


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 130R Model Type & Elevation : 30-05 DAFFODIL ELEVATION B Purchasers Names : EDUARDO DONAN		
		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 tiles areas as per plan	-	Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
Included	USB Outlets (1) Kitchen (1) Master Bedroom		Bonus Package
Included	3-1/4" NATURAL OAK PREFINISHED ENGINEERED HARDWOOD TO MAIN FLOOR (EXCLUDES TILES AREAS AND BEDROOMS)		INCL IN OFFER
Included	OAK STAIRS IN LIEU OF CARPET GRADE		INCL IN OFFER
1/	GREAT ROOM - FIREPLACE INCLUDED BUMP OUT	22-Mar-17	COLOURS
2/	FIREPLACE TO INCLUDE FAN KIT	22-Mar-17	COLOURS
3/	2ND FLOOR HALLWAY - HARDWOOD 3-1/4" UPGRADE #2	22-Mar-17	COLOURS
4/	RAILING - UPGRADE 3 METAL BLACK SINGLE COLLAR WITH ALTERNATE PLAIN	22-Mar-17	COLOURS
5/	TILES - KITCHEN/BREAKFAST - UPGRADE 4 TILES "SILKSTONE TAUPE" 12" X 24" TILE	22-Mar-17	COLOURS
6/	TILES - FOYER - UPGRADE 4 TILES "SILKSTONE TAUPE" 12" X 24" TILE	22-Mar-17	COLOURS

7/ Delete all ceramic accessories

22-MAR-17 COLOURS

Decor Consultant - Lily

Entered by Joanne/Lily

Check by - Lily

MARCH 27, 2017

COLOURS MARCH 22, 2017

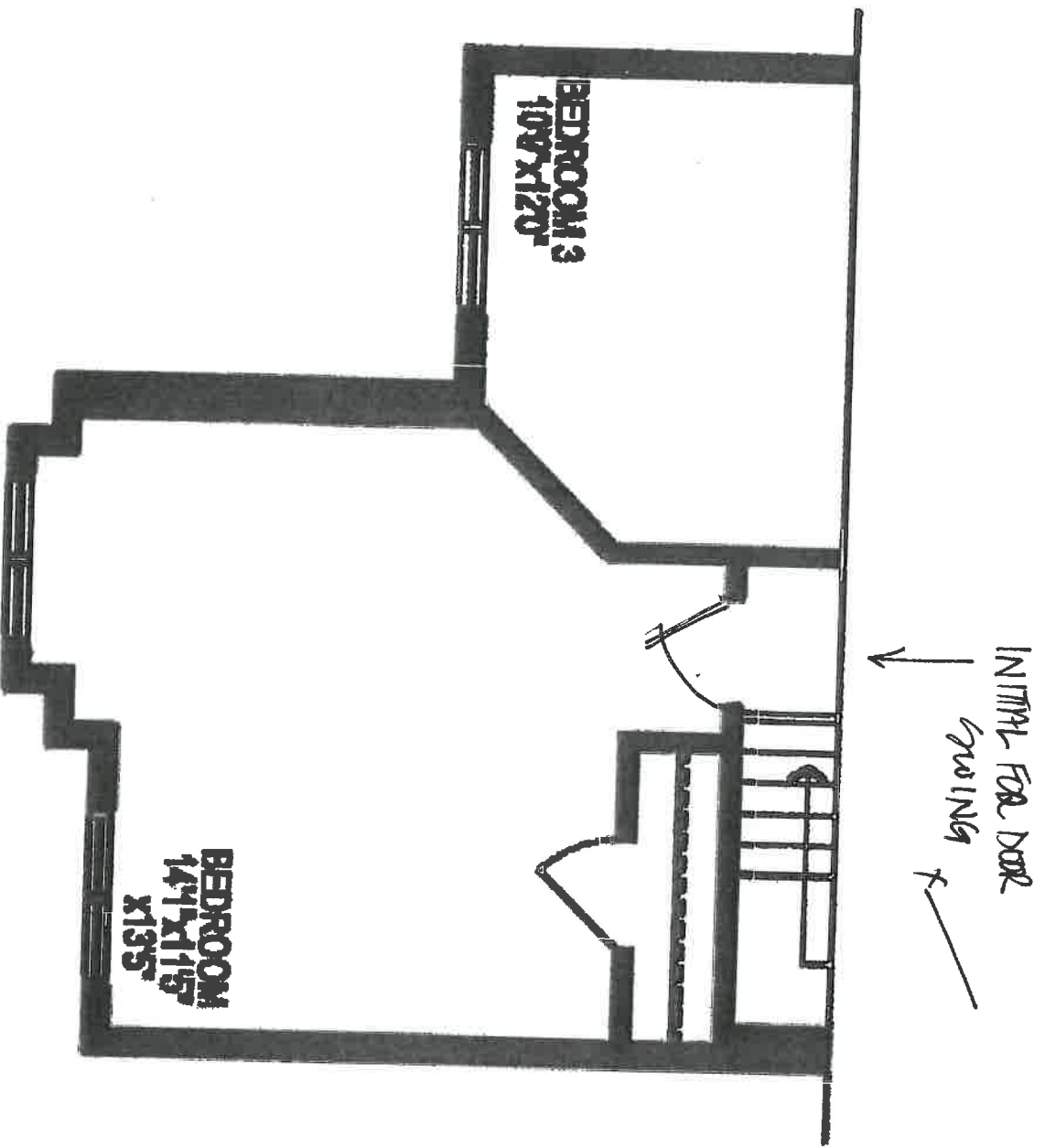
ANGUS SOUTH - LOT 130R

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD 300 SERIES PVC WHITE	H800BC	AUTUMN CARINAL 1877K-52	STD		
Island	STD 300 SERIES PVC WHITE	H800BC	AUTUMN CARINAL 1877K-52	STD		
Master Ensuite	STD 300 SERIES PVC WHITE	H500C	# 18697-46 PERLATO ROYAL	STD		
Main	STD 300 SERIES PVC WHITE	H500C	PERLATO ROYAL	STD		
			# 18697-46			
Powder Room	N/A					
Laundry 2nd Floor	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	SILKSTONE TAUPE 12 X 24 (UPG 4)					
Powder Room	MALENA ICE 13 X13					
Main Hall	N/A					
Kitchen Floor	SILKSTONE TAUPE 12 X 24 (UPG 4)					
Breakfast Floor	SILKSTONE TAUPE 12 X 24 (UPG 4)					
Kitchen Bk Splash	N/A					
Laundry 2nd Floor	MALENA ICE 13 X13					
Mstr Ensuite Floor	MALENA ICE 13 X13					
Mstr Ensuite Shower	MALENA ICE 8 X10			PERLATO ROYALE		
Master Shower Floor	MALENA ICE 13 X13					
Master Shower Jamb	BIANCO CARRARA					
Main Bath Floor	MALENA ICE 13X13			PERLATO ROYALE		
Main Bath Tub Wall	MALENA ICE 8 X10					
HARDWOOD / CARPET						
Dining Room	STD 3 1/4 NATURAL PREFINISHED HARDWOOD					
Great Room	STD 3 1/4 NATURAL PREFINISHED HARDWOOD					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	STD 3 1/4" NATURAL PREFINISHED HARDWOOD					
Upper Hall	STD 3 1/4" NATURAL PREFINISHED HARDWOOD					
Master Bedroom	STD OPENING NIGHT -T04					
Bedroom 2	STD OPENING NIGHT -T04					
Bedroom 3	STD OPENING NIGHT -T04					
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				
Bathroom Accessories	DELETE ALL ACCESSORIES	location				
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				Pine River South	130R	
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.				317		
** PAGE 1 OF 2 **				Purchaser Initial	Vendor	

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	OAK STAIRS VARISH ONLY		
White Paint Req'd	N/A		
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
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Great room	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY		
Powder Room	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	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		
WATERLINE to Fridge	NO		
Hood Fan Venting SIZE 6"	6" YES		BUILDERS' STANDARD
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: 130R	
PURCHASER(S):	EDUARDO DONAN		
HOME #/CELL #	647-449-4520		
EMAIL:	eddiedonan@gmail.com		
DÉCOR NOTES	<div>Purchaser Signature</div> <div>Date</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 <u>all Trades</u> to inform the builder of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.</div> <div> <div> <div>Purchaser Signature</div> <div>Date</div> </div> <div> <div>Décor Consultant Signature</div> <div>MAR 22 2017</div> </div> </div>			
*** PAGE 2 OF 2 ***		<div>Vendor Signature</div> <div>Date</div>	



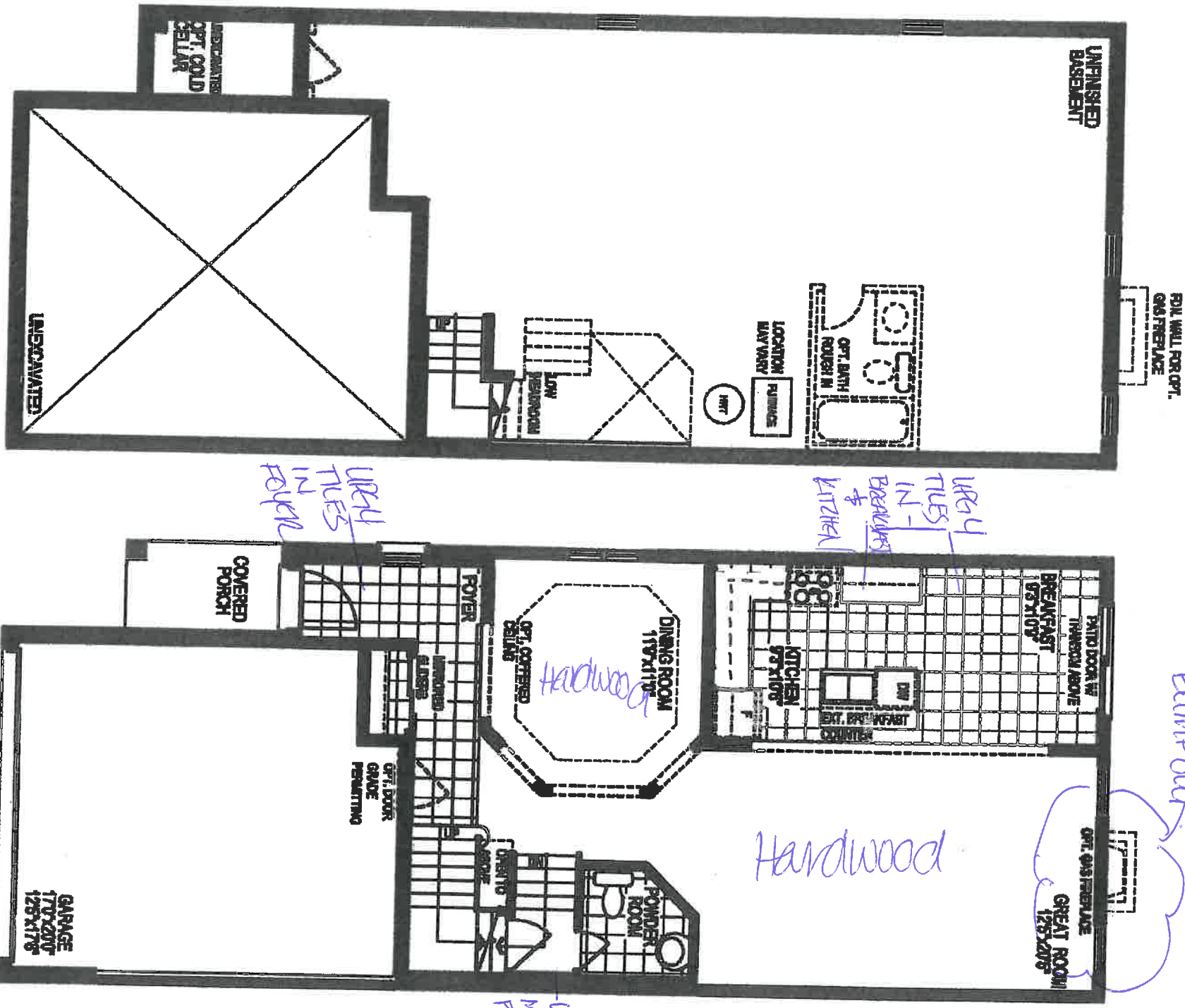
PART. SECOND FLOOR PLAN, EL. 'B'

THE DAFFODIL

③ lot 130 R Pine River south.

DAFFODIL 3005

FIREPLACE WITH
BUMP OUT

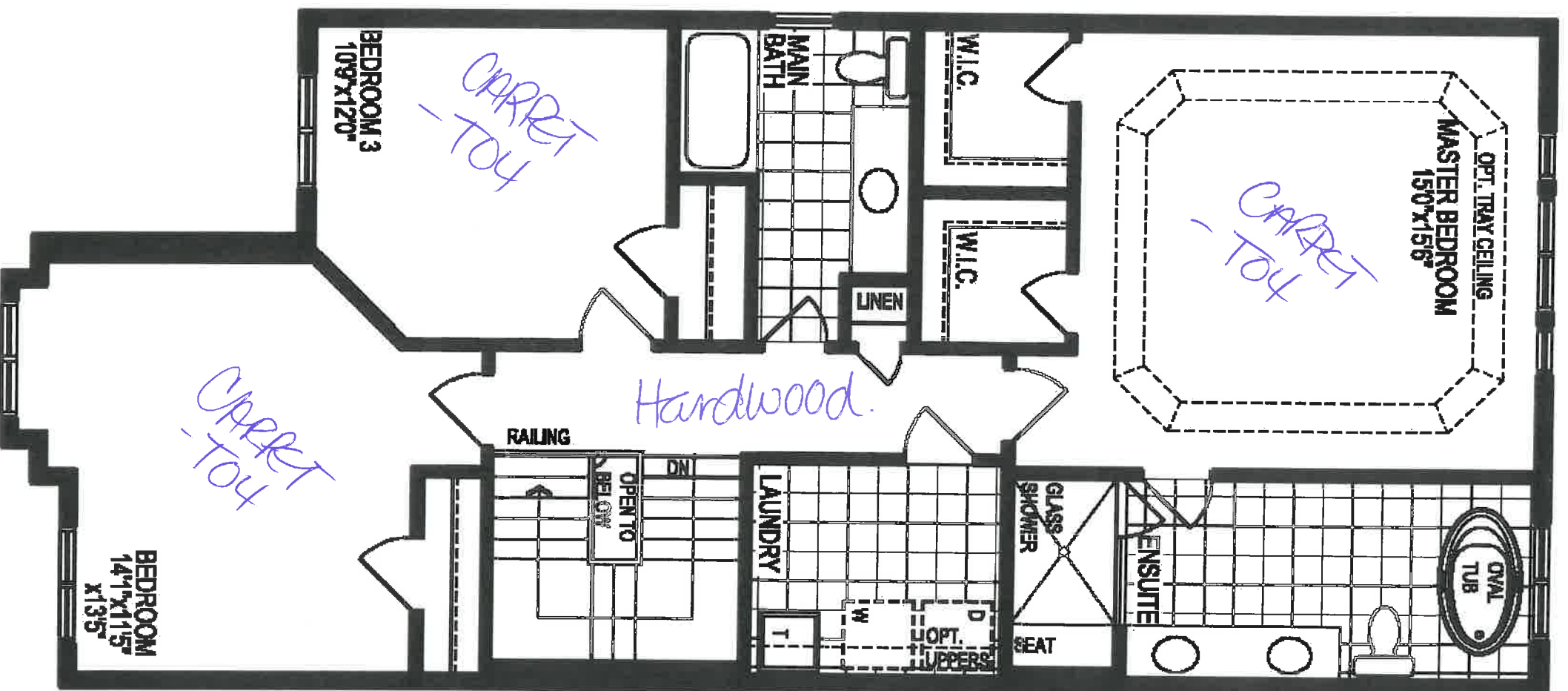


BASEMENT PLAN, EL. 'A' & 'B'

GROUND FLOOR PLAN, EL. 'B'

Lot 130R Pine River bldg

ANGUS SOUTH – 30-05 THE DAFFODIL

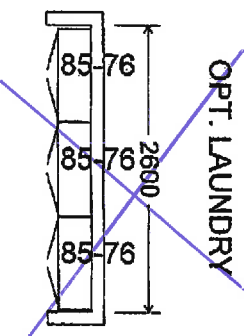
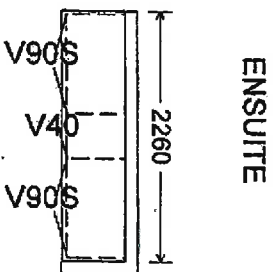
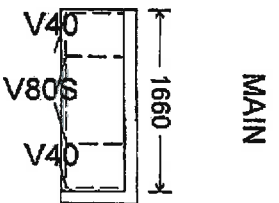
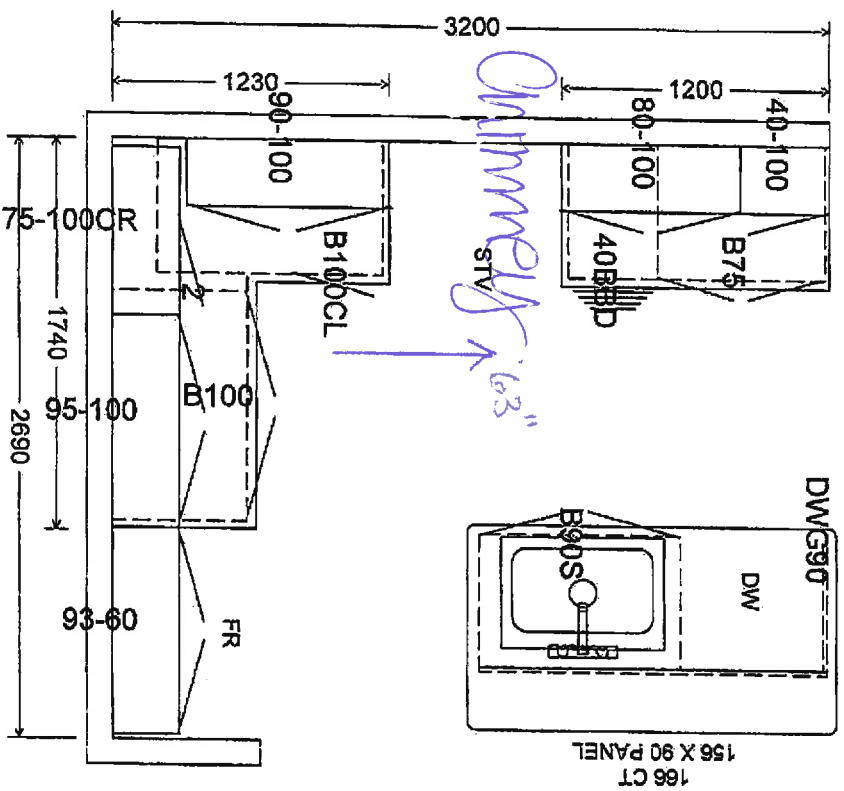


SECOND FLOOR PLAN, EL. 'B'

③ Lot 130 & Pine River town.

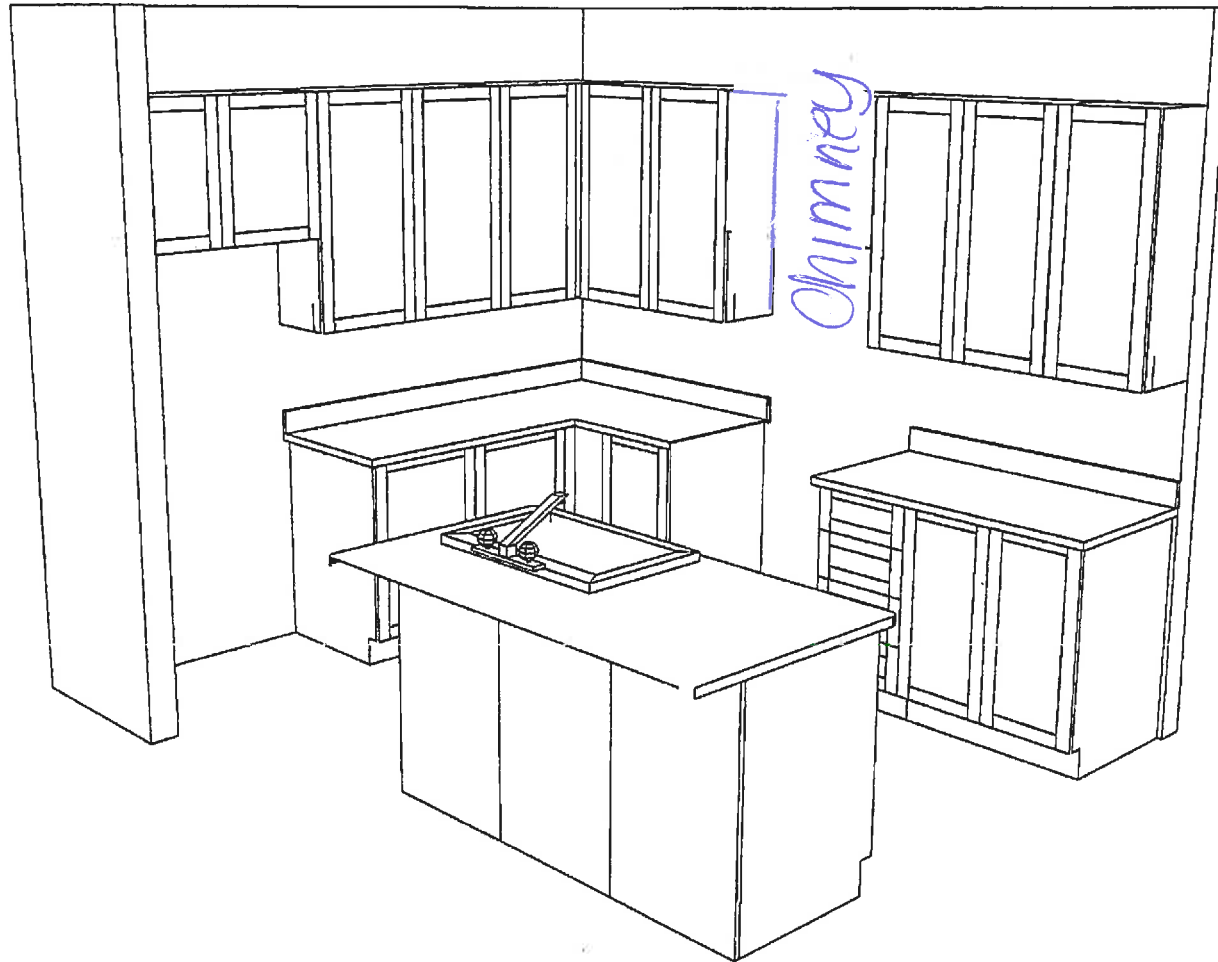
lot 130R
fine River bath

NEW IMAGE KITCHENS INC			
State:	Approved by:	Drawn by:	VRICE
Date: 6/7/16		Revised:	
ZANCOR HOMES		Drawing number:	
ANGUS SOUTH 3005			



3005

Lot 130R
Pine River South.



lot 130R Pine Lane South

STANDARD CABINET HARDWARE

(New Image Kitchens)



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MASTER AND 1/2
#MMA1N13ATT1200M

KITCHEN
#KSAKD

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Lot 130R Pine River South DATE: March 1, 2017

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

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 10/17

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, 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 Pine River Court

LOT 40130R

DATE MARCH 10, 2017