

Site:
Lot:
Model:
Purchaser:
Purchaser:
Phone:
Email:


RIVER'S EDGE WASAGA
338
STURGEON (43-08) ELEV B
NIKHIL GUPTA, SATYA NARAIN GUPTA
NEHA SINGLA, SUDESH GUPTA
416.894.6628
NIKHILGUPTA81@GMAIL.COM / TELLNEHA@GMAIL.COM



DESCRIPTION		DATE SELECTED
	BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
	STRUCTURALS	
1	NA	07-Mar-22
2	EXTERIOR SIDE DOOR INTO BASEMENT. DOOR TO BE LOCATED IN BASEMENT UNDER BEDROOM 3. IF POSSIBLE - SEE SKETCH	07-Mar-22
3	ADDITIONAL BASEMENT WINDOW- QTY 2 IF POSSIBLE- SEE SKETCH	07-Mar-22
4	RELOCATION OF 3 PIECE ROUGH IN IN BASEMENT- SEE SKETCH. IF POSSIBLE	07-Mar-22
5	na	07-Mar-22
6	SOUND INSULATION BETWEEN FAMILY ROOM AND MASTER BEDROOM- SEE SKETCH	07-Mar-22
7	GASLINE TO STOVE, INCLUDES 15 AMP. 40 AMP TO REMAIN	07-Mar-22
	COLOURS	
1	2 CAPPED LIGHTS OVER KITCHEN ISLAND, SPACE EVENLY ON SEPARATE SWITCH. STD TO REMAIN	17-Jun-22
2	NA	17-Jun-22
3	WATERLINE FOR FRIDGE	17-Jun-22
4	HARDWOOD-- UP 1- FAMILY ROOM/ LIVING ROOM/ DINING/ MAIN HALL	17-Jun-22
5	HARDWARE FOR CABINETS	17-Jun-22
6	NA	17-Jun-22
7	NA	17-Jun-22
8	NA	17-Jun-22
9	NA	17-Jun-22
10	STAIRS TO BE VARNISH ONLY (NO STAIN) PURCHASER ACKNOWLEDGES THAT STAIN AND HARDWOOD WILL BE DIFFERENT COLOURS	17-Jun-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-06-17, 12:09 PM

ENTRANCES				
Main Foyer - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED			✓
Mudroom - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED			✓
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED			✓
Breakfast - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED			✓
Kitchen - CABINETS	EURO LARICE BIANCO			✓
Island - CABINETS	EURO LARICE BIANCO			✓
Servery - CABINETS	NA			
Kitchen - HANDLES/KNOBS	H800MB			
Kitchen - COUNTERTOP	GALLO ORNAMENTAL LT			
Island - COUNTERTOP	GALLO ORNAMENTAL LT			
Kitchen - BACKSPLASH	NA			
Kitchen - SINK	STD			
Kitchen - FAUCET	STD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	MIRAGE RIO RED OAK 3 5/16" CASHMERE- UP 1			
Main Hall - FLOORING	MIRAGE RIO RED OAK 3 5/16" CASHMERE- UP 1			
Dining / Living Room - FLOORING	MIRAGE RIO RED OAK 3 5/16" CASHMERE- UP 1			
Library / Den - FLOORING	na			
Basement Rec Room - FLOORING	na			
STAIRS				
Railing Details - PICKETS	BLACK METAL SINGLE COLLAR W/ ALT PLAIN			✓
Railing Details - POSTS	2 3/4" TURNED OAK POST	STD		✓
Railing Details - HANDRAIL	2 1/2" OVAL OAK	STD		✓
Stair Stain - MAIN STAIRS	STAIRS ARE TO BE VARNISHED ONLY (NO STAIN)			
Stair Stain - BASEMENT STAIRS (if applicable)	NA			
BEDROOMS / BATHROOMS / LAUNDRY				
Powder Room - FLOORING	NA			
Powder Room - CABINETS	NA			
Powder Room - HARDWARE	NA			
Powder Room - COUNTERTOP	NA			
Powder Room - SINK	NA			
Powder Room - FAUCET	NA			
NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED				
Laundry - FLOORING	NA	Laundry - HANDLES/KNOBS		NA
Laundry - CABINETS	NA	Laundry - SINK		STD
Laundry - COUNTERTOP	NA	Laundry - FAUCET		STD
Upper Hall - FLOORING	NA			
Master Bedroom - FLOORING	OPENING NIGHT T03			
Bedroom 2 - FLOORING	OPENING NIGHT T03			
Bedroom 3 - FLOORING	OPENING NIGHT T03			
Bedroom 4 - FLOORING	NA			
Bedroom 5 - FLOORING	NA			
NEW BYZANTINE PRNTELLIC GREY 12 X 24- STACKED				
Master Ensuite - FLOORING	NEW BYZANTINE PRNTELLIC GREY 12 X 24- STACKED			
Master Ensuite - SHOWER WALL	NEW BYZANTINE PRNTELLIC GREY 12 X 24- STACKED VERTICAL			
Master Ensuite - SHOWER FLOOR	WHITE 2 X 2			
Master Ensuite - SHOWER JAMB	BIANCO CARRARA			
Master Ensuite - CABINETS	EURO LARICE BIANCO			
Master Ensuite - HANDLES/KNOBS	H800MB			
Master Ensuite - COUNTERTOP	4924-38			
Master Ensuite - SINK(s)	STD	Master Ensuite - FAUCET(s)		STD
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 <u>PRIOR</u> to installation.		RIVERS EDGE WASAGA 338	NS	
PAGE 1 OF 2		PURCHASER INITIALS	VENDOR APPROVAL	

JUN 28 2022

ZANCOR HOMES COLOUR CHART

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2ND FLOOR CONTINUED...

Main Bath - FLOORING	NEW BYZANTINE PRINTELLIC GREY 12 X 24- STACKED			✓
Main Bath - TUB / SHOWER WALL	NEW BYZANTINE PRINTELLIC GREY 12 X 24- STACKED VERTICAL			✓
Main Bath - SHOWER FLOOR	NA			
Main Bath - SHOWER JAMB	NA			
Main Bath - CABINETS	EURO LARICE BIANCO			✓
Main Bath - HANDLES/KNOBS	H800MB			
Main Bath - COUNTERTOP	4924-38			
Main Bath - SINK(s)	STD	Main Bath - FAUCET(s)	STD	
Shared Bath- FLOORING	NA			
Shared Bath- TUB / SHOWER WALL	NA			
Shared Bath- SHOWER FLOOR	NA			
Shared Bath- SHOWER JAMB	NA			
Shared Bath- CABINETS	NA			
Shared Bath- HANDLES/KNOBS	NA			
Shared Bath- COUNTERTOP	NA			
Shared Bath- SINK(s)	NA	Shared Bath - FAUCET(s)	NA	
Ensuite Bath - FLOORING	NA			
Ensuite Bath - TUB / SHOWER WALL	NA			
Ensuite Bath - SHOWER FLOOR	NA			
Ensuite Bath - SHOWER JAMB	NA			
Ensuite Bath - CABINETS	NA			
Ensuite Bath - HANDLES/KNOBS	NA			
Ensuite Bath - COUNTERTOP	NA			
Ensuite Bath - SINK(s)	NA	Ensuite Bath - FAUCET(s)	NA	

TRIM / PAINT

Casing/Baseboards	STD			
Interior Door STYLE	STD			
Interior Door HEIGHT	STD			
Interior Door Hardware	STD			
PAINT - Throughout	WARM GREY			✓

FIREPLACE

Location / Insert / Mantle	STD			
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ACCESSORIES

Mirrors	YES	BATH ACCESSORIES	INSTALL	
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APPLIANCE REQUIREMENTS

GAS LINE TO BBQ	STD	ELECTRICAL for Built-in Oven	DECLINED	
GAS LINE & ELECTRICAL TO STOVE	YES	ELECTRICAL for Built-in Micro	DECLINED	
GAS LINE & ELECTRICAL TO DRYER	DECLINED	ELECTRICAL for Cooktop	DECLINED	
HOOD FAN VENT SIZE	6" STD	ELECTRICAL for Bar Fridge	DECLINED	
WATERLINE to Fridge	YES			

DISCLAIMER

INITIALS

Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs					NS	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.					NS	
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					NS	

SITE / LOT:	RIVER'S EDGE WASAGA			338	✓
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PURCHASER(S):	NIKHIL GUPTA, SATYA NARAIN GUPTA				
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PURCHASER(S):	NEHA SINGLA, SUDESH GUPTA				
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PHONE #:	416.894.6628				
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EMAIL:	NIKHILGUPTA81@GMAIL.COM / TELNEHA@GMAIL.COM				
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FOR TRADE USE

SIGNATURES / 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.



PURCHASER SIGNATURE	NEHA S.
PURCHASER SIGNATURE	
DÉCOR CONSULTANT	JILLIAN

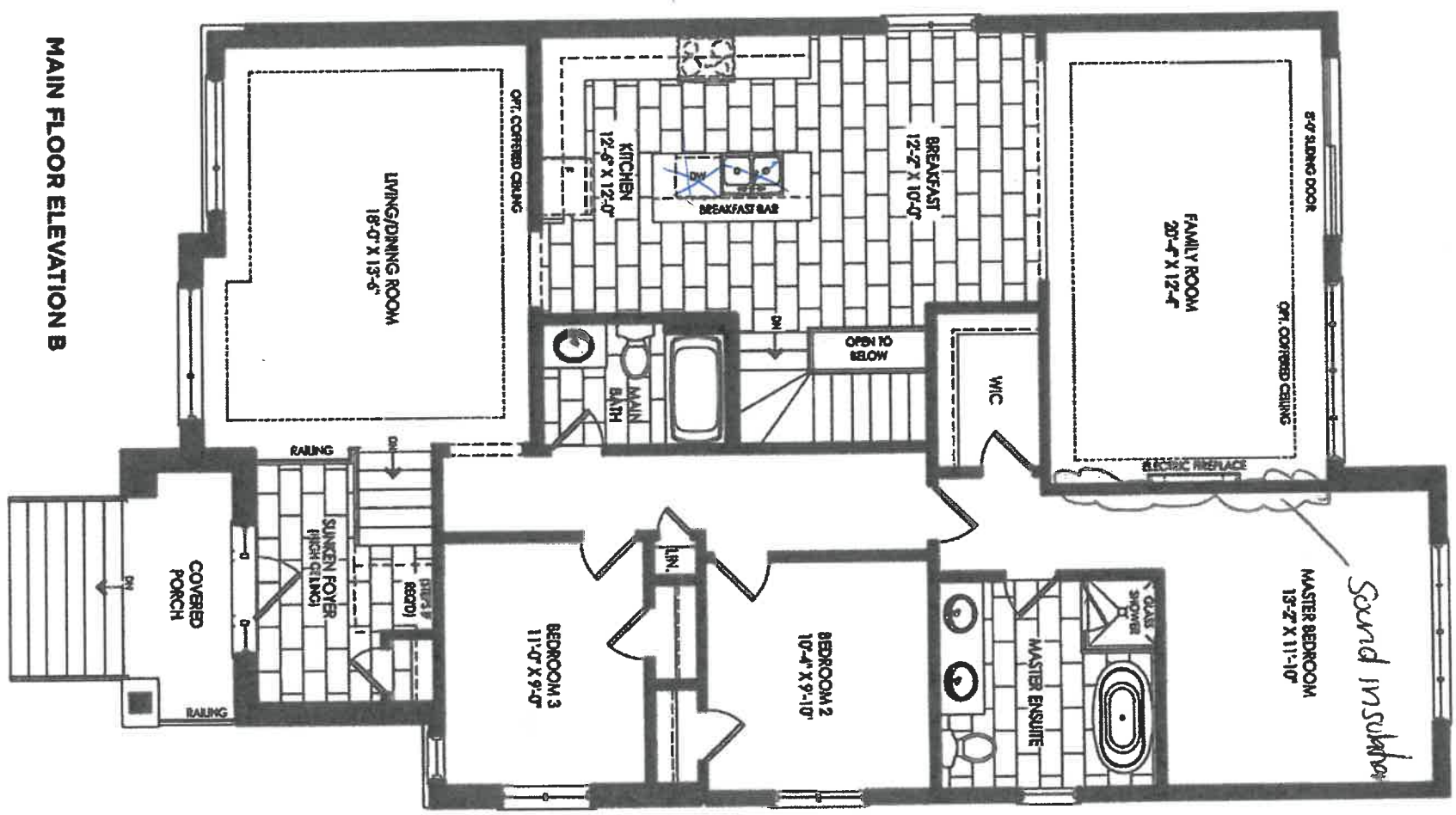
PAGE 2 OF 2	Vendor APPROVAL	JUN 28 2022
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lot 338
Mar 9/22
June 17/22

43-08 STURGEON



2 dropped
lights,
sep switch



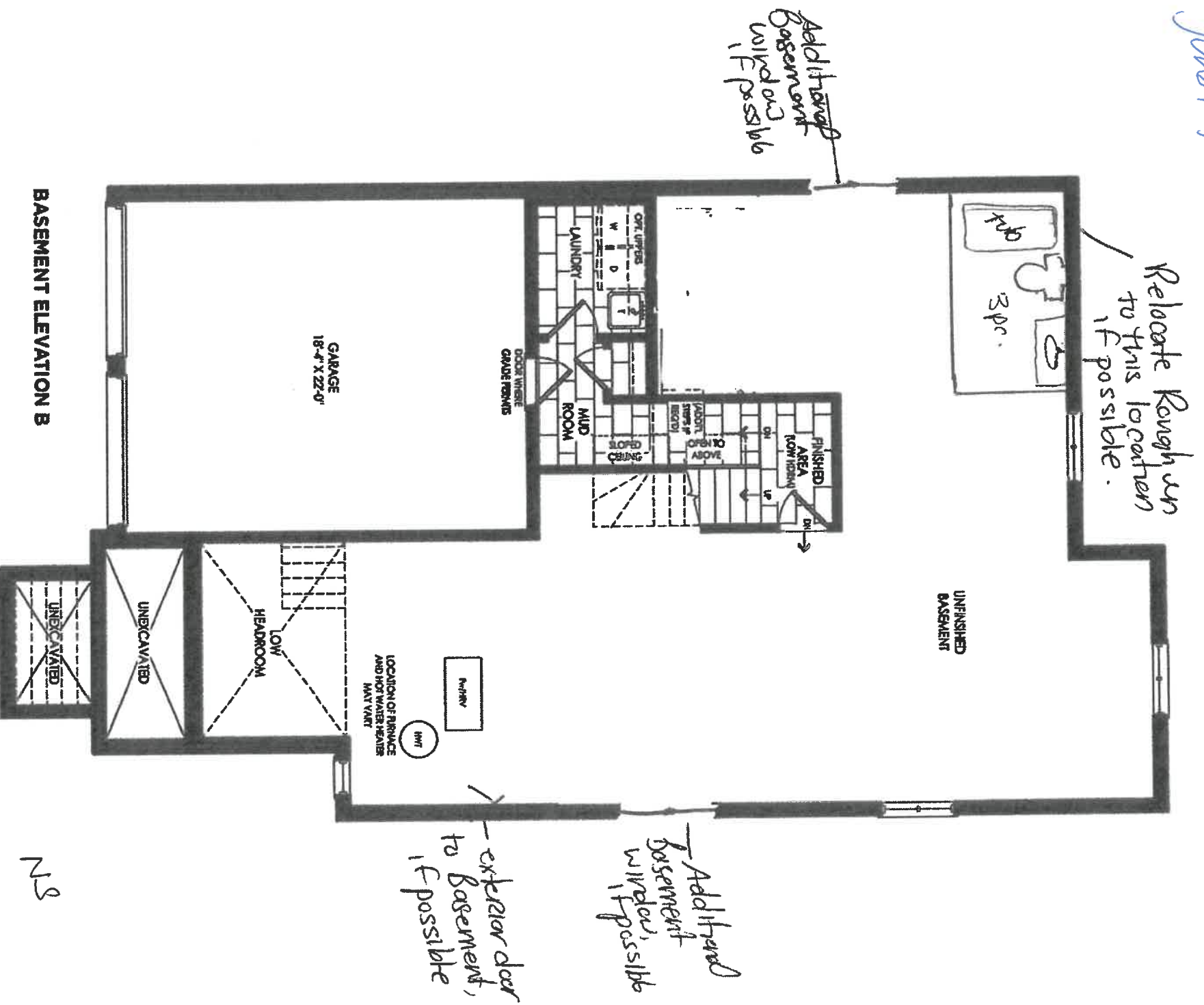
MAIN FLOOR ELEVATION B

X MS Nela S.

NS

lot 338
Jan 9/20
June 17/22

43-08 STURGEON



BASEMENT ELEVATION B

NS

X Neha S.
Jubbs



CLIENT NAME: ZANCOR HOMES
SHIP TO : Rivers Edge Sunnidaile Trails
#43-08

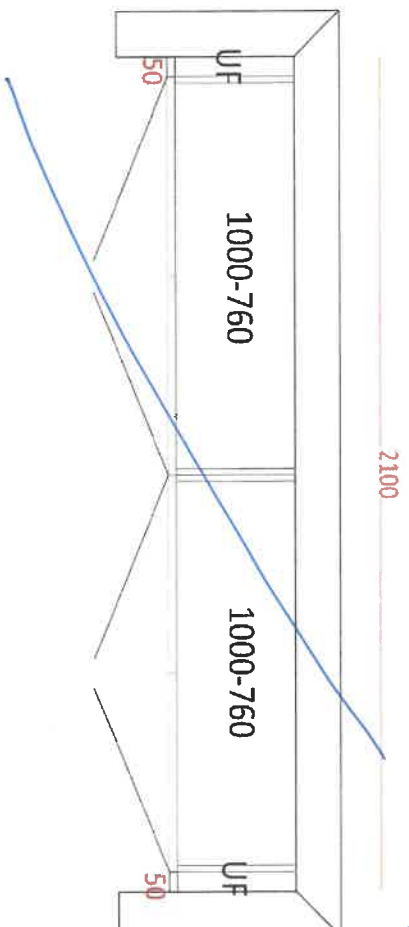
PH:
CELL :

JOB NUMBER
INSTALL DATE:
PAGE

2 of 2

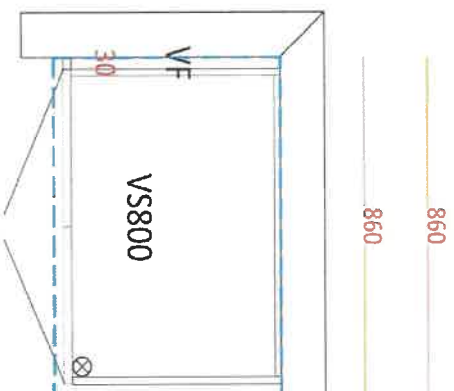
DRAFTED BY: Binita
COMMENT
01 Mar 2022

PLOT

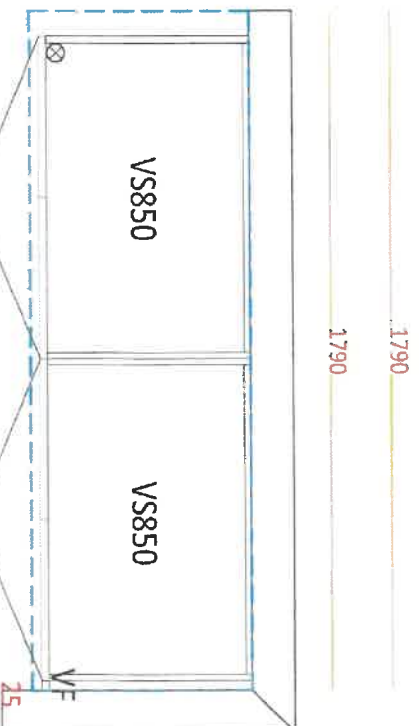


1c1338
June 17/22

opt Laundry uppers



Main Bath



NS

Master Ensuite



CLIENT NAME: ZANCOR HOMES
SHIP TO: Rivers Edge Sunnidle Trails
#43-08

PH:
CELL:

DRAFTED BY: Britia
COMMENT

PLOT

JOB NUMBER

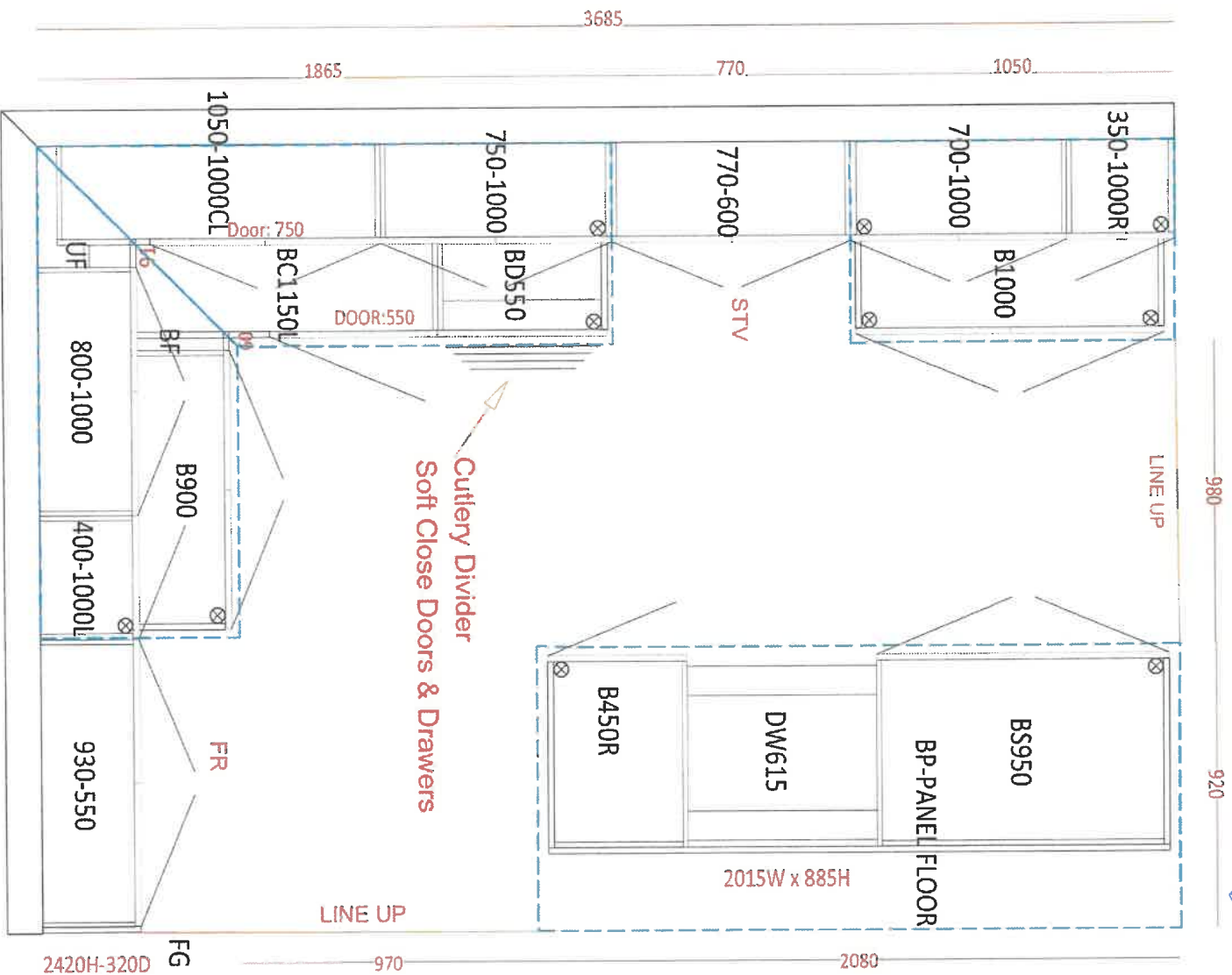
INSTALL DATE:

PAGE

1 of 2

01 Mar 2022

61 338
June 17/22



Kitchen

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller - Appliance Canada (905) 660-2424 / smiller@appliancecanada.com

- 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 provided by Zancor:

*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.

- ▶ Fridge Opening 36" x 74"
- ▶ Stove Opening 30"
- ▶ Hood Fan Opening 30"
- ▶ Hood Fan & Vent 6" with Under Cabinet Hood
- ▶ Dishwasher Opening 24"

Accepts Standard
Openings **Initial

NS

OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

- **Specs/Information sheets are required and it is the responsibility of the homeowner to provide this to Zancor Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**

NS

INITIAL

- ▶ Upgraded Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)

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

- ▶ 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.

FRIDGE UPGRADE

- ☐ Built-in
- ☐ Paneled **Panel to match required
- ☐ Integrated / Flush Inset
- ☒ Waterline

RANGE UPGRADE

*Larger hood fan CFM might be required, which need a larger vent

- ☐ 36" **Hood fan opening must be the same size or larger (8" vent might be required)
- ☐ 48" **Hood Fan opening must be the same size or larger (8" or 10" vent required)
- ☐ Gas Range **gas line and electrical required & sold separately
- ☐ Induction **electrical required & sold separately
- ☐ Cooktop (Apron Front) **Countertop Cut-out required & sold separately
- ☐ Cooktop (Drop-in) **countertop Cut-out required & sold separately

HOOD FAN & VENT UPGRADE

- ☐ 8 Inch **Required for 600 CFM
- ☐ 10 Inch
- ☐ Chimney Hood Fan **Vent must be centred
- ☐ Insert/ Liner

WALL OVEN/MICRO UPGRADE

- ☐ Single Wall Oven **electrical required & sold separately
- ☐ Double Wall Oven **electrical required & sold separately
- ☐ Steam Oven **electrical required & sold separately
- ☐ Warming Drawer **electrical required & sold separately
- ☐ Over Then Range Microwave (OTR)
- ☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

**Electrical required

DATE 1/10/21/22 SITE WASAGA RIVERS EDGE LOT 338

** 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

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

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. **NS**

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.** **NS**

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. **NS**

STONE COUNTERTOP JOINTS: Purchaser is aware there may be joints in stone counter tops, in kitchens and vanities if applicable as per plan. Joints will also be applicable where the length of the counter top exceeds the length of a stone slab. **NS**

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. **NS**

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. **NS**

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. **NS**

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.** **NS**

FLOOR TRANSITIONS: Transition strips will be used between all different floor surfaces **NS**

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. **NS**

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." **NS**

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**** **NS**

DATE	JUN 17/22	SITE	WASAGA RIVERS EDGE	LOT	338
221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948					

HOME AUTOMATION (Cable, CAT5/6, Telephone)

INCLUDED IN SCHEDULE "A" IN AGREEMENT OF PURCHASE AND SALE:

- Rough-in for Central Vacuum system piped to garage
- Rough-in for Telephone (2) locations
- Rough-in for Cable TV (2) locations
- Rough-in for Cat-6 Network (3) locations

CONTACT:

I/we the Homeowner(s) have chosen to contact the Home Automation Company to select the locations of the rough-ins for Cable, CAT6, 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:
Phone:
Email:
Location:

Zygma Lighting & Automation
(705) 715-1102
info@zygmainc.ca
11 King Street, Unit 3
Barrie, Ontario L4N 6B5

ACKNOWLEDGEMENT:

I/We the homeowner(s) acknowledge that if I/We the homeowners decide to not contact Zygma Lighting & Automation, locations of the standard rough-ins will be installed as per Vendors discretion.

X NS
Homeowner(s) Initial

Homeowner(s) Initial

WASAGA RIVERS EDGE

338

DATE

Jan 17/22

SITE

LOT

FLOOR TILES

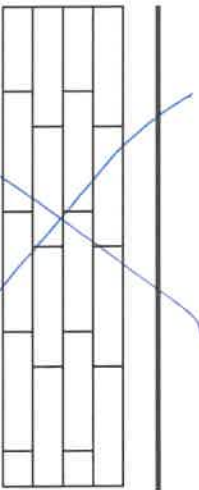
(Large tiles installation for floor and wall) – ½ Brick

BRICK installation is included as a standard on the FLOOR for 12 x 24 tiles and must be noted on the colour chart and acknowledged on this form *

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 in a ½ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ½ brick installation that has been recommended.

BRICK install - floor locations:



STACKED install - floor locations:



Please understand, even in using this ½ 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.

NS

Homeowner(s) Initial

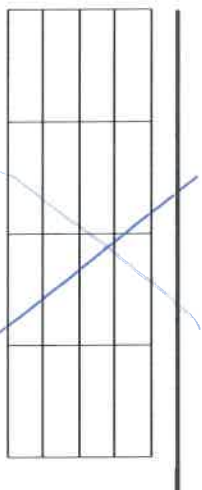
WALL TILES

(Tile installation for walls) – ½ Brick

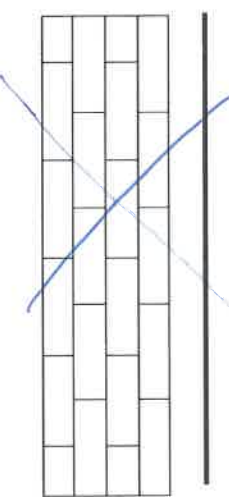
*****BRICK installation on WALLS are NOT INCLUDED. This optional extra must be added to the extras form along with a note on the colour chart**

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

STACKED install (horizontal) - wall locations:



*****BRICK install (horizontal)- wall locations:**



STACKED install (vertical) - wall locations:

Marta + Mark

NS

Homeowner(s) Initial

DATE

Nov 17/22

SITE

RIVERS EDGE

LOT

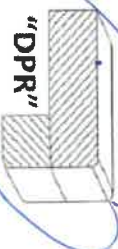
338

Stone Countertop Edge Profiles

Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity

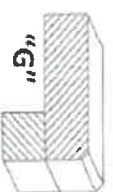
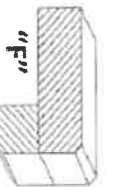
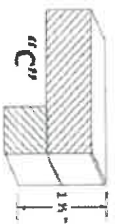


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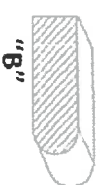
Homeowner(s) Initial

OPTION (1) EDGE FOR KITCHEN & VANITIES \$250

Optional Edge in Kitchen



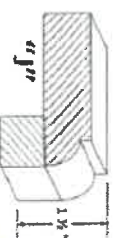
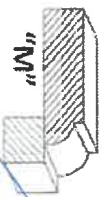
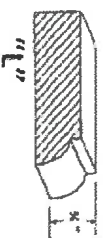
Optional Edge in Bathroom



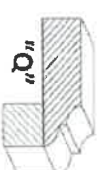
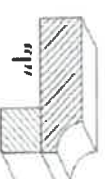
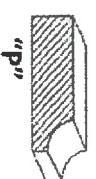
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE Jun 17/22

SITE WASAGA RIVERS EDGE

LOT 325