



WASAGA - TRILLIUM FOREST

Lot 74 - WASAGA PHASE 2 Model & Elevation: 50-01 ANGELICA ELEVATION A ✓ Purchasers Names : RUDY PANIGAS			
Item #		DATE	NOTE
	3 STAINLESS STEEL APPLIANCES WITH WHITE WASHER AND DRYER		INCL. IN OFFER
1/	FAMILY ROOM - ADD OPT CATHEDRAL CEILING INCLUDES SMOOTH CEILING	31-Jan-17	STRUCTURALS & COLOURS
2/	MASTER ENSUITE - SHIFT WALL IN MASTER BEDROOM CLOSET TO MAKE CLOSET LARGER, DELETE TUB SHIFT SHOWER, VANITY AND TOILET (SEE SKETCH)	31-Jan-17	STRUCTURALS & COLOURS
3/	ELECTRICAL - ADD PLUG ABOVE FIREPLACE, MOVE STD CABLE TO BE INSTALLED BESIDE PLUG	31-Jan-17	STRUCTURALS & COLOURS
4/	ELECTRICAL - ADD (4) EXTERIOR SOFFIT POTLIGHTS ON SAME SWITCH AS FRONT DOOR LIGHT (SEE SKETCH)	31-Jan-17	STRUCTURALS & COLOURS
5/	PLUMBING - ADD OPT 3 PCE ROUGH-IN IN BASEMENT	31-Jan-17	STRUCTURALS & COLOURS
6/	BATHROOMS - DELETE ALL BATHROOM ACCESSORIES	31-Jan-17	STRUCTURALS & COLOURS
7/	STAIRS - OAK STAIRS TO BE LEFT UNFINISHED **WAIVER SIGNED	31-Jan-17	STRUCTURALS & COLOURS
8/	KITCHEN CABINETS - ADD EXTENDED KITCHEN CABINET UPPERS (39-1/2")	31-Jan-17	STRUCTURALS & COLOURS
9/	KITCHEN CABINETS - ADD EXTENDED BAR TOP ON KITCHEN ISLAND	31-Jan-17	STRUCTURALS & COLOURS

# INCOR HOMES COLOUR CHART

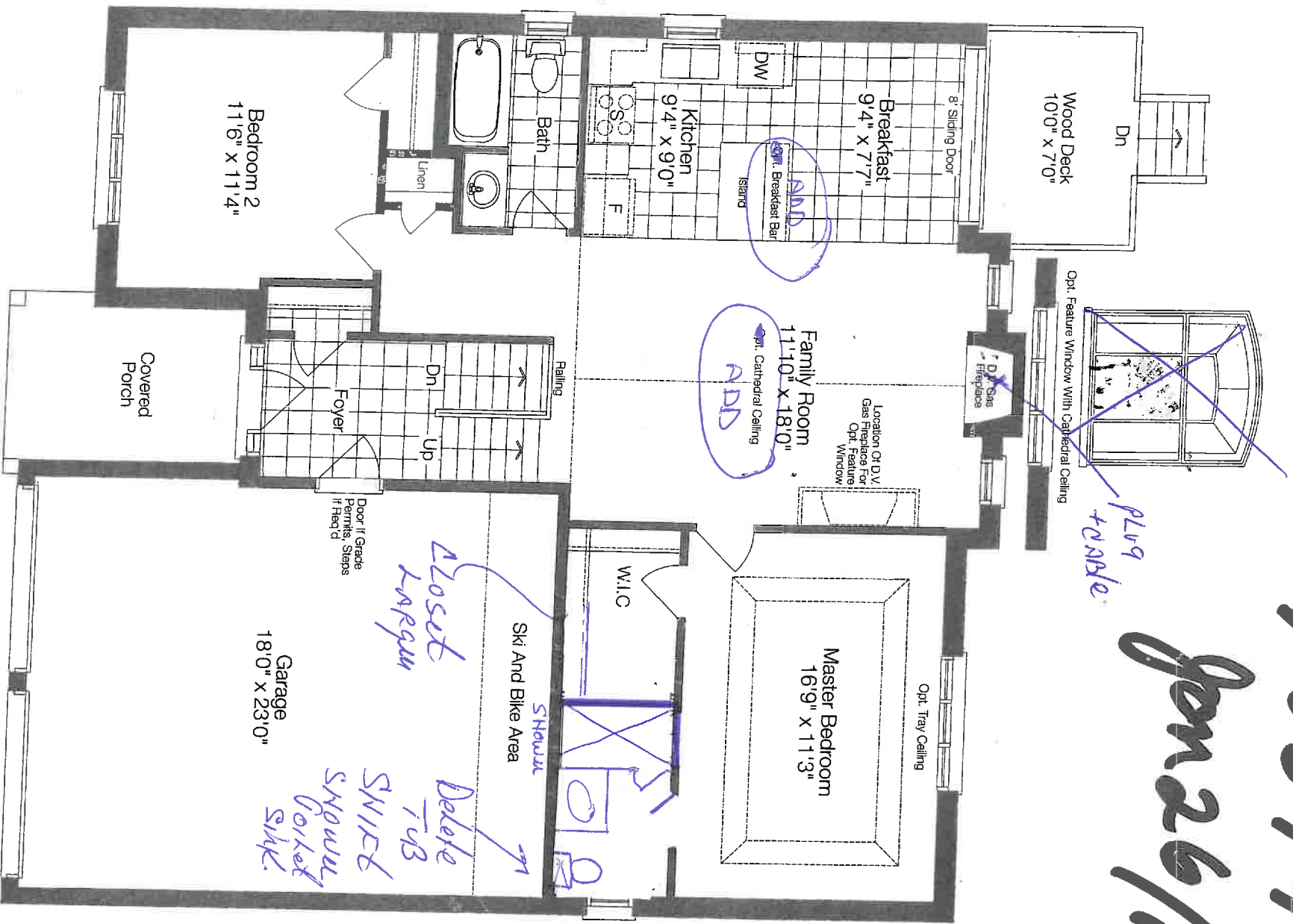
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CONT SLAB MDF VANILLA MILKSHAKE	✓ H 800 BC	BLACK ALCANTATE 4926K-07			
Island	CONT SLAB MDF VANILLA MILKSHAKE	✓ H 800 BC	BLACK ALCANTATE 4926K-07			
Servery	NA					
Master Ensuite	CONT SLAB MDF VANILLA MILKSHAKE	✓ H 800 BC	BLACK ALCANTATE 4926K-07			
Main	CONT SLAB MDF VANILLA MILKSHAKE	✓ H 800 BC	BLACK ALCANTATE 4926K-07			
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	✓				Ria Cade
Breakfast Floor	MALINA CARBON 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	MALINA CARBON 13 X 13	✓				B.C.
Mstr Ensuite Shower	MALINA ICE 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	✓				B.C.
Main Bath Tub Wall	MALINA ICE 8 X 10	✓				NA.
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 17 ✓
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	STANDARD		Opt. Crown Moulding			NA
Bathroom Accessories	DELETE ALL		Location			NA
Purchaser has reviewed the colour chart						
***FOR TRADE USE***				WASAGA	LOT 74	

ANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:					LEFT UNFINISHED		* WAIVER SIGNED		
White Paint Req'd					NA				
Main to Foyer 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		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		NA			Master Ens.		WARM GREY		
Main Hall		WARM GREY			Main		WARM GREY		
Laundry		NA			Twin		NA		
Powder Room		NA			Basement		NA		
PLUMBING- UPGRADES TO BE DETAILED ON PES									
		FIXTURES		FAUCETS		NOTES			
Kitchen		STANDARD		STANDARD					
Powder Room		NA		NA					
Master Ensuite		STANDARD		STANDARD					
Main		STANDARD		STANDARD					
2nd Ensuite		NA		NA					
BASEMENT		NA		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"							
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									
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-A-ANGELICA / LOT: 74							
PURCHASER(S):		Rudy Panigas					Purchaser Signature		
HOME #/CELL #		416-988-1790					Date		
EMAIL:							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.									
							Vendor Signature		
							Date		



Lot 94  
Jan 26/17



# The Angelica

1175 sq. ft.

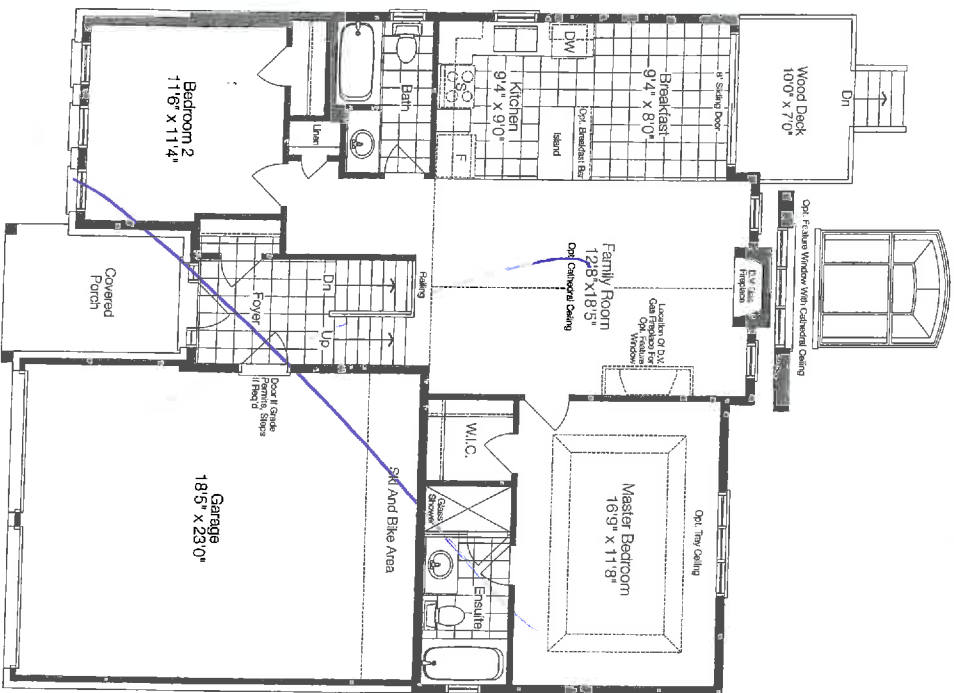
includes 37 sq. ft. in master bedroom

JAN 31 2017

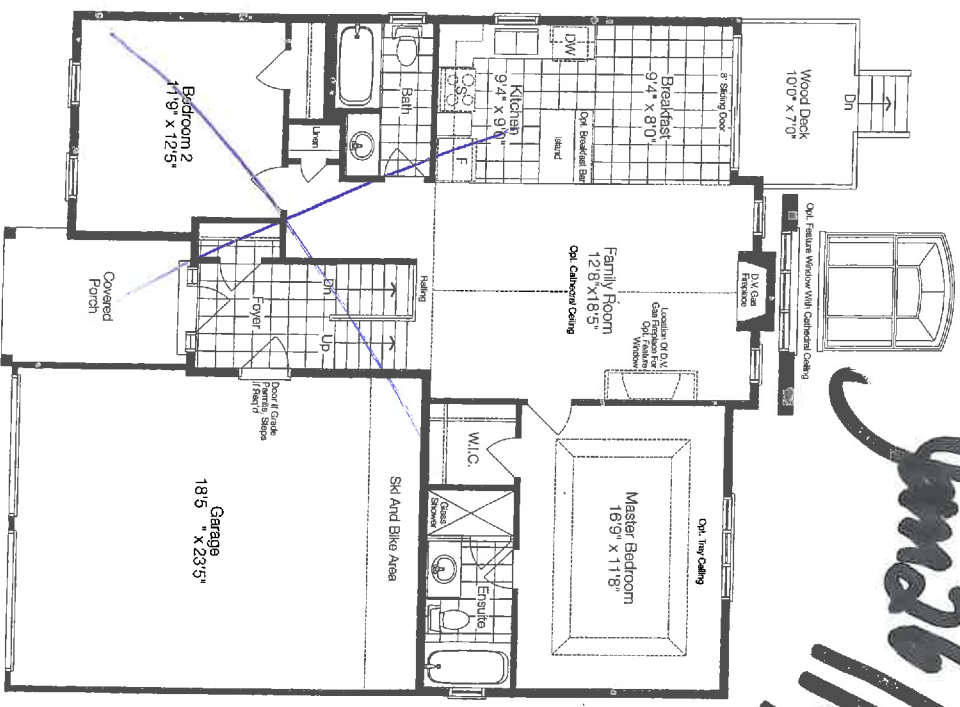
50-01

Job 74

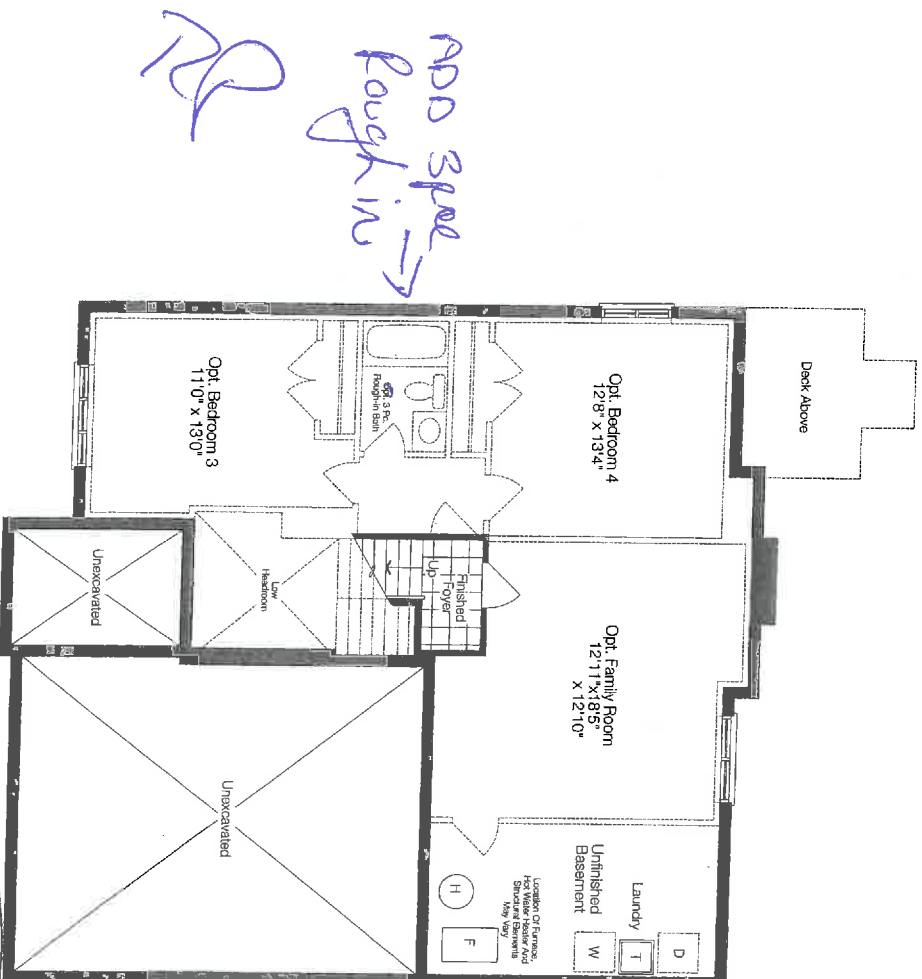
Jan 26/17



Ground Floor Elev. 'B'



Ground Floor Elev. 'C'



Basement Elev. 'B'

Basement Elev. 'C'

JAN 3 1 2017

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.

50-01



Lot 74

Jan 26/17



The  
Angelica A

PR

4-Soft Botlight's

Elevation A



JAN 31 2017

50-01

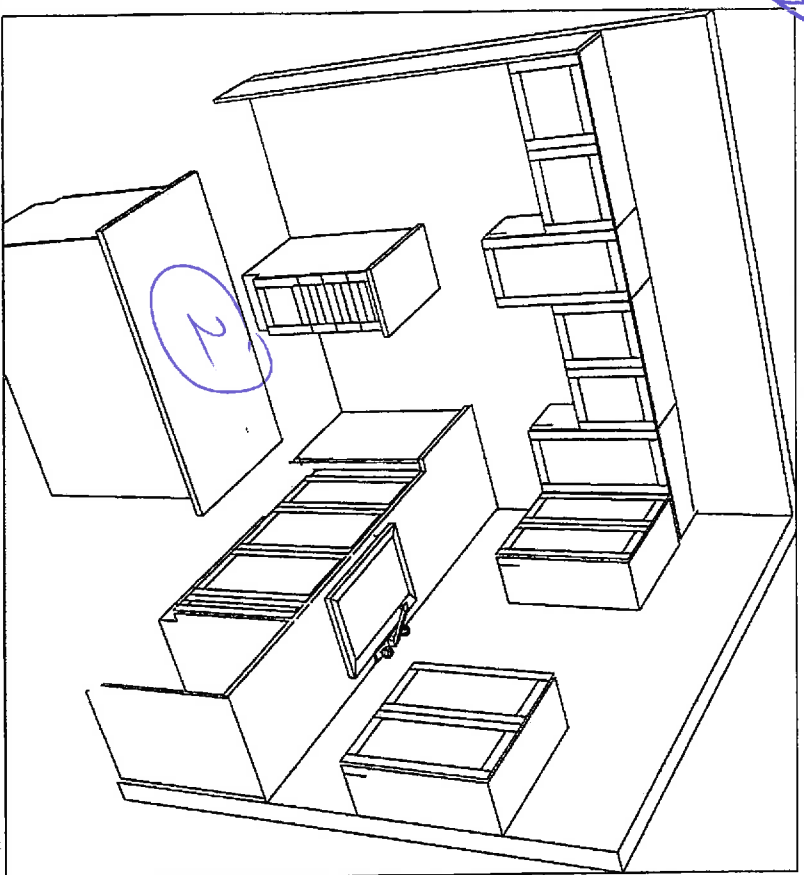
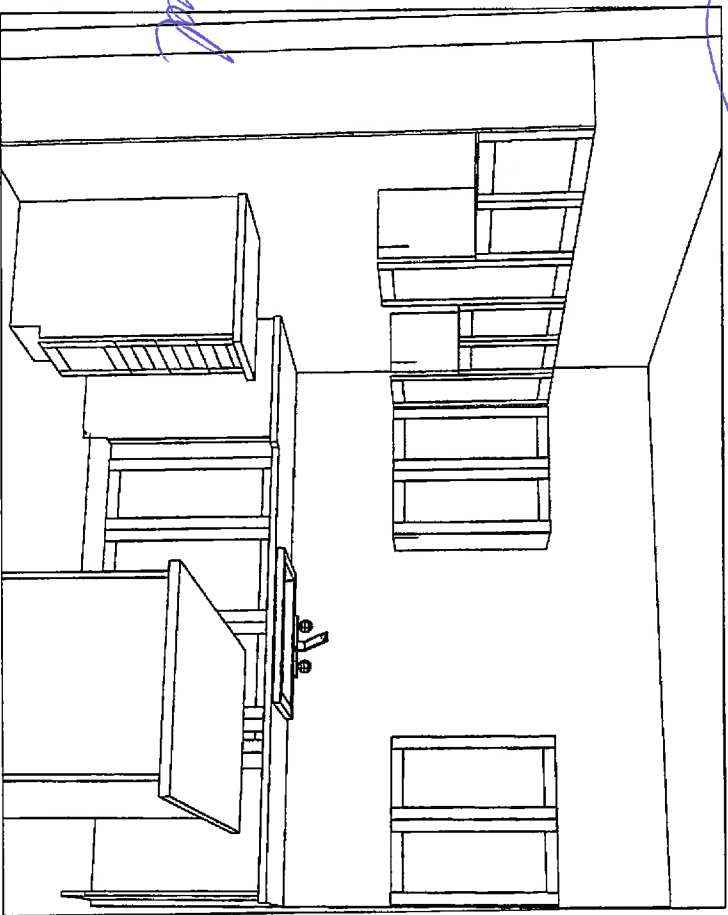
NEW IMAGE KITCHENS INC		Drawn by: VANCE
Scale:	Approved by:	Revised:
Date: 1/23/17		
ZANCOR HOMES		Drawing number:
MODEL 5001 WASAGA		

10674

pm26/17

① Extended  
upfront  
cabinets

② Extended  
BAR  
top  
on Island



JAN 31 2017

Purchaser

Witness

Purchaser

Witness

137 Bowes Road, Concord, Ontario L4K 1H3 Tel (905)738 7010 Fax (905)738 5948

# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Lob 74 Wlasaga

DATE:

Jan 26/17

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

☐ 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

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

Appliance Specs

RECEIVED

Purchaser Signature

*[Signature]*

Purchaser Signature



**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