


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 32  Model Type & Elevation : 40-02 BAYBERRY ELEV. B Purchasers Names : GIANCARLO & EMILIA MUIA	 DateNote	
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
<del>Included</del>	<del>3 piece stainless steel kitchen appliances with white top loading washer and dryer</del>	-	Bonus Package
Included	<i>Chimney Hood Fan</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/	KITCHEN - UPGRADE 1 CABINETS	21-Oct-16	STR & COLOURS
2/	GARAGE MAN DOOR INTO MUD ROOM	21-Oct-16	STR & COLOURS
3/	DELETE ALL CERAMIC ACCESSORIES AS PER COLOUR CHART	21-Oct-16	STR & COLOURS
4/	PURCHASER HAS DELETED APPLIANCE PACKAGE IN DEAL - DO NOT SUPPLY OR INSTALL	21-Oct-16	STR & COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	CAMBRIDGE WHITE MDF NIKI 1	K 1100 AC ✓	EBONY FUSION179K-07 ✓		
Master Ensuite	SHAKER OAK ESPRESSO STAIN ✓	K 300 BC ✓	NATURAL CANVAS 7022-58 ✓		
Main	SHAKER OAK ESPRESSO STAIN ✓	K300 BC ✓	NATURAL CANVAS 7022-58 ✓		
Laundry	NA				
TILES					
Kitchen Floor	MELINA IVORY 13 X 13 ✓		INSERTS	THRESHOLDS	
Breakfast Floor	MELINA IVORY 13 X 13 ✓				
Kitchen Bk.Splash	NA				
Main Foyer	MELINA IVORY 13 X 13 ✓				
Main Hall	NA				
Powder Room	MELINA IVORY 13 X 13 ✓				
Laundry	MELINA IVORY 13 X 13 ✓				
Mud Room	MELINA IVORY 13 X 13 ✓				
Basement Foyer	NA				
Mstr Ensuite Floor	KEATON IVORY 13 X 13 ✓				
Mstr Ensuite Shower	KEATON IVORY 8 X 10 ✓		NA ✓		
Master Shower Floor	2 X 2 WHITE ✓				
Master Shower Lamb	PERLATO ROYALE ✓				
Main Bath Floor	KEATON IVORY 13 X 13 ✓				
Main Bath Tub Wall	KEATON IVORY 8 X 10 ✓		NA ✓		
HARDWOOD / CARPET/LAMINATE					
Living Room		NA			
Dining Room		NA			
Family/Great Room		LEXINGTON BUTTERRUM OAK TL-21007 ✓	(1495)		
Den/Study		NA			
Kitchen *(Waiver)		NA			
Main Foyer *(Waiver)		NA			
Main Hall By Stairs		LEXINGTON BUTTERRUM OAK TL-21007 ✓			
Upper Hall		PERFORMA 111 LT CASHMERE # 6383			
Master Bedroom		PERFORMA 111 LT CASHMERE # 6383			
Bedroom 2		PERFORMA 111 LT CASHMERE # 6383	✓		
Bedroom 3		PERFORMA 111 LT CASHMERE # 6383			
Media room		PERFORMA 111 LT CASHMERE # 6383			
Carpet Underpad		STANDARD			
Basement Foyer		NA			
TREADS & RISERS STAIRS		PERFORMA 111 LT CASHMERE # 6383			
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		
***FOR TRADE USE***			LOT 32 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.					
** PAGE 1 OF 2 **		Purchaser Initial	Vendor		

ZANCOR HOMES COLOUR CHART

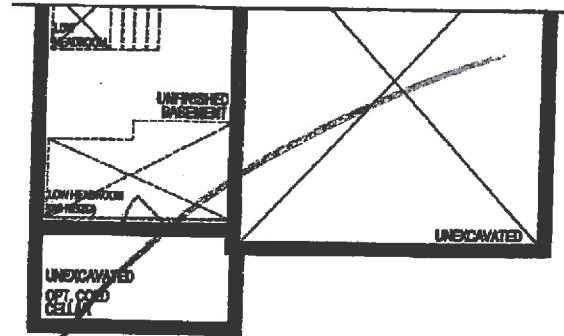
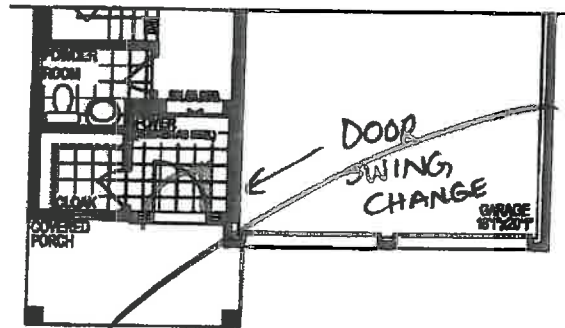
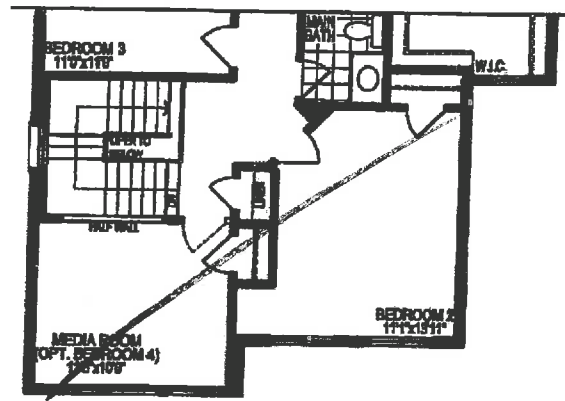
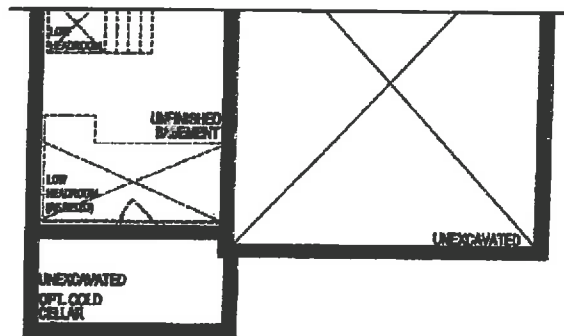
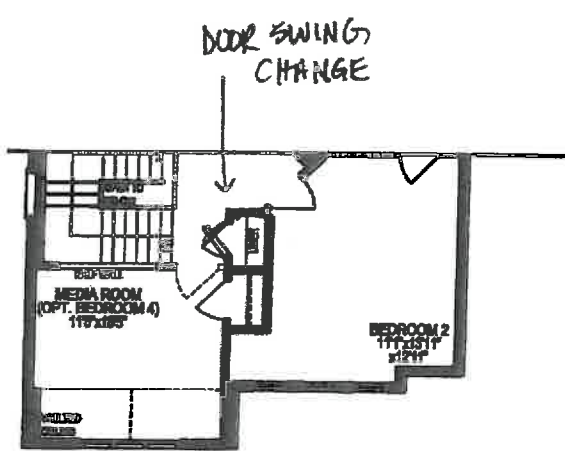
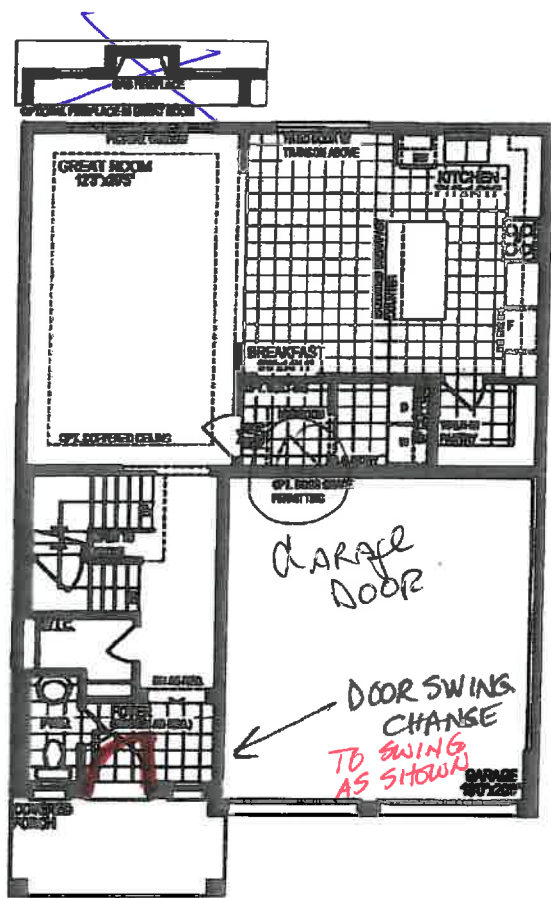
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stair / Species:		NATURAL OAK/ CARPET TREADS & RISERS	
Main to 2nd Railing Details:	1 5/16" TURNED OAK PICKETS 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS		
Main to top of Basement stairs Railing Details:	1 5/16" TURNED OAK PICKETS 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	OSTER WHITE	Master Bedroom	OSTER WHITE
Living Room	NA	Bedroom 2	OSTER WHITE
Dining Room	NA	Bedroom 3	OSTER WHITE
Family/Great room	OSTER WHITE	Media room	OSTER WHITE
Den/Study	NA	Ensuite	OSTER WHITE
Main/Upper Hall	OSTER WHITE	Main/Twin	OSTER WHITE
Laundry	OSTER WHITE	2nd Ensuite	NA
Powder Room	OSTER WHITE	3rd Ensuite	NA
PLUMBING			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	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" STD		
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		GR 22	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		GR 28	
GR 11.			
SITE:ANGUS SOUTH	40-02-B BAYBERRY	LOT: 32	
PURCHASER(S):	Giancarlo Muia Emilia Muia		
HOME #:			
CELL #:	416 768-7848		
EMAIL:			
***FOR TRADE USE***			
Any upgrades in the colour chart must be accompanied with a PES.		Purchaser Signature Date	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		Décor Consultant Signature Date	
*** PAGE 2 OF 2 ***		Vendor Signature Date	



*[Signature]*  
Décor Consultant Signature

NOV 03 2016

21  
NOV 03 2016



Lot 32.  
0621/16

Elev. B.



FRONT  
DOOR

# THE BAYBERRY

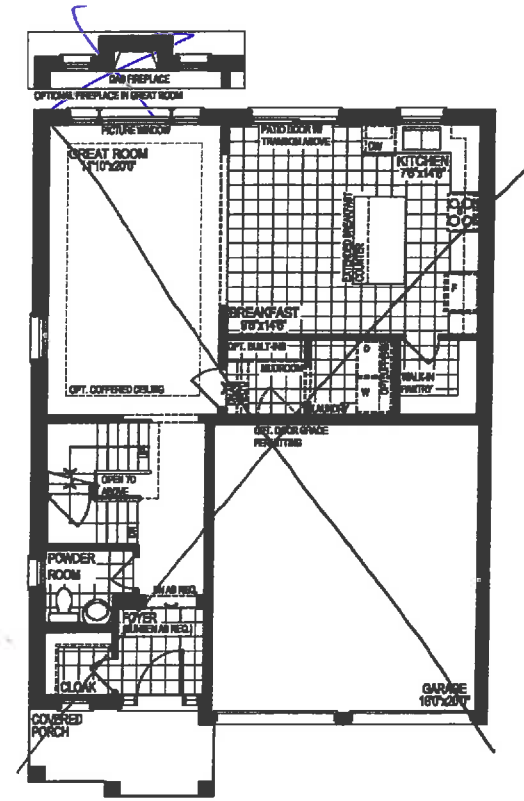
[Unit 4002]

2050 sq. ft. Elev. A	2035 sq. ft. Elev. B	2030 sq. ft. Elev. C
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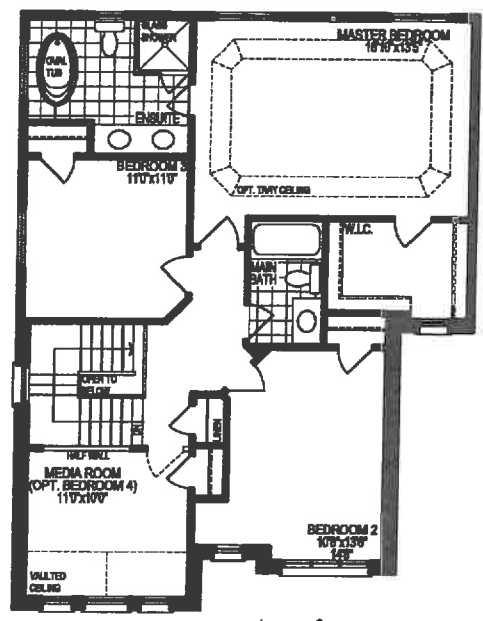
Prices and specifications are subject to change without notice. The patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage man door entries due to grade. Actual useable floor space may 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]



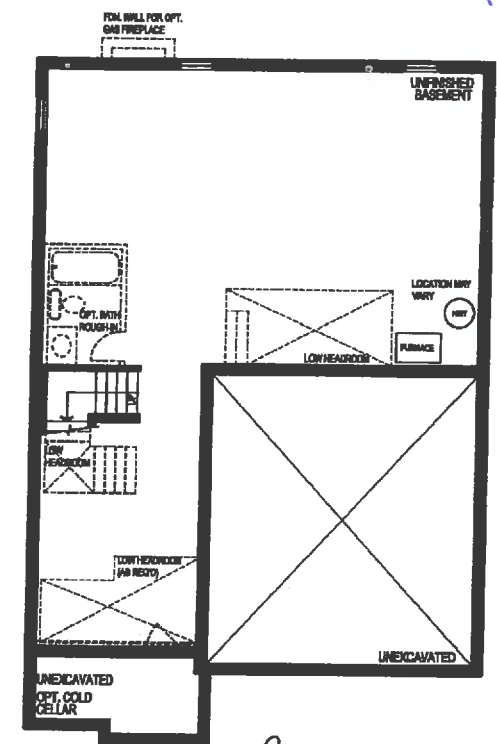
Lot 32  
 per 0621/16



GROUND FLOOR PLAN, EL. 'A'



SECOND FLOOR PLAN, EL. 'X' B.



BASEMENT PLAN, EL. 'X' B.

# THE BAYBERRY

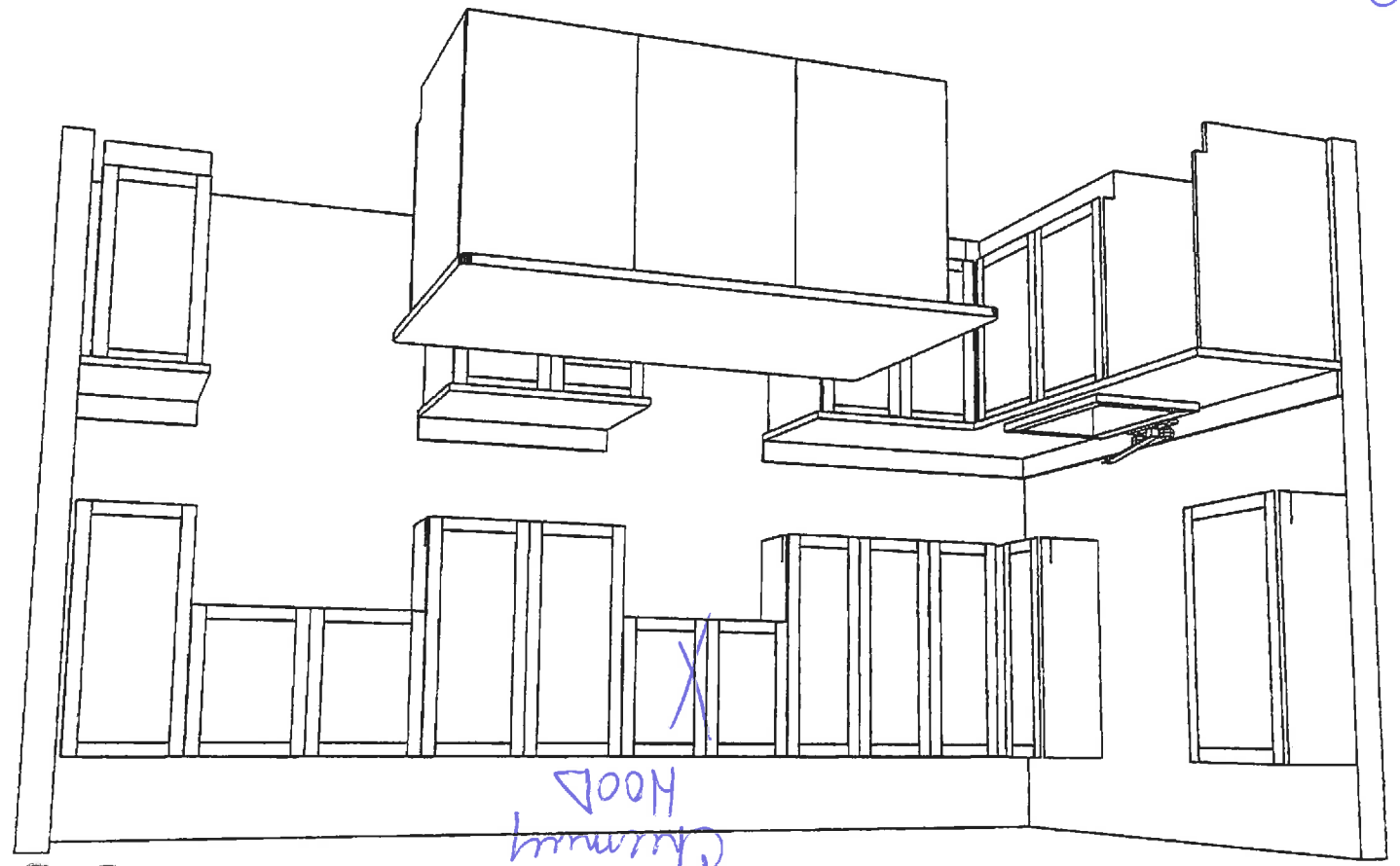
[Unit 4002]

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. 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]



UPGRADE DOOR 5/1/0.



CHIMNEY  
HOOD

STANDARD Kitchen

4002  
L0632  
0621/16

96-  
QU

## 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 \_\_\_\_\_

## UPGRADED APPLIANCE OPENINGS

\*Check all that apply - 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\*\***

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

**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 Specifications are to be sent to the Zancor Décor Centre no later than \_\_\_\_\_

Appliance Specifications received \_\_\_\_\_

Purchaser Signature

*Geoffrey*

Date

*Oct 21/16*

Purchaser Signature

*Geoffrey*

Date

\_\_\_\_\_

PROJECT

*Angus South*

LOT

*32.*

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

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

SITE PAVUS

LOT 32

DATE Feb 21/16