


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 19 Model Type & Elevation : 40-06 WALNUT, ELEV. A Purchasers Names : GURDEEP & MANMEET BENIPAL	 Date Note	
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	<i>3 piece stainless steel kitchen appliances with white top loading washer and dryer</i>		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/	GARAGE MAN DOOR INTO LAUNDRY ROOM, IF GRADE PERMITS	9-Nov-16	STR & COLOURS
2/	ELECTRICAL - (1) CAPPED LIGHT IN THE CEILING OF THE LIVING ROOM ON SAME SWITCH AS SWITCHED RECEPTACLE	9-Nov-16	STR & COLOURS
3/	KITCHEN - DEEP UPPERS WITH GABLE	9-Nov-16	STR & COLOURS
4/	KITCHEN - UPGRADE 1 CABINETS	9-Nov-16	STR & COLOURS


ZANCOR HOMES COLOUR CHART


CABINETRY / COUNTERTOPS						
	DOOR STYLE		HARDWARE	COUNTERTOP	EDGE	
Kitchen		CAMBRIDGE MAPLE NEW GREY (1) ✓	H 800 BC	PORTICO MARBLE 7735-58		
Island		CAMBRIDGE MAPLE NEW GREY (1) ✓	H800 BC	PORTICO MARBLE 7735-58		
Master Ensuite		CAMBRIDGE OAK WHITE ✓	H800 BC	INUKSHUK TAUPE P 345 LM		
Twin		CONT SLAB MDF VANILLA MILKSHAKE ✓	H800 BC	INUKSHUK GREY P 344 LM		
Ensuite #4		SHAKER OAK ESPRESSO STAIN ✓	H 500 BC	NATURAL CANVAS 7022-58		
Powder Room		NA				
Laundry		NA				
Basement Bath		NA				
TILES						
				INSERTS	THRESHOLDS	
Main Foyer		LONDON BRANCO 13 X 13 ✓				
Basement Foyer		NA				
Powder Room		LONDON BRANCO 13 X 13 ✓				
Mud Room		NA				
Main Hall		NA				
Kitchen Floor		LONDON BRANCO 13 X 13 ✓				
Breakfast Floor		LONDON BRANCO 13 X 13 ✓				
Kitchen Bk.Splash		NA				
Laundry		LONDON BRANCO 13 X 13 ✓				
Mstr Ensuite Floor		LONDON ANTRACITE 13 X 13 ✓				
Mstr Ensuite Shower		KEATON ICE 8 X 10	NA			
Mstr Ens Tub Wall/Deck		NA				
Master Shower Floor		2 X 2 WHITE ✓			BIANCA CARR	
Master Shower Jamb		BIANCA CARRERA				
Main Bath Floor		NA			BIANCA CARR	
Main Bath Tub Wall		NA				
Twin Bath Floor		CINQ BLACK 13 X 13 ✓				
Twin Ensuite Tub Wall		CINQ BLACK 8 X 10 ✓				
Ensuite #4 Bath Floor		MALINA IVORY 13 X 13 ✓			BIANCA CARR	
Ensuite #4 SHOWER Wall		CORTE MILA CASABLANCA 8 X 10	YES			
Ensuite # 4 Shower floor		2 X 2 BONE				
Ensuite # 4 Shower Jamb		PERLATO ROYALE ✓				
HARDWOOD / CARPET						
Living Room		LEXINGTON BUTTERRUM OAK TL-21007				
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 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				
Bedroom 4		PERFORMA 111 PEARL WHITE # 4576				
Carpet Underpad		STANDARD				
Treads & Risers/Stairs		PERFORMA 111 PEARL WHITE # 4576				
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE		NA
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	19	
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	

STAIRS, RAILING & PICKETS & STAIR STAIN

Casing/Baseboards	STANDARD
Interior Doors	STANDARD
Interior Door Hardware	STANDARD
Exterior Door Hardware	STANDARD

PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
twin	STANDARD	STANDARD	
#4 Ensuite	STANDARD	STANDARD	
BASEMENT	NA		
Other			

<p>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</p>		
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SITE: ANGUS SOUTH	WALNUT 40-6-A	LOT: 19	<div style="text-align: right;">  </div>
PURCHASER(S):	Gurdeep Benipal Manmeet Benipal		
HOME #/CELL #	647-333 3648		
EMAIL:			
Purchaser Signature			Date 11-15-09 Nov-9

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.

 ZANCOR HOMES

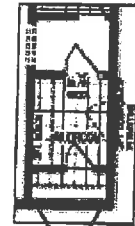
 Décor Consultant Signature

 Date

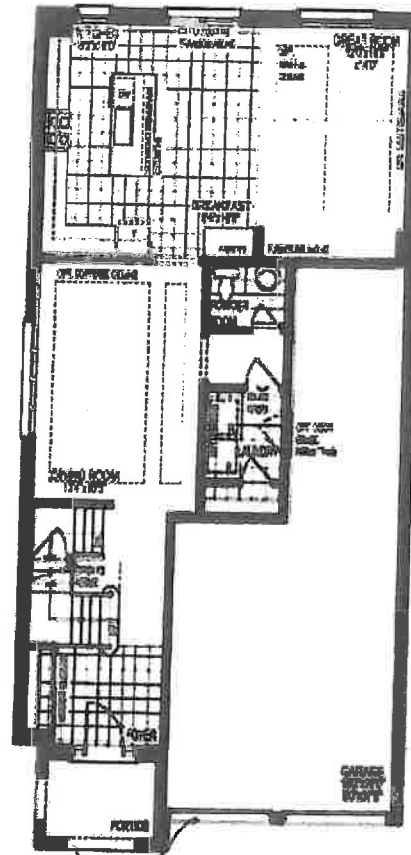
Lot 19
Nov 9/16

@ A @

~~SCHEDULE "B"~~
FLOOR PLAN



~~MICROROOM FOR OPT.
SECOND FLOOR
LAUNDRY~~



OPTIONAL SECOND FLOOR PLAN
WITH TANDER GARAGE, EL. 'X'

THE WALNUT
(Unit 4006)

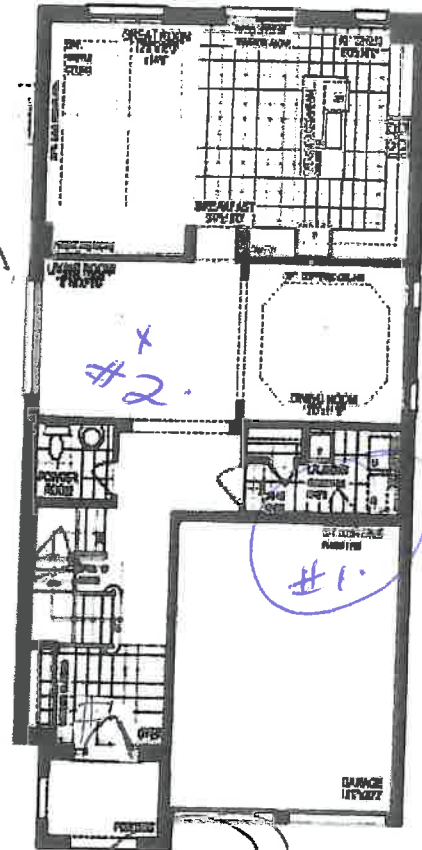
2855 sq. ft. 2855 sq. ft.
Elev. A Elev. B

Optional Tandem Garage 2685 sq. ft. 2610 sq. ft.

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 entrance, rear entrance and garage ramp 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 style chosen. See Sales representative for Style B and/or C. All renderings are artist's concept. E & O E (4006)



~~MICROROOM FOR OPT.
SECOND FLOOR LAUNDRY~~



GROUND FLOOR PLAN, EL. 'X'



Vendor's Initials

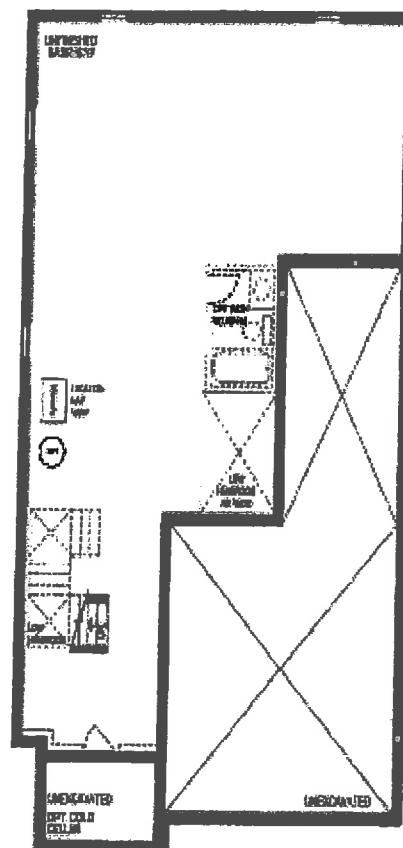
Purchaser's Initials

Purchaser's Initials

Lot 9
Nov 9/16

A @

SCHEDULE "B"
FLOOR PLAN

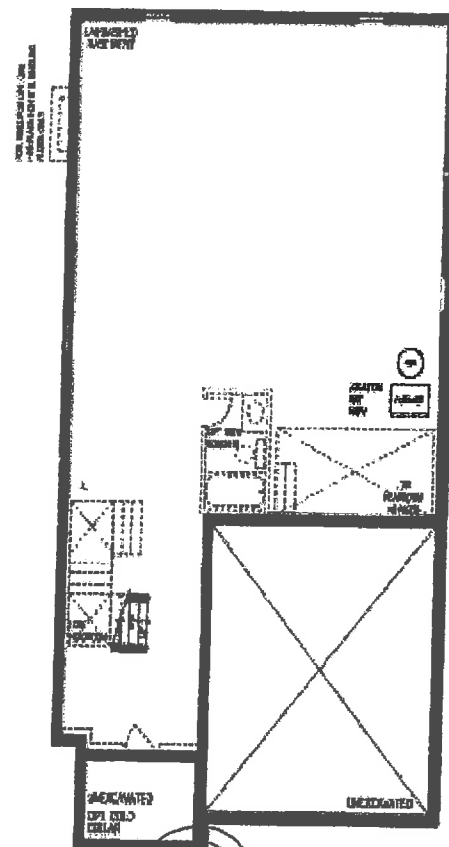


OPTIONAL BASEMENT PLAN
WITH TARDEN GARAGE, EL. 'A'
ELEVATION 1' SCALE

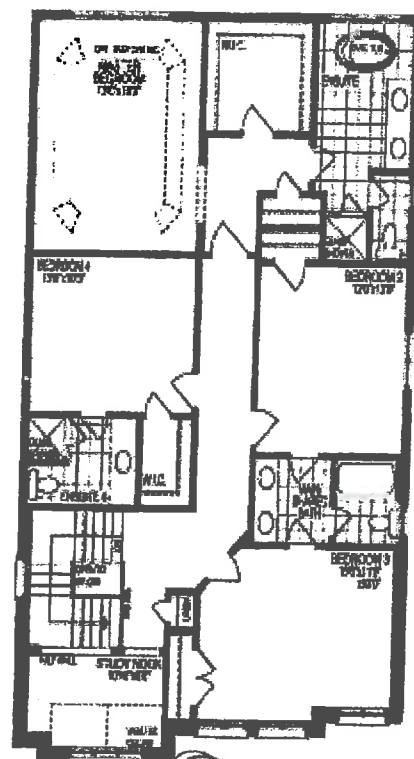
THE WALNUT

2855 sq. ft.	2835 sq. ft.
Elev. A	Elev. B
2685 sq. ft.	2610 sq. ft.

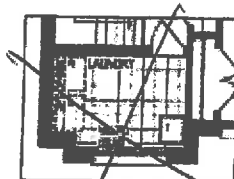
Prices and specifications are subject to change without notice. The contents may vary. Window sizes and location may vary. Location of furnished water tank are approximate. Steps may be required at front entrance, rear entrance and garage rear door entrance due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Room dimensions may change with style chosen. See Sales representative for Style B and/or C. All readings are artist's concept. E&OE (H008)



BASEMENT PLAN, EL. 'A'



SECOND FLOOR PLAN, EL. 'A'



OPT. SECOND FLOOR
LAUNDRY, EL. 'A' (IF
SHOWN)



Vendor's Initials

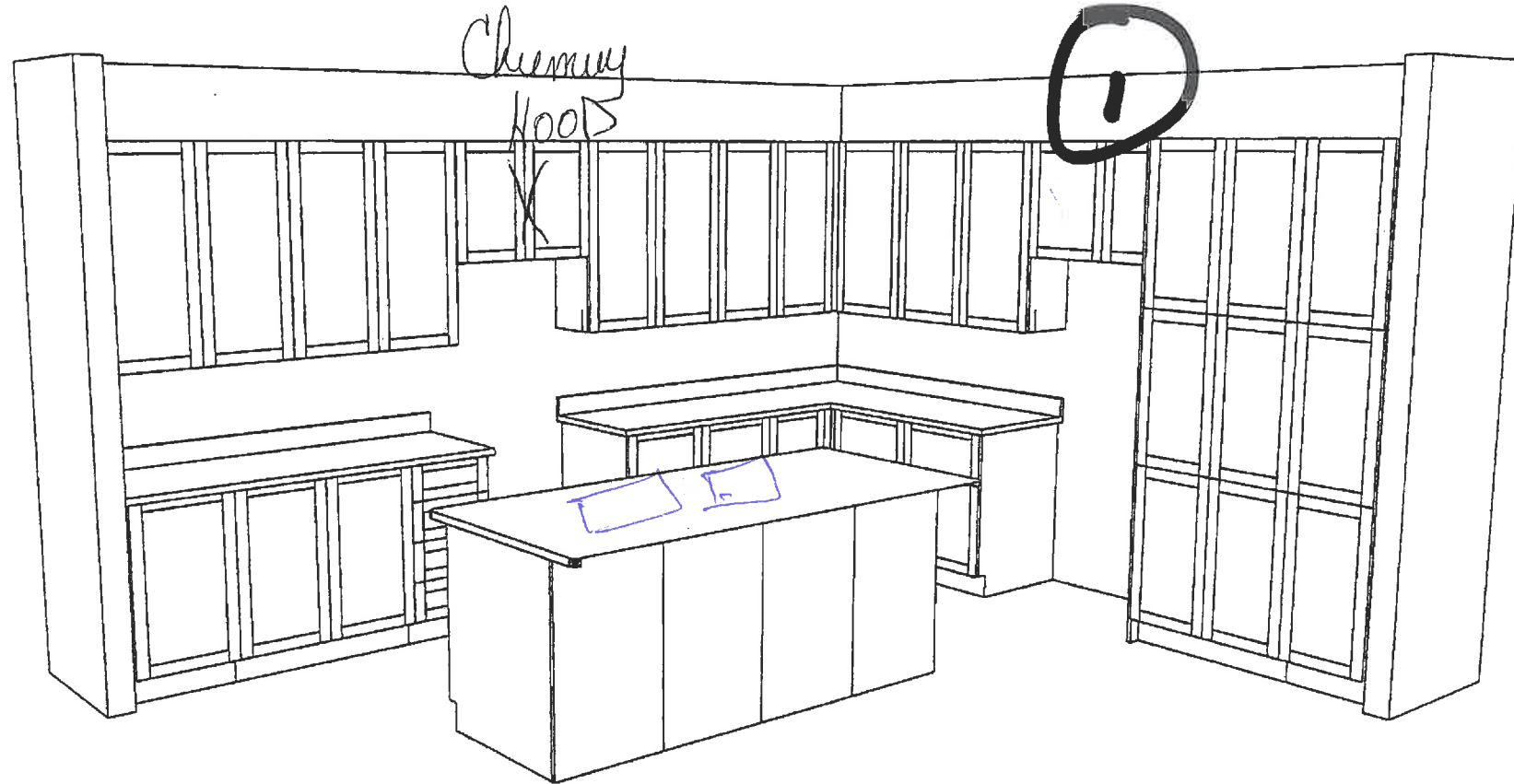
Purchaser's Initials

Purchaser's Initials

4006

Lot 19

Nov 9/16



Chemistry
Hoods

①

①

Deep UPPER
OVER FRIDGE
SIDE

C Panels

W. M.

APPLIANCE SPEC INFORMATION SHEET

STE & LOT: 19 Angus South DATE: Nov 9/16

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 _____
☐ 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 Maanet Van der Pijl Date Nov 9/16

Purchaser Signature Gurdeep Saini Date Nov 9/16

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 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 South LOT 19 DATE Nov 9/16