



ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 18 ✓ Model Type & Elevation : 40-06 WALNUT, ELEV. B - Tandem Garage ✓ Purchasers Names : GEOFFREY GUERRA AND BLAIR ROBITAILLE ✓		
		Date	Note
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 SEE ITEM #6 STAINED		Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	Carpet Grade Stairs with Oak pickets — SEE ITEM #19 OAK STAIRS		Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
Included	Optional Tandem Garage		Included in Deal
1/	CABINETS - REMOVE STD 4" BACKSPLASH ON LAMINATE COUNTERTOP IN KITCHEN	2-Dec-16	STR & COLOURS
2/	FIREPLACE - ADD OPT FIREPLACE 30" (B3ONTRE) GAS FIREPLACE IN GREAT ROOM INCLUDES STD PAINT GRADE MANTLE. NOTE: DO NOT JOG FOUNDATION FIREPLACE AND MANTLE WILL BE INSTALLED IN THE GREAT ROOM - ADD HEAT ACTIVATED FAN KIT ✓	2-Dec-16	STR & COLOURS
3/	GARAGE DOOR - ADD DOOR FROM GARAGE IN LAUNDRY ROOM, IF GRADE PERMITS ✓	2-Dec-16	STR & COLOURS
4/	FRAMING - REINFORCE STD CEILING LIGHT IN GREAT ROOM ✓	2-Dec-16	STR & COLOURS
5/	PLUMBING - ADD WATERLINE TO FRIDGE ✓ *	2-Dec-16	STR & COLOURS
6/	FLOORING - STAINED LAMINATE FLOORING ON MAIN FLOOR INCLUDES STAINING OF THE OAK STAIRS ✓	2-Dec-16	STR & COLOURS
7/	WINDOWS - ADD EXTRA WINDOW OPERATOR (1) GREAT ROOM (1) DINING ROOM (1) BEDROOM 3 (1) 2ND HALL STUDY (1) MASTER BEDROOM - 5 TOTAL - PLEASE REFER TO SKETCH SOME WINDOWS ARE ALREADY OPERABLE AS PER DRAWINGS ✓	2-Dec-16	STR & COLOURS
8/	ELECTRICAL - SHIFT STD LIGHT IN KITCHEN TO BE INSTALLED ABOVE KITCHEN ISLAND ADD (1) CAPPED BOX ON ISLAND SPACED EVENLY WITH STD LIGHT ON SAME SWITCH ✓	2-Dec-16	STR & COLOURS
9/	ELECTRICAL - LED POTLIGHTS (4) GREAT ROOM ON SEPARATE DIMMER SWITCH (3) KITCHEN ON SEP SWITCH (7) IN TOTAL ✓	2-Dec-16	STR & COLOURS
10/	CABINETS - UPGRADE 1 MASTER ENSUITE VANITY ✓	2-Dec-16	STR & COLOURS
11/	CABINETS - UPGRADE 1 KITCHEN CABINETS ✓	2-Dec-16	STR & COLOURS

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		Date	Note
12/	CABINETS - 2 TONE KITCHEN ✓	2-Dec-16	STR & COLOURS
13/	CABINETS - 24" DEEP FRIDGE UPPER WITH 2 SIDE PANELS ✓	2-Dec-16	STR & COLOURS
14/	CABINETS - UPPER ANGLE CORNER CABINET WITH CLEAR GLASS ✓	2-Dec-16	STR & COLOURS
15/	CABINETS 0 BASE CORNER PIE CUT ✓	2-Dec-16	STR & COLOURS
16/	CABINETS - POT AND PAN DRAWERS ✓	2-Dec-16	STR & COLOURS
17/	CARPET - UPGRADE #1 UNDERPAD 2ND FLOOR ✓	2-Dec-16	STR & COLOURS
18/	BATHROOMS - DELETE ALL BATHROOM ACCESSORIES ✓	2-Dec-16	STR & COLOURS
19/	OAK STAIRS IN LIEU OF CARPET GRADE ✓	2-Dec-16	STR & COLOURS

ZANCOR HOMES COLOUR CHART

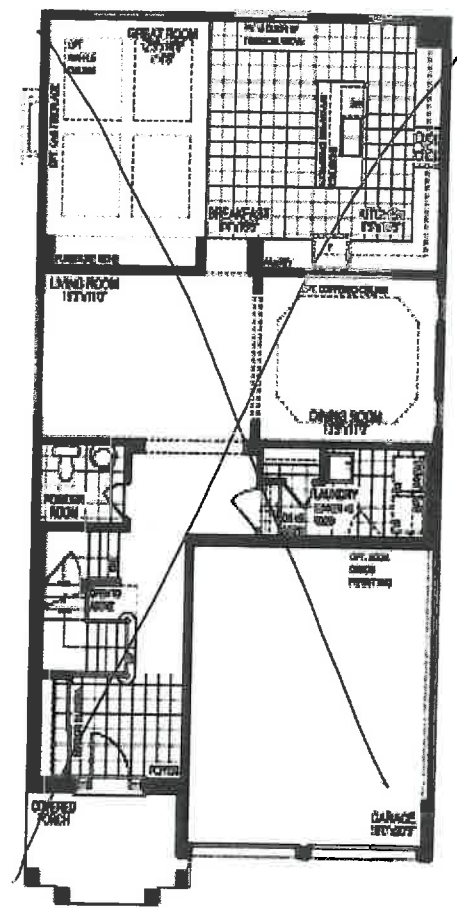
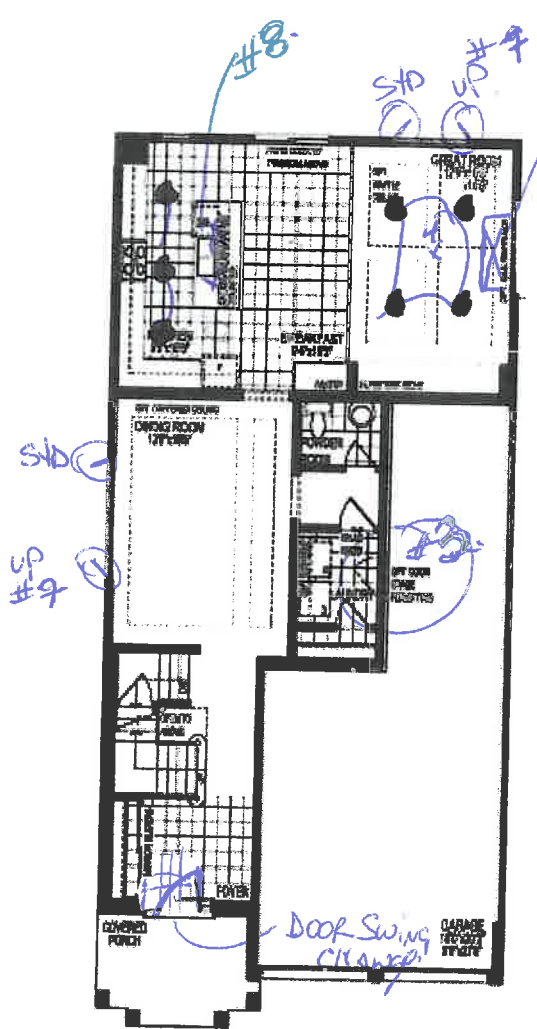
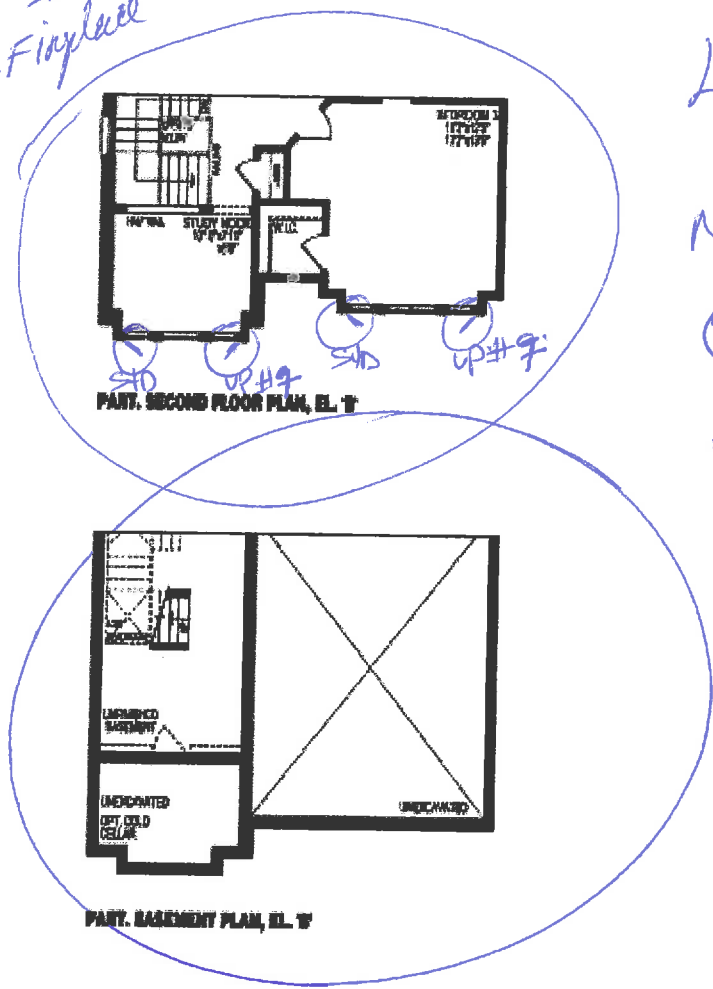
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CAMBRIDGE MDF WHITE UP# 1	800 BC	CARRERA BIANCO 6696-46			
Island	CAMBRIDGE MAPLE STAIN ESPRESSO	800BC	CARRERA BIANCO 6696-46			
Servery	NA					
Master Ensuite	MOSAIC MAPLE STAIN ESPRESSO UP # 1	H 700 BC	PALOMA BISQUE 6729-40			
Main	NA					
Twin	300 SERIES WHITE PVC	200 BC	ARGENTO ROMANO 6697-46			
Ensuite # 4	300 SERIES WHITE PVC	200 BC	CARRERA BIANCO 6696-46			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
			INSERTS	THRESHOLDS		
Main Foyer	GRECO IVORY 13 X 13					
Basement Foyer	NA					
Powder Room	GRECO IVORY 13 X 13					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	GRECO IVORY 13 X 13					
Breakfast Floor	GRECO IVORY 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	GRECO IVORY 13 X 13					
Mstr Ensuite Floor	GRECO BEIGE 13 X 13			PER ROY		
Mstr Ensuite Shower	TUSCANY GREY 8 X 10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X2 BONE					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	NEW ALBION GREY 13 X 13			BIAN CARR		
Twin Ensuite Tub Wall	NEW ALBION GREY 8 X 10	NA				
Ensuite #4 Bath Floor	GRECO CINZA 13 X 13			BIAN CARR		
Ensuite #4 Shower Wall	MALINA ICE 8 X 10	NA				
Ensuite # 4 Shower Floor	2 X 2 WHITE					
Ensuite # 4 Shower Jamb	BIANCO CARRERA					
HARDWOOD / CARPET/LAMINATE						
NA						
Living Room	LEXINGTON ROCKINGHAM OAK TL 21015					
Dining Room	LEXINGTON ROCKINGHAM OAK TL 21015					
Family/Great Room	LEXINGTON ROCKINGHAM OAK TL 21015					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Stairs	LEXINGTON ROCKINGHAM OAK TL 21015					
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					
Study Nook	PERFORMA 111 LT CASHMERE # 6383					
Carpet Underpad	UPGRADE #1					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	N F 20	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	Location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				ANGUS SOUTH 18		
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:	OAK STAINED TO MATCH MARQUEE TORYL'S HARDWOOD FLOOR (BRINDLEMIERE)			
White Paint Req'd	NA			
Main to 2nd Railing Details:	STANDARD			
Main totop of Basement door Railing	STANDARD			
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	NA	Bedroom 2	WARM GREY	
Dining Room	WARM GREY	Bedroom 3	WARM GREY	
Family/Great room	WARM GREY	Study Nook	WARM GREY	
Den/Study	NA	Master Ens.	WARM GREY	
Main/Upper Hall	WARM GREY	Ensuite # 4	WARM GREY	
Laundry	WARM GREY	Twin	WARM GREY	
Powder Room	WARM GREY	Basement	NA	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
Kitchen	FIXTURES	FAUCETS	NOTES	
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Twin	STANDARD	STANDARD		
2nd Ensuite	STANDARD	STANDARD		
BASEMENT	NA			
Other				
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES				
Appliance Package received in 'Schedule E'		YES / NO Package Name:		
GAS LINE BBQ	UPG (SEE PES)	DECLINED	NOTES	
WATERLINE to Fridge	STANDARD			
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 Vendors'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.				
SITE: ANGUS SOUTH	40-6 WALNUT B TANDEM	LOT: 18		
PURCHASER(S):	Geoffrey Guerra Blair Robitaille		Nov 25/16	
HOME #/CELL #	705 424-5697		Date	
EMAIL:			Date	
DÉCOR NOTES			Date	
FOR TRADE USE				
Any upgrades in the colour chart must be accompanied with a PES.			Purchaser Signature	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			Date	
*** PAGE 2 OF 2 ***			Date	
ZANCOR HOMES			Vendor Signature	
			Date	

SCHEDULE "B"
FLOOR PLAN

Lot 18
Nov 25/16
BR
BR



THE WALNUT

(Unit 4006)

2855 sq. ft.	2885 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 pictures 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 ramp 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. (4006)

#11 Potlight's



Vendor's Initials

[Handwritten signature]

Purchaser's Initials

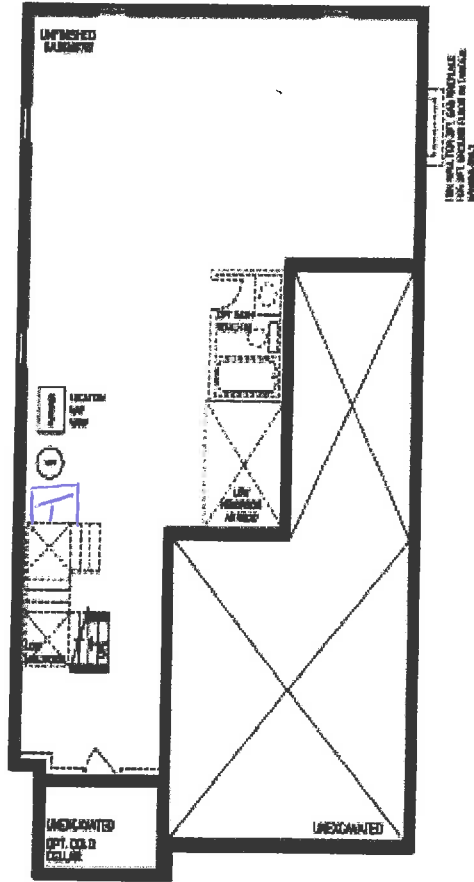
[Handwritten initials]

Purchaser's Initials

[Handwritten initials]

SCHEDULE "B"
FLOOR PLAN

Lot 18
Nov 25/16
BR



OPTIONAL BASEMENT PLAN
WITH TANDEM GARAGE, EL. 'X'
ELEVATION 'X' SCALE

B.

THE WALNUT

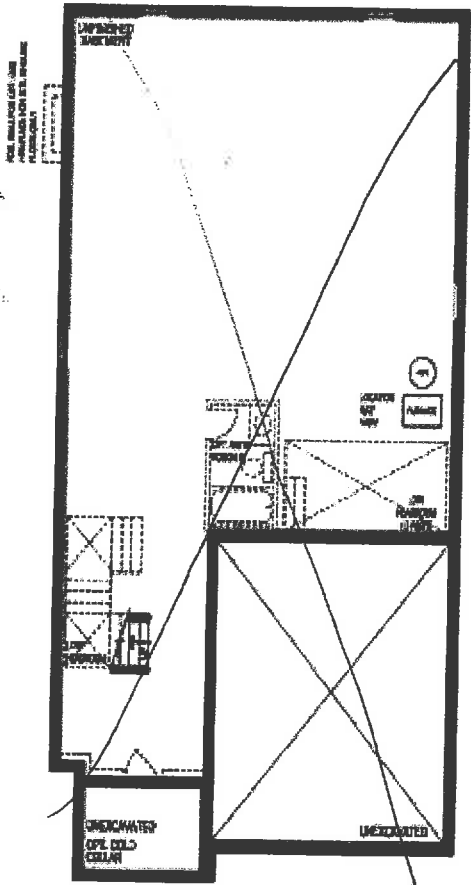
[Unit 4006]

~~2855 sq. ft.~~ 2885sq. ft.

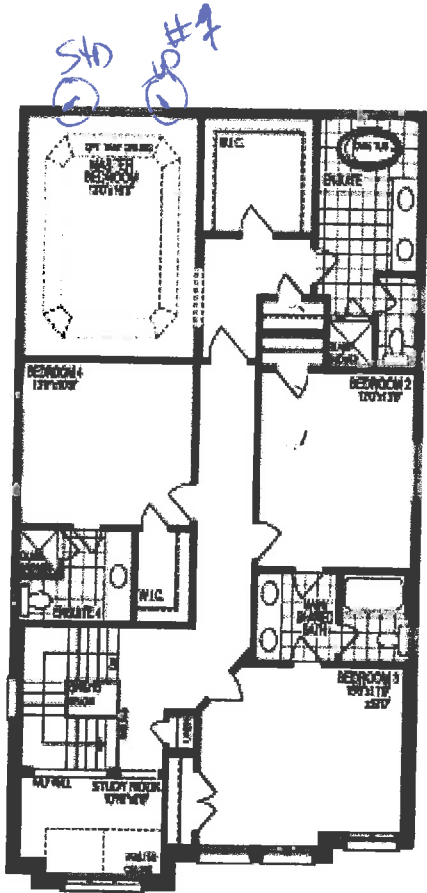
~~REV. A~~ Elev. B

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

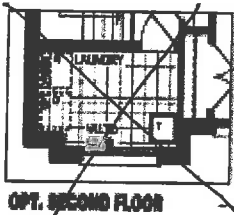
Prices and specifications are subject to change without notice. The pictures may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage rear door entries due to grade. Actual usable floor space may vary from the stated floor areas. All stated dimensions are approximate. Room dimensions may change with style changes. See Sales representative for Style Breaker C. All renderings are artist's concept. E & O.E (4006)



BASEMENT PLAN, EL. 'X'



SECOND FLOOR PLAN, EL. 'X'



OPT. SECOND FLOOR
LAUNDRY, EL. 'X' (9'
THIRDLANE



Vendor's Initials

[Signature]

Purchaser's Initials

[Signature]

Purchaser's Initials

BR.

① Rego upper 2 side panels

② UPPER Angle/corner
clear glass

③ Base pic cut

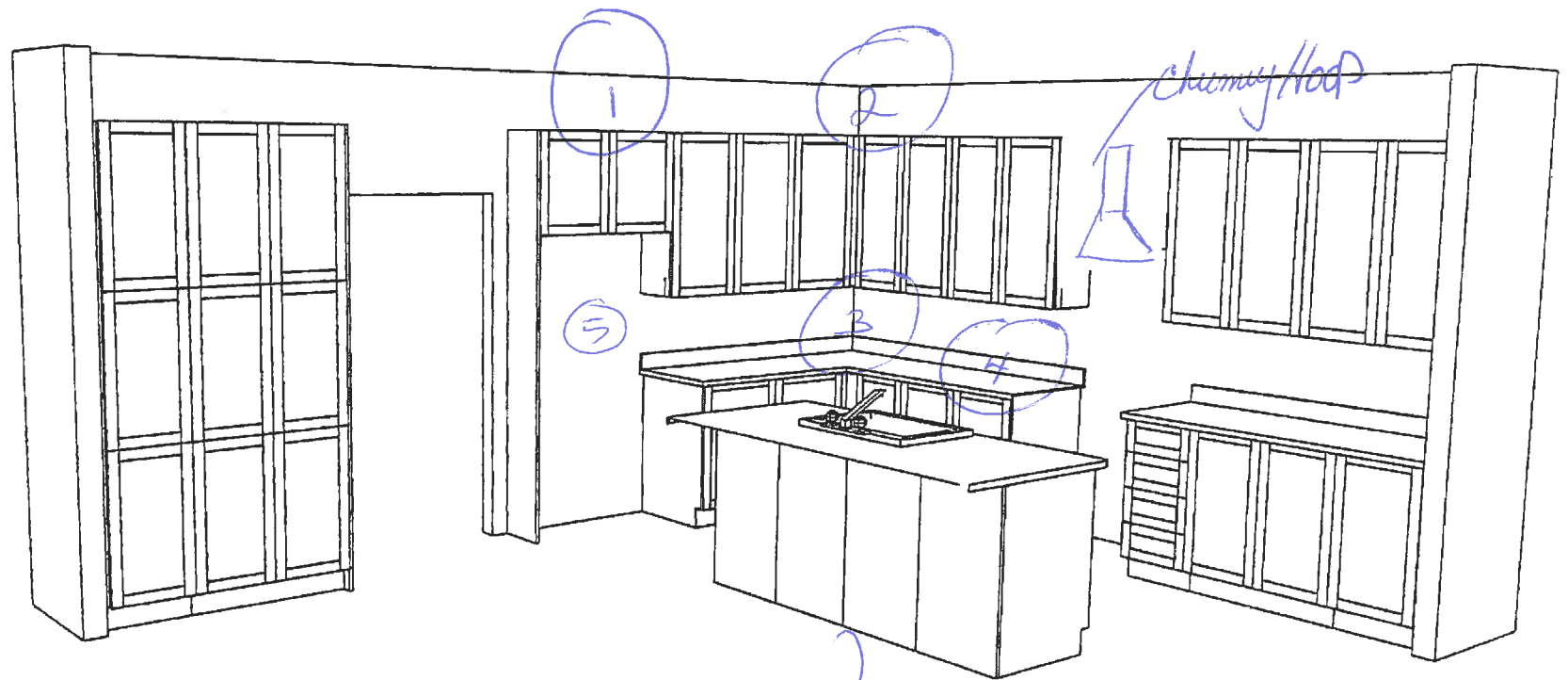
④ Pot + Pan drawers

⑤ waterline for fridge

BL
BR

4006 ALT

Lot. 18
Nov 25/16



Island Espresso machine

APPLIANCE SPEC INFORMATION SHEET

STE & LOT: 18

DATE: 11/05/16

SITING: ☐ Standard ☐ Reverse

RANGE

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

REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"
☐ BUILT IN FRIDGE
☐ WATERLINE REQUIRED
☐ PANELLED/INTEGRATED
☐ FLUSH INSET

WALL OVENS

- ☐ 30"
☐ SINGLE
☐ DOUBLE
☐ STEAM OVEN
☐ WARMING DRAWER

MICROWAVES

- ☐ BUILT IN MICRO
☐ MICRO TRIM KIT
☐ OVER THE RANGE

HOOD FANS

- ☒ CHIMNEY (CENTRE VENT)
☐ UNDER CABINET
☐ FLUSH INSET
☒ 6 INCH (STD)
☐ 8 INCH
☐ 10 INCH

DISHWASHER

LAUNDRY

- ☒ 24" (STD SIZE)
☐ 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: _____ Appliance Specs RECEIVED _____

Purchaser Signature _____

Date 11/05/16

Purchaser Signature Bar Retaille

Date 11/05/16

INTERIOR FINISHES ACKNOWLEDGEMENT / 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 / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, 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.

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 / LAMINATE 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

LOT

DATE