


ANGUS SOUTH


Item #	Construction Details ANGUS SOUTH: LOT 16 Model Type & Elevation : 40-02 BAYBERRY ELEVATION A Purchasers Names : MICHAEL MADELEY AND BRITTANY MADELEY		
		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 tiled 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— SEE ITEM #12</i>	-	Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan— SEE ITEM #21</i>	-	Bonus Package
1/	GREAT ROOM - FIREPLACE NF8 W/STD MANTLE AND BUMP OUT FOUNDATION **INCLUDES FAN KIT	11-Jan-17	STR & COLOURS
2/	WATER LINE TO FRIDGE	11-Jan-17	STR & COLOURS
3/	CABINET UPPERS ABOVE FRIDGE AND GABLES (NEEDS 2 GABLES)	11-Jan-17	STR & COLOURS
4/	KITCHEN - FURRING PANEL AND CROWN TO CEILING	11-Jan-17	STR & COLOURS
5/	KITCHEN - GFI PLUG IN ISLAND AS PER DRAWING	11-Jan-17	STR & COLOURS
6/	KITCHEN - UPGRADE 2 BACKSPLASH C&D SILVER GREY BRIGHT 4X16 (STACKED)	11-Jan-17	STR & COLOURS
7/	KITCHNE - SOFT CLOSE OF DRAWERS ON STD BANK	11-Jan-17	STR & COLOURS
8/	KITCHEN - SOFT CLOSE OF DOORS	11-Jan-17	STR & COLOURS
9/	KITCHEN - CABINET VALENCE	11-Jan-17	STR & COLOURS
10/	KITCHEN - VALANCE LIGHTING - FLUORO TUBE	11-Jan-17	STR & COLOURS
11/	GARAGE - GARAGE MAN DOOR (1 R SUNKEN MUDROOM)	11-Jan-17	STR & COLOURS
12/	STAIRS - OAK STAIRS IN LIEU OF CARPET GRADE, INCLUDES OAK VENEER RISERS, STRINGER AND OAK TREADS	11-Jan-17	STR & COLOURS
13/	GREAT ROOM AND HALLWAY - UPGRADE 4 3-1/4" OAK GOTHAM HAND SCRAPPED HARDWOOD	11-Jan-17	STR & COLOURS
14/	UPPER HALLWAY - UPGRADE 4 - 3-1/4" OAK GOTHAM HAND SCRAPPED HARDWOOD	11-Jan-17	STR & COLOURS
15/	STAIR PICKETS - UPGRADE 1 SQUARE OAK PICKET/OVAL OAK HANDRAIL/SQUARE OAK POST	11-Jan-17	STR & COLOURS
16/	KITCHEN - TWO TONE CABINET FOR THE KITCHEN ISLAND	11-Jan-17	STR & COLOURS
17/	KITCHEN - 6 LED POTLIGHTS IN KITCHEN ON SEP SWITCH, STD TO BE OVER ISLAND	11-Jan-17	STR & COLOURS
18/	KITCHEN ISLAND - ADD CAPPED LIGHT TO BE CENTERED OVER ISLAND WITH STD LIGHT AND ADDED TO STD SWITCH	11-Jan-17	STR & COLOURS
19/	KITCHEN COUNTER - K-STONE UPG 1 INCLUDES DOUBLE UNDERMOUNT SINK	11-Jan-17	STR & COLOURS
20/	KITCHEN ISLAND - K-STONE UPG 1	11-Jan-17	STR & COLOURS

Revision Feb 9/17 - # 22 AND CARPET SELECTION
ON COLOUR CHART

STRUCTRUALS AND COLOURS

JAN 11 2017 Feb 9/17

ANGUS SOUTH

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		Date	Note
21/	MASTER ENSUITE - FRAMELESS GLASS SHOWER	11-Jan-17	STR & COLOURS
22/	MASTER ENSUITE - SHOWER NICHE (24" LENGTH X 12" HEIGHT 18" HIGH)	11-Jan-17	STR & COLOURS
23/	MASTER ENSUITE - UPGRADE 4 GORGETTE TILE 12X24 FLOOR TILE	11-Jan-17	STR & COLOURS
24/	KITCHEN, BREAKFAST, FOYER/CLOAK - UPGRADE 4 HARDWOOD OAK GOTHAM HAND SCRAPPED	11-Jan-17	STR & COLOURS
25/	MASTER ENSUITE - UPGRADE 2 SHOWER C&D SILVER GREY BRIGHT 4X16	11-Jan-17	STR & COLOURS
26/	MAIN BATH - UPGRADE 2 MAIN BATH WALL C & D ARTIC WHITE BRIGHT 4X16	11-Jan-17	STR & COLOURS
27/	MASTER ENSUITE - CENTER STD LIGHT IN BETWEEN BOTH SINKS	11-Jan-17	STR & COLOURS
28/	MASTER ENSUITE - VANITY BANK OF DRAWERS/3 DRAWERS	11-Jan-17	STR & COLOURS
29/	MASTER ENSUITE - ADD GFI PLUG ON VANITY SIDE WALL (LOCATION AS PER SKETCH)	11-Jan-17	STR & COLOURS
30/	MASTER ENSUITE - HEATED FLOORS	11-Jan-17	STR & COLOURS
31/	MASTER ENSUITE - K-STONE (2) COUNTERTOP INCL. OVAL UNDERMOUNT SINK	11-Jan-17	STR & COLOURS
32/	MAIN BATH - K-STONE (2) COUNTERTOP INC. OVAL UNDERMOUNT SINK	11-Jan-17	STR & COLOURS
33/	POWDER ROOM - METHOD 18" TOWEL BAR MODEL #YB2418	11-Jan-17	STR & COLOURS
34/	POWDER ROOM - METHOD PIVOTING PAPER HOLDER MODEL #YB2408	11-Jan-17	STR & COLOURS
35/	MASTER ENSUITE - METHOD PIVOTING PAPER HOLDER MODEL #YB2408	11-Jan-17	STR & COLOURS
36/	MAIN BATHROOM - METHOD PIVOTING PAPER HOLDER MODEL #YB2408	11-Jan-17	STR & COLOURS
37/	MASTER ENSUITE - METHOD 24" TOWEL BAR MODEL #YB2424	11-Jan-17	STR & COLOURS
38/	MAIN BATHROOM - METHOD 24" TOWEL BAR MODEL #YB2424	11-Jan-17	PURCHASER EXTRA
39/	ELECTRICAL - GREAT/FAMILY ROOM - 5.5FT ELECTRICAL OUTLET (SEE SKETCH)	19-Dec-16	STR & COLOURS
40/	DELETE CERAMIC ACCESSORIES AS PER COLOUR CHART	11-Jan-17	STR & COLOURS

Revision Feb 9/17 - #22 AND Carpet Resection on colour chart

STRUCTURALS AND COLOURS

JAN 11 2017 Feb 9/17

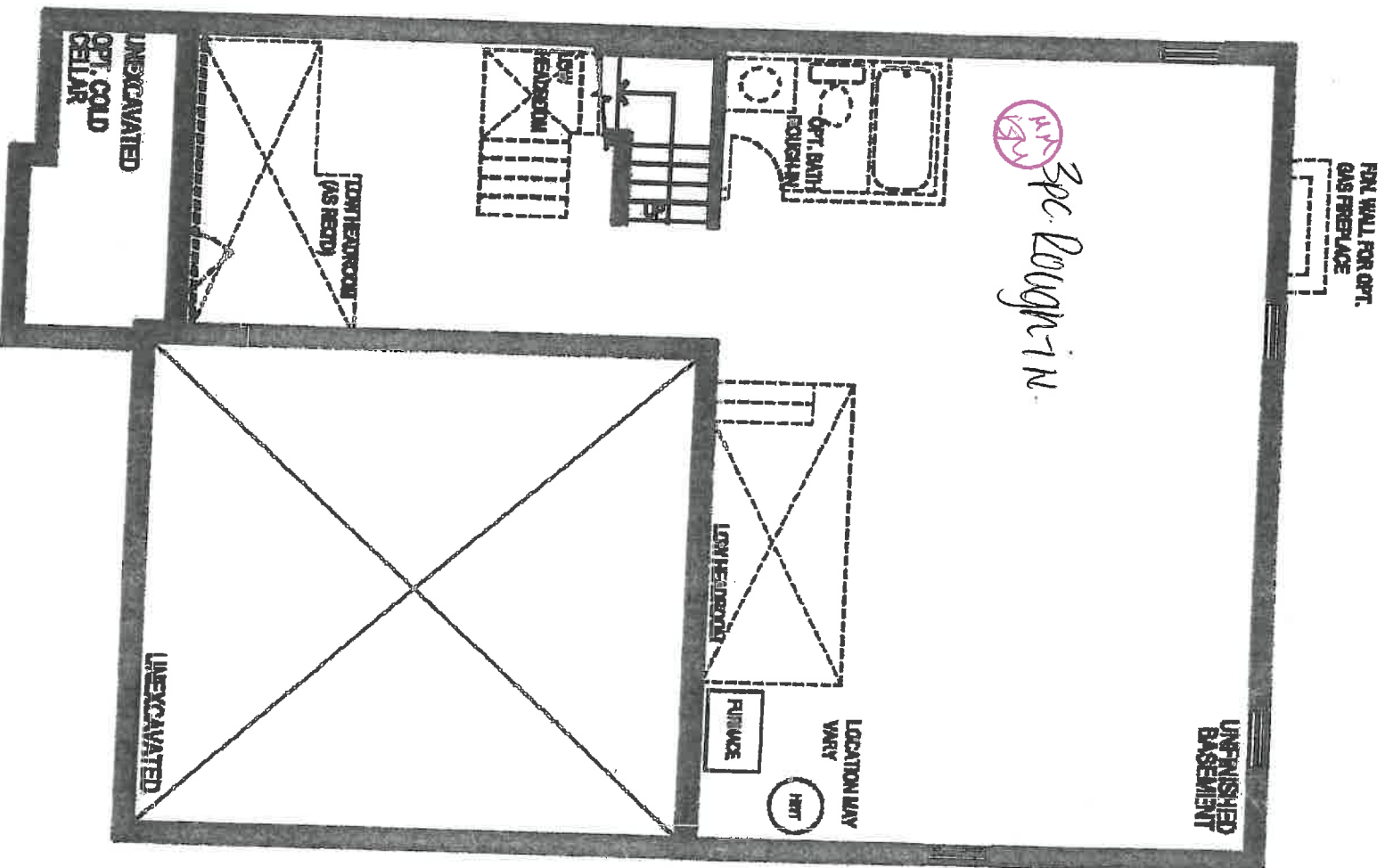
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD CONT SLAB MDF- VANILLA MILKSHAKE	H800BC	K-STONE-K-319 (1)	"C"		
Island	STD CONT SLAB MDF - STONE GREY	H800BC	K-STONE-K319 (1)	"C"		
Master Ensuite	STD CONT SLAB MDF-STONE GREY	H700BC	K-STONE-K-101 (2)	"C"		
Main	STD CONT SLAB MDF-VANILLA MILKSHAKE	H700P	K-STONE- K-609 (2)	"C"		
Powder Room	N/A					
Laundry	N/A					
Basement Bath	N/A					
TILES						
Main Foyer	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"		INSERTS	THRESHOLDS		
Cloak Room	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Powder Room	MALENA ICE 13 X 13					
Mud Room	MALENA CARBON 13 X 13					
Main Hall	N/A					
Kitchen Floor	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Breakfast Floor	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Kitchen Bk.Splash	UPG (2) C & D SILVER GREY BRIGHT 4 X16					
Laundry	MALENA CARBON 13 X 13					
Mstr Ensuite Floor	(4) GEORGETTE LIGHT 12 X 24	ANCO CARRA				
Mstr Ensuite Shower	UPG (2) C & D SILVER GREY BRIGHT 4 X16					
Master Shower Floor	WHITE 2 X2					
Master Shower Lamb	BIANCO CARRARA SHOWER JAM					
Main Bath Floor	GRECO CINZA 13 X 13	ANCO CARRA				
Main Bath Tub Wall	UPG (2) C & D ARTIC WHITE BRIGHT 4 X16					
Twin Bath Floor	N/A					
Twin Ensuite Tub Wall	N/A					
Ensuite ### Bath Floor	N/A					
Ensuite ### Bath Wall	N/A					
Basement Ensuite Floor	N/A					
Basement Ensuite Wall	N/A					
HARDWOOD / CARPET						
Living Room		N/A				
Dining Room		N/A				
Family/Great Room	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Den/Study/parlour/Library		N/A				
Kitchen *(Waiver)	UPG (4) OAK GOTHAM HAD SCRAPPED FLOOR 3 1/4"					
Main Foyer *(Waiver)	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Main Hall	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Upper Hall	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Master Bedroom	(STD) OPENING NIGHT COLLECTION-T20					
Bedroom 2	(STD) OPENING NIGHT COLLECTION-T20					
Bedroom 3	(STD) OPENING NIGHT COLLECTION-T20					
Bedroom 4	(STD) OPENING NIGHT COLLECTION-T20					
Carpet Underpad	STANDARD					
Basement Foyer		N/A				
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NONE	MANTLE	NF8	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES						
Mirrors	YES	Opt. Crown Moulding		PLASTER MOULDING	NONE	
Bathroom Accessories	DELETE ALL WHITE CERAMICS	location			NONE	
Purchaser has reviewed the colour chart						
****FOR TRADE USE****						
				PINE RIVER SOUTH	16	
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	

INCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	OAK STAIRS IN LIEU OF CARPET GRADE, INCL. OAK VENEER RISERS AND STRINGERS		
LANDINGS	UPG (14) OAK GOTHAM HAND SCRAPPED HARDWOOD 3 1/2"		
Main to 2nd Railing Details:	UPG(1) SQUARE OAK PICKET/OVAL OAK HANDRAIL/SQUARE OAK POST		
Main to Basement Railing Details:	N/A		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living Room	WARM GREY	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Twin	N/A
Powder Room	WARM GREY	Basement	N/A
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD		
Master Ensuite	STANDARD		
Main/ Ensuite	STANDARD	↑	
2nd Ensuite	N/A		
BASEMENT	N/A		
Other	N/A		
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	NO		STD TO BBO
WATERLINE to Fridge	YES		
Hood Fan Venting SIZE	STANDARD		
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	NO		
ELECTRICAL for Gas Stove / Cooktop	NO		
ELECTRICAL for Bar Fridge	NO		
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			
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.			
PINE RIVER SOUTH ✓	LOT: 16 ✓	INITIALS	
PURCHASER(S):	MICHAEL MADELEY BRITTANY MADELEY	B. Madeley Dec 30/16	
HOME #/CELL #	647-219-8847	Purchaser Signature Michael Madeley Date Dec 30, 2016	
EMAIL:	brittanymadeley@gmail.com	Purchaser Signature Date	
DÉCOR NOTES		DÉCOR CONSULTANT SIGNATURE Date JAN 10 2017	
<div> <div> <p>***FOR TRADE USE***</p> <p>Any upgrades in the colour chart must be accompanied with a PES.</p> <p>It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.</p> </div> <div> </div> </div>			
*** PAGE 2 OF 2 ***		Vendor Signature Date	

B.A. BERRY 4002
LOT 16



BASEMENT PLAN, E.L. 'A'

THE BAYBERRY

[Unit 4002]

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

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 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]

QAS PRELAGE
OPTIONAL PRELAGE IN GREAT ROOM

QAS PERSONAL AGE IN QUANTITY

McIlhenny

7

KITCHEN

HARDWOOD (4)

OF COFFERED CEILING

BREAKFAST
06:14:58

NAME: _____
UNIT: _____

UT: DOOR CLOSURE
PERMITTING

LAND

HARWOOD(4)



DOOR SWING

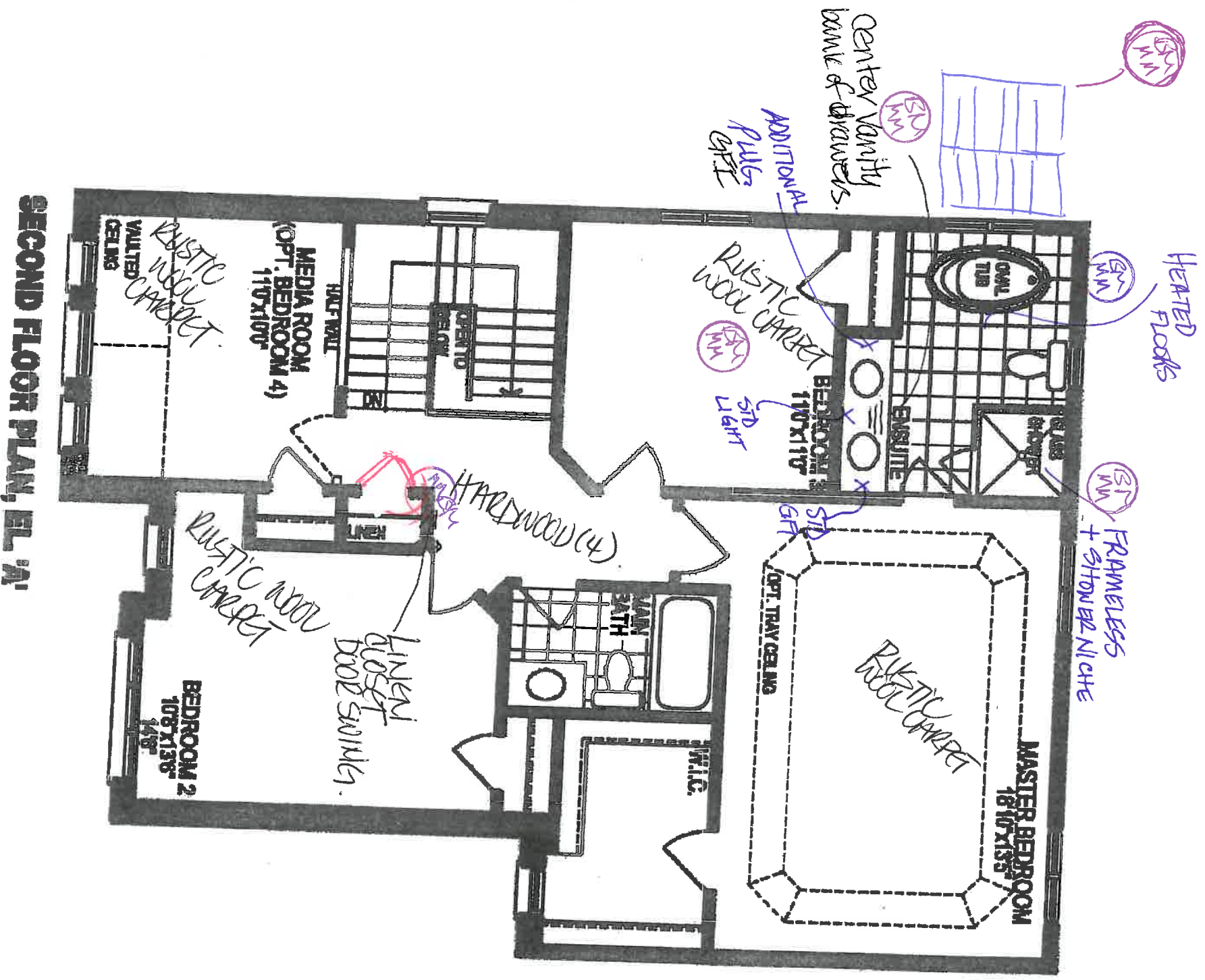
**GARAGE
180x200**

GROUND FLOOR PLAN, E. A.



56

BAYBERRY 4002



LOT 16



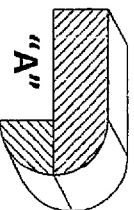
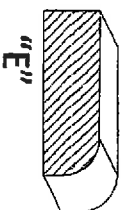
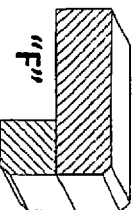
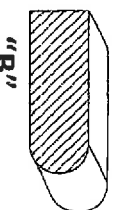
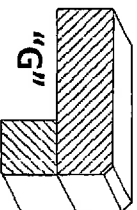
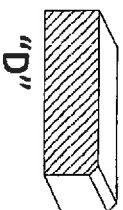
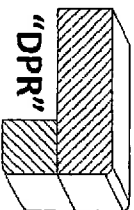
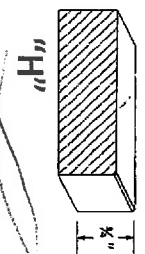
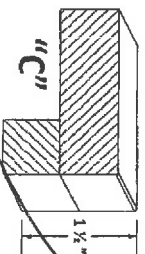
ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

Kitchen

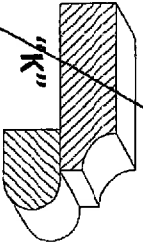
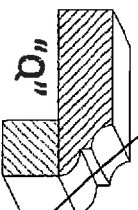
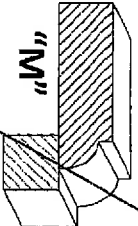
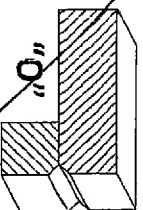
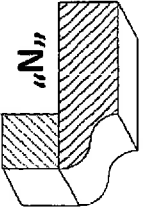
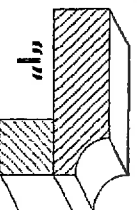
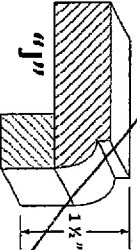
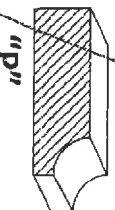
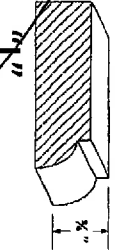
Bathroom



UPGRADES

Kitchen

Bathroom



LOT / SITE

Lot 16

B. Macalester
PURCHASER SIGNATURE

Pine River South

P. K. Rivers Court

APPLIANCE SPEC INFORMATION SHEET

SITE & LOT:

LOT 16

DATE: Dec. 30. 2016.

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

☐ WARNING DRAWER

☒ AMPS

☐ AMPS

☐ AMPS

☐ AMPS

MICROWAVES

☐ BUILT IN MICRO

☐ MICRO TRIM KIT

☐ OVER THE RANGE

☐ AMPS

☐ MODEL

☐ AMPS

IV ON THE COUNTERTOP

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:

JAN. 30. 2017.

Appliance Specs RECEIVED

Purchaser Signature

B. Madany

Date

Dec. 30. 2016

Purchaser Signature

Michael Madany

Date

Dec. 30. 2016

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****

Pine River South. **LOT 16**


SITE

LOT

DATE

Dec. 30. 2016.

ANGUS SOUTH


Item #	Construction Details ANGUS SOUTH: LOT 16 Model Type & Elevation : 40-02 BAYBERRY ELEVATION A Purchasers Names : MICHAEL MADELEY AND BRITTANY MADELEY		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	3 piece stainless steel kitchen appliances with white top loading washer and dryer	-	Bonus Package
Included	<i>Chimney Hood Fan</i>		Bonus Package
Included	<i>Natural finish laminate flooring on main floor in non tiled areas as per plan</i>		Bonus Package
Included	<i>9' main floor ceilings, 8 ft ceilings on second and basement</i>		Bonus Package
Included	Carpet Grade Stairs with Oak pickets — SEE ITEM #12	-	Bonus Package
Included	Glass shower in Master Ensuite as per plan — SEE ITEM #21	-	Bonus Package
1/	GREAT ROOM - FIREPLACE NF8 W/STD MANTLE AND BUMP OUT FOUNDATION **INCLUDES FAN KIT	11-Jan-17	STR & COLOURS
2/	WATER LINE TO FRIDGE	11-Jan-17	STR & COLOURS
3/	CABINET UPPERS ABOVE FRIDGE AND GABLES (NEEDS 2 GABLES)	11-Jan-17	STR & COLOURS
4/	KITCHEN - FURRING PANEL AND CROWN TO CEILING	11-Jan-17	STR & COLOURS
5/	KITCHEN - GFI PLUG IN ISLAND AS PER DRAWING	11-Jan-17	STR & COLOURS
6/	KITCHEN - UPGRADE 2 BACKSPLASH C&D SILVER GREY BRIGHT 4X16 (STACKED)	11-Jan-17	STR & COLOURS
7/	KITCHNE - SOFT CLOSE OF DRAWERS ON STD BANK	11-Jan-17	STR & COLOURS
8/	KITCHEN - SOFT CLOSE OF DOORS	11-Jan-17	STR & COLOURS
9/	KITCHEN - CABINET VALENCE	11-Jan-17	STR & COLOURS
10/	KITCHEN - VALANCE LIGHTING - FLUORO TUBE	11-Jan-17	STR & COLOURS
11/	GARAGE - GARAGE MAN DOOR (1 R SUNKEN MUDROOM)	11-Jan-17	STR & COLOURS
12/	STAIRS - OAK STAIRS IN LIEU OF CARPET GRADE, INCLUDES OAK VENEER RISERS, STRINGER AND OAK TREADS	11-Jan-17	STR & COLOURS
13/	GREAT ROOM AND HALLWAY - UPGRADE 4 3-1/4" OAK GOTHAM HAND SCRAPPED HARDWOOD	11-Jan-17	STR & COLOURS
14/	UPPER HALLWAY - UPGRADE 4 - 3-1/4" OAK GOTHAM HAND SCRAPPED HARDWOOD	11-Jan-17	STR & COLOURS
15/	STAIR PICKETS - UPGRADE 1 SQUARE OAK PICKET/OVAL OAK HANDRAIL/SQUARE OAK POST	11-Jan-17	STR & COLOURS
16/	KITCHEN - TWO TONE CABINET FOR THE KITCHEN ISLAND	11-Jan-17	STR & COLOURS
17/	KITCHEN - 6 LED POTLIGHTS IN KITCHEN ON SEP SWITCH, STD TO BE OVER ISLAND	11-Jan-17	STR & COLOURS
18/	KITCHEN ISLAND - ADD CAPPED LIGHT TO BE CENTERED OVER ISLAND WITH STD LIGHT AND ADDED TO STD SWITCH	11-Jan-17	STR & COLOURS
19/	KITCHEN COUNTER - K-STONE UPG 1 INCLUDES DOUBLE UNDERMOUNT SINK	11-Jan-17	STR & COLOURS
20/	KITCHEN ISLAND - K-STONE UPG 1	11-Jan-17	STR & COLOURS

Revision Feb 9/17 - # 22 AND CARPET SELECTION
ON COLOUR CHART

STRUCTURALS AND COLOURS

JAN 11-2017 Feb 9/17

ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 16 Model Type & Elevation : 40-02 BAYBERRY ELEVATION A Purchasers Names : MICHAEL MADELEY AND BRITTANY MADELEY		
		Date	Note
21/	MASTER ENSUITE - FRAMELESS GLASS SHOWER	11-Jan-17	STR & COLOURS
22/	MASTER ENSUITE - SHOWER NICHE (24" LENGTH X 12" HEIGHT 18" HIGH)	11-Jan-17	STR & COLOURS
23/	MASTER ENSUITE - UPGRADE 4 GORGETTE TILE 12X24 FLOOR TILE	11-Jan-17	STR & COLOURS
24/	KITCHEN, BREAKFAST, FOYER/CLOAK - UPGRADE 4 HARDWOOD OAK GOTHAM HAND SCRAPPED	11-Jan-17	STR & COLOURS
25/	MASTER ENSUITE - UPGRADE 2 SHOWER C&D SILVER GREY BRIGHT 4X16	11-Jan-17	STR & COLOURS
26/	MAIN BATH - UPGRADE 2 MAIN BATH WALL C & D ARTIC WHITE BRIGHT 4X16	11-Jan-17	STR & COLOURS
27/	MASTER ENSUITE - CENTER STD LIGHT IN BETWEEN BOTH SINKS	11-Jan-17	STR & COLOURS
28/	MASTER ENSUITE - VANITY BANK OF DRAWERS/3 DRAWERS	11-Jan-17	STR & COLOURS
29/	MASTER ENSUITE - ADD GFI PLUG ON VANITY SIDE WALL (LOCATION AS PER SKETCH)	11-Jan-17	STR & COLOURS
30/	MASTER ENSUITE - HEATED FLOORS	11-Jan-17	STR & COLOURS
31/	MASTER ENSUITE - K-STONE (2) COUNTERTOP INCL. OVAL UNDERMOUNT SINK	11-Jan-17	STR & COLOURS
32/	MAIN BATH - K-STONE (2) COUNTERTOP INC. OVAL UNDERMOUNT SINK	11-Jan-17	STR & COLOURS
33/	POWDER ROOM - METHOD 18" TOWEL BAR MODEL #YB2418	11-Jan-17	STR & COLOURS
34/	POWDER ROOM - METHOD PIVOTING PAPER HOLDER MODEL #YB2408	11-Jan-17	STR & COLOURS
35/	MASTER ENSUITE - METHOD PIVOTING PAPER HOLDER MODEL #YB2408	11-Jan-17	STR & COLOURS
36/	MAIN BATHROOM - METHOD PIVOTING PAPER HOLDER MODEL #YB2408	11-Jan-17	STR & COLOURS
37/	MASTER ENSUITE - METHOD 24" TOWEL BAR MODEL #YB2424	11-Jan-17	STR & COLOURS
38/	MAIN BATHROOM - METHOD 24" TOWEL BAR MODEL #YB2424	11-Jan-17	PURCHASER EXTRA
39/	ELECTRICAL - GREAT/FAMILY ROOM - 5.5FT ELECTRICAL OUTLET (SEE SKETCH)	19-Dec-16	STR & COLOURS
40/	DELETE CERAMIC ACCESSORIES AS PER COLOUR CHART	11-Jan-17	STR & COLOURS

Revision Feb 9/17 - #22 AND Carpet Resection on colour chart

STRUCTURALS AND COLOURS

JAN 11 2017 Feb 9/17

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD CONT SLAB MDF- VANILLA MILKSHAKE	H800BC	K-STONE-K-319 (1)	"C"		
Island	STD CONT SLAB MDF - STONE GREY	H800BC	K-STONE-K319 (1)	"C"		
Master Ensuite	STD CONT SLAB MDF-STONE GREY	H700BC	K-STONE-K-101 (2)	"C"		
Main	STD CONT SLAB MDF-VANILLA MILKSHAKE	H700P	K-STONE- K-609 (2)	"C"		
Powder Room	N/A					
Laundry	N/A					
Basement Bath	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Cloak Room	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Powder Room	MALENA ICE 13 X 13					
Mud Room	MALENA CARBON 13 X 13					
Main Hall	N/A					
Kitchen Floor	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Breakfast Floor	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Kitchen Bk.Splash	UPG (2) C & D SILVER GREY BRIGHT 4 X16					
Laundry	MALENA CARBON 13 X 13					
Mstr Ensuite Floor	(4) GEORGETTE LIGHT 12 X 24	ANCO CARRA				
Mstr Ensuite Shower	UPG (2) C & D SILVER GREY BRIGHT 4 X16					
Master Shower Floor	WHITE 2 X2					
Master Shower Jamb	BIANCO CARRARA SHOWER JAM					
Main Bath Floor	GRECO CINZA 13 X 13	ANCO CARRA				
Main Bath Tub Wall	UPG (2) C & D ARTIC WHITE BRIGHT 4 X16					
Twin Bath Floor	N/A					
Twin Ensuite Tub Wall	N/A					
Ensuite ### Bath Floor	N/A					
Ensuite ### Bath Wall	N/A					
Basement Ensuite Floor	N/A					
Basement Ensuite Wall	N/A					
HARDWOOD / CARPET						
Living Room		N/A				
Dining Room		N/A				
Family/Great Room	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Den/Study/parlour/Library		N/A				
Kitchen * (Waiver)	UPG (4) OAK GOTHAM HAD SCRAPPED FLOOR 3 1/4"					
Main Foyer * (Waiver)	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Main Hall	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Upper Hall	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Master Bedroom	(STD) OPENING NIGHT COLLECTION-T20					
Bedroom 2	(STD) OPENING NIGHT COLLECTION-T20					
Bedroom 3	(STD) OPENING NIGHT COLLECTION-T20					
Bedroom 4	(STD) OPENING NIGHT COLLECTION-T20					
Carpet Underpad	STANDARD					
Basement Foyer		N/A				
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NONE	MANTLE	NF8	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES		Opt. Crown Moulding		NONE	
Bathroom Accessories	DELETE ALL WHITE CERAMICS	Location			NONE	
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				PINE RIVER SOUTH		
				16		

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.

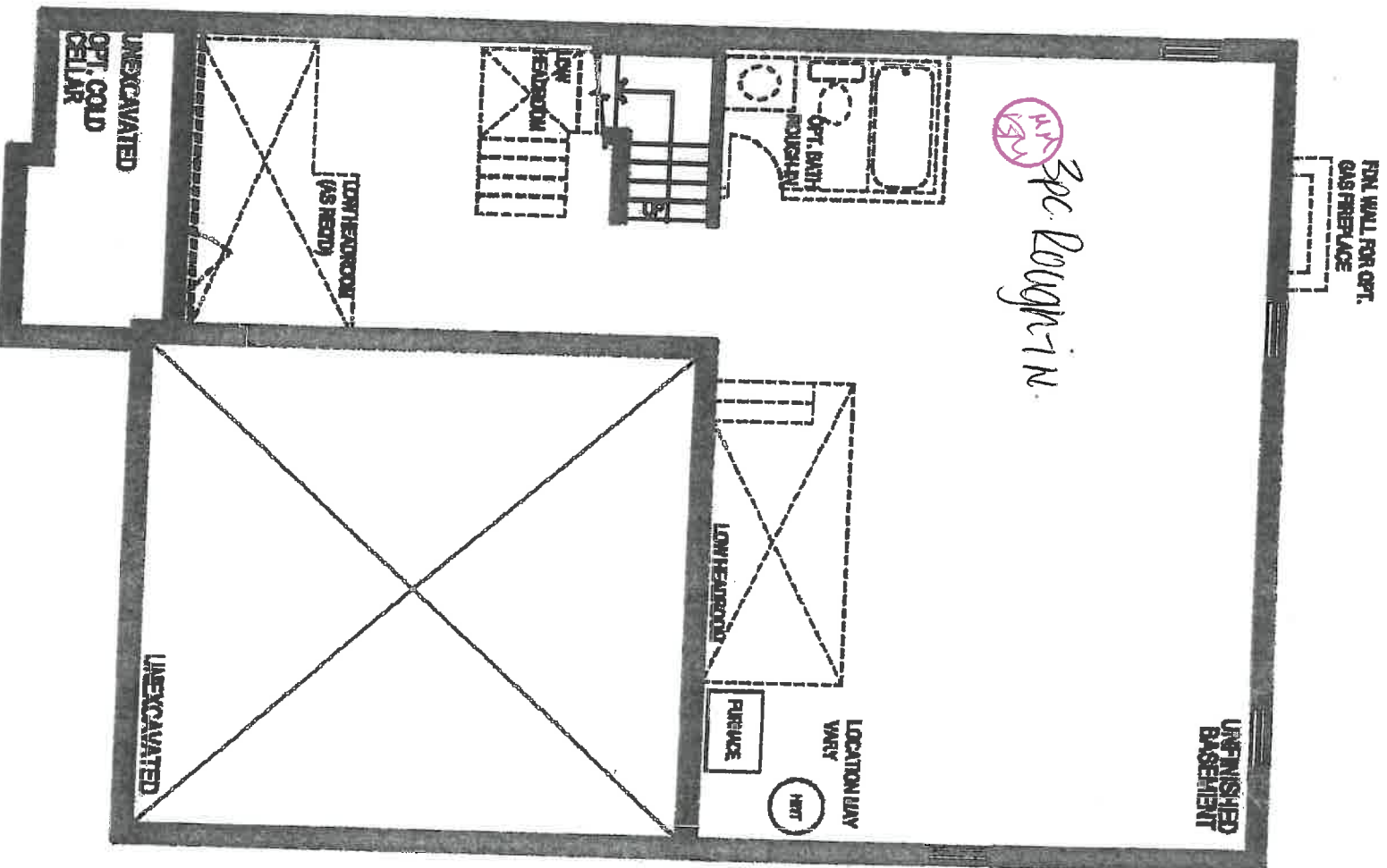
*** PAGE 1 OF 2 ***

Purchaser Initial Vendor

INCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	OAK STAIRS IN LIEU OF CARPET GRADE, INCL. OAK VENEER RISERS AND STRINGERS		
LANDINGS	UPG (4) OAK GOTHAM HAND SCRAPPED HARDWOOD 3 1/2"		
Main to 2nd Railing Details:	UPG (1) SQUARE OAK PICKET/OVAL OAK HANDRAIL/SQUARE OAK POST		
Main to Basement Railing Details:	N/A		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living Room	WARM GREY	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Twin	N/A
Powder Room	WARM GREY	Basement	N/A
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD		
Main/ Twin	STANDARD		
2nd Ensuite	N/A		
BASEMENT	N/A		
Other	N/A		
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	NO		STD TO BRD
WATERLINE to Fridge	YES		
Hood Fan Venting SIZE	STANDARD		
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	NO		
ELECTRICAL for Gas Stove / Cooktop	NO		
ELECTRICAL for Bar Fridge	NO		
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.			
PINE RIVER SOUTH ✓	LOT: 16 ✓		
PURCHASER(S):	MICHAEL MADELEY BRITTANY MADELEY	B. Madeley Dec 30/16	
HOME #/CELL #	647-219-8847	Purchaser Signature Michael Madeley Date Dec 30, 2016	
EMAIL:	brittanymadeley@gmail.com	Purchaser Signature Date	
DÉCOR NOTES		DÉCOR CONSULTANT SIGNATURE Date JAN 10 2017	
FOR TRADE USE			
Any upgrades in the colour chart must be accompanied with a PES.			
It is the responsibility of <u>all Trades</u> to inform the builder of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.			
*** PAGE 2 OF 2 ***		Vendor Signature Date	

BA-BERRY 4002
HOT 16



BASEMENT PLAN, E. & W.

THE BAYBERRY

[Unit 4002]

2050 sq. ft.
Elev. A

Elev. A

2035 sq. ft.
Elev. B

Elev. B

30 sq. ft.
Elev. C

Exer. C

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 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]

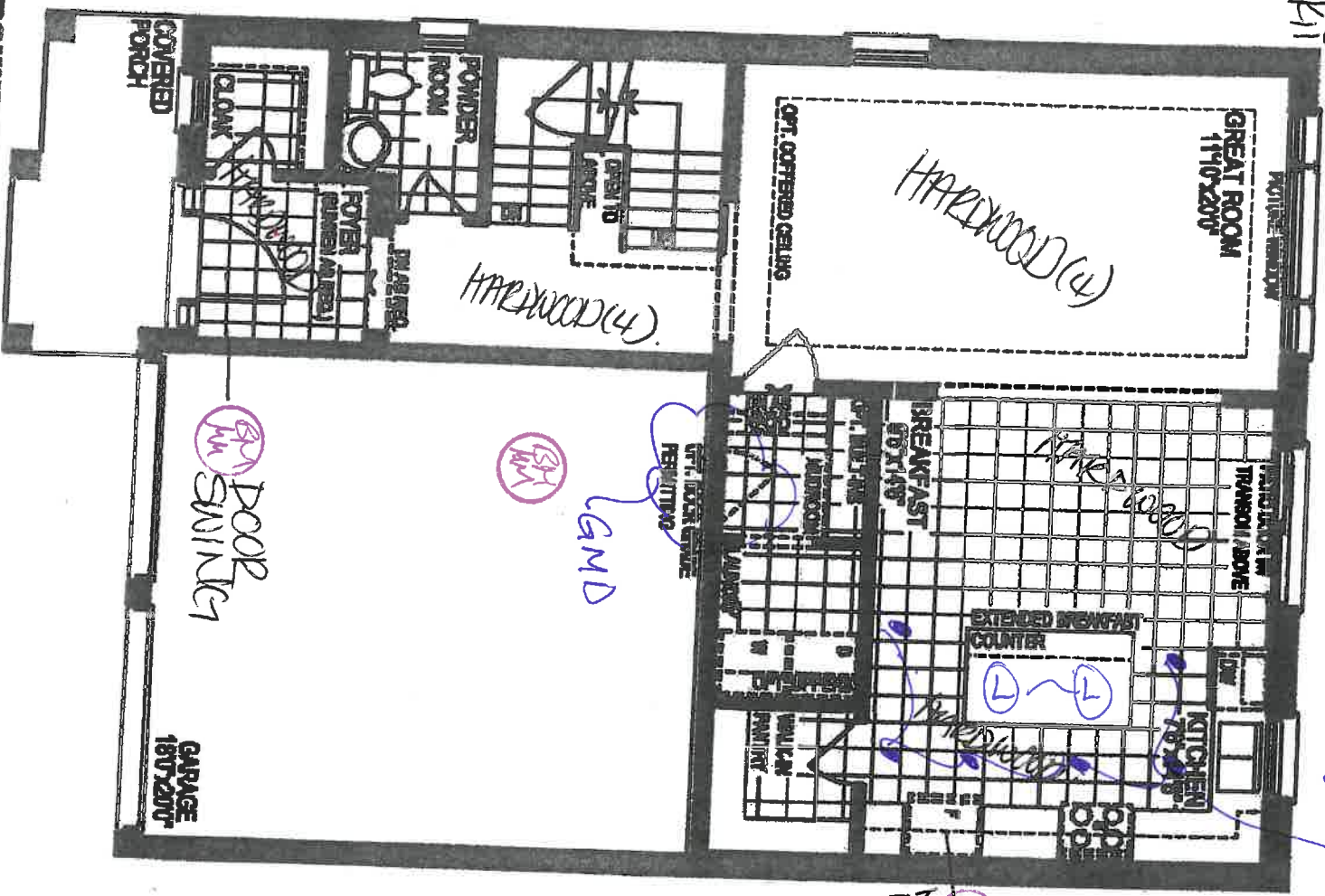
FILEPLACE
(NFB)
INCL. FRANK



GAS FIREPLACE
OPTIONAL FIREPLACE IN GREAT ROOM

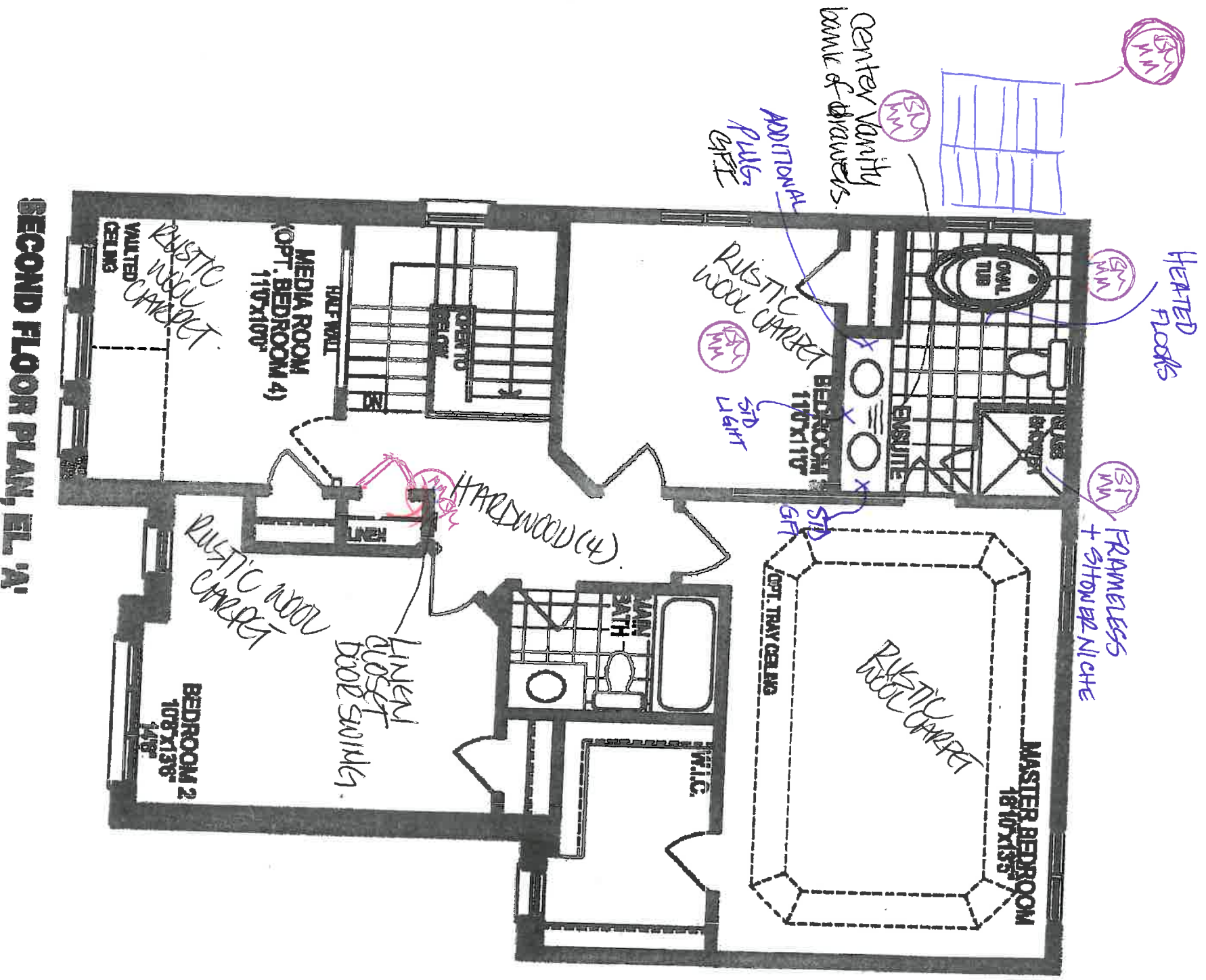
6 POTS
ON SINK SWITCH

GROUND FLOOR PLAN, E. W.



LOT 16

BAYBERRY 4002



LOT 16



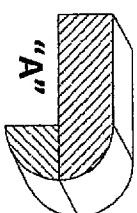
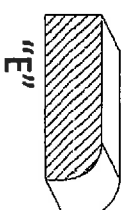
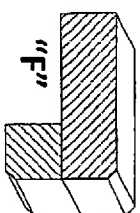
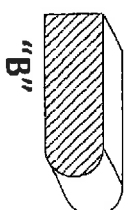
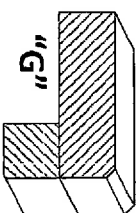
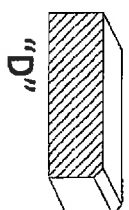
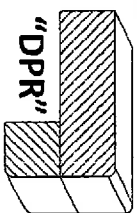
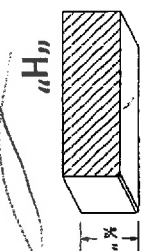
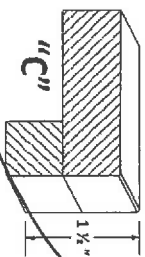
ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

Kitchen

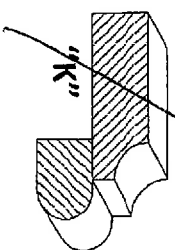
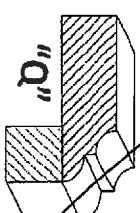
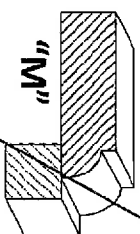
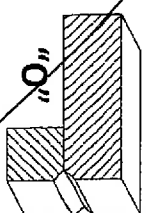
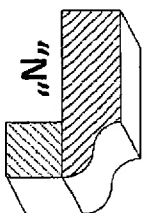
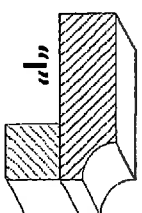
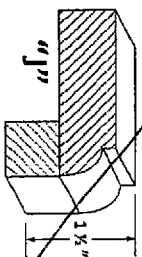
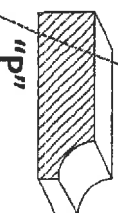
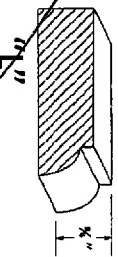
Bathroom



UPGRADES

Kitchen

Bathroom



LOT / SITE

Lot 16

PURCHASER SIGNATURE

Bradley M. M. M.

Pine River South

P. K. DIVERSOULT
APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

LOT 16

DATE: Dec. 30. 2016.

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

ON THE COUNTER TOP

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 Manufacturer's 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:

JAN. 30. 2017.

Appliance Specs RECEIVED

Purchaser Signature

B. Madalay

Date

Dec. 30. 2016

Purchaser Signature

Michael Madalay

Date

Dec 30. 2016

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.

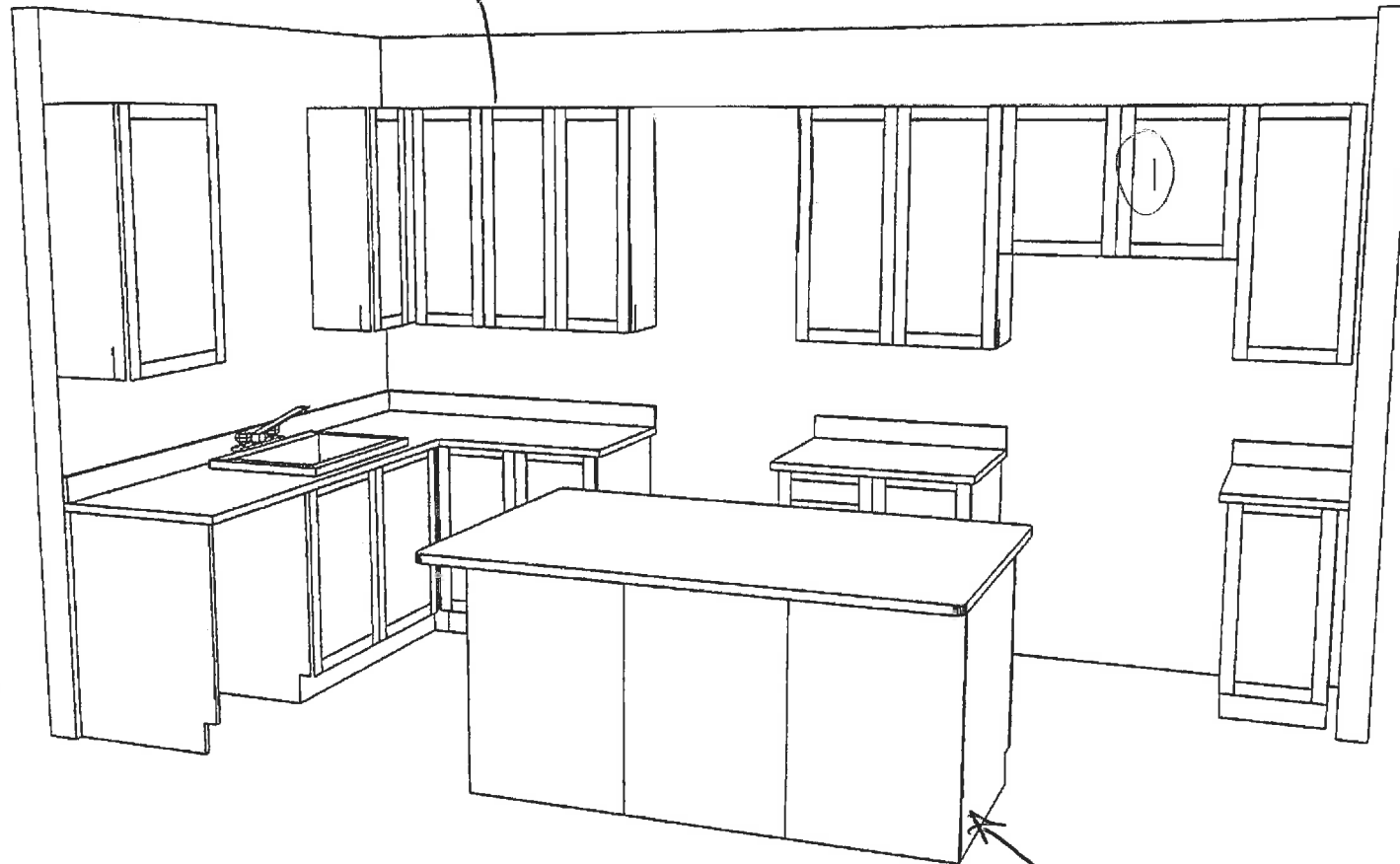
****SEE COLOUR CHART FOR LOCATIONS****

Pine River South. **LOT 16** Dec. 30. 2016.
SITE LOT DATE

① Deep Uppus w/gables

4002

VANILLA
MILKSHAKE
CABINETS



STONE GREY
CABINETS

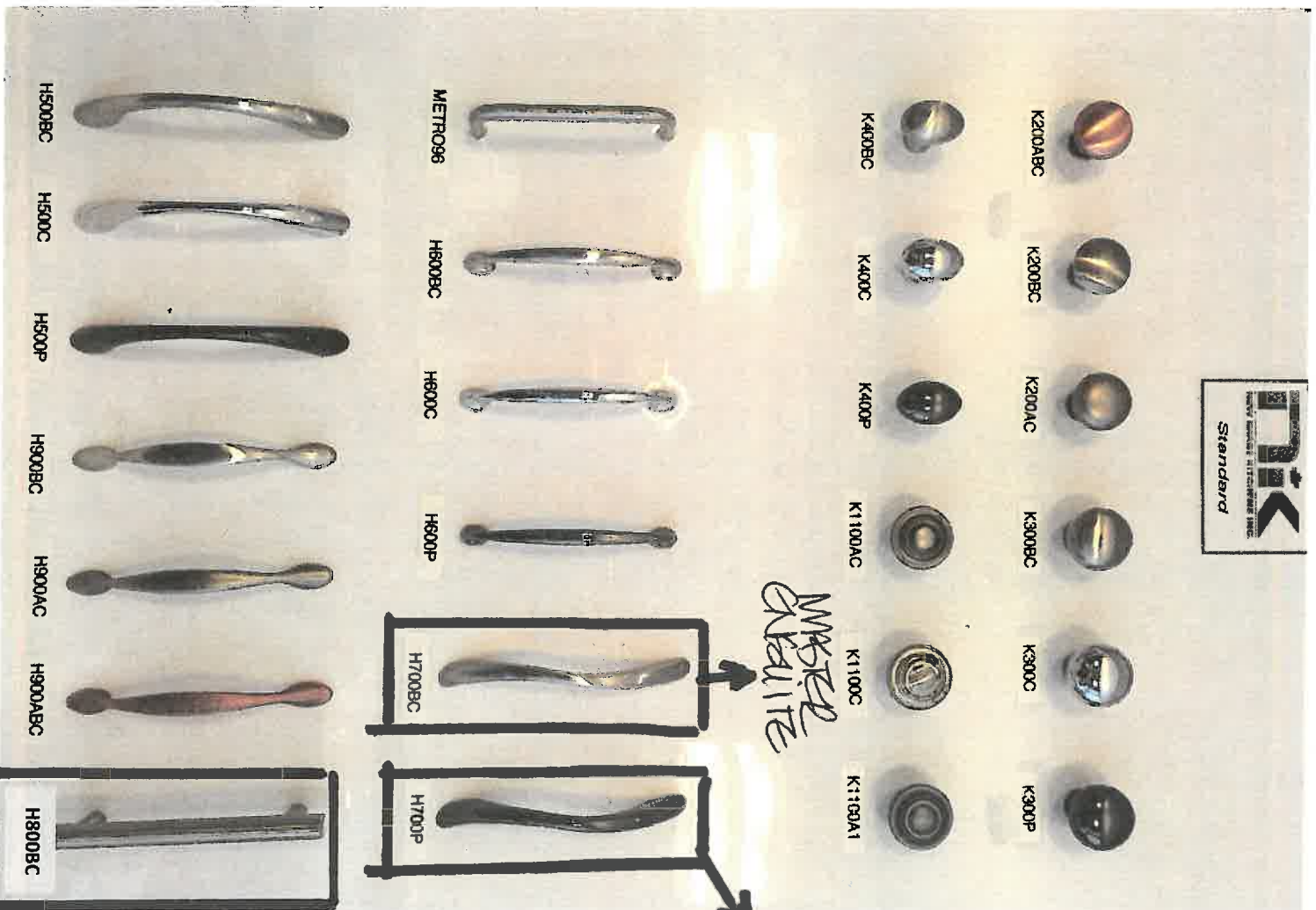
LOT 16 Pine River South.



Pin: River Swift.

STANDARD CABINET HARDWARE

(New Image Kitchens)



Lot 16



KITCHEN
ISLAND


LOT 16

Wm
Bm

Method™

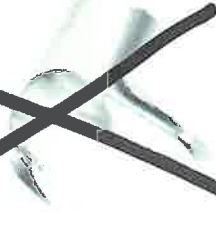
Traditional | Transitional | Modern

- 1 = Powder Rm
- 2 = Master ensuite
- 3 = main room




~~Toilet Tank Lever
Model YB2401~~

~~Chrome -
Other -~~



~~Double Robe Hook
Model YB2403~~


~~Chrome -
Other -~~



~~Pivoting Paper Holder
Model YB2408~~

~~Chrome -
Other -~~


3



~~18" Towel Bar
Model YB2418~~

~~Chrome -
Other -~~

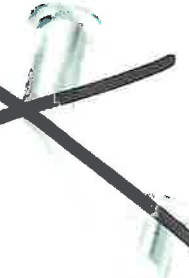
1X



~~24" Towel Bar
Model YB2424~~

~~Chrome -
Other -~~

2X



~~9" Towel Bar
Model YB2406~~

~~Chrome -
Other -~~

1. Powder Rm

1. Master ensuite
2. 2 MAIN BATH

PROOFIT™
INSTALLATION SYSTEM

FINISH OPTIONS:

CH
CHROME

To order, combine the model number with one of these finish letter(s):
Chrome (CH), LifeShine® Brushed Nickel (BN).