


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 122R Model Type & Elevation : IRIS 30-02 ELEVATION A Purchasers Names : MARINA GINZBURG		
		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 SEE ITEM #1</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 #6</i>		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
1/	HARDWOOD - GREAT ROOM & MAIN HALL - UPG 3 IN GREAT ROOM AND MAIN HALL	31-Mar-17	COLOURS
2/	GREAT ROOM- FIREPLACE BUMP OUT WITH STANDARD MANTEL #NF17	31-Mar-17	COLOURS
3/	CABINETS- OPTIONAL PANTRY 24" DEEP	31-Mar-17	COLOURS
4/	CABINETS -DEEP UPPERS ABOVE FRIDGE W/ (1) GABLE	31-Mar-17	COLOURS
5/	CABINETS - FURRING PANEL AND CROWN TO CEILING	31-Mar-17	COLOURS
6/	STAIRS- STAIN STAIRS TREADS, RISERS, STRINGERS, HANDRAIL AND POST TO MATCH HARDWOOD AS CLOSE AS POSSIBLE**STANDARD PAINT GRADE PICKETS TO BE PAINTED WHITE.	31-Mar-17	COLOURS

COLOURS LOT 122R

MARCH 31, 2017

PAGE 1 OF 1



ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD CONT SLAB PVC TUXEDO	✓ H800BC	INUKSHUK- GREY P-344LM	STD		
Island	STD CONT SLAB PVC TUXEDO	✓ H800BC	INUKSHUK- GREY P-344LM	STD		
Master Ensuite	STD CONT SLAB PVC TUXEDO	✓ H800BC	INUKSHUK- GREY P-344LM	STD		
Main	STD CONT SLAB PVC TUXEDO	✓ H800BC	INUKSHUK- GREY P-344LM	STD		
TILES				INSERTS	THRESHOLDS	
Main Foyer	KEATON ICE 13 X13	✓				
Powder Room	KEATON ICE 13 X 13	✓				
Main Hall	N/A					
Kitchen Floor	KEATON ICE 13 X 13	✓				
Breakfast Floor	KEATON ICE 13 X 13	✓				
Laundry	N/A					
Mstr Ensuite Floor	KEATON ICE 13 X 13	✓	BIANCO CARRARA			
Mstr Ensuite Shower	KEATON ICE 8 X10	✓				
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	WHITE 2X2	✓				
Master Shower Jamb	BIANCO CARRARA	✓				
Main Bath Floor	KEATON ICE 13 X13	-	BIANCO CARRARA			
Main Bath Tub Wall	KEATON ICE 13 X13	✓				
HARDWOOD / CARPET						
Great Room	UPG (3) 3'1/4" GOTHAM OAK FLOORING					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG (3) 3' 1/4" GOTHAM OAK FLOORING					
Upper Hall	STD OPENING NIGHT T-20					
Master Bedroom	STD OPENING NIGHT T-20					
Bedroom 2	STD OPENING NIGHT T-20					
Bedroom 3	STD OPENING NIGHT T-20					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE		NF17
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 122R		

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 STAIR TREDS, RISERS, STRINGERS HANDRAIL & POST TO MATCH AS CLOSE AS POSSIBLE								
White Paint Req'd	STANDARD PICKETS TO BE PAINTED WHITE								
Main to 2nd Railing Details:	STANDARD								
Main to Basement Railing Details:	STANDARD								
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						
		Bedroom 3	WARM GREY						
Great room	WARM GREY	Master Ens.	WARM GREY						
Main/Upper Hall	WARM GREY	Main	WARM GREY						
Laundry									
Powder Room	WARM GREY								
PLUMBING- UPGRADES TO BE DETAILED ON PES									
Kitchen	FIXTURES	FAUCETS	NOTES						
Powder Room	STANDARD	STANDARD							
Master Ensuite	STANDARD	STANDARD							
Main									
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								
WATERLINE to Fridge	NO								
Hood Fan Venting SIZE	YES 6"								
ELECTRICAL for Built-in Oven	NO								
ELECTRICAL for Built-in Micro / OTR	NO								
ELECTRICAL for Gas Stove / Cooktop	NO								
ELECTRICAL for Bar Fridge	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 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:	PINE RIVER SOUTH	LOT: 122R							
PURCHASER(S):	MARINA GINZBURG								
HOME #/CELL #	289-597-2599								
EMAIL:	soldbymarina@yahoo.ca								
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.									
		ZANCOR HOMES							
			Purchaser Signature		Date		03/27/17		
			Purchaser Signature		Date				
			Décor Consultant Signature		Date		MAR 31 2018		
			Vendor Signature		Date				

IRIS 3002

ADD DOW
BLIND DOW
FIREPLACE

GREAT ROOM
11'2" x 16'8"

OPT. GAS FIRE PLACE

PATIO DOOR W/
TRANSOM ABOVE

BREAKFAST
9'8" x 8'4"

EXTENDED BREAKFAST
COUNTER

KITCHEN
10'2" x 11'8"

OPT.
PANTRY

OPEN
TO
ABOVE

RAILINGS

SMALL STAIRS
4 DOORS
PAINTED
WHITE

Hardwood

Hardwood

OPT. DOOR GRADE
PERMITTING

ADD
OPTIONAL
PACIFY

UPPER
W/ GARAGE

FOYER

PONDER
ROOM

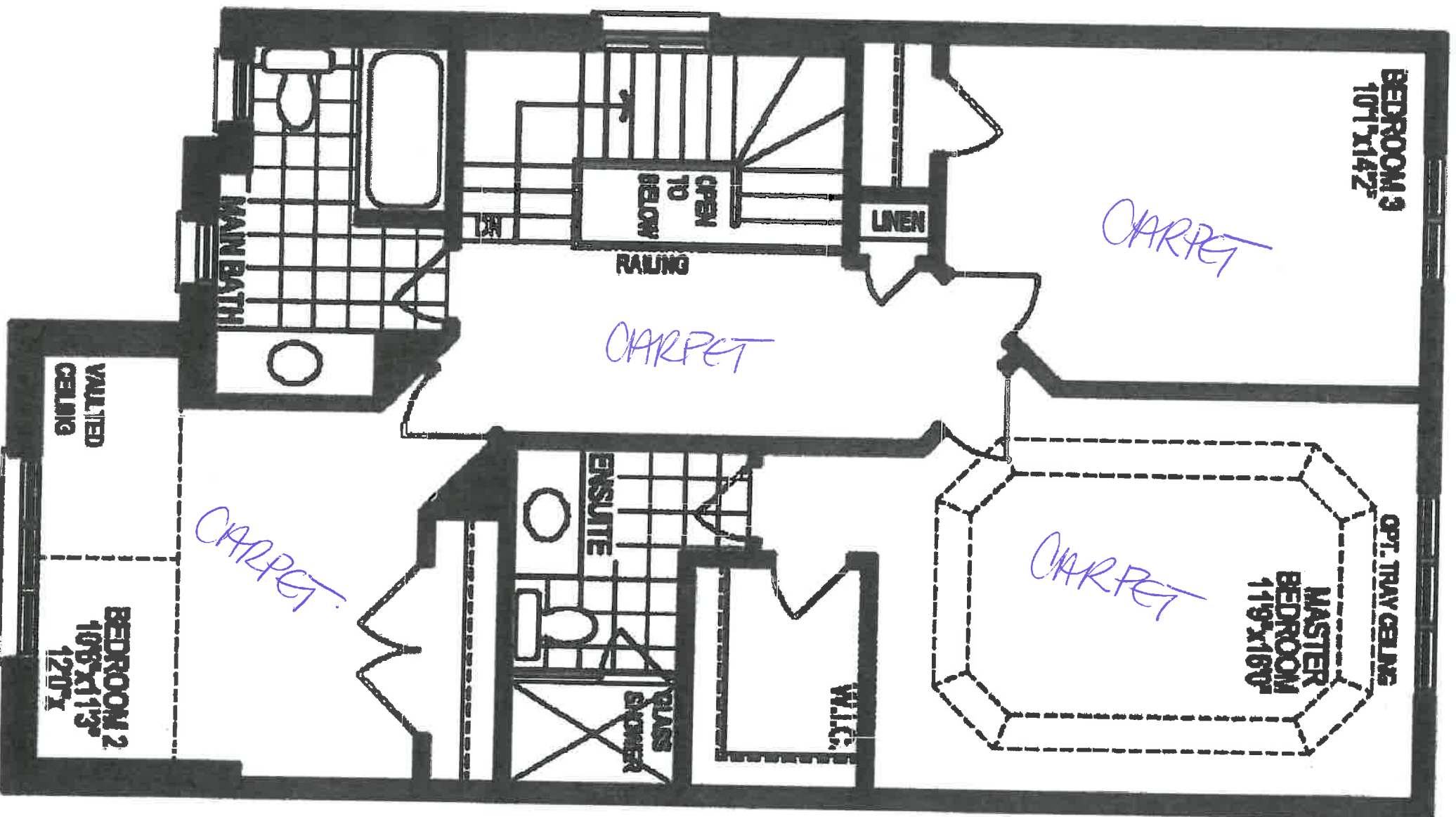
COVERED
PORCH

GARAGE
12'4" x 20'0"

GROUND FLOOR PLAN, E.L. 'A'

Lot 122R PNEPUC SWTH

IRIS 3002

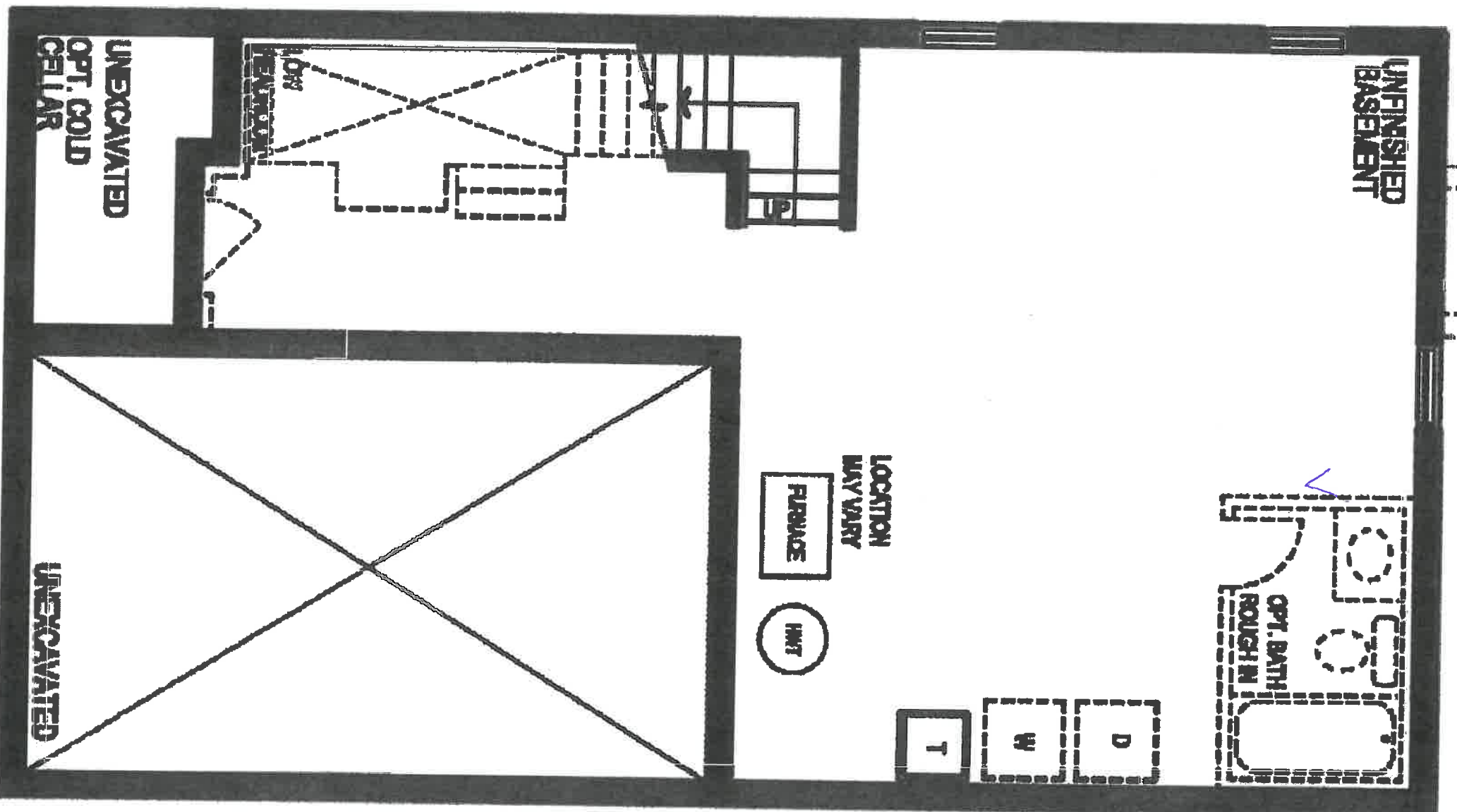


SECOND FLOOR PLAN, EL. 'A'

LOT 122R Pine River Smith

IRIS 3002

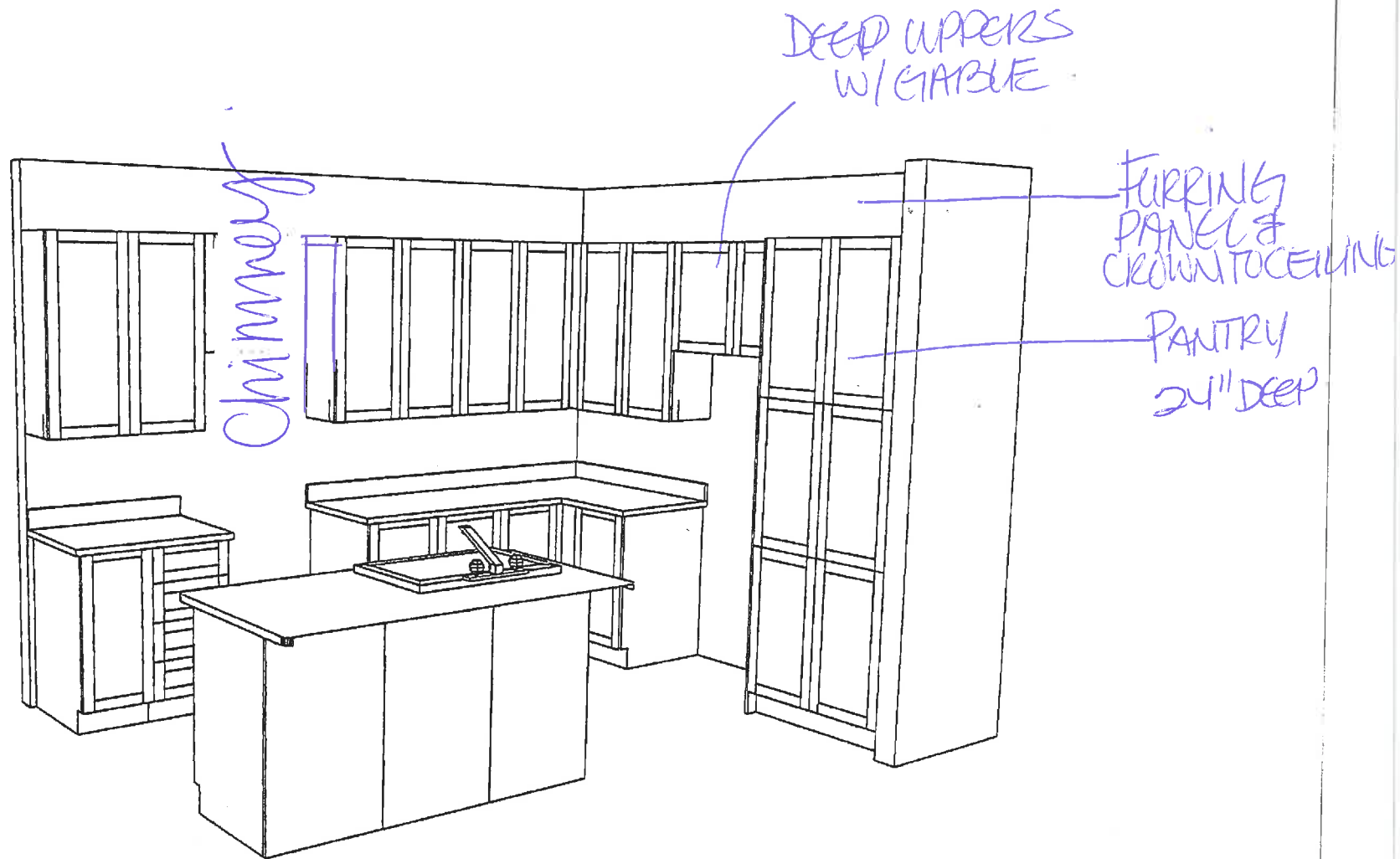
FDN. WALL FOR OPT.
GAS FIREPLACE



BASMENT PLAN, EL. 'A'

LOT 1222 FIVE RIVER SOUTH

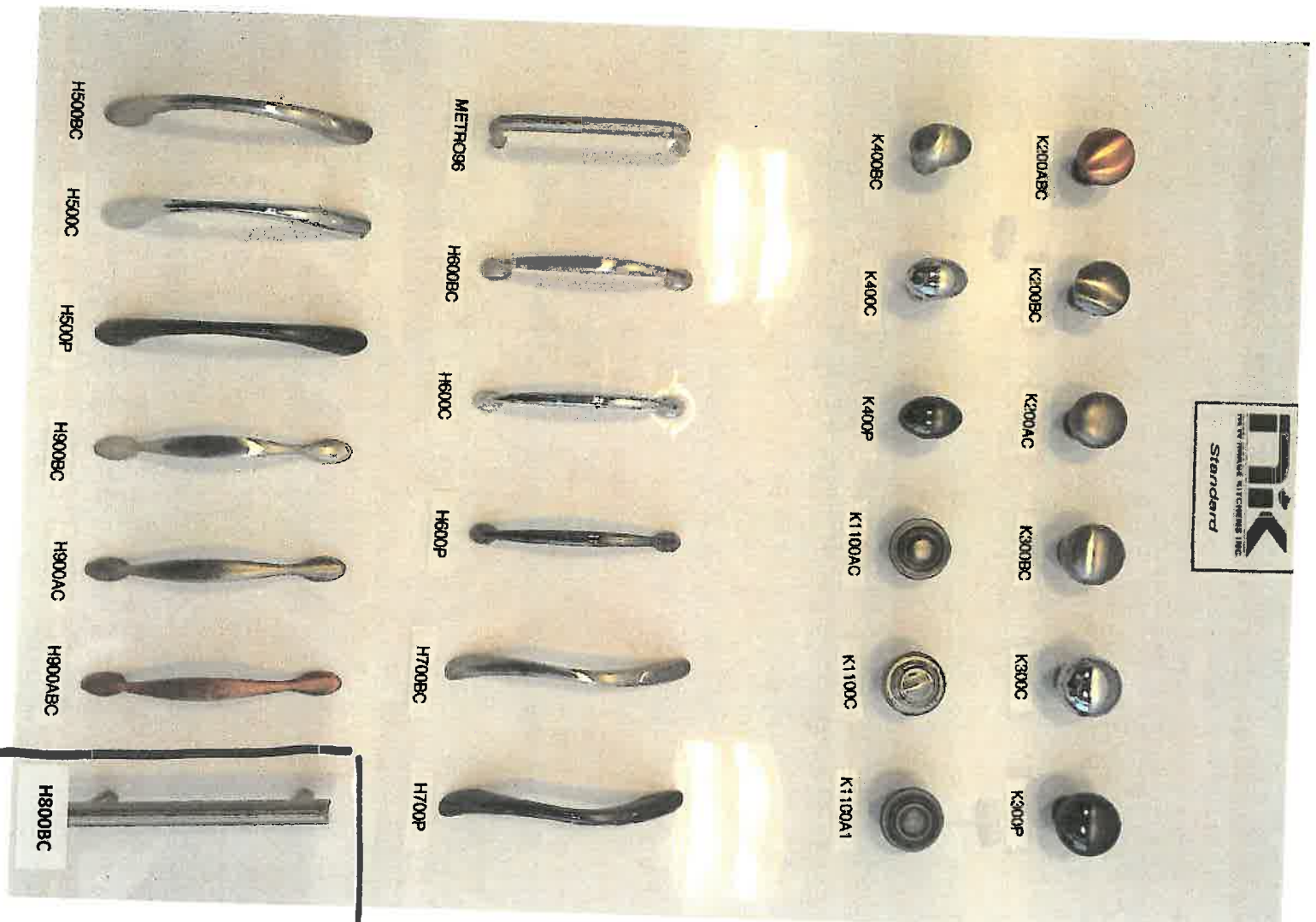
3002



LOT 122R Pine River bowth

STANDARD CABINET HARDWARE

(New Image Kitchens)



MAIN BATH

KITCHEN/BREAKFAST
ISLAND
MASTER BATH

LOT 1222 PUEBLO SAULT

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 South

LOT 122R

DATE March 27 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

LOT 1222 Pine River Subst DATE: March 27, 2017

STING:

☒ 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

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 Manufacturers 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 (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

MARCH 27, 2017

Purchaser Signature

Date