

FEREIDOUN NIROOBAKHSH and SHARAREH NIROUMAND

- PE With Agreement
- KOHLER PLUMBING FIXTURES THROUGHOUT
 - NO HIDDEN CLOSING COSTS
 - GRANITE KITCHEN COUNTER TOPS
 - SMOOTH CEILINGS THROUGHOUT
 - TEN THOUSAND DOLLARS (\$10,000) OF UPGRADES TO BE CHOSEN FROM BUILDERS SAMPLES AT TIME OF COLOUR SELECTION
 - ENERGY STAR QUALIFIED HOMES
 - HARDWOOD 2 1/4 IN. X 3/4 IN. PRE-FINISHED NATURAL OAK THROUGHOUT (EXCEPT TILED AREAS AND BEDROOMS)
 - FIRST UPGRADE KITCHEN CABINETRY
 - ENERGY STAR GAS FIREPLACE
 - NATURAL FINISH OAK STAIRS FROM MAIN TO SECOND FLOOR
 - ADDITIONAL BONUS: PURCHASE REQUEST FOR EXTRAS DATE JUNE 2ND 2012
 - PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.
 - UPGRADED APPLIANCE PACKAGE TO INCLUDE: SUBZERO FRIDGE, WOLF GAS RANGE, FRIGIDAIRE DISHWASHER, AIR KING HOOD FAN, SAMSUNG WASHER AND DRYER (INCLUDES WATER AND GAS LINE).


Colours

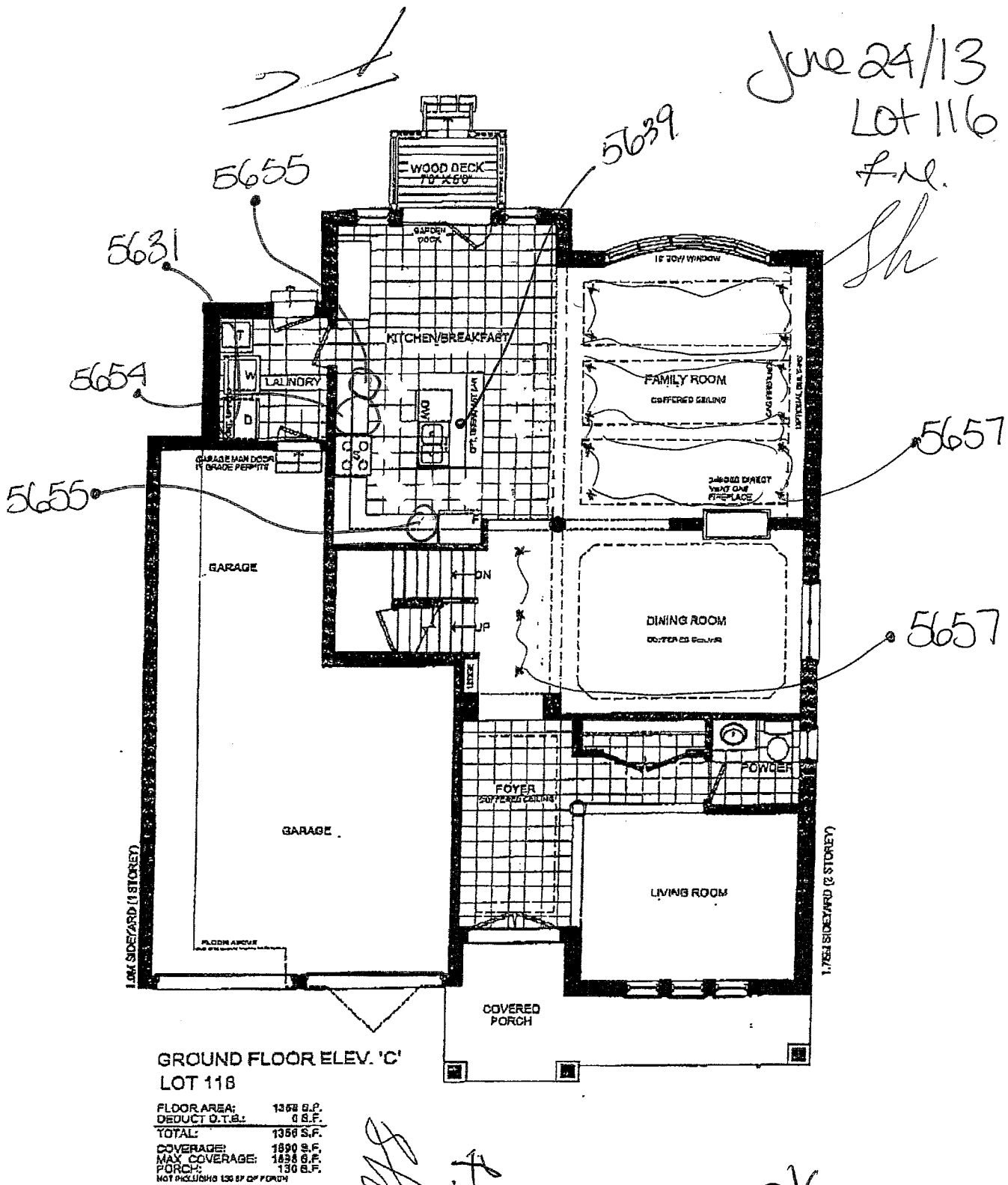
ID	Group	Description	Invoice	Date Ordered	
3583	LATE STRUCTURALS	ENLARGE ALL BASEMENT WINDOW TO BE 30X24 *4 WINDOWS IN TOTAL	493		
5227	SCHEDULE E	APPLIANCES - Upgraded package to include SUB-ZERO fridge, Wolf gas range, Frigidaire Dishwasher, Airing Hood Fan, Samsung Washer/Dryer (includes water and gas line) *Included in offer	708		
5228	SCHEDULE E	PLUMBING - Waterline to fridge	708		
5229	SCHEDULE E	*Included in Schedule E HVAC - Gas line to stove	708		
5230	STRUCTURALS	*Included in Schedule E DELETE 1/2 walls with decorative columns into dining room and into family room (if not structurally required) No nib wall to family room	708		
5231	STRUCTURALS	DELETE wall at kitchen entrance - Install full decorative column where support is required, as per plan	708		
5232	STRUCTURALS	KITCHEN - 4 Door 60cm deep pantry (standard cabinets) - leave approximately 1 foot between rear wall and pantry	708		
5233	STRUCTURALS	9 FOOT Basement height (if possible, raise house approx 1 foot for 9 foot basement)	708		
5234	STRUCTURALS	DELETE pedestal sink in powder room. Install vanity cabinets.	708		
5235	STRUCTURALS	ELECTRICAL - Under cabinet valance lighting in kitchen	708		
5236	STRUCTURALS	ELECTRICAL - Above cabinet lighting in kitchen (pantry included)	708		
5237	STRUCTURALS	KITCHEN - Extend island / cabinet length into breakfast area **Includes granite countertop extension	708		
5238	STRUCTURALS	ELECTRICAL - Standard kitchen light to be centred to island	708		
5609	COLOURS	Main to 2nd: stain to match Wickham charcoal	747		
5610	COLOURS	Hardwood: Family Room, Dining Room, Living Room, main hall way and upper hallway: Up 1 charcoal 3 1/4 Wickham Oak	747		
5611	COLOURS	Master Ensuite: upgrade 1 cabinets UP1 Metro Maple Chocolate	747		
5612	COLOURS	Master Ensuite: Upgraded shower floor tile	747		
5613	COLOURS	Kitchen: Pantry: Upgrade 1st cabinets UP1 Metro Maple Chocolate	747		
5614	COLOURS	*Price is for the difference. STD cabinets paid for in structurals Master Ensuite: Up 1 shower tile	747		
5615	COLOURS	Twin bathroom: 1st upgrade cabinets UP1 Metro Maple Chocolate	747		
5616	COLOURS	2nd Ensuite: 1st upgrade cabinets UP1 Metro Maple Chocolate	747		

5617	COLOURS	Powder room: Upgrade 1 cabinets UP1 Metro Maple Chocolate	747		
5618	COLOURS	Kitchen Backsplash: UP1 Easy Beige 4 x 4	747		
5619	COLOURS	Carpet: Underpad: UP1 1/2 Super Regency	747		
5622	COLOURS	Master Ensuite: UP1 K-10282 / K-T15621 / K-7397 (CP)	747		
5624	COLOURS	ALL BATHROOMS: No bathroom accessories	747		
5626	COLOURS	Kitchen: UP2 Kholer Kitchen Faucet K-13963-CP ELATE	747		
5630	COLOURS	Master Ensuite: Upgrade to 10mm frameless glass shower	747		
5631	COLOURS	Laundry: STD Optional Uppers added	747		
5637	COLOURS	ALL bathrooms: Do not install mirrors	747		
5639	COLOURS	Kitchen: Move STD light centered over island	747		
5641	COLOURS	Kitchen: Upgrade crown moulding	747		
5642	COLOURS	Laundry: UP1 Hardware HR 330	747		
5649	COLOURS	Main/Twin: Add shower wall inserts: Corte Milia Ligura Insert Casablanca 8x10	747		
5651	COLOURS	2nd Ensuite: Add shower wall inserts: Corte Milia Ligura Insert Casablanca 8x10	747		
5654	COLOURS	Kitchen: pot and pan drawers	747		
5655	COLOURS	Kitchen: (x2) Single drawer over door (top drawer) **See sketch for placements	747		
5656	COLOURS	Kitchen: Add deep uppers over fridge with gable	747		
5657	COLOURS	MAIN FLOOR: Electrical: Family Room: 12 STD potlights as per sketch **Seperate switch then STD light Main Hall: 3 STD potlights as per sketch **Seperate switch	747		

(PLUMBING) * Granite countertop includes standard undermount sink

ZANCOR HOMES COLOUR CHART

CABINETRY		HARDWARE		ZANCOR APPLIANCE PACKAGE			
Kitchen	UP1 Metro Maple-Chocolate ✓	HR 330 ✓	Appliance Package	YES			
Servery	N/A	N/A	Gas Line to Stove	N/A	Waterline	N/A	
Island	UP1 Metro Maple-Chocolate	HR 330 ✓	PLUMBING	STANDARD	NOTES		
Master Ensuite	UP1 Metro Maple-Chocolate ✓	HR 320 ✓	Kitchen	SEE PES	Faucet		
Master /Twin	UP1 Metro Maple-Chocolate ✓	HR 320 ✓	Powder Room	SEE PES	Vanity		
2nd Ensuite	UP1 Metro Maple-Chocolate ✓	HR 320 ✓	Master Ensuite	SEE PES	UP Shower & Showerhead ✓		
3rd Ensuite	N/A	N/A	Main/Twin	STD	N/A		
Laundry	STD White ✓	UP1 HR 330 ✓	2nd Ensuite	STD	N/A		
Basement Bath	N/A	N/A	3rd Ensuite	N/A	N/A		
Powder Room	UP1 Metro Maple-Chocolate ✓	HR 320	Other	N/A	N/A		
COUNTERTOPS		EDGE		MIRRORS & ACCESSORIES			
Kitchen	Ubatuba (Granite) ✓	C ✓	Mirrors	NO ✓			
Servery	N/A	N/A	Bathroom Accessories	NO ✓			
Island	Ubatuba (Granite) ✓	C ✓	TRIM				
Master Ensuite	7736-58 Tuscan Marble ✓	N/A	Casing/Baseboards	STD ✓			
Master /Twin	7736-58 Tuscan Marble ✓	N/A	Interior Doors	STD ✓			
2nd Ensuite	7736-58 Tuscan Marble ✓	N/A	Interior Door Hardware	STD ✓			
3rd Ensuite	N/A	N/A	Exterior Door Hardware	STD ✓			
Laundry	N/A	N/A	PLASTER MOULDING				
Powder Room	7736-58 Tuscan Marble	N/A	Crown Moulding	NO ✓			
FLOOR & WALL TILES		WALL TILE INSERT	THRESHOLDS	Location			
Kitchen Floor	Corte Milia 13 x 13 Beige	N/A	Perlato	NO ✓			
Breakfast Floor	Corte Milia 13 x 13 Beige	N/A	Perlato	HARDWOOD/CARPET			
Kitchen Bk.Splash	UP1 Easy Beige 4 x 4 ✓	N/A	Perlato	Living Room	UP 1 Wickham 3 1/4" Oak-Charcoal ✓		
Main Foyer	Corte Milia 13 x 13 Beige	N/A	Perlato	Dining Room	UP 1 Wickham 3 1/4" Oak-Charcoal ✓		
Main Hall	Hardwood	N/A	Perlato	Family/Great Room	UP 1 Wickham 3 1/4" Oak-Charcoal ✓		
Powder Room	Corte Milia 13 x 13 Beige	N/A	Perlato	Den/Study	N/A		
Laundry	Corte Milia 13 x 13 Beige	N/A	Perlato	Kitchen *(Waiver)	Tile		
Mstr Ensuite Floor	Corte Milia 13 x 13 Beige	N/A	Perlato	Main Foyer *(Waiver)	Tile		
Mstr Ensuite Shower	Twill 8 x 12 Cocoa	N/A	Perlato	Main Hall	UP 1 Wickham 3 1/4" Oak-Charcoal ✓		
Mstr Ensuite Tub Wall	Corte Milia 13 x 13 Beige	N/A	Perlato	Upper Hall	UP 1 Wickham 3 1/4" Oak-Charcoal ✓		
Mstr Ensuite Tub Deck	Corte Milia 13 x 13 Beige	N/A	Perlato	Master Bedroom	Performa III 6716 Impala ✓		
Master Shower Floor	Cashmere Mosaic 2x2(Peacock)Taupe ✓	N/A	Perlato	Bedroom 2	Performa III 6716 Impala ✓		
Master Bath/Twin Floor	Corte Milia 13 x 13 Beige ✓	N/A	Perlato	Bedroom 3	Performa III 6716 Impala ✓		
Master Bath/Twin Wall	Corte Milia 8 x 10 Casablanca ✓	YES	Perlato	Bedroom 4	Performa III 6716 Impala ✓		
Master Bath/Twin Shower	Corte Milia 8 x 10 Casablanca	N/A	Perlato	Carpet Underpad	UP1 1/2" Super Regency		
2nd Ensuite Floor	Corte Milia 13 x 13 Beige	N/A	Perlato	Basement Foyer	N/A		
2nd Ensuite Wall	Corte Milia 8 x 10 Casablanca	N/A	Perlato	Other	N/A		
2nd Ensuite Shower	Corte Milia 8 x 10 Casablanca	YES	Perlato	STAIRS, RAILING & PICKETS			
2nd Shower Floor	Bone 2 x2	N/A	N/A	Main Flr. to 2nd Flr. Stair Finish/Stain:	Stain to match-Charcoal ✓		
Other	N/A	N/A	N/A	Main Flr. to 2nd Flr. Railing Details:	STD ✓		
FIREPLACE				Main to Basement Railing Details: STD			
Location	Family Room/Dining Room ✓	Mantle	NF 23 ✓				
Insert & 4 PC Surround	STD with No surround ✓	Hearth	N/A ✓	White Paint Req'd			
PAINT				NO	Where to Paint	NO	
Kitchen/Breakfast	Warm Grey 22			NOTES			
Living Room	Warm Grey 22						
Dining Room	Warm Grey 22						
Family/Great room	Warm Grey 22						
Den/Study	Warm Grey 22						
Main/Upper Hall	Warm Grey 22						
Master Bedroom	Warm Grey 22						
Bedroom 2	Warm Grey 22						
Bedroom 3	Warm Grey 22						
Bedroom 4	Warm Grey 22						
Ensuite	Warm Grey 22						
Master /Twin	Warm Grey 22			DISCLAIMER			
2nd Ensuite	Warm Grey 22			INITIALS			
3rd Ensuite	Warm Grey 22			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			
Laundry	Warm Grey 22			Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			
Powder Room	Warm Grey 22			Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE: Brooklin Forest LOT: 116				2013			
PURCHASER(S): Faridoun Niroobakhsh				24. June.			
HOME #:	1513, oakburn 9055092914			Purchaser Signature			
CELL #:	647 884 2319			Date			
EMAIL:	faridoun@ yahoo.com			Purchaser Signature			
MODEL:	Maxwell 50-3 ELEV: C			Date			
WOB/LOB:				Decor Consultant Signature			
 * ITS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY DESCREPANCIES ON SKETCHES, PES AND/OR COLOUR CHART				Vendor Signature			
				Date			



Project Number 09014		Issued 1 NOV-12-12		AD	
Project ZANCOR HOMES		Scale 1/8" = 1'-0"		Client ZANCOR HOMES	
Model 50-03		Area (s.f.) C-3127 SF		Lot Coverage (max) S.F.	
Lot 116		Page 2 OF 7			



ZANCOR
HOMES

WAIVER FOR STAINING OF STAIRS

Purchaser is aware that the hardwood flooring is a pre-finished product. It is finished in a factory, in a controlled environment and that the stairs in the home are finished on site. The Purchaser understands and accepts that although the Vendor will do their best to match the finish between the floors and the stairs, it is not possible to have an identical match, and that there MAY be shade differences between the two products.

I/We understand and fully accept the Terms as outlined by the Vendor, and authorize the Vendor to proceed as required.

Purchaser Signature: _____

F. C. Caballero

Date: _____

24 June 2013

Purchaser Signature: _____

J. Girouard

Date: _____

24 June 2013

Site: _____

Brooklin Forest

Lot Number: _____

116



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 $\frac{3}{4}$ " countertop weighs approximately 15 lbs., and a 1 $\frac{3}{4}$ " 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: 24 June 2013

Purchaser Signature: 

Date: 24 June 2013

Site: Brooklin Forest

Lot Number: 116

June 24/13
Lot 116

STANDARD MOULDING

