


ANGUS SOUTH



Item #	Construction Details ANGUS SOUTH: LOT 50 Model Type & Elevation : 40-05 RASPBERRY ELEVATION A Purchasers Names : XINGYING YU		
		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>Glass shower in Master Ensuite as per plan</i>		Bonus Package
Included	<i>USB Outlets (1) Kitchen (1) Master Bedroom</i>		Bonus Package
Included	3-1/4" NATURAL OAK PREFINISHED ENGINEERED HARDWOOD TO MAIN FLOOR (EXCLUDES TILES AREAS AND BEDROOMS) SEE ITEM #2		INCL IN OFFER
Included	OAK STAIRS IN LIEU OF CARPET GRADE SEE ITEM #1 STAIN		INCL IN OFFER
1/	OAK STAIRS - STAIN TO MATCH AS CLOSE AS POSSIBLE TO HARDWOOD COLOUR	10-Mar-17	COLOURS
2/	HARDWOOD - UPGRADE #2 IN MAIN FLOOR STUDY, DINING RM, HALL BY STAIRS, GREAT RM IN LIEU OF STD NATURAL HARDWOOD	10-Mar-17	COLOURS
3/	GARAGE MAN DOOR - DOOR FROM GARAGE INTO MUD ROOM	10-Mar-17	COLOURS
4/	TILES - DELETE ALL WHITE CERAMIC ACCESSORIES	10-Mar-17	COLOURS

ZANCOR HOMES COLOUR CHART

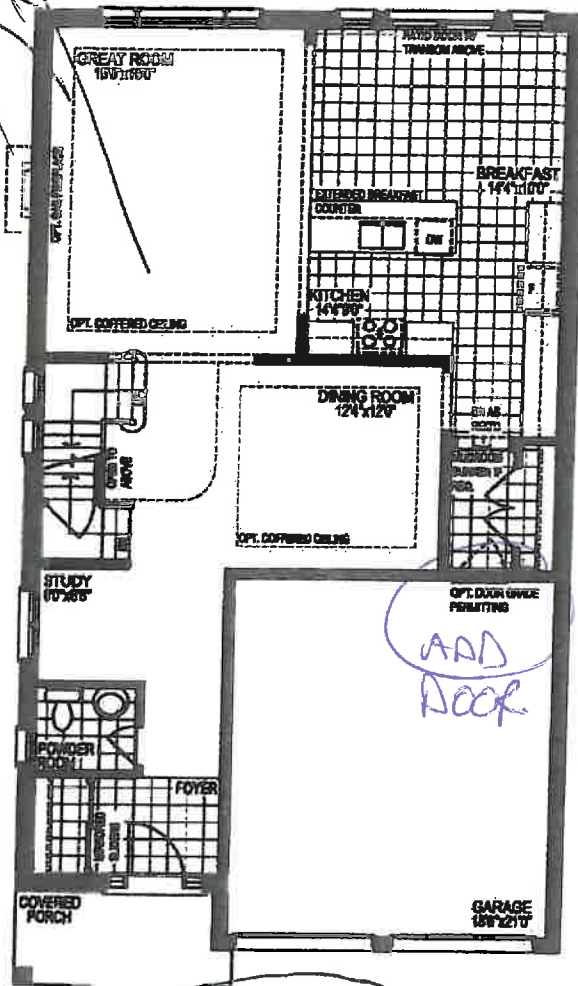
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER OAK STAINED ESPRESSO	✓ H 800 BC	PORTICO MARBLE 7735-58			
Island	SHAKER OAK STAINED ESPRESSO	✓ H 800 BC	PORTICO MARBLE 7735-58			
Servery	NA					
Master Ensuite	SHAKER OAK STAINED ESPRESSO	✓ H 800 BC	CALCATTIA MARBLE 4925K-07			
Main	MOSAIC OAK TIMBER GREY	✓ H 800 BC	BASALT SLATE 3690-58			
Twin	NA		NA			
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	NEW ALBION GREY 13 X 13	✓				
Basement Foyer	NA					
Powder Room	NEW ALBION GREY 13 X 13	✓				
Mud Room	MALINA ICE 13 X 13	✓				
Main Hall	NA					
Kitchen Floor	MALINA ICE 13 X 13	✓				
Breakfast Floor	MALINA ICE 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	NEW ALBION TAUPE 13 X 13	✓			PER ROY	
Mstr Ensuite Floor	CINQ GREY 13 X 13	✓			PER ROY	
Mstr Ensuite Shower	CINQ GREY 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	NEW ALBION TAUPE 13 X 13	✓			PER ROY	
Main Bath Tub Wall	NEW ALBION TAUPE 8 X 10	✓		NA		
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	VINTAGE OAK SOLID SAWN 3 1/4"	ANTIQUE BROWN SEMI GLOSS UP # 2				
Great Room	VINTAGE OAK SOLID SAWN 3 1/4"	ANTIQUE BROWN SEMI GLOSS UP # 2				
Study	VINTAGE OAK SOLID SAWN 3 1/4"	ANTIQUE BROWN SEMI GLOSS UP # 2				
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE OAK SOLID SAWN 3 1/4"	ANTIQUE BROWN SEMI GLOSS UP # 2				
Upper Hall	OPENING NIGHT T-04					
Master Bedroom	OPENING NIGHT T-04					
Bedroom 2	OPENING NIGHT T-04					
Bedroom 3	OPENING NIGHT T-04					
Bedroom 4	OPENING NIGHT T-04					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	Location	NA			
Purchaser has reviewed the colour chart						
****FOR TRADE USE****						
ANGUS SOUTH			50			

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.

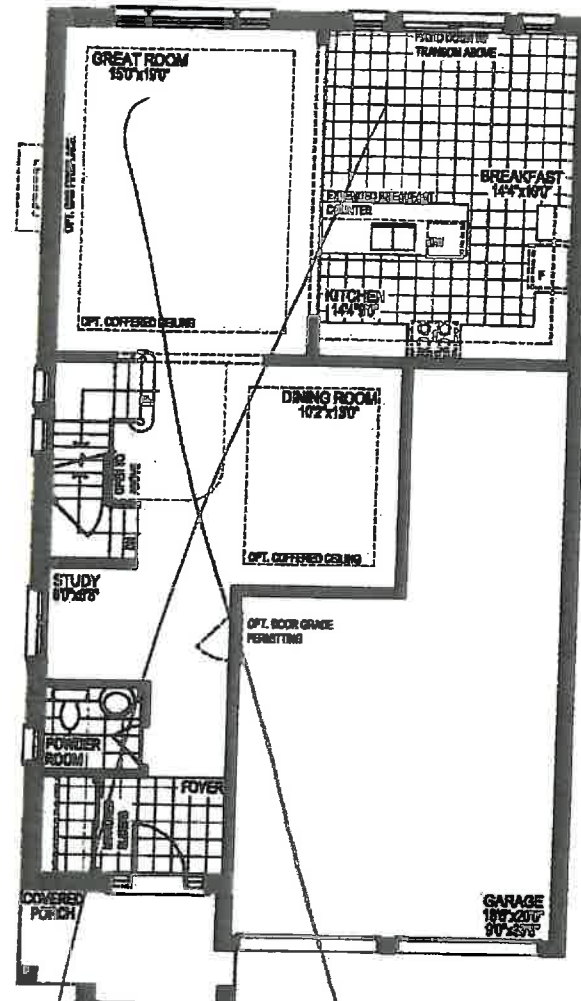
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN OAK STAIRS TO MATCH ANTIQUE BROWN		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD		
Main to top of Basement stairs Railing	STANDARD		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	BIRCH WHITE	Master Beds	BIRCH WHITE
Living Room	NA	Bedroom 2	BIRCH WHITE
Dining Room	BIRCH WHITE	Bedroom 3	BIRCH WHITE
Family/Great room	BIRCH WHITE	Bedroom 4	BIRCH WHITE
Study	BIRCH WHITE	Master Ens.	BIRCH WHITE
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE
Laundry	BIRCH WHITE	Twin	NA
Powder Room	BIRCH WHITE	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	STANDARD	
2nd Ensuite	NA		
BASEMENT	NA		
Other			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'	YES / NO	Package Name:	
GAS LINE BBQ	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	STANDARD		
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		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			
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	40-5-A RASPBERRY	LOT: 50	
PURCHASER(S):	XINGYING YU 647-830-2698		
HOME #/CELL #			
EMAIL:			
DÉCOR NOTES	Purchaser Signature		Date
	Purchaser Signature		Date
	Décor Consultant Signature		Date
<div>  </div>		<div>  </div>	
<div> <div>*** FOR TRADE USE ***</div> <div>Any upgrades in the colour chart must be accompanied with a PES.</div> <div>It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.</div> </div>		<div> <div>*** PAGE 2 OF 2 ***</div> <div>Vendor Signature</div> <div>Date</div> </div>	

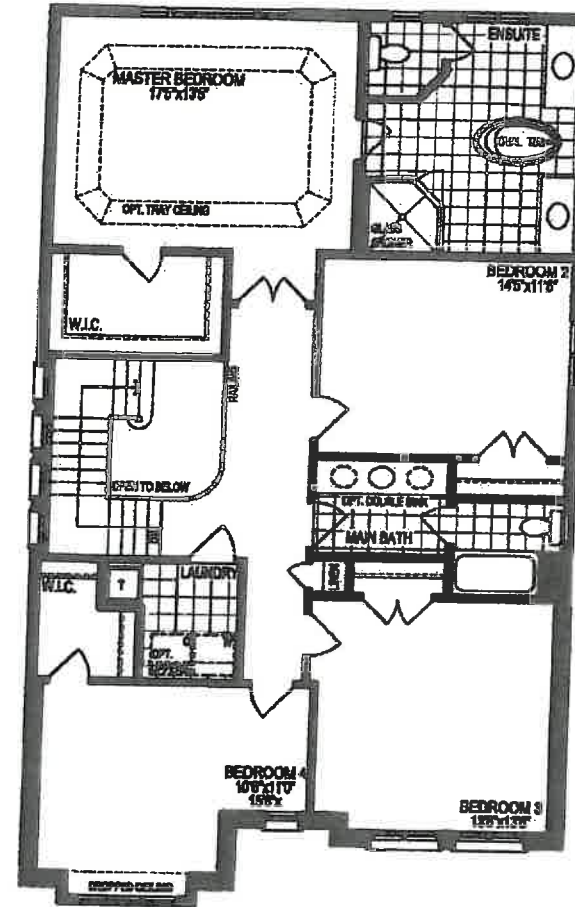
Lot 50 MARCH 8/17



GROUND FLOOR PLAN, EL. 'A'



OPTIONAL GROUND FLOOR PLAN WITH TANDEM GARAGE, EL. 'A' (EL. 'B' SIMILAR)



SECOND FLOOR PLAN, EL. 'A'

Lot # 50 Raspberry 'A'
Schedule 'B'
Floor Plan

THE RASPBERRY

(Unit 4005)

2760 sq. ft. 2740 sq. ft.
Elev. A Elev. B

Optional Tandem Garage 2645 sq. ft. 2630 sq. ft.

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 measurements are artist's concept. E & OE 1/2017



RASPBERRY 4005

Lot 50

maReH

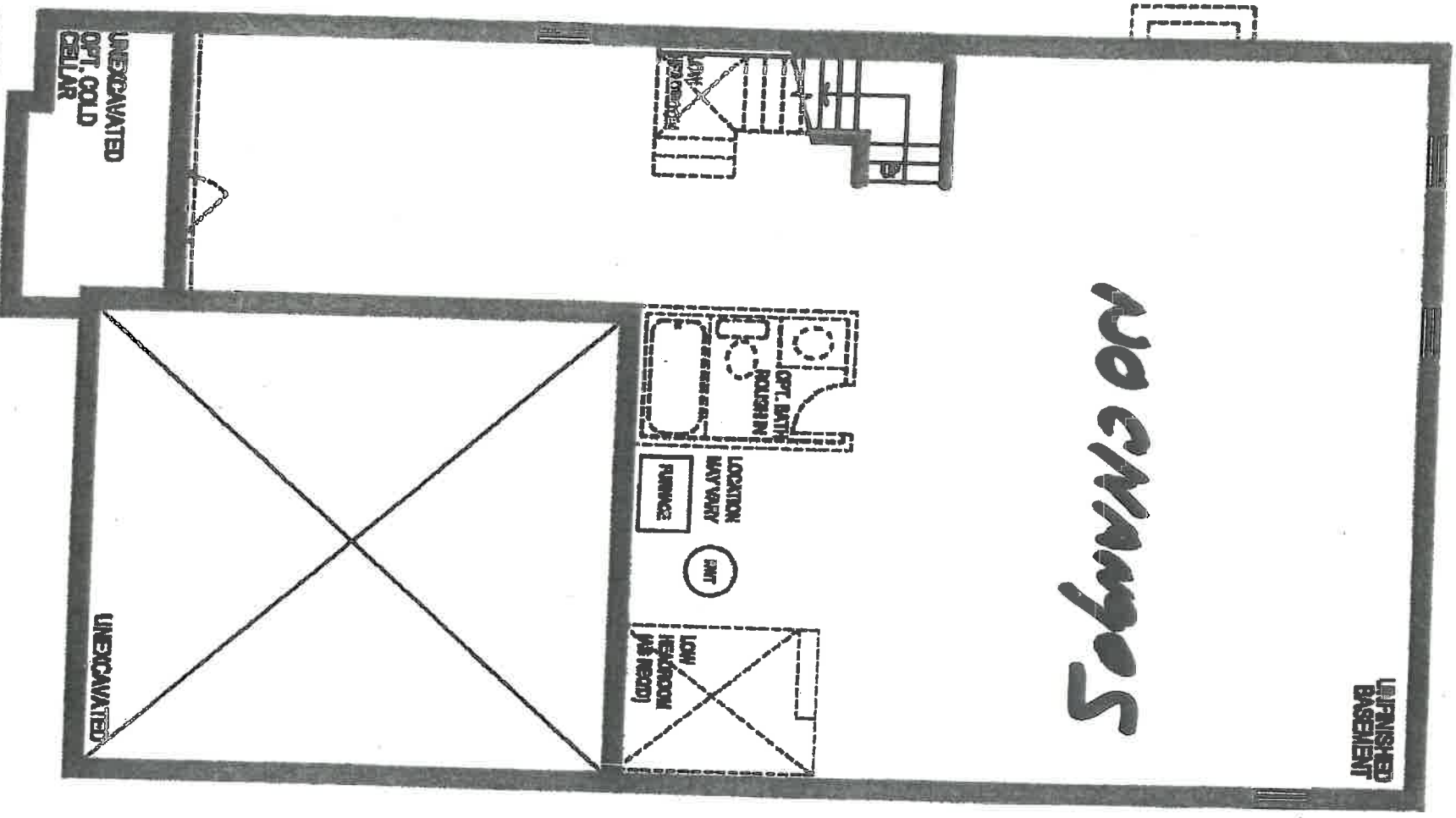
8/17

M-F

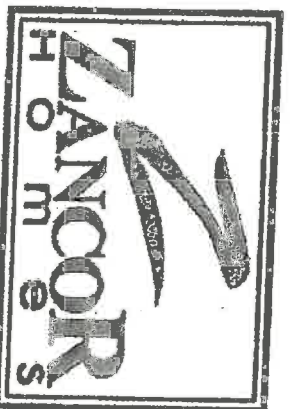
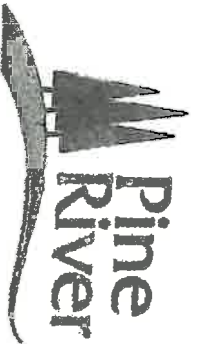
FOR WALL FOR OPT.
GAS FIREPLACE

no changes

UNFINISHED
BASEMENT



BASEMENT PLAN, EL. -1'



March 8/17

4008

Lot 50



Cherry Hood

Stinsons
Kitchen

M.Y.



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

10650 Angus South

DATE:

07/08/17

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

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

M-F **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.

M-F 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.

M-F 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 (if not received during appointment):
2 WEEKS FROM SIGNED DATE ABOVE - Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.
*Changes must be approved by head office.

Purchaser Signature

Date

07/08/17

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, felled-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 South LOT 50 DATE February 2/17