

PE With Agreement

- KOHLER PLUMBING FIXTURES THROUGHOUT
- CENTRAL AIR CONDITIONING UNIT OF APPROPRIATE TONNAGE TO BE SUPPLIED AND INSTALLED
- LOOK OUT BASEMENT - LARGER BASEMENT WINDOW AT REAR OF HOME AND 5 FOOT X 7 FOOT DECK
- ENERGY STAR QUALIFIED HOMES
- NO HIDDEN CLOSING COSTS
- NATURAL FINISH OAK STAIRS FROM MAIN TO SECOND FLOOR
- ENERGY STAR GAS FIREPLACE
- HARDWOOD THROUGHOUT- (2/14 in X ¾ in NATURAL OAK PRE-FINISHED EXCEPT TILED AREAS AND BEDROOMS)
- SPA RAIN SHOWERHEAD AND HANDHELD ON SHOWER SLIDE BAR, FRAMELESS GLASS SHOWER ENCLOSURE AND INDULGENT MARBLE COUNTERTOPS IN MASTER ENSUITE
- PURCHASERS SHALL HAVE A CREDIT IN THE AMOUNT OF \$2500 FOR OPTIONS OR UPGRADES FROM VENDORS SAMPLES AS A RESULT OF BEING REFERRED BY LOT 84
- PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

Lot 27
Phase 3 Annex
Model Isabelle (40-7) Elev A

Colours Upgrade Report
Brooklin Print Date:03-May-13

CATHARINE JOHNSON and DANIEL JOHNSON

ID	Group	Description	Invoice	Date Ordered	
2476	STRUCTURAL	Family Room: Cathedral ceiling with feature window	389		
2477	STRUCTURAL	Smooth ceiling on main floor *Discount for having ceiling appliacations in family room	389		
2478	STRUCTURAL	Smooth ceiling on second floor	389		
2480	STRUCTURAL	Kitchen: upper corner standard cabinets	389		
2481	STRUCTURAL	Family Room: Install (4) potlights. 2 potlights to be on one switch, 2 potlights to be on another seperate switch. *Cap std ceiling light *See plan for locations *dicscount for having more than 15 potlights	389		
2482	STRUCTURAL	Kitchen: Install (4) potlights *Std light to be installed center and above island on own switch *See plan for locations *dicscount for having more than 15 potlights	389		
2483	STRUCTURAL	Breakfast Room: Install (4) potlights. to be on seperate switch *See plan for locations *dicscount for having more than 15 potlights	389		
2484	STRUCTURAL	Kitchen main hall: Install (3) potlights. To be on seperate switch *See plan for locations *dicscount for having more than 15 potlights	389		
2485	STRUCTURAL	Living room: install ceiling light rough in center to room, switch included in price *See plan for location	389		
4485	COLOURS	Kitchen: Upgrade 1 cabinets *Metro Maple White	599		
4510	COLOURS	Kitchen: Pot and pan drawers (installed across from the stove) 1st upgrade cabinets	599		
4513	COLOURS	Master Ensuite: upgrade in van bathroom (tile insert)	599		
4515	COLOURS	All bathrooms: Do not install bathroom accessories	599		
4516	COLOURS	Powder room: do not install mirror	599		
4874	COLOURS	Kitchen: Purchaser declined waterline	599		
4875	COLOURS	Master Ensuite: 12 x 12 Banf black (floor tile) to be installed on the tub deck, wall and face *No charge as per Sales	599		

CATHARINE JOHNSON and DANIEL JOHNSON

4876	COLOURS	Master Ensuite: Delete diverter spout	599		
4877	COLOURS	Master Ensuite: Matching dark grout to be used	599		

ZANCOR HOMES COLOUR CHART

CABINETRY		HARDWARE		ZANCOR APPLIANCE PACKAGE			
Kitchen	Metro Maple White ✓	HR 330	Appliance Package	No	Waterline	NO	✓
Servery	N/A	N/A	Gas Line to Stove	No			
Island	Metro Maple White ✓	HR 330	PLUMBING	STANDARD	NOTES		
Master Ensuite	Arctic thermal White ✓	HR 03 ✓	Kitchen	STD			
Main/Twin	Arctic thermal White ✓	HR 03 ✓	Powder Room	STD			
2nd Ensuite	N/A	N/A	Master Ensuite ✓	STD	DELETE DIVERSE		
3rd Ensuite	N/A	N/A	Main/Twin	STD			
Laundry	STD ✓	STD	2nd Ensuite	No			
Basement Bath	N/A	N/A	3rd Ensuite	No			
Other	N/A	N/A	Other	No			
COUNTERTOPS		EDGE	MIRRORS & ACCESSORIES				
Kitchen	3690-56 Basalt Slate ✓	N/A	Mirrors	✓	See Pes		
Servery	N/A	N/A	Bathroom Accessories	✓	No		
Island	3690-56 Basalt Slate ✓	N/A	TRIM				
Master Ensuite	Bianco Carrara ✓	D	Casing/Baseboards		STD		
Main/Twin	3690-56 Basalt Slate ✓	N/A	Interior Doors		STD		
2nd Ensuite	N/A	N/A	Interior Door Hardware		STD		
3rd Ensuite	N/A	N/A	Exterior Door Hardware		STD		
Laundry	STD	N/A	PLASTER MOULDING				
Basement Bath	N/A	N/A	Crown Moulding		No		
FLOOR & WALL TILES		WALL TILE INSERT	THRESHOLDS				
Kitchen Floor	13 x 13 Greco Ivory ✓	No	Living Room	2 1/4 Natural Oak	STD		
Breakfast Floor	13 x 13 Greco Ivory ✓	No	Dining Room		STD		
Kitchen Bk.Splash	N/A	No	Family/Great Room	↓	STD		
Main Foyer	13 x 13 Greco Ivory ✓	No	Den/Study		N/A		
Main Hall	Hardwood	No	Kitchen *(Waiver)		TILE		
Powder Room	13 x 13 New Albion Taupe ✓	No	Main Foyer *(Waiver)		TILE		
Laundry	13 x 13 New Albion Grey ✓	No	Main Hall		STD		
Mstr Ensuite Floor	12 x 12 Banff Black ✓	No	Upper Hall		STD		
Mstr Ensuite Shower	8 x 10 Splendour Dark Grey ✓	Yes	Master Bedroom		Performa 3 6304 Canvas		
Mstr Ensuite Tub Wall	12 x 12 Banff Black ✓	No	Bedroom 2		Performa 3 6304 Canvas		
Master Shower Floor	12 x 12 Banff Black ✓	No	Bedroom 3		Performa 3 6304 Canvas		
Main Bath/Twin Floor	2 x 2 White ✓	No	Bedroom 4		Performa 3 6304 Canvas		
Main Bath/Twin Wall	13 x 13 New Albion Grey ✓	No	Carpet Underpad		STD		
Main Bath/Twin Shower	8 x 10 Splendour White ✓	No	Basement Landing		No		
2nd Ensuite Floor	N/A	No	Other		No		
2nd Ensuite Wall	N/A	No	STAIRS, RAILING & PICKETS				
2nd Ensuite Shower	N/A	No	Main Flr. to 2nd Flr. Stair Finish/Stain:		STD		
Basement Landing	N/A	No	Main Flr. to 2nd Flr. Railing Details:		STD		
Other	N/A	No					
FIREPLACE							
Location	Family Room ✓	Mantle	NF24	✓			
Insert & 4 Pc Surround	STD and no surround	Hearth	No				
PAINT							
Kitchen/Breakfast	Warm Grey		Main to Basement Railing Details: STD				
Living Room	Warm Grey						
Dining Room	Warm Grey						
Family/Great room	Warm Grey						
Den/Study	Warm Grey		NOTES				
Main//Upper Hall	Warm Grey						
Master Bedroom	Warm Grey						
Bedroom 2	Warm Grey						
Bedroom 3	Warm Grey		DISCLAIMER				
Bedroom 4	Warm Grey						
Ensuite	Warm Grey						
Main//Twin	Warm Grey						
2nd Ensuite	Warm Grey		Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				
3rd Ensuite	Warm Grey						
Laundry	Warm Grey						
Powder Room	Warm Grey						
SITE:	Annex	LOT:	27A				
PURCHASER(S):		JOHNSON					
HOME #:							
CELL #:							
EMAIL:							
MODEL:		Bedrice 43-8		ELEV:		A	
WOB/LOB:							

Purchaser Signature		Date	
		April 17/13	
Purchaser Signature		Date	
		April 17/13	
Décor Consultant Signature		Date	
		4-17-13	
Vendor Signature		Date	
		April 18, 2013	

* ITS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY
DESCREPANCIES ON SKETCHES, PES AND/OR COLOUR CHART

ZANCOR
HOMES

ZANCOR
HOMES

**ACKNOWLEDGEMENT OF RECEIPT
FOR GRANITE AND MARBLE INFORMATION**

Purchaser acknowledges receipt, understanding and acceptance of the following information as provided by the Vendor for Granite and Marble finishes.

- GRANITE IS A 100% NATURAL PRODUCT – Every stone has its own unique qualities and characteristics. These range from natural pitting to areas of crystal deposits embedded within the stone as well as the stone's unique motion and patterns. Being a natural product that is quarried right from the earth, it also possesses excellent wear, resistance and heat exposure qualities.
- STONE HAS THE ABILITY TO REFLECT LIGHT DIFFERENTLY – The same stone may appear to be different when viewed in various lighting conditions and different angles. The stone may also vary in colour or wave motion from one side to another depending on the concentration of minerals and crystals embedded within that stone. Thus, it is not always possible to book match the pieces of stone across joint or corner areas.
- EDGE FINISHES ARE NOT ALWAYS EQUIVALENT TO THE TOP FINISH – The difference is often due to the stone's physical properties, colour and with the finished edge bias being different than that of the top surface. The finish is also affected by the type of edge profile which is chosen.
- STONE IS A NATURAL PRODUCT THAT HAS MANY TINY PORES – Liquids such as oils and red wine if left on the surface, may leave a ring. When using oil and red wines, it is best to wipe up the spills as soon as possible and leave the top to air dry.
- VIEW AND PICK YOUR SLAB FROM OUR SUPPLIER'S INVENTORY – The Vendor will arrange for the Purchaser to view and select the slab of stone that the countertop will be made from, prior to it being templated. This will provide the Purchaser the opportunity to confirm that the counter will meet the Purchaser's expectations, as much as possible.
- PLEASE LOOK AT YOUR STONE CAREFULLY – The Purchaser needs to be aware that the surface finish will have fissures, pits and pores. These naturally occurring features will vary in frequency and intensity depending on the type of stone chosen by the Purchaser.
- GRANITE IS AN IGNEOUS ROCK – Meaning the stone was formed by the cooling and solidification of magma deep within the earth. Granite is composed of grains or crystals of Quartz, Feldspar and Mica.
- GRANITE IS A VERY HARD ROCK – It is highly resistant to being scratched. On a scale of 1 to 10, Talc and Gypsum is at 1 and 2; Corundum and Diamond is at 9 and 10; and GRANITE is at 5 to 7. It withstands extreme temperatures, and is not nearly as prone to staining as marble is.
- GRANITE COUNTER TOPS WILL HAVE JOINTS – Purchaser aware 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'x8'. A ¾" countertop weighs approximately 15 lbs., and a 1 ¾" counter top weighs as much as 23 lbs. per square foot.

MARBLE

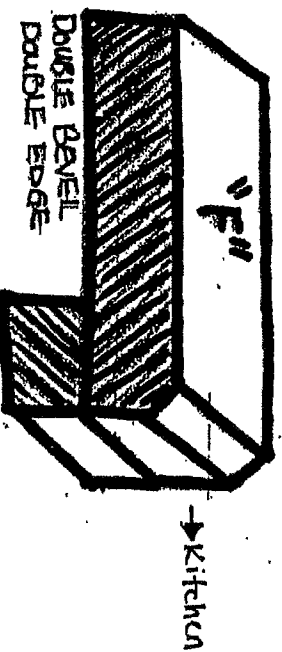
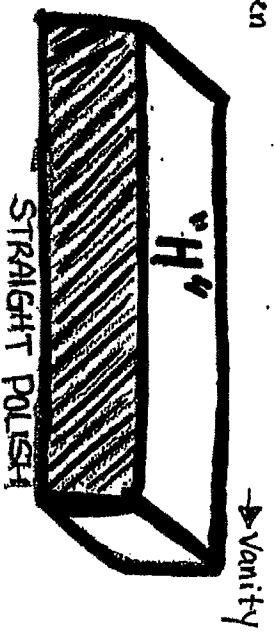
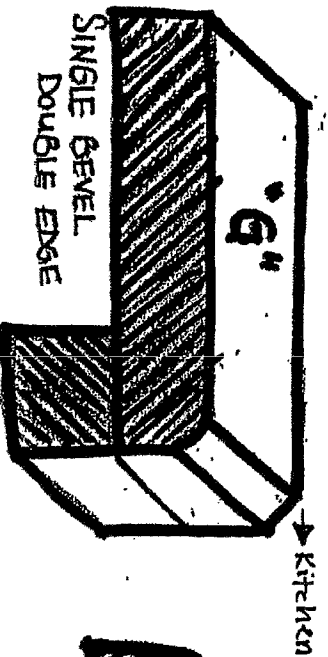
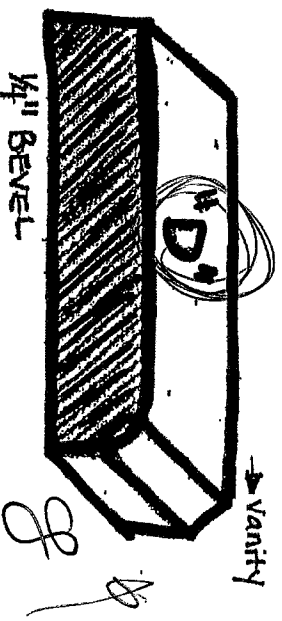
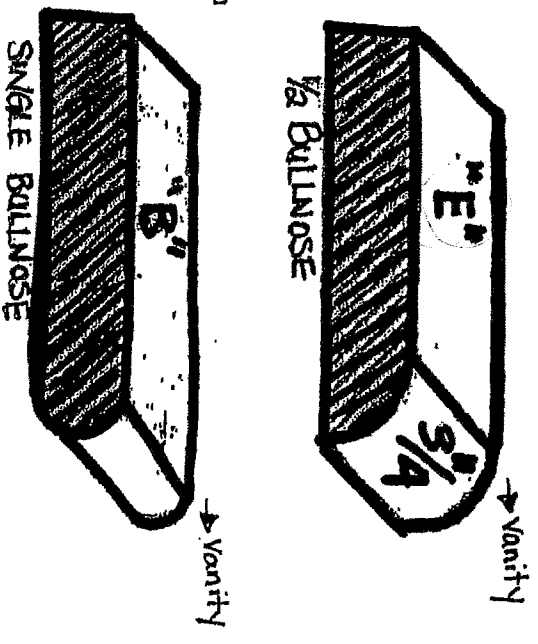
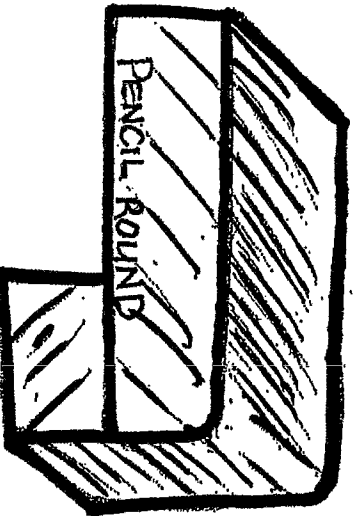
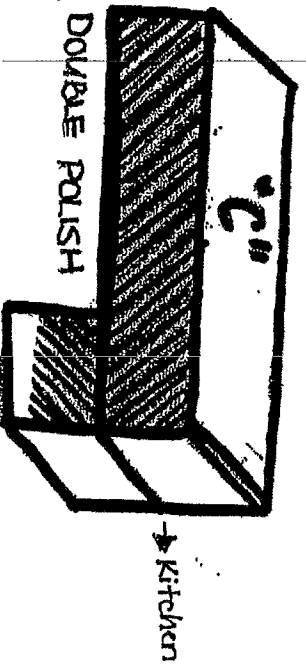
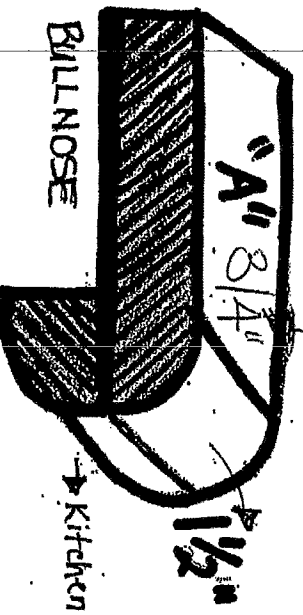
- MARBLE IS A METAMORPHIC ROCK – This means it was formed with limestone. Calcite/Dolomite was put under pressure and high temperatures deep within the earth's crust. The heat and pressure altered its crystalline structure and introduced other minerals that produced the colours and veining that marble is commonly known for.
- MARBLE IS VERY SOFT – It can be scratched easily. On a scale of 1 to 10, Talc and Gypsum at 1 and 2; and Corundum and Diamond at 9 and 10; Marble is a 3 on that scale.
- MARBLE IS VERY SUSCEPTIBLE TO STAINING AND ETCHING – Marble is NOT recommended for use as a counter top in kitchens. Marble is often used in bathroom counter top – however is very porous and may show water stains.
- MARBLE SHOULD NEVER BE CLEANED WITH SCOURING PADS – Abrasive cleaners should NOT be used either, as they WILL scratch and damage the marble. Use the proper dedicated cleaners for marble counter tops.
- CLEANING PRODUCTS – Solutions containing lemon oil or vinegar should NOT be used.
- COASTERS SHOULD BE USED – Use under all glasses, particularly those containing alcohol or citrus juice.

Purchaser Signature:  Date: April 17/13

Purchaser Signature:  Date: April 17/13

Site:  Lot Number: 27A

STANDARD MouldING



STANDARD APPLIANCE WIDTHS

The purchaser acknowledges the following standard spaces for kitchen appliances:

- 510-7
- ☐ Range Conventional – 30" Width
 - ☐ Hood Fan – 30" Width (must be the same or larger as range opening as per Ontario Building & Fire Code)
 - ☐ Refrigerator – 36" W x 72" H (Approximate - height may change due to bulkheads)
 - ☐ Dishwasher – 24" Width
 - ☐ 6" Exhaust Vent above stove

NON-STANDARD APPLIANCE OPTIONS

NOTE: When upgrading appliances, **there may be an additional charge to modify cabinetry and/or electrical and plumbing to accommodate** the appropriate size from the manufacturer specifications of each appliance.

MANUFACTURERS SPECIFICATIONS MUST BE ATTACHED

- | | |
|--|--|
| <input type="checkbox"/> Built-In Wall Oven | <input type="checkbox"/> Built-in Refrigerator/Sub Zero – If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24" |
| <input type="checkbox"/> Built-In Microwave with Trim Kit | * Applicable charges may apply if required to due to space accommodations |
| <input type="checkbox"/> Built-In Microwave Drawer with Trim Kit | * Note: Refrigerator Door Swing |
| <input type="checkbox"/> Warming Drawer | <input type="checkbox"/> Wine / Bar Fridge (electrical required) |
| <input type="checkbox"/> Slide-In Stove | <input type="checkbox"/> Steam Oven / Built-In Coffee makers |
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Chimney hoods (clearance space will be left with this appliance will not butt up against cabinetry) |
| * (Gas/Electric – Cut-out Charge & Plug Required) | <input type="checkbox"/> Cargo Waste Bin systems |
| <input type="checkbox"/> OTR – Over The Range Microwave *Plug required | <input type="checkbox"/> Font Load Washer & Dryer *(Specs required if installing counter above) |
| <input type="checkbox"/> Hood Fan (may require larger vent, charges will apply – 6" is standard) | <input type="checkbox"/> Stackable Washer & Dryer |
| <input type="checkbox"/> 8" Vent / 10" Vent | |
| <input type="checkbox"/> 36" / 42" Stove | |
- (Hood fan width will be the same as per Ontario Building Code)

Purchaser acknowledges responsibility for providing correct specification for such appliance and to make any and all necessary arrangements to supply and install appliances after closing.

The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings. **If not received, the standard openings as determined by Zancor Homes will be provided.**

Appliance Specifications are to be sent to the Zancor Décor Centre no later than May 1/2013

Purchaser Signature [Signature] Date 4-17-13

Purchaser Signature [Signature] Date 4-17-13

PROJECT Amex LOT 274

NOTE: It is the Purchaser's responsibility to arrange installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications.



Mrs Catharine Johnson
1400 The Esplanade N Apt 709
Pickering, Ont L1V 6V2

DATE 2013-05-17
Y Y Y Y M M D D

001

PAY TO THE ORDER OF

Zancer Homes (Brooklin Seven) Ltd

\$ 2655.50

Two thousand fifty-five dollars

50 cents

100 DOLLARS

Security features included. Details on back.



Canada Trust
3115 KINGSTON ROAD
SCARBOROUGH, ONTARIO M1M 1P3



R. Johnson

MEMO

Interior Selections

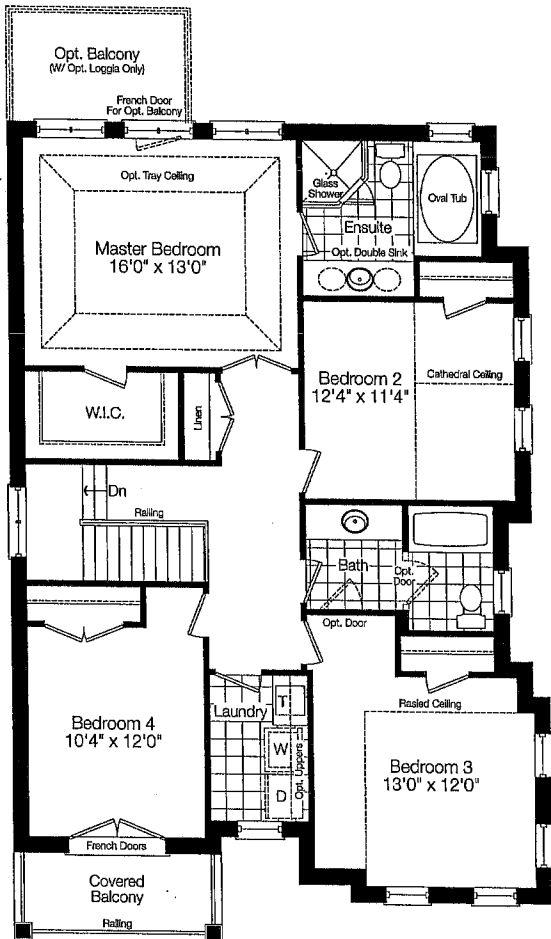
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*John
12/12/13*

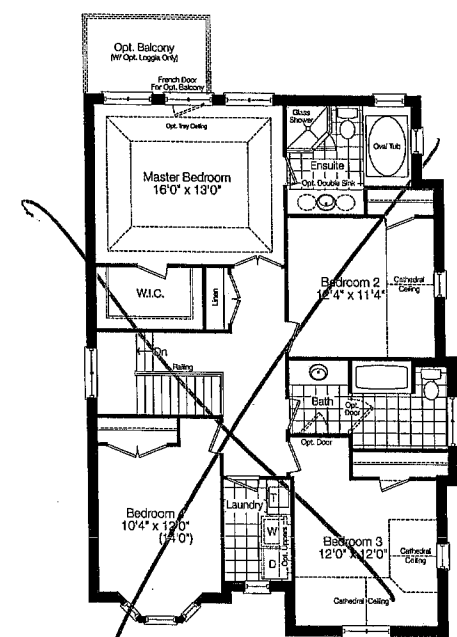
Lot 27A

A diagram of a standard SD card. The top half is labeled "capped" with a dashed line. The bottom half is labeled "SD OPERABLE" with a dashed line. The entire diagram is crossed out with a large 'X' and the words "upgraded" and "operable" are written across it.

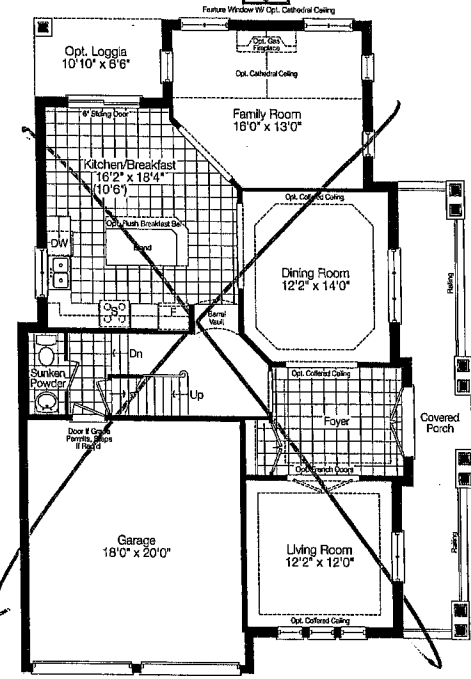


Second Floor Elev. 'A'

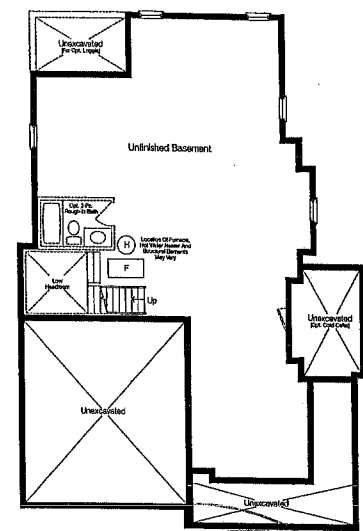
~~Ground Floor Elev. 'A'~~



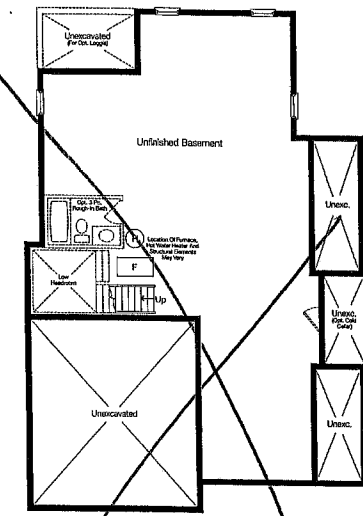
Second Floor Elev. 'C'



Ground Floor Elev. 'C'



Basement Floor Elev. 'A'



Basement Floor Elev. 'C'

ZANCOR
HOMES

LOCAL, LEGENDARY & LASTING®