



ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 61 Model Type & Elevation : BAYBERRY 40-02 ELEV. C Purchasers Names : JODEY & ADAM SKITCH		
		Date	Note
Included	Rough-in for 3 Piece in basement		Bonus Package
Included	3 piece stainless steel kitchen appliances **Chimney Hood Fan with white top loading washer and dryer		Bonus Package
Included	Natural finish laminate flooring on main floor in non tiles areas as per plan		Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	Carpet Grade Stairs with Oak pickets		Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
1/	7 EXTERIOR POTLIGHTS ON SEP SWITCH	5-May-16	STRUCTURALS
2/	MASTER ENSUITE - CAPPED OUTLET ON CEILING ABOVE TUB ON SEP SWITCH	5-May-16	STRUCTURALS
3/	ELECTRICAL - (6) SIX LED POTLIGHT IN GREAT ROOM ON SEPARATE SWITCH	13-Nov-16	COLOURS
4/	ELECTRICAL - (6) SIX LED POTLIGHT IN KITCHEN & BREAKFAST AREA ON SEPARATE SWITCH ON SAME SWITCH DELETE STD LIGHT IN BREAKFAST AREA	13-Nov-16	COLOURS
5/	ELECTRICAL (1) ONE LED POTLIGHT ABOVE KITCHEN SINK ON SEPARATE SWITCH	13-Nov-16	COLOURS
6/	ELECTRICAL - SHIFT STD LIGHT IN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND	13-Nov-16	COLOURS
7/	ELECTRICAL (2) TWO CAPPED LIGHTS ABOVE KITCHEN ISLAND ON SAME SWITCH SPACED EVELY WITH STD LIGHT	13-Nov-16	COLOURS
8/	ELECTRICAL (3) THREE LED POTLIGHTS IN MAIN FLOOR HALLWAY ON SAME SWITCH DELETE STD LIGHT	13-Nov-16	COLOURS
9/	ELECTRICAL - GREAT ROOM ADD 1 PLUG APPROX 60" FROM FLOOR	13-Nov-16	COLOURS
10/	ELECTRICAL - MASTER BEDROOM ADD 1 PLUG APPROX 60" FROM FLOOR	13-Nov-16	COLOURS
11/	ELECTRICAL - MEDIA ROOM ADD 1 PLUG APPROX 60" FROM FLOOR	13-Nov-16	COLOURS
12/	UPGRADE MAIN FLOOR LAMINATE TO STAIN INCLUDES STAIN STAIRS (THREADS & RISERS CARPET)	13-Nov-16	COLOURS
13/	UPGRADE TO LAMINATE FLOORING IN KITCHEN/BREAKFAST AREA IN LIEU OF STD	13-Nov-16	COLOURS
14/	CABINETS - ADD VANITY BANK OF DRAWERS IN MASTER ENSUITE IN BETWEEN 2 SINKS	13-Nov-16	COLOURS
15/	RAILING - UPGRADE #1 SQUARE WOOD PICKETS 1-5/16"	13-Nov-16	COLOURS
16/	KITCHEN - ADD WOOD VALANCE (NO ELECTRICAL)	13-Nov-16	COLOURS
17/	KITCHEN - ADD DEEP UPPER OVER FRIDGE WITH SIDE PANEL	13-Nov-16	COLOURS
18/	KITCHEN - ADD BROOM CLOSET IN LIEU OF UPPERS AND LOWERS 24" DEEP	13-Nov-16	COLOURS
19/	KITCHEN - ADD CROWN MOULDING ABOVE KITCHEN CABINET UPPERS	13-Nov-16	COLOURS

COLOURS
NOV 25 2016

1 OF 2

ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 61 Model Type & Elevation : BAYBERRY 40-02 ELEV. C Purchasers Names : JODEY & ADAM SKITCH		
		Date	Note
20/	KITCHEN - ADD 1 SET OF POT AND PAN DRAWERS	13-Nov-16	COLOURS
21/	KITCHEN - UPGRADE 1 CABINETS	25-Nov-16	COLOURS
22/	DELETE CERAMIC ACCESSORIES AS PER COLOUR CHART	25-Nov-16	COLOURS

ZANCOR HOMES COLOUR CHART

NOV 25/16
(revised)

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	SHAKER MDF ALMOND	K 1100 C	MADURA PEARL 4922K-52		
Master Ensuite	CONT SLAB MDF STONE GREY	K 1100 C	CARRERA BIANCO	666-46	
Main	CONT SLAB MDF STONE GREY	K 1100 C	CARRERA BIANCO	666-46	
Powder Room	NA		AS		
Laundry	NA				
TILES					
Kitchen Floor	NA	LAMINATE	INSERTS	THRESHOLDS	
Breakfast Floor	NA	LAMINATE			
Kitchen Bk.Splash	NA	LAMINATE			
Main Foyer/Cloak Room	GRECO IVORY 13 X 13				
Main Hall	NA				
Powder Room	GRECO IVORY 13 X 13				
Laundry	GRECO IVORY 13 X 13				
Mud Room	GRECO IVORY 13 X 13				
Basement Foyer	NA				
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13				
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10	NA	BC		
Master Shower Floor	2 X 2 WHITE				
Master Shower Jamb	BIANCA CARRERA				
Main Bath Floor	NEW ALBION GREY 13 X 13				
Main Bath Tub Wall	NEW ALBION GREY 8 X 10	NA			
HARDWOOD / CARPET/LAMINATE					
Living Room	NA				
Dining Room	NA				
Family/Great Room	LEXINGTON ROCKINGHAM OAK TL- 21015				
Den/Study	NA				
Kitchen *(Waiver)	LEXINGTON ROCKINGHAM OAK TL- 21015				
Main Foyer *(Waiver)	NA				
Main Hall By Stairs	LEXINGTON ROCKINGHAM OAK TL- 21015				
Upper Hall	PERFORMA 111 PEARL WHITE # 4576				
Master Bedroom	PERFORMA 111 PEARL WHITE # 4576				
Bedroom 2	PERFORMA 111 PEARL WHITE # 4576				
Bedroom 3	PERFORMA 111 PEARL WHITE # 4576				
Media Room	PERFORMA 111 PEARL WHITE # 4576				
Carpet Underpad	STANDARD				
Basement Foyer	NA				
Other					
FIREPLACES					
LOCATION	NA	MANTLE	NA		
INSERT & SURROUND	NA	HEARTH	NA		
MIRRORS & ACCESSORIES					
Mirrors	STANDARD	Crown Moulding	NA		
Bathroom Accessories	DELETE ALL	Location	NA		
Purchaser has reviewed the colour chart					
LOT / SITE					
ANGUS SOUTH LOT 61					
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.					
** PAGE 1 OF 2 **			Purchaser Initial	Vendor	

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STAIRS, RAILING & PICKETS & STAIR STAIN

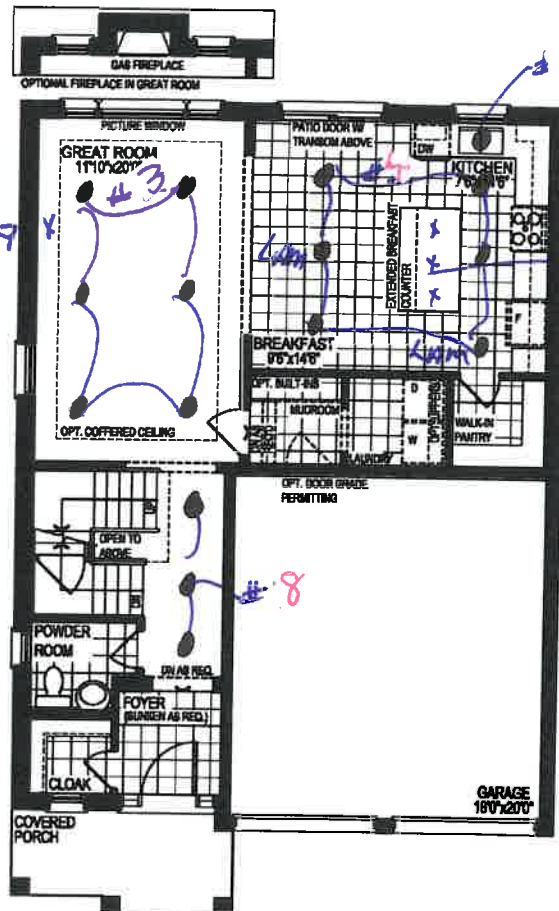
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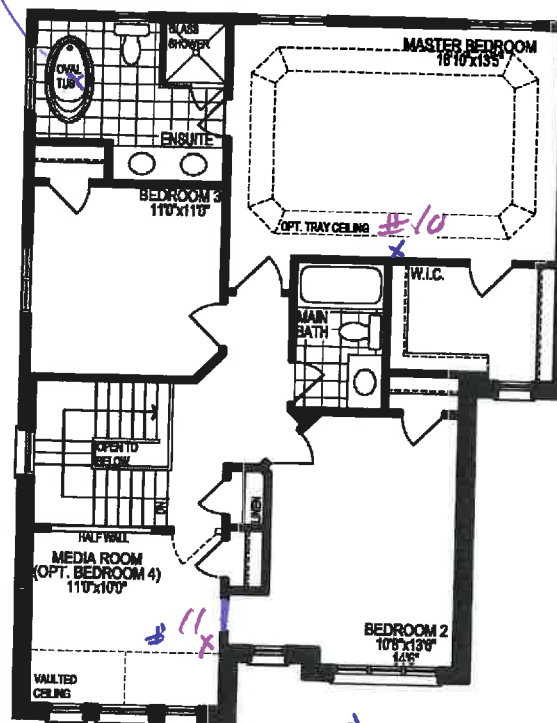
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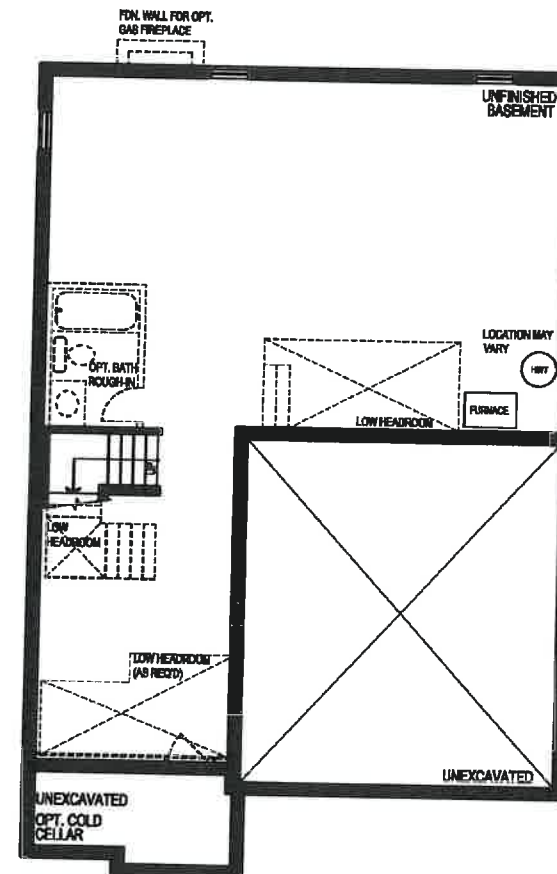
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GROUND FLOOR PLAN, EL. 'A'



SECOND FLOOR PLAN, EL. 'A'



BASEMENT PLAN, EL. 'A'

THE BAYBERRY

[Unit 4002]

2050 sq. ft.	2035 sq. ft.	2030 sq. ft.
Elev. A	Elev. B	Elev. C

Prices and specifications are subject to change without notice. Tile patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage man door entries due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Room dimensions may change with style chosen. See Sales representative for Style B and/or C. All renderings are artist's concept. E & O.E [4002]

NOV 03 2016



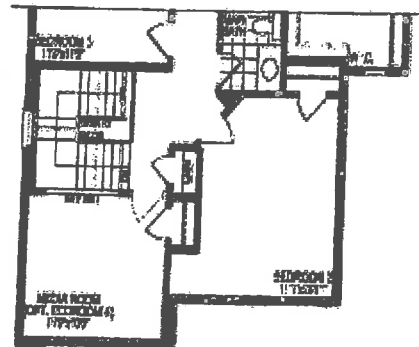
Pot light's

Angus South.

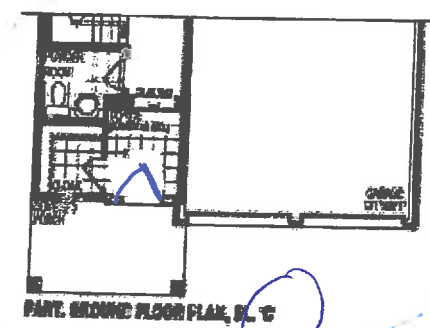
SCHEDULE "B"
FLOOR PLAN

0627/16

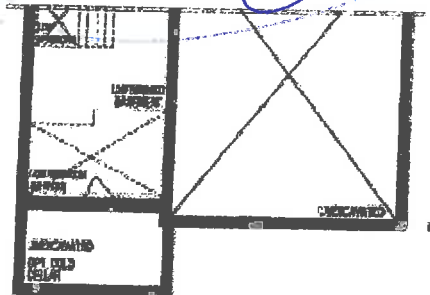
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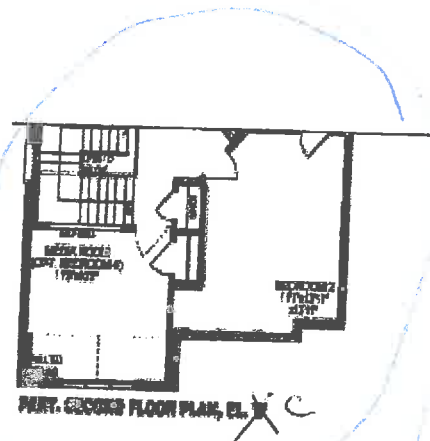
PART. SECOND FLOOR PLAN, EL. 'C'



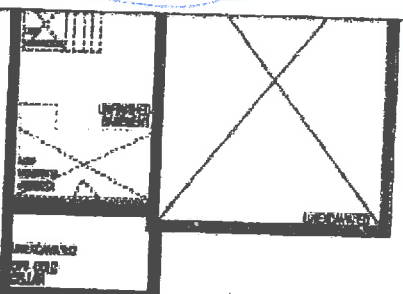
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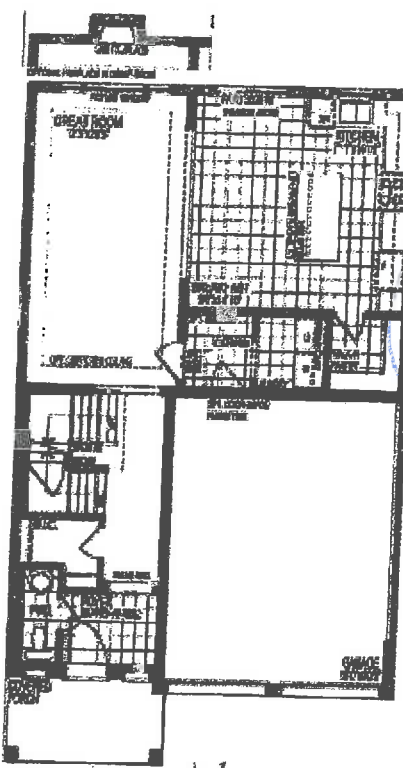
PART. BASEMENT PLAN, EL. 'C'



PART. SECOND FLOOR PLAN, EL. 'C'



PART. BASEMENT PLAN, EL. 'C'



GROUND FLOOR PLAN, EL. 'C'

THE BAYBERRY

(Unit: 4002)

2050 sq. ft. Elev. A	2035 sq. ft. Elev. B	2030 sq. ft. Elev. C
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Prices and specifications are subject to change without notice. The values may vary. Window sizes and locations may vary. Location of furnace and water tank are approximate. Seps may be required at front entrance, rear entrance and garage entry door entrance due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Room dimensions may change with slight closure. See Sales representatives for Style B number C. All renderings are artist's concept. E & C.E. (4002)

Angus South.



Vendor's Initials

JS

Purchaser's Initials

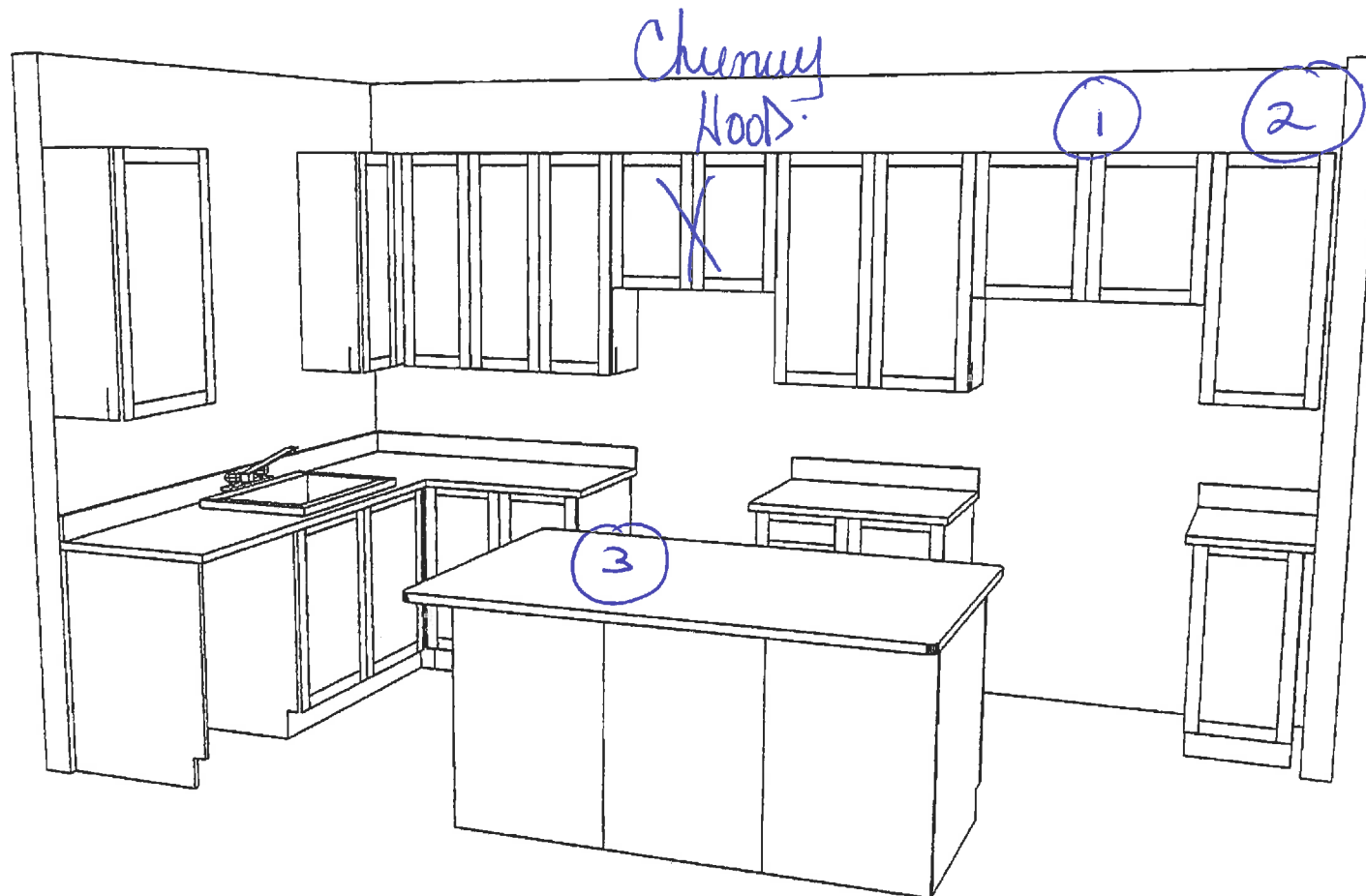
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Purchaser's Initials



20661
0827/16

4002



- ① Deep uplu over
Fridge Side Panel
- ② Broom closet.
- ③ Pot + Pan Drawer

x Crown mold
x Lt valance
(noelodice)

BS

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

61 Angus South

DATE:

08/27/16

SITING:

☐

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

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

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 _____

Date _____

Purchaser Signature _____

Date _____

INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD 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 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 FLOORING: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, 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 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 August South

LOT 61

DATE Oct 27/16