


WASAGA - PHASE 2

Lot 103 - WASAGA PHASE 2 Model & Elevation: 50-01 ANGELICA ELEV. "B" - OPT FINISHED BASEMENT Purchasers Names : ADRIANO M RODRIGUES & FILOMENA C RODRIGUES			
Item #		DATE	NOTE
	3 STAINLESS STEEL APPLIANCES WITH WHITE WASHER AND DRYER		INCL. IN OFFER
1/	TILES - UPGRADE #5 FLOOR TILES IN KITCHEN, BREAKFAST AND FOYER	23-Jan-17	STRUCTURALS&COLOURS
2/	HARDWOOD - UPGRADE #1 HARDWOOD IN FAMILY RM AND MAIN FLOOR HALL	23-Jan-17	STRUCTURALS&COLOURS
3/	STAIRS - NOTE OAK STAIRS IS STD NATURAL, NOT MATCHING HARDWOOD FLOOR	23-Jan-17	STRUCTURALS&COLOURS


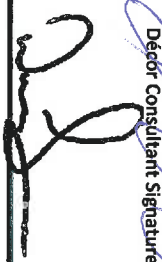



ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	TERRA OAK MAYFLOWER BROWN STAIN	✓ K 1100 AC	MILANO BROWN 4725K-52			
Island	TERRA OAK MAYFLOWER BROWN STAIN	✓ K 1100 AC	MILANO BROWN 4725K-52			
Servery	NA					
Master Ensuite	300 SERIES PVC CHOCOLATE BROWN	✓ K 1100 C	BORDEAUX JUPARANA 4929K-52			
Main	300 SERIES PVC CHOCOLATE BROWN	✓ K 1100 C	BORDEAUX JUPARANA 4929K-52			
Basement Bath	300 SERIES PVC CHOCOLATE BROWN	K 1100 C	BORDEAUX JUPARANA 4929K-52			
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
TILES						
Main Foyer	ROMA CALCATTA 12" X 24" INSTALL STACKED UP # 5		INSERTS	THRESHOLDS		
Basement Foyer	GRECO BEIGE 13 X 13	✓	SEE TILE DIRECTION			
Powder Room	NA					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	ROMA CALCATTA 12" X 24" INSTALL STACKED UP # 5		SEE TILE DIRECTION			
Breakfast Floor	ROMA CALCATTA 12" X 24" INSTALL STACKED UP # 5		SEE TILE DIRECTION			
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	NEW ALBION TAUPE 13 X 13	✓		PER ROY		
Mstr Ensuite Shower	NEW ALBION TAUPE 8 X 10	✓	YES			
Mstr Ens Tub Wall/	NEW ALBION TAUPE 13 X 13	✓				
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	PERLATO ROYALE	✓				
Main Bath Floor	NEW ALBION TAUPE 13 X 13	✓		PER ROY		
Main Bath Tub Wall	NEW ALBION TAUPE 8 X 10		YES			
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NEW ALBION TAUPE 13 X 13	✓		PER ROY		
Basement Ensuite Wall	NEW ALBION TAUPE 8 X 10	✓	YES			
HARDWOOD / CARPET						
Living Room		NA				
Dining Room		NA				
Family/Great Room	VINTAGE U-LOC SELECT V PEARL RED OAK 4 1/4" COCOA UP # 1					
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall	VINTAGE U-LOC SELECT V PEARL RED OAK 4 1/4" COCOA UP # 1					
Upper Hall		NA				
Master Bedroom		OPENING NIGHT T -12				
Bedroom 2 MAIN FLOOR		OPENING NIGHT T -12				
Bedroom 3 BASEMENT		OPENING NIGHT T -12				
Bedroom 4 BASEMENT		OPENING NIGHT T -12				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE		NF 20
MIRRORS & ACCESSORIES						
Mirrors	STANDARD		Opt. Crown Moulding		NA	
Bathroom Accessories	STANDARD		Location		NA	
Purchaser has reviewed the colour chart						
FOR TRADE USE						
WASAGA				103		
Purchaser Initial				Vendor		

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.

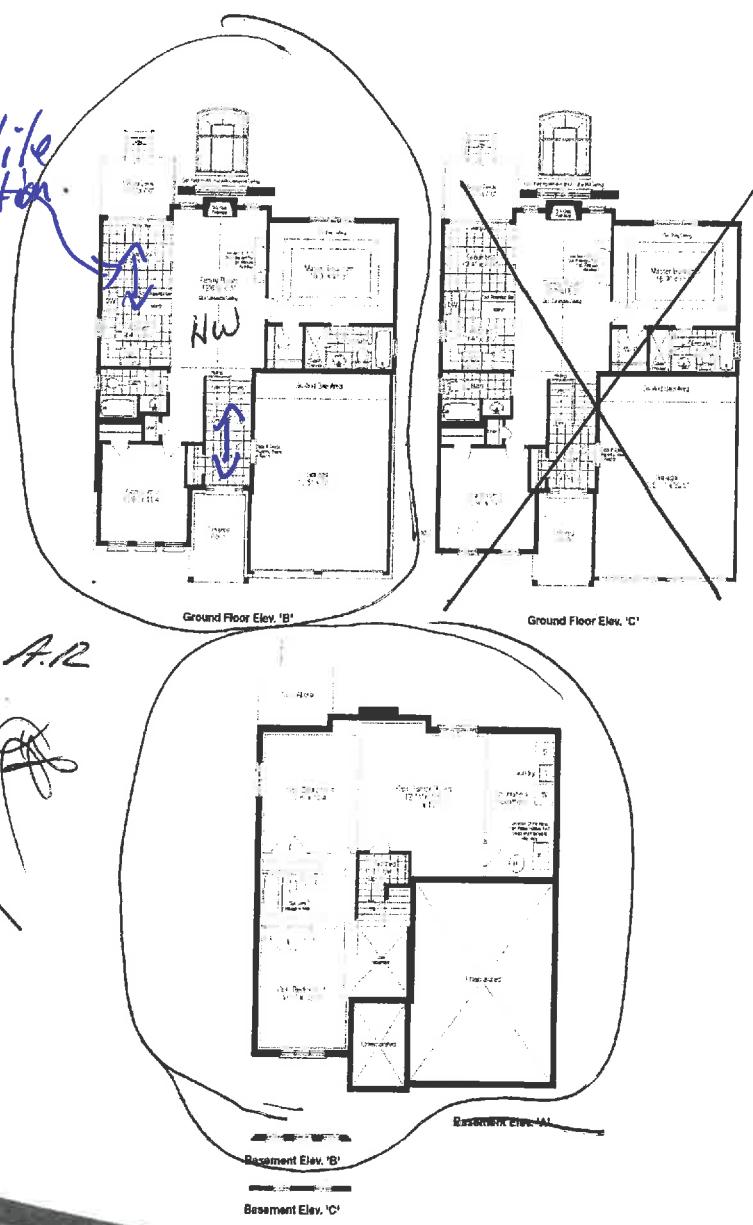
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	NATURAL OAK CLEAR VARNISH FINISH		✓	
White Paint Req'd	NA			
Main to 2nd Railing 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	BIRCH WHITE	Master Beds	BIRCH WHITE	
Living Room	NA	Bedroom 2	BIRCH WHITE	
Dining Room	NA	Bedroom 3	BIRCH WHITE	
Family/Great room	BIRCH WHITE	Bedroom 4	BIRCH WHITE	
Den/Study	NA	Master Ens.	BIRCH WHITE	
Main Hall	BIRCH WHITE	Main	BIRCH WHITE	
Laundry	NA	Bsmt Bath	BIRCH WHITE	
Powder Room	NA	Basement	BIRCH WHITE	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD	STANDARD		
Powder Room	NA			
Master Ensuite	STANDARD	STANDARD		
Main	STANDARD	STANDARD		
2nd Ensuite	NA			
BASEMENT	STANDARD	STANDARD		
Other	NA			
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				
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-B ANGELICA ✓	LOT: 103 ✓		
PURCHASER(S):	OPT FINISHED BASEMENT ✓			
	Adriano M Rodrigues		Purchaser Signature	
	Filomena C Rodrigues		Date	
HOME #/CELL #	905 450-3959'		Date	
DÉCOR NOTES			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.				
*** PAGE 2 OF 2 ***		<div>  <div> <div> Décór Consultant Signature Date </div> <div>  JAN 23 2017 </div> </div> <div> <div> Vendor Signature Date </div> </div> </div>		

Jan 16/17
Lot 103

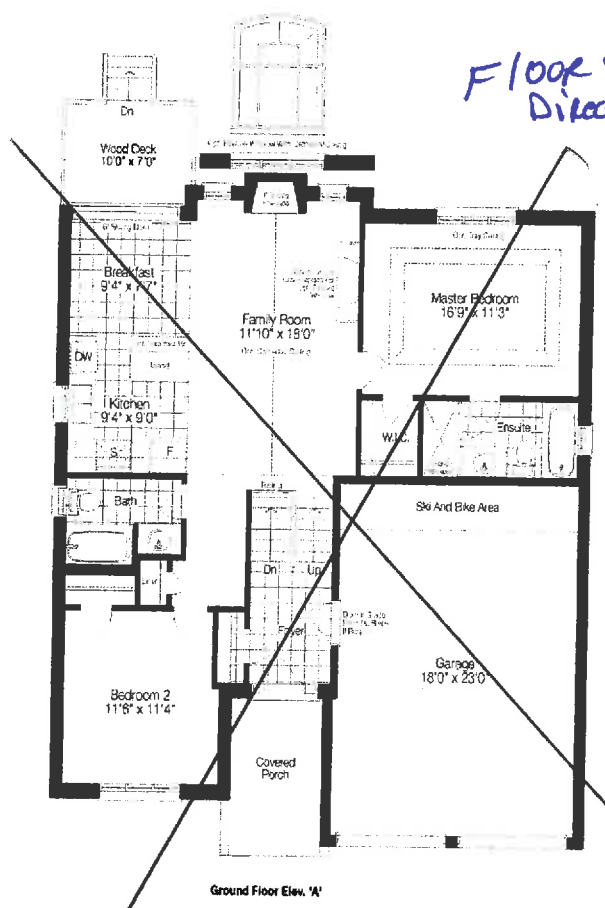
SCHEDULE "FLP"
FLOOR PLAN

AR



Floor tile Direction

AR



The Angelica

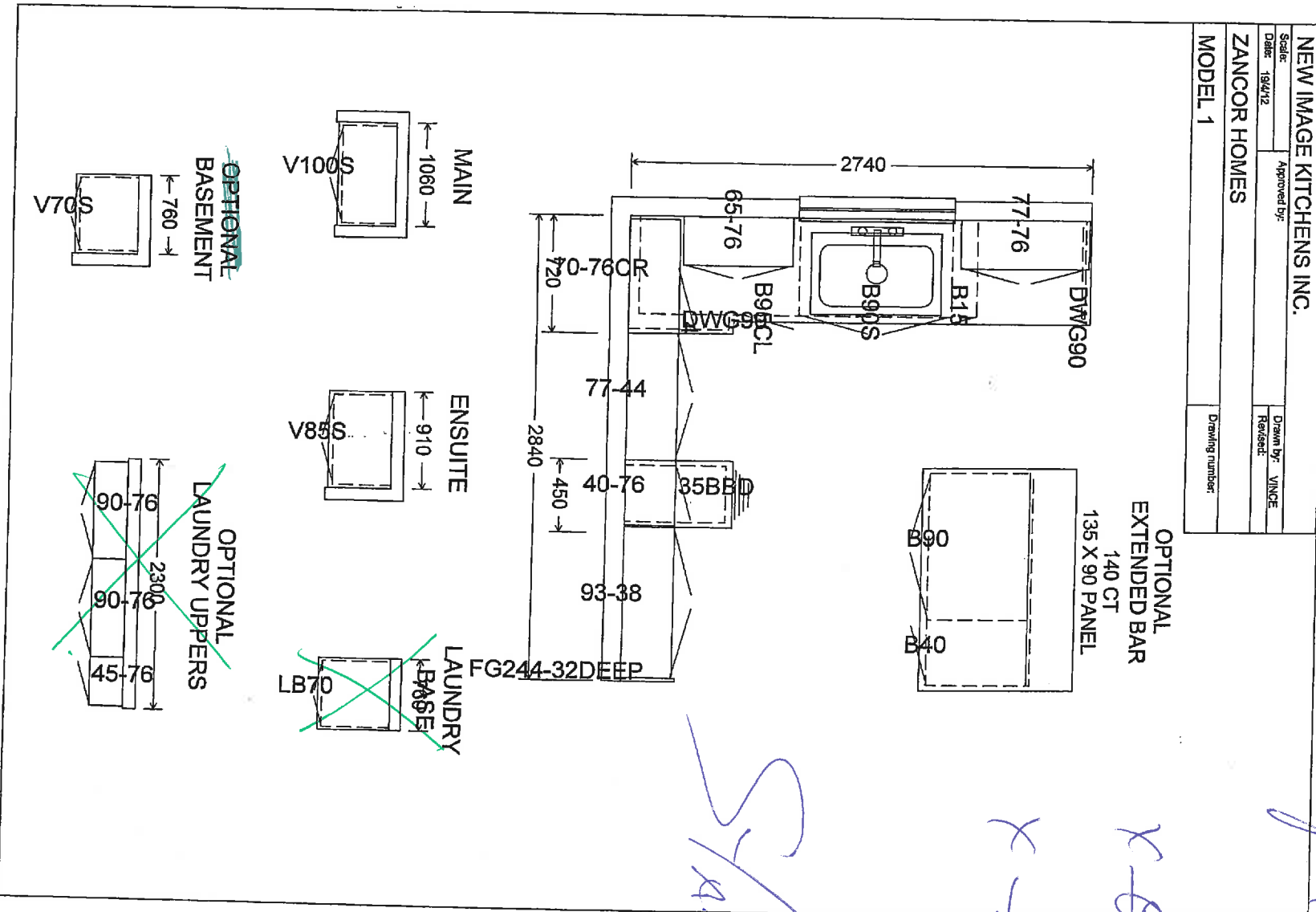
1175 sq. ft.
1175 sq. ft. (approx.)

Vendor's Initials

Purchaser's Initials

Purchaser's Initials

NEW IMAGE KITCHENS INC.			
Scale:	Approved by:		Drawn by: VINCE
Date: 10/4/12	Revised:		
ZANCOR HOMES			Drawing number:
MODEL 1			



S/ALWARD

X-112

X-112

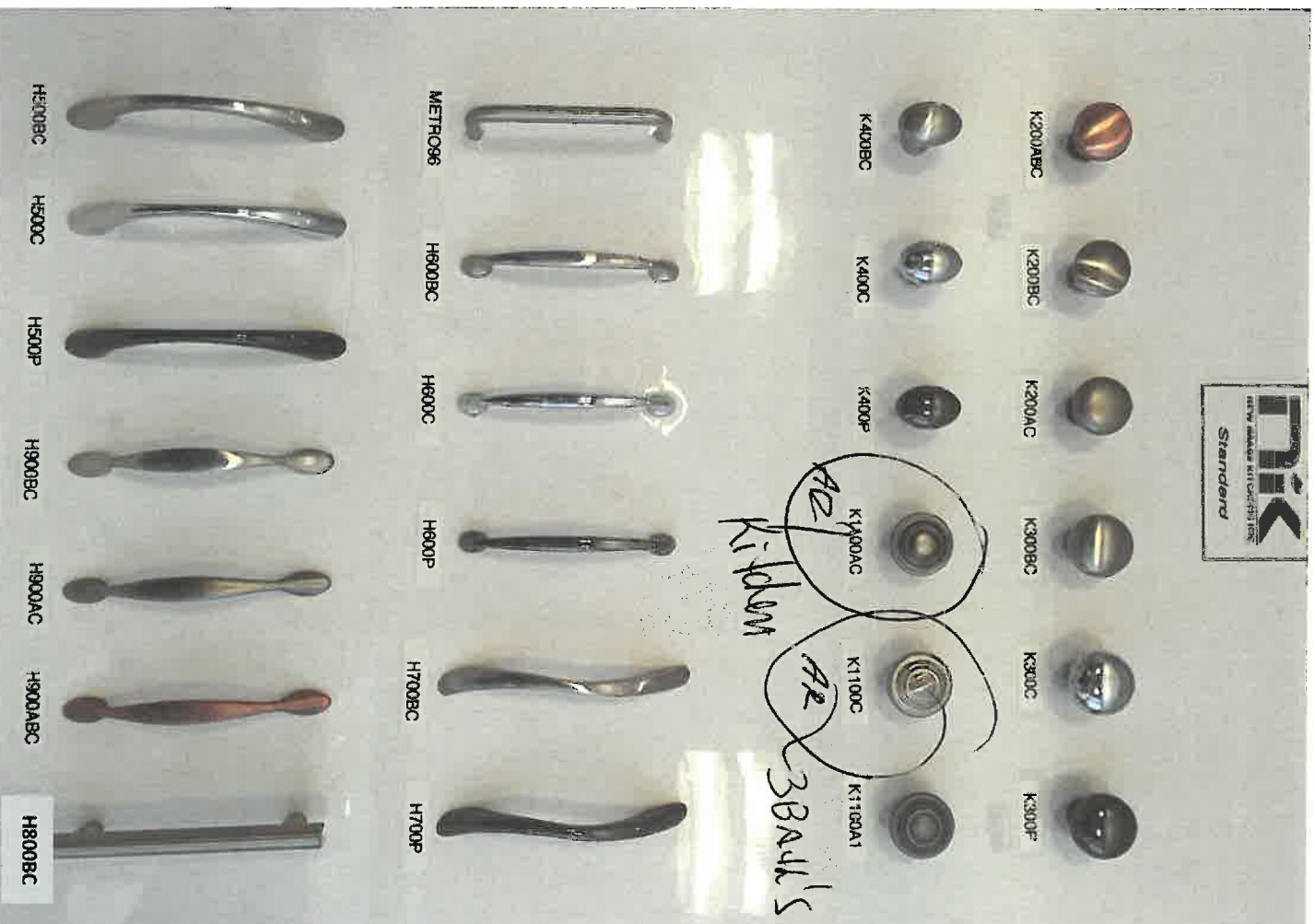
*66103.
Jan 16/17*

Lot 103. used AFH

STANDARD CABINET HARDWARE

(New Image Kitchens)

Jan 16/17



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

WASAGA 103

DATE:

Jan 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:

2 WEEKS FROM SIGNED DATE BELOW – Specs received after this date, if accepted, an administration fee of minimum \$250 will apply

Appliance Specs
RECEIVED

Purchaser Signature

Delaine Rodriguez

Date

Jan 17/17

Purchaser Signature

Date

Jan 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.

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 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 61 ASAG A

LOT 103

DATE Jan 12 / 17