


WASAGA - PHASE 2

Lot 78 - WASAGA PHASE 2 Model & Elevation: 50-03 MAYFLOWER ELEVATION B W LOFT Purchasers Names : ANITA F.R. KIRTON			
Item #		DATE	NOTE
	3-1/4" NATURAL PREFINISHED ENGINEERED HARDWOOD ON MAIN FLOOR (EXCLUDING TILED AREAS & BEDROOMS) SEE ITEM #15		INCL. IN OFFER
	3 STAINLESS STEEL APPLIANCES WITH WHITE WASHER AND DRYER		INCL. IN OFFER
1/	MASTER BEDROOM - SHIFT DOOR INCREASE SIZE OF WALK IN CLOSET (SEE SKETCH) ✓	13-Apr-17	COLOURS
2/	MAIN FLOOR - SQUARE OFF BOTTOM STEP MAIN FLOOR STAIRCASE (SEE SKETCH) ✓	13-Apr-17	COLOURS
3/	MASTER ENSUITE - FRAMELESS GLASS SHOWER ✓	13-Apr-17	COLOURS
4/	STAIRS/PAINT - LEAVE OAK STAIRS UNFINISHED ✓	13-Apr-17	COLOURS
5/	TILES - KITCHEN, BREAKFAST AND FOYER UPGRADE 4 FLOOR TILES**INSTALL 1/4 BRICK PATTERN ✓	13-Apr-17	COLOURS
6/	TILES - MASTER ENSUITE - UPGRADE #4 FLOOR TILE ✓	13-Apr-17	COLOURS
7/	TILES - MASTER ENSUITE SHOWER WALL TILE UPGRADE #4 **TO BE INSTALLED ON WALL HORIZONTALLY ✓	13-Apr-17	COLOURS
8/	TILES - DELETE ALL BATHROOM ACCESSORIES	13-Apr-17	COLOURS
9/	CABINETS - KITCHEN - UPGRADE #1 ✓	13-Apr-17	COLOURS
10/	CABINETS - MASTER ENSUITE - UPGRADE #1 ✓	13-Apr-17	COLOURS
11/	CABINETS - KITCHEN ADD OPTIONAL BREAKFAST BAR ✓	13-Apr-17	COLOURS
12/	CABINETS - 3 SETS OF POT AND PANS DRAWERS ✓	13-Apr-17	COLOURS
13/	CABINETS - EXTENDED UPPERS (39-1/2") ✓	13-Apr-17	COLOURS
14/	CABINETS - ADD ADDITIONAL PANTRY 60CM DEEP AND 60CM WIDE ✓	13-Apr-17	COLOURS
15/	HARDWOOD - FAMILY RM, LIBRARY, HALL BY STAIRS UPGRADE #3 IN LIEU OF STANDARD ✓	13-Apr-17	COLOURS

Decor Consultant - Katherine

Entered by - Joanne

Checked by - KING 04/17/17

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA MDF WHITE (1)	H 800 BC	INUKSHUK TAUPE P 45 LM			
Island	SIERRA MDF WHITE (1)	H 800 BC	INUKSHUK TAUPE P 45 LM			
Servery	NA					
Master Ensuite	SIERRA MDF WHITE (1)	H 800 BC	SAND FLOW 6699 -46			
Main	MOSAIC OAK TIMBER GREY	H 800 BC	PORTICO MARBLE 7735-50			
Loft bsath	MOSAIC OAK TIMBER GREY	H 800 BC	PORTICO MARBLE 7735-50			
Ensuite ###	NA					
Powder Room	NA					
Laundry base	CONT SLAB PVC WHITE	H 800 BC	FROSTY WHITE			
Basement Bath	NA					
TILES						
			INSERTS	THRESHOLDS		
Main Foyer	SILKSTONE BEIGE 12" X 24" 1/4 BRICK UP # 4					
Basement Foyer	BELLINA GREY 13 X 13	✓				
Powder Room	NA					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	SILKSTONE BEIGE 12" X 24" 1/4 BRICK UP # 4	✓				
Breakfast Floor	SILKSTONE BEIGE 12" X 24" 1/4 BRICK UP # 4					
Kitchen Bk.Splash	NA					
Laundry	BELLINA GREY 13 X 13	✓				
Mstr Ensuite Floor	WOOD TOBACCO 12" X 24" INSTALL STACKED UP # 4			PER ROY		
Mstr Ensuite Shower	WOOD TOBACCO 12" X 24" INSTALL STACKED UP # 4		NA			
Mstr Ens Tub Wall/Deck	WOOD TOBACCO 12" X 24" INSTALL STACKED UP # 4					
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	KEATON ICE 8 X 10	✓	NA			
Loft Bath Floor	BELLINA GREY 13 X 13	✓		PER ROY		
Loft BATH Tub Wall	KEATON ICE 8 X 10	✓	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	VINTAGE SOLID SAWN WHITE OAK SELECT V PEARL GOTHAM 3 1/4" UP # 3					
L ibrary	VINTAGE SOLID SAWN WHITE OAK SELECT V PEARL GOTHAM 3 1/4" UP # 3					
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall By stairs	VINTAGE SOLID SAWN WHITE OAK SELECT V PEARL GOTHAM 3 1/4" UP # 3					
Loft/Computer Area		OPENING NIGHT T-15				
Master Bedroom		OPENING NIGHT T-15				
Bedroom 2		OPENING NIGHT T-15				
Bedroom 3		OPENING NIGHT T-15				
Bedroom 4		OPENING NIGHT T-15				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE	NF 8	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	✓	Opt. Crown Moulding		NA	
Bathroom Accessories	DELETE ALL		location		NA	
Purchaser has reviewed the colour chart						
FOR TRADE USE						
					WASASGA	LOT 78
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

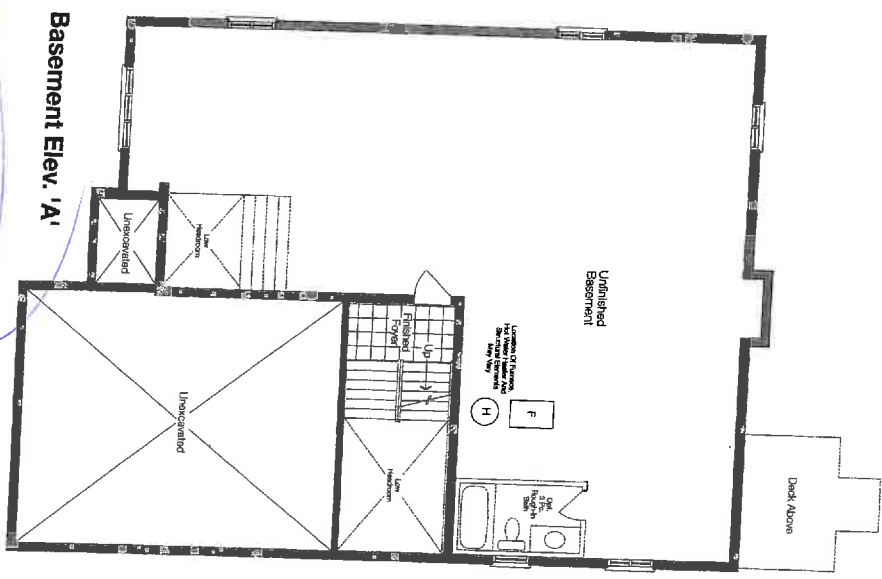
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	LEAVE OAK STAIRS UNFINISHED		
White Paint Req'd	NA		
Main to LOFT Railing Details:	STANDARD		
Main to Foyer 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 & 4	WARM GREY
Family/Great room	WARM GREY	Loft/Computer	WARM GREY
Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/ Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Loft Bath	WARM GREY
Powder Room	NA	Basement	WARM GREY
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	STANDARD	
Loft Bath	STANDARD	STANDARD	
BASEMENT	NA		
Other			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
W	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			ak
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			ak
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			ak
SITE: WASAGA	50-3-B W/LOFT	LOT: 78	
PURCHASER(S):	ANITA F.R. KIRTON		
HOME #/CELL #	647-281-8904		
EMAIL:			
DÉCOR NOTES	Purchaser Signature		Date
	Purchaser 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.		Décor Consultant Signature	Date
*** PAGE 2 OF 2 ***		Vendor Signature	Date

APR 4/17



Ground Floor Elev. 'C'



Basement Elev: 151

Basement Elev. 'C'

50-03

APR 5/17 Lot 178
 STANDARD CABINET HARDWARE
 (New Image Kitchens) W14549a



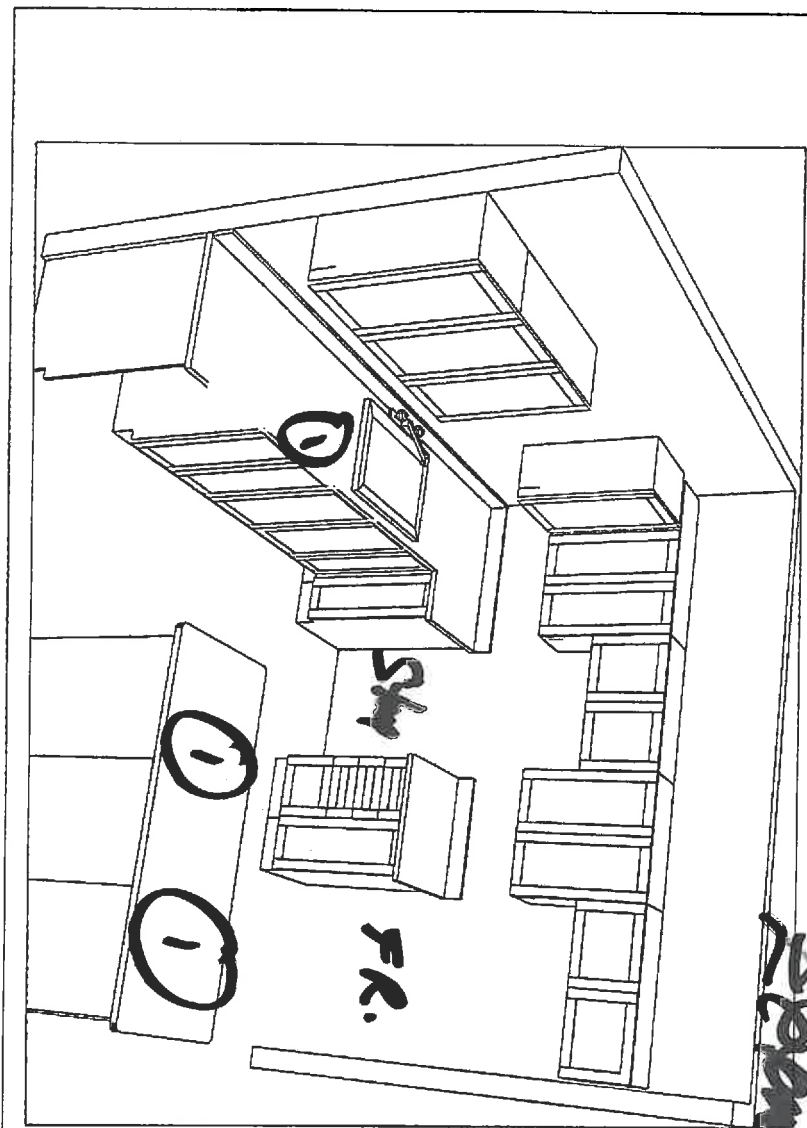
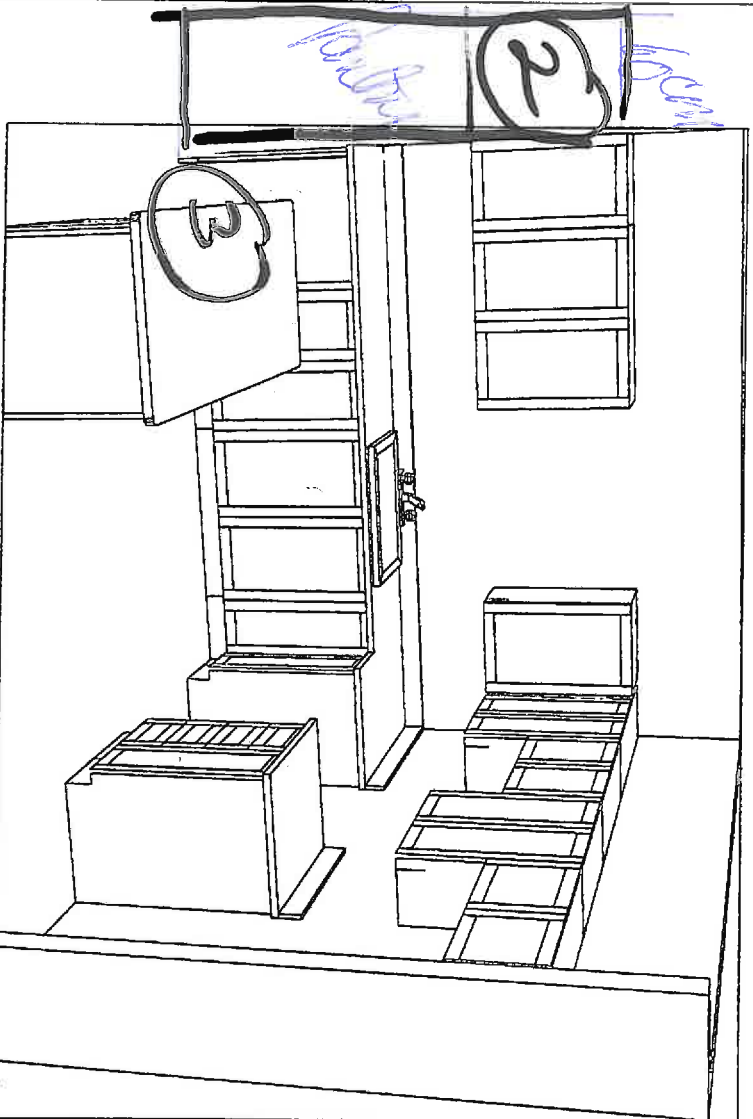
Ketchikan
 Vernalis

24

Lot 78

APR 15/17

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: WACE	
Date: 12/4/17		Revised:	
ZANCOR HOMES			Drawing number:
MODEL 5003 WASAGA			



Island
APRS.
The
Pantry.

1 Pot + Pan Drawer's

2 60cm wide Pantry

3 Extended Base HD

OK



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

78.

PLAN No.

HOMEOWNER(S)

Anita Kieran.

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 TARIION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARIION, (City) and the Town of Leamington, 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 St. Catharines, this 5 day of April, 2014.

Purchaser

Witness

Purchaser

Witness

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 of 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 1145 Ave

LOT 28

DATE APR 5/19



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

7845091

DATE:

APR 15/17

SITTING:

☐ 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

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

AL **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.

AL 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.

AL 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

Christa Kohn

Date

APR 15/17

Purchaser Signature

Date