


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 155-4 Model Type & Elevation : 23-02 VIOLET (ELEV. A) Purchasers Names : JOSEPH CROCITTO		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	<i>3 piece stainless steel kitchen appliances with white top loading washer and dryer</i>	-	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</i>		Bonus Package
Included	<i>Glass shower (framed) in Master Ensuite as per plan</i>		Bonus Package
1/	GARAGE - REAR GMD/GARAGE DOOR TO EXTERIOR •	10-Feb-17	COLOURS

COLOURS

FEBRUARY 10, 2017

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ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD 300 SERIES PVC COCOLATE BROWN ✓	H800BC	AUTUMN CARNIVAL 187K-52	STD		
Island	STD 300 SERIES PVC COCOLATE BROWN ✓	H800BC	AUTUMN CARNIVAL 187K-52	STD		
Master Ensuite	STD CONT SLAB PVC TUXEDO ✓	H500C	PORTICAL MARBLE 7735-58	STD		
Main	STD CONT SLAB PVC TUXEDO ✓	H500C	PORTICAL MARBLE 7735-58	STD		
Laundry	LOCATED IN UNFINISHED BASEMENT					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALENA CARBON 13 X13	✓				
Powder Room	MALENA CARBON 13 X 13	✓				
Main Hall	LAMINATE LEXINGTON BUTTER RUM OAK TL-21007	✓				
Kitchen Floor	MALENA CARBON 13 X 13					
Breakfast Floor	MALENA CARBON 13 X 13	✓				
Kitchen Bk.Splash	N/A					
Mstr Ensuite Floor	MALENA ICE 13 X 13	✓	BIANCO CARRARA			
Mstr Ensuite Shower	MALENA ICE 13 X 13	✓				
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	WHITE 2 X2	✓				
Master Shower Jamb	BIANCO CARRARA SHOWER JAM	✓				
Main Bath Floor	MALENA ICE 13 X 13		BIANCO CARRARA			
Main Bath Tub Wall	MALENA ICE 8 X 10	✓				
HARDWOOD / CARPET						
Living Room	LAMINATE LEXINGTON BUTTER RUM OAK TL-21007					
Dining Room	LAMINATE LEXINGTON BUTTER RUM OAK TL-21007					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	LAMINATE LEXINGTON BUTTER RUM OAK TL=21007					
Upper Hall	(STD) OPENING NIGHT COLLECTION CARPET - T03					
Master Bedroom	(STD) OPENING NIGHT COLLECTION CARPET - T03					
Bedroom 2	(STD) OPENING NIGHT COLLECTION CARPET - T03					
Bedroom 3	(STD) OPENING NIGHT COLLECTION CARPET - T03					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE		
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	YES	Opt. Crown Moulding	N/A			
Bathroom Accessories	YES	location	N/A			
Purchaser has reviewed the colour chart						
FOR TRADE USE			SITE & LOT			
			PINE RIVER SOUTH	155-4		


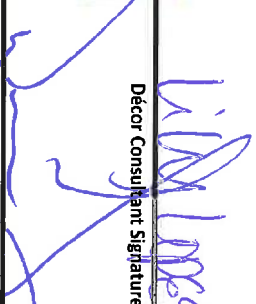
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

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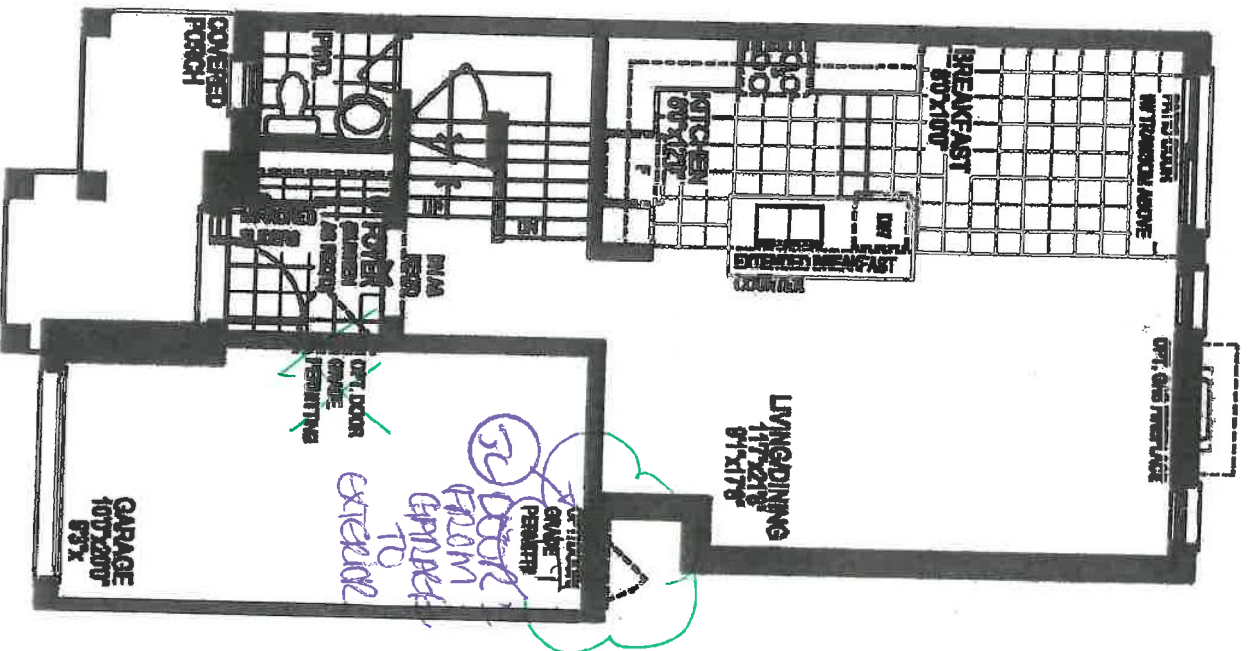
Purchaser Initial

Vendor

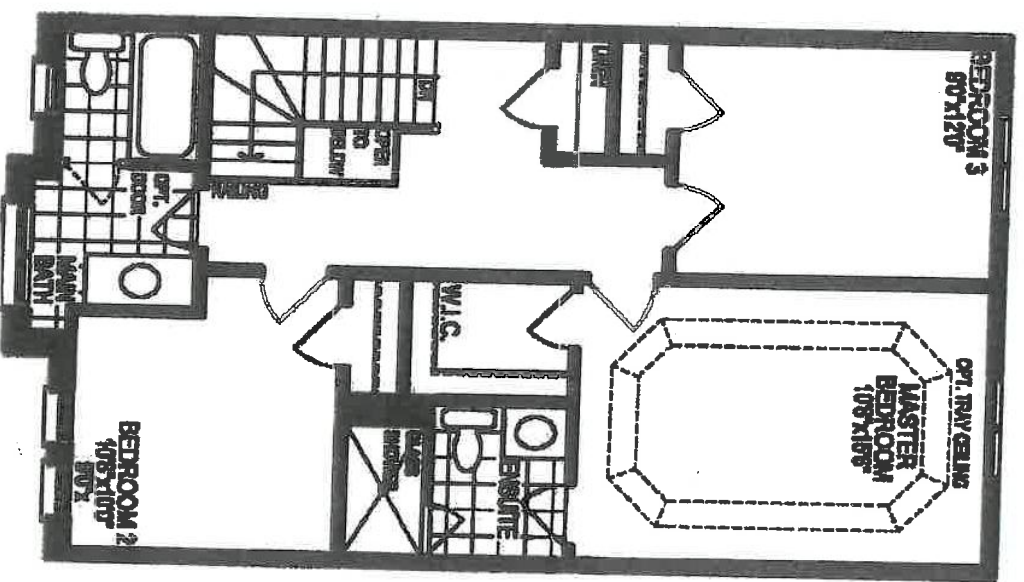
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:		CARPET GRADE - VARNISH ONLY	
White Paint Req'd		N/A	
Main to 2nd Railing Details:		STANDARD	
Main to Basement Railing Details:		N/A	
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY #22	Master Beds	WARM GREY #22
Living Room	WARM GREY #22	Bedroom 2	WARM GREY #22
Dining Room	WARM GREY #22	Bedroom 3	WARM GREY #22
		Master Ens.	WARM GREY #22
Main/Upper Hall	WARM GREY #22	Main	WARM GREY #22
Laundry	WARM GREY #22		
Powder Room	WARM GREY #22		
PLUMBING - UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	STANDARD	
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	NO	NO	
WATERLINE to Fridge	NO	NO	
Hood Fan Venting SIZE 6"	6"	STANDARD	BUILDERS STANDARD 6 INCH
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			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			SC
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			SC
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			SC
SITE:	PINE RIVER SOUTH	LOT: 155-4	
PURCHASER(S):	JOSEPH CROCITTO		
HOME #/CELL #	647-298-9213		
EMAIL:	cbernardo200@gmail.com		
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.			
		FEB 10 2017	
		Vendor Signature	
		Date	

VIOLET 2302




GROUND FLOOR PLAN, E.L. 'A'

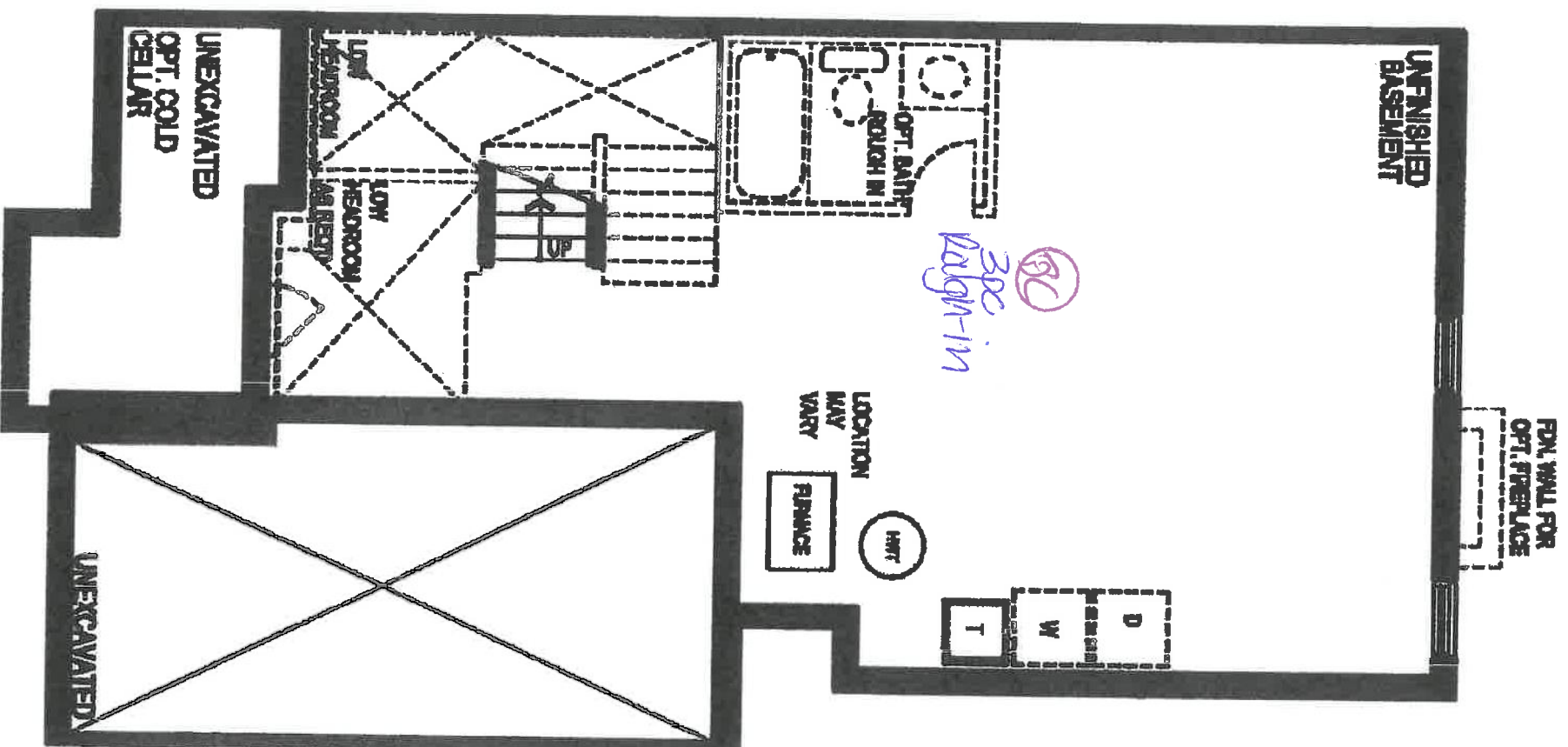


SECOND FLOOR PLAN, EL. 'A'



LOT # 155-4.  FIVE RIVER SOUTH

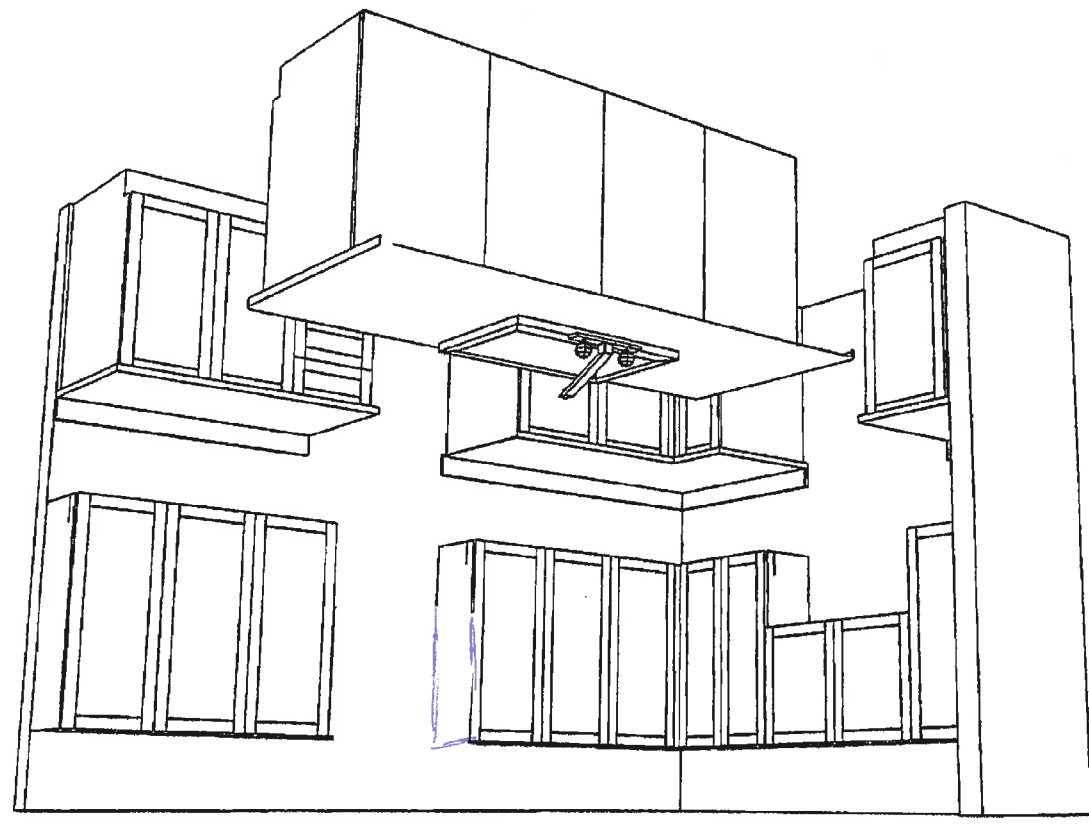
VIOLET 2302



BASEMENT PLAN, E.T.A.

LOT 155-4 Pine River South

UT 155-4 Pine River
South



2302

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

10115-4 Pine River

DATE:

January 19, 2017

SITING:

☒ Standard

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROP IN)

☐ 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

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 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

FEB 3 2017

Purchaser Signature

Date

January 19, 2017

Purchaser Signature

Date



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

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

SITE

LOT

DATE