


WASAGA - TRILLIUM FOREST

Lot 65			
Model & Elevation: ANGELICA 50-01 ELEV. B			
PURCHASERS: BENJAMIN MICHAEL VAN HEMERT & PHEONIX JUNE VAN HEMERT			
Item #		DATE	NOTE
	NO ITEMS INCLUDED IN DEAL		INCLUDED IN OFFER
1/	NO UPGRADES - COLOUR CHART COMPLETED	21-Apr-16	NO UPGRADES

COLOURS
MAY 4/2016

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CAMBRIDGE OAK TIMBER GREY	✓ 100 A1	EBONY FUSION 179K-07	✓		
Island	CAMBRIDGE OAK TIMBER GREY	✓ 100A1	EBONY FUSION 179K-07	✓		
Master Ensuite	SHAKER OAK ESPRESSO	✓ 200 AC	ARGENTO ROMANO 6697-46			
Main	300 SERIES PVC CHOCOLATE BROWN	✓ 200AC	AUTUMN CARNIVAL 187K-52	✓		
Laundry	NA					
TILES						
Kitchen Floor	GRECO IVORY 13 X 13	✓		PER ROYALE		
Breakfast Floor	GRECO IVORY 13 X 13	✓		PER ROYALE		
Kitchen Bk.Splash	NA					
Main Foyer	GRECO IVORY 13 X 13	✓		PER ROYALE		
Main Hall	NA					
Powder Room	NA					
Laundry	NA					
Basement Foyer	GRECO IVORY 13 X 13	✓				
Mstr Shower Jamb	BIANCA CARRERA	✓				
Mstr Ensuite Floor	MELINA ICE 13 X 13	✓		PER ROYALE		
Mstr Ensuite Shower	MELINA ICE 8 X 10	✓				
Mstr Ensuite Tub Wall	NA					
Mstr Ensuite Tub Deck	NA					
Master Shower Floor	2 X 2 WHITE	✓				
Main Bath Floor	GRECO IVORY 13 X 13	✓		PER ROYALE		
Main Bath Tub Wall	MELINA IVORY 8 X 10	✓				
2nd Ensuite Wall	NA					
2nd Ensuite Shower	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room		NA				
Dining Room		NA				
Family Room		TXP 140 (T O4)	✓			
Den/Study/parlour		TXP 140 (T O4)	✓			
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall		TXP 140 (T O4)	✓			
Upper Hall		NA				
Master Bedroom		TXP 140 (T O4)				
Bedroom 2		TXP 140 (T O4)	✓			
Bedroom 3		NA				
Bedroom 4		NA				
Carpet Underpad		STANDARD	✓			
Basement Foyer		NA				
Other		NA				
FIREPLACES						
LOCATION	FAMILY ROOM	✓	MANTLE		NF 8	
INSERT & SURROUND	NA		HEARTH		NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	✓	Crown Moulding	NA		
Bathroom Accessories	DELETE ALL	location		NA		
Purchaser has reviewed the colour chart						
****FOR TRADE USE****						
WASAGA			65			

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 InitialVendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	NATURAL OAK		
Main Railing Details:	1 5/16" TURNED OAK PICKET 2 3/4" OVAL OAK HANDRAIL 3 1/4" TURNED OAK POSTS (57D)		
Main to Basement Railing Details:	1 5/16" TURNED OAK PICKET 2 3/4" OVAL OAK HANDRAIL 3 1/4" TURNED OAK POSTS (57D)		
WHITE Paint Req'd & Where:	NA		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Bedroom	WARM GREY
Living Room	NA	Bedroom 2	WARM GREY
Dining Room	NA	Bedroom 3	NA
Family/Great room	WARM GREY	Bedroom 4	NA
Den/Study	NA	Master Ensuite	WARM GREY
Main/ Hall	WARM GREY	Main/Twin	WARM GREY
Laundry	NA	3rd Ensuite	NA
Powder Room	NA	Basement Ensuit	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD		
Powder Room	NA		
Master Ensuite	STANDARD		
Main	STANDARD		
2nd Ensuite	NA		
BASEMENT	NA		
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			BUA
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			BUA
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			BUA
SITE:WASAGA	50-1 Angelica- B	LOT: 65	
PURCHASER(S):	Benjamin Michael Van Hemert Phoenix June Van Hemert		
HOME #/CELL #	705-737-3616/705-826-8722		
EMAIL:			
DÉCOR NOTES	Purchaser Signature		
	Date		
	Purchaser Signature		
	Date		
D décor Consultant Signature			Date

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 PRIOR to installation.



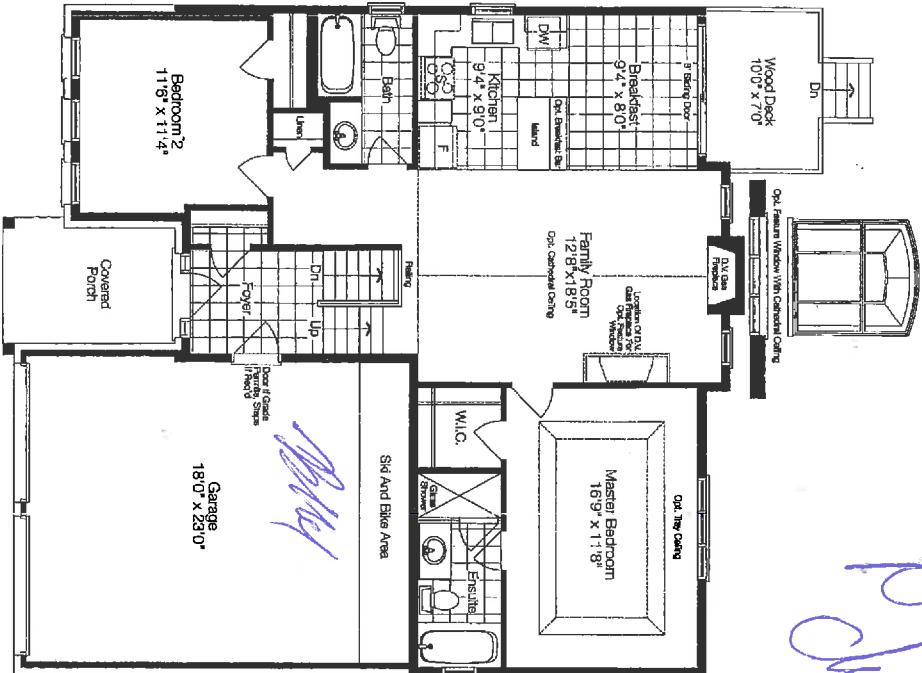
Vendor Signature Date

April 15/16

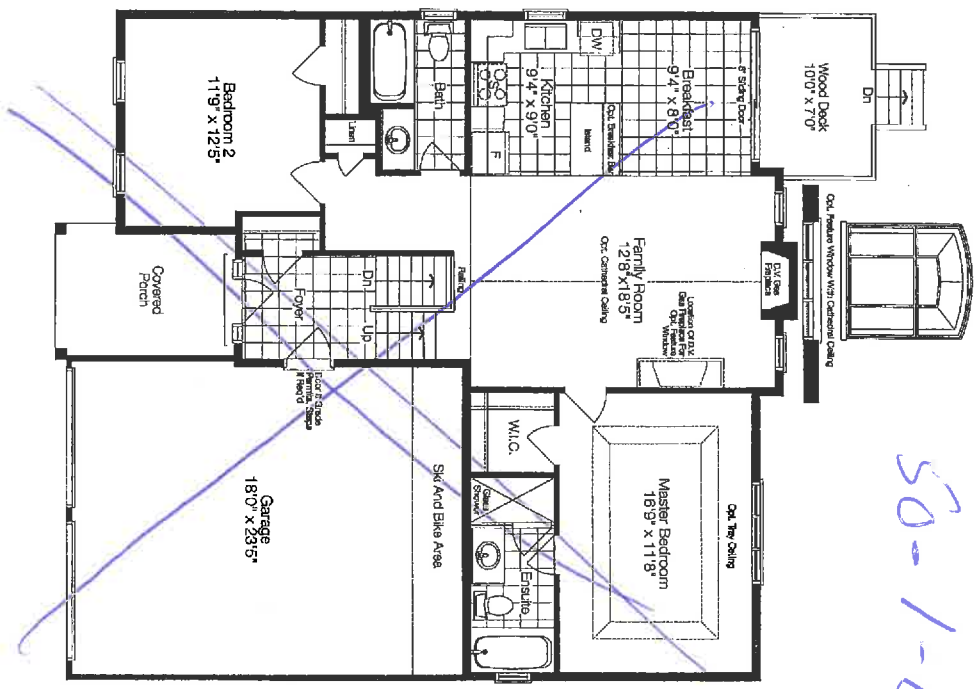
no changes

Kobas
WASAGA

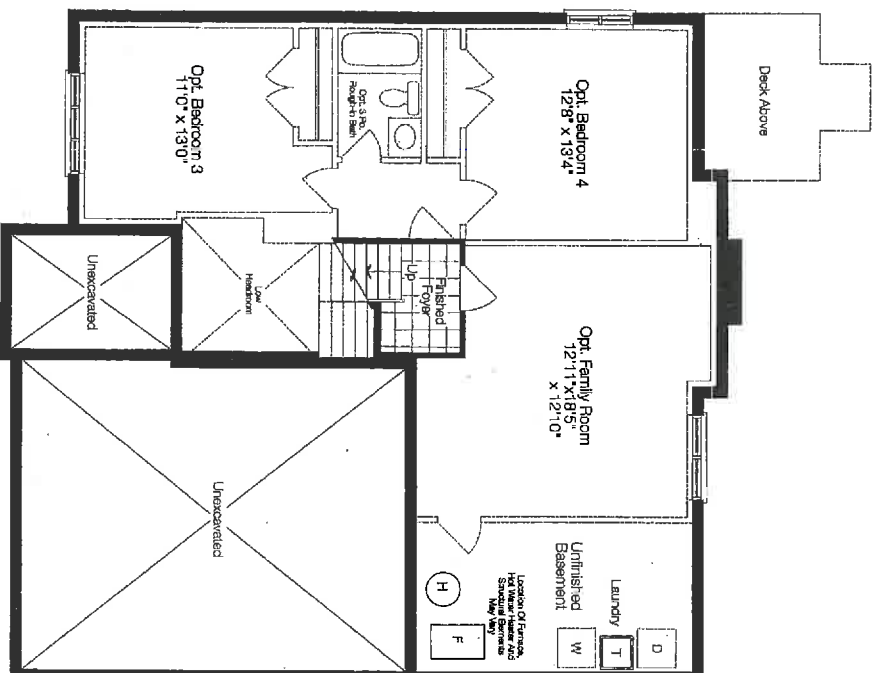
50-1-B



Ground Floor Elev. 'B'



Ground Floor Elev. 'C'



Basement Elev. 'A'

Basement Elev. 'B'

Basement Elev. 'C'

APR 21 2016

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 furnace and water tank. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. All renderings are artist's concept.

STANDARD APPLIANCE WIDTHS

The purchaser acknowledges the following standard spaces for kitchen appliances:

- ☐ Range Conventional – 30" Width
- ☒ Hood Fan – 30" Width (must be the same or larger as range opening as per Ontario Building & Fire Code)
- ☐ Refrigerator – 36" W x 72" H (Approximate - height may change due to bulkheads)
- ☐ Dishwasher – 24" Width
- ☒ 6" Exhaust Vent above stove
- ☐ OTHER _____

***Check all that apply - NON-STANDARD APPLIANCE OPTIONS**

NOTE: When upgrading appliances, there may be an additional charge to modify cabinetry and/or electrical and plumbing to accommodate the appropriate size from the manufacturer specifications of each appliance.

****MANUFACTURERS SPECIFICATIONS MUST BE ATTACHED****

- | | |
|--|--|
| <input type="checkbox"/> 36" / 42" Stove (Hood fan width will be the same as per Ontario Building Code) | <input type="checkbox"/> Built-In Microwave with Trim Kit |
| <input type="checkbox"/> Gas Stove | <input type="checkbox"/> Built-In Microwave Drawer with Trim Kit |
| <input type="checkbox"/> Slide-In Stove | <input type="checkbox"/> Warming Drawer |
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> OTR – Over The Range Microwave *Plug required |
| <input type="checkbox"/> *(Gas/Electric – Cut-out Charge & Plug Required) | <input type="checkbox"/> Built-in Refrigerator/Sub Zero – If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24" |
| <input type="checkbox"/> Built-In Wall Oven | <input type="checkbox"/> *Applicable charges may apply if required to due to space accommodations |
| <input type="checkbox"/> Hood Fan (may require larger vent, charges will apply – 6" is standard) | <input type="checkbox"/> *Note: Refrigerator Door Swing |
| <input type="checkbox"/> 8" Vent / 10" Vent | <input type="checkbox"/> Wine / Bar Fridge (electrical required) |
| <input type="checkbox"/> Chimney hoods **CENTRE VENT ABOVE STOVE (clearance space will be left with this appliance will not butt up against cabinetry) | <input type="checkbox"/> Steam Oven / Built-In Coffee makers |
| | <input type="checkbox"/> Cargo Waste Bin systems |
| | <input type="checkbox"/> Front Load Washer & Dryer *(Specs required if installing counter above) |
| | <input type="checkbox"/> Stackable Washer & Dryer |

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 Specifications are to be sent to the Zancor Décor Centre no later than _____

Appliance Specifications received _____

Purchaser Signature _____

Date _____

Purchaser Signature _____

Date _____

PROJECT _____

LOT _____



**ZANCOR
HOMES**

**FINAL STRUCTURAL REQUEST
ACKNOWLEDGMENT**

LOT No.

65

PLAN No.

HOMEOWNER(S)

Barbara Michael Van Hornet

PROJECT

WASCAR

FINAL STRUCTURALS COMPLETED ON

APRIL 15/16

The above purchaser for the above-mentioned property, hereby acknowledge that once my final structural appointment has been completed and signed off, that no further changes, requests or deletions for structural changes will be accommodated.

I understand that a "structural change" refers to, but is not limited to, all the items as they are listed on the *Structural Requirements* checklist which has been reviewed and explained to me by Zancor's Structural Consultant.

If construction on the above noted property has not commenced and Zancor accommodates a request for a structural change I requested have after my final structural appointment has been completed, I fully acknowledge that there will be a minimum administration fee of \$5,000 in addition to the cost of the requested change and that I must sign off on the Purchaser Request for Extras within 48 hours of receiving the quoted price from Zancor.

I acknowledge the facts as explained to me and agree to waive any claims against the vendor or trades in relation to this particular matter.

I read and understand the above terms and conditions.

Dated at 1009, this 15 day of APRIL, 20 16

Purchaser

Witness

Purchaser

Witness

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 absorberency 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 145099A

LOT 65

DATE APR 14 15/16