


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 155-1 Model Type & Elevation : 23-04 JASMINE (ELEV. A) Purchasers Names : ROBERT FREDERIKS AND JASON GOULDING		
		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 tiles 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 #9</i>		Bonus Package
Included	<i>Glass shower (framed) in Master Ensuite as per plan</i>		Bonus Package
1/	BASEMENT - COLD CELLAR	10-Feb-17	COLOURS
2/	GREAT ROOM - FIREPLACE WITH STD MANTLE AND BUMP OUT	10-Feb-17	COLOURS
3/	GREAT ROOM - FIREPLACE FAN KIT	10-Feb-17	COLOURS
4/	GARAGE - GARAGE MAN DOOR INTO SIDE HALL, GRADE PERMITTING	10-Feb-17	COLOURS
5/	ELECTRICAL - KITCHEN - 6 POTLIGHTS AS PER SKETCH ADD TO STD SWITCH	10-Feb-17	COLOURS
6/	ELECTRICAL - KITCHEN/BREAKFAST - STD LIGHTS TO BE MOVED AND CENTERED OVER ISLAND AND TO REMAIN ON STD SWITCH	10-Feb-17	COLOURS
7/	CABINETS - MASTER ENSUITE - VANITY BANK OF DRAWERS (AS PER SKETCH)	10-Feb-17	COLOURS
8/	ELECTRICAL - DINING ROOM - 4 POTLIGHTS ON STD SWITCH (AS PER SKETCH)	10-Feb-17	COLOURS
9/	STAIRS - STAIN OAK STRINGERS, HANDRAIL & PICKETS AND POST TO MATCH "VINTAGE HARDWOOD COLOUR - TABOO" AS CLOSE AS POSSIBLE	10-Feb-17	COLOURS
10/	CABINETS - KITCHEN ISLAND - ADD TRAY DIVIDER (X1)	10-Feb-17	COLOURS
11/	CABINETS - PANTRY/BROOM - STD CABINET STYLE PANTRY 3FTX2FT DEEP *** NOTE HOMEOWNER REQUESTING THAT PANTRY BE NO LESS THAN 6" AWAY FROM WINDOW TRIM (SEE KITCHEN DRAWING)	10-Feb-17	COLOURS
12/	**NOTE: HOMEOWNER ACKNOWLEDGE & ACCEPT THAT THE ISLAND COUNTERTOP WILL HAVE A SEAM DUE TO SIZE OVERHANG WILL BE APPROX 10 1/2" TO 11"	10-Feb-17	COLOURS
13/	CABINETS - KITCHEN - ADDITIONAL BASE STANDARD LINE, ENDS AND BACK OF ISLAND (SEE KITCHEN DRAWING)	10-Feb-17	COLOURS
14/	ACCESSORIES - DELETE ALL ACCESSORIES	10-Feb-17	COLOURS

COLOURS

FEBRUARY 10, 2017

PAGE 1 OF 1

(Handwritten initials and signature)

ZANCOR HOMES COLOUR CHART

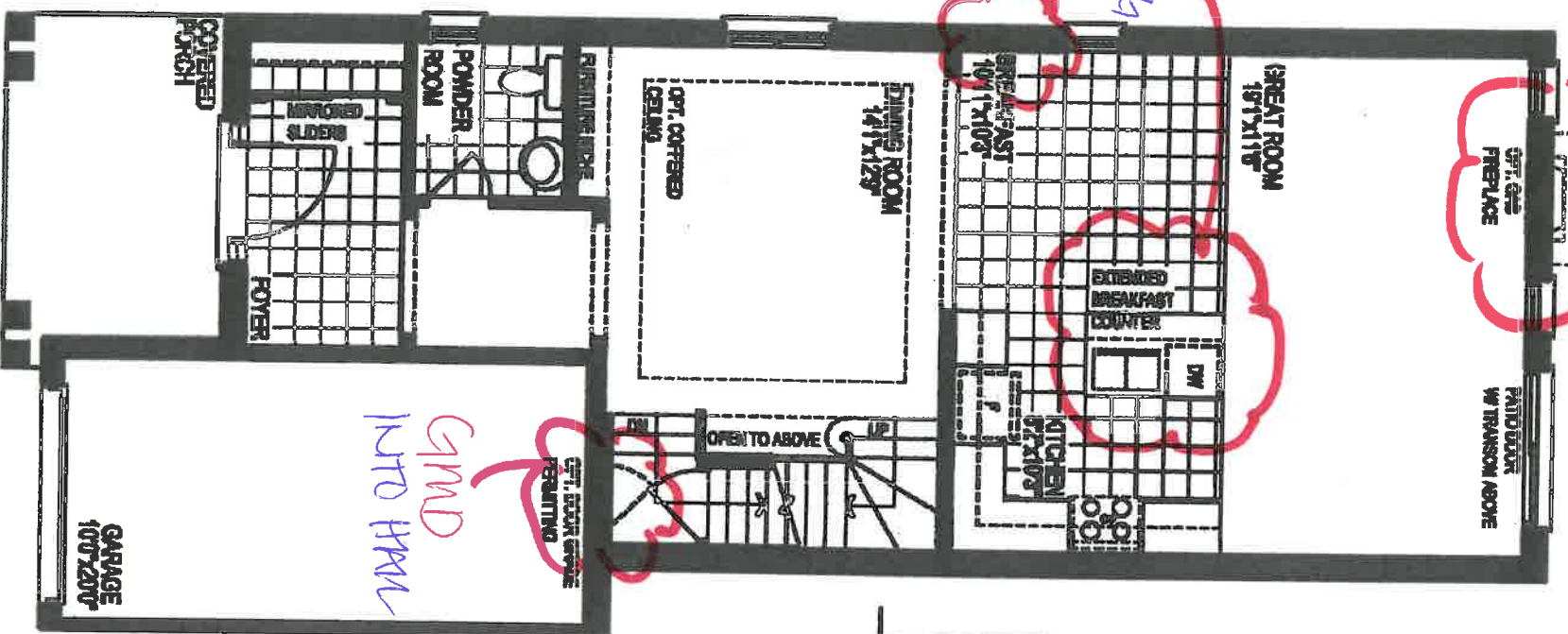
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SHAKER OAK EXPRESSO-STAIN ✓	H800BC ✓	WHITE JUPARANA 4931K-52	STD		
Island	STD SHAKER OAK EXPRESSO-STAIN ✓	H800BC ✓	WHITE JUPARANA 4931K-52	STD		
Master Ensuite	STD 300 SERIES PVC WHITE ✓	H800BC ✓	ARGENTO ROMANO 6697-46	STD		
Main Bath	STD CONT SLAB OAK-MAVFLOWER BROWN-STAIN*	H800BC ✓	AUTUMN CARNIVAL 1877K-52	STD		
Laundry 2nd Floor	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO IVORY 13 X13 ✓					
Powder Room	GRECO IVORY 13 X 13 ✓					
Main Hall	N/A					
Kitchen Floor	GRECO IVORY 13 X 13 ✓					
Breakfast Floor	GRECO IVORY 13 X 13 ✓					
Kitchen Bk.Splash	N/A					
Laundry 2nd Floor	MALENA IVORY 13 X 13 ✓					
Mstr Ensuite Floor	MALENA ICE 13 X13 ✓					BIANCO CARRARA
Mstr Ensuite Shower	MALENA ICE 8 X10 ✓					
Master Shower Floor	WHITE 2X2 ✓					
Master Shower Jamb	BIANCO CARRARA ✓					
Main Bath Floor	MALENA IVORY 13 X 13 ✓					PERLATO ROYALE
Main Bath Tub Wall	MALENA IVORY 8 X 10 ✓					
HARDWOOD / CARPET						
Dining Room	STD LAMINATE ROCKINGHAM OAK TL-21015					
Great Room	STD LAMINATE ROCKINGHAM OAK TL-21015					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	STD LAMINATE ROCKINGHAM OAK TL-21015					
Upper Hall	STD OPENING NIGHT COLLECTION - T15					
Master Bedroom	STD OPENING NIGHT COLLECTION - T15					
Bedroom 2	STD OPENING NIGHT COLLECTION - T15					
Bedroom 3	STD OPENING NIGHT COLLECTION - T15					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE		NF8
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	YES	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		155-1
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:	CARPET GRADE STAIRS, STAIN OAK STRINGERS, HANDRAIL AND POST		
Main to 2nd Railing Details:	TO MATCH "VINTAGE HARDWOOD COLOR "TABOO" AS CLOSE AS POSSIBLE		
Main to Basement Railing Details:	STANDARD		
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
		Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main Bath	WARM GREY
Laundry	WARM GREY		
Powder Room	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main Bath	STANDARD	STANDARD	
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	NO	NO	
Hood Fan Venting SIZE 6"	YES		BUILDERS STANDARD
ELECTRICAL for Built-in Oven	NO	NO	
ELECTRICAL for Built-in Micro / OTR	NO	NO	
ELECTRICAL for Gas Stove / Cooktop	NO	NO	
ELECTRICAL for Bar Fridge	NO	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.			
SITE:	ANGUS SOUTH	LOT: 155-1	
PURCHASER(S):	ROBERT FREDERIKS JASON GOULDING		
HOME #/CELL #	905-599-7337		
EMAIL:	jasongoulding@live.ca		
DÉCOR NOTES	Purchaser Signature		Date
	Purchaser Signature		Date
DÉCOR CONSULTANT SIGNATURE		Date	
Vendor Signature		Date	

JASMINE 2304

PIPERACE BUMP OUT
FRANKIT STD MATTEL

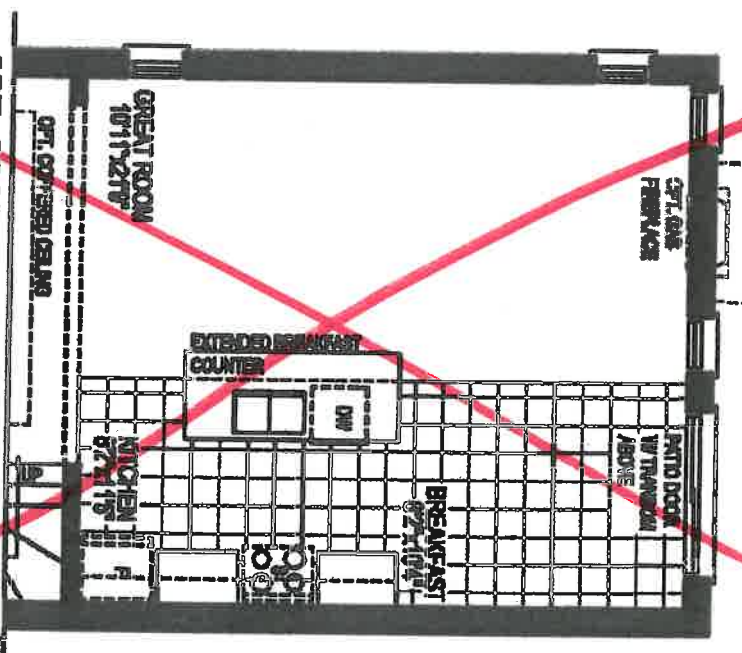


GROUND FLOOR PLAN, E. 'A'

(EAD EXHIBITION ONLY)



OPT. GROUND FLOOR PLAN, E.T.A.
(PER CUSTOMER ONLY)



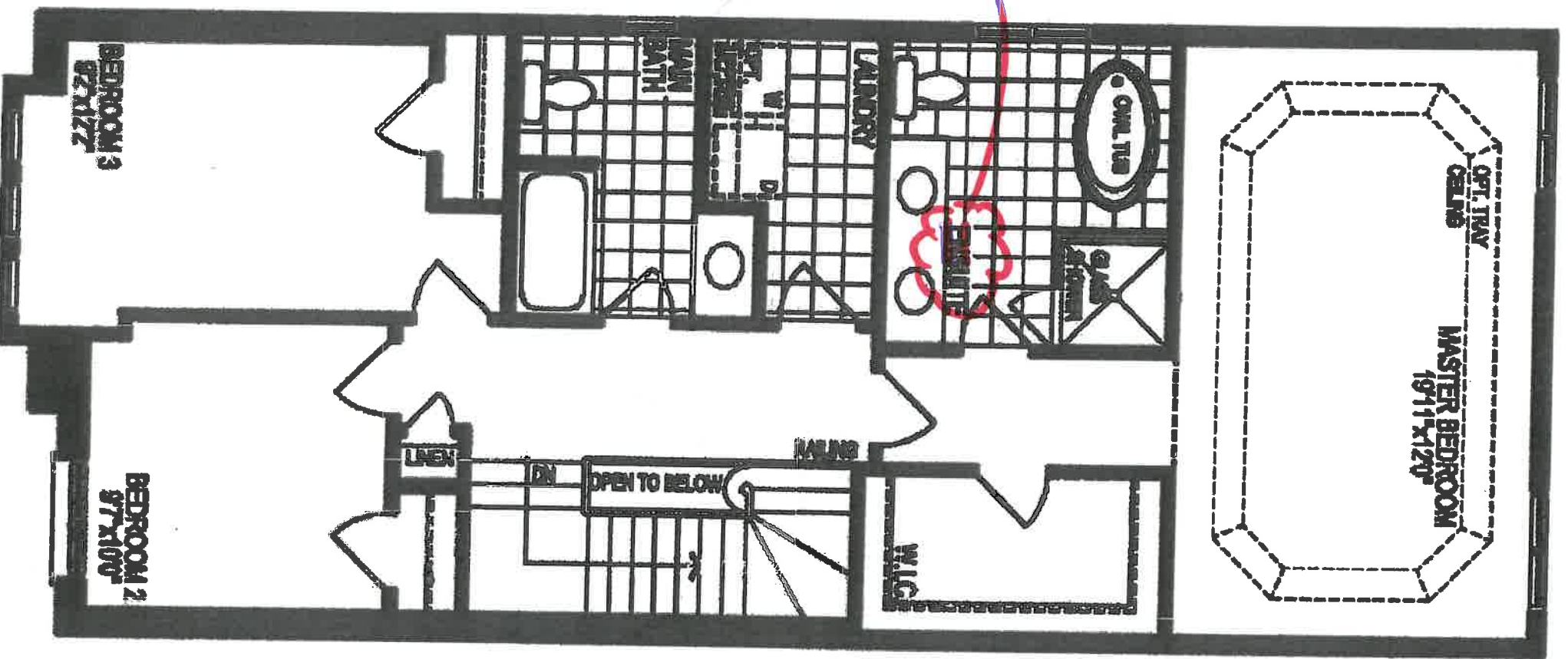
SEE
KITCHEN
DRAWING

ADD
PANTRY

QIND
KTD HAN

lot 155-1 Pine River south.





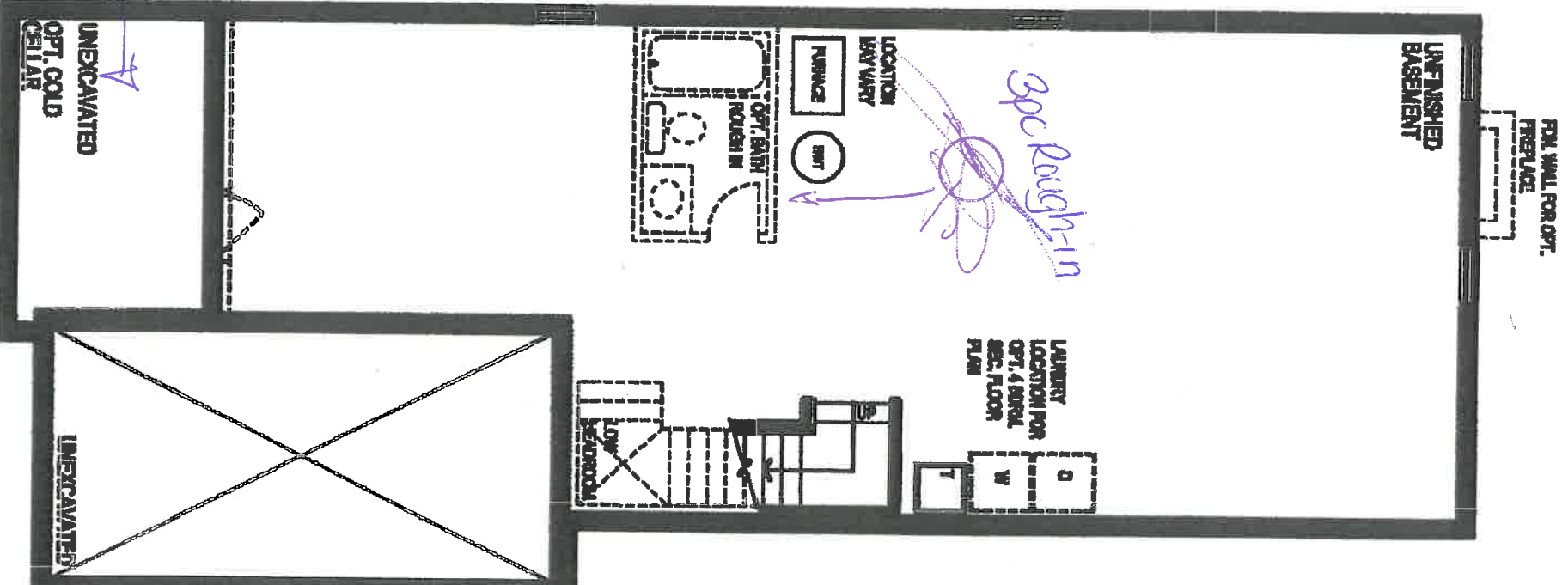
SECOND FLOOR PLAN, EL. 'A'
(AND CONDITIONS ONLY)

JASMINE 2304

.....

lot 155-1 Pine River South

LOT 155-1
Pine
River
South



BASEMENT PLAN, EL. 'A'
(AND CONDITION ONLY)

THE JASMINE

[Unit 2304] *END CONDITION ONLY*

2000 sq. ft. | 1990 sq. ft.

Elev. A

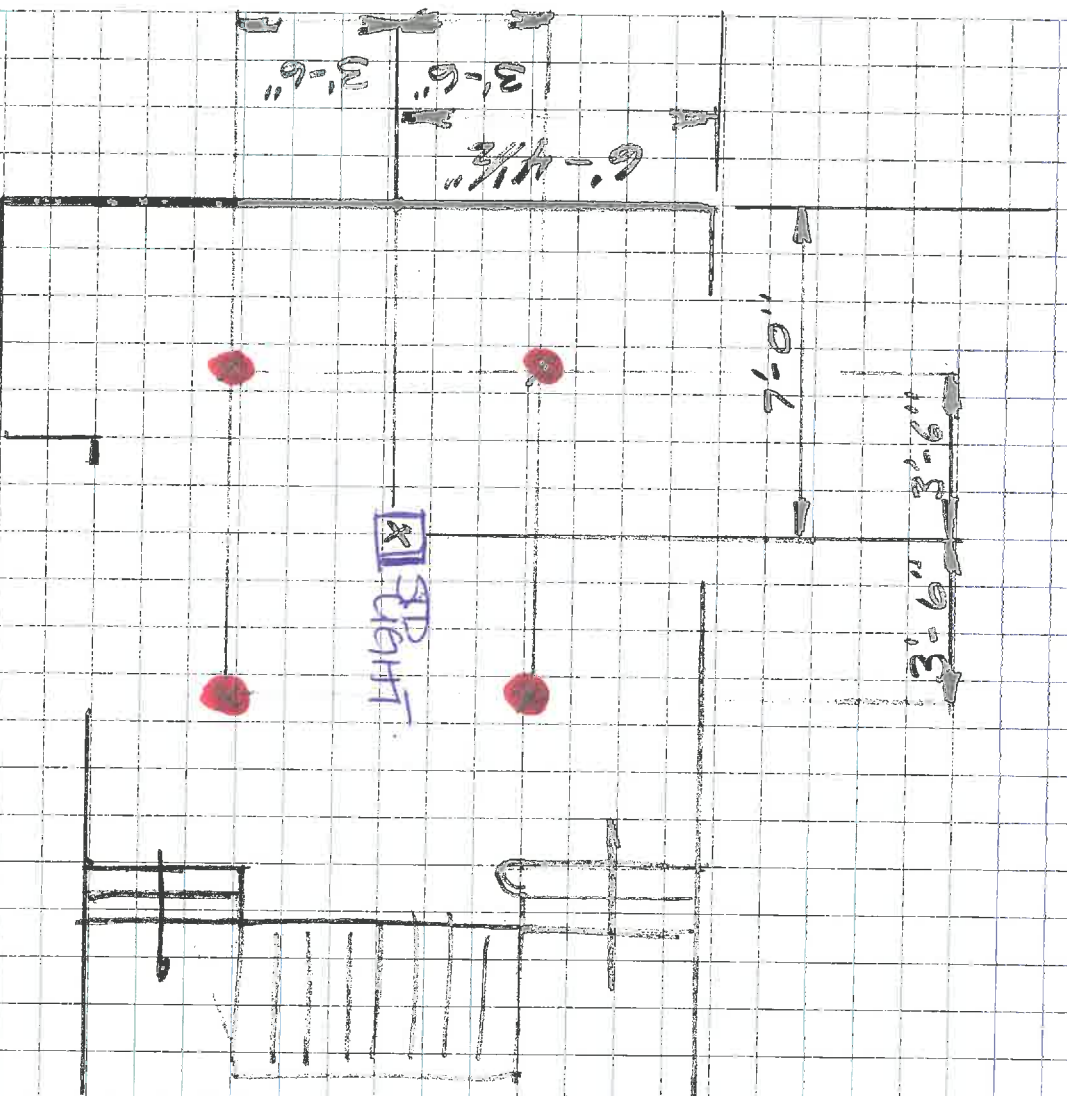
Elev. B

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. [2304]

Pot Light locations for lot 155-1 Dining Room

Pot Light locations

lot 155-1
sales@offstainless.com



LOT 155-1

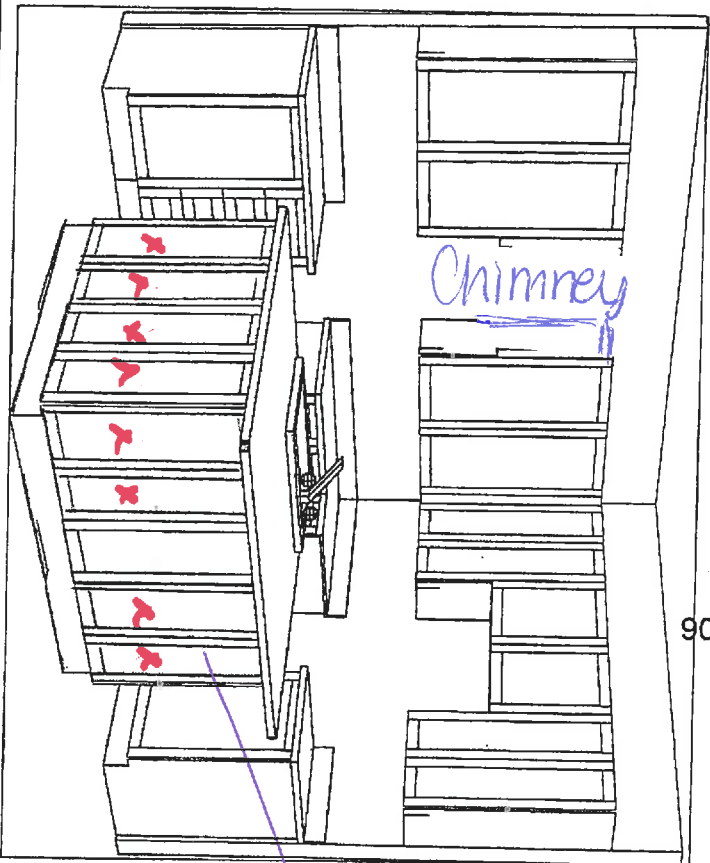
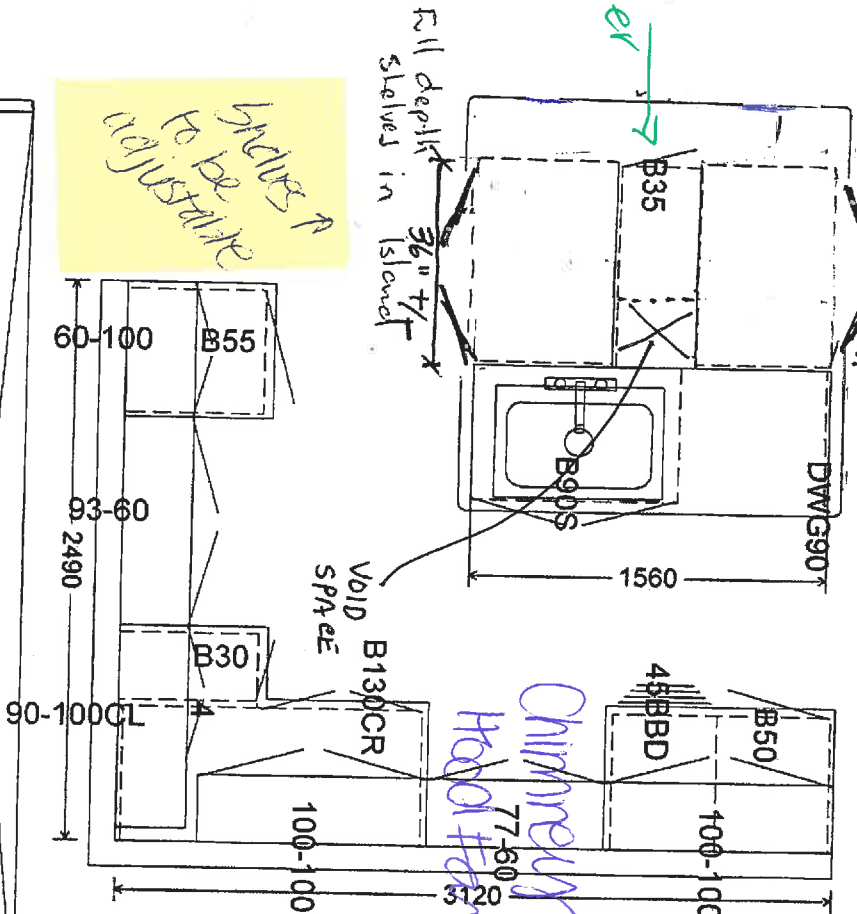
* STD CABINETS FOR ISLAND =
ISLAND APPROX 5 FT X 5 FT
INCLUDES BREAKFAST BAR.

(DUMMY DOORS
PRICED SEPARATELY)

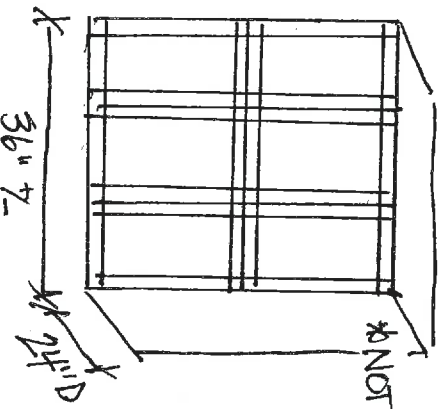
Homeowner acknowledges and accepts that the island countertop will have a seam due to size. Overhang will be approx 10 1/2 - 11"

NEW IMAGE KIT	
Scale:	Appr:
Date: 8/7/18	Drawn By: VANCE
ZANCOR HOMES	
ANGUS SOUTH COURT 3611 1/2	
Revised:	Drawn number:

TRAY DIVIDER



* DELETE
DUMMY
DOOR
PAVING
AND
BREAKFAST
ISLAND



* NOT TO SCALE

STD LINE



* NOTE: HOMEOWNER REQUESTING
THAT PAINT BE NO LESS
THAN 6" AWAY FROM WINDOW TRIM.

- 3 DOOR PAINT
- 1 DOOR BROOM
- 2 DOOR PAINT

FIREPLACES (National)

STANDARD FIREPLACE MANTLES, paint grade, white

* Applicable as per plan

* Marble surround and hearth not included

KOT 155-1

Fine
River
South



NF8



NF20



NF17

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, TARIION and/or the Builder in relation to the matter.

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

SITE Pine River Court

LOT 155-1

DATE Jan 30 2017