


# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: 5		
		Date	Note
	Model Type & Elevation : 50-04 SYCAMORE ELEVATION B		
	Purchasers Names : NANA P ADUSEI		
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	<del>3 piece stainless steel kitchen appliances with white top loading washer and dryer</del> SEE ITEM #15	-	Bonus Package
Included	<i>Chimney Hood Fan</i>		Bonus Package
Included	<del>Natural finish laminate flooring on main floor in non tiles areas as per plan</del> SEE ITEM #9 - STAINED		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> SEE NOTE - ITEM #10		Bonus Package
Included	<del>Glass shower in Master Ensuite as per plan</del> SEE ITEM #6		Bonus Package
1/	COLD CELLAR - ADD COLD CELLAR	14-Feb-17	COLOURS
2/	GARAGE DOOR - ADD OPT GARAGE MAN DOOR, IF GRADE PERMITS	14-Feb-17	COLOURS
3/	FIREPLACE - OPT GAS FIREPLACE MODEL (B3ONTRE) IN GREAT ROOM, INCLUDES PAINT GRADE MANTLE AND BUMP OUT FOUNDATION	14-Feb-17	COLOURS
4/	GARAGE DOOR - ADD OPT DOOR FROM GARAGE TO EXTERIOR, IF GRADE PERMITS	14-Feb-17	COLOURS
5/	TRIM - UPGRADE #1 STEP BASEBOARD AND CASING	14-Feb-17	COLOURS
6/	MASTER ENSUITE SHOWER - UPGRADE TO FRAMELESS GLASS IN LIEU OF FRAMED	14-Feb-17	COLOURS
7/	ELECTRICAL - SHIFT STANDARD LIGHT IN KITCHEN TO BE INSTALLED CENTERED ABOVE ISLAND	14-Feb-17	COLOURS
8/	PLUMBING- ADD WATER LINE TO FRIDGE	14-Feb-17	COLOURS
9/	LAMINATE - UPGRADE MAIN FLOOR TO STAIN LAMINATE FLOORING	14-Feb-17	COLOURS
10/	STAIRS - NOTE**STD NATURAL CLEAR VARNISH ON STAIRS	14-Feb-17	COLOURS
11/	TILES - DELETE ALL BATHROOM ACCESSORIES	14-Feb-17	COLOURS
12/	TILES - ENSUITE #4 - STD TILE ON THE TUB CEILING	14-Feb-17	COLOURS
13/	BASEMENT WINDOWS - INCREASE 1 BASEMENT WINDOW TO 30" X 24" IN LIEU OF STD	14-Feb-17	COLOURS
14/	BASEMENT WINDOWS - ADD 1 EXTRA BASEMENT WINDOW 30" X 24" (SEE SKETCH FOR LOCATION)	14-Feb-17	COLOURS
15/	APPLIANCES - PURCHASER HAS DECLINED APPLIANCE PACKAGE FOR DÉCOR CREDIT	14-Feb-17	COLOURS

*per*  
*lily*  
*gr*

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC TUXEDO ✓	H 700 BC	CALCATTÀ MARBLE 4925K-07			
Island	300 SERIES PVC TUXEDO ✓	H700 BC	CALCATTÀ MARBLE 4925K-07			
Serveny	300 SERIES PVC TUXEDO ✓	H 700 BC	CALCATTÀ MARBLE 4925K-07			
Master Ensuite	300 SERIES PVC TUXEDO ✓	K 1100 C	PORTICO MARBLE 7735-58			
Main	NA					
Twin	300 SERIES PVC TUXEDO ✓	K 1100 C	BRONZITE 4971K-52			
Ensuite #4	300 SERIES PVC WHITE ✓	K 300 C	TRAVERTINE 3526-58			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MELINA ICE 13 X 13 ✓					
Basement Foyer	NA					
Powder Room	MELINA ICE 13 X 13 ✓					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	MELINA ICE 13 X 13 ✓					
Breakfast Floor	MELINA ICE 13 X 13 ✓					
Kitchen Bk.Splash	NA					
Laundry	MELINA ICE 13 X 13 ✓					
Mstr Ensuite Floor	MELINA CARBON 13 X 13 ✓			BIAN CARR		
Mstr Ensuite Shower	MELINA CARBON 8 X 10 ✓	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE ✓					
Master Shower Jamb	BIANCA CARRERA ✓					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	MELINA CARBON 13 X 13 ✓			BIAN CARR		
Twin Ensuite Tub Wall	MELINA CARBON 8 X 10 ✓	NA				
Ensuite #4 Bath Floor	TOSCANA CARMEL 13 X 13 ✓					
Ensuite # 4 Bath Wall	NEW ALBION BEIGE 8 X 10	YES				
HARDWOOD / CARPET						
Living Room	LEXINGTON MIDNIGHT OAK TL 21006					
Dining Room	LEXINGTON MIDNIGHT OAK TL 21006					
Family/Great Room	LEXINGTON MIDNIGHT OAK TL 21006					
Library	LEXINGTON MIDNIGHT OAK TL 21006					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	LEXINGTON MIDNIGHT OAK TL 21006					
Upper Hall	OPENING NIGHT T-20					
Master Bedroom	OPENING NIGHT T-20					
Bedroom 2	OPENING NIGHT T-20					
Bedroom 3	OPENING NIGHT T-20					
Bedroom 4	OPENING NIGHT T-20					
Carpet Underpad	STANDARD					
TREADS & RISERS CARPET	OPENING NIGHT T-20					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF 8	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL BATHROOMS	Location		NA		
Purchaser has reviewed the colour chart						
				SITE & LOT		
				ANGUS SOUTH	5	

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.

\*\*\*FOR TRADE USE\*\*\*

\*\* PAGE 1 OF 2 \*\*

Purchaser Initial

Vendor

## ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN		
Stair Stain / Species:	NATURAL CLEAR VARNISH FINISH/TREADS & RISERS	CARPET ✓
White Paint Req'd	NA	
Main to 2nd Railing Details:	STANDARD	
Main to Basement Railing Details:	NA	



TRIM	
Casing/Baseboards	UP# 1 STEP
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
Library	WARM GREY	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			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD		
Powder Room	STANDARD		
Master Ensuite	STANDARD		
Twin	STANDARD		
Ensuite #4	STANDARD		
BASEMENT	NA		
Other	NA		

ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'	YES / NO	Package Name:	
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE BBQ	STANDARD		
WATERLINE to Fridge	UPGRADE		
Hood Fan Venting <b>SIZE</b>	6"		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	NA		

DISCLAIMER	INITIALS
Colours of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendor's selection must be accepted by the purchaser	N.A.
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs	N.A.
Purchaser has checked and acknowledged accuracy of colour and selections before signing.	N.A.

SITE: ANGUS SOUTH	50-4-B SYCAMORE	LOT: 5
PURCHASER(S):	Nana P Adusei 647-530-1618	
HOME #/CELL #		
EMAIL:		
 Purchaser Signature		
 Date		

<p><b>DÉCOR NOTES</b></p>		<p><b>Purchaser Signature</b></p> 	<p><b>Date</b></p>
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\*\*\*FOR TRADE USE\*\*\*

**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.**

<b>*** PAGE 2 OF 2 ***</b>	<b>Vendor Signature</b> 	<b>Date</b>
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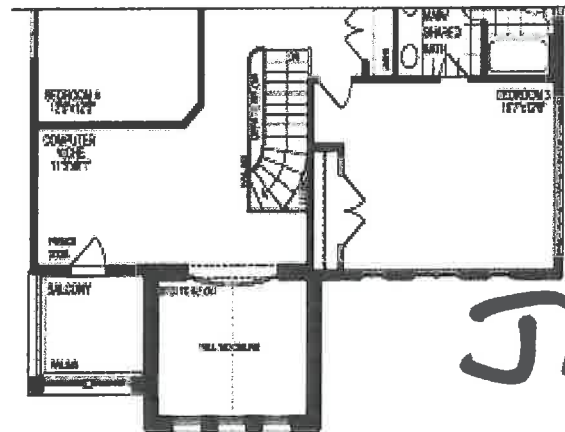


Lot 5

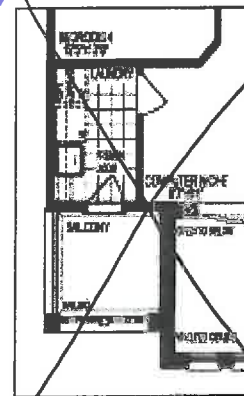
JAN  
18/17

SCHEDULE "B"  
FLOOR PLAN

N. #



PART. SECOND FLOOR PLAN, EL. W.



OPTIONAL SECOND FLOOR LAUNDRY  
CONDITION, EL. W.

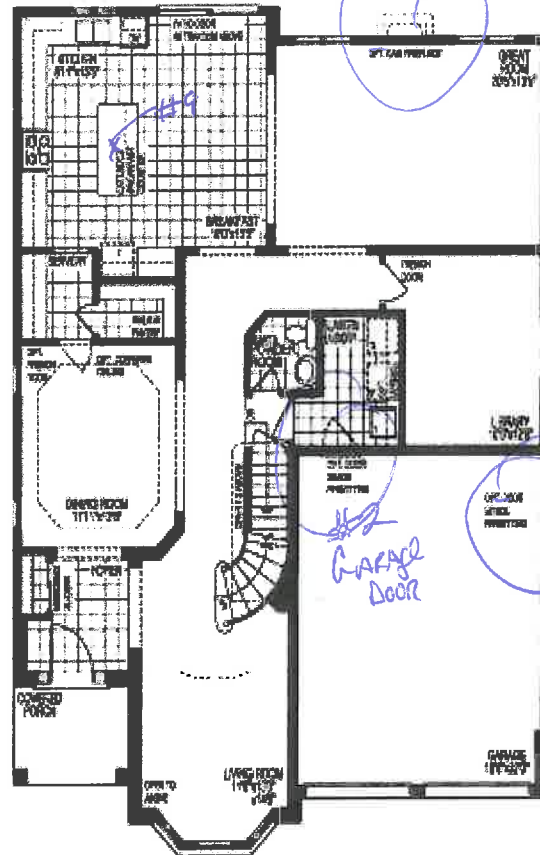
## THE SYCAMORE

(Unit 5004)

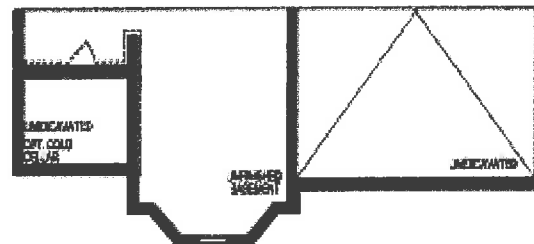
~~3395 sq. ft.~~ 3425 sq. ft.  
Elev. A Elev. B

~~Optional Ground Floor~~ 3255 sq. ft. 3285 sq. ft.  
Elev. A Elev. B

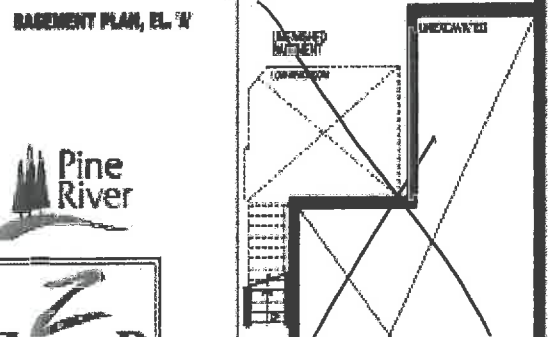
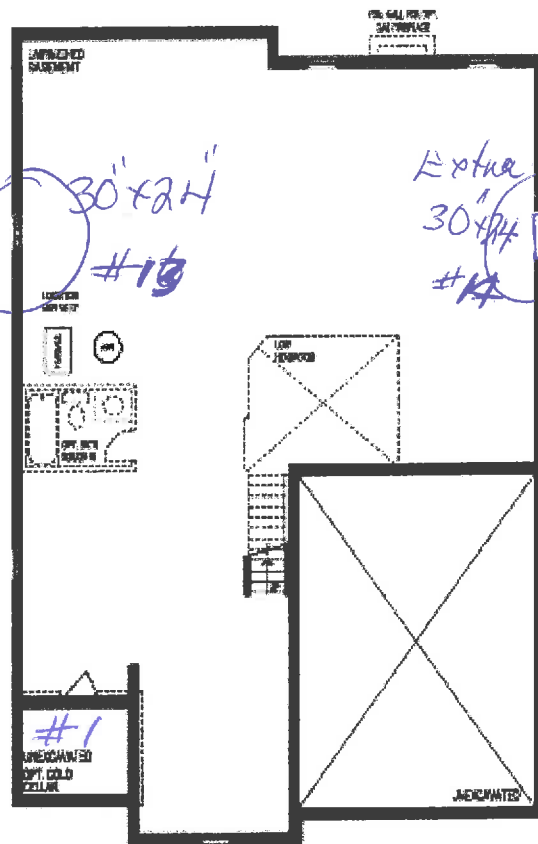
Prices and specifications are subject to change without notice. The patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage area door entries due to grade. Actual usable floor space may 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 [2004]



GROUND FLOOR PLAN, EL. W.



PART. BASEMENT PLAN, EL. W.



OPTIONAL BASEMENT PLAN  
TANDUM GARAGE



Vendor's Initials

*[Handwritten signature]*

Purchaser's Initials

*N. #*

ADD  
COLD  
CELLAR

30'x24'  
#13

Extra  
30'x24'  
#14

Fingert  
#3

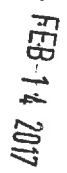


#2  
Garage  
Door

JAN 18/17



**MUD ROOM FOR TANDEM  
GARAGE AND OPT. SECOND  
FLOOR LAUNDRY**



~~3285sq. ft.~~  
~~Elev. B~~

N/A

L665

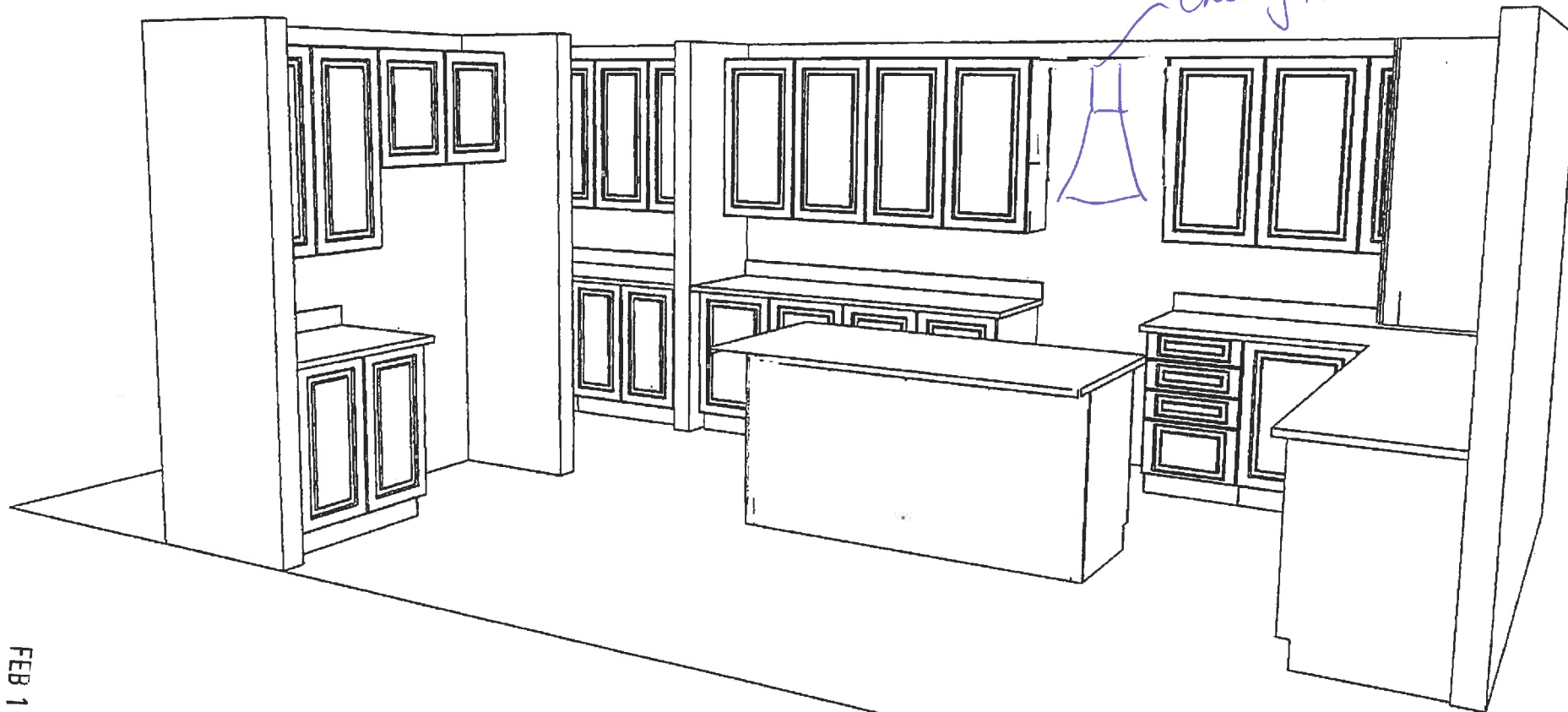
Standard

Kitchen

JAN 18/17

5004

30"  
Cherry Hood

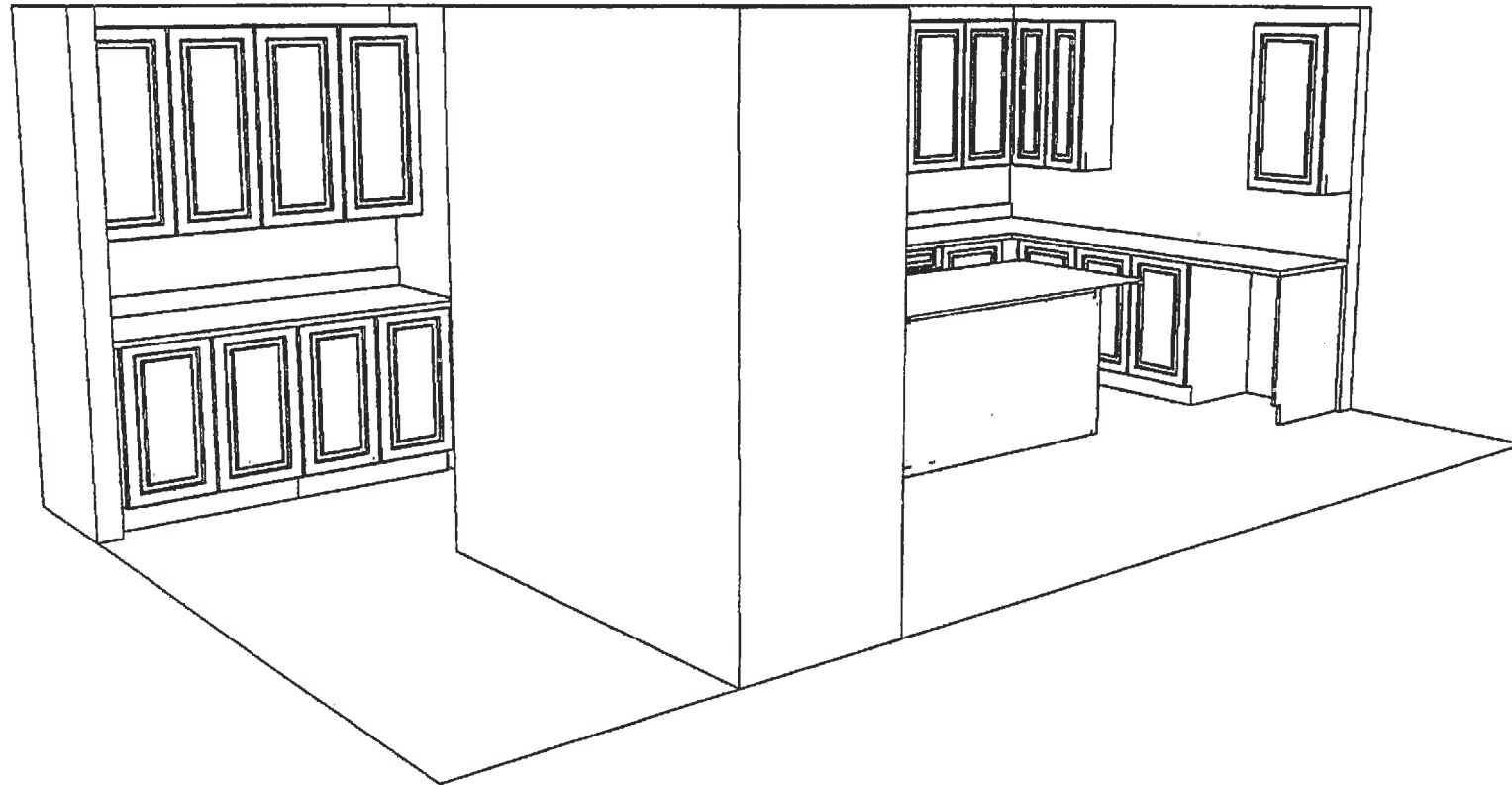


FEB 14 2017

1 of 2

N. H.

5004



Lo65  
STANDARD  
Kitchen  
JAN 18/17

2 OF 2

N. to

FEB 14 2017

1065

# STANDARD CABINET HARDWARE

(New Image Kitchens)

Jan 18/17

Ensure #4

M.A

it's in  
material  
Kitchen





**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.

**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.**

**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 tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections 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.

**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, TARION and/or the Builder in relation to the matter. **\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

SITE

5 Angus

LOT

5

DATE

Jan 18/17

FEB 14 2017

December 20, 2016

# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

5 Angus South

DATE:

January 7

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

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

N.A. **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.

N.A. 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.

N.A. 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 are DUE:  
2 WEEKS FROM SIGNED DATE BELOW -- Specs received after this  
date, if accepted, an administration fee of minimum \$250 will apply**

**Appliance Specs  
RECEIVED**

Purchaser Signature

N.A.

Date

Jan 18/17

Purchaser Signature

Date