


ANGUS


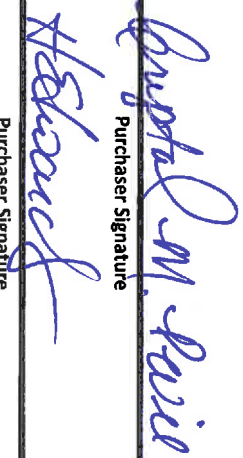


Item #	Construction Details ANGUS SOUTH: LOT 62 Model Type & Elevation : BAYBERRY 40-02 ELEV. A Purchasers Names : HUBERT EDWARDS & CRYSTAL PEVIE		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	<i>3 piece stainless steel kitchen appliances **Chimney Hood Fan with white top loading washer and dryer</i>		Bonus Package
Included	<i>Natural finish laminate flooring on main floor in non tiles areas as per plan</i>		Bonus Package
Included	<i>9' main floor ceilings, 8 ft ceilings on second and basement</i>		Bonus Package
Included	<i>Carpet Grade Stairs with Oak pickets</i>		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
1/	GARAGE MAN DOOR FROM GARAGE INTO LAUNDRY, GRADE PERMITTING	22-Jul-16	STRUCTURALS
2/	KITCHEN - UPGRADE 1 CABINETS	29-Oct-16	COLOURS
3/	MASTER ENSUITE - BANK OF DRAWERS	29-Oct-16	COLOURS
4/	CARPET - UPGRADE 1 UNDERPAD THROUGHOUT	29-Oct-16	COLOURS
5/	CARPET - UPGRADE 1 TO 2ND FLOOR AND STAIRS	29-Oct-16	COLOURS
6/	HARDWOOD - UPGRADE 2 IN GREAT ROOM AND MAIN HALL ***INCLUDES STAIN TO STAIRS	29-Oct-16	COLOURS
7/	MAIN BATH - UPGRADE 1 CABINETS	29-Oct-16	COLOURS
8/	DELETE ALL MIRRORS AS PER COLOUR CHART	29-Oct-16	COLOURS
9/	DELETE ALL CERAMIC ACCESSORIES AS PER COLOUR CHART	29-Oct-16	COLOURS

STRUCTURALS
AND COLOURS
12/20/2016

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER MDF WHITE (1)	K 1100 A1 ✓	ARGENTO ROMANO 6697-46	✓		
Island	SHAKER MDF WHITE (1)	K 1100 A1 ✓	ARGENTO ROMANO 6697-46	✓		
Master Ensuite	SHAKER OAK ESPRESSO	K 200 BC ✓	ELEMENTAL CONCRETE 8890-58			
Main	CAMBRIDE MDF WHITE (1)	K 300 B ✓	BRAZILIAN BR GRANITE 6222-58			
Twin	NA					
Powder Room	NA		NA			
Laundry	NA		NA			
TILES						
			INSERTS	THRESHOLDS		
Main Foyer	CINQ BLACK 13 X 13	✓				
Basement Foyer	NA					
Powder Room	CINQ BLACK 13 X 13	✓				
Mud Room	CINQ BLACK 13 X 13	✓				
Main Hall	NA					
Kitchen Floor	CINQ BLACK 13 X 13	✓				
Breakfast Floor	CINQ BLACK 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	CINQ BLACK 13 X 13	✓				
Mstr Ensuite Floor	GRECO CINZA 13 X 13	✓		PER ROY		
Mstr Ensuite Shower	MELINA ICE 8 X 10	✓	NA			
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	BIANCA CARRERA	✓				
Main Bath Floor	GRECO IVORY 13 X 13	✓		PER ROY		
Main Bath Tub Wall	MELINA IVORY 8 X 10	✓				
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	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 OAK ANTIQUE BROWN 3 1/4"	UPGRADE #2		✓		
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall By Stairs	VINTAGE SOLID SAWN OAK ANTIQUE BROWN 3 1/4"	UPGRADE #2		✓		
Upper Hall	PAPILIO WALLABY CREAM # 17193	UPGRADE #1		✓		
Master Bedroom	PAPILIO WALLABY CREAM # 17193	UPGRADE #1		✓		
Bedroom 2	PAPILIO WALLABY CREAM # 17193	UPGRADE #1		✓		
Bedroom 3	PAPILIO WALLABY CREAM # 17193	UPGRADE #1		✓		
Media Room	PAPILIO WALLABY CREAM # 17193	UPGRADE #1		✓		
Carpet Underpad		UPGRADE #1				
TREADS & RISERS STAIRS	PAPILIO WALLABY CREAM # 17193	UPGRADE #1		✓		
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE		NA
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	DELETE ALL	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL	Location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				ANGUS SOUTH		
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.				LOT 62		
** PAGE 1 OF 2 **				Purchaser Initial	Vendor	

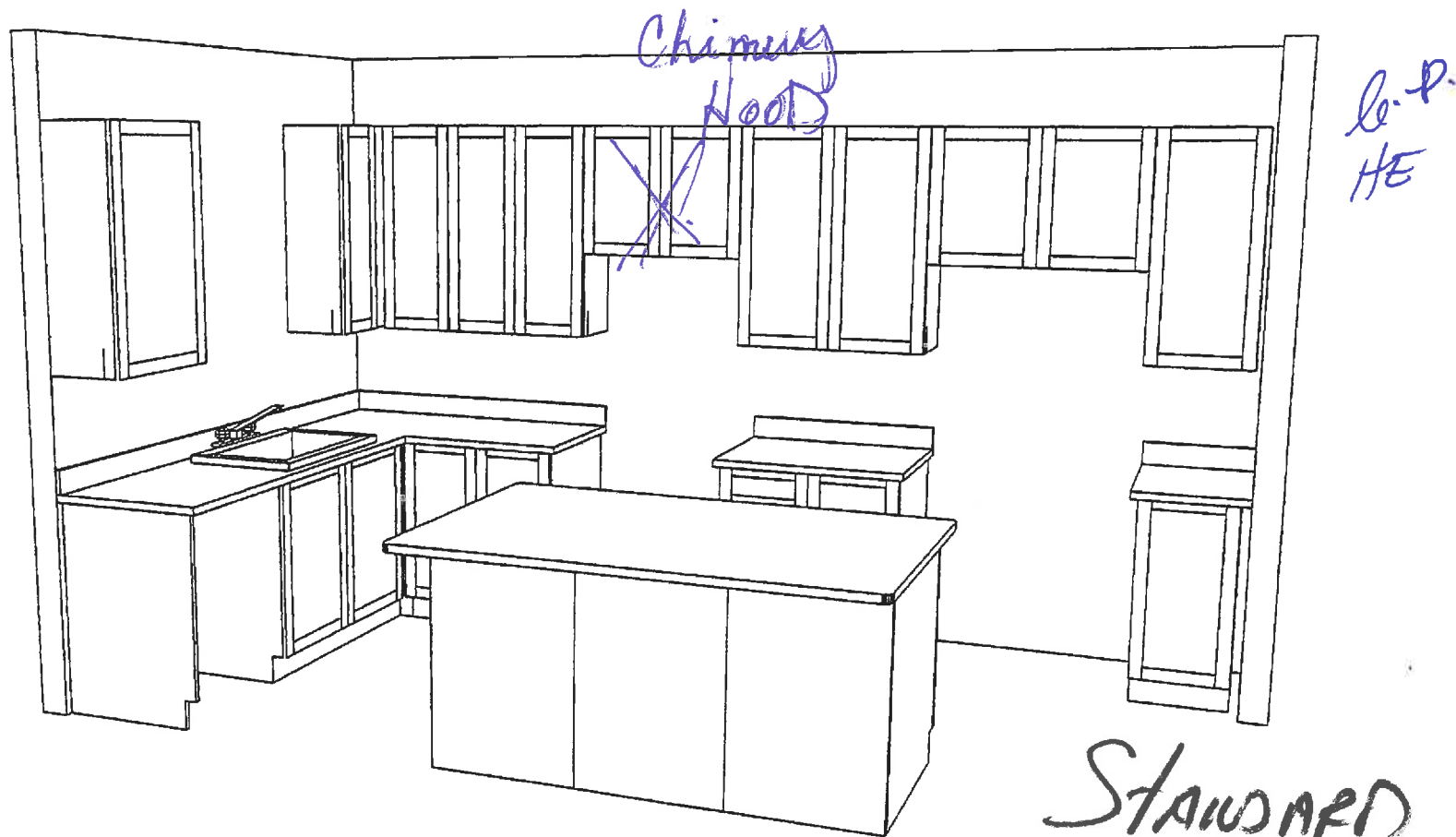
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN ANTIQUE BROWN/TREADS & RISERS CARPET							
White Paint Req'd		NA							
Main to 2nd Railing Details:		1 5/16" TURNED OAK PICKETS 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS							
Main to Top of Basement Door Railing Details:		1 5/16" TURNED OAK PICKETS 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS							
TRIM									
Casing/Baseboards		STANDARD				STANDARD			
Interior Doors		STANDARD				STANDARD			
Interior Door Hardware		STANDARD				STANDARD			
Exterior Door Hardware		STANDARD				STANDARD			
PAINT									
Kitchen/Breakfast		WARM GREY		Master Beds		WARM GREY			
Living Room		NA		Bedroom 2		WARM GREY			
Dining Room		NA		Bedroom 3		WARM GREY			
Family/Great room		WARM GREY		MEDIA ROOM		WARM GREY			
Den/Study		NA		Master Ens.		WARM GREY			
Main/Upper Hall		WARM GREY		Main		WARM GREY			
Laundry		WARM GREY		Twin		NA			
Powder Room		WARM GREY		Basement		NA			
PLUMBING- UPGRADES TO BE DETAILED ON PES									
Kitchen		FIXTURES STANDARD		FAUCETS STANDARD		NOTES			
Powder Room		STANDARD		STANDARD					
Master Ensuite		STANDARD		STANDARD					
Main/Twin		STANDARD		STANDARD					
2nd Ensuite		NA							
BASEMENT		NA							
Other									
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'				YES / NO Package Name:					
GAS LINE BBQ		UPG (SEE PES) STANDARD		DECLINED		NOTES			
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.									
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.									
SITE: ANGUS SOUTH		40-02-A BAYBERRY		LOT: 62					
PURCHASER(S):		Hubert Edwards		Crystal Pevie					
HOME #/CELL #		416-991 3314							
EMAIL:									
DÉCOR NOTES									
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 2 OF 2 ***									
				Date		Date		Date	
				Vendor Signature				Date	

0629/16

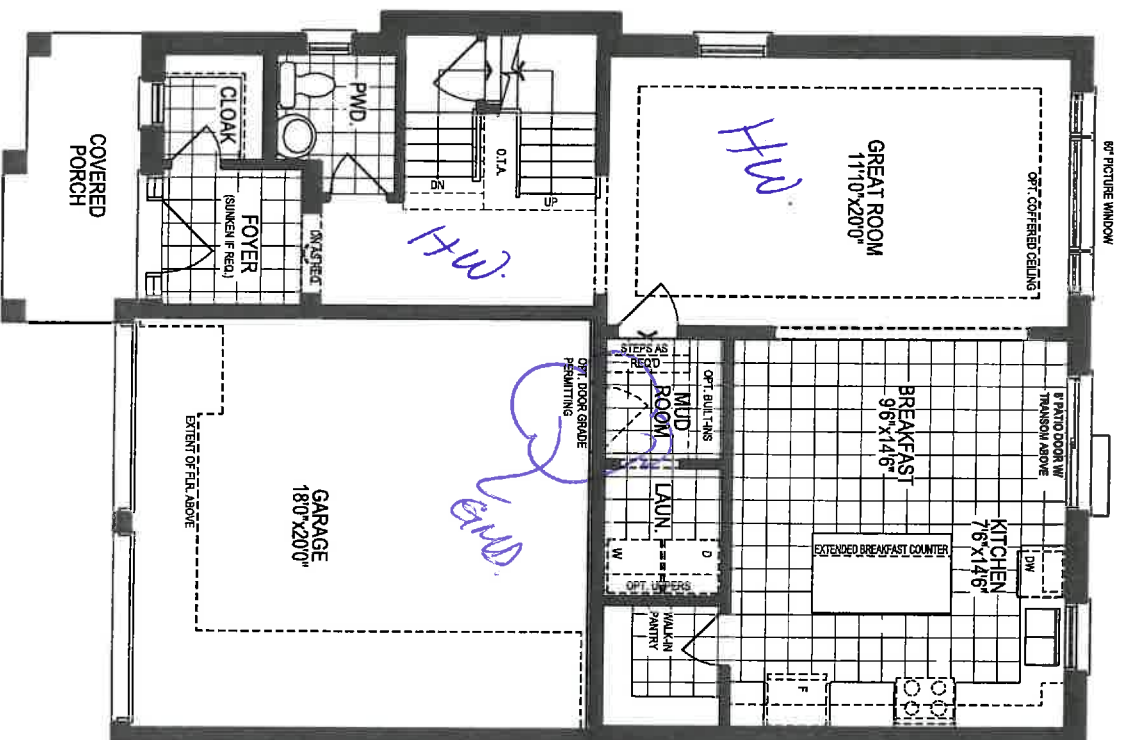
4002

Lot 62



STANDARD
Kitchen

'BAYBERRY' - UNIT 4002A CORNER UPGRADE
2069 sq. ft.



GROUND FLOOR PLAN 'A' - CORNER UPGRADE



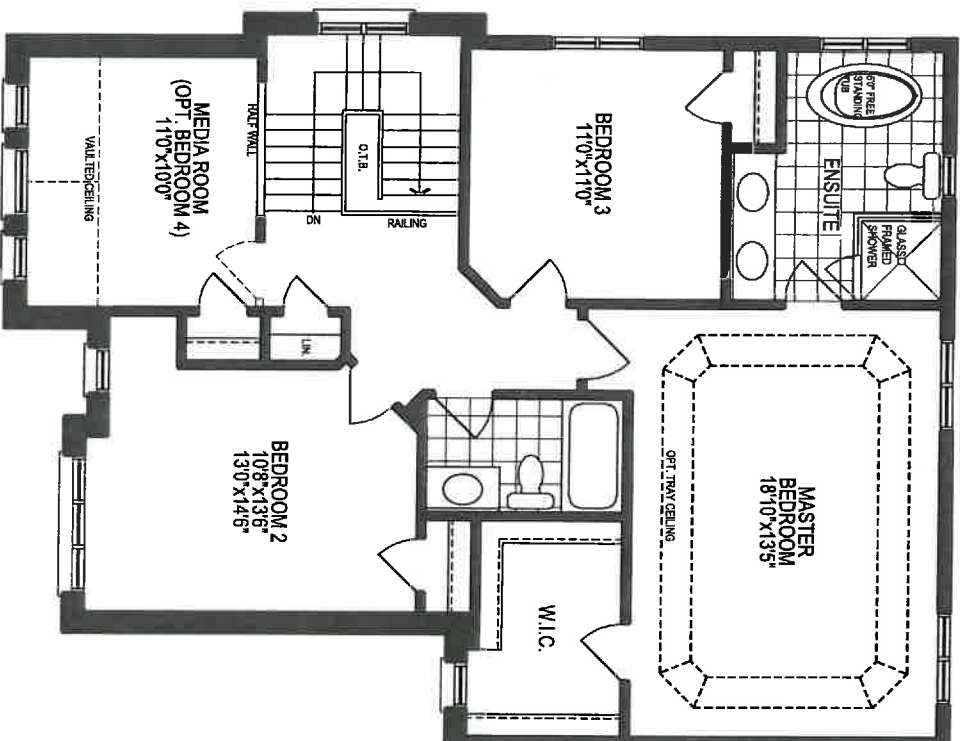
1 of 5

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TREC Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Railings on front porch only where required by O.B.C. All images are artist concept only. E & O.E.

'BAYBERRY' - UNIT 4002A CORNER UPGRADE

2069 sq. ft.



SECOND FLOOR PLAN 'A' - CORNER UPGRADE

Handwritten: 602 South 4th

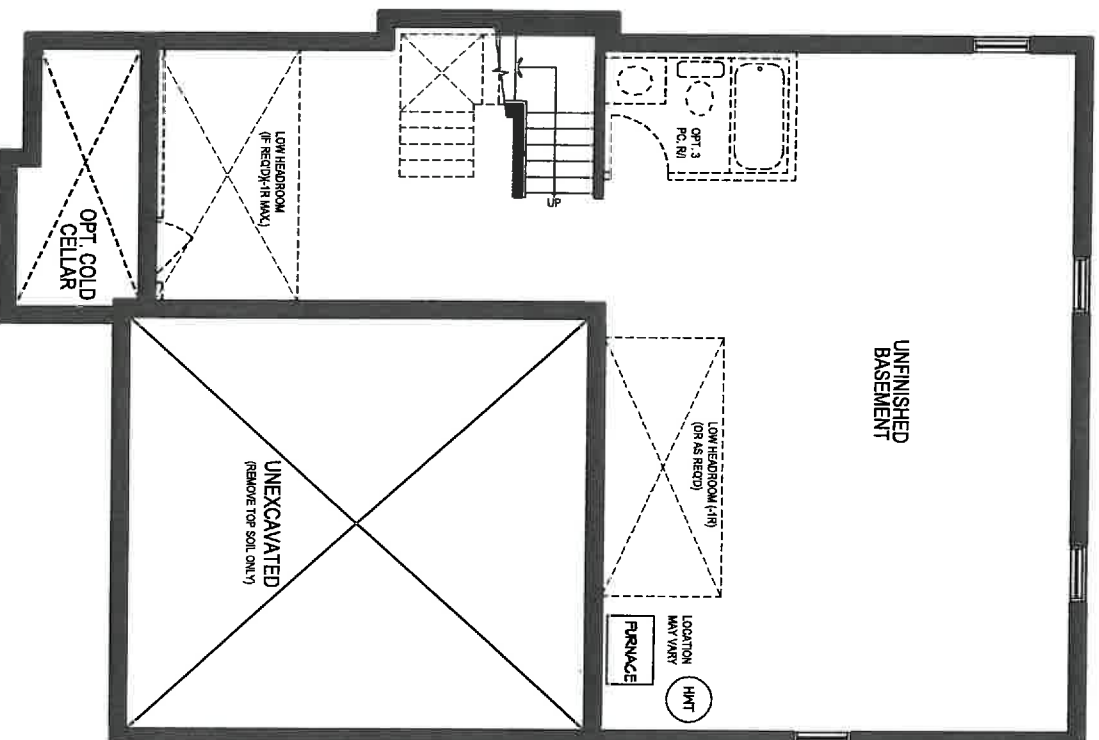
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HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

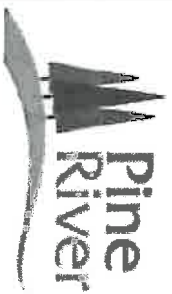
The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Readings on front porch only where required by O.B.C. All images are artist concept only. E & O.E.

'BAYBERRY' - UNIT 4002A CORNER UPGRADE
2069 sq. ft.



BASEMENT PLAN 'A' - CORNER UPGRADE

Hot 622 Angus Street



307-5

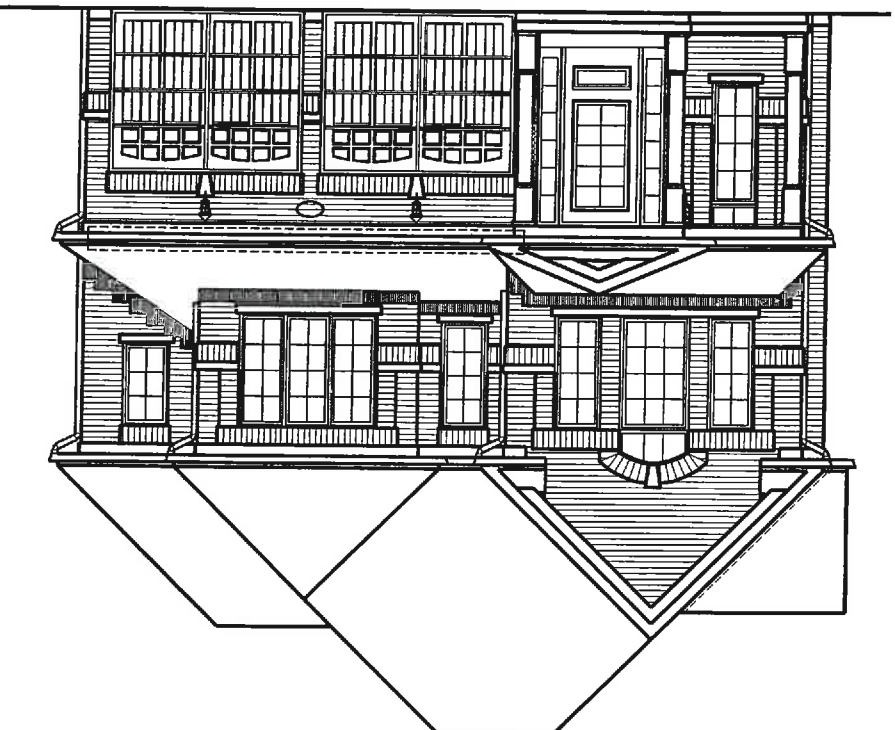
HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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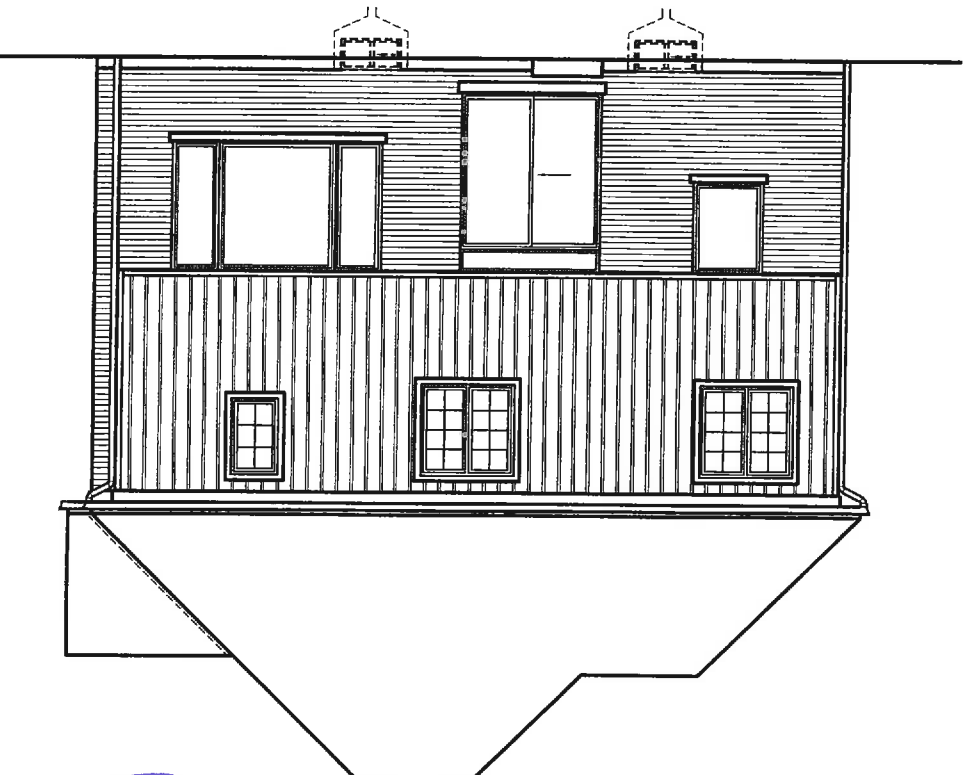
'BAYBERRY' - UNIT 4002A CORNER UPGRADE

2069 sq. ft.

FRONT ELEVATION 'A' - CORNER UPGRADE



REAR ELEVATION 'A' - CORNER UPGRADE



102 South

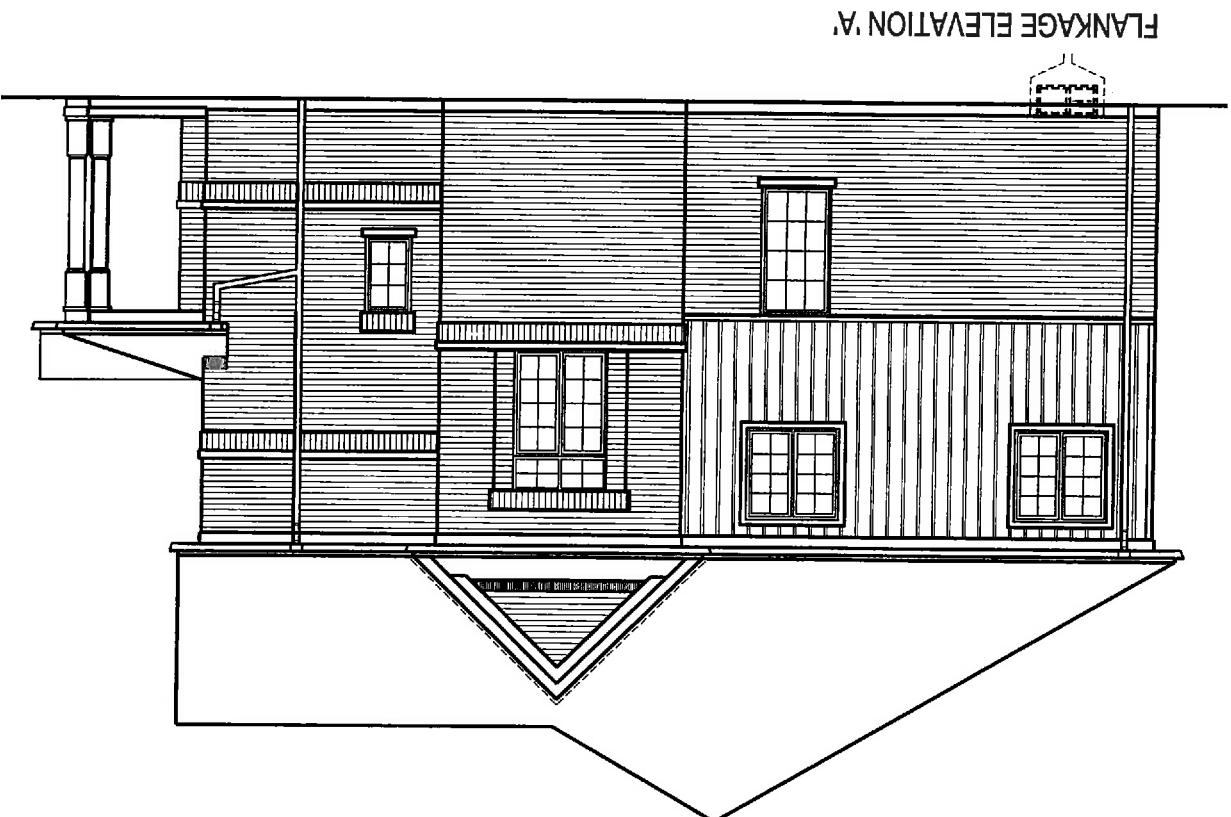
4075



The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Railings on front porch only where required by O.B.C. All images are artist concept only. E & O.E.

'BAYBERRY' - UNIT 4002A CORNER UPGRADE

2069 sq. ft.



for Owner's

5 of 5



The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the IABON Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Railings on front porch only where required by O.B.C. All images are artist concept only. E & O.E.



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

62 Angus St

DATE:

08/29/16

SITING:

☐

Standard

☐

Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ AMPS

☐ AMPS

☐ AMPS

☒ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☐ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

REFRIGERATOR

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

HE Q.P

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

HE Q.P

NOTE: It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications after closing.

HE Q.P

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.

HE Q.P

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

Supriya. Patel

Date

08/29/16

Purchaser Signature

Shankar

Date

08/29/16

ZANCOR
HOMES

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 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 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 Angus East

LOT 62

DATE Feb 29 / 15