

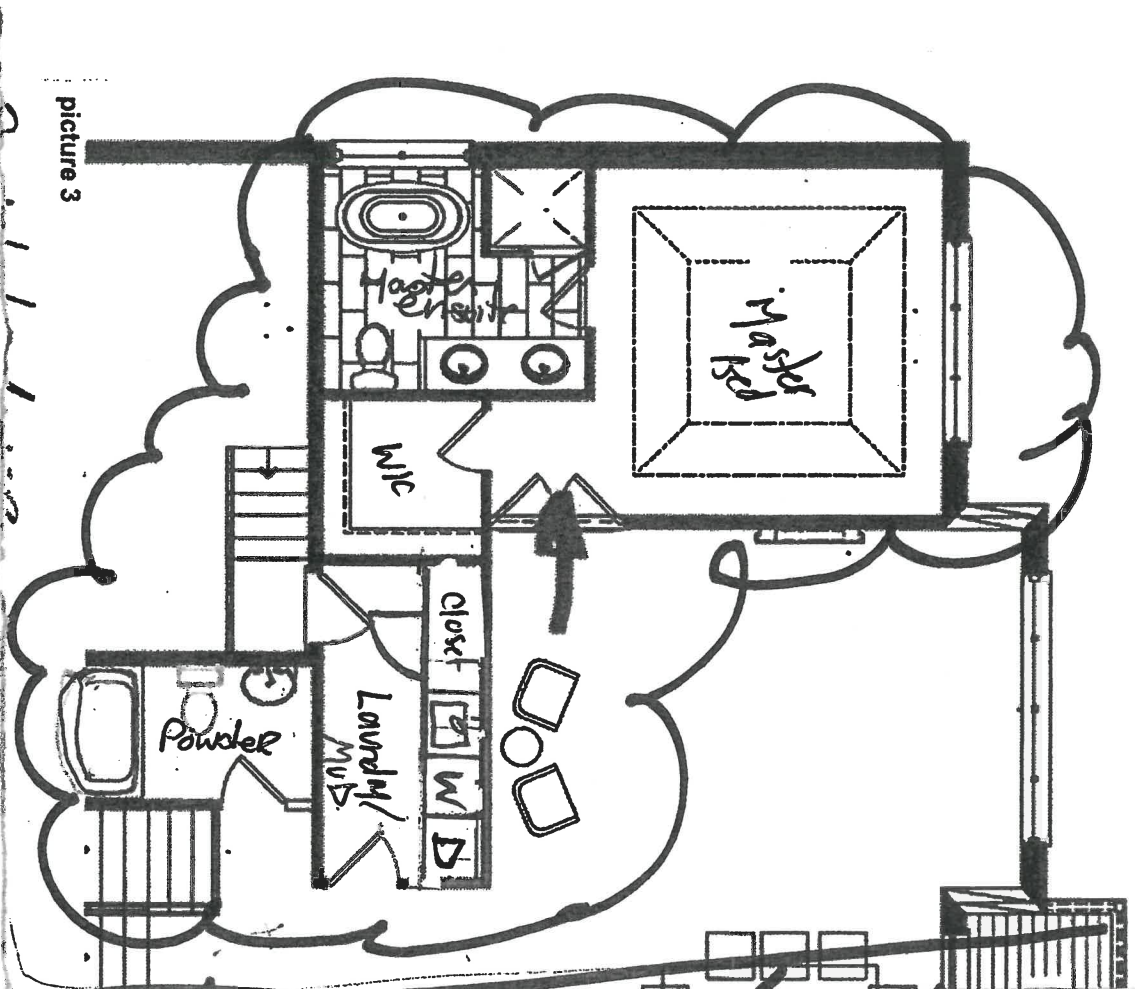
## Printed 2021-08-17 / 9:10 AM / Page 1 of 1



SHORELINE POINT  
WASAGA BEACH

[illegible]

lot 161  
Aug 12/21



NEW LAYOUT

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE PENTELIC GREY 12 X 24- STACKED		✓
Mudroom - FLOORING		GENESIS TAUPE 12 X 24- STACKED		✓
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NEW BYZANTINE PENTELIC GREY 12 X 24- STACKED		✓
KITCHEN				
Kitchen - FLOORING		NORTHERN SOLID SAWN COLLECTION WHITE OAK PEARL 3 1/4" BUCKINGHAM		✓
Breakfast - FLOORING		NORTHERN SOLID SAWN COLLECTION WHITE OAK PEARL 3 1/4" BUCKINGHAM		✓
Kitchen - CABINETS		SIERRA WHITE PVC		
Island - CABINETS		SIERRA WHITE PVC		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		4924-38		
Island - COUNTERTOP		4924-38		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining / GREAT Room - FLOORING		NORTHERN SOLID SAWN COLLECTION WHITE OAK PEARL 3 1/4" BUCKINGHAM		
Main Hall - FLOORING		NORTHERN SOLID SAWN COLLECTION WHITE OAK PEARL 3 1/4" BUCKINGHAM		
Great Room - FLOORING		NA		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		BLACK METAL SINGLE COLLAR W/ ALT PLAIN		
Railing Details - POSTS		3 1/4" TURNED OAK POST		
Railing Details - HANDRAIL		2 3/4" TURNED OAK HANDRAIL		
Stair Stain - MAIN STAIRS		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		✓
Stair Stain - BASEMENT STAIRS (if applicable)		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - SERVICE STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING		GENESIS TAUPE 12 X 24- STACKED		
Powder Room - CABINETS		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - TUB WALL		LOFT WHITE 12 X 24- VERTICLE STACKED		✓
Powder Room - FAUCET/ SINK		STD		
2ND FLOOR				
Upper Hall - FLOORING		NA		
Master Bedroom - FLOORING		T21 OPENING NIGHT		
Bedroom 2 - FLOORING		T21 OPENING NIGHT		
Bedroom 3 - FLOORING		NA		
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		NEW BYZANTINE PENTELIC GREY 12 X 24- STACKED		
Master Ensuite - SHOWER WALL		NEW BYZANTINE PENTELIC GREY 12 X 24- STACKED VERTICLE		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		PERLATO ROYALE		
Master Ensuite - CABINETS		SIERRA WHITE PVC- CONFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		4924-38		
Master Ensuite - SINK(S)	STD	Master Ensuite - FAUCET(s)	STD	
***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 <u>PRIOR</u> to installation.		WASAGA SHORELINE 161	Y.G. E.G.	
		PURCHASER INITIALS	VENDOR APPROVAL	



2ND FLOOR CONTINUED ...									
Main Bath - FLOORING				NA					
Main Bath - TUB / SHOWER WALL				NA					
Main Bath - SHOWER FLOOR				NA					
Main Bath - SHOWER JAMB				NA					
Main Bath - CABINETS				NA					
Main Bath - HANDLES/KNOBS				NA					
Main Bath - COUNTERTOP				NA					
Main Bath - SINK(s)		NA				Main Bath - FAUCET(s)		NA	
Shared Bath- FLOORING				NA					
Shared Bath- TUB / SHOWER WALL				NA					
Shared Bath- SHOWER FLOOR				NA					
Shared Bath- SHOWER JAMB				NA					
Shared Bath- CABINETS				NA					
Shared Bath- HANDLES/KNOBS				NA					
Shared Bath- COUNTERTOP				NA					
Shared Bath- SINK(s)		NA				Shared Bath - FAUCET(s)		NA	
Ensuite Bath - FLOORING				GENESIS TAUPE GREY 12 X 24- STACKED					
Ensuite Bath - TUB / SHOWER WALL				LOFT WHITE 12 X 24- STACKED VERTICLE					
Ensuite Bath - SHOWER FLOOR				NA					
Ensuite Bath - SHOWER JAMB				NA					
Ensuite Bath - CABINETS				SIERRA WHITE PVC- COMFORT HEIGHT					
Ensuite Bath - HANDLES/KNOBS				H800BC					
Ensuite Bath - COUNTERTOP				4924-38					
Ensuite Bath - SINK(s)		STD				Ensuite Bath - FAUCET(s)		STD	
LAUNDRY									
Laundry - FLOORING		GENESIS TAUPE GREY 12X24- STACKED		Laundry - HANDLES/KNOBS		H800BC			
Laundry - CABINETS		SIERRA WHITE PVC		Laundry - SINK		STD			
Laundry - COUNTERTOP		4924-38		Laundry - FAUCET		STD			
Laundry - BACKSPLASH		NA							
TRIM / PAINT									
Casing/Baseboards				COLONIAL- UP 1					
Interior Doors				STD					
Interior Door Hardware				STD					
PAINT - Throughout				WARM GREY					
FIREPLACE									
Location / Insert / Mantle				STD					
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		DO NOT INSTALL			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STD		ELECTRICAL for Built-in Oven		DECLINED			
GAS LINE & ELECTRICAL TO STOVE		DECLINED		ELECTRICAL for Built-in Micro		DECLINED			
GAS LINE & ELECTRICAL TO DRYER		DECLINED		ELECTRICAL for Cooktop		DECLINED			
HOOD FAN VENT SIZE		6" STD		ELECTRICAL for Bar Fridge		DECLINED			
WATERLINE to Fridge		DECLINED							
		DISCLAIMER				INITIALS			
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.									
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									
SITE / LOT:		WASAGA		161					
PURCHASER(S):				YIGAL GUTIN					
PURCHASER(S):				ELLA GUTIN					
CONTACT:		416.707.9898		ELLAGUTIN@YAHOO.COM					
***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.									
ZANCOR HOMES		PURCHASER SIGNATURE		SIGNATURES / DATE					
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT		JILLIAN					
		Vendor APPROVAL		Aug 7/21					

SHORELINE POINT  
WASAGA BEACH

1 of 16 /  
Aug 12/21

WAVE 60-02

plug for TV



Frosted glass windows =

lower See NEND. See step

3 are here

Frosted glass Front doors

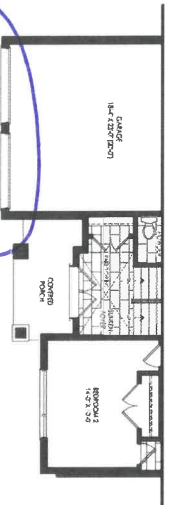
the direction

WALL TO be finished to be more than 24" if possible

Elevation A  
Ground Floor



Elevation B  
Ground Floor



Elevation C  
Ground Floor



Smooth ceilings

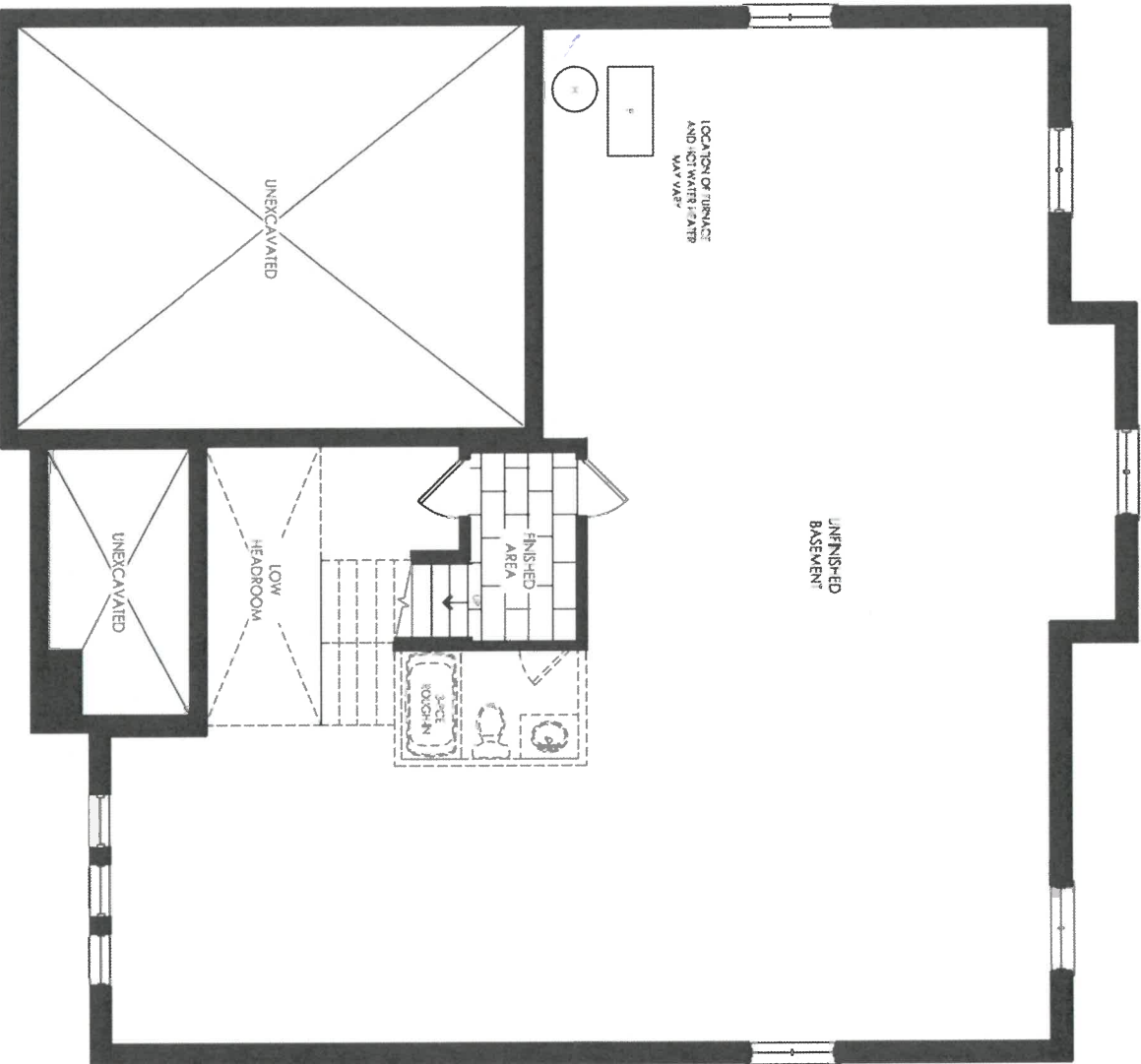
E.G.

4.6

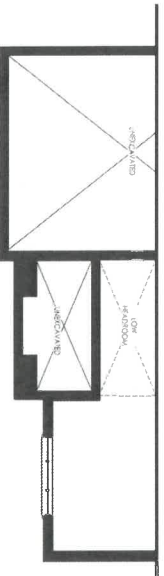
SHORELINE POINT  
WASAGA BEACH

WAVE 60-02

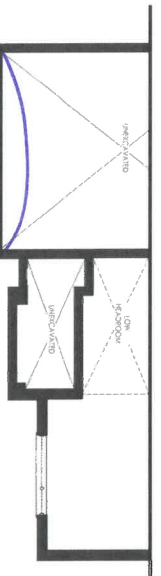
lot 161  
Aug 12/21



Elevation A  
Basement



Elevation B  
Basement



Elevation C  
Basement



E.G.

V.G.

1 of 161  
Aug 12/21



DATE SUBMITTED  
16 Jun 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO : SHORELINE POINT

PH:  
CELL :

DRAFTED BY: FERNANDA  
COMMENT

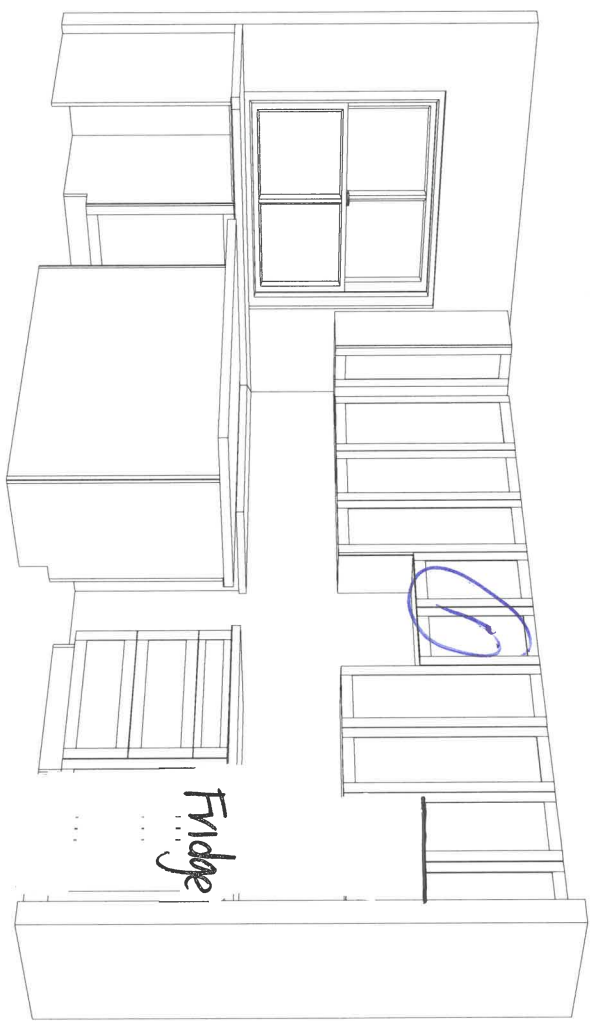
P/O #

D9 NUMBER

INSTALL DATE:

PAGE

14 of 22



① over the Rang Microwave.

F.G.

K.G.



18161  
Aug 12/21



DATE SUBMITTED

16 Jun 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO : SHORELINE POINT

PH:  
CELL :

DRAFTED BY: FERNANDA  
COMMENT

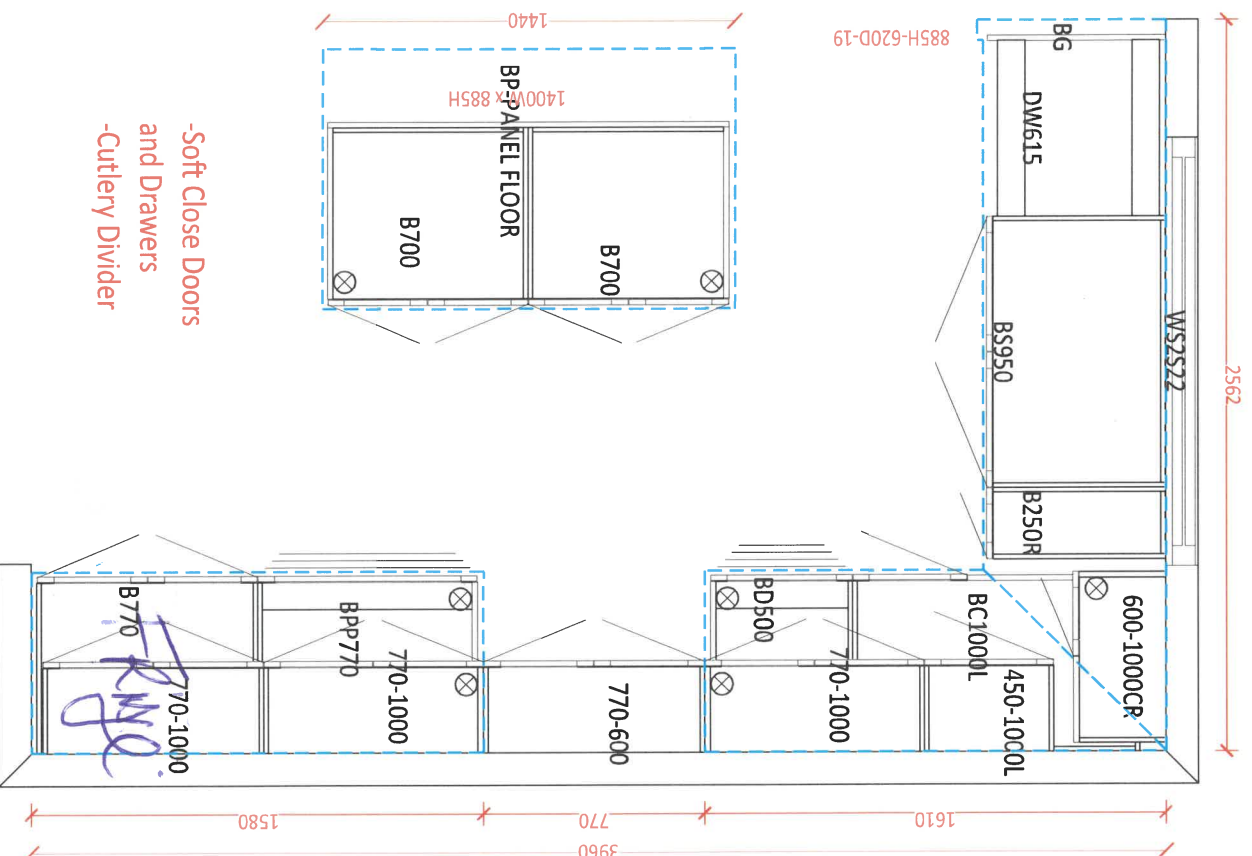
JOB NUMBER

INSTALL DATE:

PAGE  
13 of 22

P/O #

60-02  
KITCHEN




-Soft Close Doors  
and Drawers  
-Cutlery Divider

E.G.

V.G.



lot 161  
Aug 12/21

 NEW KITCHENS KITCHENS INC.		JOB NUMBER	
CLIENT NAME: ZANCOR HOMES		INSTALL DATE:	
SHIP TO : SHORELINE POINT		PAGE	
DRAFTED BY: FERNANDA		15 of 22	
DATE SUBMITTED 16 Jun 2021		PRO #	
COMMENT			

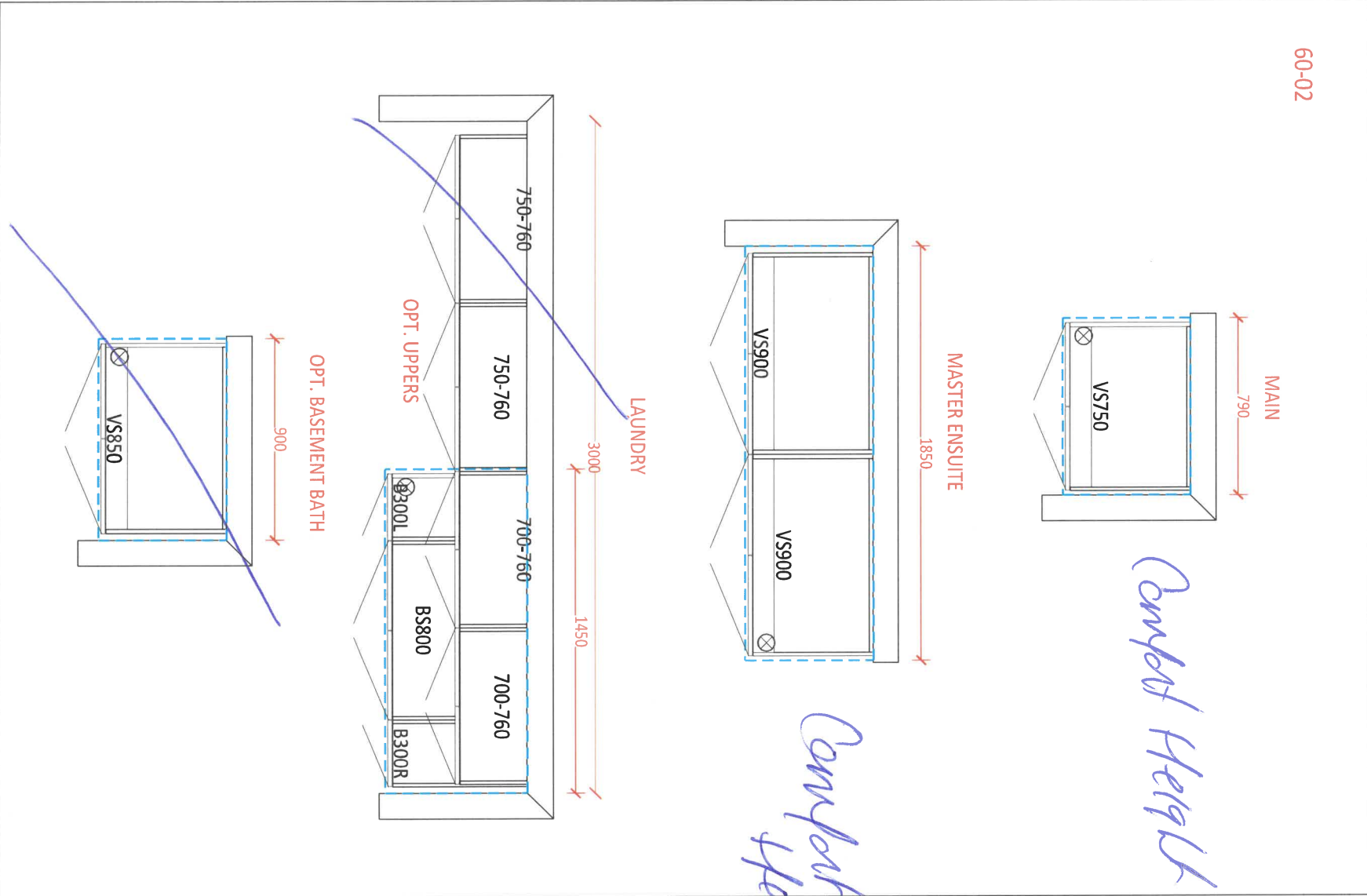


FIG. 4.6

## APPLIANCE ACKNOWLEDGEMENT

**CONTACT:** Steve Miller - Appliance Canada (905) 660-2424 / smiller@appliancecanada.com

- 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.

### STANDARD APPLIANCE OPENINGS provided by Zancor:

- \*Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.
- ▶ Fridge Opening 36" x 74"
- ▶ Stove Opening 30"
- ▶ Hood Fan Opening 30"
- ▶ Hood Fan & Vent 6" with Under Cabinet Hood
- ▶ Dishwasher Opening 24"

Accepts Standard  
Openings \*\*Initial

Y.G.E.E.

### OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

- \*\*Specs/Information sheets are required and it is the responsibility of the homeowner to provide this to Zancor Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**

Y.G.E.E.

- ▶ Upgraded Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)

INITIAL

- ▶ \*\*Specs that require changes/modifications after this date will not be accepted\*\*\*

- ▶ NOTE: Any upgraded appliances are to be paid by the Purchaser, directly to the appliances company.

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

### FRIDGE UPGRADE

- ☐ Built-in
- ☐ Paneled \*\*Panel to match required
- ☐ Integrated / Flush Inset
- ☒ Waterline

### RANGE UPGRADE

\*Larger hood fan CFM might be required, which need a larger vent

- ☐ 36" \*\*Hood fan opening must be the same size or larger (8" vent might be required)
- ☐ 48" \*\*Hood Fan opening must be the same size or larger (8" or 10" vent required)
- ☐ Gas Range \*\*gas line and electrical required & sold separately
- ☐ Induction \*\*electrical required & sold separately
- ☐ Cooktop (Apron Front) \*\*Countertop Cut-out required & sold separately
- ☒ Cooktop (Drop-in) \*\*countertop Cut-out required & sold separately

### HOOD FAN & VENT UPGRADE

- ☐ 8 Inch \*\*Required for 600 CFM
- ☐ 10 Inch
- ☐ Chimney Hood Fan \*\*Vent must be centred
- ☒ Insert / Liner

### WALL OVEN/MICRO UPGRADE

\*\*Electrical required

- ☐ Single Wall Oven \*\*electrical required & sold separately
- ☐ Double Wall Oven \*\*electrical required & sold separately
- ☐ Steam Oven \*\*electrical required & sold separately
- ☐ Warming Drawer \*\*electrical required & sold separately
- ☒ Over Then Range Microwave (OTR)
- ☐ Built-In Microwave \*\*Trim Kit required \*\*electrical required & sold separately

DATE

SITE

LOT

WASAGA SHORLINE

161

\*\* Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.

\*\*It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.

ZANCOR

221 North Rivermede Road, Concord, Ontario L4K 3N7 \* T: (905) 738.7010 F: (905) 738.5948

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.

**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.**

**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 tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections 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.

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 absorbeny 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\*\***

DATE	Aug 11 / 21	SITE	WASAGA SHORELINE	LOT	161
221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738-7010 F: (905) 738-5948					



## HOME AUTOMATION (Cable, CAT5/6, Telephone)

**INCLUDED IN SCHEDULE "A" IN AGREEMENT OF PURCHASE AND SALE:**

- Rough-in for Central Vacuum system piped to garage
- Rough-in for Telephone (2) locations
- Rough-in for Cable TV (2) locations
- Rough-in for Cat-6 Network (3) locations

**CONTACT:**

I/we the Homeowner(s) have chosen to contact the Home Automation Company to select the locations of the rough-ins for Cable, CAT5, Telephone as included in our Agreement of Purchase Sale.

I/we the Homeowner(s) will contact the trade within 4 weeks of the date of this release to select locations of the standard rough-ins review other optional products for purchase.

Trade: Smart-Tech Home Automation  
Phone: (905) 761-6469  
Email: [kris@smart-tech.ca](mailto:kris@smart-tech.ca)  
Rep: Kris  
Location: 200 Millway Avenue, Unit 8  
Concord, Ont L4K 5K8

**ACKNOWLEDGEMENT:**

I/We the homeowner(s) acknowledge that if I/We the homeowners decide to not contact Smart-Tech, locations of the standard rough-ins will be installed as per Vendors discretion.

Y.G. E.G.  
Homeowner(s) Initial

**WASAGA SHORELINE**

DATE

SITE

LOT