


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 132L ✓ Model Type & Elevation : 30-03 CHERRY ELEV. A Purchasers Names : NIOUSHA GOLHASSANI		
		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)		INCL IN OFFER
Included	OAK STAIRS IN LIEU OF CARPET GRADE		INCL IN OFFER
1/	CABINETS - KITCHEN/BREAKFAST - POTS AND PAN DRAWER (SET OF 3) AS PER SKETCH ✓	02-Mar-17	COLOURS
2/	CABINETS - KITCHEN VALANCE STANDARD (NO ELECTRICAL) ✓	2-Mar-17	COLOURS
3/	CABINETS - KITCHEN BANK OF DRAWERS TO BE RELOCATED AS PER SKETCH ✓	2-Mar-17	COLOURS
4/	HARDWOOD - UPPER HALLWAY - UPGRADE 2 NATURAL PRE-FINISHED HARDWOOD 4-1/4" IN LIEU OF CARPET ✓	16-Mar-17	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD 300 SERIES PVC WHITE	H500C	CREMA MARFIL 4927-38	STD		
Island	STD 300 SERIES PVC WHITE	H500C	CREMA MARFIL 4927-38	STD		
Master Ensuite	STD 300 SERIES PVC WHITE	K400C	CALCUTTA MARBLE-4925K-07	STD		
Main	STD 300 SERIES PVC WHITE	K400C	CREMA MARFIL 4927-38	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALENA IVORY 13 X 13					
Powder Room	MALENA IVORY 13 X 13					
Main Hall	N/A					
Kitchen Floor	MALENA IVORY 13 X 13					
Breakfast Floor	MALENA IVORY 13 X 13					
Kitchen Bk.Splash	N/A					
Laundry/ 2nd floor						
Mstr Ensuite Floor	BELINA GREY 13 X13					
Mstr Ensuite Shower	BELINA GREY 8 X10			PERLATO ROYALE		
Master Shower Floor	WHITE 2X2					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	BELINA CREAM 13X13					
Main Bath Tub Wall	BELINA CREAM 8 X10			PERLATO ROYALE		
HARDWOOD / CARPET						
Great Room	NATURAL PREFINISH HARDWOOD 3 1/4"OAK					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	NATURAL PREFINISH HARDWOOD 3 1/4" OAK					
Upper Hall	STD OPENING NIGHT C CARPET T-07					
Master Bedroom	STD OPENING NIGHT C CARPET T-07					
Bedroom 2	STD OPENING NIGHT C CARPET T-07					
Bedroom 3	STD OPENING NIGHT C CARPET T-07					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE		N/A
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES						
Mirrors	YES		Opt. Crown Moulding			N/A
Bathroom Accessories	YES		location			
Purchaser has reviewed the colour chart				SITE & LOT		
				Pine River South		
				132L		

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.

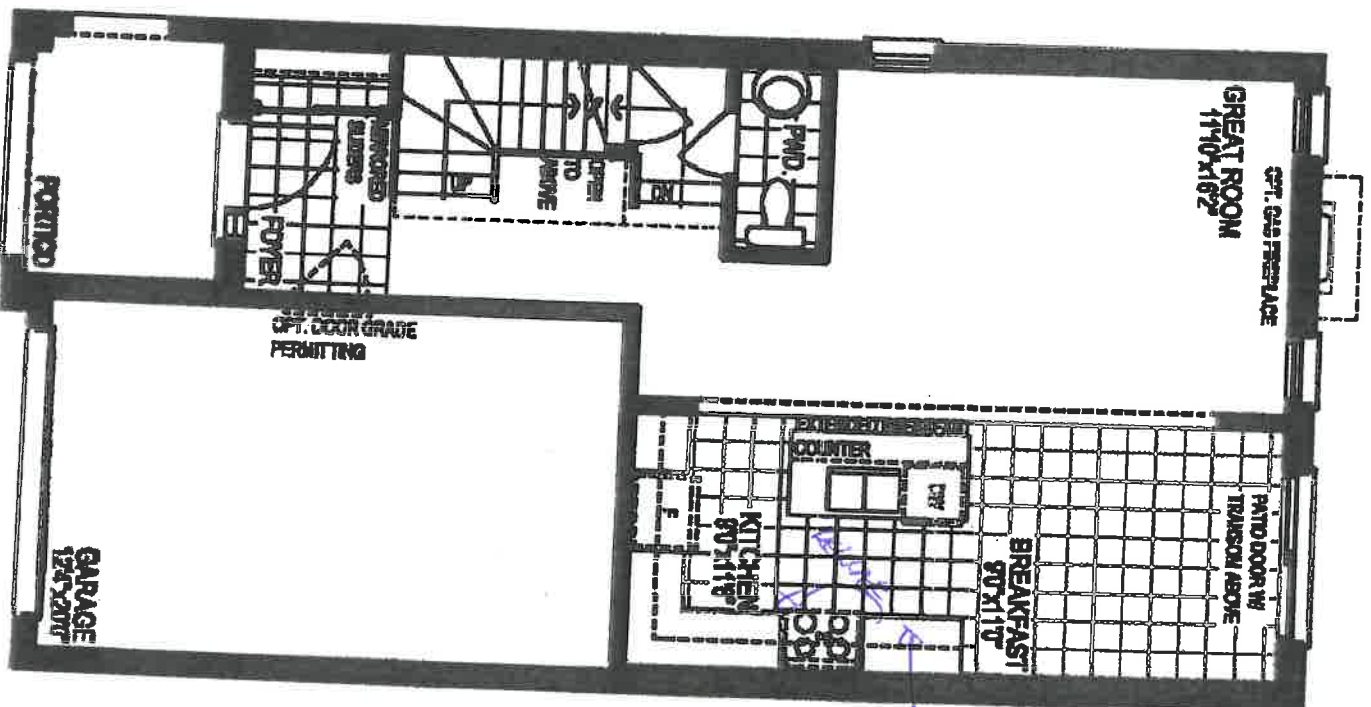
Purchaser Initial

Vendor

MAR 16 2017

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	OAKN 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	BIRCH WHITE	Master Beds	BIRCH WHITE	
		Bedroom 2	BIRCH WHITE	
		Bedroom 3	BIRCH WHITE	
Great room	BIRCH WHITE			
		Master Ens.	BIRCH WHITE	
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE	
Laundry	BIRCH WHITE			
Powder Room	BIRCH WHITE			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
Kitchen	FIXTURES	FAUCETS	NOTES	
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:		
GAS LINE	UPG (SEE PES)	DECLINED	NOTES	
WATERLINE to Fridge	NO			
Hood Fan Venting SIZE 6"	YES	6"11	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: 132L		
PURCHASER(S):	NIOUSHA GALHASSANI			
HOME #/CELL #	(4)731-9831/(4) 900-3929			
EMAIL:	drgolhassani@hotmail.com			
DÉCOR NOTES			Purchaser Signature	Date
<p>***FOR TRADE USE***</p> <p>Any upgrades in the colour chart must be accompanied with a PES.</p> <p>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.</p>				<p>Decor Consultant Signature</p> <p>Date</p>
<p>*** PAGE 2 OF 2 ***</p>		<p>Vendor Signature</p> <p>Date</p>		<p>MAR 02 2017</p>



GROUND FLOOR PLAN, EL. 'A'

THE CHERRY

lot 132L

[Unit 3003]

Pine River South

1675 sq. ft.

Elev. A

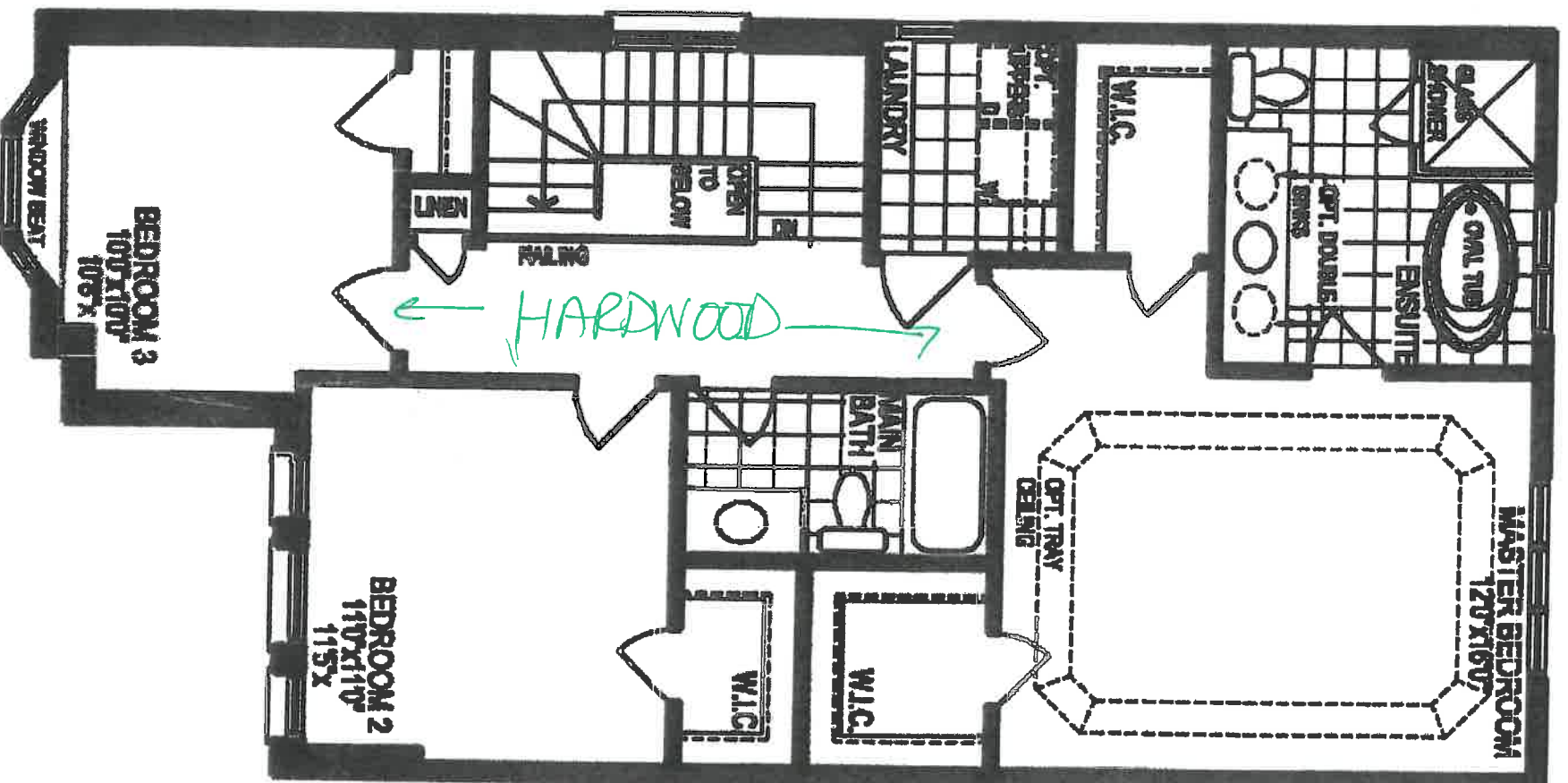
1700 sq. ft.

Elev. B

1700 sq. ft.

Elev. C

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 renderings are artist's concept. E & O.E [3003]



SECOND FLOOR PLAN, EL. A

THE CHERRY

[Unit 3003]

*lot 132L
Pine River South*

1675 sq. ft.

Elev. A

1700 sq. ft.

Elev. B

1700 sq. ft.

Elev. C



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 main 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 renderings are artist's concept. E & O.E [3003]

FOR WALL FOR OPT.
FIREPLACE

UNFINISHED
BASEMENT

3pc.
Rough-in
FURNACE
LOCATION
MAY VARY
HWT

LOW
HEADROOM

OPT. BATH
ROUGH IN



UNECAVATED
OPT. COLD
CELLAR

UNECAVATED

BASEMENT PLAN, EL. 'A'

THE CHERRY

[Unit 3003]

1675 sq. ft.
Elev. A

1700 sq. ft.
Elev. B

1700 sq. ft.
Elev. C

River View North

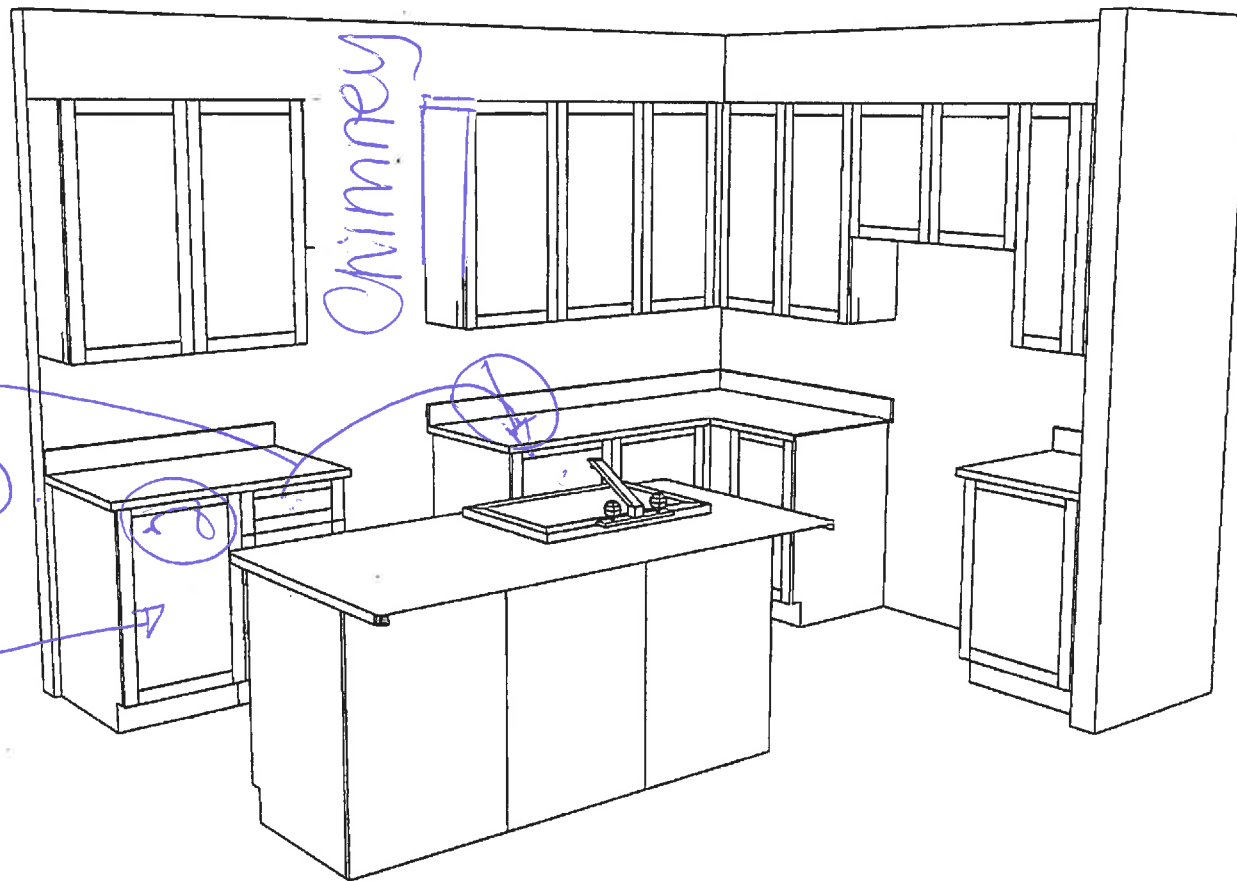
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Lot 132L Pine River South.

3003

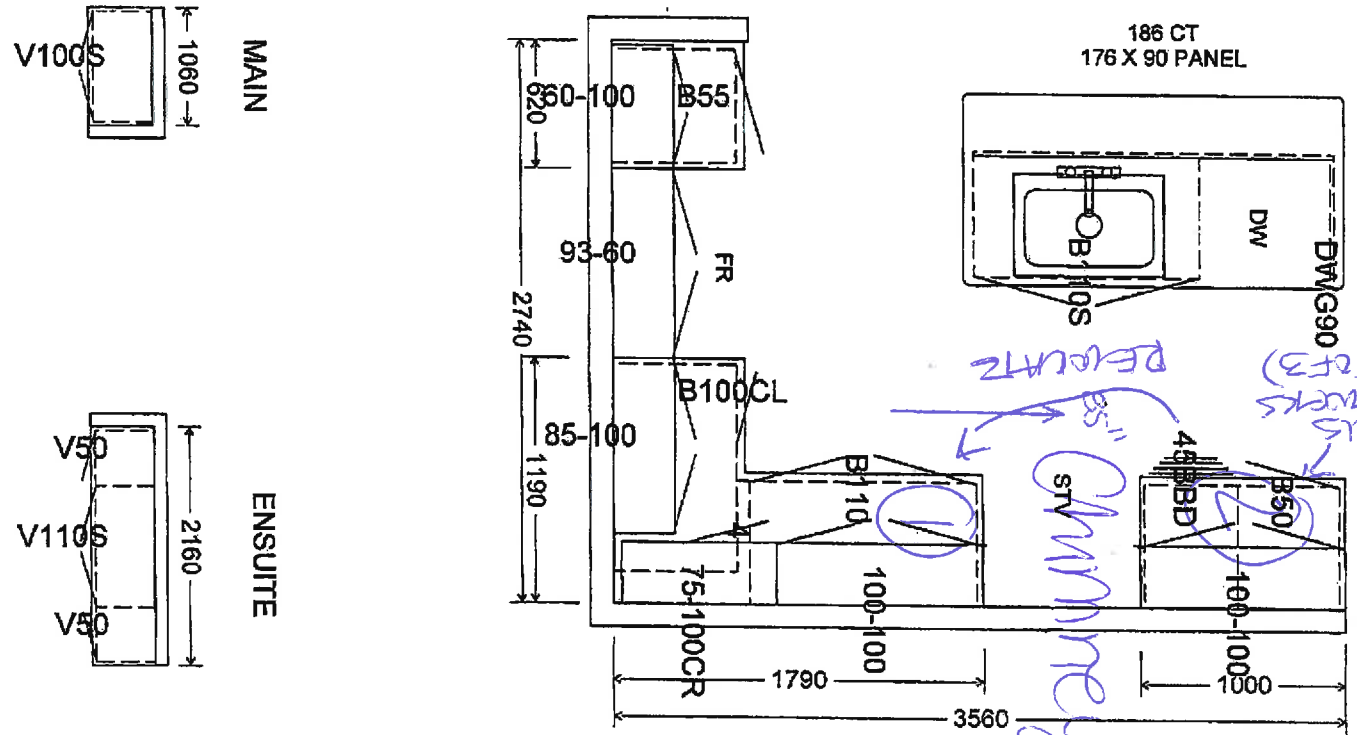
①
RELOCATE
BANK OF
DRAWERS
TO OTHER SIDE
(AS PER SKETCH)

②
3 POT TRANS
DRAWERS
(SET OF 3)



② Lot 132L Pine River South

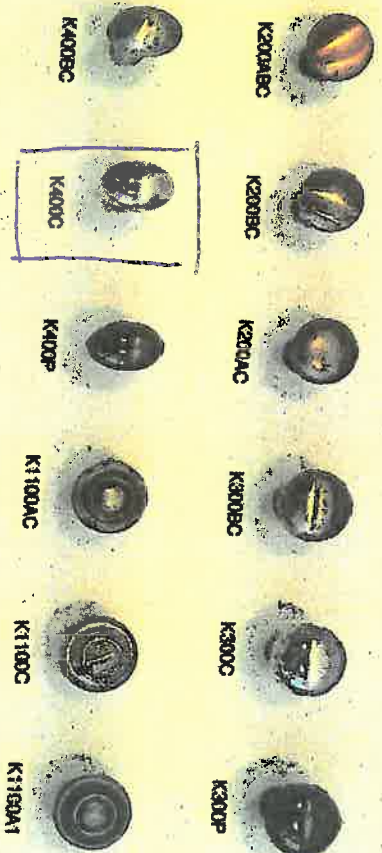
NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: VANCE	
Date: 6/7/16		Revised:	
ZANCOR HOMES		Drawing number:	
ANGUS SOUTH 3003			



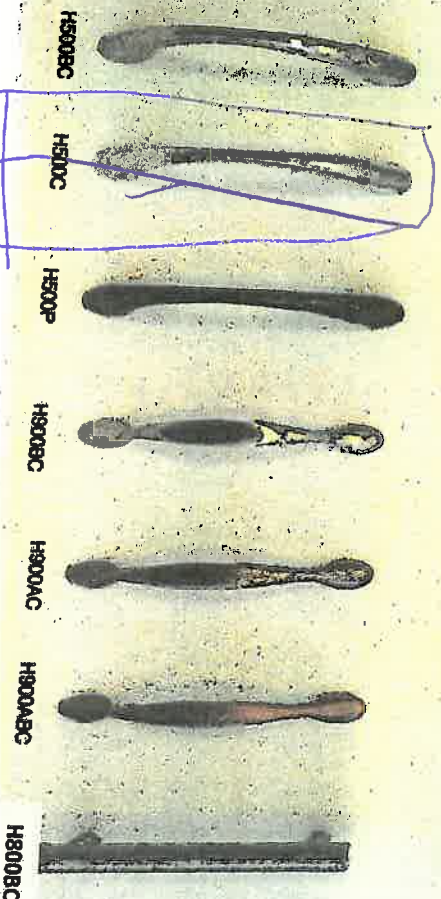
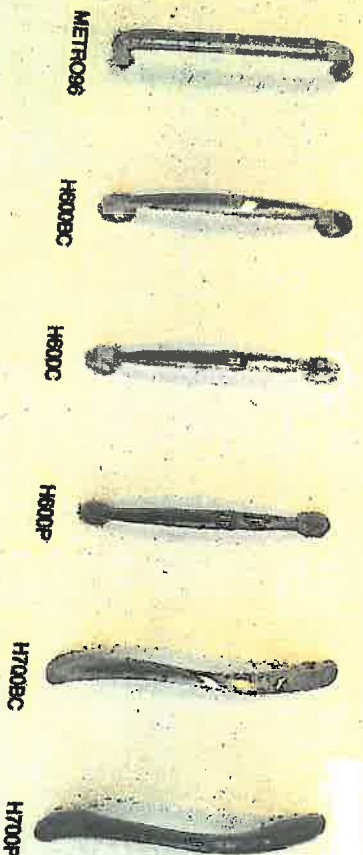
LOT 132L Pine River south

STANDARD CABINET HARDWARE

(New Image Kitchens)



MASTER SUIT
& MATCH BATH



KITCHEN
& BATH

2

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

lot 132 AL Phadriver south

DATE:

Feb 025/17

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

☐ MICRO SHELF

☐ AMPS

☐ MODEL

☐ AMPS

☐ 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 and changes are required, an administration fee of minimum \$250 will apply

Appliance Specs

RECEIVED

FEB 25 2017

Purchaser Signature

Purchaser Signature

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 Station

LOT 107 B34L

DATE FEB 25, 2017