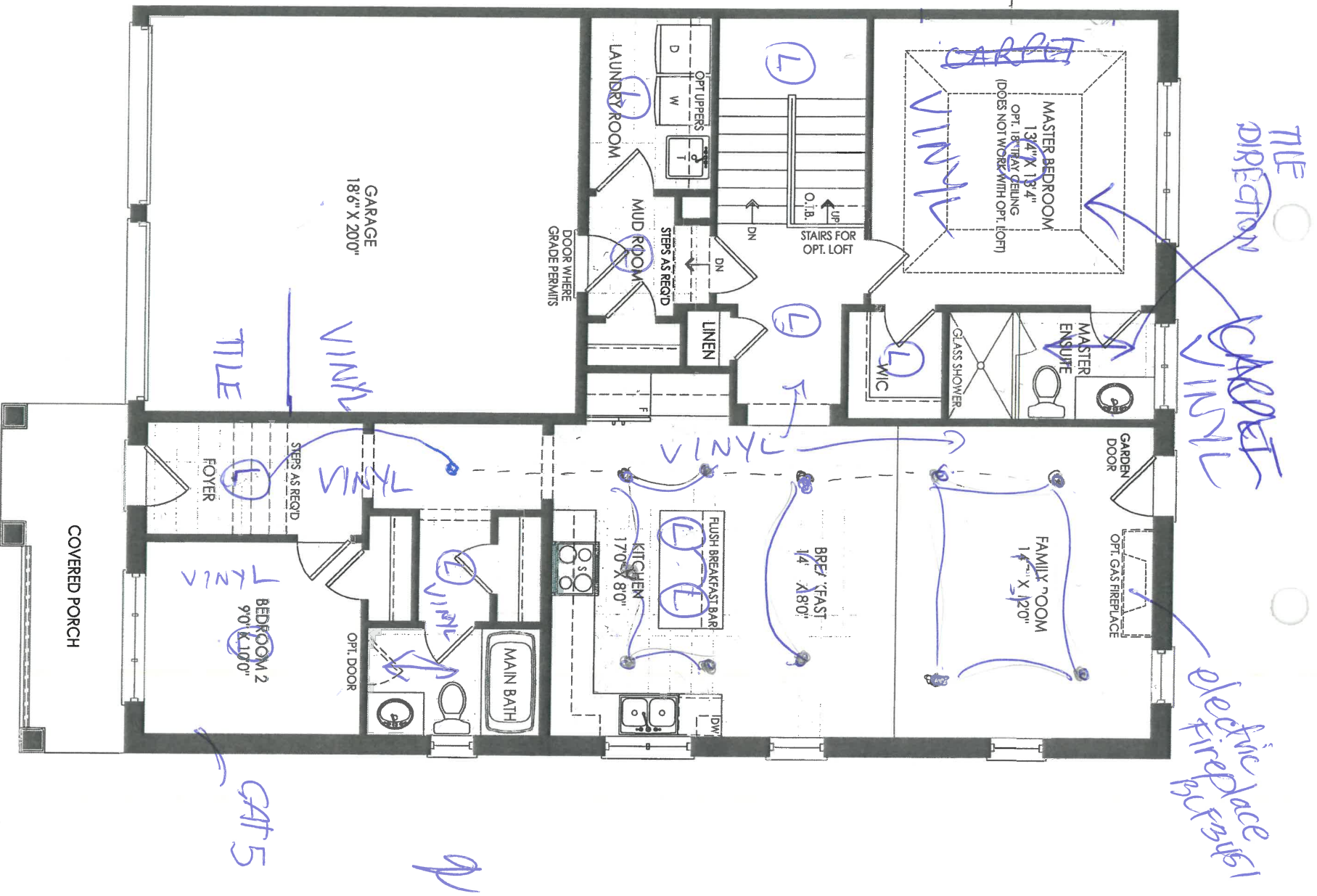
JAN 22/2021

MASTER BEDROOM TO BE VINYL

47/8 SHELBOURNE (TOPLY'S)

INCOR HOMES COLOUR CHART

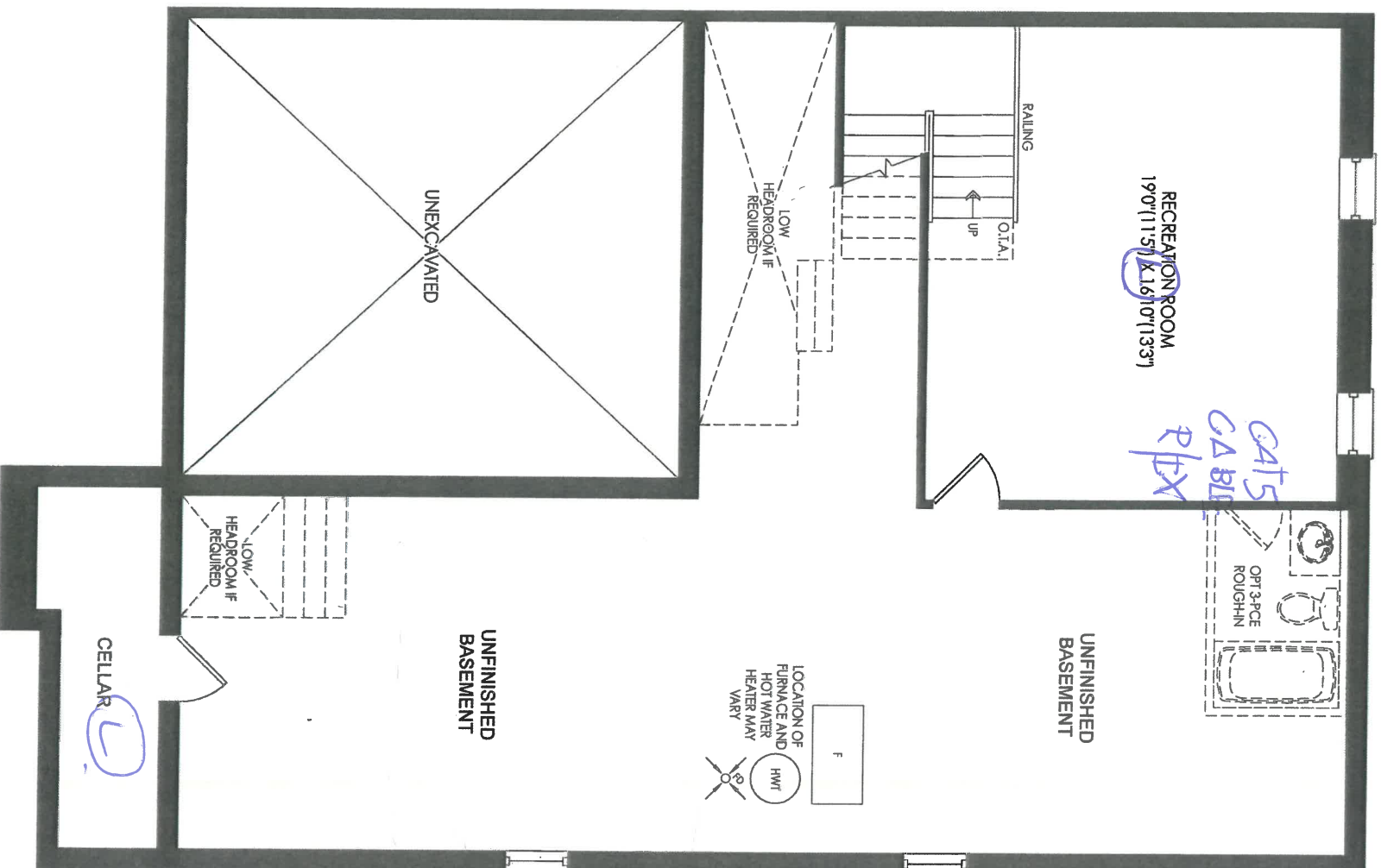
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	VARNISH ONLY			
Main to Basement & Loft Railing Details:	METAL - SINGLE COLLAR WITH ALT. PLAIN			
Main to Basement & Loft POST/HANDRAIL Railing Details:	UPGRADE TO SQUARE OAK POST WITH BEVEL CORNER; STANDARD OVAL OAK HANDRAIL			
TRIM				
Casing/Baseboards	STANDARD			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
THROUGHOUT	BIRCH WHITE			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD		
Powder room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Main Bath	STANDARD	STANDARD		
Laundry	STANDARD	STANDARD		
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 TO STOVE	NO YES			
WATERLINE to Fridge	YES			
Hood Fan Venting SIZE	6 INCH			
ELECTRICAL for Built-in Oven	NO			
ELECTRICAL for Built-in Micro / OTR	NO			
ELECTRICAL for Gas Stove / Cooktop	NO YES			
ELECTRICAL for Bar Fridge	NO			
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.			dl	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			dl	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			dl	
SITE:	WASAGA	LOT: 140-1		
PURCHASER(S):	JENNIFER A. CUNNINGHAM		 Purchaser Signature OCT 22 2020	
HOME #/CELL #	416-319-4548		Date	
EMAIL:	JCUNNINGHAM419@GMAIL.COM		OCT 22 2020	
DÉCOR NOTES			Purchaser Signature	
			Date	
FOR TRADE USE			Décor Consultant Signature	
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.			Date	
ZANCOR HOMES			 Vendor Signature OCT 29/2020	
*** PAGE 2 OF 2 ***			Date	



END CONDITION GROUND FLOOR EL. A

THE SUNSHINE TH-02

140-1



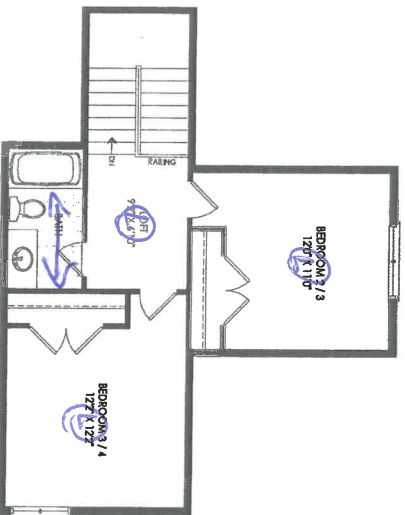
END CONDITION BASEMENT EL. A & B

THE SUNSHINE TH-02

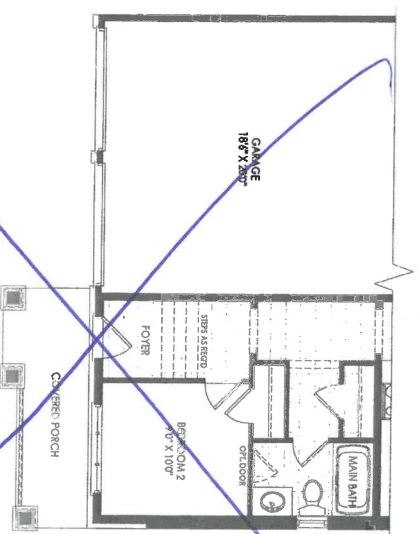
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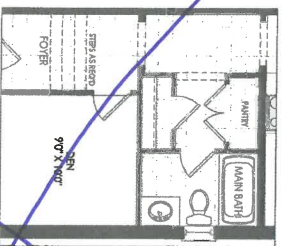
OTHER PARTIALS AND PLANS



END CONDITION OPT. LOFT EL. A & B



END CONDITION PARTIAL GROUND FLOOR EL. B



END CONDITION PARTIAL OPT. GROUND FLOOR EL. A & B

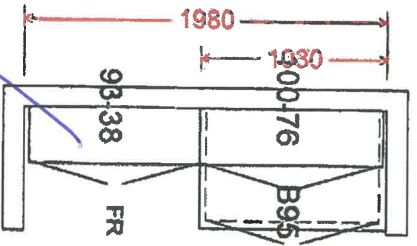
WPG

g

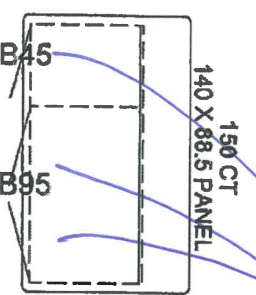
THE SUNSHINE TH-02

140-1 (LOFT)

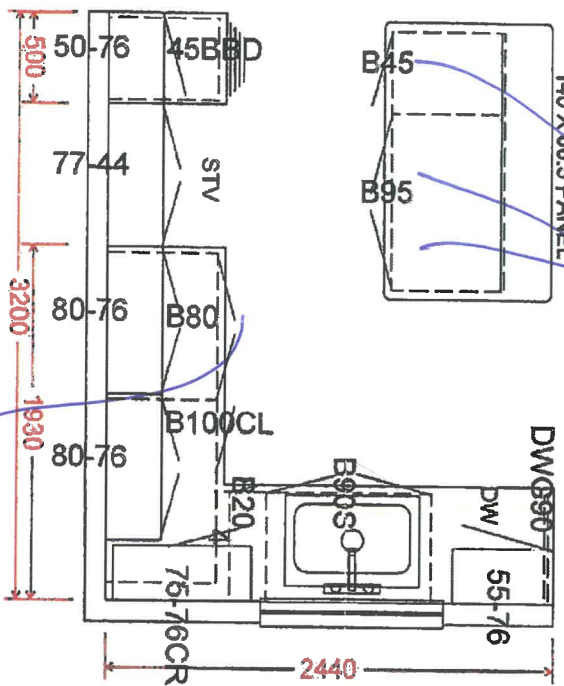
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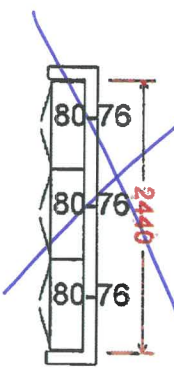
upper



TOP PANELS

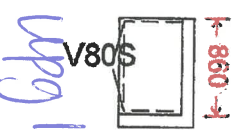


OPTIONAL LAUNDRY UPPERS

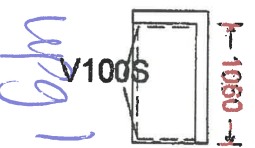


POT DETAIL

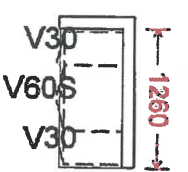
MAIN



ENSUITE



LOFT



- Extended uppers 39 1/2
- TWO TONE
- Delete backlip on countertop in kitchen

OP

THE
GALLERY
BY ZANCOR

APPLIANCE ACKNOWLEDGEMENT



CONTACT: Wayne @ Coast Appliances (905) 303-6909 / 1748 Credit Stone Circle, Vaughan

- ▶ NOTE: Any upgraded appliances are to be paid by the Purchaser, directly to the appliances company.
- ▶ Additional charges to the Purchaser may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.
- ▶ It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance where it exceeds the standard openings. Zancor Homes will not be responsible for appliances not fitting due to late changes.
- ▶ 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.
- ▶ Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

STANDARD OPENINGS ACCEPTED BY PURCHASER:

HOMEOWNER INITIALS

Fridge Opening	▶ 36" (+/-) x 74" (+/-)	**Space above the fridge is required due to proper air flow
Stove Opening	▶ 30"	Hood Fan Opening ▶ 30"
Dishwasher Opening	▶ 24"	Hood Fan Vent ▶ 6"

Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE (if not received during appointment)

Specs that require changes/modifications after this date will not be accepted

UPGRADE APPLIANCE OPENING REQUIREMENTS:

HOMEOWNER INITIALS

FRIDGE

<input type="checkbox"/> Built-In	<input type="checkbox"/> Flush Inset
<input type="checkbox"/> Paneled / Integrated	<input checked="" type="checkbox"/> Water Line Required

RANGE

<input type="checkbox"/> 36"	<input checked="" type="checkbox"/> Cooktop (Apron front)
<input type="checkbox"/> 48"	<input type="checkbox"/> Cooktop (Dropin)
<input type="checkbox"/> Gas	**Countertop Cut-out charge required for cooktop
<input checked="" type="checkbox"/> Induction	

HOOD FAN & VENT

<input checked="" type="checkbox"/> Under Cabinet (Standard)	<input checked="" type="checkbox"/> 6 Inch (Standard)
<input type="checkbox"/> Chimney (centre vent)	<input type="checkbox"/> 8 Inch
<input type="checkbox"/> Insert / Liner	<input type="checkbox"/> 10 Inch

WALL OVEN & MICRO

<input type="checkbox"/> Single Oven	<input checked="" type="checkbox"/> Warming Drawer
<input type="checkbox"/> Double Oven	<input type="checkbox"/> Over the Range Microwave
<input checked="" type="checkbox"/> Steam Oven	<input type="checkbox"/> Built-in Microwave (*trim kit required)

DATE Oct 22/20 SITE Wassaga LOT 140-1

** Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.

**It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.

ZANCOR

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THE
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RELEASE FORM
BRICK/Joint PATTERN INSTALLATION

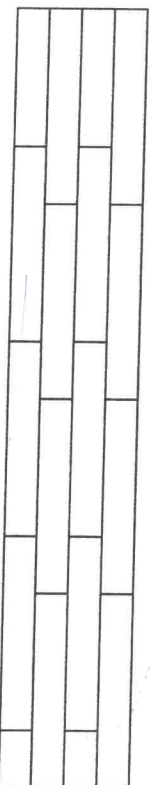
LOT / SITE: 140-1 Wadsworth
HOMEOWNERS: Supriya Khan
DATE: Oct 27/20

Brick installation requires an additional charge and will be included on the extras if selected

(Large tiles installation for floor and wall) – ¾ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed on a ¾ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¾ brick installation that has been recommended.



Locations: All floor tiles

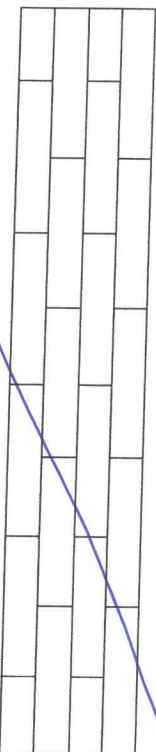
Please understand, even in using this ¾ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

Homeowner(s) Initial [Signature]

(Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.



Locations: _____

Homeowner(s) Initial _____

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HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE:

HOMEOWNERS:

DATE:

140-1, W Waaga
Cummings
Oct 22/20

OPTION 1

I/we the Homeowner(s) have chosen to contact the Home Automation Company to select the locations of the rough-ins for Cable, CAT5, Telephone as included in our Agreement of Purchase Sale.

I/we the Homeowner(s) will contact the trade within 4 weeks of the date of this release to select locations of the standard rough-ins review other optional products for purchase.

Trade: Smart -Tech Systems Ltd.

Phone: (905) 761-6469

Rep: Ricky Khairi

Location: 200 Millway Avenue, Unit #8
Concord, Ont L4K 5K8

Should the homeowner not make these selections within the sufficient time provided, the rough-ins as mentioned above will be installed in locations at the Vendor's discretion.

Homeowner(s) Initial

OPTION 2

I/we the Homeowner(s) have chosen to not contact the home automation company. I/we the Homeowner(s) have selected the locations for the standard rough-ins for Cable, CAT5, Telephone that are included in the Agreement of Purchase and Sale directly with a décor rep.

Homeowner(s) Initial

ZANCOR

THE
GALLERY
BY ZANCOR

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.

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.

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 absorptency 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****

DATE

SITE

LOT

ZANCOR

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