

Lot 123
Phase 1
Model Edith (43-2) Elev C

JODY SHANNON ROWLAND and RICHARD MCKINLAY

Colours Upgrade Report
Brooklin Print Date:21-Mar-13

PE With Agreement

- ENERGY STAR NATURAL GAS FIREPLACE
- GRANITE KITCHEN COUNTERTOP
- STAINED FINISH OAK STAIRS
- (3 1/4 X 3/4 First Upgrade Oak PRE-FINISHED to finished areas only excluding tiled areas & bedrooms)
- HARDWOOD TO MAIN FLOOR, UPPER HALL AND MASTER BEDROOM
- NO HIDDEN CLOSING COSTS
- ADDITIONAL BUILDER BONUS: PURCHASER REQUEST FOR EXTRAS DATED DECEMBER 8TH 2012
- ADDITIONAL CHANGES DONE APRIL 26TH 2012 ITEMS 1-8
- PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

Colours

JODY SHANNON ROWLAND and RICHARD MCKINLAY

ID	Group	Description	Invoice	Date Ordered	
3806	Included in Offer	HARDWOOD - MASTER BEDROOM Delete 3-1/4 x 3/4 first upgrade oak pre-fininished hardwood to Master Bedroom *As per Agreement	511		CARPET INSTALLED
3807	Included in Offer	WINDOW - FAMILY ROOM One extra operable window	511		
3808	Included in Offer	WINDOW - MASTER BEDROOM One operable window in Master Bedroom	511		
3809	Included in Offer	Cathedral Ceiling with Feature Window in Family Room	511		
3810	Included in Offer	Frameless Glass Shower in Ensuite	511		
3811	Included in Offer	Tray Ceiling in Master Bedroom	511		
3812	Included in Offer	Smooth ceilings on main floor	511		
3813	Included in Offer	Discount for Cathedral Ceiling in Family Room and Tray Ceiling in Master Bedroom	511		
3814	Included in Offer	NOT APPLICABLE - SEE ITEM #3820 & #3819 3 sided fireplace between family room and breakfast area Note - delete standard fireplace location. Also, delete niche at original fireplace location	511		
3815	Included in Offer	Delete half wall between family room and breakfast area - relocate air return if required	511		
3816	Included in Offer	Move wall for linen closet to line up as shown	511		
3817	Included in Offer	Create walk in pantry as shown with no shelves include light	511		
3818	Included in Offer	Standard Carpet to be selected for Master Bedroom	511		
3819	Included in Offer	INSTALL Standard fireplace - not recessed	511		
3820	Included in Offer	DELETE - 3 way fireplace	511		
3821	Included in Offer	DELETE - NOT APPLICABLE - SEE ITEM # 3821 3815 Install half wall between family room and breakfast area	511		
3822	Included in Offer	\$2,500 credit for option or upgrades from builders samples	511		
3823	Included in Offer	Breakfast bar in kitchen	511		
3824	Included in Offer	Include laundry tub in laundry room - wahser and dryer will be stackables	511		
3825	Included in Offer	Insulate exterior wall of garage	511		
3826	Included in Offer	***DELETED - SEE ITEM #4316 & #4317 Relocate door from garage to enter into laundry room, if grade permits	511		
3827	Included in Offer	Coffered Ceiling in Dining Room	511		
3829	Included in Offer	Granite in kitchen as per Schedule E	511		
3830	Included in Offer	Stained finished Oak Stairs	511		
3831	Included in Offer	CLARIFICATION - FIREPLACE Install single standard fireplace in standard location - do not recess	511		

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4316	LATE CHANGE	****DELETE ITEM #3826 (originally item 19) FROM PURCHASER REQUEST FOR EXTRAS DATED DECEMBER 8TH 2012 *RELOCATE DOOR FROM GARAGE INTO HOUSE	578		
4317	LATE CHANGE	DOOR FROM GARAGE INTO HOUSE TO BE IN ORIGINAL STANDARD PLAN LOCATION	578		
4392	COLOURS	Kitchen: upgrade 2 cabinets	590		
4393	COLOURS	pot and pan drawers	590		
4394	COLOURS	Deep uppers with 1 gable	590		
4395	COLOURS	Throughout: upgraded cabinet hardware	590		
4396	COLOURS	Dummy door to be added at the end of cabinets (upper and lower)	590		
4397	COLOURS	Two tone kitchen	590		
4398	COLOURS	Waterline to fridge	590		
4401	COLOURS	All bathrooms: no mirrors or bathroom accessories	590		
4402	COLOURS	Main to 2nd: Upgrade 3 railings	590		
4403	COLOURS	Kitchen: 20 amp for OTR	590		
4404	COLOURS	Kitchen: Adjust cabinets for OTR	590		
4406	COLOURS	Valance for kitchen	590		
4407	COLOURS	Electrical for valance *Switch and floro tube lighting included	590		
4408	COLOURS	Kitchen Crown moulding	590		
4409	COLOURS	Kitchen: move std light over and center to island *See sketch	590		
4413	Purchaser Extra	ELECTRICAL - BASEMENT REC ROOM - Electrical outlet 5ft high at conduit location	594		
4530	COLOURS	All bathrooms: tile to be installed all the way to the wall *Purchaser will be removing vanities and installing their own custom vanties after closing and the tile will show.	606		

ZANCOR HOMES COLOUR CHART

CABINETRY		HARDWARE		ZCOR APPLIANCE PACKAGE		
Kitchen	1/4 Shaker Maple 90:10	✓	HR 409	Appliance Package	No	✓/Yes
Servery	N/A		N/A	Gas Line to Stove	No ✓	Waterline
Island	1/4 Shaker Maple Chocolate	✓	HR 409	PLUMBING		
Master Ensuite	Arctic Thermal White		HR06	Kitchen	STD ✓	NOTES
Main/Twin	Arctic Thermal White		HR06	Powder Room	STD ✓	
2nd Ensuite	N/A		N/A	Master Ensuite	STD ✓	
3rd Ensuite	N/A		N/A	Main/Twin	STD ✓	
Laundry	N/A		N/A	2nd Ensuite	N/A	
Basement Bath	Arctic Thermal White		HR 06	Basement bath	STD ✓	
Other	N/A		N/A	Other	N/A	
COUNTERTOPS		EDGE		MIRRORS & ACCESSORIES		
Kitchen	Grigio Sardo	✓	C	Mirrors	No ✓	
Servery	N/A		N/A	Bathroom Accessories	No ✓	
Island	Grigio Sardo	✓	C	TRIM		
Master Ensuite	4876-38 Sheer Mesh	✓	N/A	Casing/Baseboards	STD ✓	
Main/Twin	4911-38 soft gold mesh	✓	N/A	Interior Doors	STD ✓	
2nd Ensuite	4877-38 Grey Mesh		N/A	Interior Door Hardware	STD ✓	
3rd Ensuite	N/A		N/A	Exterior Door Hardware	STD ✓	
Laundry	N/A		N/A	PLASTER/MOULDING		
Basement Bath	N/A		N/A	Crown Moulding	No	
FLOOR & WALL TILES		WALL TILE INSERT	THRESHOLDS	Location		
Kitchen Floor	12 x 12 Reflection Olive	✓	No	Living Room	N/A	
Breakfast Floor	12 x 12 Reflection Olive	✓	No	Dining Room	✓ Upgrade 1 3/4" Graphite Oak	
Kitchen Bk.Splash	N/A		No	Family/Great Room	✓ Upgrade 1 3/4" Graphite Oak	
Main Foyer	12 x 12 Reflection Olive	✓	No	Den/Study	N/A	
Main Hall	Hardwood		No	Kitchen *(Waiver)	TILE	
Powder Room	N/A		No	Main Foyer *(Waiver)	TILE	
Laundry	12 x 12 Reflection Olive	✓	No	Main Hall	✓ Upgrade 13/4" Graphite Oak	
Mstr Ensuite Floor	12 x 12 Reflection White	✓	No	Basement REC	✓ ENGINEERED 3/4" Graphite Oak	
Mstr Ensuite Shower	8 x 10 Reflection White	✓	No	Master Bedroom	✓ Performa 3 4 6304 Canvas	
Mstr Ensuite Tub Wall	8 x 10 Reflection White	✓	No	Bedroom 2	✓ Performa 3 4 6304 Canvas	
Mstr Ensuite Tub Deck	8 x 10 Reflection White	✓	No	Bedroom 3	✓ Performa 3 4 6304 Canvas	
Master Shower Floor	2 x 2 Bone		No	Bedroom 4	N/A	
Main Bath/Twin Floor	12 x 12 Reflection Bone	✓	No	Carpet Underpad	N/A	
Main Bath/Twin Wall	8 x 10 Reflection Bone	✓	No	Basement Landing	✓ ENGINEERED 3/4" Graphite Oak	
Main Bath/Twin Shower	8 x 10 Reflection Bone	✓	No	Other	N/A	
Basement Fir	12 x 12 Reflection Brown	✓	No	STAIRS, RAILING & PICKETS		
Basement Wall	8 x 10 Reflection White	✓	No	Main Fir. to 2nd Fir. Stair Finish/Stain:	Stain to match	
Other	N/A		No	Main Fir. to 2nd Fir. Railing Details:	Main to 2nd Basement	
Other	N/A		No	Apla # 12 Handrail, wrought iron, posts, 1/2" square single collar and plain pickets, alternating flat black 3 1/3" square post with charfered edges		
Other	N/A		No	Apla # 12 Handrail, wrought iron, posts, 1/2" square single collar and plain pickets, alternating flat black 3 1/3" square post with charfered edges		
FIREPLACE				Main to 2nd Basement Railing Details:		
Location	Family Room	Mantle	NF 23	Main to 2nd Basement		
Insert & 4 PC Surround	STD and no surround	Hearth	No	Apla # 12 Handrail, wrought iron, posts, 1/2" square single collar and plain pickets, alternating flat black 3 1/3" square post with charfered edges		
PAINT				White Paint Req'd		
Kitchen/Breakfast	warm grey	✓		No		
Living Room	warm grey			Where to Paint		
Dining Room	warm grey			No		
Family/Great room	warm grey			NOTES		
Den/Study	warm grey					
Main/Upper Hall	warm grey					
Master Bedroom	warm grey					
Bedroom 2	warm grey					
Bedroom 3	warm grey					
Bedroom 4	warm grey					
Ensuite	warm grey					
Main/Twin	warm grey					
2nd Ensuite	warm grey					
3rd Ensuite	warm grey					
Laundry	warm grey					
Powder Room	warm grey					
SITE:				Brooklin Forest LOT: 123		
PURCHASER(S):				McKENNEY / ROWLAND.		
HOME #:						
CELL #:						
EMAIL:						
MODEL:				ELEV: C		
WOB/LOB:						

DISCLAIMER

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

Purchaser has checked and acknowledged accuracy of colour and selections before signing.

Purchaser Signature
3/8/13

Purchaser Signature
3/8/13

Decorator Signature
3/8/13

Vendor Signature
March 14, 2013

* ITS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY
DESCREPANCIES ON SKETCHES, PES AND/OR COLOUR CHART

ZANCOR
HOMES

Elev. A 2236 sq. ft.
Elev. C 2236 sq. ft.
includes 641 sq. ft. finished lower level

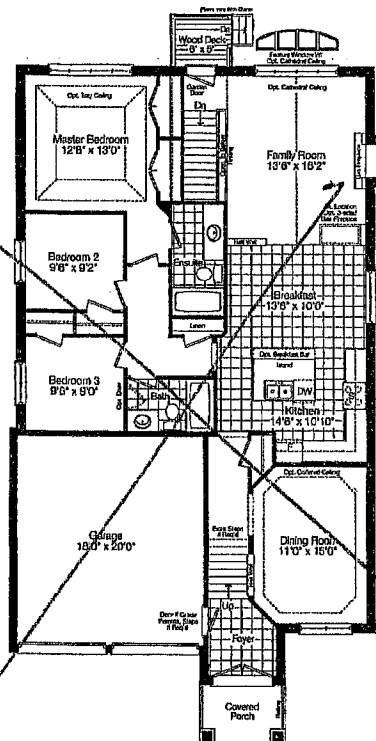
LOT 123
Dec 8/12

3806
13818

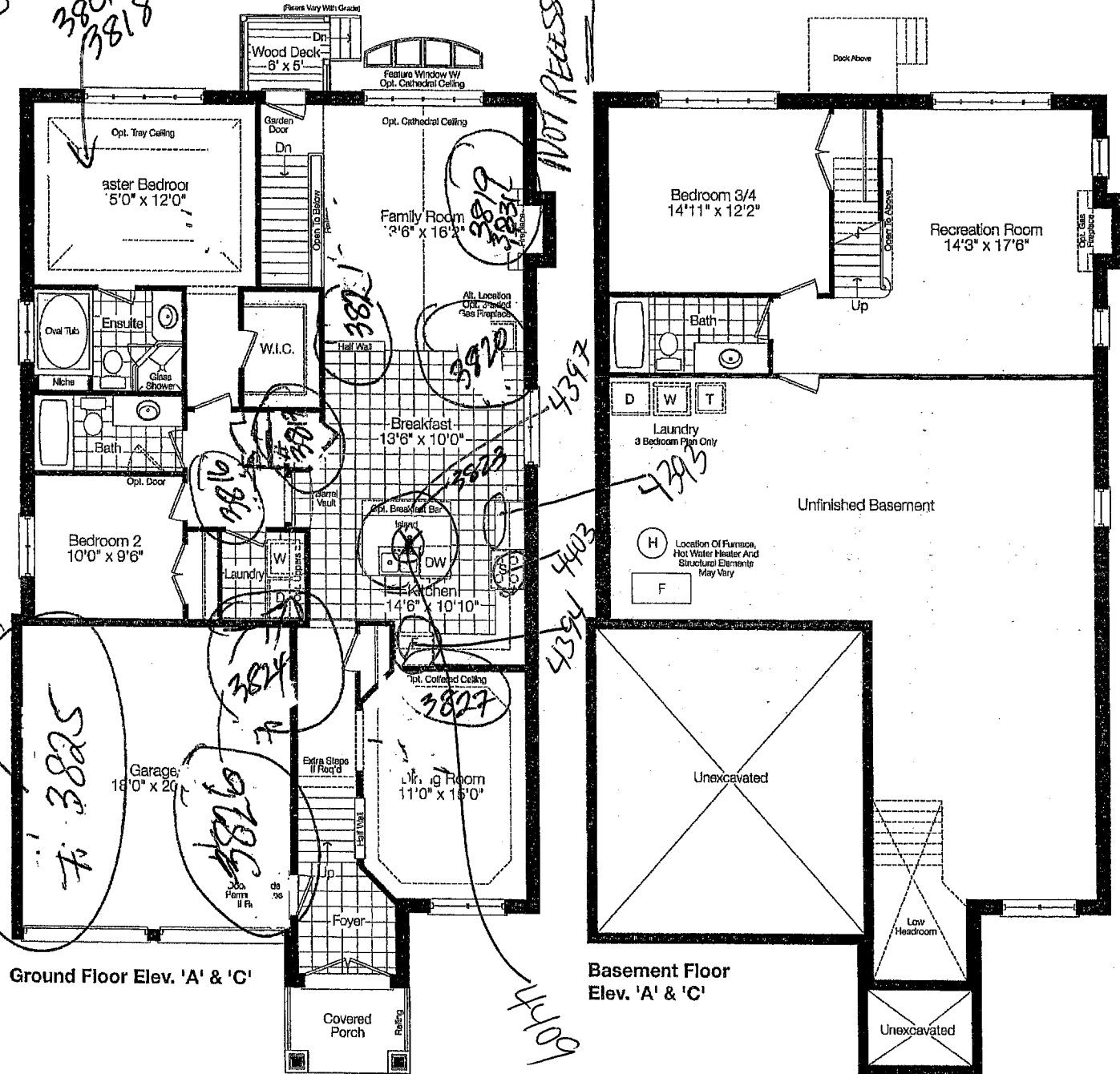
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123Bk

1 of 2



**Opt. Ground Floor
Elev. 'A' & 'C'
3 Bedroom Plan**



Ground Floor Elev. 'A' & 'C'

**Basement Floor
Elev. 'A' & 'C'**



ZANCOR
HOMES

LOCAL, LEGENDARY & LASTING⁴

STANDARD APPLIANCE WIDTHS

The purchaser acknowledges the following standard spaces for kitchen appliances:

- ☐ Range Conventional – 30" Width
- ☐ Hood Fan – 30" Width (must be the same or larger as range opening as per Ontario Building & Fire Code)
- ☐ Refrigerator – 36" W x 72" H (Approximate - height may change due to bulkheads)
- ☐ Dishwasher – 24" Width
- ☐ 6" Exhaust Vent above stove

NON-STANDARD APPLIANCE OPTIONS

NOTE: When upgrading appliances, there may be an additional charge to modify cabinetry and/or electrical and plumbing to accommodate the appropriate size from the manufacturer specifications of each appliance.

MANUFACTURERS SPECIFICATIONS MUST BE ATTACHED

- | | |
|--|--|
| <input type="checkbox"/> Built-In Wall Oven | <input type="checkbox"/> Built-in Refrigerator/Sub Zero – If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24" |
| <input type="checkbox"/> Built-In Microwave with Trim Kit | * Applicable charges may apply if required to due to space accommodations |
| <input type="checkbox"/> Built-In Microwave Drawer with Trim Kit | *Note: Refrigerator Door Swing |
| <input type="checkbox"/> Warming Drawer | <input type="checkbox"/> Wine / Bar Fridge (electrical required) |
| <input type="checkbox"/> Slide-In Stove | <input type="checkbox"/> Steam Oven / Built-In Coffee makers |
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Chimney hoods (clearance space will be left with this appliance will not butt up against cabinetry) |
| * (Gas/Electric – Cut-out Charge & Plug Required) | <input type="checkbox"/> Cargo Waste Bin systems |
| <input checked="" type="checkbox"/> OTR – Over The Range Microwave *Plug required | <input type="checkbox"/> Font Load Washer & Dryer *(Specs required if installing counter above) |
| <input type="checkbox"/> Hood Fan (may require larger vent, charges will apply – 6" is standard) | <input type="checkbox"/> Stackable Washer & Dryer |
| <input type="checkbox"/> 8" Vent / 10" Vent | |
| <input type="checkbox"/> 36" / 42" Stove | |
| (Hood fan width will be the same as per Ontario Building Code) | |

Purchaser acknowledges responsibility for providing correct specification for such appliance and to make any and all necessary arrangements to supply and install appliances after closing.

The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings. If not received, the standard openings as determined by Zancor Homes will be provided.

Appliance Specifications are to be sent to the Zancor Décor Centre no later than March 18/13

Purchaser Signature [Signature] Date 08 March 2013

Purchaser Signature [Signature] Date March 8/13

PROJECT Br LOT 123

NOTE: It is the Purchaser's responsibility to arrange installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications.



**ACKNOWLEDGEMENT OF RECEIPT
FOR GRANITE AND MARBLE INFORMATION**

Purchaser acknowledges receipt, understanding and acceptance of the following information as provided by the Vendor for Granite and Marble finishes.

- GRANITE IS A 100% NATURAL PRODUCT – Every stone has its own unique qualities and characteristics. These range from natural pitting to areas of crystal deposits embedded within the stone as well as the stone's unique motion and patterns. Being a natural product that is quarried right from the earth, it also possesses excellent wear, resistance and heat exposure qualities.
- STONE HAS THE ABILITY TO REFLECT LIGHT DIFFERENTLY – The same stone may appear to be different when viewed in various lighting conditions and different angles. The stone may also vary in colour or wave motion from one side to another depending on the concentration of minerals and crystals embedded within that stone. Thus, it is not always possible to book match the pieces of stone across joint or corner areas.
- EDGE FINISHES ARE NOT ALWAYS EQUIVALENT TO THE TOP FINISH – The difference is often due to the stone's physical properties, colour and with the finished edge bias being different than that of the top surface. The finish is also affected by the type of edge profile, which is chosen.
- STONE IS A NATURAL PRODUCT THAT HAS MANY TINY PORES – Liquids such as oils and red wine if left on the surface, may leave a ring. When using oil and red wines, it is best to wipe up the spills as soon as possible and leave the top to air dry.
- VIEW AND PICK YOUR SLAB FROM OUR SUPPLIER'S INVENTORY – The Vendor will arrange for the Purchaser to view and select the slab of stone that the countertop will be made from, prior to it being templated. This will provide the Purchaser the opportunity to confirm that the counter will meet the Purchaser's expectations, as much as possible.
- PLEASE LOOK AT YOUR STONE CAREFULLY – The Purchaser needs to be aware that the surface finish will have fissures, pits and pores. These naturally occurring features will vary in frequency and intensity depending on the type of stone chosen by the Purchaser.
- GRANITE IS AN IGNEOUS ROCK – Meaning the stone was formed by the cooling and solidification of magma deep within the earth. Granite is composed of grains or crystals of Quartz, Feldspar and Mica.
- GRANITE IS A VERY HARD ROCK – It is highly resistant to being scratched. On a scale of 1 to 10, Talc and Gypsum is at 1 and 2; Corundum and Diamond is at 9 and 10; and GRANITE is at 5 to 7. It withstands extreme temperatures, and is not nearly as prone to staining as marble is.
- GRANITE COUNTER TOPS WILL HAVE JOINTS – Purchaser aware 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'x8'. A ¾" countertop weighs approximately 15 lbs., and a 1 ¾" counter top weighs as much as 23 lbs. per square foot.

MARBLE

- MARBLE IS A METAMORPHIC ROCK – This means it was formed with limestone. Calcite/Dolomite was put under pressure and high temperatures deep within the earth's crust. The heat and pressure altered its crystalline structure and introduced other minerals that produced the colours and veining that marble is commonly known for.
- MARBLE IS VERY SOFT – It can be scratched easily. On a scale of 1 to 10, Talc and Gypsum at 1 and 2; and Corundum and Diamond at 9 and 10; Marble is a 3 on that scale.
- MARBLE IS VERY SUSCEPTIBLE TO STAINING AND ETCHING – Marble is NOT recommended for use as a counter top in kitchens. Marble is often used in bathroom counter top – however is very porous and may show water stains.
- MARBLE SHOULD NEVER BE CLEANED WITH SCOURING PADS – Abrasive cleaners should NOT be used either, as they WILL scratch and damage the marble. Use the proper dedicated cleaners for marble counter tops.
- CLEANING PRODUCTS – Solutions containing lemon oil or vinegar should NOT be used.
- COASTERS SHOULD BE USED – Use under all glasses, particularly those containing alcohol or citrus juice.

Purchaser Signature: _____ Date: 08 March 2013

Purchaser Signature: _____ Date: March 8/2013

Site: _____ Lot Number: 123



ZANCOR HOMES

WAIVER FOR STAINING OF STAIRS

Purchaser is aware that the hardwood flooring is a pre-finished product. It is finished in a factory, in a controlled environment and that the stairs in the home are finished on site. The Purchaser understands and accepts that although the Vendor will do their best to match the finish between the floors and the stairs, it is not possible to have an identical match, and that there MAY be shade differences between the two products.

I/We understand and fully accept the Terms as outlined by the Vendor, and authorize the Vendor to proceed as required.

Purchaser Signature: _____

Date: _____

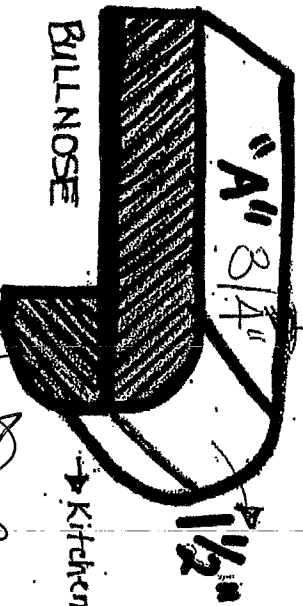
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Date: _____

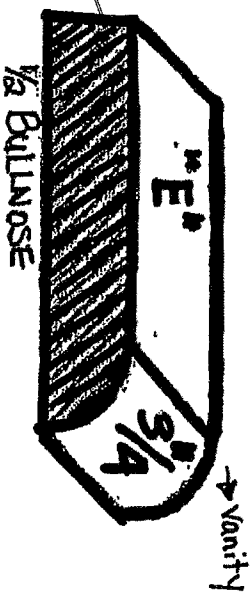
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Lot Number: _____

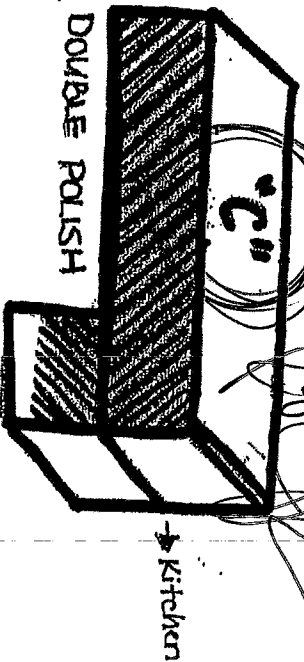
STANDARD MouldING



→ Kitchen



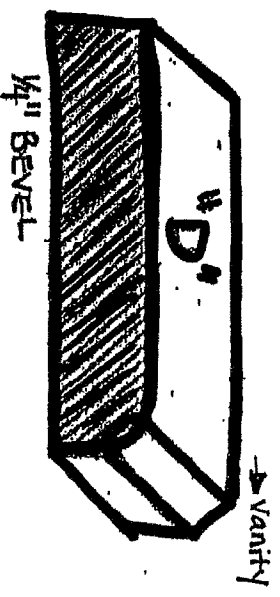
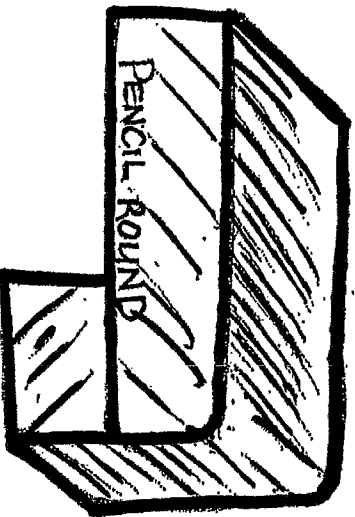
→ Vanity



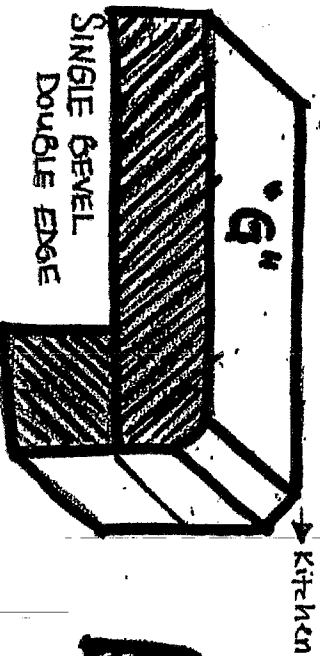
→ Kitchen



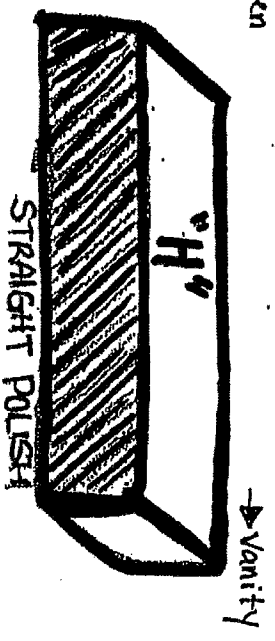
→ Vanity



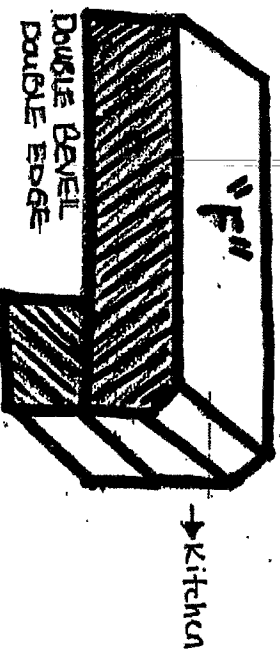
→ Vanity



→ Kitchen



→ Vanity



→ Kitchen

lot 123