


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 143L ✓ Model Type & Elevation : 30-05 DAFFODIL ELEVATION A Purchasers Names : PATRICIA PATTERSON ✓		
		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 DELETED APPLIANCES	-	Bonus Package
Included	Chimney Hood Fan		Bonus Package
Included	9ft main floor ceilings, 8ft ceilings on second and basement		Bonus Package
Included	Natural finish laminate flooring on main floor in non tiles areas as per plan- SEE ITEM#1- UPGRADE TO STAINED		Bonus Package
Included	Carpet Grade Stairs with Oak pickets SEE ITEM #10 UPG (2) RAILINGS AND PICKETS		Bonus Package
Included	Glass shower (framed) in Master Ensuite as per plan		Bonus Package
1/	LAMINATE - UPGRADE STAIN - ROCKINGHAM OAK ✓ * INCLUDES STAIN ON STAIRS	23-Jan-17	COLOURS
2/	GREAT ROOM - FIREPLACE BUMP OUT, FAN KIT AND HEARTH ✓	23-Jan-17	COLOURS
3/	PLUMBING - WATER LINE TO FRIDGE ✓	23-Jan-17	COLOURS
4/	KITCHEN CABINETS - FURRING PANEL AND CROWN CEILING ✓	23-Jan-17	COLOURS
5/	HVAC - GAS LINE TO STOVE INCLUDES 15 AMP PLUG ✓	23-Jan-17	COLOURS
6/	STAIRS - UPGRADE 2 RAILING AND PICKETS ✓	23-Jan-17	COLOURS
7/	MASTER ENSUITE - RELOCATE MASTER ENSUITE SHOWER HEAD IN CEILING ✓	23-Jan-17	COLOURS
8/	MASTER ENSUITE - HAND SHOWER AND SLIDE BAR ✓	23-Jan-17	COLOURS
9/	KITCHEN - GRANITE - STANDARD ✓	23-Jan-17	COLOURS
10/	BASEMENT - COLD CELLAR ✓	23-Jan-17	COLOURS
11/	BATHROOMS - DELETE ALL MIRRORS AND ACCESSORIES ✓	23-Jan-17	COLOURS



ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD MOSAIC OAK TIMBER GREY	✓ H500BC	GRANITE -BIANCO SARDO	"C"		
Island	STD MOSAIC OAK TIMBER GREY	✓ H500BC	GRANITE -BIANCO SARDO	"C"		
Servery	N/A					
Master Ensuite	STD 300 SERIES PVC WHITE	H700BC	CALCUTTA MARBLE 4925K-07	STD		
Main	STD 300 SERIES PVC WHITE	H700BC	CALCUTTA MARBLE 4925K-07	STD		
Twin	N/A					
Ensuite ###	N/A					
Powder Room	N/A					
Laundry	N/A					
Basement Bath	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALENA ICE 13 X 13					
Basement Foyer	N/A					
Powder Room	MALENA ICE 13 X 13					
Mud Room	N/A					
Main Hall	N/A					
Kitchen Floor	MALENA ICE 13 X 13					
Breakfast Floor	MALENA ICE 13 X 13					
Kitchen Bk.Splash	N/A					
Laundry	NEW ALBION GREY 13 X 13					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13					
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10			BIANCO CARRARA		
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	WHITE 2X2					
Master Shower Jamb	BIANCO CARRARA					
Main Bath Floor	NEW ALBION GREY 13 X 13			BIANCO CARRARA		
Main Bath Tub Wall	NEW ALBION GREY 8 X10					
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	LAMINATE LEXINGTON ROCKINGHAM OAK TL-21015					
Family/Great Room	LAMINATE LEXINGTON ROCKINGHAM OAK TL-21015					
Den/Study/parlour/Library				N/A		
Kitchen *(Waiver)				N/A		
Main Foyer *(Waiver)				N/A		
Main Hall	LAMINATE LEXINGTON ROCKINGHAM OAK TL-21015					
Upper Hall	STD- OPENING NIGHT COLLECTION - T03					
Master Bedroom	STD- OPENING NIGHT COLLECTION - T03					
Bedroom 2	STD- OPENING NIGHT COLLECTION - T03					
Bedroom 3	STD- OPENING NIGHT COLLECTION - T03					
Bedroom 4	N/A					
Carpet Underpad	STANDARD					
Basement Foyer	N/A					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	BIANCO CARRARA	MANTLE	NF8	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	DELEIE ALL MIRRORS	Opt. Crown Moulding			N/A	
Bathroom Accessories	DELETE ALL ACCESSORIES	Location			N/A	
Purchaser has reviewed the colour chart					SITE & LOT	
FOR TRADE USE					PINE RIVER SOUTH	1421
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.						

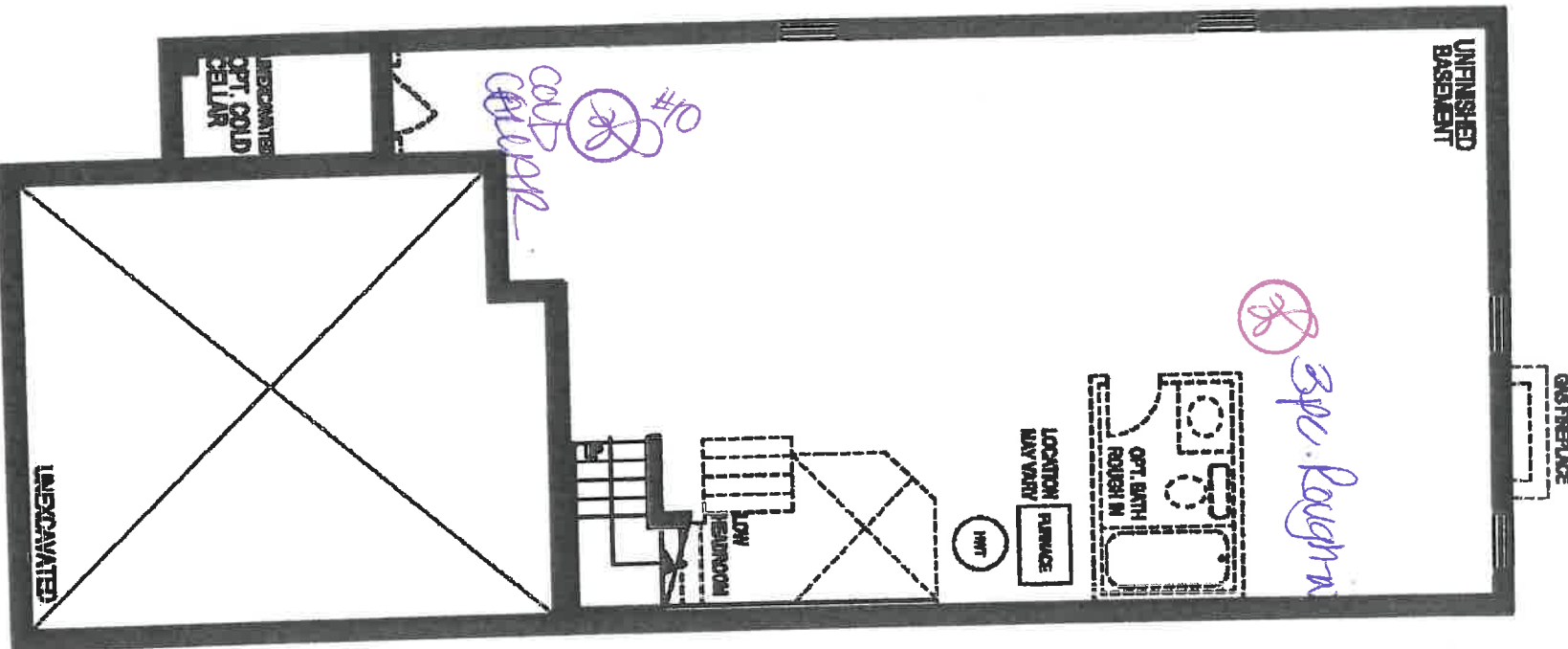
JAN 23 2017

ZANCOR HOMES COLOUR CHART

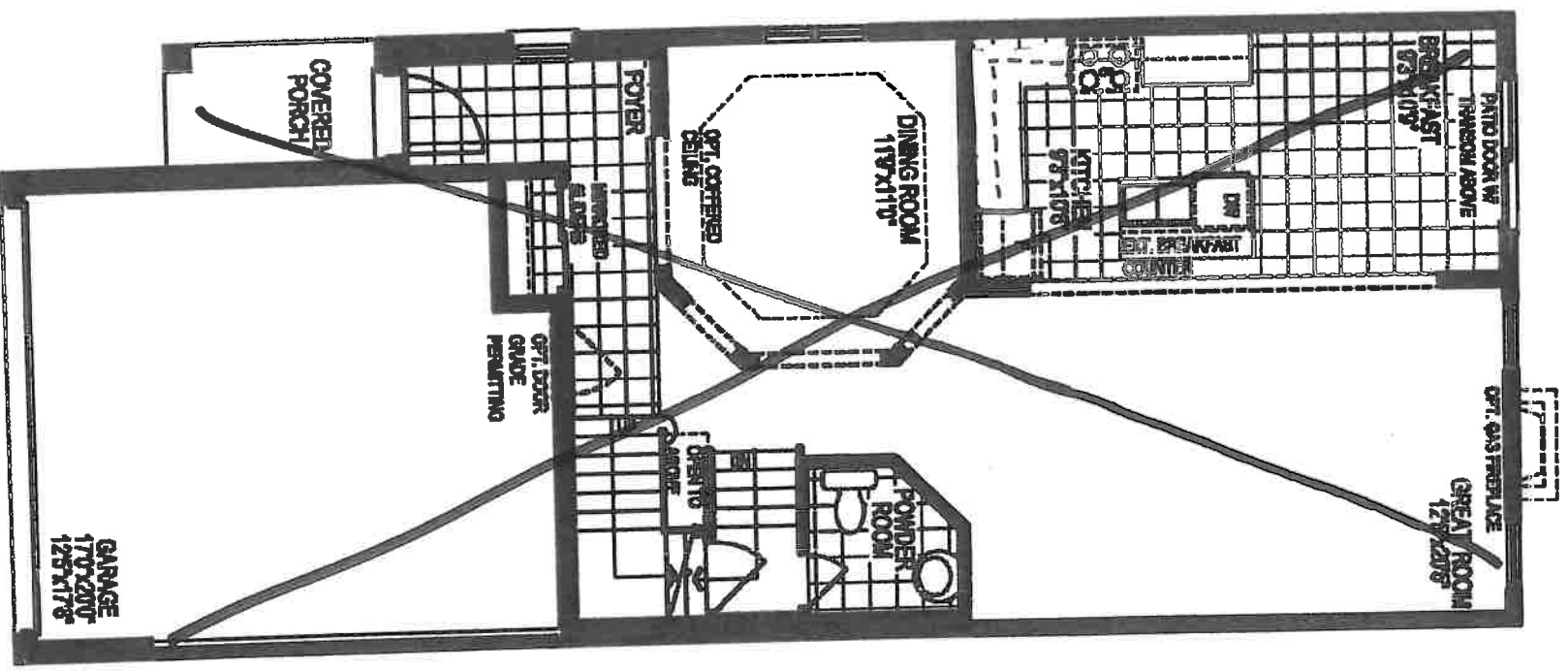
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	CARPET GRADE - STAIN TO MATCH			
White Paint Req'd	N/A			
Main to 2nd Railing Details:	(2) UPG 1 3/4" TURNED OAK PICKET, 2 1/2" OVAL HANDRAIL, 3 1/2" OAK POST			
Main to Basement Railing Details:	(2) UPG 1 3/4" TURNED OAK PICKET, 2 1/2" OVAL HANDRAIL, 3 1/2" OAK POST			
TRIM				
Casing/Baseboards	STANDARD TRIM PACKAGE			
Interior Doors	STANDARD TRIM PACKAGE			
Interior Door Hardware	STANDARD TRIM PACKAGE			
Exterior Door Hardware	STANDARD TRIM PACKAGE			
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	N/A	
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	STANDARD		
Master Ensuite	STANDARD	STANDARD SHOWER HEAD INSTALLED IN CEILING		
Main/Twin	STANDARD	STANDARD		
2nd Ensuite	STANDARD	STANDARD		
BASEMENT	N/A	N/A		
Other	N/A	N/A		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES				
Appliance Package received in 'Schedule E'		YES / NO Package Name:		
GAS LINE	UPG (SEE PES)	DECLINED	NOTES	
WATERLINE to Fridge	YES			
Hood Fan Venting SIZE 6"	STANDARD	NO	BUILDERS STANDARD	
ELECTRICAL for Built-in Oven	NO	NO		
ELECTRICAL for Built-in Micro / OTR	NO	NO		
ELECTRICAL for Gas Stove / Cooktop	YES	NO	15 AMP	
ELECTRICAL for Bar Fridge	NO	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.				
SITE:	PINE RIVER SOUTH	LOT: 143L		
PURCHASER(S):	PATRICIA PATTERSON		Purchaser Signature Date JAN 9 2017	
HOME #/CELL #	416-886-3345		Purchaser Signature Date	
EMAIL:	p.patterson04@hotmail.com		Purchaser Signature Date	
DÉCOR NOTES		Purchaser Signature Date		
FOR TRADE USE		Purchaser Signature Date		
Any upgrades in the colour chart must be accompanied with a PES.		Décor Consultant Signature Date JAN 23 2017		
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		Vendor Signature Date		
*** PAGE 2 OF 2 ***				

LOT 143 L
Basement

DAFFODIL 3005



~~BASEMENT PLAN, EL. 'A' & 'X'~~



~~GROUND FLOOR PLAN, EL. 'B'~~

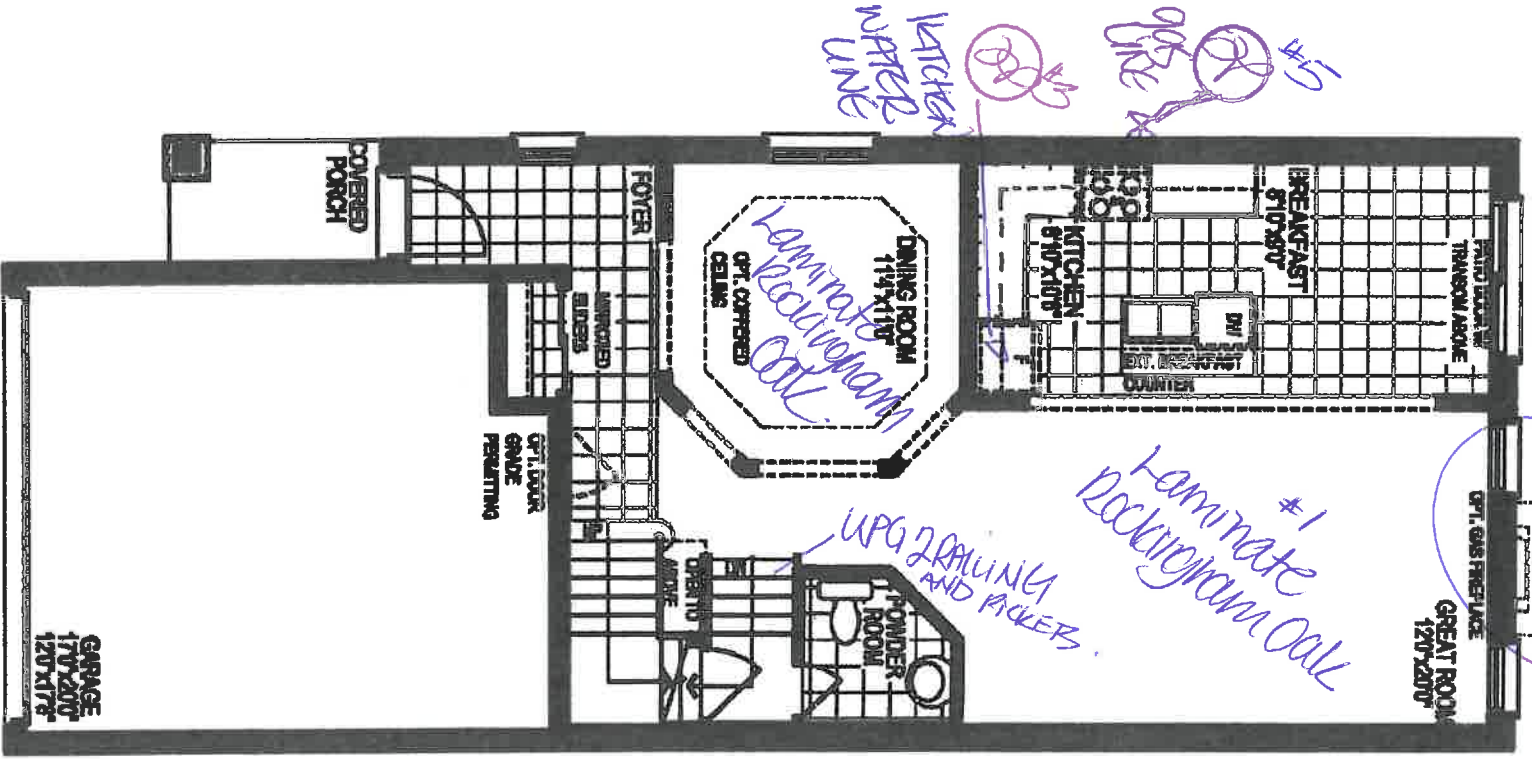
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Prices and specific
sizes and location
required at front &
floor space may
dimensions may

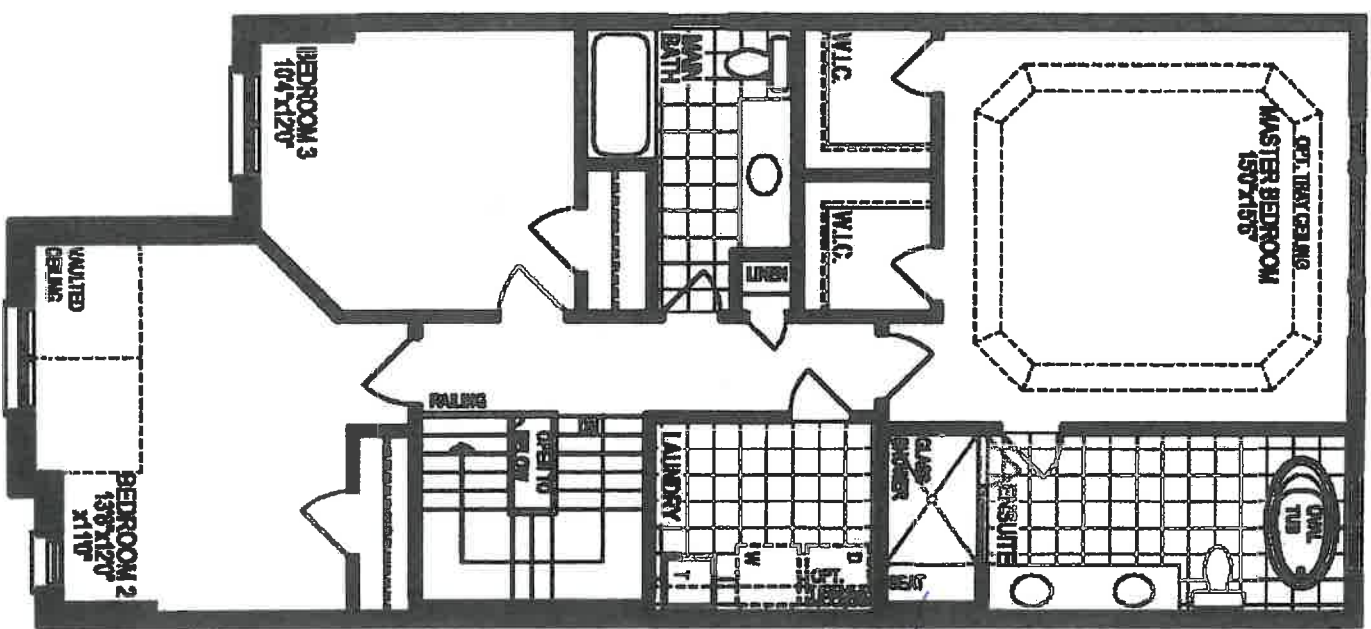
JAN 23 2017

LOT 143 L

DAFFODIL 3005



GROUND FLOOR PLAN, EL. 'A'



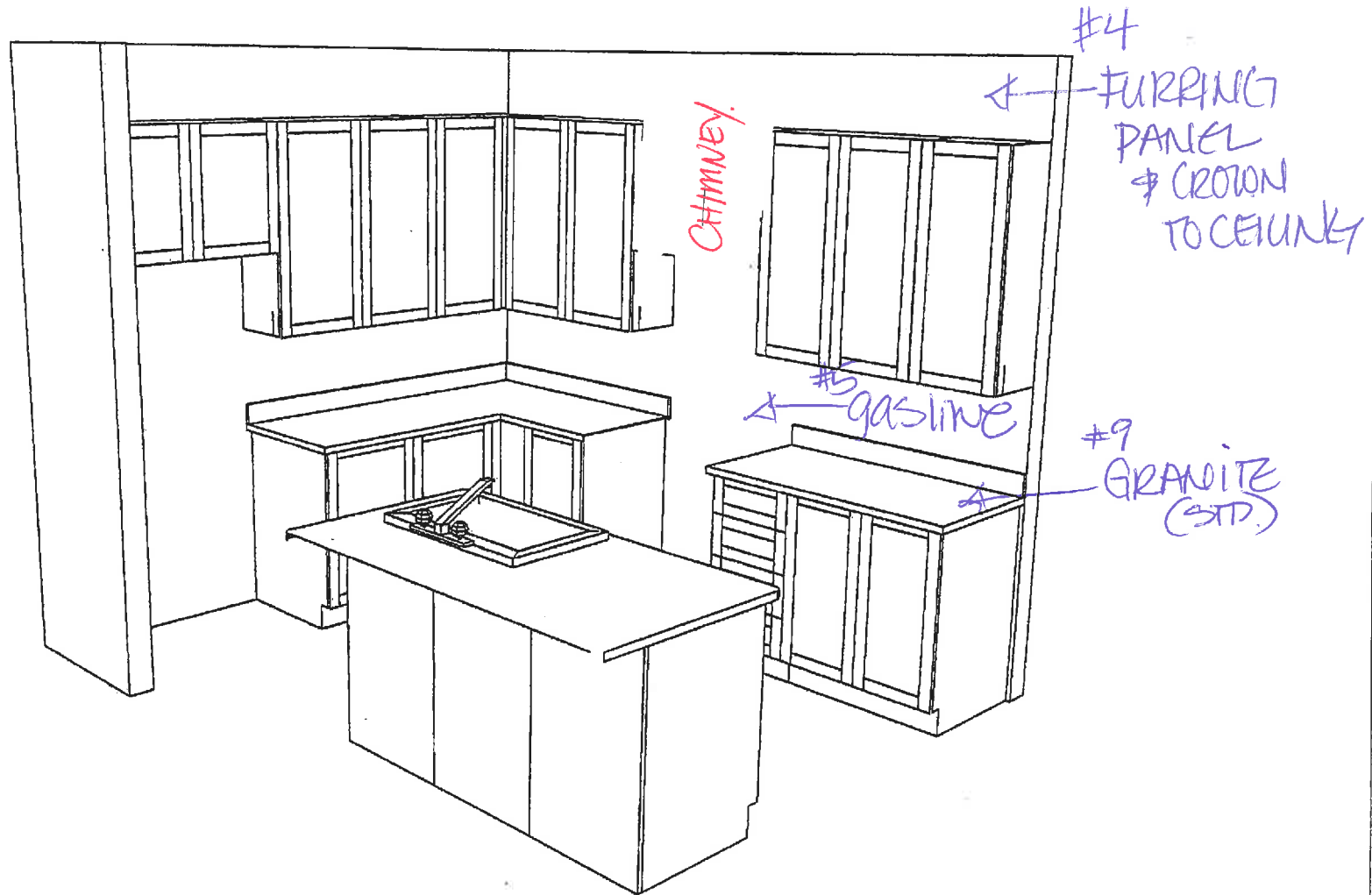
SECOND FLOOR PLAN, EL. 'A'



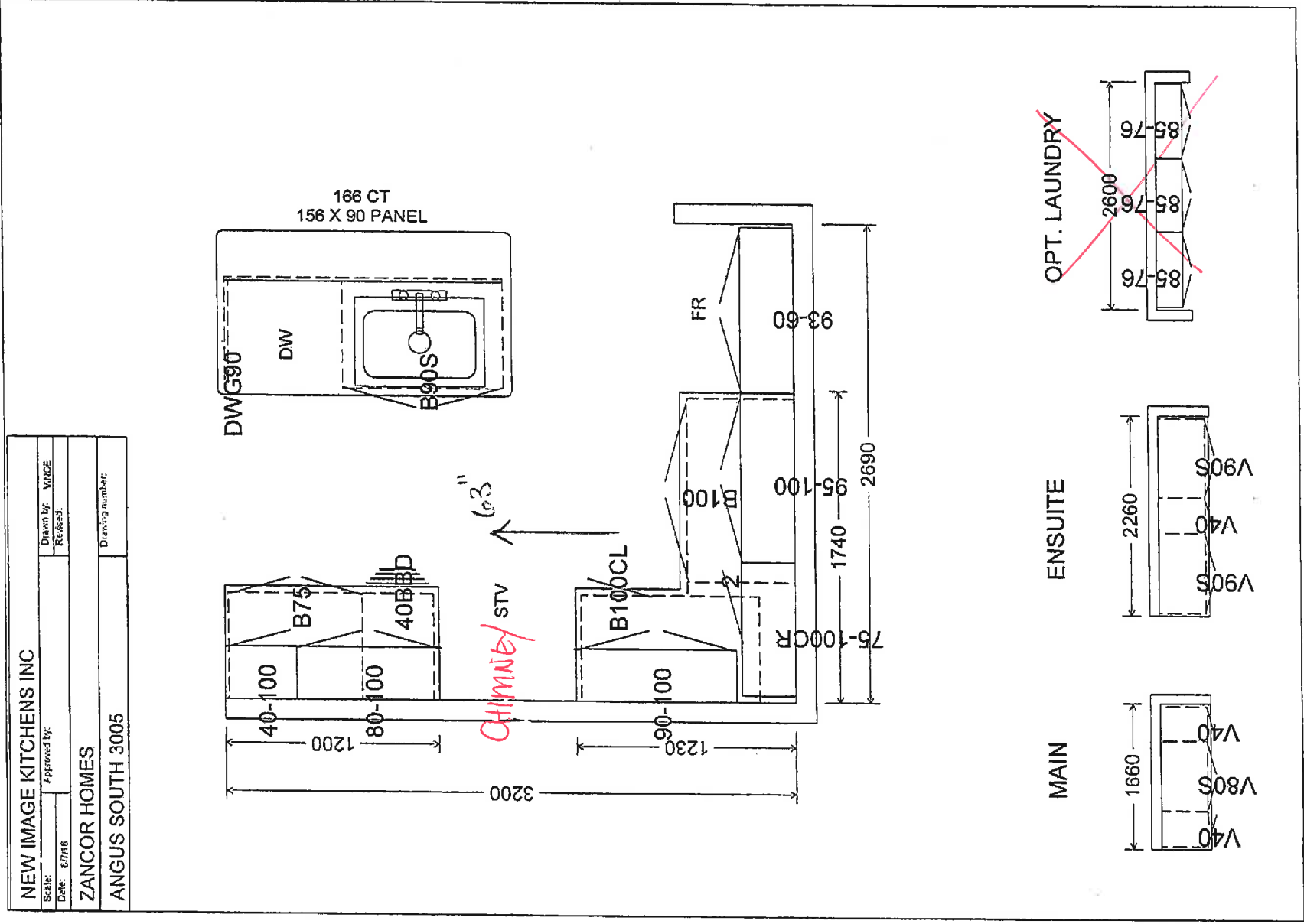
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LOT 143L
PINE RIVER 3005
SOUTH.

JAN 23 2017



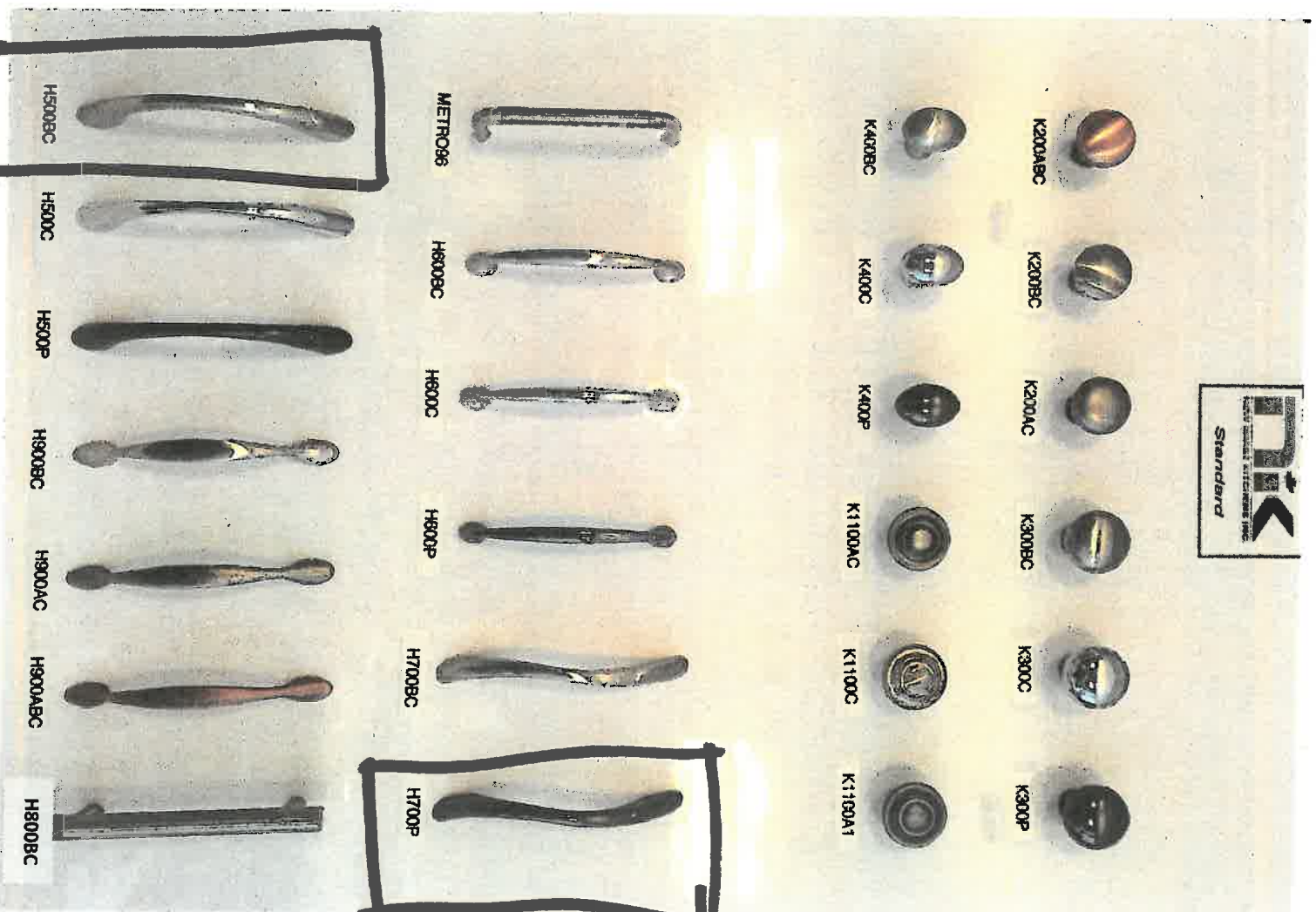
LOT 143L
PINE RIVER SOUTH



JAN 23 2017

STANDARD CABINET HARDWARE

(New Image Kitchens)



MASTER
SUITE
&
BATH

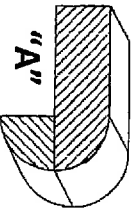
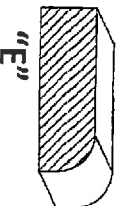
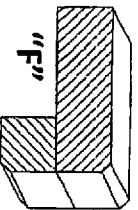
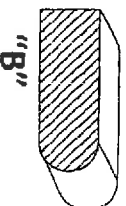
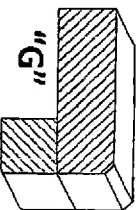
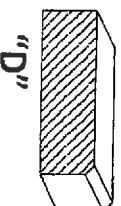
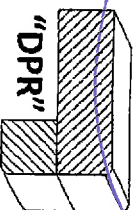
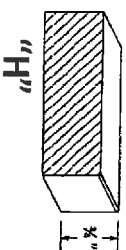
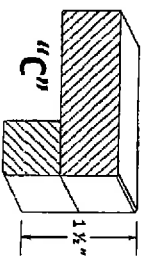
KITCHEN
& BATH

LOT 143L
FINE LINE SOUTH

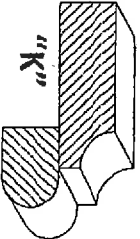
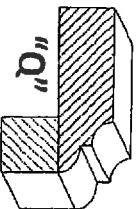
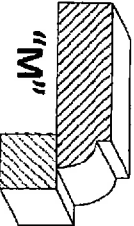
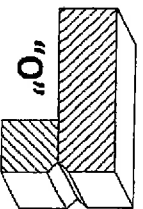
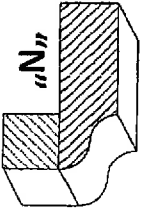
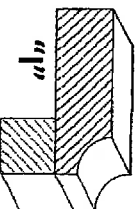
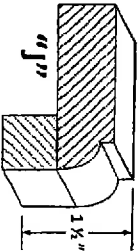
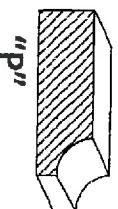
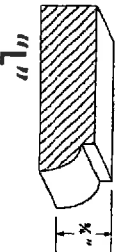
ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

LOT 143L Pine River
South

PURCHASER SIGNATURE

LOT 143L

Pine
River
South

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'x8'.

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, mosaic 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 Pine Ave

South

LOT

143 L

DATE

Jan 9 2017