


WASAGA - TRILLIUM FOREST

Lot 97 - WASAGA PHASE 2 Model & Elevation: 50-04 SNOWBERRY ELEV. "B" Purchasers Names : DOREEN AND NORMAN GARDNER			
Item #		DATE	NOTE
	3 STAINLESS STEEL APPLIANCES WITH WHITE WASHER AND DRYER		INCL. IN OFFER
1/	KITCHEN - EXTENDED UPPERS TO 39 1/2" (STD LINE OF CABINETRY)	10-Jan-17	STRUCTURALS & COLOURS
2/	KITCHEN - RELOCATE SINK AND DISHWASHER TO ISLAND, STOVE TO EXTERIOR WALL **ADJUST CABINETS ABOVE STOVE FOR OTR **ELECTRICAL WILL BE DONE BY PURCHASER AFTER CLOSING	10-Jan-17	STRUCTURALS & COLOURS
3/	KITCHEN - DEEP UPPERS WITH GABLE(S) ABOVE FRIDGE	10-Jan-17	STRUCTURALS & COLOURS
4/	KITCHEN - 24" DEEP PANTRY BESIDE FRIDGE, APPROX 2 FT WIDE	10-Jan-17	STRUCTURALS & COLOURS
5/	KITCHEN - ANGLE UPPER WITH CLEAR GLASS **STD INTERIOR SHELVES	10-Jan-17	STRUCTURALS & COLOURS
6/	KITCHEN - EXTENDED BREAKFAST BAR	10-Jan-17	STRUCTURALS & COLOURS
7/	KITCHEN - POT AND PANS DRAWER	10-Jan-17	STRUCTURALS & COLOURS
8/	KITCHEN - ADDITIONAL 1FT OF CABINETRY UPPERS/LOWERS TO THE RIGHT OF STOVE (ON SIDE OF BREAKFAST AREA) **INCLUDES 1 TOP DRAWER	10-Jan-17	STRUCTURALS & COLOURS
9/	KITCHEN - ADJUST CABINETS ABOVE STOVE FOR FUTURE OTR **ELECTRICAL WILL BE DONE AFTER CLOSING BY HOMEOWNER	10-Jan-17	STRUCTURALS & COLOURS
10/	MAIN FLOOR - UPGRADED UNDERPAD TO GREY GOOSE THROUGHOUT	10-Jan-17	STRUCTURALS & COLOURS
11/	MAIN FLOOR - SMOOTH CEILINGS	10-Jan-17	STRUCTURALS & COLOURS
12/	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF STD	10-Jan-17	STRUCTURALS & COLOURS
13/	MAIN BATH - FRAMELESS GLASS SHOWER IN LIEU OF TUB INCLUDES SHOWER POTLIGHT AND 2X2 FLOOR TILES ***SHOWER TO BE APPROX 48" X 32"	10-Jan-17	STRUCTURALS & COLOURS
14/	BEDROOM 2 -SHIFT CLOSET AND CENTER BEDROOM DOOR	10-Jan-17	STRUCTURALS & COLOURS
15/	MASTER ENSUITE - VANITY BANK OF DRAWERS, CENTERED BETWEEN SINKS	10-Jan-17	STRUCTURALS & COLOURS
16/	MASTER ENSUITE - SHOWER POTLIGHT IN LIEU OF STD	10-Jan-17	STRUCTURALS & COLOURS
17/	PORCHICO - DELETE STD LIGHT ON WALL AND INSTALL LIGHT IN CENTER OF CEILING	10-Jan-17	STRUCTURALS & COLOURS
18/	THROUGHOUT - UPGRADE 1 TRIM - 3" X 5-1/4" STEP	10-Jan-17	STRUCTURALS & COLOURS
19/	STAIRS - TO REMAIN UNFINISHED **WAIVER SIGNED	10-Jan-17	STRUCTURALS & COLOURS
20/	LAUNDRY - SWING DOOR OUT	10-Jan-17	STRUCTURALS & COLOURS
21/	DELETE BATHROOM ACCESSORIES AS PER COLOUR CHART	10-Jan-17	STRUCTURALS & COLOURS

STRUCTURALS AND COLOURS

JAN 10 2017

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC - TUXEDO	H800BC	6696-46 CARRARA			
Island	300 SERIES PVC - TUXEDO	H800BC	6696-46 CARRARA			
Master Ensuite	300 SERIES PVC - WHITE	H800BC	4922K-46 MADURA PEARL			
Main	300 SERIES PVC - WHITE	H800BC	4922K-46 MADURA PEARL			
Laundry OPT. UPPERS	N/A		N/A			
TILES						
Main Foyer	GRECO CINZA 13 X 13		INSERTS	THRESHOLDS		
Basement Foyer	GRECO CINZA 13 X 13					
Powder Room	N/A					
Mud Room	N/A					
Main Hall	CARPET					
Kitchen Floor	GRECO CINZA 13 X 13			BIANCO		
Breakfast Floor	GRECO CINZA 13 X 13			BIANCO		
Kitchen Bk.Splash	N/A					
Laundry	GRECO CINZA 13 X 13			BIANCO		
Mstr Ensuite Floor	CINQ GREY 13 X 13					
Mstr Ensuite Shower	CINQ GREY 8 X 10 ***HORIZONTAL					
Mstr Ens Tub Wall/Deck	CINQ GREY 8 X 10 ***HORIZONTAL					
Master Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARA					
Main Bath Floor	CINQ GREY 13 X 13			BIANCO		
Main Bath Tub Wall	CINQ GREY 8 X 10 ***HORIZONTAL					
Main Bath SHOWER FLR	WHITE 2 X 2					
Main Bath SHOWER JAMB	BIANCO CARRARA					
HARDWOOD / CARPET						
Living Room	N/A					
Dining Room	PAPILLO - WHITE MINK 4520					
Family/Great Room	PAPILLO - WHITE MINK 4520					
Den/Study/parlour/Library	N/A					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	PAPILLO - WHITE MINK 4520					
Upper Hall	N/A					
Master Bedroom	PAPILLO - WHITE MINK 4520					
Bedroom 2	PAPILLO - WHITE MINK 4520					
Bedroom 3	N/A					
Bedroom 4	N/A					
Carpet Underpad	GREY GOOSE (2)					
Basement Foyer	TILE					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	N/A	MANTLE		NF8
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES						
Mirrors	YES	Opt. Crown Moulding			N/A	
Bathroom Accessories	DELETE	location			N/A	
Purchaser has reviewed the colour chart						
SITE & LOT						
FOR TRADE USE						
WASAGA 97						
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						

JAN 10 2016

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species:	STANDARD STAIRS - UNFINISHED **SEE WAIVER
White Paint Req'd	N/A
Main to 2nd Railing Details:	N/A
Main to Basement Railing Details:	STANDARD TURNED OAK
TRIM	







Casing/Baseboards	UPGRADE 1 STEP - 3" x 5-1/4"
Interior Doors	STANDARD
Interior Door Hardware	STANDARD
Exterior Door Hardware	STANDARD



PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living Room	N/A	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	N/A
Family/Great room	WARM GREY	Bedroom 4	N/A
Den/Study	N/A	Master Ens.	WARM GREY
Main	WARM GREY	Main	WARM GREY
Laundry	WARM GREY		

PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	N/A	N/A	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	STANDARD	
2nd Ensuite	N/A	N/A	
BASEMENT	N/A	N/A	
Other	N/A	N/A	

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	N/A	DECLINED	
WATERLINE to Fridge	N/A	DECLINED	
Hood Fan Venting SIZE	STANDARD 6 INCH		
ELECTRICAL for Built-in Oven	N/A		
ELECTRICAL for Built-in Micro / OTR		DECLINED	ELECTRICAL TO BE DONE BY HOMEOWNER AFTER CLOSING
ELECTRICAL for Gas Stove / Cooktop	N/A		
ELECTRICAL for Bar Fridge	N/A		

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	LOT:	97
PURCHASER(S):	DOREEN & NORMAN GARDNER		
HOME #/CELL #			
EMAIL:			
DÉCOR NOTES			
SNOW BIRDS - GONE FROM JAN 2 2016 TO APRIL 18 2017			
Purchaser Signature		Date	
		DEC 7 2016	
Purchaser Signature		Date	
		DEC 7 2016	

FOR TRADE USE		SIMONE	DEC 7 2016
<i>Any upgrades in the colour chart must be accompanied</i>			

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 ***

*** PAGE 2 OF 2 ***	Vendor Signature	Date
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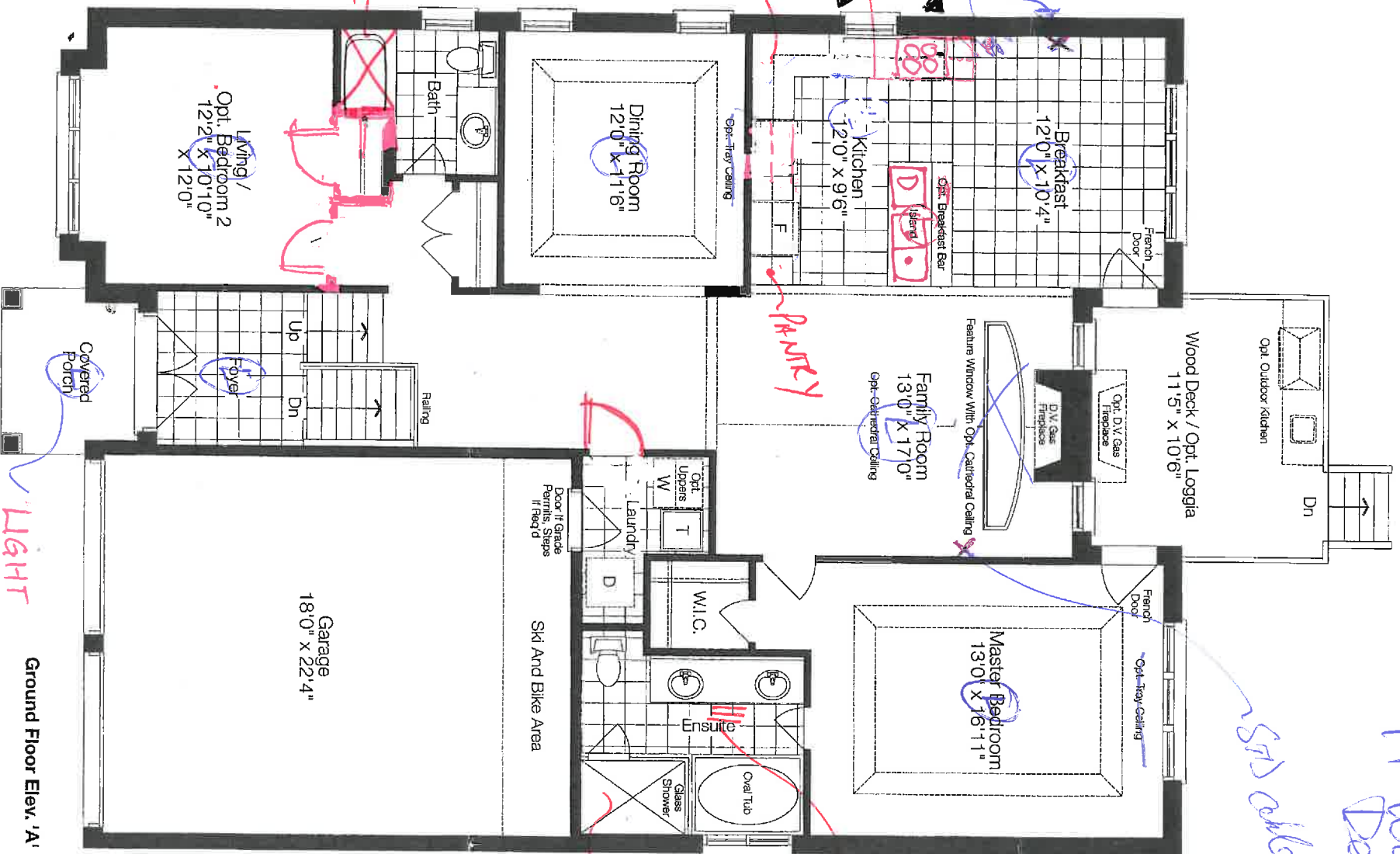
The Snowberry

Elev. A 1630 sq. ft.

Elev. B 1620 sq. ft.

Elev. C 1620 sq. ft.

Includes 18 sq. ft. fin. lower level



Ground Floor Elev. 'A'

LIGHT IN CEILING

03

q7 Wasaga
Dec 7/16

STC

BAIL
of Diamonds

FLAMES



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

97 Wilsaga

PLAN No.

HOMEOWNER(S)

Gardner

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 Whisper 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 Kerry, this 7 day of Dec., 2014-2016

Steven Gardner

Purchaser

Witness

Norma Gardiner

Purchaser

Witness

APPLIANCE SPEC INFORMATION SHEET

SITE & LOT: 9710000000DATE: Dec 7/16SITING: ☐ Standard ☐ Reverse

RANGE

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

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

REFRIGERATOR

WALL OVENS

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

MICROWAVES

- ☐ BUILT IN MICRO
☒ OVER THE RANGE
☐ MICRO TRIM KIT

HOOD FANS

- ☐ CHIMNEY (CENTRE VENT)
☐ UNDER CABINET
☐ FLUSH INSET
☒ 24" (STD SIZE)
☒ 6 INCH (STD)
☐ 8 INCH
☐ 10 INCH

DISHWASHER

- ☐ FRONT LOADING SIDE BY SIDE
☐ STACKABLE

LAUNDRY

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 not received, DUE BY: _____ Appliance Specs RECEIVED _____

Purchaser Signature Steven GardnerDate Dec 7/16Purchaser Signature Monica KenderDate Dec 7/16

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.

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 / 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 or fluctuation in hardwood flooring materials.

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 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