


WASAGA - TRILLIUM FOREST





Lot 68 - WASAGA PHASE 2 Model & Elevation: 50-04 SNOWBERRY ELEV. "B" Purchasers Names : ALFONSO AND PINA LICATA			
Item #		DATE	NOTE
	3 STAINLESS STEEL APPLIANCES WITH WHITE WASHER AND DRYER		INCL. IN OFFER
1/	CATHEDRAL CEILING WITH WINDOW ***SMOOTH FINISH	11-Jan-17	STRUCTURALS
2/	MAIN FLOOR - SMOOTH CEILINGS	11-Jan-17	STRUCTURALS
3/	TILES - UPGRADE 1 WALL TILE MAIN BATH TUB WALL	2-Mar-17	COLOURS
4/	TILES - UPGRADE 1 WALL TILE MASTER ENSUITE SHOWER	2-Mar-17	COLOURS
5/	TILES - DELETE ALL BATHROOM ACCESSORIES	2-Mar-17	COLOURS
6/	CABINETS - UPGRADE 1 MAIN BATH VANITY	2-Mar-17	COLOURS
7/	CABINETS - UPGRADE 1 KITCHEN CABINETS	2-Mar-17	COLOURS
8/	CABINETS - 24" DEEP UPPER OVER FRIDGE WITH 2 SIDE PANELS	2-Mar-17	COLOURS
9/		2-Mar-17	COLOURS
10/	CABINETS - EXTENDED UPPERS IN KITCHEN - 39-1/2"	2-Mar-17	COLOURS
11/	CABINETS - ADD CROWN MOULDING AND FURRING PANEL TO CEILING	2-Mar-17	COLOURS
12/	ELECTRICAL - SHIFT FRIDGE (SEE SKETCH)	2-Mar-17	COLOURS
13/	RAILING - LEAVE OAK STAIRCASE UNFINISHED	2-Mar-17	COLOURS



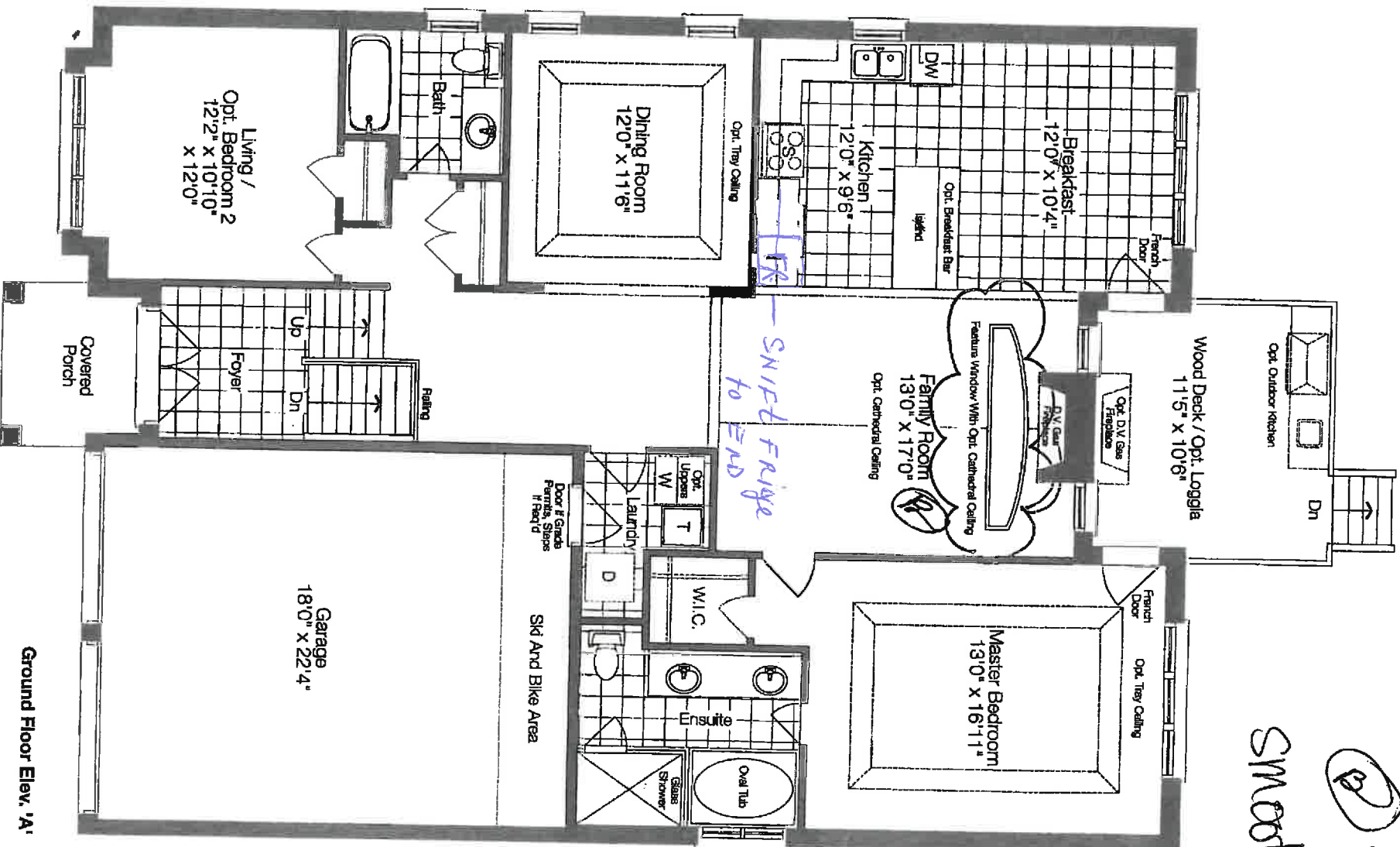
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER MAPLE TIMBER GREY (1)	H 800 BC	INUKSHUK TAUPE P 345 LM			
Island	SHAKER MAPLE TIMBER GREY (1)	H 800 BC	INUKSHUK TAUPE P 345 LM			
Servery	NA					
Master Ensuite	CONT SLAB PVC TUXEDO	H 800 BC	EBONY FUSION 1799K-07			
Main	SHAKER MAPLE TIMBER GREY (1)	H 800 BC	INUKSHUK TAUPE P 345 LM			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO IVORY 13 X 13					
Basement Foyer	GRECO IVORY 13 X 13					
Powder Room	NA					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	GRECO IVORY 13 X 13					
Breakfast Floor	GRECO IVORY 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	GRECO IVORY 13 X 13					
Mstr Ensuite Floor	KEATON ICE 13 X 13			PER ROY		
Mstr Ens Tub Wall/Deck	WEAVE TENDER GREY 8 X 10 UP # 1	NA				
Master Shower Floor	KEATON ICE 13 X 13					
Master Shower Jamb	2 X2 WHITE					
	PERLATO ROYALE					
Main Bath Floor	GRECO IVORY 13 X 13			PER ROY		
Main Bath Tub Wall	WEAVE TENDER GREY 8 X 10 UP # 1	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	OPENING NIGHT T-15					
Dining Room	NA					
Family/Great Room	OPENING NIGHT T-15					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	OPENING NIGHT T-15					
Upper Hall	NA					
Master Bedroom	OPENING NIGHT T-15					
Bedroom 2	NA					
Bedroom 3	NA					
Bedroom 4	NA					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE	NF 8	
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	68	
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 STAIN		
Stair Stain / Species:	OAK STAIRS LEFT UNFINISHED	
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	WARM GREY	Bedroom 2 NA
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	WARM GREY	Twin NA
Powder Room	NA	Basement 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
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
<p>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 Vendors's selection must be accepted by the purchaser</p> <p>Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs</p> <p>Purchaser has checked and acknowledged accuracy of colour and selections before signing:</p>		
SITE: WASAGA	50-4 SNOWBERRY-B	LOT: 68
PURCHASER(S):	Alfonso & Pina Licata	
HOME #/CELL #	416 418-9528	
EMAIL:		
DÉCOR NOTES		
<div> <div> <div>***FOR TRADE USE***</div> <div>Any upgrades in the colour chart must be accompanied with a PES.</div> <div>It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.</div> </div> <div>  </div> </div>		
Purchaser Signature		Date
		March 1/17
Purchaser Signature		Date
		
Décor Consultant Signature		Date
		Mar 2/17
Vendor Signature		Date

Smooth ceilings



March 11/76

The Snowberry

Elev. A 1630 sq. ft.
Elev. B 1620 sq. ft.
Elev. C 1620 sq. ft.

Includes 16 sq. ft. first floor level

Lot 68
Village

APPLIANCE SPEC INFORMATION SHEET

STE & LOT: Lot 668 Urban A9A

DATE: 10/24/17

SITING: ☐ Standard ☐ Reverse

RANGE

- ☒ 30" (STD)
☐ 36"
☐ 48"
☐ GAS ☐ AMPS _____
☐ COOKTOP (APRON) ☐ AMPS _____
☐ COOKTOP (DROPIN) ☐ AMPS _____

REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"
☐ BUILT IN FRIDGE
☐ WATERLINE REQUIRED
☐ PANELLED/INTEGRATED
☐ FLUSH INSET

WALL OVENS

- ☐ 30"
☐ SINGLE ☐ AMPS _____
☐ DOUBLE ☐ AMPS _____
☐ STEAM OVEN ☐ AMPS _____
☐ WARMING DRAWER ☐ AMPS _____

MICROWAVES

- ☐ BUILT IN MICRO ☐ AMPS _____
☐ MICRO TRIM KIT ☐ MODEL _____
☐ OVER THE RANGE ☐ AMPS _____
☐ MICRO SHELF ☐ 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**

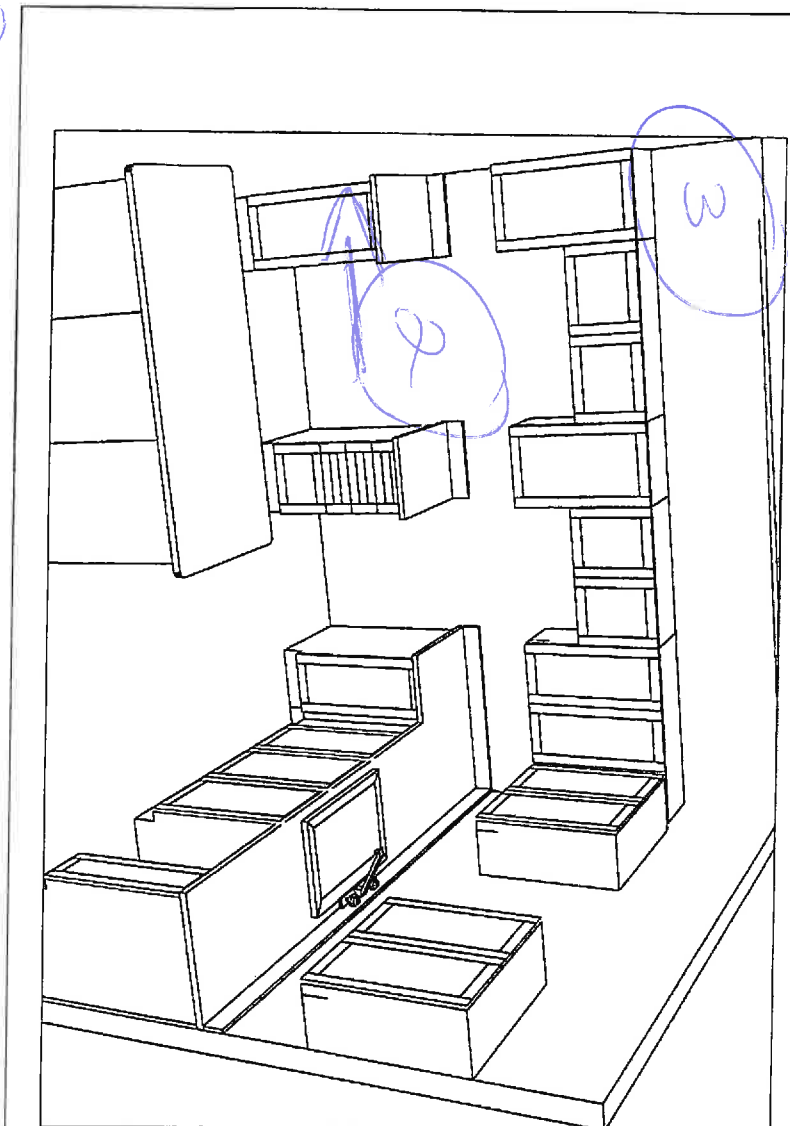
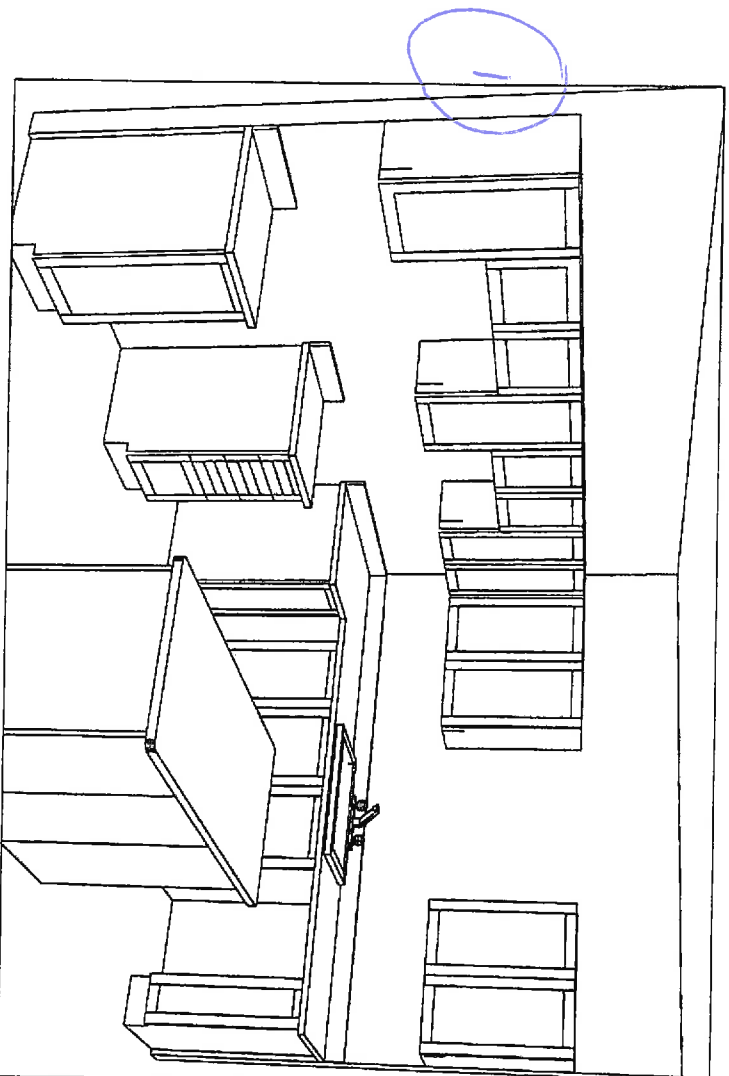
Purchaser Signature _____

Purchaser Signature _____

Lot 68

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VAJCE
Date: 1/24/17		Revised:	
ZANCOR HOMES			
MODEL 5004 WASAGA		Drawing number:	

Mack 1/17



1 Extended upper 39 1/2"

2 Shift Frige to End

3 Fkling Panel + door to corner.

MR



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

68 Woodsga

PLAN No.

HOMEOWNER(S)

ALFONSO + Pina Licata

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 Windsor, 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 King, this 1 day of March, 2014.

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 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