


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 6		
		Date	Note
	Model Type & Elevation : 50-01 EVERGREEN ELEV. A Purchasers Names : RACHID REHOU & VANNIE SETO		
Included	Rough-in for 3 Piece in basement		Bonus Package
Included	3 piece stainless steel kitchen appliances with white top loading washer and dryer		Bonus Package
Included	Chimney Hood Fan		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/	WALK-OUT BASEMENT	20-Oct-16	INCL IN OFFER
2/	FIREPLACE IN GREAT ROOM ON MAIN FLOOR WITH STANDARD MANTLE * BUMP OUT FOUNDATION	20-Oct-16	INCL IN OFFER
3/	COLD CELLAR WITH LIGHT, DOOR AND DRAIN, AS PER PLAN, GRADE PERMITTING	20-Oct-16	INCL IN OFFER
4/	ADD OPT DOOR FROM GARAGE INTO LAUNDRY IF GRADE PERMITS	12-Dec-16	STRUCTURALS/COLOURS
5/	ADD NICHE IN MASTER ENSUITE SHOWER APPROX 12" HIGH X 22" WIDE - BIANCA CARRERA FRAME	12-Dec-16	STRUCTURALS/COLOURS
6/	ADD EXTERIOR BRICK TO THE BOTH SIDES AND THE BACK OF THE HOME - STRUCTURAL ITEM	12-Dec-16	STRUCTURALS/COLOURS
7/	ELECTRICAL - ADD (1) PLUG IN GREAT ROOM ABOVE FIREPLACE - ADD (1) PLUG IN MASTER BEDROOM INSTALL APPROX 70" FROM FLOOR	12-Dec-16	STRUCTURALS/COLOURS
8/	ELECTRICAL - SHIFT STD LIGHT IN COOKING AREA TO BE INSTALLED ABOVE CENTERED ABOVE KITCHEN ISLAND	12-Dec-16	STRUCTURALS/COLOURS
9/	TILES - UPGRADE 1 WALL TILE TO MAIN BATH (NOTE - NO TILE ON THE CEILING)	12-Dec-16	STRUCTURALS/COLOURS
10/	CABINETS - UPGRADE 1 KITCHEN CABINETS	12-Dec-16	STRUCTURALS/COLOURS
11/	CABINETS - UPGRADE 1 MASTER ENSUITE VANITY CABINET	12-Dec-16	STRUCTURALS/COLOURS
12/	CABINETS - ADD 24" DEEP UPPER CABINET ABOVE FRIDGE WITH 2 SIDE PANELS	12-Dec-16	STRUCTURALS/COLOURS
13/	PLUMBING - UPGRADE KITCHEN SINK TOPMOUNT SINGLE MODEL BLANCO ESSENTIALS #401101	12-Dec-16	STRUCTURALS/COLOURS
14/	PLUMBING - ADD WATER LINE TO FRIDGE	10-Jan-17	PURCHASER EXTRAS
15/	CABINETS - ADD SLIDE IN STOVE REMOVE BACKSPLASH FROM LAMINATE COUNTERTOP (NO LIP)	10-Jan-17	PURCHASER EXTRAS
16/	NEW BLACK LINE DRAWINGS	10-Jan-17	BLACKLINES
17/	NOTE - MAIN BATH 2ND FLOOR REMOVE DOOR INTO TOILET ROOM; REMOVE WALL BY VANITY, MAKE WALL FLUSH WITH TUB	10-Jan-17	STRUCTURALS/COLOURS

STRUCTURALS AND COLOURS
JANUARY 10 2017

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	MOSAIC MAPLE ESPRESSO STAINED UP #1	K 1100 C	MILANO BROWN 4725K-52			
Island	MOSAIC MAPLE ESPRESSO STAINED UP #1	K 1100 C	MILANO BROWN 4725K-52			
Servery	NA					
Master Ensuite	CAMBRIDGE I PCE STONE GREY UP # 1	K 1100 C	INUKSHUK TAUPE P 345 LM			
Main	SHAKER OAK ESPRESSO STAIN	K 1100 A1	CALCATTIA MARBLE 4925K-07			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO BEIGE 13 X 13	✓				
Basement Foyer	NA					
Powder Room	GRECO BEIGE 13 X 13	✓				
Stoorage/Hall to laundry	GRECO BEIGE 13 X 13	✓				
Main Hall	NA					
Kitchen Floor	GRECO BEIGE 13 X 13	✓				
Breakfast Floor	GRECO BEIGE 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	GRECO BEIGE 13 X 13	✓				
Mstr Ensuite Floor	GRECO CINZA 13 X 13	✓			BIANCA CARR	
Mstr Ensuite Shower	MALINA ICE 8 X 10	✓	NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	BIANCA CARRERA	✓				
Main Bath Floor	RUSTIC CHARCOAL 13 X 13	✓			PERLATO ROY	
Main Bath Tub Wall	VENUS BROWN 8 X 10		NA			
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	LEXINGTON BUTTERRUM OAK TL 21007					
Family/Great Room	LEXINGTON BUTTERRUM OAK TL 21007					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Stairs	LEXINGTON BUTTERRUM OAK TL 21007					
Upper Hall	PERFORMA 11 LIGHT CASHMERE # 6383					
Master Bedroom	PERFORMA 11 LIGHT CASHMERE # 6383					
Bedroom 2	PERFORMA 11 LIGHT CASHMERE # 6383					
Bedroom 3	PERFORMA 11 LIGHT CASHMERE # 6383					
Bedroom 4	PERFORMA 11 LIGHT CASHMERE # 6383					
Carpet Underpad	STANDARD					
STAIRS TREADS & RISERS	PERFORMA 11 LIGHT CASHMERE # 6383					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE		NF 17
LOCATION	NA	Opt. Surround	NA	MANTLE		NA
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	STANDARD	location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				ANGUS SOUTH	LOT 6	
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 (VARISH) FINISH TREADS & RISERS CARPET ✓		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD ✓		
Main to Top Of Basement doorRailing	STANDARD ✓		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	OYSTER WHITE	Master Beds	OYSTER WHITE
Living Room	NA	Bedroom 2	OYSTER WHITE
Dining Room	OYSTER WHITE	Bedroom 3	OYSTER WHITE
Family/Great room	OYSTER WHITE	Bedroom 4	OYSTER WHITE
Den/Study	NA	Master Ens.	OYSTER WHITE
Main/Upper Hall	OYSTER WHITE	Main	
Laundry	OYSTER WHITE	Twin	NA
Powder Room	OYSTER WHITE	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	STANDARD	BLANCO ESSENTIALS # 401101 TOP MOUNT
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:	
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE BBQ	STANDARD		
WATERLINE to Fridge	YES		
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			US RE
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			US RL
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			US RR
SITE: ANGUS SOUTH	50-1-A EVERGREEN	LOT: 6	
PURCHASER(S):	Rachid Rehou Vannie Seto		
HOME #/CELL #	416 885-0331		
EMAIL:			
DÉCOR NOTES	<div>Purchaser Signature</div> <div>Date</div>		
	<div>Purchaser Signature</div> <div>Date</div>		
	<div>Purchaser Signature</div> <div>Date</div>		
<div>Decor Consultant Signature</div> <div>Date</div>			
<div>Vendor Signature</div> <div>Date</div>			

FOR TRADE USE

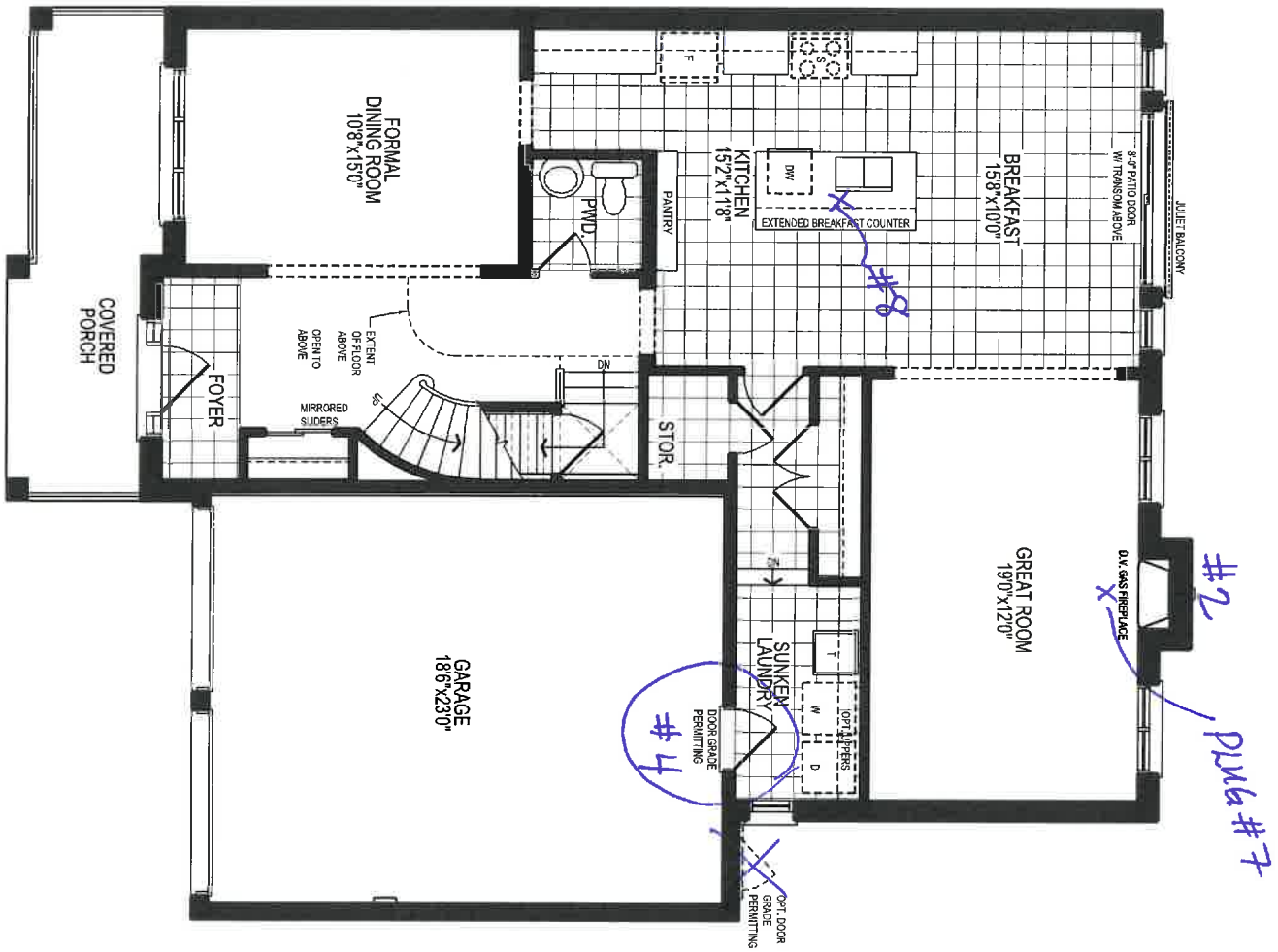
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It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.



'EVERGREEN' - UNIT 5001 - LOT 6

2749 sq. ft.



GROUND FLOOR PLAN 'A'

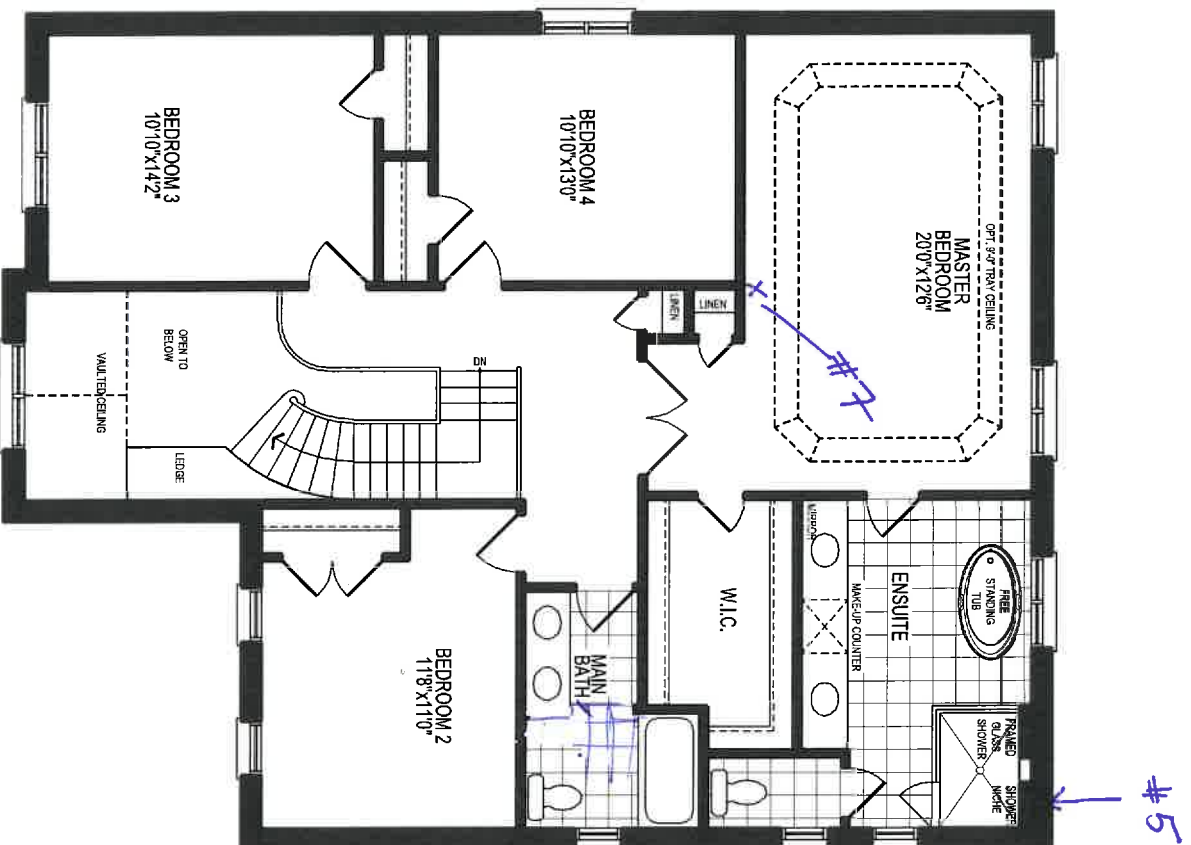


HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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. Railings on front porch only where required by O.B.C. All images are artist concept only. E & O.E.

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2749 sq. ft.



SECOND FLOOR PLAN 'A'

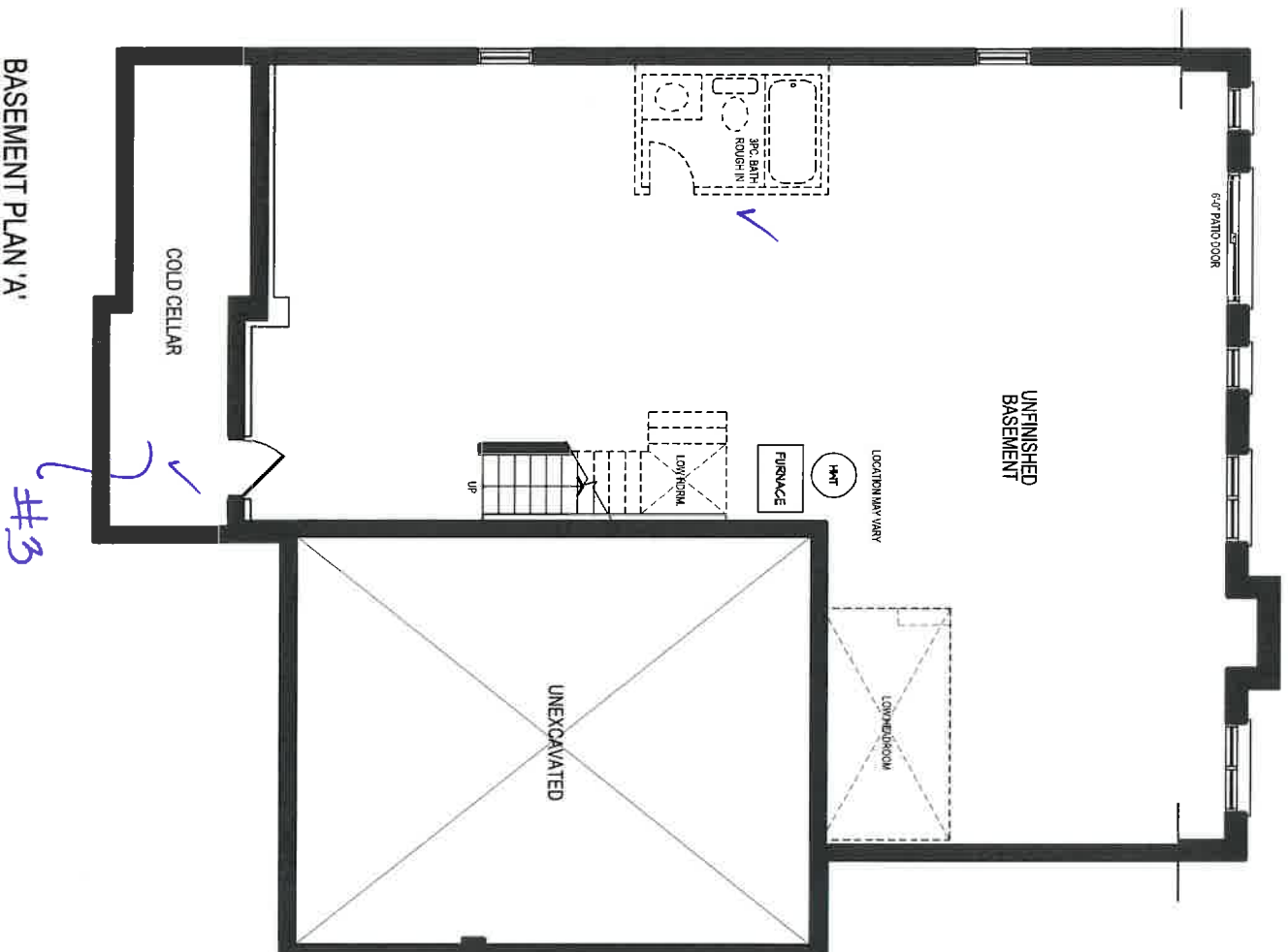


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2749 sq. ft.



BASEMENT PLAN 'A'

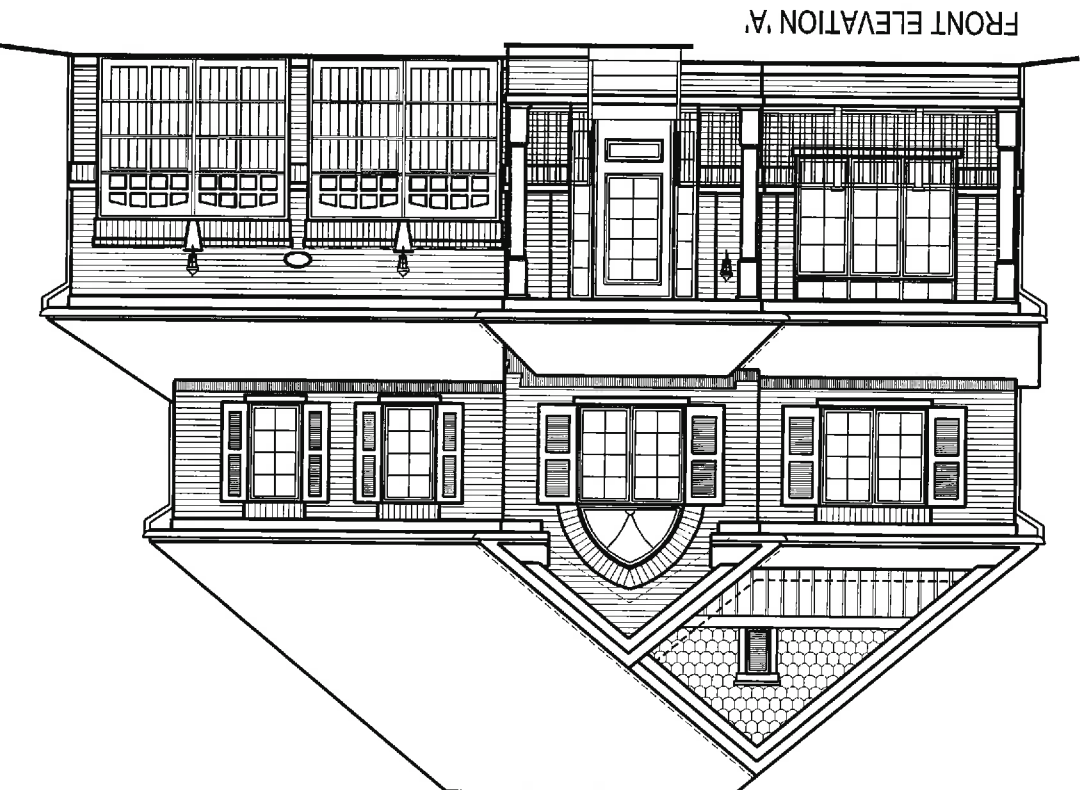


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FRONT ELEVATION 'A'

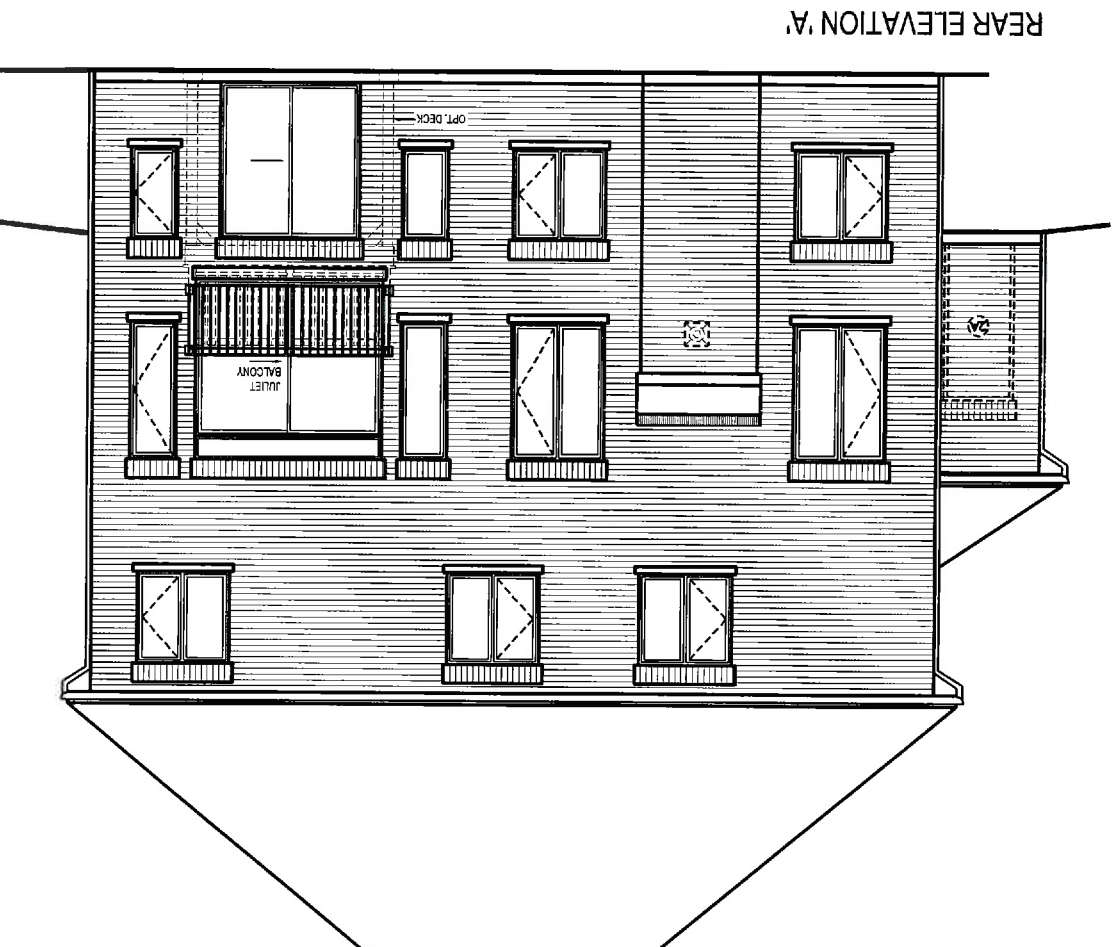


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REAR ELEVATION 'A'

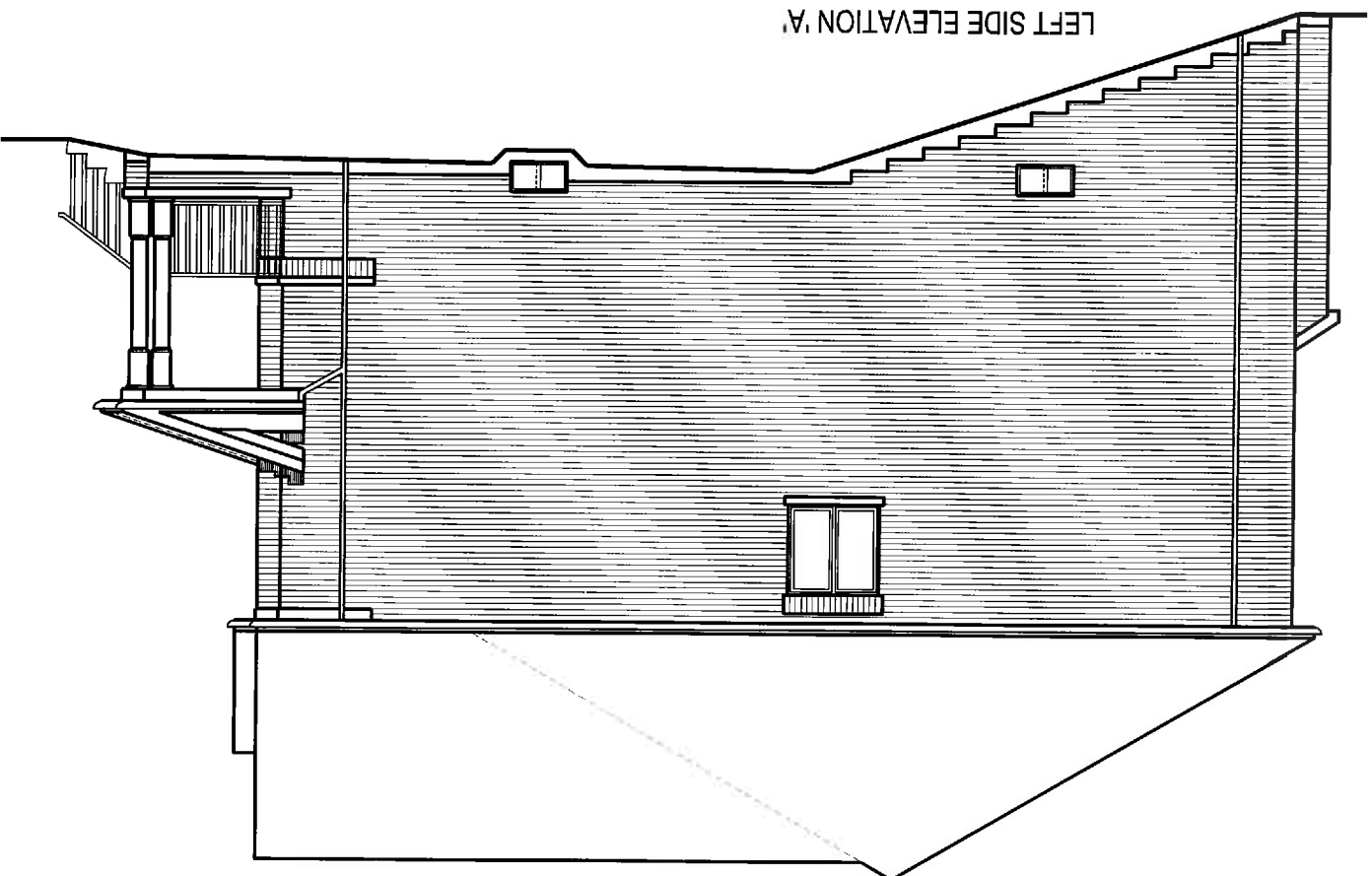


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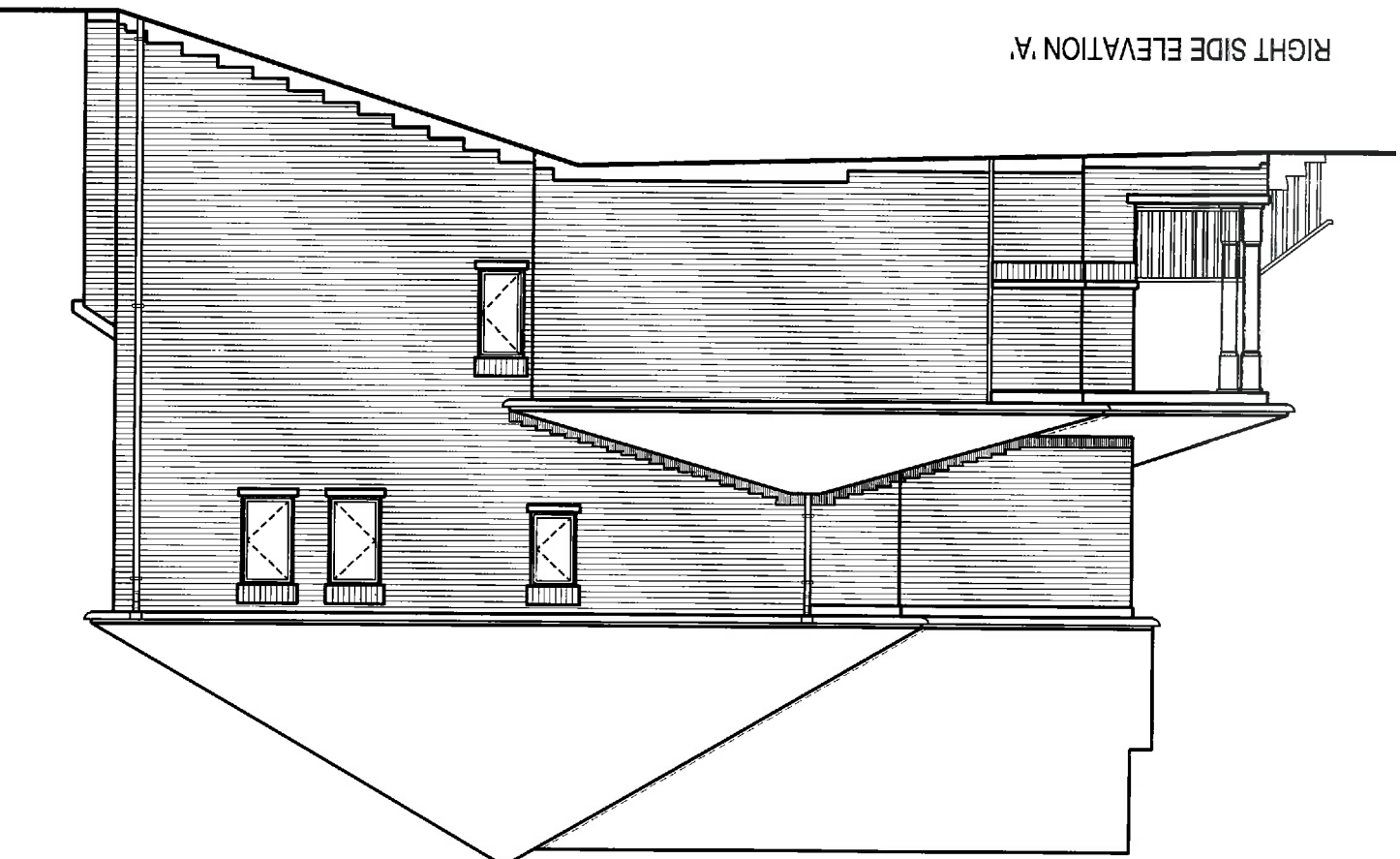


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RIGHT SIDE ELEVATION 'A'



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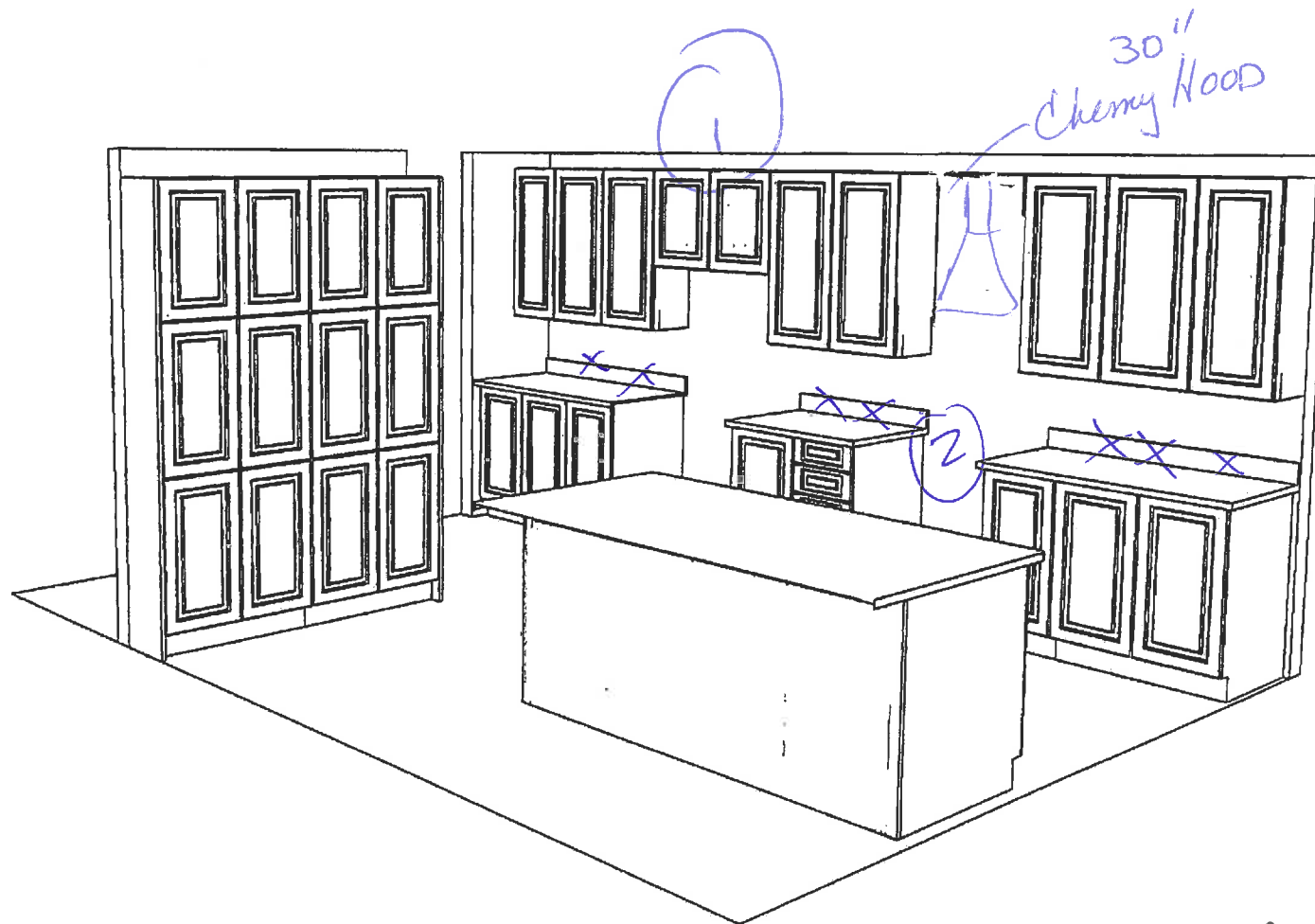
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5001

5001

Lot 6

Dec 12/16



1 OF 2

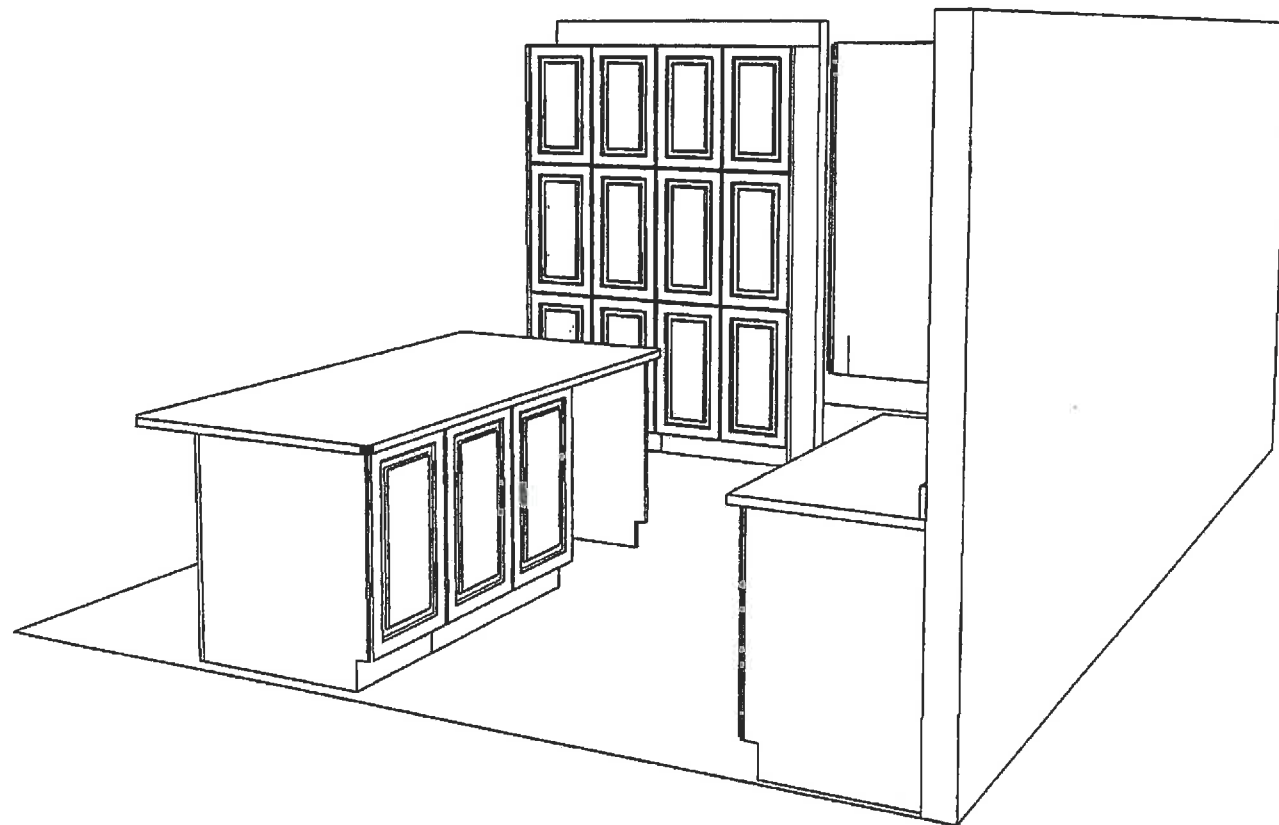
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Lot 6

Dec 12/16

US RR



2 of 2

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Lot 6 Angus

DATE:

Dec 12/16

SITING:

☐ Standard

South

☐ Reverse

RANGE

- ☒ 30" (STD)
☐ 36"
☐ 48"
☐ GAS
☐ COOKTOP (APRON)
☐ COOKTOP (DROP IN)

☐ 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 _____
☐ 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

RL 15 Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

RL 15 **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.

RL 15 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.

RL 15 **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 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 Builder's 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 Agar's Sall

LOT 6

DATE February 11/15