



ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 11 ✓ Model Type & Elevation : 50-05 REDWOOD ELEVATION A OPT GROUND FLOOR STUD ✓ Purchasers Names : MEI LI AND CONG QUING CHEN ✓		
		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 tiled areas as per plan SEE ITEM #17		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 #4 OAK STAIRS AND ITEM #17 STAIN AND ITEM #23 IRON PICKETS		Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
Included	USB Outlets (1) Kitchen and (1) Master Bedroom		Bonus Package
1/	GARAGE MAN DOOR - ADD OPTIONAL GARAGE DOOR INTO MUDROOM, IF GRADE PERMITS ✓	23-Feb-17	COLOURS
2/	WINDOW - ADD EXTRA WINDOW OPERATORS (1) IN MASTER BEDROOM (SEE SKETCH) ✓	23-Feb-17	COLOURS
3/	FIREPLACE - ADD OPTIONAL GAS FIREPLACE MODEL (B3ONTRE) IN GREAT ROOM INCLUDES STANDARD PAINT GRADE MANTLE AND MARBLE SURROUND ***NOTE BUMPED OUT FOUNDATION ✓	23-Feb-17	COLOURS
4/	STAIRS - ADD OAK STAIRS IN LIEU OF CARPET ✓	23-Feb-17	COLOURS
5/	SMOOTH CEILINGS ON MAIN AND 2ND FLOORS ✓	23-Feb-17	COLOURS
6/	ELECTRICAL - ADD (1) PLUG ON KITCHEN ISLAND ✓	23-Feb-17	COLOURS
7/	ELECTRICAL - LED STRIP LIGHTING UNDER KITCHEN CABINETS ON SEPARATE SWITCH ✓	23-Feb-17	COLOURS
8/	ELECTRICAL - SHIFT STANDARD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND ✓	23-Feb-17	COLOURS
9/	ELECTRICAL - ADD (2) CAPPED LIGHTS ABOVE KITCHEN ISLAND ON SAME SWITCH. SPACE EVENLY ALONG WITH STANDARD LIGHT ✓	23-Feb-17	COLOURS
10/	PLUMBING - WATER LINE TO FRIDGE ✓	23-Feb-17	COLOURS
11/	TILES-MAIN FLOOR - UPGRADE #6 FLOOR TILE IN KITCHEN, BREAKFAST, FOYER, POWDER RM AND MUD RM IN LIEU OF STANDARD. NOTE ***INSTALL 1/4 BRICK, SEE SKETCH FOR TILE DIRECTION ✓	23-Feb-17	COLOURS
12/	TILES -MASTER ENSUITE - UPGRADE #5 FLOOR TILE ***NOTE****STACKED, SEE SKETCH FOR TILE DIRECTION ✓	23-Feb-17	COLOURS

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		Date	Note
13/	TILE-MASTER ENSUITE - UPGRADE #3 WALL TILE NOTE ****HORIZONTAL ✓	23-Feb-17	COLOURS
14/	TILE-MASTER ENSUITE - UPGRADE TO MARBLE SHOWER FLOOR TILE ✓	23-Feb-17	COLOURS
15/	TILES-TWIN BATH - UPGRADE #5 FLOOR TILE NOTE ****STACKED ✓	23-Feb-17	COLOURS
16/	TILES-ENSUITE #4 - UPGRADE #5 FLOOR TILE NOTE ****STACKED ✓	23-Feb-17	COLOURS
17/	HARDWOOD - UPGRADE #1 HARDWOOD ON MAIN FLOOR, LIVING ROOM, DINING ROOM, MAIN HALL, STUDY, GREAT ROOM *** INCLUDES STAINING OF OAK STAIRS ✓	23-Feb-17	COLOURS
18/	HARDWOOD - UPGRADE #1 HARDWOOD ON UPPER HALL IN LIEU OF CARPET ✓	23-Feb-17	COLOURS
19/	CABINETS - KITCHEN - UPGRADE #2 ✓	23-Feb-17	COLOURS
20/	CABINETS - UPGRADE #2 MASTER ENSUITE VANITY ✓	23-Feb-17	COLOURS
21/	TILES - DELETE ALL BATHROOM ACCESSORIES ✓	23-Feb-17	COLOURS
22/	CABINETS - UPGRADE KITCHEN CABINET HARDWARE ✓	23-Feb-17	COLOURS
23/	RAILING - UPGRADE #3 IRON PICKETS ✓	23-Feb-17	COLOURS
24/	CABINETS - KITCHEN - ADD WOOD MATCHING LIGHT VALANCE ✓	23-Feb-17	COLOURS
25/	ELECTRICAL - LED POTLIGHTS (6) KITCHEN ON SEP SWITCH (4) GREAT ROOM ON SEP SWITCH **KEEP STD LIGHT (4) MAIN FLOOR HALL ON SAME SWITCH **DELETE STD LIGHT ✓	23-Feb-17	COLOURS
26/	TILES - UPGRADE #5 TILE KITCHEN BACKSPLASH (MARBLE) ✓	23-Feb-17	COLOURS
27/	COUNTERTOP AND PLUMBING - UPGRADE #2 QUARTZ KITCHEN COUNTERTOP *** INCLUDES DOUBLE UNDERMOUNT SINK ✓	23-Feb-17	COLOURS
28/	HVAC - ADD 3.5 TON AIR CONDITIONER (13ACX) ✓	23-Feb-17	COLOURS
28/	TRIM - UPGRADE#1 STEP INTERIOR BASEBOARD AND CASING ✓	23-Feb-17	COLOURS
29/	ELECTRICAL - SMART TECH - GREAT/FAMILY ROOM - 5.5FT ELECTRICAL OUTLET OVER (OPT) FIREPLACE ✓	03-Jan-17	PURCHASE EXTRA

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	ALGONQUIN MAPLE TIMBER GREY (2)	H1400-128K	K 617 (2)	C		
Island	ALGONQUIN MAPLE TIMBER GREY (2)	H1400-128K	K 617 (2)	C		
Servery	NA					
Master Ensuite	EURO HIGH GLOSS MYSTIQUE (2)	H 800 BC	CALCATTIA MARBLE 4925K-07			
Main	NA					
Twin	CONT SLAB PVC TUXEDO	H800 BC	CALCATTIA MARBLE 4925K-07			
Ensuite #4	CONT SLAB PVC TUXEDO	H 800 BC	CALCATTIA MARBLE 4925K-07			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	RAINFOREST DEW 17 1/2" X 36" UPGRADE #6 INSTALL	1/4 BRICK				
Basement Foyer	NA					
Powder Room	RAINFOREST DEW 17 1/2" X 36" UPGRADE #6 INSTALL	1/4 BRICK				
Mud Room	RAINFOREST DEW 17 1/2" X 36" UPGRADE #6 INSTALL	1/4 BRICK				
Main Hall	NA					
Kitchen Floor	RAINFOREST DEW 17 1/2" X 36" UPGRADE #6 INSTALL	1/4 BRICK				
Breakfast Floor	RAINFOREST DEW 17 1/2" X 36" UPGRADE #6 INSTALL	1/4 BRICK				
Kitchen Bk.Splash	ICEBERG MARBLE POLISHED BRICK MOSAIC 2" X 4" UP # 5					
Laundry 2ND FLOOR	MELINA ICE 13 X 13					
Mstr Ensuite Floor	ROMA STATUARIO 12" X 24" INSTALL STACKED UP # 5				BIANC CARR	
Mstr Ensuite Shower	CARRERA SERIES 10" X 16" WHITE/ GREY INSTALL HORIZONTALUP # 3		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	BIANCA LUNA 2" X 2" MARBLE					
Master Shower Jamb	BIANCA CARRERA					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	METALWOOD PLATINO 12" X 24" INSTALL STACKED UP # 5				BIANC CARR	
Twin Ensuite Tub Wall	BELLINA GREY 8 X 10		NA			
Ensuite #4 Bath Floor	METALWOOD PLATINO 12" X 24"INSTALL STACKED UP # 5					
Ensuite #4 Bath Wall	BELLINA GREY 8 X 10		NA			
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	VINTAGE U LOC COLLECTION SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Dining Room	VINTAGE U LOC COLLECTION SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Family/Great Room	VINTAGE U LOC COLLECTION SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Study	VINTAGE U LOC COLLECTION SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Dining room	VINTAGE U LOC COLLECTION SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Upper Hall	VINTAGE U LOC COLLECTION SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
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					
Basement Foyer	NA					
MIRRORS & ACCESSORIES						
LOCATION	GREAT ROOM	Opt. Surround	NERO MARQUINA	MANTLE	NF 8	
Mirrors	STANDARD	Opt. Crown Moulding			NA	
Bathroom Accessories	DELETE ALL	location			NA	
Purchaser has reviewed the colour chart						
FOR TRADE USE						
			ANGUS SOUTH	11		
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		

* SEE SKETCH FOR TILE DIRECTIONS *

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species:	OAK STAIRS / STAIN TO MATCH GRYPHON		
White Paint Req'd		NA	
Main to 2nd Railing Details:		BLACK IRON SINGLE COLLAR/ALT PLAIN OAK GROOVED HANDRAIL 3 1/4" SQUARE POST	
Main to top of Basement door Railing		BLACK IRON SINGLE COLLAR/ALT PLAIN OAK GROOVED HANDRAIL 3 1/4" SQUARE POST	
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
Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	NA
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY	Basement	NA

5

	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	STANDARD	STD DOUBLE UNDERMOUNT SINK
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin	STANDARD	STANDARD	
Ensuite # 4	STANDARD	STANDARD	
BASEMENT	NA		
Other			

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 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

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.

INITIALS	
CAC	Wey
CAC	Wey
CAC	Wey

SITE: ANGUS SOUTH	50-5-A REDWOOD LOT: 11	
PURCHASER(S):	OPT GROUND FLOOR STUDY	
	Mei Li	
HOME #/CELL #	Cong Quing Chen	
	647-308-1832	
DÉCOR NOTES		

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.



Purchaser Signature

Purchaser Signature

Decor Consultant Signature

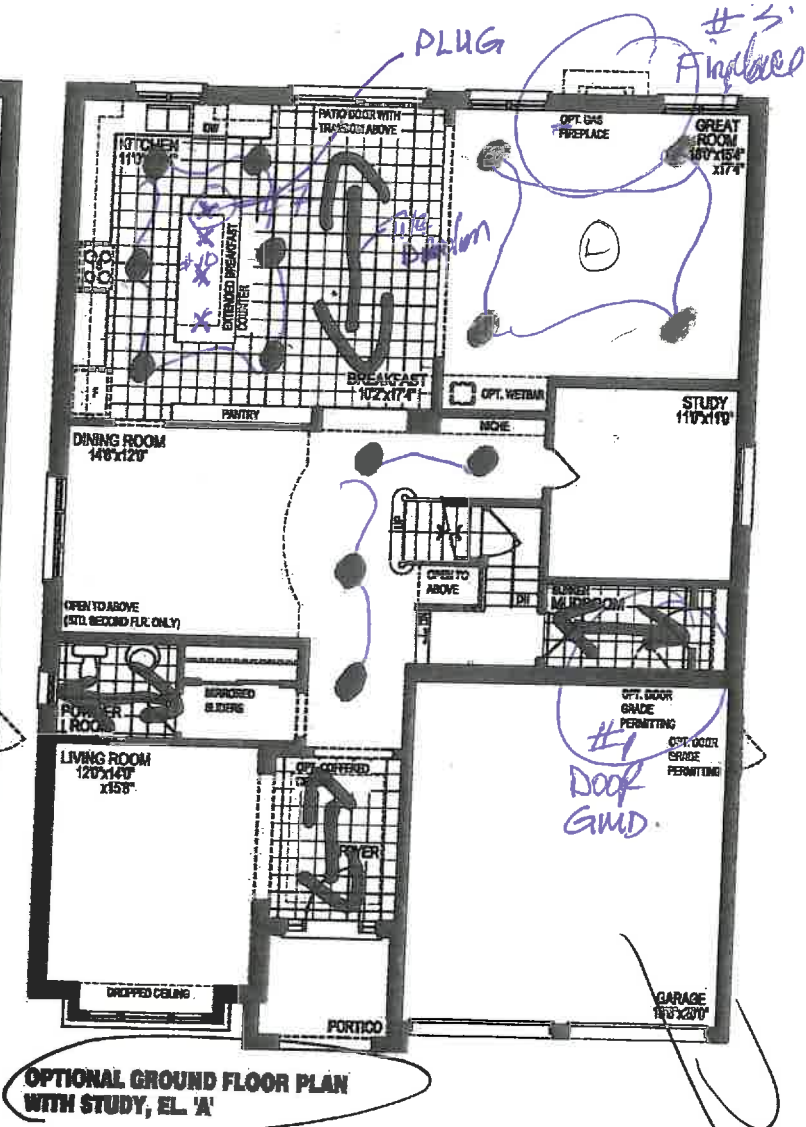
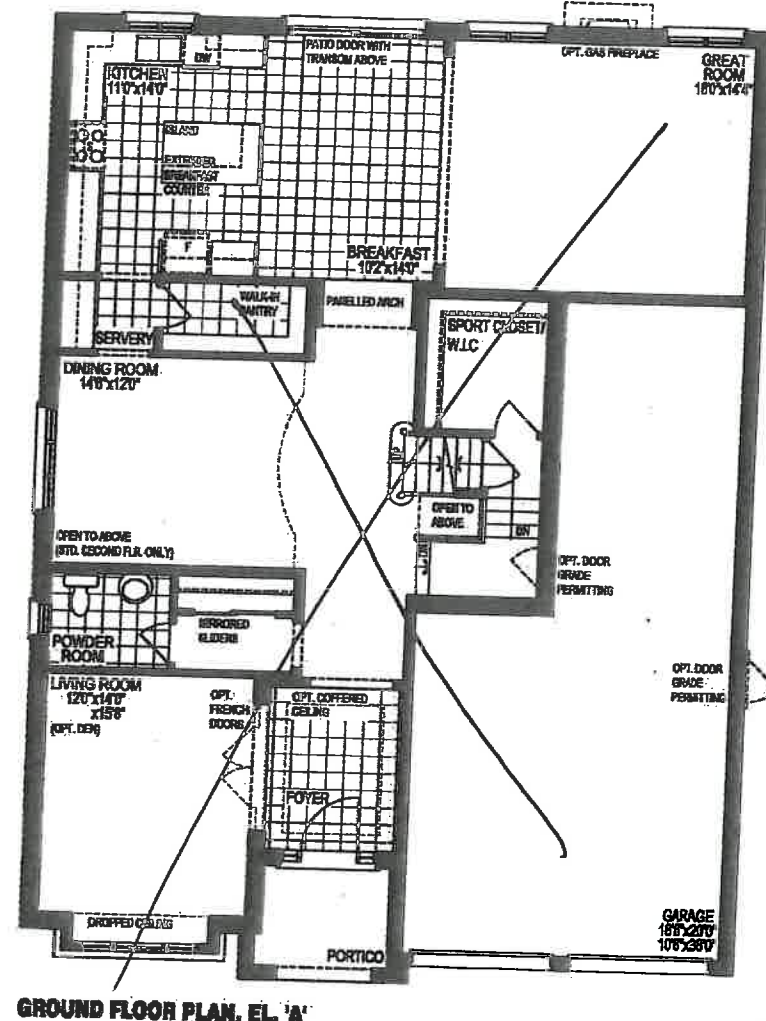
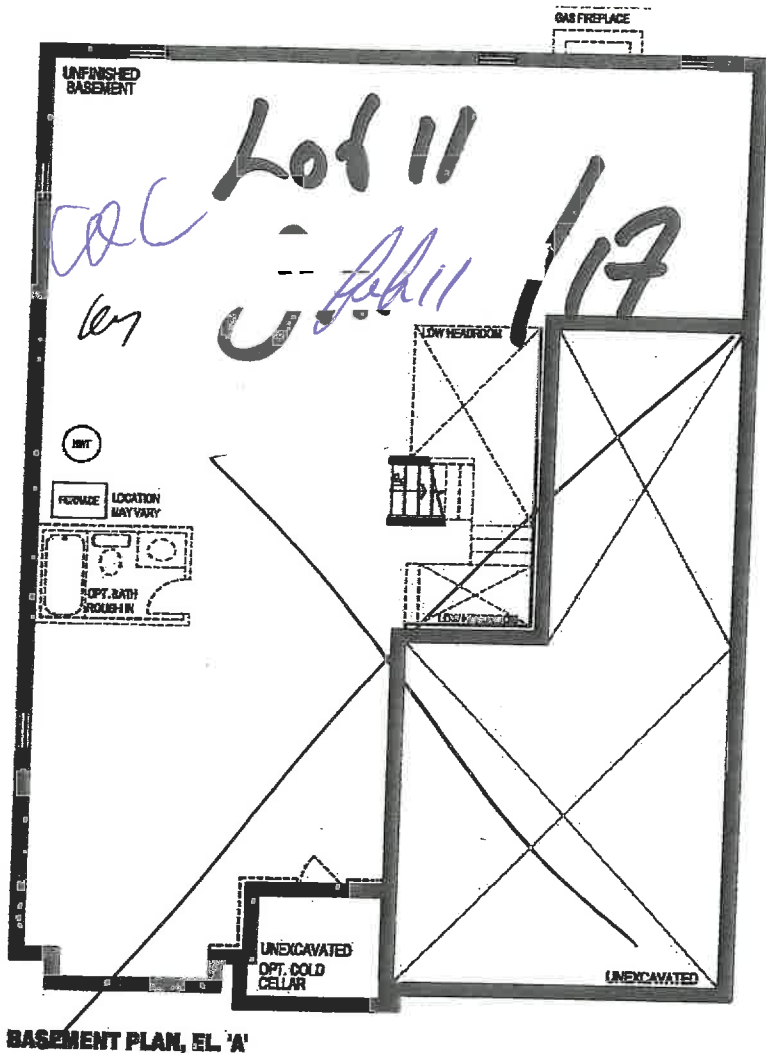
*** PAGE 2 OF 2 ***

Vendor Signature

Date

Feb 23/17

SCHEDULE "A" FLOOR PLAN
 REDWOOD
 LOT # 11



SMOOTH CEILING.

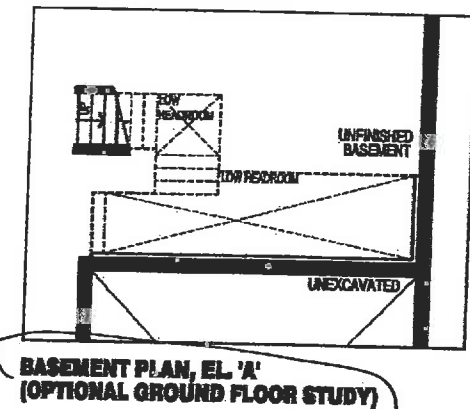
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THE REDWOOD

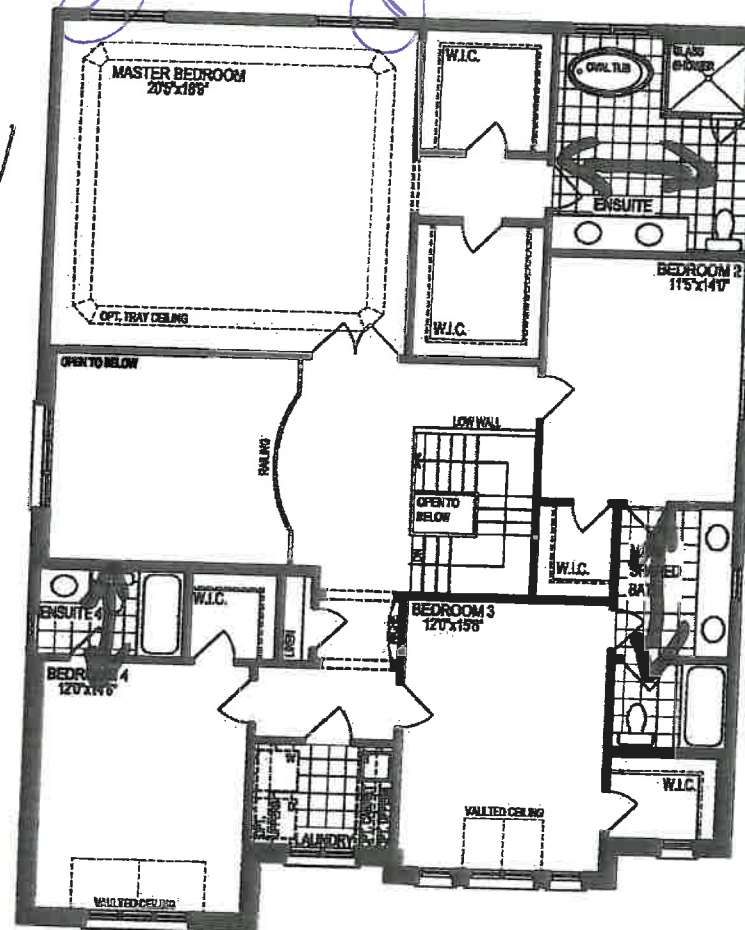
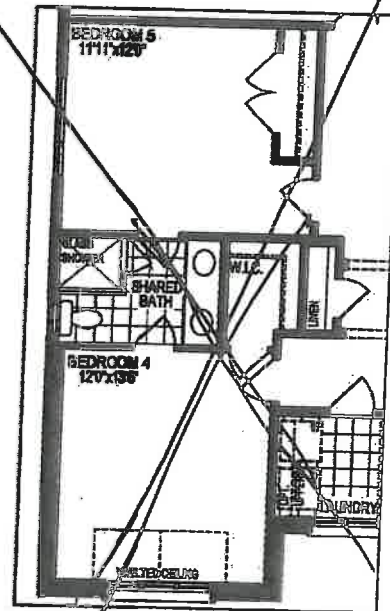
[Unit 5005]

3475 sq. ft. Elev. A	3425 sq. ft. Elev. B
Optional 5 Bedroom 3635 sq. ft. Elev. A	3590 sq. ft. Elev. B
Optional Ground Floor 3680 sq. ft. Elev. A	3630 sq. ft. Elev. B
Optional Ground Floor and Optional 5 Bedroom 3845 sq. ft. Elev. A	3795 sq. ft. Elev. B

Prices and specifications are subject to change without notice. Tile 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 [5005]



SCHEDULE "B" FLOOR PLAN
 REDWOOD "A"
 LOT # 11



Lot 11

Handwritten signature and "CAC" initials.

CRC M
THE REDWOOD
 [Unit 5005]

	3475 sq. ft. Elev. A	3425 sq. ft. Elev. B
Optional 5 Bedroom	3635 sq. ft. Elev. A	3590 sq. ft. Elev. B
Optional Ground Floor	3680 sq. ft. Elev. A	3630 sq. ft. Elev. B
Optional Ground Floor and Optional 5 Bedroom	3845 sq. ft. Elev. A	3795 sq. ft. Elev. B

Prices and specifications are subject to change without notice. Tile 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 useable 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 [5005]

SMOOTH
 CEILING

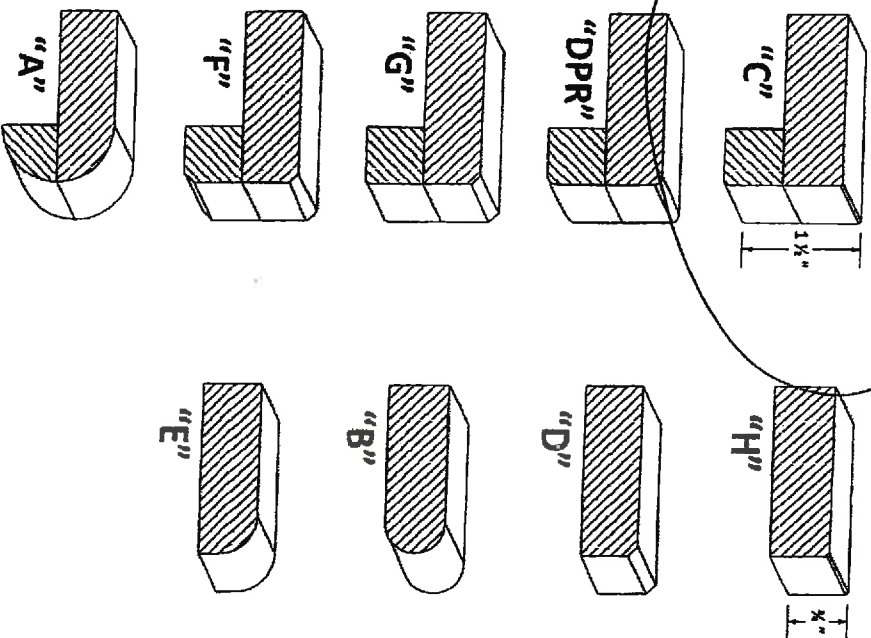
Job 11

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

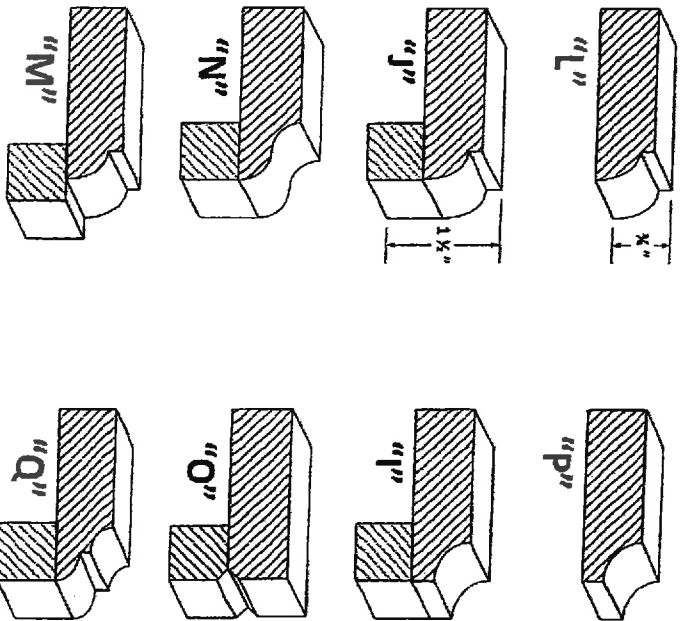
STANDARD

Kitchen tile

South
Feb. 11/17



UPGRADES



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.

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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

Angus Court,

LOT

11

DATE

10 Dec 11/17

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Lot 11 Angus South

DATE:

14/11/17

SITTING:

☐ 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

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

CE **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.

CE 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.

CE 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: ABOVE
2 WEEKS FROM SIGNED DATE BETWEEN Specs received after this date, if accepted, an administration fee of minimum \$250 will apply

Appliance Specs
RECEIVED

Purchaser Signature

Colleen

Date

14/11/17

Purchaser Signature

Neil

Date

14/11/17