


WASAGA - TRILLIUM FOREST

	Lot 17			
	Model & Elevation: TRILLIUM 50-07 ELEV. B			
	Purchasers Names : MICHAEL CORONA			
Item #		DATE	NOTE	
INCLUDED	3 PICE STAINLESS STEEL APPLIANCE PACKAGE WITH WHITE WASHER AND DRYER		INCL IN APS	
1/	CATHDERAL CEILING WITH FEATURE WINDOW IN GREAT ROOM *SMOOTH FINISH	22-Feb-17	STR & COLOURS	
2/	CABINETS - EXTENDED BREAKFAST BAR IN KITCHEN	22-Feb-17	STR & COLOURS	
3/	CABINETS - EXTENDED UPPERS TO 39-1/2" IN KITCHEN	22-Feb-17	STR & COLOURS	
4/	TRIM - UPGRADE 1 (STEP AS PER COLOUR CHART)	22-Feb-17	STR & COLOURS	
5/	STAIRS TO BE LEFT UNFINISHED	22-Feb-17	STR & COLOURS	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER OAK ESPRESSO STAINED	H 800 BC	IVORY KASHMERE 6226-46			
Island	SHAKER OAK ESPRESSO STAINED	H 800 BC	IVORY KASHMERE 6226-46			
Servery	SHAKER OAK ESPRESSO STAINED	H 800 BC	IVORY KASHMERE 6226-46			
Master Ensuite	300 SERIES PVC TUXEDO	H 800 BC	PORTICO MARBLE 7735-58			
Main	SHAKER OAK ESPRESSO STAINED	H 800 BC	IVORY KASHMERE 6226-46			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	300 SERIES PVC TUXEDO	H 800 BC	PORTICO MARBLE 7735-58			
TILES				INSERTS	THRESHOLDS	
Main Foyer	BELLINA GREY 13 X 13					
Basement Foyer	NA					
Powder Room	NA					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	BELLINA GREY 13 X 13					
Breakfast Floor	BELLINA GREY 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	MALINA CARBON 13 X 13					PER ROY
Mstr Ensuite Shower	MALINA CARBON 8 X 10		NA			
Mstr Ens Tub Wall/Deck	MALINA CARBON 13 X 13					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	BELLINA GREY 13 X 13					PER ROY
Main Bath Tub Wall	BELLINA GREY 8 X 10		NA			
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	MALINA CARBON 13 X 13					
Basement Ensuite Wall	MALINA CARBON 8 X 10					
HARDWOOD / CARPET						
Living /Dining Room		OPENING NIGHT T-18				
Family/Great Room		OPENING NIGHT T-18				
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall By Stairs		OPENING NIGHT T-18				
Upper Hall		NA				
Master Bedroom		OPENING NIGHT T-18				
Bedroom 2		OPENING NIGHT T-18				
Bedroom 3 Bsmt		OPENING NIGHT T-18				
Bedroom 4 Bsmt		OPENING NIGHT T-18				
Carpet Underpad		STANDARD				
Basement Foyer		OPENING NIGHT T-18				
I						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE		NF 8
LOCATION	LIV/DIN ROOM	Opt. Surround	NA	MANTLE		NF 8
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding			NA	
Bathroom Accessories	STANDARD	location			NA	
Purchaser has reviewed the colour chart			SITE & LOT			
FOR TRADE USE			WASAGA	LOT 17		
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.			P.C			
** 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	UPGRADE # 1 STEP	
Interior Doors	STANDARD	
Interior Door Hardware	STANDARD	
Exterior Door Hardware	STANDARD	

PAINT

Kitchen/Breakfast	OYSTER WHITE	Master Beds	OYSTER WHITE
Living/Dining Room	OYSTER WHITE	Bedroom 2	OYSTER WHITE
		Bedroom 3	OYSTER WHITE
Family/Great room	OYSTER WHITE	Bedroom 4	OYSTER WHITE
Den/Study	NA	Master Ens.	OYSTER WHITE
Main Hall	OYSTER WHITE	Main	OYSTER WHITE
Laundry	NA	TwIn	NA
Powder Room	NA	Basement	OYSTER 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			

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.

M.C.	
M.C.	
M.C.	

SITE: WASAGA	50-7-B TRILLIUM	LOT: 17	
PURCHASER(S):	MICHAEL CORONA		
HOME #/CELL #	416 732-6590		
EMAIL:			
DÉCOR 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.

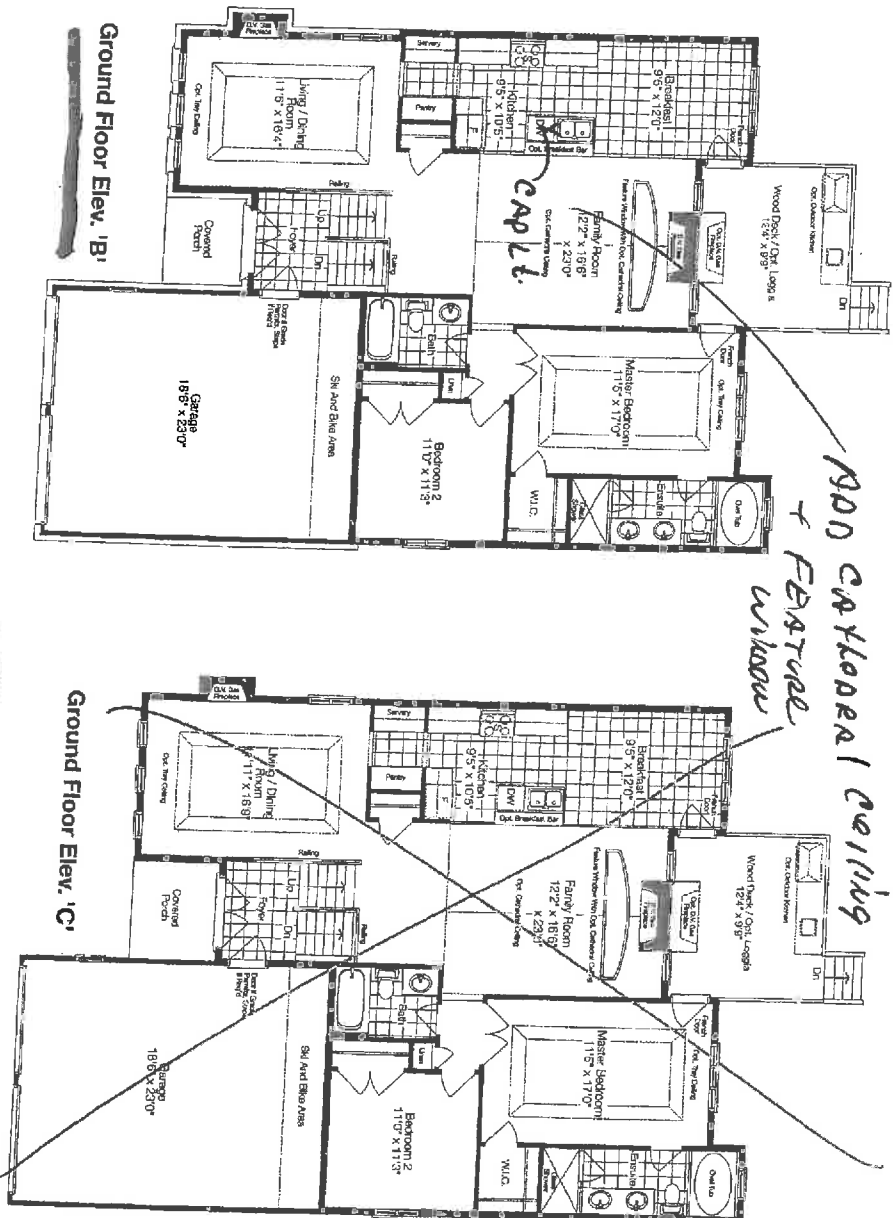


*** PAGE 2 OF 2 ***

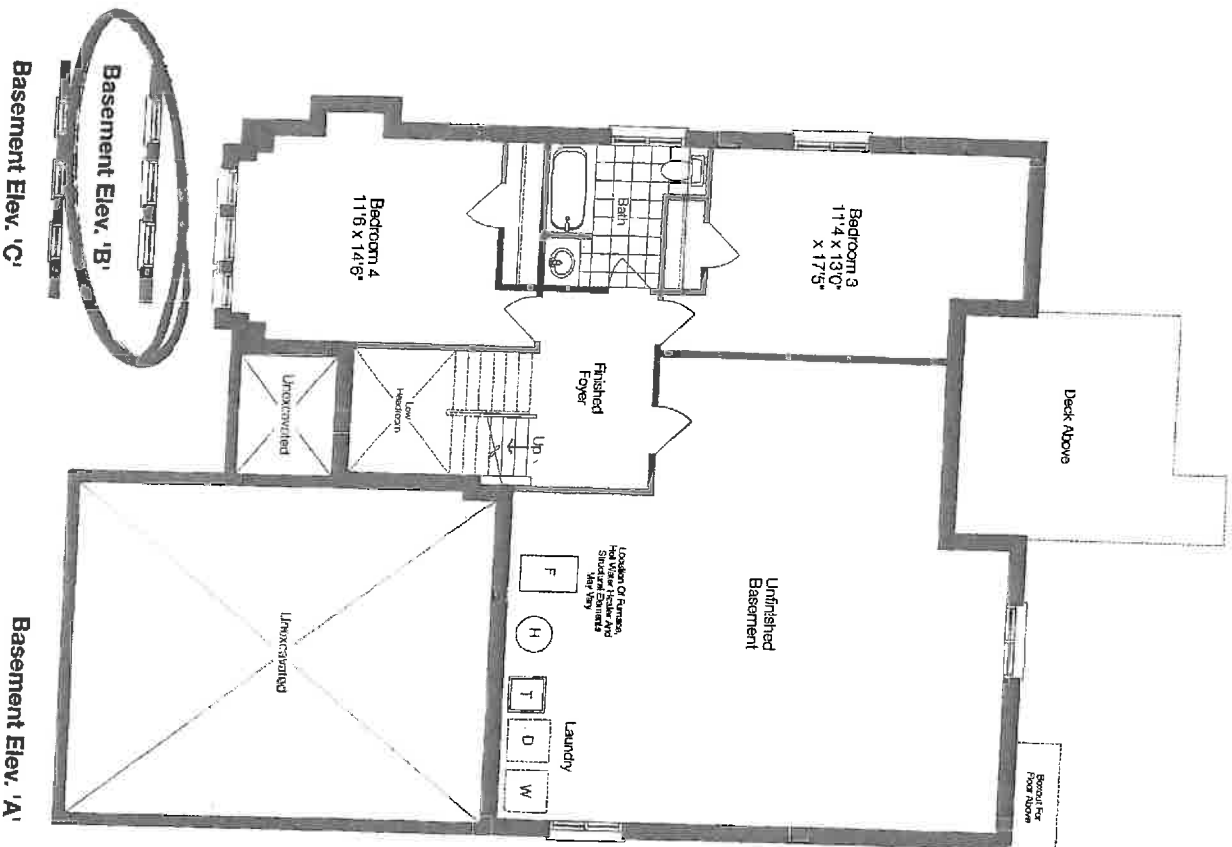
Décor Consultant Signature	Date
Vendor Signature	Date

MAR 23 2017

MARCH 17/17 Lot 17



M.C



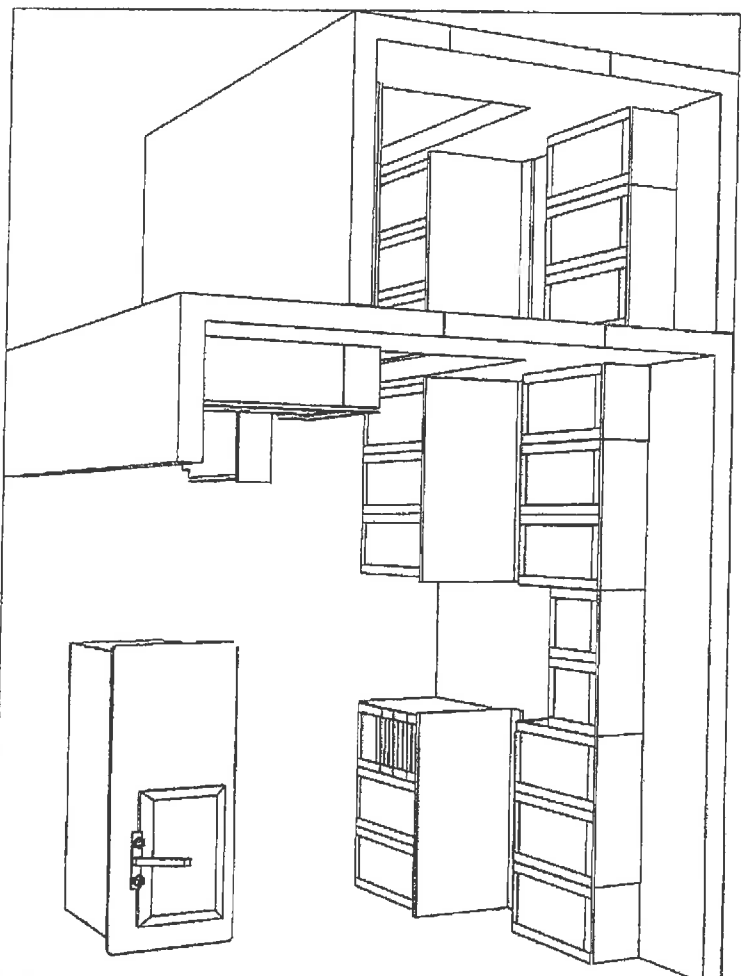
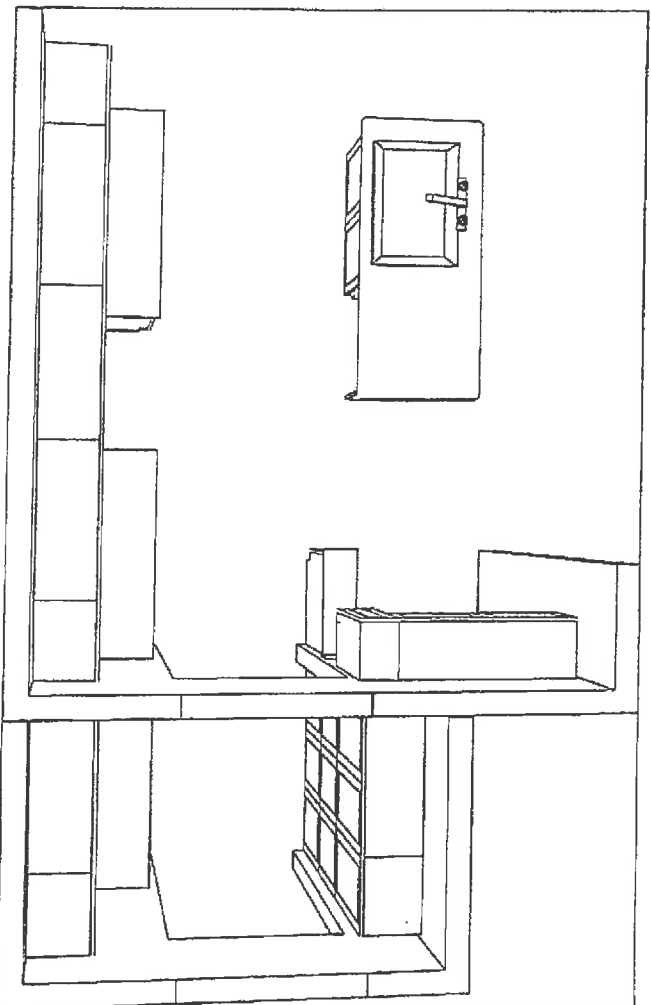
Prices and specifications are subject to change without notice. E.&O.E. The patterns may vary. Window size and location may vary. Approx. location of furnace and water tank. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. 'A' Elevation may include portions of the house constructed in vinyl siding or other materials. All renderings are artist's concept.

50-07

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: VANCE	
Date: 1/24/17		Revised:	
ZANCOR HOMES			
MODEL 5007 WASAGA		Drawing number:	

60617

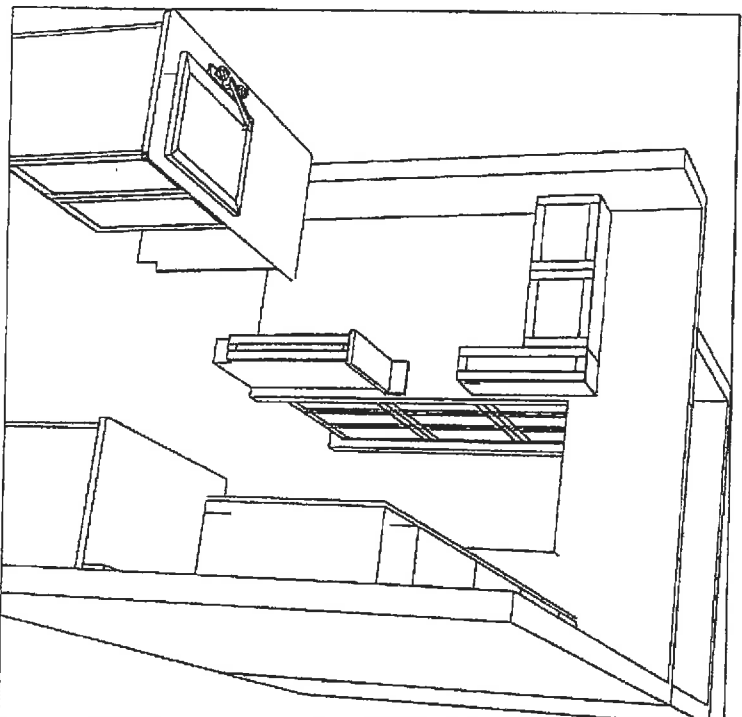
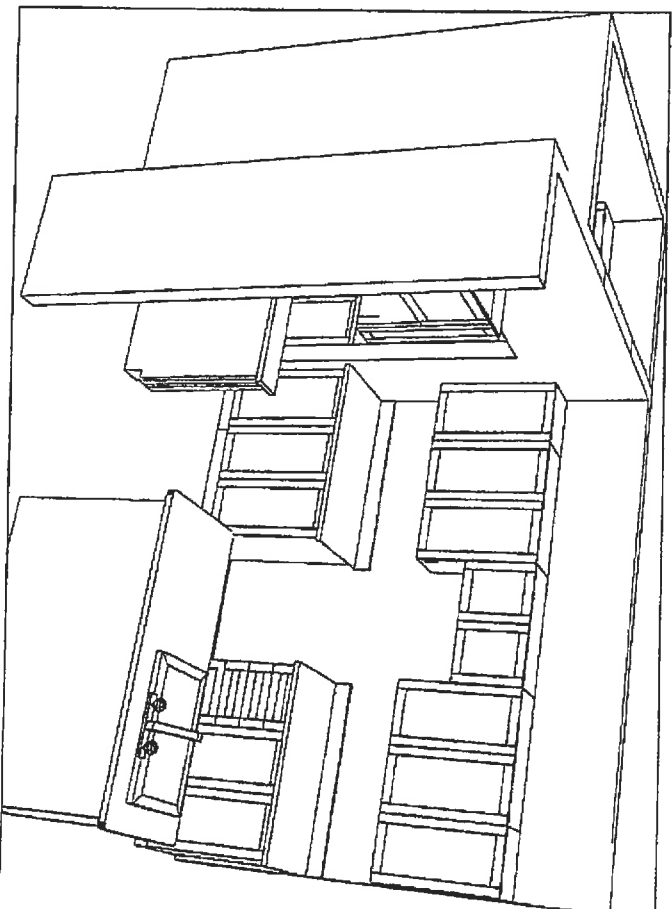
MARCH 17/17



Pay 2nd m.c

March 12/17 Lot 17.

NEW IMAGE KITCHENS INC			
Scale:	Approved by:		Drawn by: VINCE
Date: 12/1/17			Revised:
ZANCOR HOMES			
MODEL 5007 WASAGA			Drawing number:



1

Expend Plans. Page 1 of 2

m.e



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

17

PLAN No.

HOMEOWNER(S)

Michael

Cooney

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 WILKINSON, 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 17 day of March 2014

Purchaser

Michael

Cooney

Witness

Purchaser

Witness

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

60617
WASAGA

DATE:

Mauk 10/17

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
☐ 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

M.C.

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

M.C.

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.

M.C.

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.

M.C.

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 (if not received during appointment):

2 WEEKS FROM SIGNED DATE ABOVE – Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.
*Changes must be approved by head office.

Purchaser Signature

Mauk

Date

Mauk 10/17

Purchaser Signature

Date

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.

M.C

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'.

M.C

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.

M.C

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.

M.C

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.

M.C

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.**

M.C

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.

M.C

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, TARIION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE WASARA

LOT 17

DATE 27 March 17/17