



ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 25 ✓ Model Type & Elevation : 40-05 RASPBERRY ELEVATION A ✓ Purchasers Names : BAWANANTHIE NANTHACUMAR ✓		
		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/	GARAGE MAN DOOR - INSTALL DOOR FROM GARAGE INTO MUD ROOM ✓	5-Apr-17	COLOURS
2/	ELECTRICAL - GREAT ROOM - ADD (4) LED POTLIGHTS ON SEPARATE SWITCH (SEE SKETCH) **STD LIGHT TO REMAIN ✓	5-Apr-17	COLOURS
3/	ELECTRICAL - EXTERIOR - ADD (4) POTLIGHTS (SEE SKETCH) **TO BE ON SAME SWITCH AS EXISTING COACH LIGHTS ✓	5-Apr-17	COLOURS

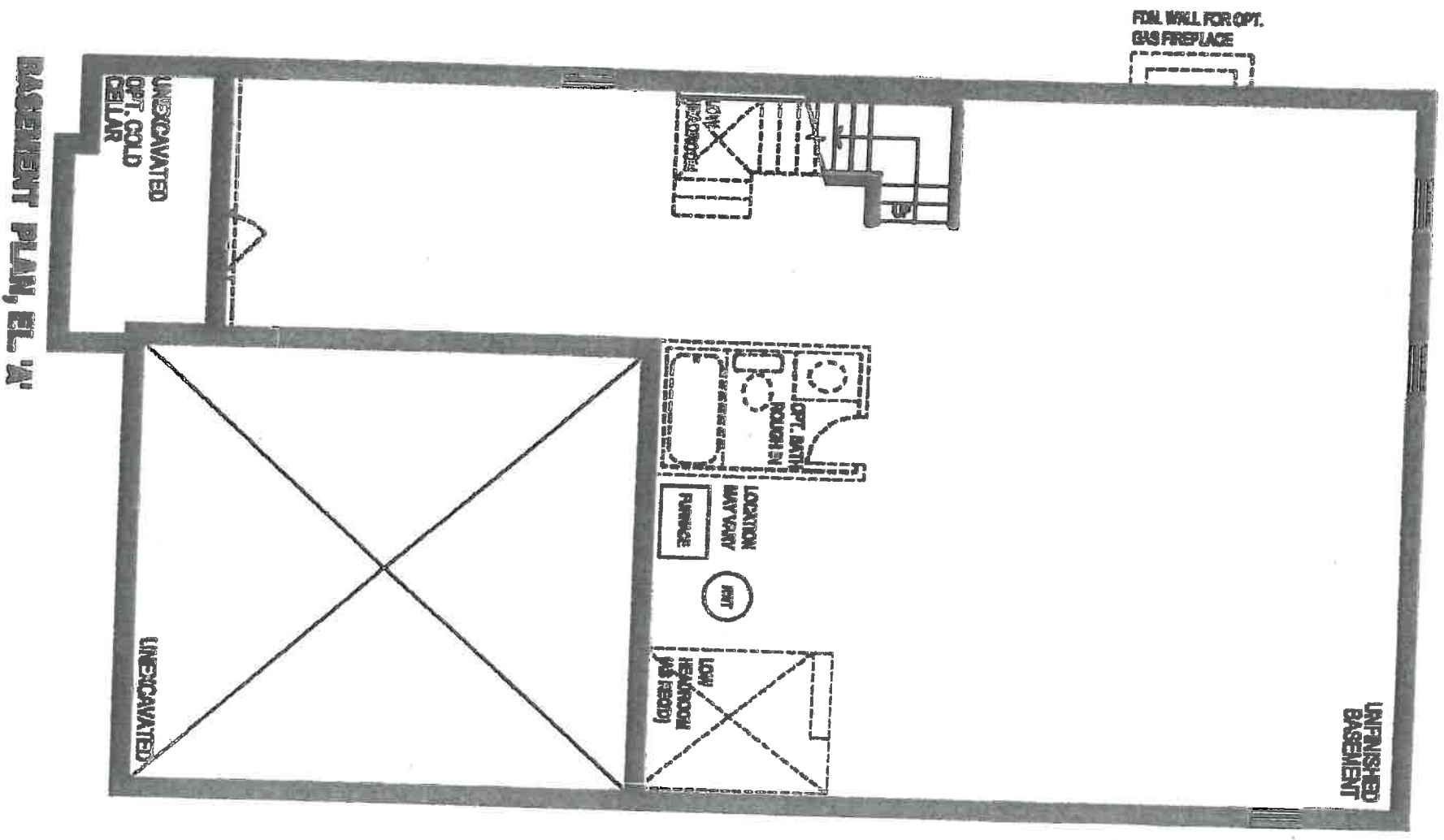
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD 300 SERIES PVC CHOCOLATE BROWN ✓	H800BC	CALCUTTA MARBLE-4925K-07	STD		
Island	STD 300 SERIES PVC CHOCOLATE BROWN ✓	H800BC	CALCUTTA MARBLE-4925K-07	STD		
Master Ensuite	STD MOSAIC OAK TIMBER GREY ✓	H700P	AUTUMN CARNIVAL-1877K-52	STD		
Main	STD CONT SLAB PVC TUXEDO ✓	H700BC	ARGENTO ROMANO-6697-46	STD		
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALENA CARBON 13 X13	✓				
Powder Room	MALENA CARBON 13 X13	✓				
Mud Room	MALENA CARBON 13 X13	✓				
Main Hall	N/A					
Kitchen Floor	MALENA CARBON 13 X13	✓				
Breakfast Floor	MALENA CARBON 13 X13	✓				
Kitchen Bk.Splash	N/A					
Laundry	NEW ALBION 13 X 13	✓				
Mstr Ensuite Floor	CORTE MILLA CASABLANCA 13 X13	✓				
Mstr Ensuite Shower	CORTE MILLA CASABLANCA 8 X 10	✓				
Master Shower Floor	WHITE 2 X2	✓				
Master Shower Jamb	PERLATO ROYALE	✓		PERLATO ROYALE		
Main Bath Floor	NEW ALBION 13 X13	✓				
Main Bath Tub Wall	NEW ALBION 8 X10	✓		PERLATO ROYALE		
HARDWOOD / CARPET						
Dining Room	STD 3' 1/4" NATURAL OAK HARDWOOD					
Great Room	STD 3' 1/4" NATURAL OAK HARDWOOD					
Study	STD 3' 1/4" NATURAL OAK HARDWOOD					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	STD 3' 1/4" NATURAL OAK HARDWOOD					
Upper Hall	STD OPENING NIGHT CARPET - T 18					
Master Bedroom	STD OPENING NIGHT CARPET - T 18					
Bedroom 2	STD OPENING NIGHT CARPET - T 18					
Bedroom 3	STD OPENING NIGHT CARPET - T 18					
Bedroom 4	STD OPENING NIGHT CARPET - T 18					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	YES	Opt. Crown Moulding		N/A		
Bathroom Accessories	YES	location				
Purchaser has reviewed the colour chart						
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.			PINE RIVER SOUTH	25		
			Purchaser Initial	Vendor		

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	VARISH ONLY <i>(CAT STAIRS)</i>		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	STANDARD		
Main to Basement Railing Details:	N/A		
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
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	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	YES 6"	✓	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			<i>BW</i>
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			<i>BW</i>
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			<i>BW</i>
SITE:	PINE RIVER SOUTH	LOT: 25	
PURCHASER(S):	BAWANANTHIE NANTHACUMAR		
HOME #/CELL #	416-493-5283		
EMAIL:	nanthie.nanthacum@gmail.com		
DÉCOR NOTES	<div> <div>Purchaser Signature</div> <div>Date</div> </div> <div> <div>Purchaser Signature</div> <div>Date</div> </div> <div> <div>Décor Consultant Signature</div> <div>Date</div> </div>		
<div> <div>Any upgrades in the colour chart must be accompanied with a PES.</div> <div>  </div> </div> <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>APR 05 2018</div> </div> </div>			
*** PAGE 2 OF 2 ***		Vendor Signature Date	

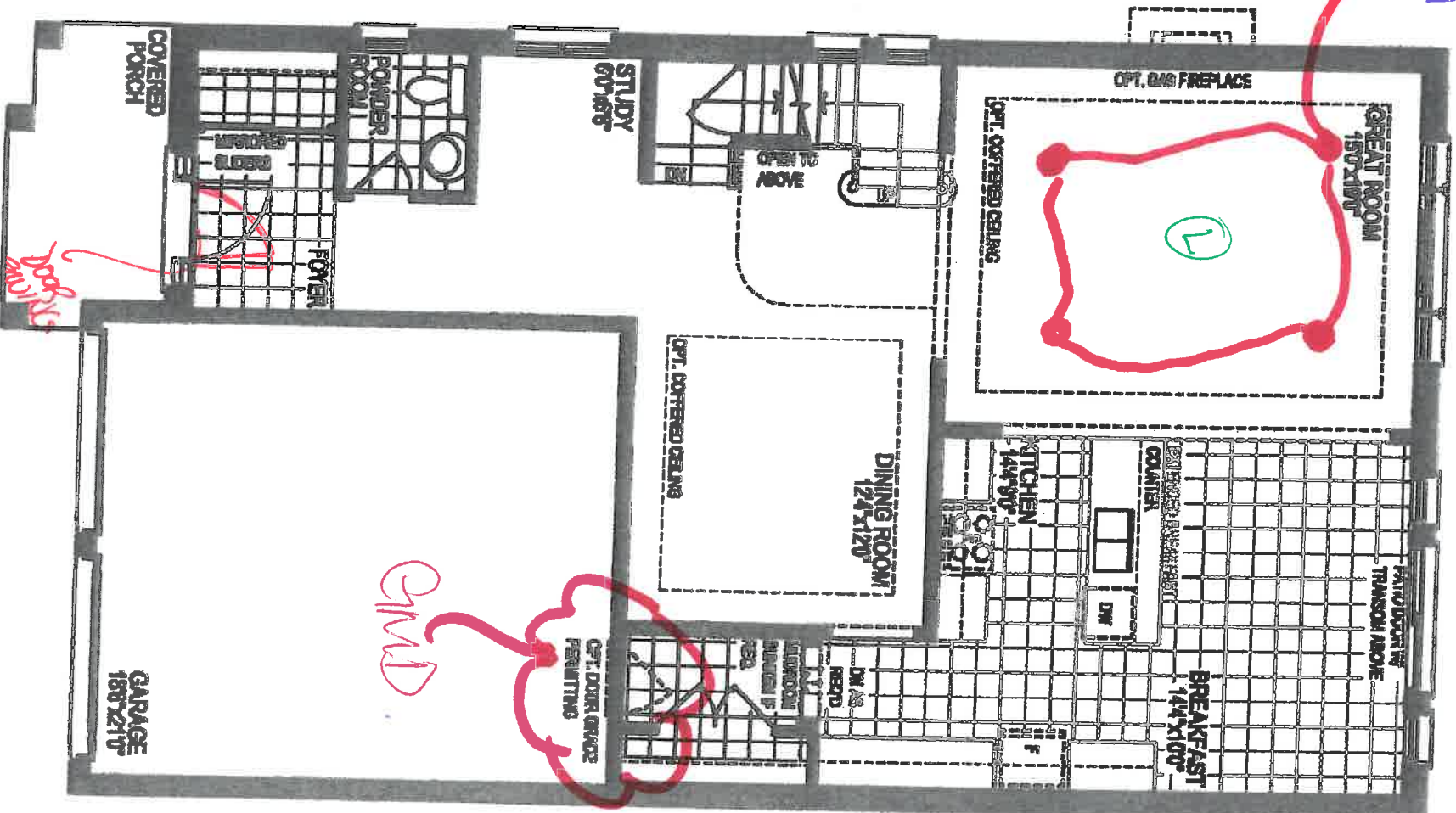
RASPBERRY 4005



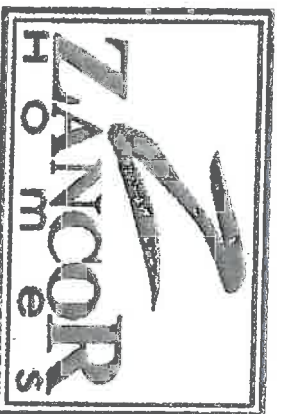
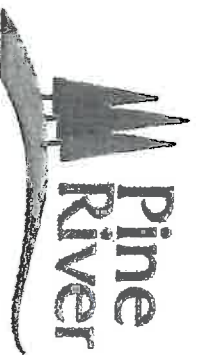
LOT 25 Pine River South

4005 Raspberry

4 POTLIGHTS
IN GREAT RM
ON SEP.
SWITCH
(AS PER
SKETCH)



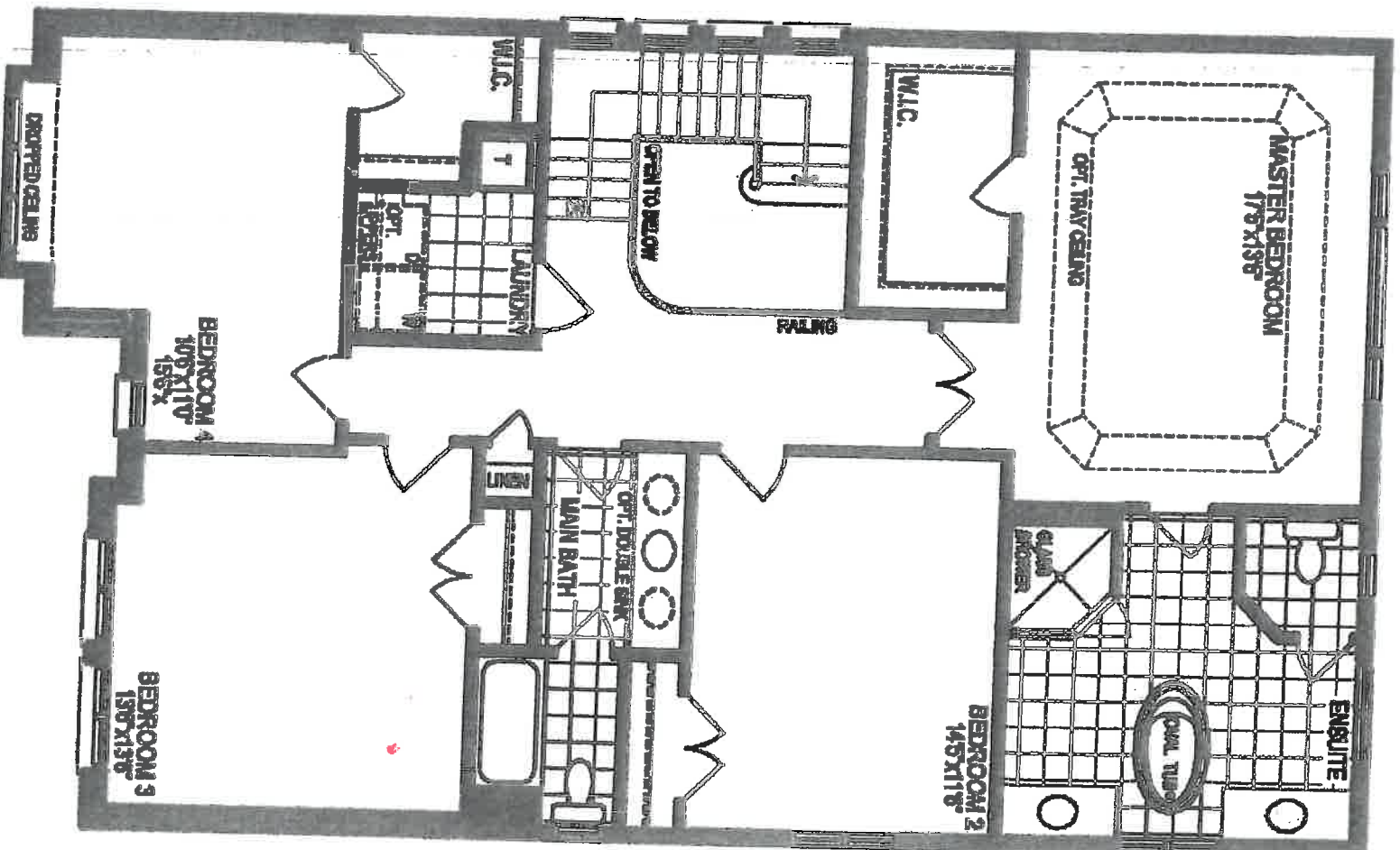
GROUND FLOOR PLAN, EL. 'A'



32

LOT 25 Pine River Court

4005 Raspberry



SECOND FLOOR PLAN, EL. 'A'

THE RASPB

[Unit 4005]

2760 sq. ft.	2740
Elev. A	Elev. A
Optional Tandem Garage 2645 sq. ft.	2630

Prices and specifications are subject to change without notice. Sizes and location may vary. Location of furnace and water required at front entries, rear entries and garage main door floor space may vary from the stated floor area. All stated dimensions may change with style chosen. See Sales representative renderings are artist's concept. E



lot 25 Pine River North

STYLE A



THE
RASPBERRY
— 40' DESIGN —
2760 SQ. FT.

Lot 25 Pine River Court

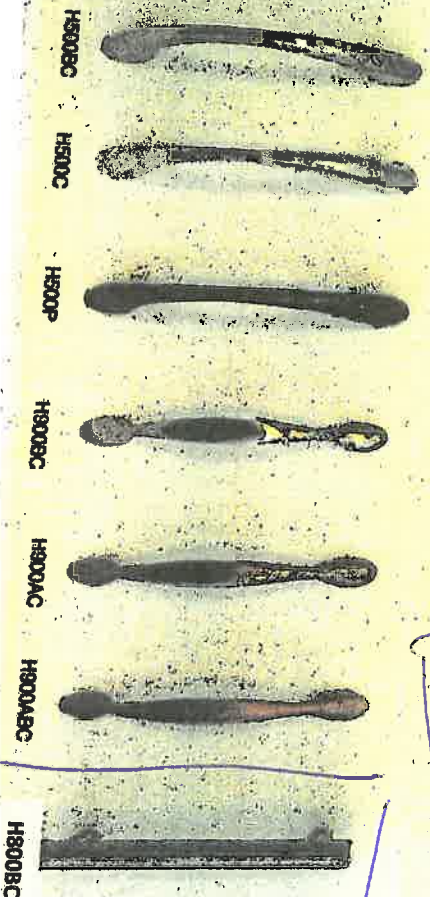
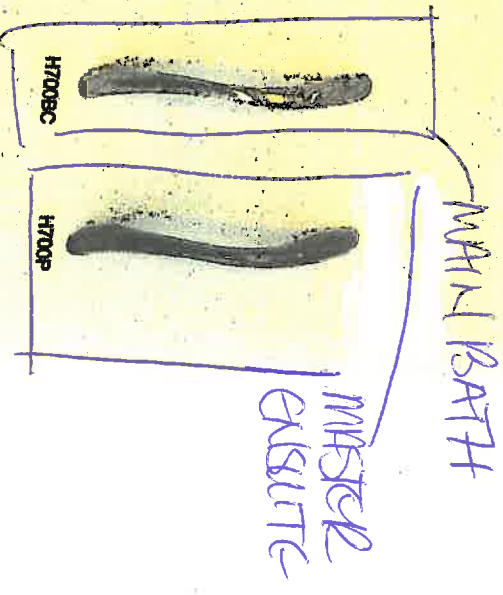
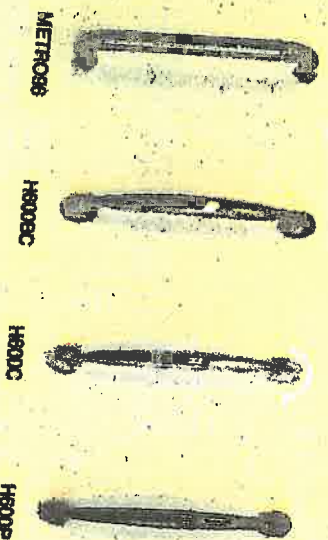
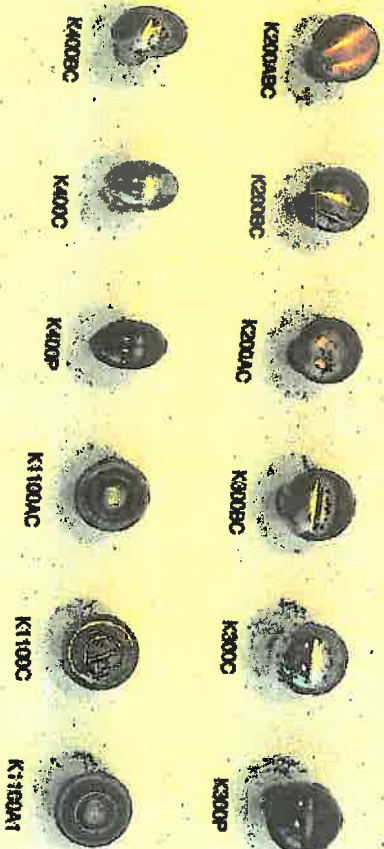
4 exterior
portlight
add onto
work light
(as per
sketch).

BSV

lot 25 Pine River South

STANDARD CABINET HARDWARE

(New Image Kitchens)



KITCHEN
BREAKFAST
ISLAND

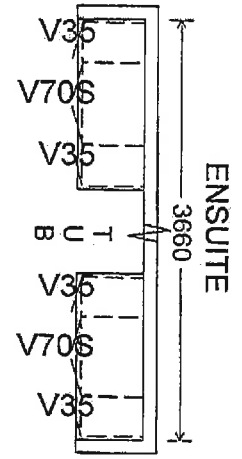
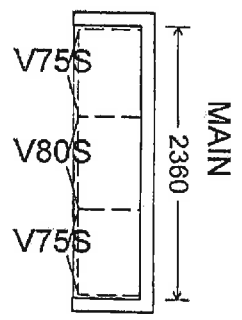
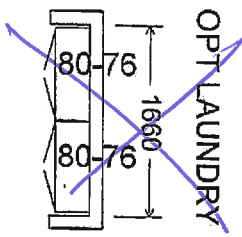
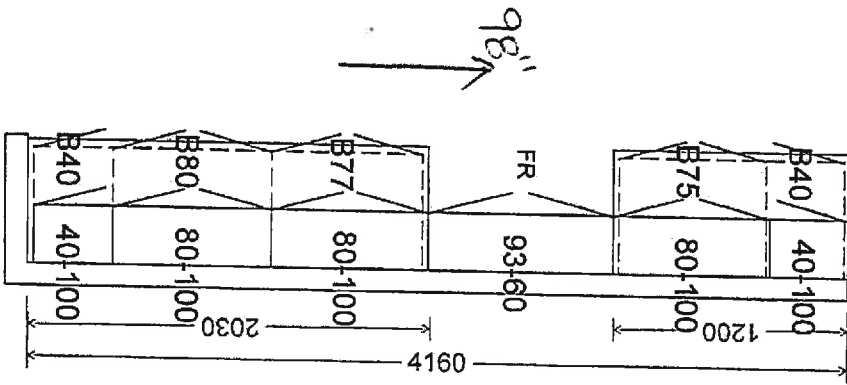
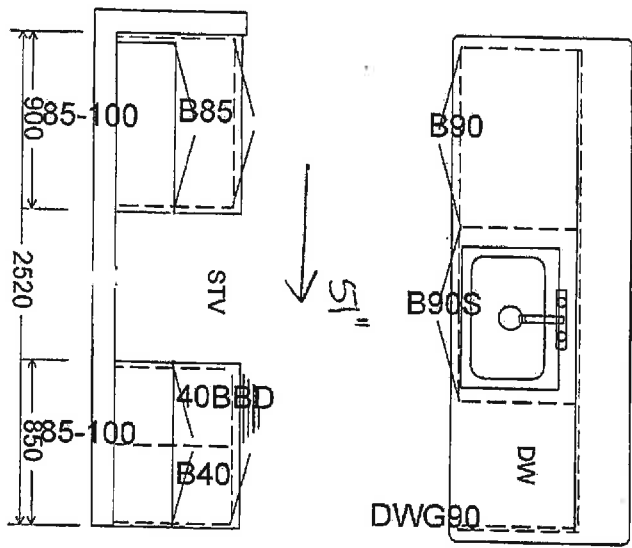


LOT 25 PINE RIVER SOUTH

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	WACE
Date: 6/2/16		Revised:	
ZANCOR HOMES			Drawing number:
ANGUS SOUTH 4005			



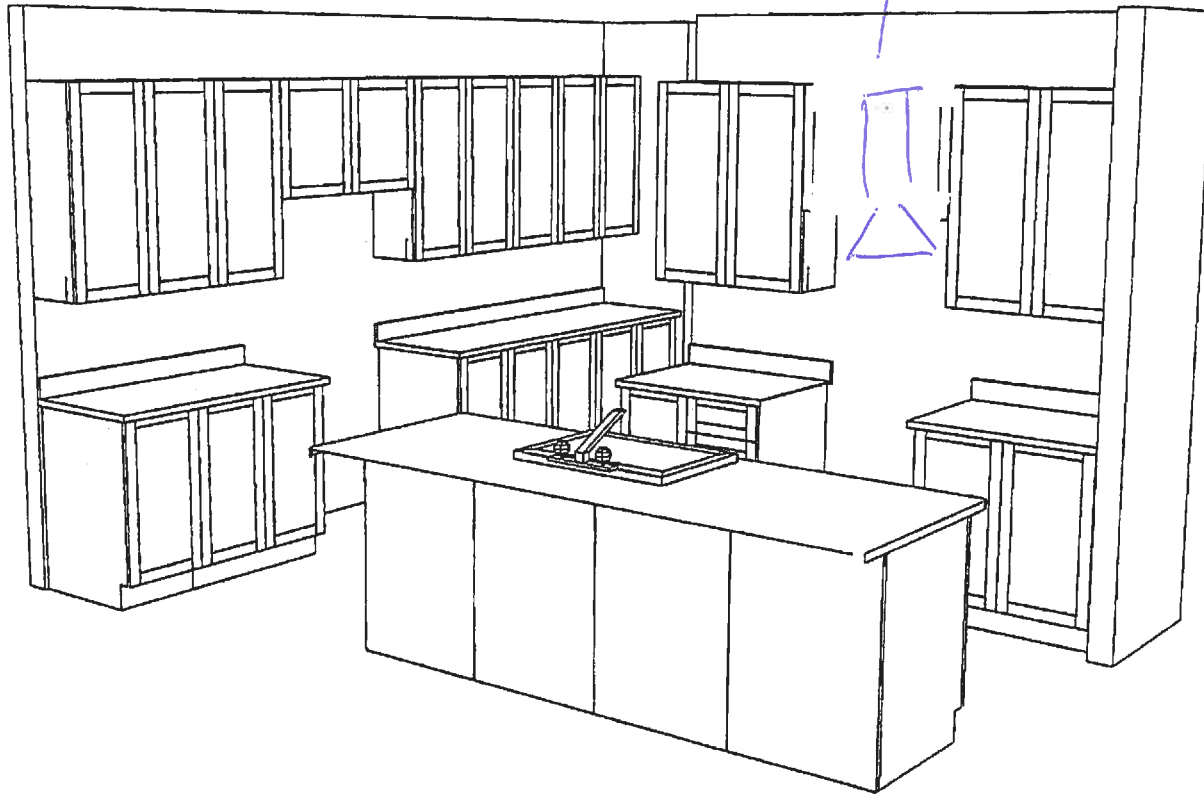
256 CT
246 X 90 PANEL



LOT 25 Pine River South

4005

Chimney
hood fan
(INCL.)



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 **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 Five River South

LOT 6T. 25

DATE MARCH 31 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

LOT 25 Pine Ridge South

DATE:

MARCH 31, 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 31, 2017

Purchaser Signature

Date
