

ANGUS



KB	
Date	Note
	Bonus Package
-	Bonus Package
	Bonus Package
	Bonus Package
	Bonus Package
	Bonus Package
	Bonus Package
19-Dec-16	ELECTRICAL
19-Dec-16	ELECTRICAL
19-Dec-16	ELECTRICAL
20-Oct-16	STR & COLOURS
20-Oct-16	STR & COLOURS
20-Oct-16	STR & COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	KINGSTON OAK OLD WALNUT ✓	K800BC	IVORY KASHMERE 6226-46 ✓	
Master Ensuite	300 SERIES PVC CHOCOLATE BROWN ✓	K1100 C ✓	CREMA MARFIL 4927-38 ✓	
Main Bath	TERRA OAK MAYFLOWER BROWN STAIN ✓	K300 BC ✓	MESA SAND 4579K-07 ✓	
Powder	NA			
Laundry	NA			
TILES				
Kitchen Floor	TOSCANA CARMEL 13 X 13 ✓		INSERTS	THRESHOLDS
Breakfast Floor	TOSCANA CARMEL 13 X 13 ✓			
Kitchen Bk.Splash	NA			
Main Foyer	TOSCANA CARMEL 13 X 13 ✓			
Main Hall	NA			
Powder Room	TOSCANA CARMEL 13 X 13 ✓			
Laundry	TOSCANA CARMEL 13 X 13 ✓			
Mud Room	TOSCANA CARMEL 13 X 13 ✓			
Basement Foyer	NA			
Mstr Ensuite Floor	SAVANNA BEIGE 13 X 13 ✓			
Mstr Ensuite Shower wall	NEW ALBION BEIGE 8 X 10 ✓	YES		
Master Shower Floor	2 X 2 BONE ✓			
Master Shower Jamb	PERLATO ROYALE ✓			
Main Bath Floor	BEACH BEIGE 13 X 13 ✓			
Main Bath Tub Wall	CORTE MILA CASABLANCA 8 X 10 ✓	YES		
2nd Ensuite Floor	NA			
2nd Ensuite Wall	NA			
2nd Ensuite Shower	NA			
LAMINATE / HARDWOOD / CARPET				
Dining Room	NA			
Great Room	NATURAL STANDARD LAMINATE ✓			
Den/Study	NA			
Kitchen *(Waiver)	NA			
Main Foyer *(Waiver)	NA			
Main Hall at Stairs	NATURAL STANDARD LAMINATE ✓			
Upper Hall	NA			
Master Bedroom	PERFORMA 111 HELEN BEIGE # 3891 ✓			
Bedroom 2	PERFORMA 111 HELEN BEIGE # 3891 ✓			
Bedroom 3	PERFORMA 111 HELEN BEIGE # 3891 ✓			
Bedroom 4	PERFORMA 111 HELEN BEIGE # 3891 ✓			
Stairs	PERFORMA 111 HELEN BEIGE # 3891 ✓			
Carpet Underpad	STANDARD			
Other				
FIREPLACES				
LOCATION	GREAT ROOM	MANTLE	NF 8	
INSERT & SURROUND	CREMA MARFIL	HEARTH	NA	
MIRRORS & ACCESSORIES				
Mirrors	STANDARD ✓	Crown Moulding	NA	
Bathroom Accessories	STANDARD ✓	location	NA	
Purchaser has reviewed the colour chart				
LOT / SITE				
LOT 30 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.				
Purchaser Initial Vendor				

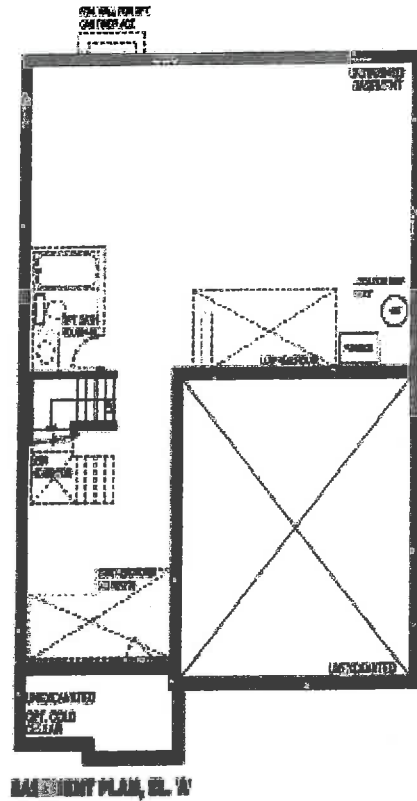
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	NATURAL OAK/CARPET TREADS AND RISERS ✓		
Main to 2nd Railing Details:	(GTB) 1 5/16" TURNED OAK PICKETS 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS	✓	
Main to Basement Railing Details:	NA		
WHITE Paint Req'd & Where:	NA		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	CAMEO WHITE	Master Bedroom	CAMEO WHITE
		Bedroom 2	CAMEO WHITE
Dining Room	CAMEO WHITE	Bedroom 3	CAMEO WHITE
Family/Great room	CAMEO WHITE	Bedroom 4	CAMEO WHITE
Main/Upper Hall	CAMEO WHITE	Main/Twin	CAMEO WHITE
Laundry	CAMEO WHITE	Ensuite	CAMEO WHITE
Powder Room	CAMEO WHITE		
FIXTURES FAUCETS NOTES			
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	STANDARD	
2nd Ensuite	NA		
BASEMENT	NA		
Other			
ZANCOR APPLIANCE REQUIREMENTS			
Appliance Package received in 'Schedule E'			
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE BBQ	STANDARD ✓		
WATERLINE to Fridge	NA		
STOVE 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			
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		INITIALS	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs		S.O.E	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		S.O.E	
SITE:ANGUS SOUTH	40-2-A BAYBERRY LOT: 30 ✓		
PURCHASER(S):	Sinthuja Raviraj	Sathya - R Oct 8/16	
HOME #:		Purchaser Signature	Date
CELL #:	647-454-2013		
EMAIL:		Purchaser Signature	Date
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.		Dekor Consultant Signature Date	
*** PAGE 2 OF 2 ***		Vendor Signature Date	

SCHEDULE "B"

FLOOR PLAN

Lot 30 08/2/16
S.R.

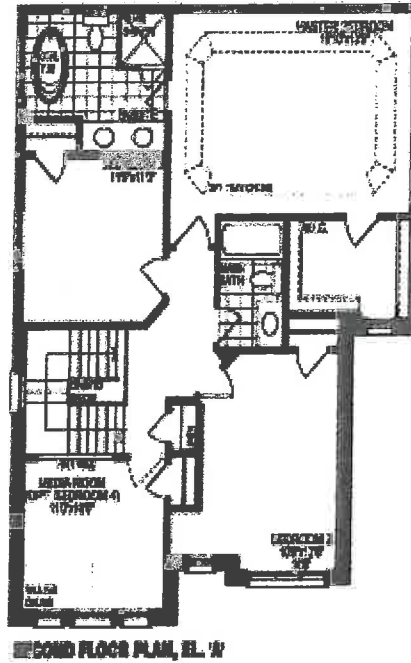


THE BAYBERRY

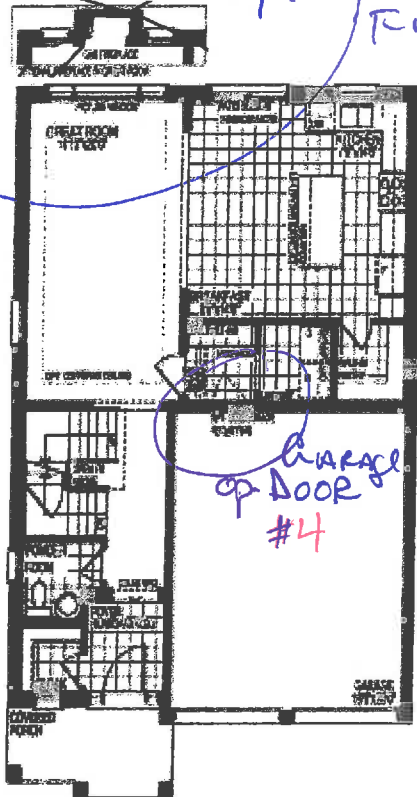
(Unit #002)

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

Prices and specifications are subject to change without notice. This plan may vary. Window sizes and locations may vary. Location of fixtures and water lines are approximate. Steps may be required at front entries, rear entries and garages into 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 Transfer C. All renderings are artist's concept. E & O.E. (4002)



SECOND FLOOR PLAN, EL. 'N'



GROUND FLOOR PLAN, EL. 'N'

ADD #5
Optional
Rizler

Garage
op Door
#4



08/2/2016
S.R.

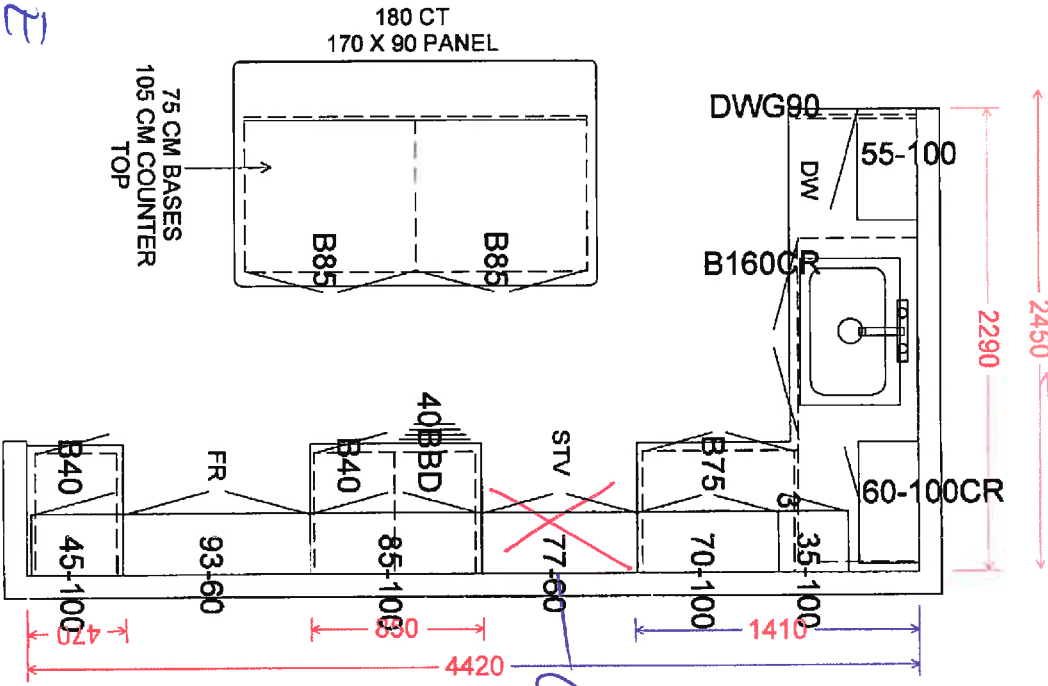
Vendor's Initials

Purchaser's Initials

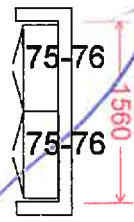
S.R.

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VINCE
Date: 06/18		Revised:	
ZANCOR HOMES		Drawing number:	
ANGUS SOUTH 4002			

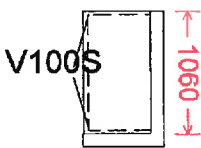
ELEVATION B



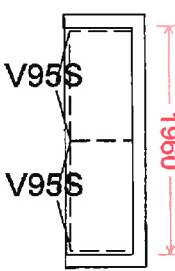
OPT LAUNDRY



MAIN



ENSUITE



UPGRADE
Hardware

S.D.

Standard

Kitchen

20130

06/8/16

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, TARIION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE

Angus Scott

LOT

30

DATE

02/08/16

STANDARD APPLIANCE OPENINGS

The purchaser acknowledges the following standard spaces for kitchen appliances:

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

OTHER _____

Std free standing

UPGRADED APPLIANCE OPENINGS

*Check all that apply - NON-STANDARD APPLIANCE OPTIONS

Chimney Hood

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

36" / 42" Stove (Hood fan width will be the same as per Ontario Building Code)

Gas Stove

Slide-In Stove

Cooktop

~~*(Gas/Electric – Cut-out Charge & Plug Required)~~

Built-In Wall Oven

Hood Fan (may require larger vent, charges will apply – 6" is standard)

8" Vent / 10" Vent

Chimney hoods **CENTRE VENT ABOVE STOVE (clearance space will be left with this appliance will not butt up against cabinetry)

Built-In Microwave with Trim Kit

Built-In Microwave Drawer with Trim Kit

Warming Drawer

OTR – Over The Range Microwave *Plug required

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"

* Applicable charges may apply if required to due to space accommodations

*Note: Refrigerator Door Swing

~~Wine / Bar Fridge (electrical required)~~

Steam Oven / Built-In Coffee makers

~~Cargo Waste Bin systems~~

Front Load Washer & Dryer *(Specs required if installing counter above)

Stackable Washer & Dryer

S.D 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.

S.D 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.

S.D 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 Specifications are to be sent to the Zancor Décor Centre no later than _____

Appliance Specifications received _____

Purchaser Signature *Anthony*

Date *06/21/16*

Purchaser Signature _____

Date _____

PROJECT *Angus South*

LOT *30*