

Lot 18
Phase 3 Annex
Model Genevieve (43-3) Elev C

Colours Upgrade Report
Brooklin Print Date:29-Apr-13

ALESANDRO BIANCHI and DEBORAH BIANCHI

PE With Agreement

- LOOK OUT BASEMENT - LARGER BASEMENT WINDOW AT REAR OF HOME AND 5 FOOT X 7 FOOT DECK AND CEMETERY
- TEN THOUSAND DOLLARS (\$10,000) OF UPGRADES TO BE CHOSEN FROM BUILDERS SAMPLES AT TIME OF COLOUR SELECTION
- KOHLER PLUMBING FIXTURES THROUGHOUT
- ENERGY STAR QUALIFIED HOMES
- NO HIDDEN CLOSING COSTS
- HARDWOOD 2 1/4 IN. X 3/4 IN. PRE-FINISHED NATURAL OAK THROUGHOUT (EXCEPT TILED AREAS AND BEDROOMS)
- ENERGY STAR GAS FIREPLACE
- NATURAL FINISH OAK STAIRS FROM MAIN TO SECOND FLOOR
- SPA RAIN SHOWERHEAD AND HANDHELD ON SHOWER SLIDE BAR, FRAMELESS GLASS SHOWER ENCLOSURE AND INDULGENT MARBLE COUNTERTOPS IN MASTER ENSUITE
- PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.
- THE ELEVATION C IS TO BE BRICK ONLY WITH NO STONE. THIS ELEVATION IS SUBJECT TO ARCHITECTURAL APPROVAL

ALESANDRO BIANCHI and DEBORAH BIANCHI

ID	Group	Description	Invoice	Date Ordered	
2612	STRUCTURALS	Family Room: Additional operable window *See plan for location of standard and additional	399		
2613	STRUCTURALS	Master Bedroom: Additional operable window *See plan for location of standard and additional	399		
2614	STRUCTURALS	Living/Dining Room: Additional operable window *See plan for location of standard and additional	399		
2615	STRUCTURALS	Bedroom 3: Additional operable window *See plan for location of standard and additional	399		
2616	STRUCTURALS	Family Room: Upgrade to optional cathedral ceiling, with feature window and smooth ceiling application	399		
2617	STRUCTURALS	Main floor including living/dining room: smooth ceilings *Discount for having ceiling application in fam rm	399		
2618	STRUCTURALS	Kitchen: Deep uppers with (1) gable (Std cabinets)	399		
2619	STRUCTURALS	Kltchen: additional gable to be installed	399		
2620	STRUCTURALS	Kitchen: upgrade to 8 ft sliding door	399		
2621	STRUCTURALS	Reinforce living/dining room std light to hold up to 100 pounds	399		
2622	STRUCTURALS	Kitchen: install 4 potlights *To be on same switch *see plan for location *Move STD kitchen light centere to sink	399		
2623	STRUCTURALS	Kitchen: install 2 potlights *To be on same switch *see plan for location *Move STD breakfast room light centere/over island	399		
2624	STRUCTURALS	Main bath: install water proof light center to bath tub	399		
2625	STRUCTURALS	Family Room: Delete half wall(s), archway, decorative columns and nib walls.	399		
2626	STRUCTURALS	Master Ensuite: install 3 potlights *Same switch *See plan for location	399		
2627	STRUCTURALS	Laundry Room - Change door swing for garage man door (see sketch) **SITE NOTE: client is aware of laundry room change. W/D to be installed on back wall.	399		

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2628	STRUCTURALS	All bathroom: No Mirrors to be installed	399		
2629	STRUCTURALS	Master Ensuite: change door swing to opposite side. *See plan for location	399		
2630	STRUCTURALS	Master bedroom: change door swing to opposite side. *See plan for location	399		
2631	STRUCTURALS	Brick pacakge 3: upgraded package	399		
3088	Included in Offer	Natural Finish Oak Stairs from Main to Basement, and Main to Second Floor	441		
4878	COLOURS	Upgrade cabinet hardware throughout	661		
4879	COLOURS	Hardwood:Living/Dining, Family Room, Main hall, den, landings, upper hallway, kitchen and master bedroom: upgrade wickham 3 1/4 Oak Gunstock	661		
4880	COLOURS	STAIRS Main to 2nd floor: Main to basement: STD	661		
4881	COLOURS	STAIR STAIN Main to 2nd floor: Main to basement: Stain to match walnut	661		
4882	COLOURS	Master Ensuite: floor, tub wall, deck and face: upgrade 4 tile ERAMOSA BROWN: *Installed stacked	661		
4883	COLOURS	Master Ensuite: shower: Upgrade 1 tile: 3 x 6 SEDA WHITE MATTE *Installed brick, included in price	661		
4884	COLOURS	All bathrooms: do not install bathroom accessories or mirrors	661		
4885	COLOURS	Master Ensuite: Do not install diverter spout	661		
4886	COLOURS	Master Ensuite: 2nd upgrade faucet 10272-4 FORTE	661		
4887	COLOURS	Kitchen: Upgrade 1 faucet K-15160 CORALAIS POLISHED CHROME	661		
4889	COLOURS	Kitchen: Adjust cabinets for OTR	661		
4890	COLOURS	Electrical: outlet for OTR	661		
4891	COLOURS	Kitchen: pot and pan drawer installed on fridge side of stove	661		
4892	COLOURS	Kitchen: base corner folding cabinet	661		
4893	COLOURS	Kitchen: crown moulding	661		
4894	COLOURS	Door hardware: wave/elite silver	661		
4895	COLOURS	Kitchen: Breakfast bar (laminat)	661		
4896	COLOURS	Kitchen: upgrade to K-3376 - undermount sink (single basin)	661		

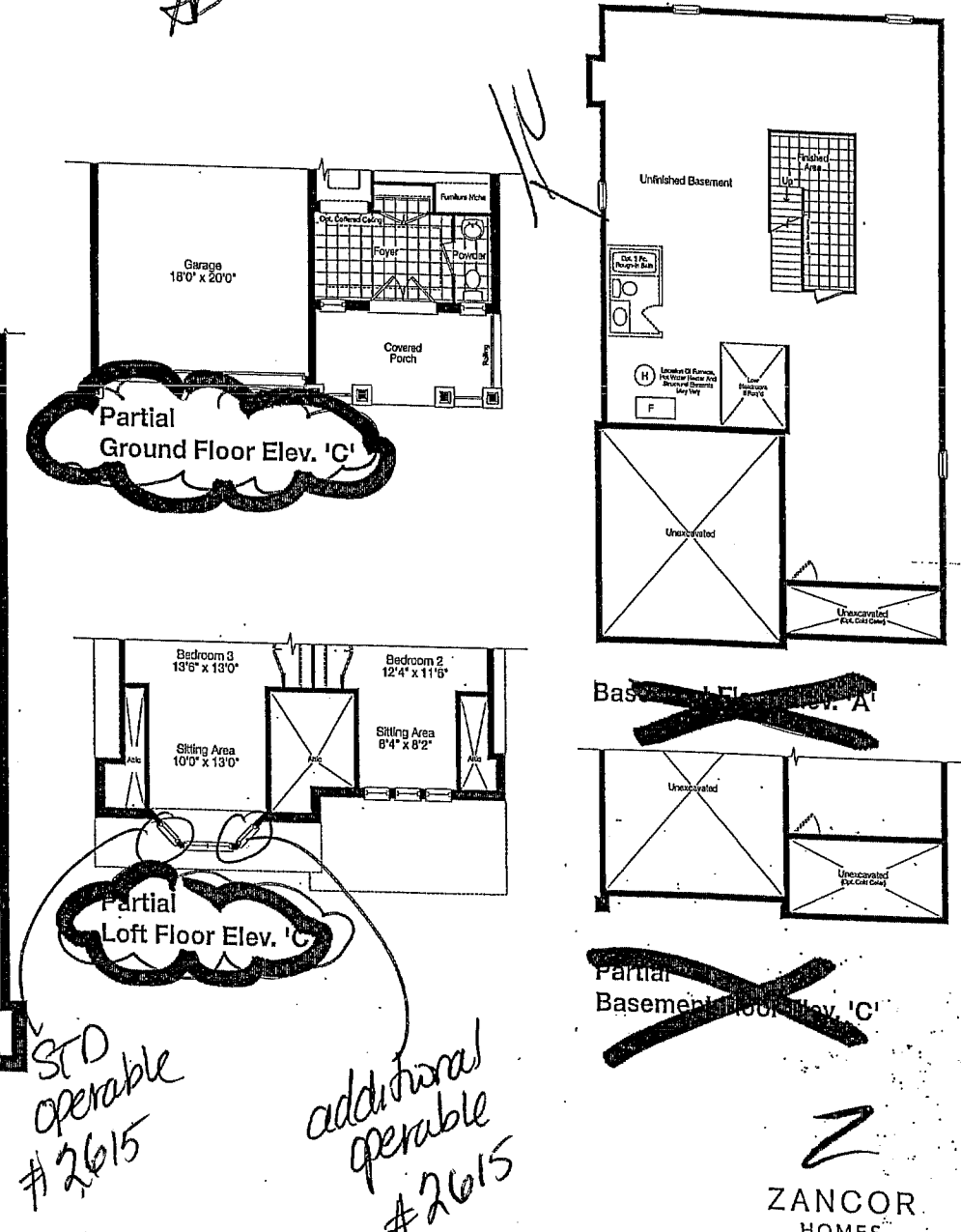
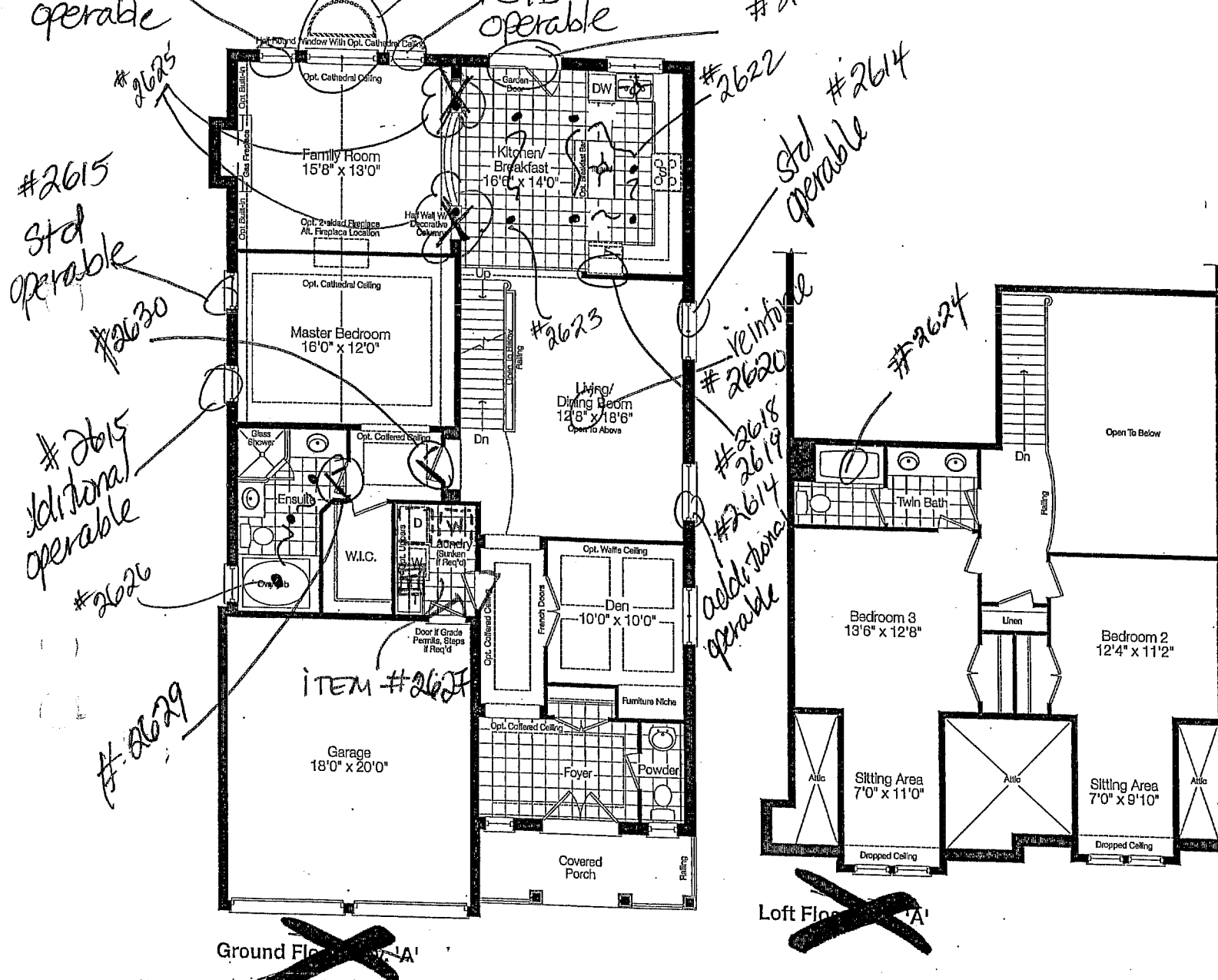
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ZANCOR HOMES COLOUR CHART

CABINETRY			HARDWARE		ZANCOR APPLIANCE PACKAGE			
Kitchen	Arctic thermal White	✓	HR 409	Appliance Package	No		No	
Servery	N/A		N/A	Gas Line to Stove	No		Waterline	
Island	Arctic thermal White	✓	HR 409	PLUMBING	STANDARD	NOTES		
Master Ensuite	Contessa Oak Vanilla	✓	HR 06	Kitchen	SEE PES			
Main/Twin	Contessa Oak Vanilla	✓	HR 06	Powder Room	STD			
2nd Ensuite	N/A		N/A	Master Ensuite	SEE PES			
3rd Ensuite	N/A		N/A	Main/Twin	STD			
Laundry	STD		STD	2nd Ensuite	N/A			
Basement Bath	N/A		N/A	3rd Ensuite	N/A			
Other	N/A		N/A	Other	N/A			
COUNTERTOPS			EDGE		MIRRORS & ACCESSORIES			
Kitchen	4143-60 Neutral Glace	✓	N/A	Mirrors	No			
Servery	N/A		N/A	Bathroom Accessories	No			
Island	4143-60 Neutral Glace	✓	N/A	TRIM				
Master Ensuite	Crema Nuova	✓	E	Casing/Baseboards	STD			
Main/Twin	3692-58 Labrador Granite	✓	N/A	Interior Doors	STD			
2nd Ensuite	N/A		N/A	Interior Door Hardware	Wave/Elite Silver			
3rd Ensuite	N/A		N/A	Exterior Door Hardware	STD			
Laundry	STD		N/A	PLASTER MOULDING				
Basement Bath	N/A		N/A	Crown Moulding	NO			
FLOOR & WALL TILES			WALL TILE INSERT	THRESHOLDS				
Kitchen Floor	Hardwood	No	Perlato	HARDWOOD/CARPET				
Breakfast Floor	Hardwood	No	Perlato	Living Room	Wickham Oak 3 1/4 Gunstock	✓		
Kitchen Bk.Splash	N/A	No	Perlato	Dining Room	Wickham Oak 3 1/4 Gunstock	✓		
Main Foyer	13 x 13 Corte Milia Beige	✓	Perlato	Family/Great Room	Wickham Oak 3 1/4 Gunstock	✓		
Main Hall	Hardwood	No	Perlato	Den/Study	Wickham Oak 3 1/4 Gunstock	✓		
Powder Room	13 x 13 Corte Milia Beige	✓	Perlato	Kitchen *(Waiver)	Wickham Oak 3 1/4 Gunstock	✓		
Laundry	13 x 13 Corte Milia Beige	✓	Perlato	Main Foyer *(Waiver)	TILE			
Mstr Ensuite Floor	12 x 24 Eramosa Brown	✓	Perlato	Main Hall	Wickham Oak 3 1/4 Gunstock	✓		
Mstr Ensuite Shower	3 x 6 SEDA WHITE MATTE	No	Perlato	Upper Hall	Wickham Oak 3 1/4 Gunstock	✓		
Mstr Ensuite Tub Wall	12 x 24 Eramosa Brown	✓	Perlato	Master Bedroom	Wickham Oak 3 1/4 Gunstock	✓		
Mstr Ensuite Tub Deck	12 x 24 Eramosa Brown	✓	Perlato	Bedroom 2	Performa 3 6388 Roman Amber	✓		
Master Shower Floor	2 x 2 White	No	Perlato	Bedroom 3	Performa 3 6388 Roman Amber	✓		
Main Bath/Twin Floor	12 x 12 Classico Tra	No	Perlato	Bedroom 4	N/A			
Main Bath/Twin Wall	8 x 10 Corte Milia Casablanca	✓	Perlato	Carpet Underpad	STD	✓		
Main Bath/Twin Shower	8 x 10 Corte Milia Casablanca	✓	Perlato	Basement Landing	TILE	✓		
2nd Ensuite Floor	N/A	No	N/A	Other	N/A			
2nd Ensuite Wall	N/A	No	N/A	STAIRS, RAILING & PICKETS				
2nd Ensuite Shower	N/A	No	N/A	Main Flr. to 2nd Flr. Stair Finish/Stain:	Stain to match			
Basement Landing	13 x 13 Corte Milia Beige	✓	Perlato	Main Flr. to 2nd Flr. Railing Details:	STD			
Other	N/A	No	N/A	FIREPLACE				
Location	Family Room	✓	Mantle	NF23				
Insert & 4 PC Surround	STD and no surround	✓	Hearth	No				
PAINT				Main to Basement Railing Details: STD				
Kitchen/Breakfast	Birch White							
Living Room	Birch White							
Dining Room	Birch White							
Family/Great room	Birch White							
Den/Study	Birch White	✓						
Main/Upper Hall	Birch White							
Master Bedroom	Birch White							
Bedroom 2	Birch White							
Bedroom 3	Birch White							
Bedroom 4	Birch White							
Ensuite	Birch White							
Main/Twin	Birch White							
2nd Ensuite	Birch White							
3rd Ensuite	Birch White							
Laundry	Birch White							
Powder Room	Birch White							
SITE:				Annex	LOT:	18A		
PURCHASER(S):				BIANCHI				
HOME #:								
CELL #:								
EMAIL:								
MODEL:				Glenview 48-3 ELEV: C				
WOB/LOB:								
ZANCOR HOMES								
* ITS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY DISCREPANCIES ON SKETCHES, PES AND/OR COLOUR CHART								
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.								
Purchaser Signature				4-17-13				
Purchaser Signature				4-17-13				
Declar. Consultant Signature				4-17-13				
Vendor Signature				April 18, 2013				

#2612 Elev. A 2520 sq. ft. Elev. C 2578 sq. ft. #2610 STD operable #2612 #2620 **LOT RA**

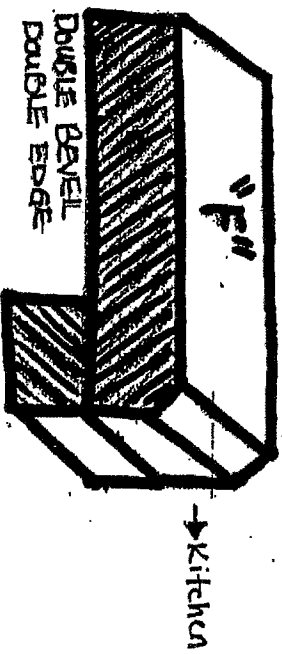
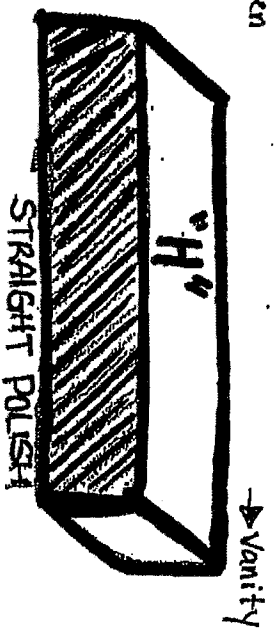
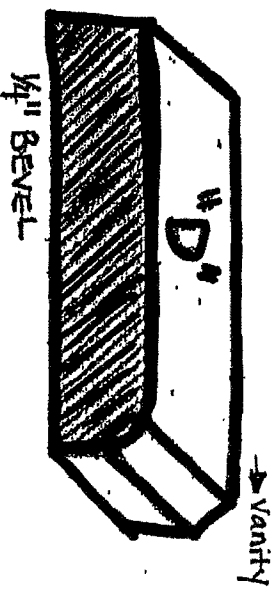
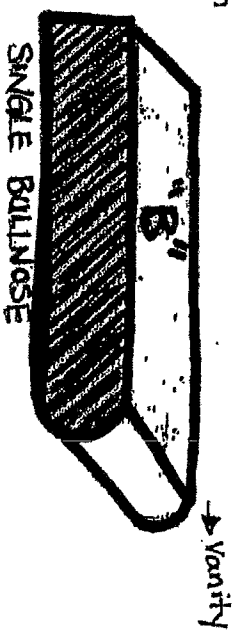
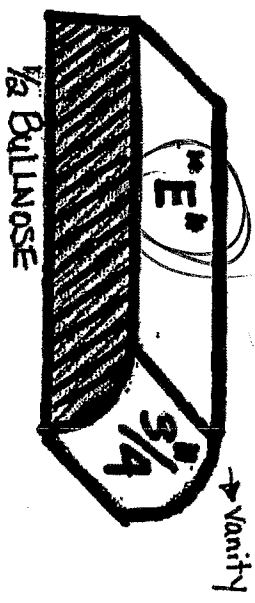
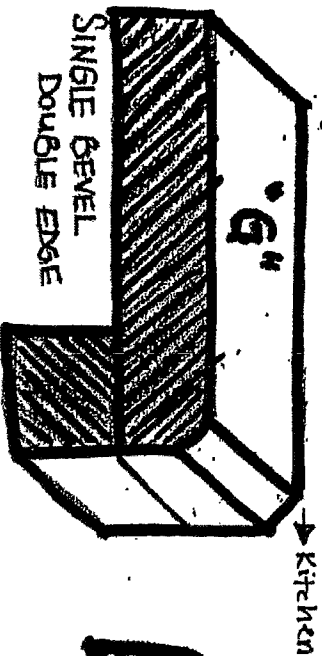
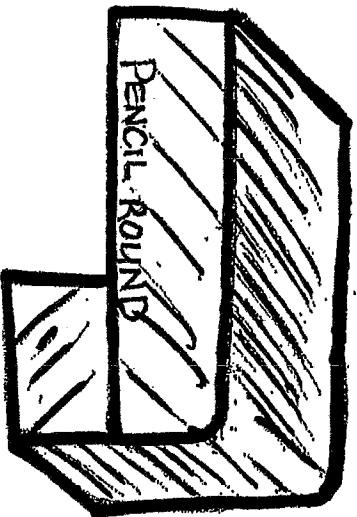
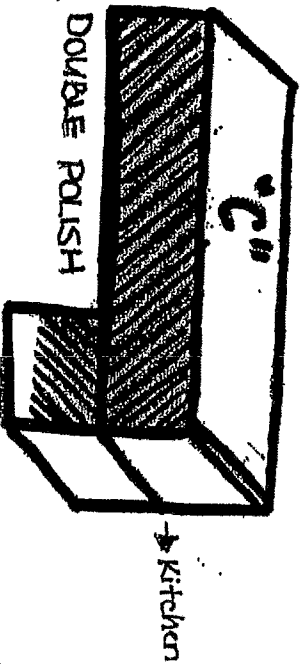
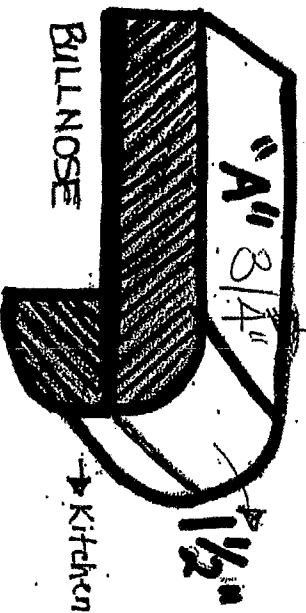
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ZANCOR
HOMES
 LOCAL, LEGENDARY & LASTING®

LOT 18A

STANDARD MouldING



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"/> Front 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 May 1/13

Purchaser Signature  Date April 17/13

Purchaser Signature  Date 4/17/13

PROJECT Annex LOT 18A

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.



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.

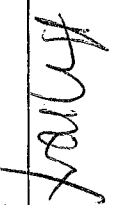
I/We understand and fully accept the Terms as outlined by the Vendor, and authorize the Vendor to proceed as required.

Purchaser Signature: 

Date: April 17/13

Purchaser Signature: 

Date: 4-17-13

Site:  Lot Number: 1817



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: 4-17-13

Purchaser Signature:  Date: 4-17-13

Site: Amey Lot Number: 18A