


WASAGA - TRILLIUM FOREST

	Lot 4 Model & Elevation: ANGELICA 50-01 ELEV.A Purchasers Names : MAXIM BAIKOV & ANNA MOZHAR		
Item #		DATE	NOTE
	3 PIECE STAINLESS STEEL KITCHEN APPLIANCES WITH WHITE WASHER AND DRYER		INCLUDED
	WALK-OUT		INCLUDED
1/	SMOOTH CEILINGS MAIN FLOOR ONLY	25-Jan-17	STR & COLOURS
2/	3 PIECE ROUGH IN IN BASEMENT	25-Jan-17	STR & COLOURS
3/	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF STANDARD	25-Jan-17	STR & COLOURS
4/	MASTER ENSUITE - SHOWER HANDLE TO BE MT6X18 **CHROME	25-Jan-17	STR & COLOURS
5/	DELETE ALL BATHROOM ACCESSORIES	25-Jan-17	STR & COLOURS
6/	ELECTRICAL - ADD SHOWER POTLIGHT IN MASTER ENSUITE	25-Jan-17	STR & COLOURS
7/	STAIRS TO BE LEFT UNFINISHED **WAIVER SIGNED	25-Jan-17	STR & COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA OAK NATURAL OAK ✓	K 200 AC ✓	ELEMENTAL CONCRETE 8830-58	✓		
Island	SIERRA OAK NATURAL OAK ✓	K 200 AC ✓	ELEMENTAL CONCRETE 8830-58	✓		
Servrey	NA					
Master Ensuite	SIERRA OAK NATURAL OAK ✓	K 200 AC ✓	ELEMENTAL CONCRETE 8830-58	✓		
Main	SIERRA OAK NATURAL OAK ✓	K 200 AC ✓	ELEMENTAL CONCRETE 8830-58	✓		
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALINA CARBON 13 X 13 ✓					
Basement Foyer	MALINA CARBON 13 X 13 ✓					
Powder Room	NA					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	MALINA CARBON 13 X 13 ✓					
Breakfast Floor	MALINA CARBON 13 X 13 ✓					
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	MALINA CARBON 13 X 13 ✓		BIANC CARR			
Mstr Ensuite Shower	MALINA CARBON 8 X 10 ✓					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE ✓					
Master Shower Jamb	BIANCA CARRERRA ✓					
Main Bath Floor	MALINA CARBON 13 X 13 ✓		BIANC CARR			
Main Bath Tub Wall	MALINA ICE 8 X 10 ✓					
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	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		NA				
Bedroom 4		NA				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE		NF 20
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD ✓	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL	location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				WASAGA LOT 4		
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 STAIR

Stair Stair / Species:		LEFT UNFINISHED	* W41VER
White Paint Req'd		NA	
Main to Foyer Railing Details:		STANDARD	
Main to Basement Railing Details:		STANDARD	

Casing/Baseboards:		STANDARD	
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	NA
Family/Great room:	WARM GREY	Bedroom 4	NA
Den/Study:	WARM GREY	Master Ens	WARM GREY
Main Hall:	WARM GREY	Main	WARM GREY
Laundry:	NA	Twin	NA
Powder Room:	NA	Born Foyer	WARM GREY

	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:	NA		
Other:			

Appliance Package received in 'Schedule E'	YES / NO	Package Name:	

	UPG (SEE PES)	DECLINED	NOTES
GAS LINE BBO	STANDARD		
WATERLINE to fridge	NA		
Hand 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 Bat Fridge	NA		

DISCLAIMER
Colours of all materials are as close as possible to builders selection but not necessarily identical due to the lot variations in manufacturing/manufacturers. Due to construction progress some items may have been inspected or installed. In the 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 GST.

Purchaser has checked and acknowledged accuracy of colour and selections before signing.

SITE: WASAGA	50-1-A-ANGELICA	LOT: 4	
PURCHASER(S):	Maxim Baikov		
MOM's #/CELL #	Anna Mozhar		
EMAIL:	416-573-2763		

DECOR NOTES			

*****FOR TRADE USE *****
Any upgrades in the colour chart must be accompanied with a PES.

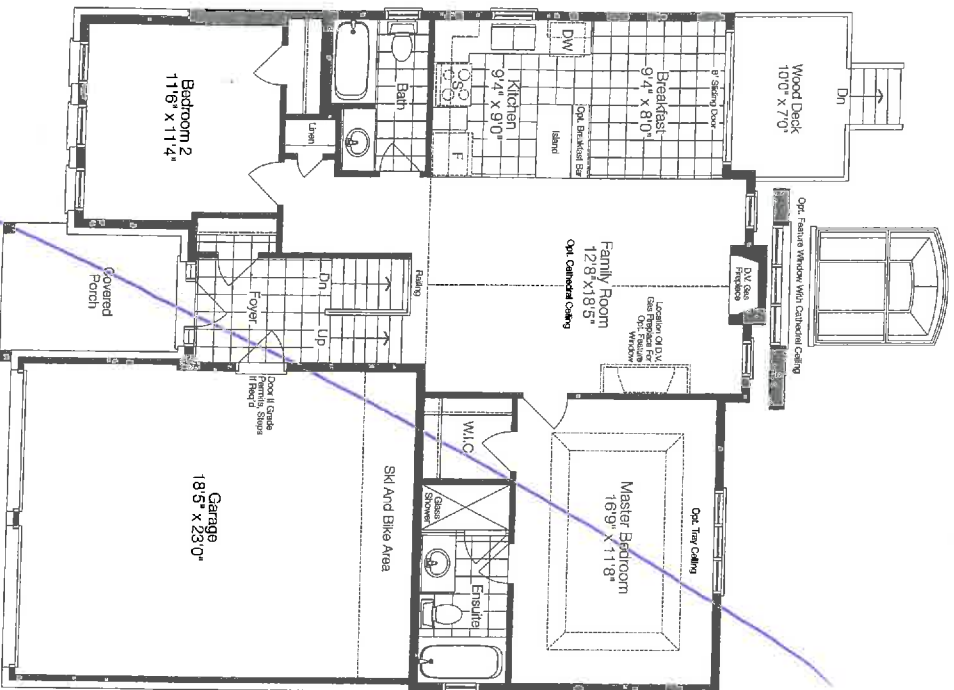
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

*** PAGE 2 OF 2 ***			

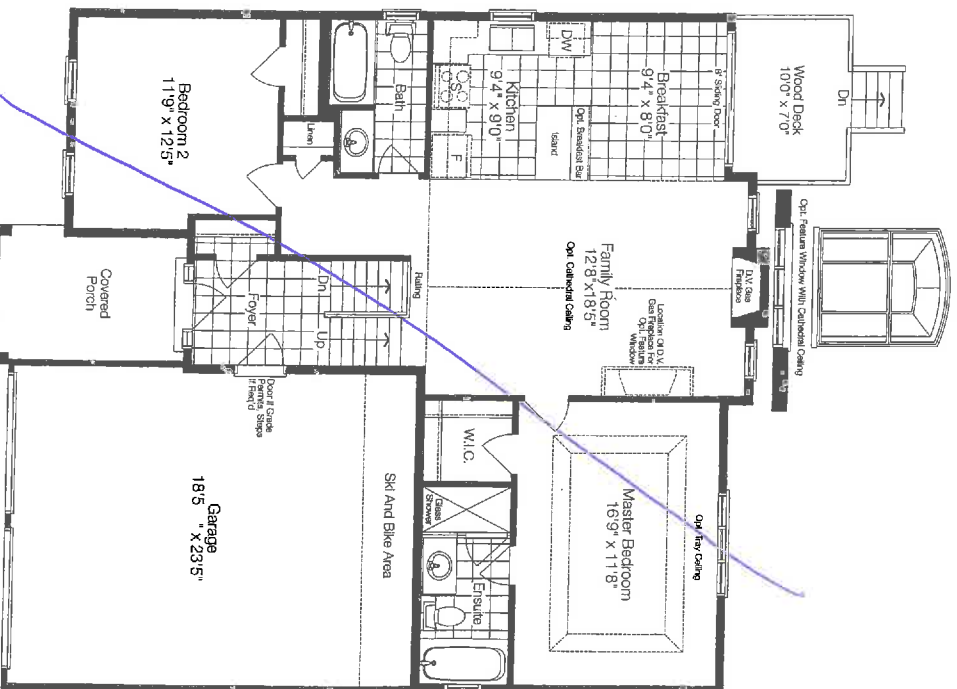
Purchaser Signature: *[Signature]* Date: *[Date]*
Vendor Signature: *[Signature]* Date: *[Date]*

JAN 26 2017

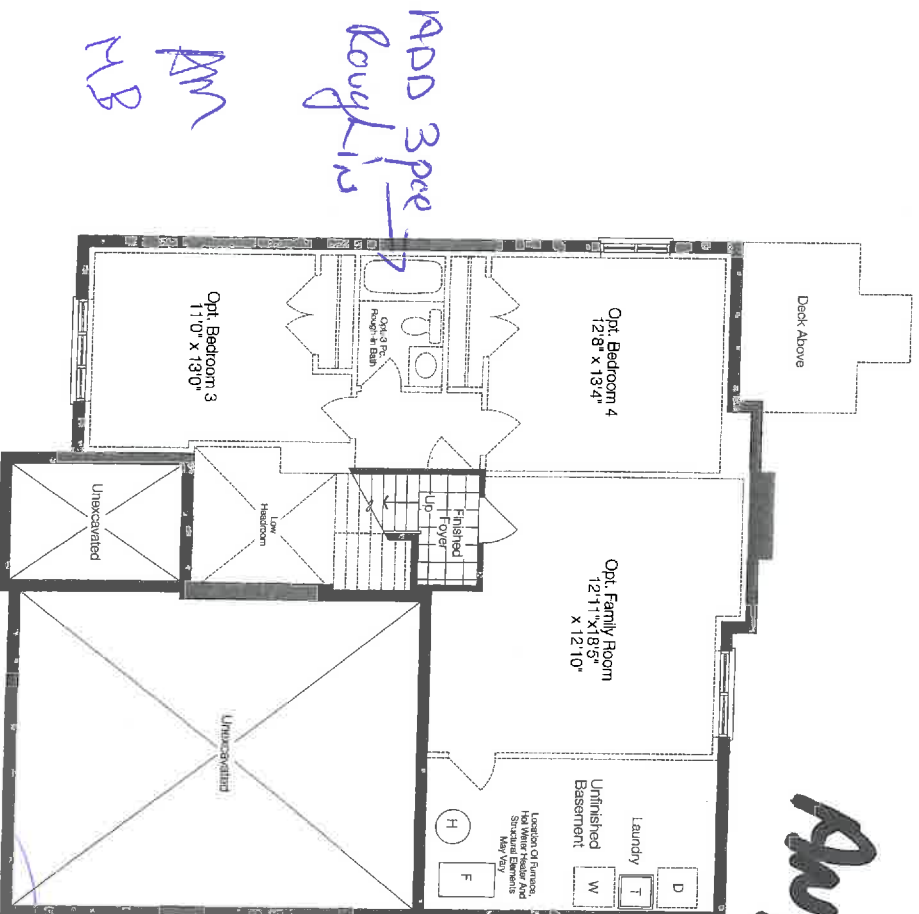
Jan 25/17/2014



Ground Floor Elev. 'B'



Ground Floor Elev. 'C'



Basement Elev. 'A'

Basement Elev. 'B'

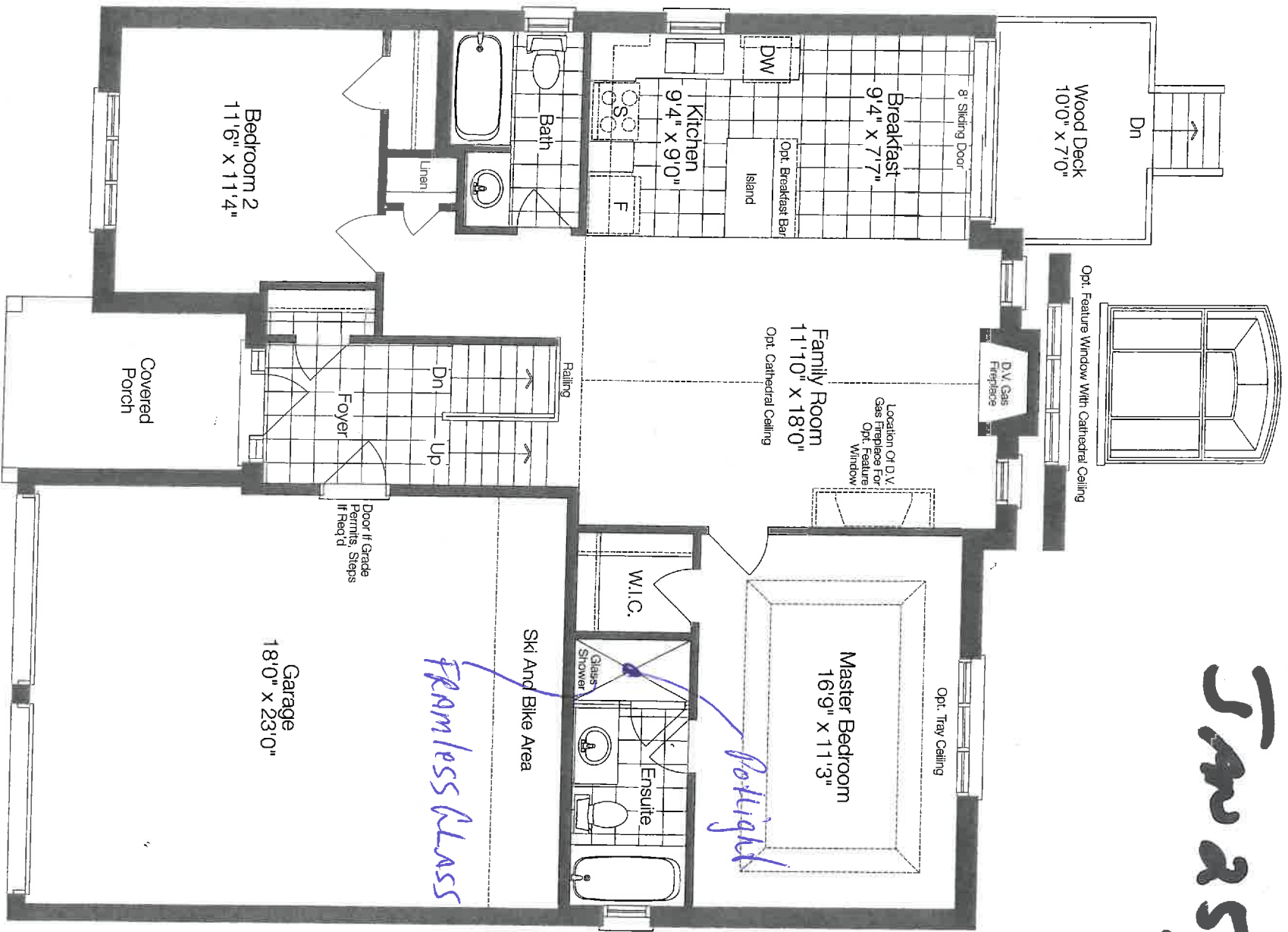
Basement Elev. 'C'

Angelica A.

50-01

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

Lot 4
Jan 25/17



Ground Floor Elev. 'A'

* SMOOTH CEILINGS.
MAIN FLOOR.

AM MB

The Angelica A

1175 sq. ft.

Including 37 sq. ft. firewood room

50-01



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

6014
WLASAGA

DATE:

Jan 25/19

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

☐ MICRO SHELF

☐ AMPS _____

☐ MODEL _____

☐ AMPS _____

☐ 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

Am NP Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

Am KB **NOTE:** It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications after closing.

Am KB 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.

Am KB 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 and changes are required, an administration fee of minimum \$250 will apply

Appliance Specs

RECEIVED

Purchaser Signature _____

[Signature]

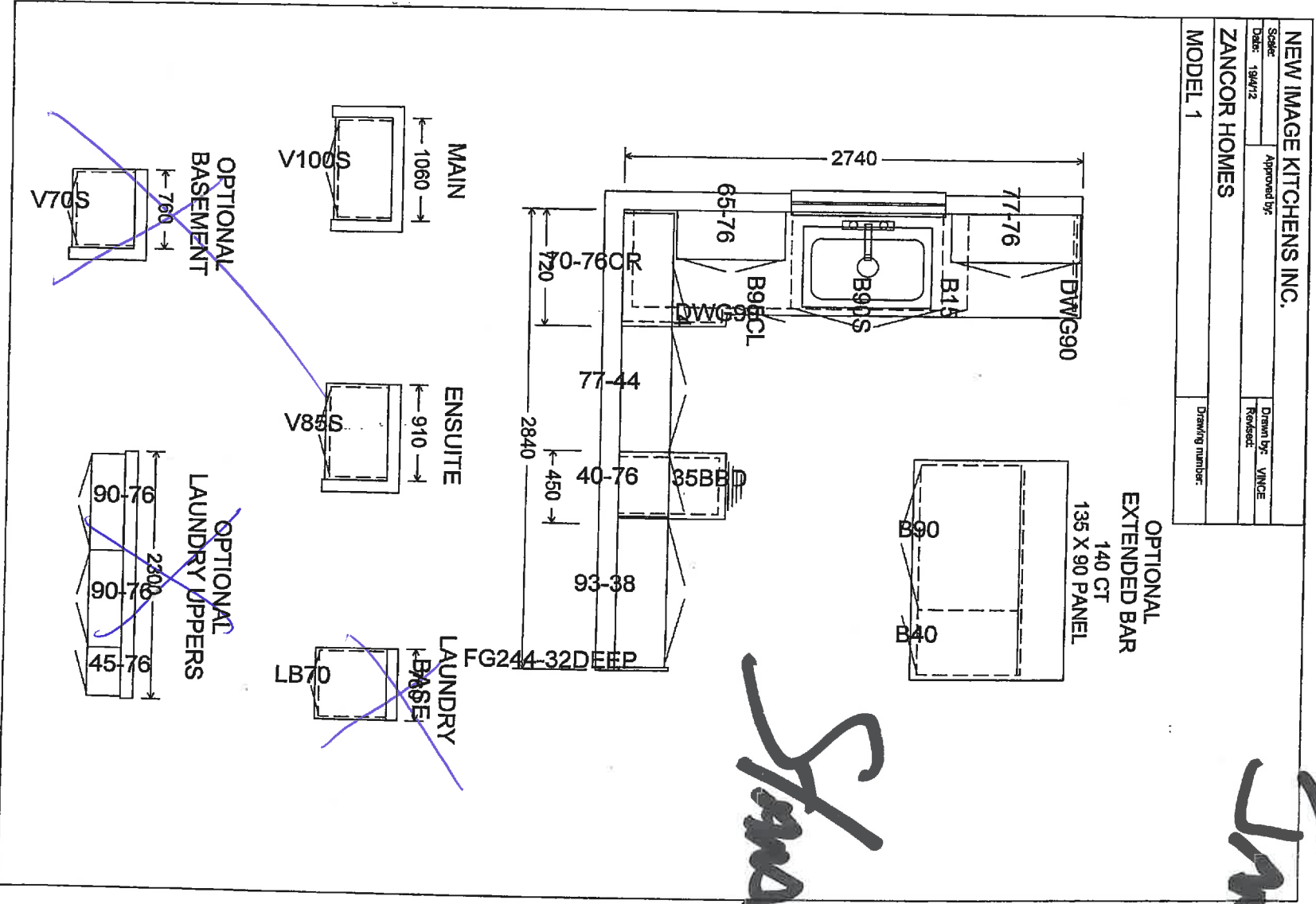
Purchaser Signature _____

[Signature]

Lot 4

James/H

Standard



James/H



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

4

PLAN No.

HOMEOWNER(S)

Maxim Baizkovz Anna Mozynko

CIVIC ADDRESS

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, ___(City)___ and the Town of ____, of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

I/We read and understand the above terms and conditions.

Dated at Kling, this 25 day of Jan, 2014.

Purchaser

Witness

Purchaser

Witness

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

SITE

LOT

DATE