


WASAGA - PHASE 2

Lot 79 - WASAGA PHASE 2 Model & Elevation: 50-07 TRILLIUM ELEV A Purchasers Names : ANDREI IOURIEVITCH KORNEY & IRINA KORNEVA			
Item #		DATE	NOTE
	3-1/4" NATURAL PREFINISHED ENGINEERED HARDWOOD ON MAIN FLOOR (EXCLUDING TILED AREAS & BEDROOMS) ✓		INCL. IN OFFER
	3 STAINLESS STEEL APPLIANCES WITH WHITE WASHER AND DRYER ✓		INCL. IN OFFER
1/	WINDOWS - FAMILY ROOM - CATHEDRAL CEILING WITH FEATURE WINDOW INCLUDES SMOOTH CEILING ✓	24-Mar-17	COLOURS
2/	TRIM - UPGRADE #1 BASEBOARD AND TRIM ✓	24-Mar-17	COLOURS
3/	CABINETS - KITCHEN - EXTENDED UPPER CABINETS IN KITCHEN (39-1/2") ✓	24-Mar-17	COLOURS
4/	MIRRORS - FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STANDARD FRAMED ✓	24-Mar-17	COLOURS
5/	ELECTRICAL - WATERPROOF SHOWER POT LIGHT IN MASTER ENSUITE ✓	24-Mar-17	COLOURS
6/	TILES - DELETE ALL STANDARD BATHROOM ACCESSORIES ✓	24-Mar-17	COLOURS
7/	COUNTERTOPS AND PLUMBING - STANDARD LEVEL GRANITE IN KITCHEN/SERVERY INCLUDES BREAKFAST BAR AND DOUBLE UNDERMOUNT SINKS ✓	24-Mar-17	COLOURS
8/	CABINETS - KITCHEN - DELETE BASE AND UPPER CABINET BESIDE FRIDGE (SEE SKETCH) ✓	24-Mar-17	COLOURS

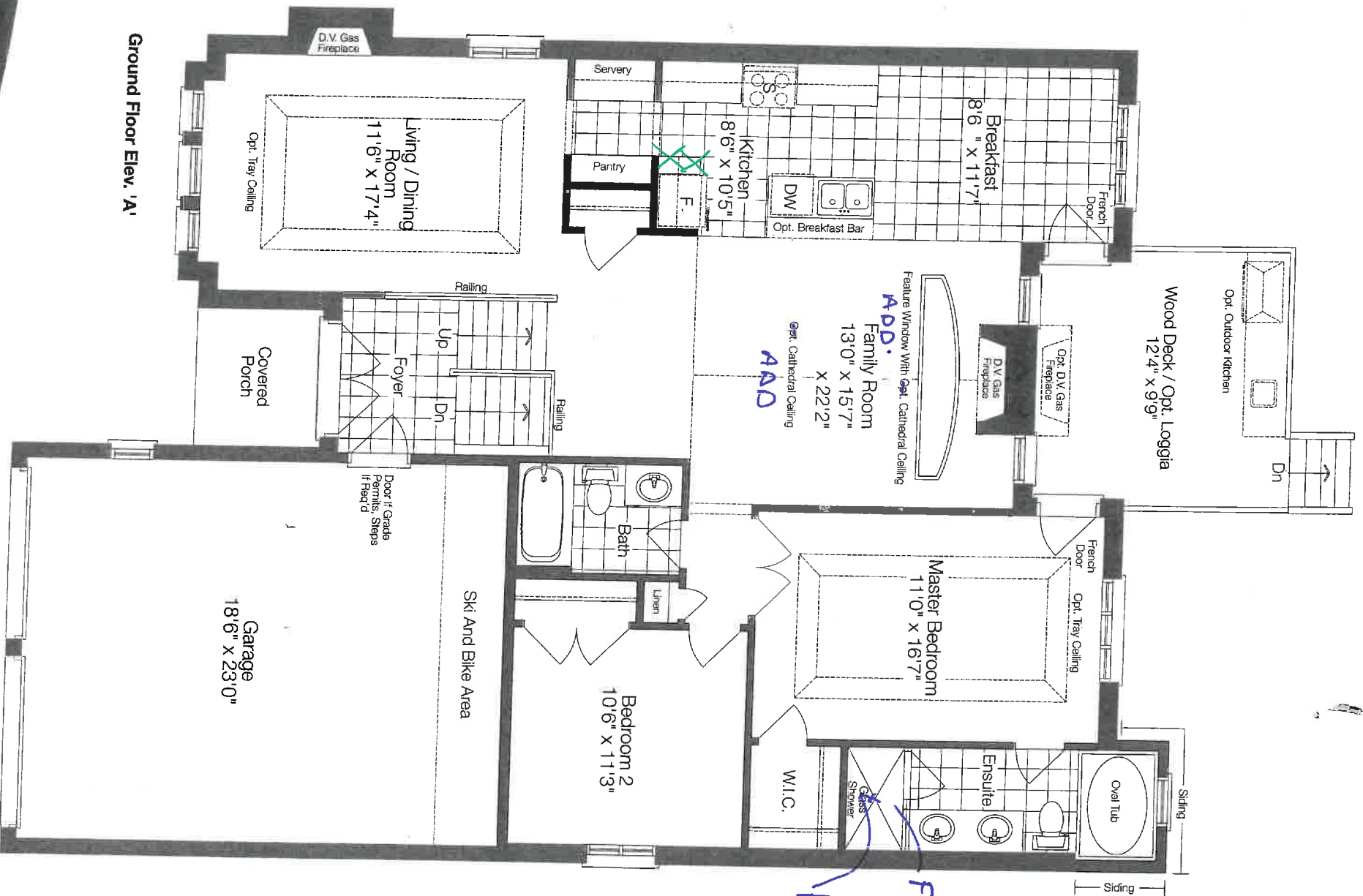
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	MOSAIC OAK TIMBER GREY	H 800 BC	GIALLO ORNAMENTAL LIGHT	DPR		
Island	MOSAIC OAK TIMBER GREY	H 800 BC	GIALLO ORNAMENTAL LIGHT	DPR		
Servrey	MOSAIC OAK TIMBER GREY	H 800 BC	Argento Romano 6697-46	DPR		
Master Ensuite	300 SERIES PVC WHITE	H 800 BC	ARGENTO ROMANO 6697-46			
Main	MOSAIC OAK TIMBER GREY	H 800 BC	CALCATTIA MARBLE 4925K-07			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	300 SERIES PVC WHITE	H 800 BC	ARGENTO ROMANO 6697-46			
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALINA CARBON 13 X 13					
Basement Foyer	NA					
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	NEW ALBION GREY 13 X13				PER ROY	
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10		NA			
Mstr Ens Tub Wall/Deck	NEW ALBION GREY 13 X13					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	MALINA CARBON 13 X 13				PER ROY	
Main Bath Tub Wall	MALINA ICE 8 X10		NA			
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NEW ALBION GREY 13 X13				PER ROY	
Basement Ensuite Wall	NEW ALBION GREY 8 X 10		NA			
HARDWOOD / CARPET						
Living /Dining Room	VINTAGE SOLID SAWN RED OAK NATURAL 3 1/4"					
Family/Great Room	VINTAGE SOLID SAWN RED OAK NATURAL 3 1/4"					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Stair	VINTAGE SOLID SAWN RED OAK NATURAL 3 1/4"					
Upper Hall	NS					
Master Bedroom	OPENING NIGHT T-04					
Bedroom 2	OPENING NIGHT T-04					
Bedroom 3 Bsmt	OPENING NIGHT T-04					
Bedroom 4 Bsmt	OPENING NIGHT T-04					
Carpet Underpad	STANDARD					
Basement Foyer	OPENING NIGHT T-04					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE	NF 20	
LOCATION	LIV/DIN ROOM	Opt. Surround	NA	MANTLE	N F 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	LOT 79	
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.				Purchaser Initial	Vendor	
** PAGE 1 OF 2 **						

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN											
Stair Stain / Species:		NATURAL OAK CLEAR VARNISH									
White Paint Req'd		NA									
Main to 2nd Railing Details:		NA									
Main to Basement Railing Details:		STANDARD									
TRIM											
Casing/Baseboards		UP # 1 COLONIAL									
Interior Doors		STANDARD									
Interior Door Hardware		STANDARD									
Exterior Door Hardware		STANDARD									
PAINT											
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY								
Living/Dining Room	WARM GREY	Bedroom 2	WARM GREY								
	WARM GREY	Bed 3 Bsmt	WARM GREY								
Family/Great room	WARM GREY	Bed 4 Bsmt	WARM GREY								
Den/Study	NA	Master Ens.	WARM GREY								
Main Hall	WARM GREY	Main	WARM GREY								
Laundry	WARM GREY	Tw'n	NA								
Powder Room	WARM GREY	Basement	WARM GREY								
PLUMBING- UPGRADES TO BE DETAILED ON PES											
FEATURES		FAUCETS		NOTES							
Kitchen	UPGRADE	STANDARD		DOUBLE UNDERMOUNT SINK							
Powder Room	STANDARD	STANDARD									
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				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				IK		IK					
				IK		IK					
				IK		IK					
				IK		IK					
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	50-7-A TRILLIUM	LOT: 79									
PURCHASER(S):	Andrei Iourievitch Korneva										
HOME #/CELL #	416 878-8777										
EMAIL:											
DÉCOR NOTES			Purchaser Signature		Date		Purchaser Signature			Date	
							DÉCOR CONSULTANT SIGNATURE			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 ***											
			Vendor Signature		Date						

Lot 79. Muesk 16/17



Ground Floor Elev. 'A'

The Trillium

Elev. A 2080 sq. ft.

Elev. B 2070 sq. ft.

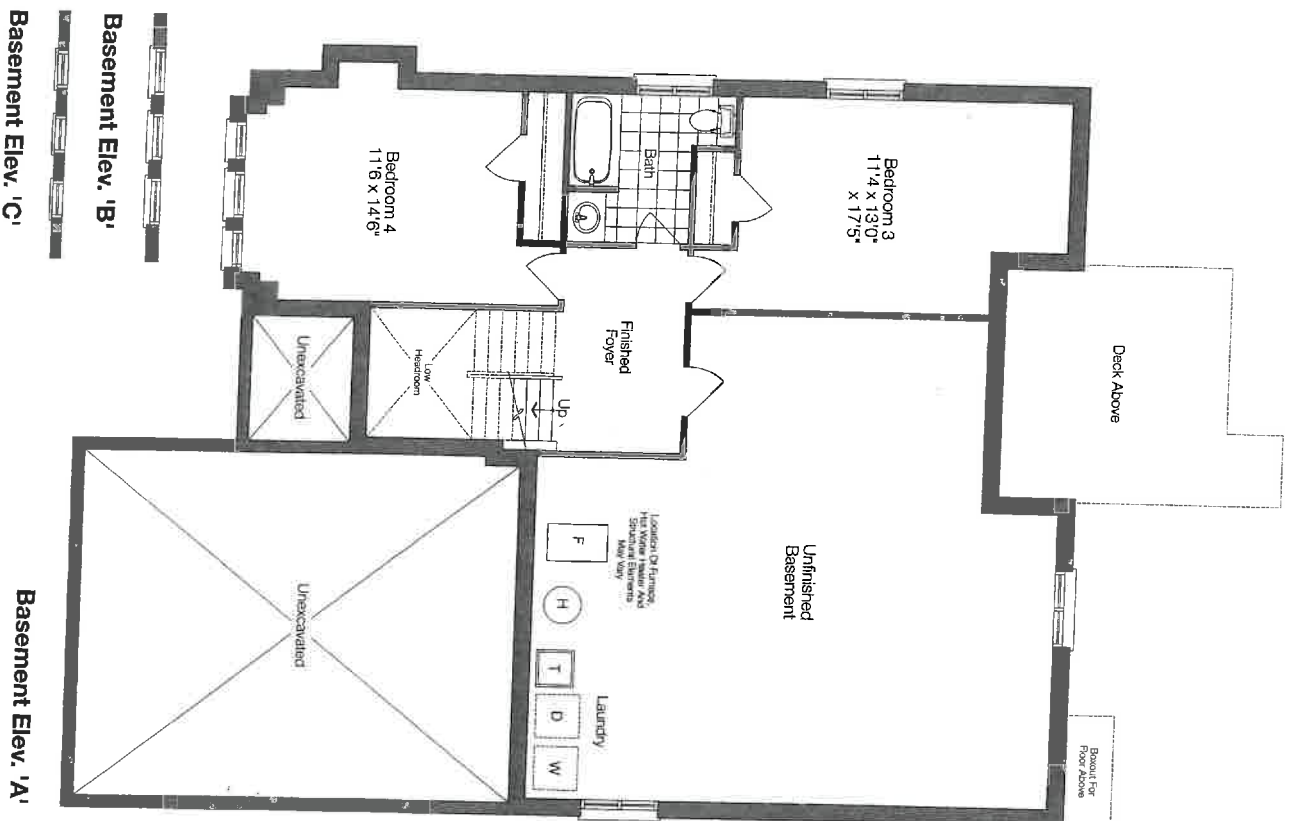
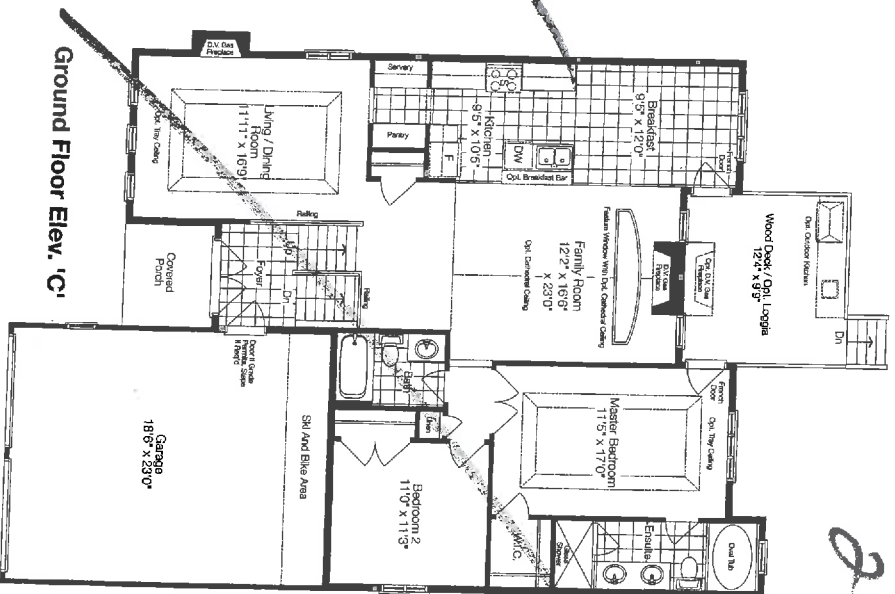
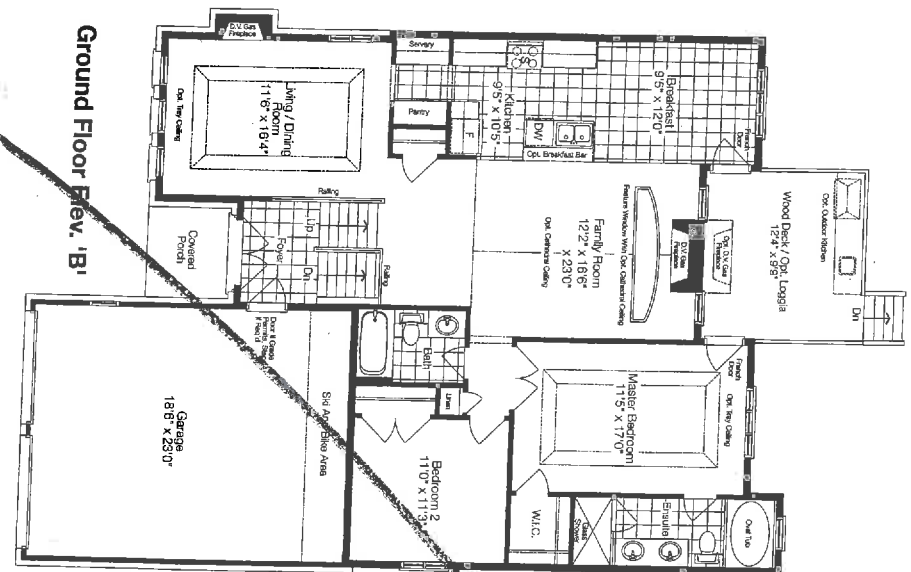
Elev. C 2070 sq. ft.

Includes 564 sq. ft. (fin. lower level)

Handwritten signature and number: 50-07

Lot 179 Maudslayi

2017

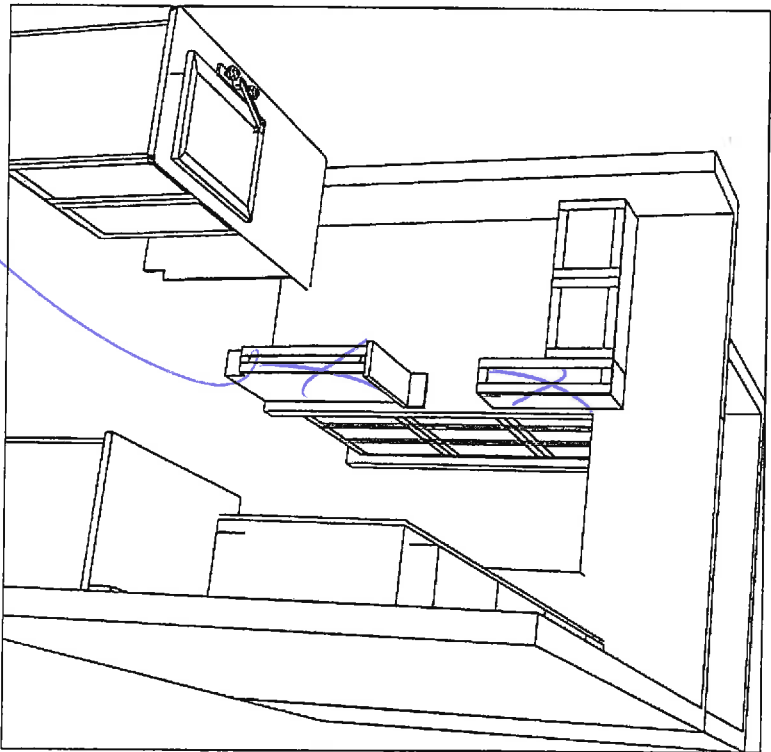
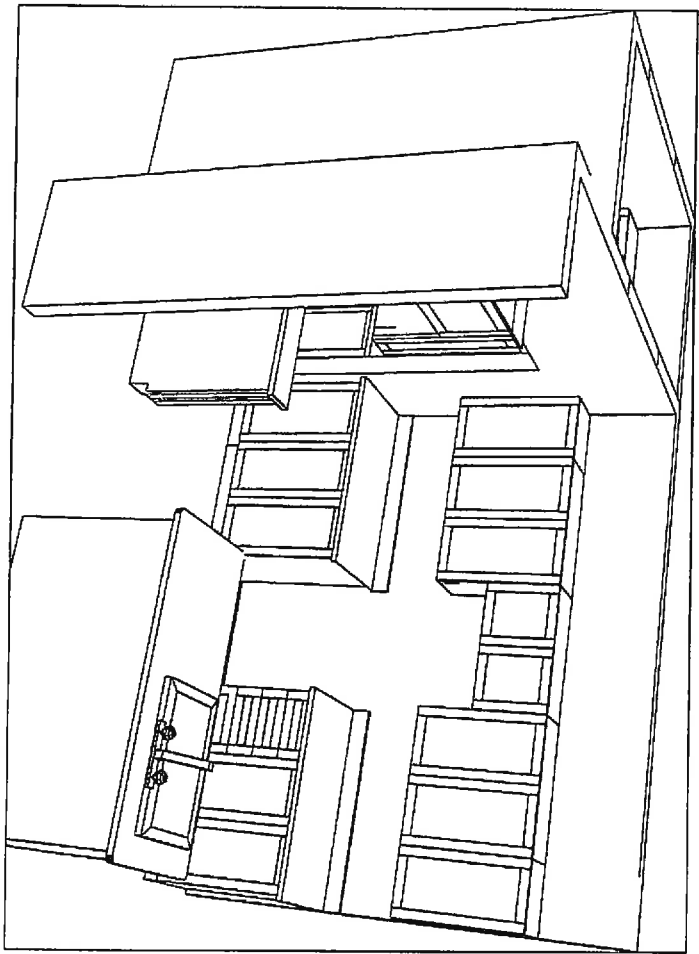


Prices and specifications are subject to change without notice. E.&O.E. The patterns may vary. Window size and location may vary. Approx. location of furnace and water tank. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. 'A' Elevation may include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

Lot 79

March 16/17

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



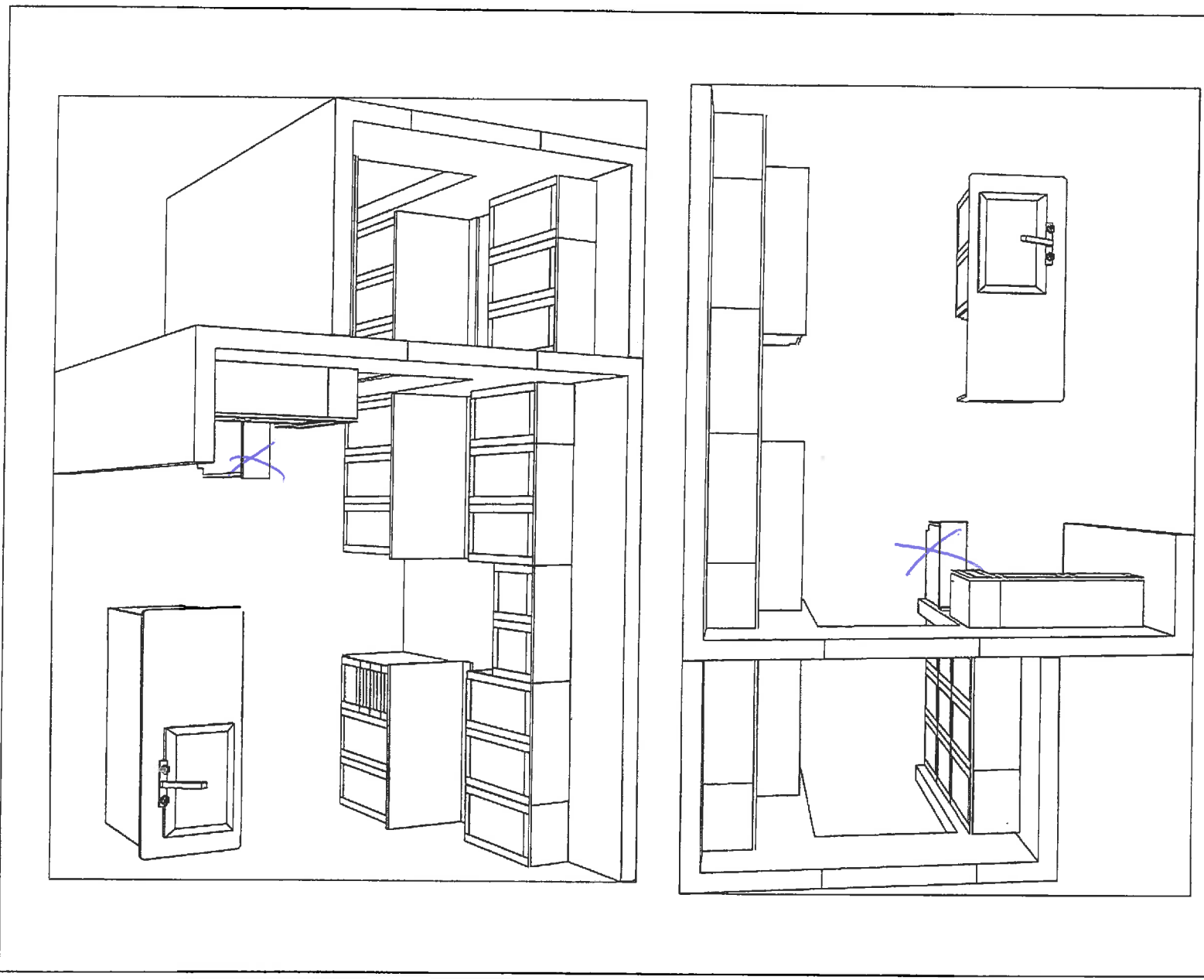
Delete Base + Wfa + Counter

AK
Wfa

Lab 79

March 16/17

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: VANCE	
Date: 12/2/17		Revised:	
ZANCOR HOMES			
MODEL 5007 WASAGA		Drawing number:	



1 Extended Offsets 39 1/2 -

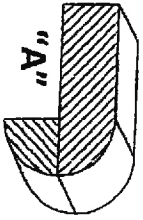
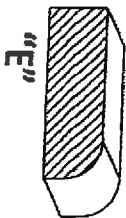
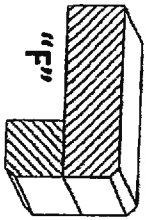
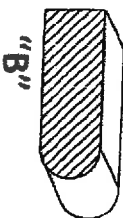
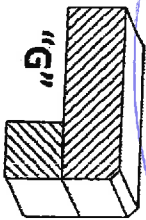
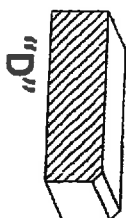
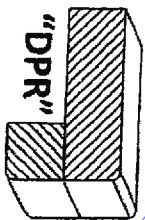
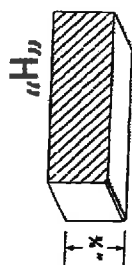
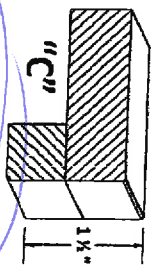
2 Delete Base + Upper cabinet above + counter

60699.

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE) *MM duck 16/17*

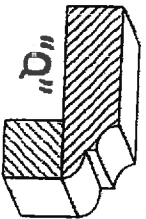
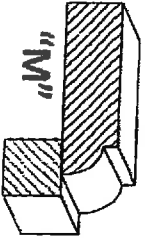
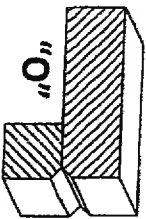
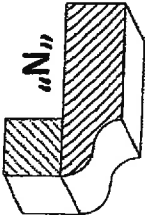
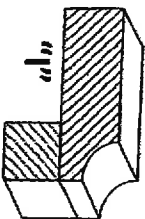
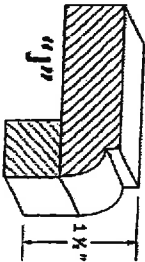
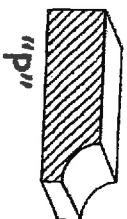
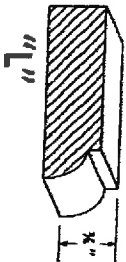
STANDARD

ImisiFi



Kirika
Tr-
R

UPGRADES



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

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

SITE 445A9A.

LOT 79.

DATE 2015/16/17

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

44589A. 40179.

DATE:

10/16/17

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 (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

Date

Purchaser Signature

Date