



ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 36 Model Type & Elevation : 40-06 WALNUT ELEVATION B Purchasers Names : LEONID LAPIN		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</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/	INTERIOR TRIM - UPGRADE 2 INTERIOR DOORS TO 8FT IN HEIGHT	7-Apr-17	STRUCTURALS
2/	NO OTHER STRUCTURAL ITEMS	7-Apr-17	STRUCTURALS
3/	TILES - FOYER FLOOR TILE UPGRADE #2	24-Apr-17	COLOURS
4/	TILES - MASTER ENSUITE SHOWER FLOOR TILES - UPGRADE	24-Apr-17	COLOURS
5/	TILES - DELETE ALL BATHROOM ACCESSORIES	24-Apr-17	COLOURS
6/	CABINETS - 2-TONE KITCHEN ALL UPPER CABINETS TO BE WHITE. ALL BASE CABINETS INCLUDING ISLAND - TUXEDO	24-Apr-17	COLOURS
7/	CABINETS - 1 SET OF POT AND PAN DRAWERS	24-Apr-17	COLOURS

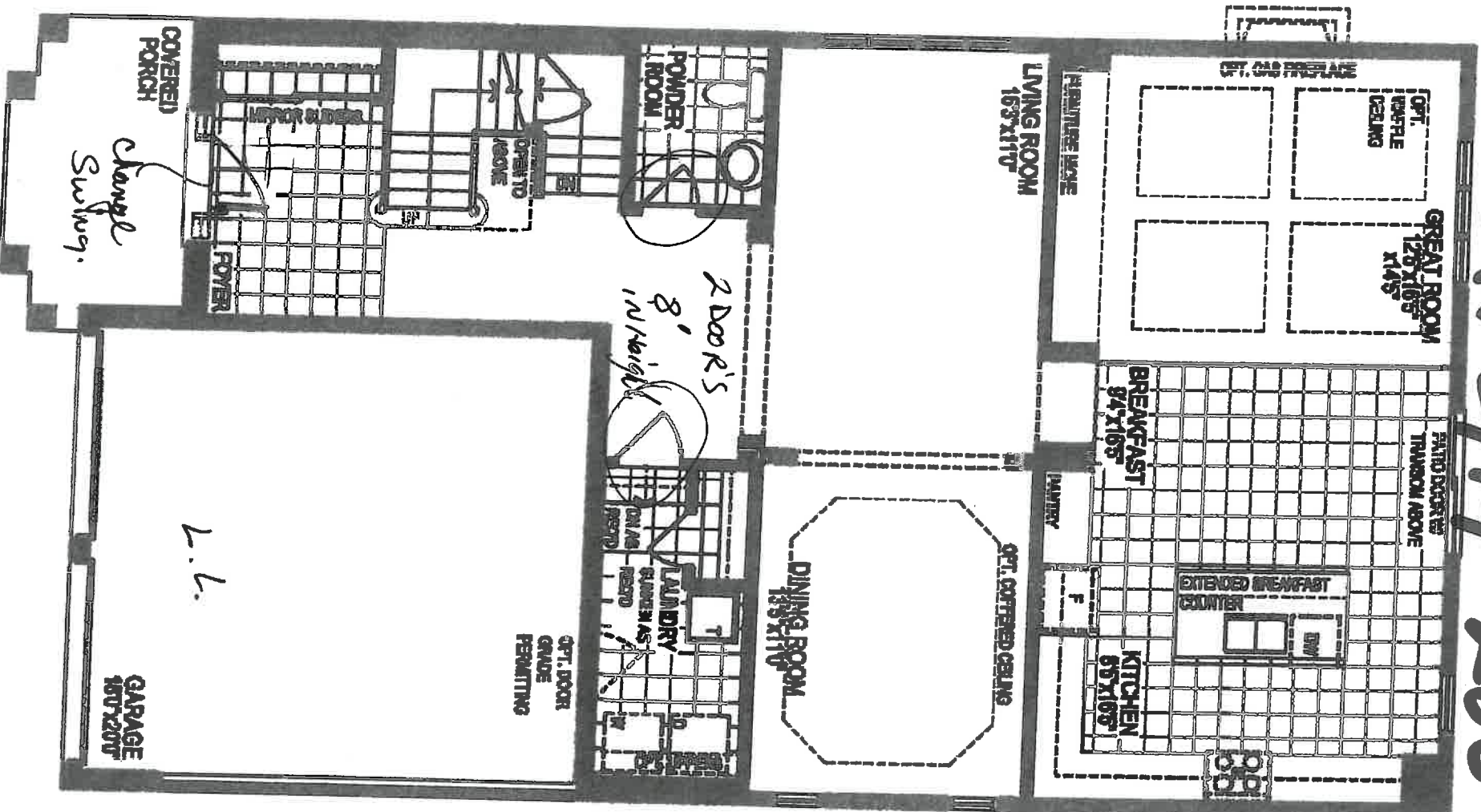
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC WHITE ✓	H 800 BC	CALCATTÀ MARBLE 4925K-07			
BASES & ISLAND	300 SERIES PVC TUXEDO ✓	H 800 BC	CALCATTÀ MARBLE 4925K-07			
Servery	NA					
Master Ensuite	SHAKER OAK ESPRESSO STAIN ✓	H 800 BC	PALOMA PLAR 6698-46			
Main	NA					
Twin	300 SERIES PVC TUXEDO ✓	H 800 BC	CALCATTÀ MARBLE 4925K-07			
Ensuite # 4	300 SERIES PVC TUXEDO ✓	H 800 BC	CALCATTÀ MARBLE 4925K-07			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	IRENE MATT BROWN 13 X 13 UP # 2 ✓		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	MALINA ICE 13 X 13 ✓					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	MALINA ICE 13 X 13 ✓					
Breakfast Floor	MALINA ICE 13 X 13 ✓					
Kitchen Bk.Splash	NA					
Laundry	MALINA ICE 13 X 13 ✓			BIANC CARR		
Mstr Ensuite Floor	CINQ WHITE 13 X 13 ✓					
Mstr Ensuite Shower	CINQ GREY 8 X 10 ✓	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	TUNDRA GREY MARBLE POLISH 2" X 2" MOSAIC ✓					
Master Shower Jamb	BIANCA CARRERA					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	MALINA ICE 13 X 13			BIANC CARR		
Twin Ensuite Tub Wall	MALINA ICE 8 X 10 ✓	NA				
Ensuite # 4 Bath Floor	MALINA ICE 13 X 13			BIANC CARR		
Ensuite # 4 Bath Wall	MALINA ICE 8 X 10 ✓	NA				
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	VINTAGE SOLID SAWN OAK NATURAL 3 1/4"					
Dining Room	VINTAGE SOLID SAWN OAK NATURAL 3 1/4"					
Family/Great Room	VINTAGE SOLID SAWN OAK NATURAL 3 1/4"					
Den/Study/partour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Stairs	VINTAGE SOLID SAWN OAK NATURAL 3 1/4"					
Upper Hall	OPENING NIGHTT-04					
Master Bedroom	OPENING NIGHTT-04					
Bedroom 2	OPENING NIGHTT-04					
Bedroom 3 & 4	OPENING NIGHTT-04					
Study Nook	OPENING NIGHTT-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						
SITE & LOT						
FOR TRADE USE						
ANGUS SOUTH 36 ✓						
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.						
** PAGE 1 OF 2 **						
Purchaser Initial Vendor						

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	NATURAL OAK CLEAR COAT VARNISH		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD		
Main to top of Basement door Railing	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
Living Room	WARM GREY	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	NA	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Ensuite # 4	WARM GREY
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY	Study Nook	WARM GREY
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin	STANDARD	STANDARD	
Ensuite # 4	STANDARD	STANDARD	
BASEMENT	NA		
Other			
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 BBQ	STANDARD		
WATERLINE to Fridge	NA		
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 Vendor's selection must be accepted by the purchaser			L.L.
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			L.L.
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			L.L.
SITE: ANGUS SOUTH	40-06-B WALNUT	LOT: 36	
PURCHASER(S):	LEONID LAPIN 647-523- 3232		
HOME #/CELL #			
EMAIL:			
DÉCOR NOTES	<div> <div>Purchaser Signature</div> <div>Date</div> </div> <div> <div>Purchaser Signature</div> <div>Date</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 <u>all Trades</u> to inform the builder of any discrepancies on sketches, PES and/or colour charts <u>PRIOR to installation.</u> </div> </div>			
<div> <div>*** PAGE 2 OF 2 ***</div> <div>  </div> </div>		<div> <div>Décor Consultant Signature</div> <div>Date</div> </div> <div> <div>Vendor Signature</div> <div>Date</div> </div>	

APR 3/17 Lot 36



GROUND FLOOR PLAN, E.L. 3'

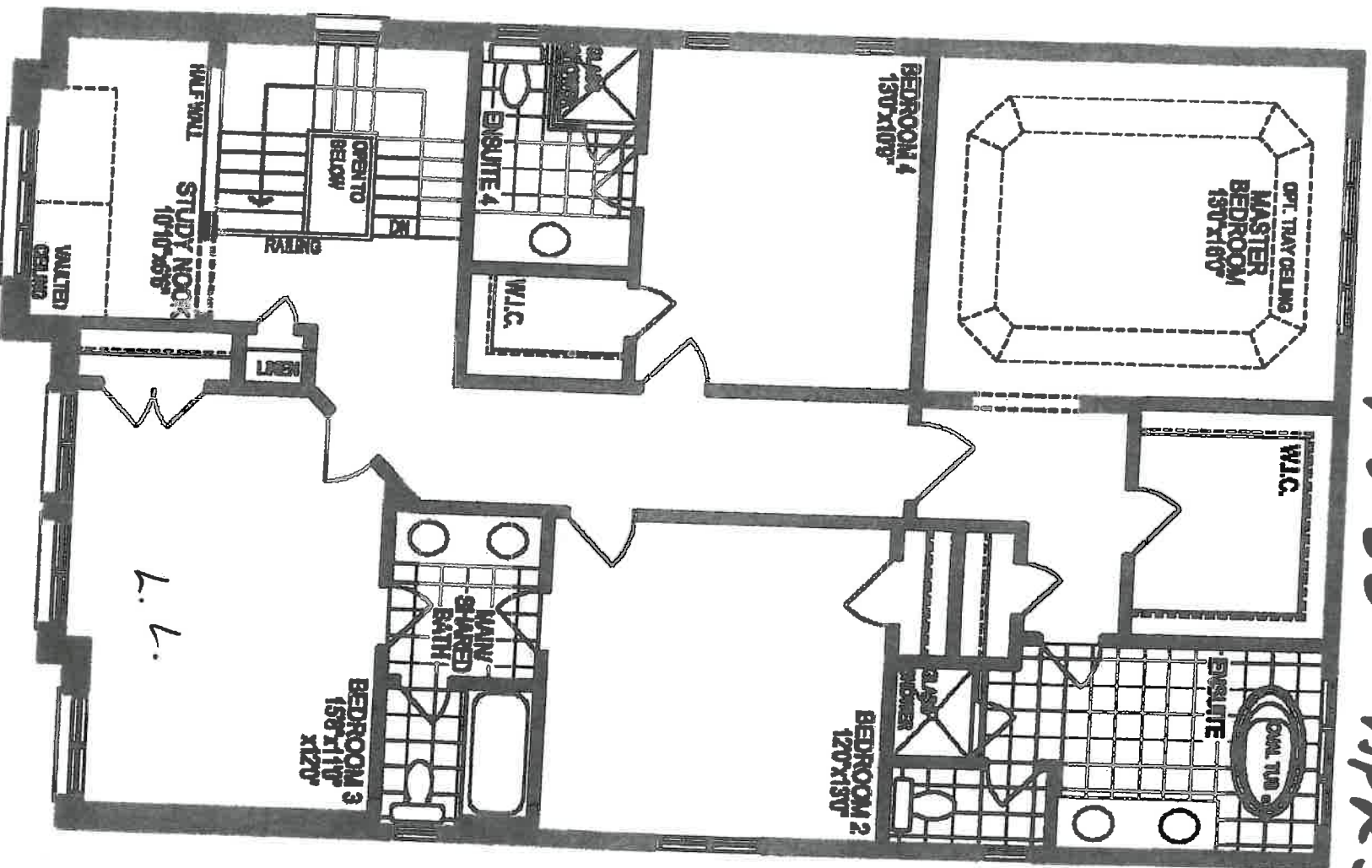
Pine River

WALNUT 4006

APR 14
13/17

L.L.

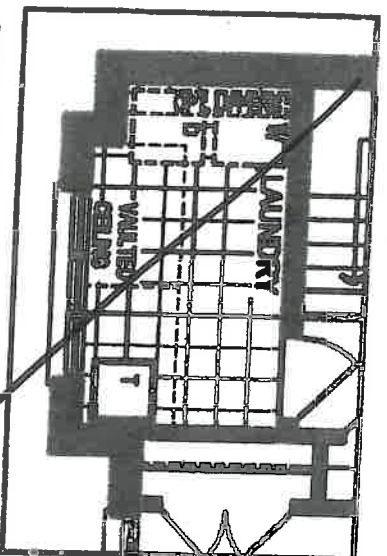
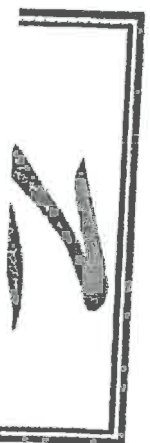
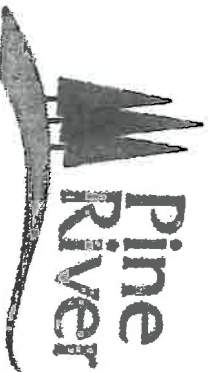
L6136 - APR 3/17



SECOND FLOOR PLAN, EL. 'A'

WALNUT 4006-3

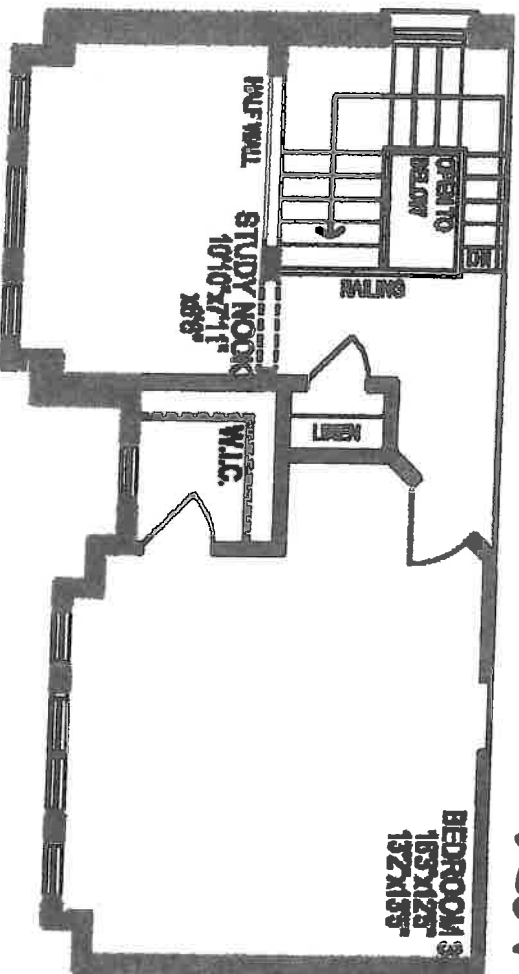
APRIL
13/17
L.L.



OPT. SECOND FLOOR
LAUNDRY, EL. 'A' (8"
SIMILAR)

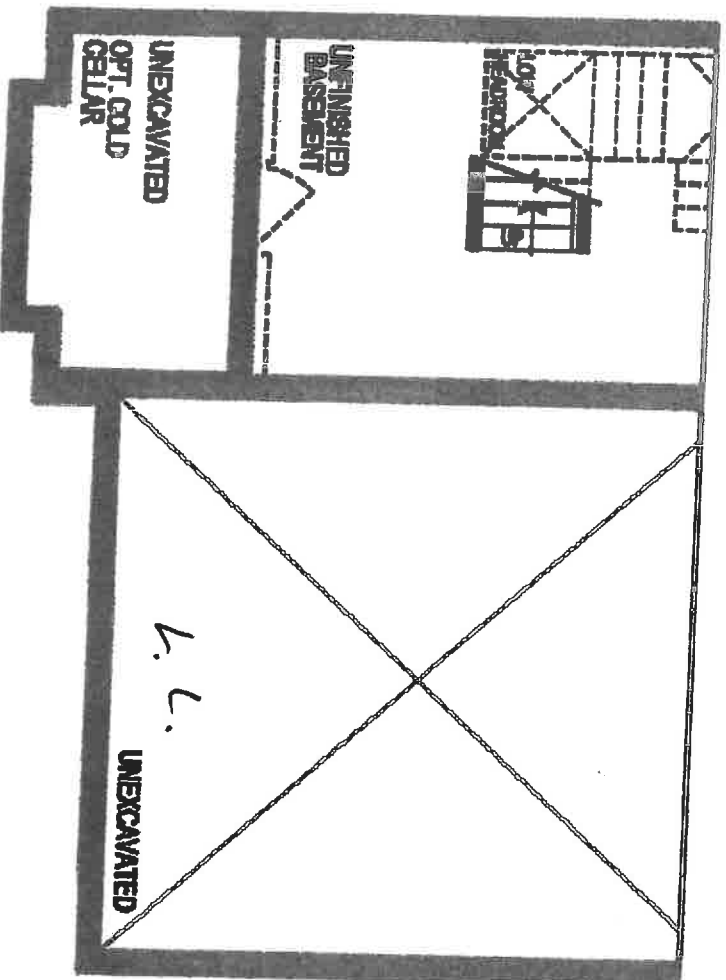
APRIL 3/17

Lot 36



PART. SECOND FLOOR PLAN, EL. 'B'

FOR
13/17



PART. BASEMENT PLAN, EL. 'B'

THE WALNUT

[Unit 4006]

B

2855 sq. ft.

Elev. A

2885 sq. f

Elev. B

Optional Tandem Garage

2685 sq. ft.

2610 sq.

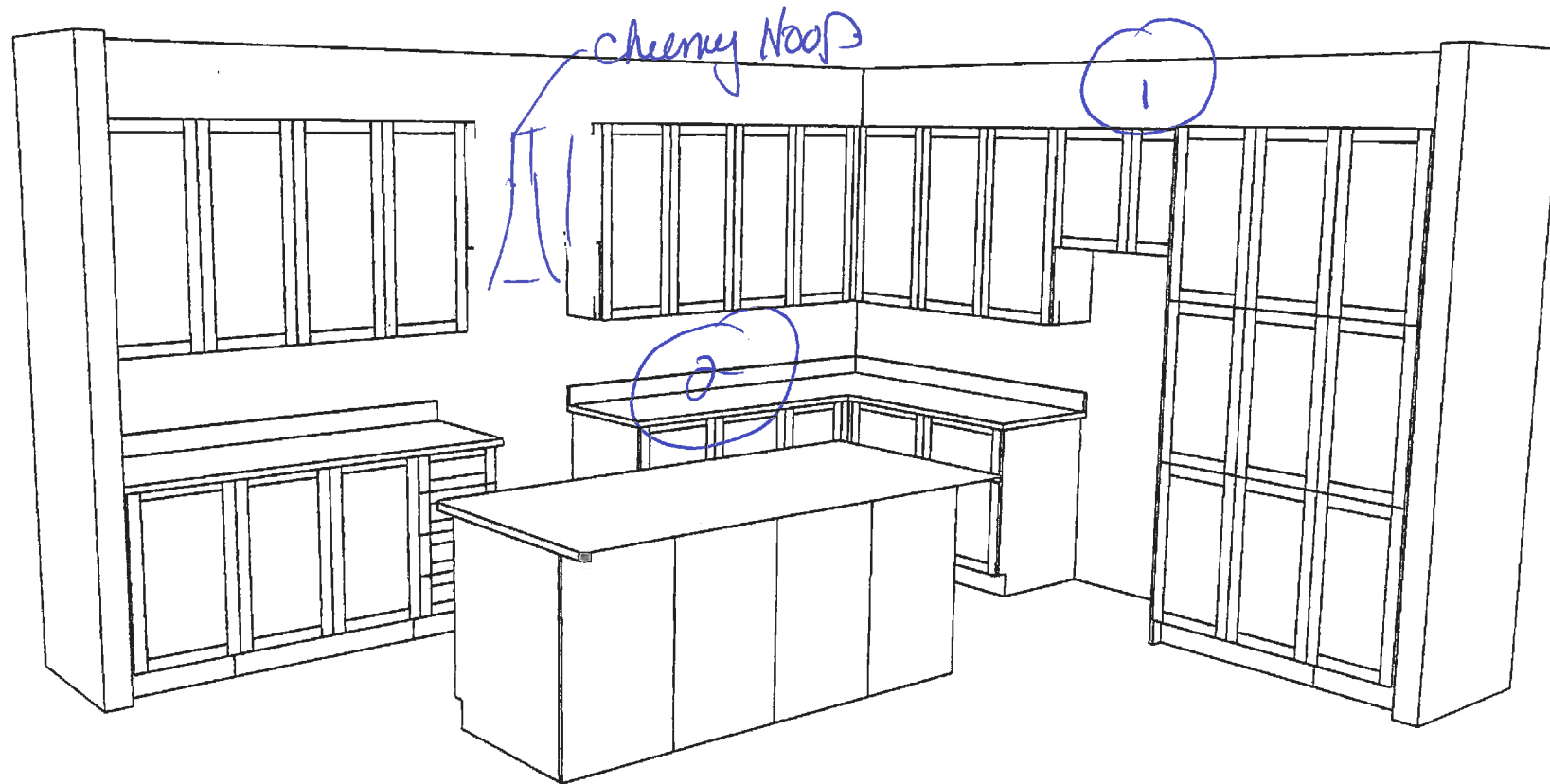
Prices and specifications are subject to change without notice. T

Lot 36

Angus South

4006

APR 13/17



① 24" deep
UPPER / FRIDGE
1-Panel

② Pot & Pan
DRAWERS

L.L.

2-Tone

ALL UPPER'S WHITE
ALL Bases / ISLAND / LOWER

APR 13/17 Lot 100 36

STANDARD CABINET HARDWARE
(New Image Kitchens)

August
Sectt.



L.L.
Kitchen
Bath (new)

INTERIOR FINISHES ACKNOWLEDGEMENT / 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.

L.L.

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'.

L.L.

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.

L.L.

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.

L.L.

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.

L.L.

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.**

L.L.

HARDWOOD / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, 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.

L.L.

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.**

L.L.

HARDWOOD / LAMINATE 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

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

10136
Angus South.

DATE:

APR 13 / 17

SITING:

☐ Standard

☐ Reverse

RANGE

- ☒ 30" (STD)
☐ 36"
☐ 48"
☐ GAS
☐ COOKTOP (APRON)
☐ COOKTOP (DROPIN)

REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"
☐ BUILT IN FRIDGE
☐ WATERLINE REQUIRED
☐ PANELLED/INTEGRATED
☐ FLUSH INSET

WALL OVENS

- ☐ 30"
☐ SINGLE
☐ DOUBLE
☐ STEAM OVEN
☐ WARMING DRAWER

MICROWAVES

- ☐ BUILT IN MICRO
☐ MICRO TRIM KIT
☐ OVER THE RANGE

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

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

L.L. **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.

L.L. 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.

L.L. 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

[Signature]

Date

APR 13 / 17

Purchaser Signature

Date