


ANGUS

Item #	Construction Details: 71		
		Date	Note
	Model Type & Elevation : JUNIPER (50-04) ELEV. B Corner		
	Purchasers Names : PASCALE LEBEAU		
Included	9ft ceiling to main floor to include taller kitchen cabinets		Bonus Package
Included	Oak Stairs with natural finish		Bonus Package
Included	Natural Hardwood 2-1/4" x 3/4" on main floor, excluding tiled areas & bedrooms		Bonus Package
1/	Family room - gas fireplace with paint grade mantle and 4 pce marble surround ✓	17-Mar-15	STRUCTURALS
2/	Family room - kick out fireplace ✓	17-Mar-15	STRUCTURALS
3/	Garage man door if grade permits (force 3 risers) - (with 1 risers sunken laundry & low headroom in basement) ✓	17-Mar-15	STRUCTURALS
4/	larger basement windows (4) 30 x 24 ✓	17-Mar-15	STRUCTURALS
5/	Kitchen - move standard light to be centred over island as per sketch. ✓	17-Mar-15	STRUCTURALS
6/	Kitchen - deep uppers above fridge ✓	17-Mar-15	STRUCTURALS
7/	Railings - upgrade 3 metal single collar with alt. plain ✓	17-Mar-15	STRUCTURALS
8/	master Ensuite - convert stand up shower to be 6MM FRAMED GLASS SHOWER ✓	17-Mar-15	STRUCTURALS
9/	Master bedroom - optional tray ceiling ✓	17-Mar-15	STRUCTURALS
10/	Kitchen - optional pantry 30cm ✓	17-Mar-15	STRUCTURALS
11/	family room - Square decorative column in lieu of round (structural support cannot be deleted) ✓	17-Mar-15	STRUCTURALS
12/	Dining / Living - DELETE decorative column and half wall ✓	17-Mar-15	STRUCTURALS
13/	Family room - install (8) potlights as per sketch, DELETE standard light ✓	17-Mar-15	STRUCTURALS
14/	Kitchen - install (8) potlights as per sketch ✓	17-Mar-15	STRUCTURALS
15/	Hardwood - Upgrade #2 Hardwood in Family Room, LR, DR and Star Landings ✓	3-Mar-16	COLOURS
16/	Stairs - Stain oak staircase Main to 2nd Floor ✓	03-Mar-16	COLOURS
17/	Cabinets - Upgrade pantry in kitchen to 60cm deep in lieu of 30cm deep ✓	03-Mar-16	COLOURS
18/	Trim - Upgrade all interior door knob to satin nickel in lieu of brass. Note: Front door will be standard brass ✓	03-Mar-16	COLOURS

COLOURS
MARCH 3 2016

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	SHAKER OAK ESPRESSO(PAINTED) STD	1100AC	MILANO BROWN 4725K-52		
Island	SHAKER OAK ESPRESSO(PAINTED) STD	1100AC	MILANO BROWN 4725K-52		
Master Ensuite	SLAB CONT TUXEDO	K1100	BRONZITE 4725K-52		
Main Bath	SLAB CONT HAIRLINE STAINLESS STD	200AC	ARGENTO ROMANO 6697-46		
Laundry	NA				
TILES					
			INSERTS	THRESHOLDS	
Kitchen Floor	MELINA ICE 13 X 13				
Breakfast Floor	MELINA ICE 13 X 13				
Kitchen Bk.Splash					
Main Foyer	MELINA ICE 13 X 13				
Main Hall	MELINA ICE 13 X 13				Bianca Carrera
Powder Room	MELINA ICE 13 X 13				
Laundry	MELINA ICE 13 X 13				
Mud Room	NA				
Basement Foyer	NA				
Mstr Ensuite Floor	MELINA CARBON 13 X 13				Bianca Carrera
Mstr Ensuite Shower	MELINA CARBON 8 X 10				
Mstr Ensuite Tub Wall	MELINA CARBON 13 X 13				
Mstr Ensuite Tub Deck	MELINA CARBON 13 X 13				
Master Shower Floor	2 X 2 WHITE				
Master Shower Jamb	BIANCA CARRERA				
Main bath tub wall	CORTE MILA SILVER 8 X 10	YES			
Main Bath floor	GRECO LINZA 13 X 13				Bianca Carrera
HARDWOOD / CARPET					
Living Room	VINTAGE SOLID SAWN OAK 3 1/4" ANTIQUE BROWN				
Dining Room	VINTAGE SOLID SAWN OAK 3 1/4" ANTIQUE BROWN				
Family Room	VINTAGE SOLID SAWN OAK 3 1/4" ANTIQUE BROWN				
Den/Study		NA			
Kitchen *(Waiver)		NA			
Main Foyer *(Waiver)		NA			
Main Hall		NA			
Upper Hall	T-03 140				
Master Bedroom	T-03 140				
Bedroom 2	T-03 140				
Bedroom 3	T-03 140				
Bedroom 4	T-03 140				
Carpet Underpad	STANDARD				
Basement Foyer	NA				
Other					
FIREPLACES					
LOCATION	FAMILY ROOM	MANTLE		NF 20	
INSERT & SURROUND	NERO MARQUINA	HEARTH		NA	
MIRRORS & ACCESSORIES		PLASTER MOULDING			
Mirrors	STANDARD	Crown Moulding	NA		
Bathroom Accessories	STANDARD	Location	NA		
Purchaser has reviewed the colour chart			Site/Lot		
FOR TRADE USE			ANGUS	71	
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

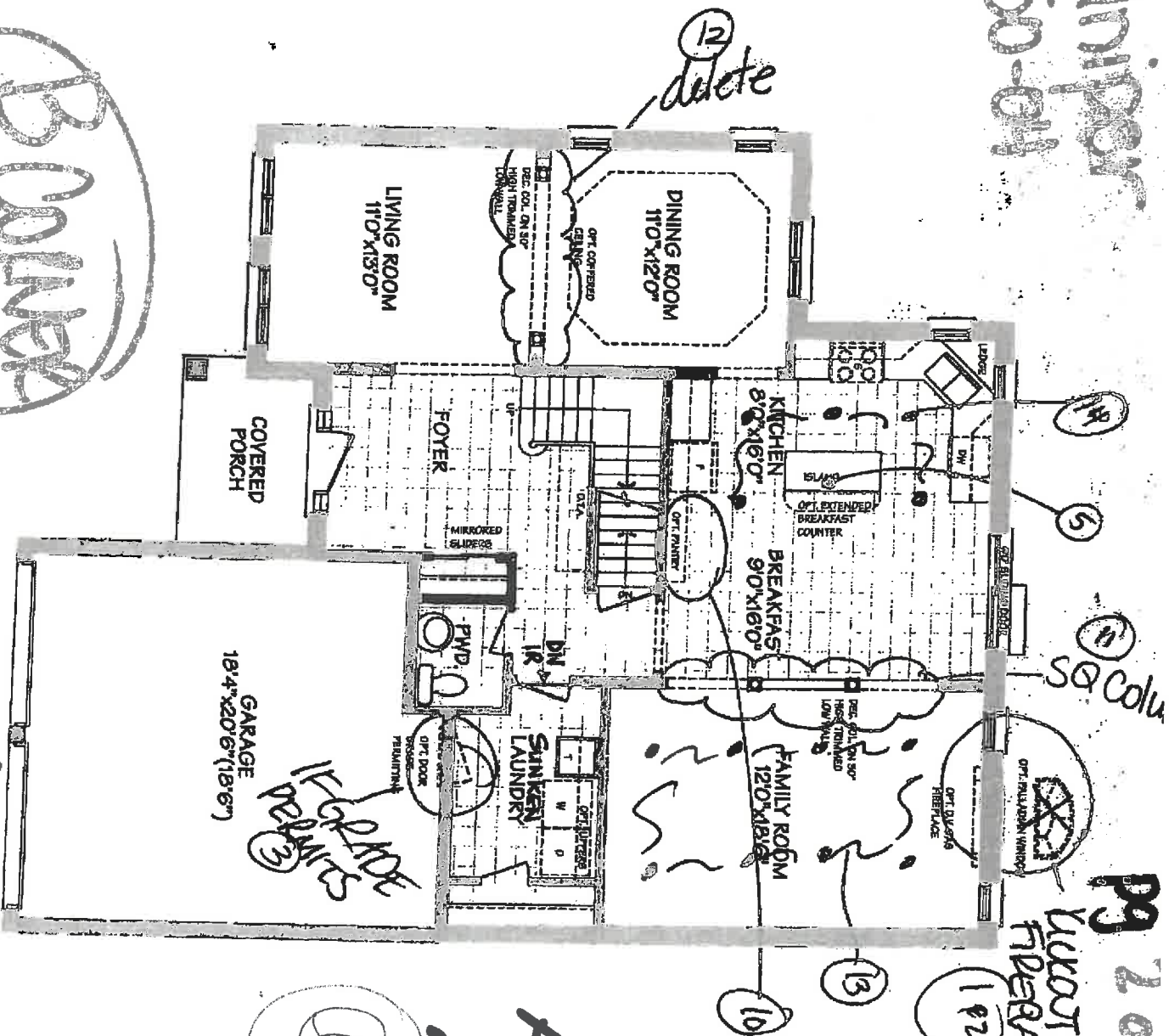
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN ANTIQUE BROWN		
Main to 2nd Railing Details:	SINGLE COLLAR W /ALT S PLAIN OVAL OAK HANDRAIL 3 1/4" SQUARE POST W/FANCY CAP		
Main to Basement Railing Details:	NA		
WHITE Paint Red'd & Where:	NA		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	UPGRADE TO SATIN NICKEL		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Bedroom	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	Ensuite	WARM GREY
Main/Upper Hall	WARM GREY	Main/Twin	WARM GREY
Laundry	WARM GREY	Basement bath	NA
Powder Room	WARM GREY	3rd Ensuite	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	STANDARD	
2nd Ensuite	NA		
BASEMENT	NA		
Other			
ZANCOR APPLIANCE REQUIREMENTS			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE BBQ	STD		
WATERLINE to Fridge	NA		
Hood Fan Venting SIZE	NA		
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			
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:	ANGUS	LOT: 71	
PURCHASER(S):	Pascale Lebeau		
HOME #:	1514-797-6821		
CELL #:			
EMAIL:			
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.			
ZANCOR HOMES		Purchaser Signature	
D�cor Consultant Signature		Date	
Vendor Signature		Date	

Juniper
50-04

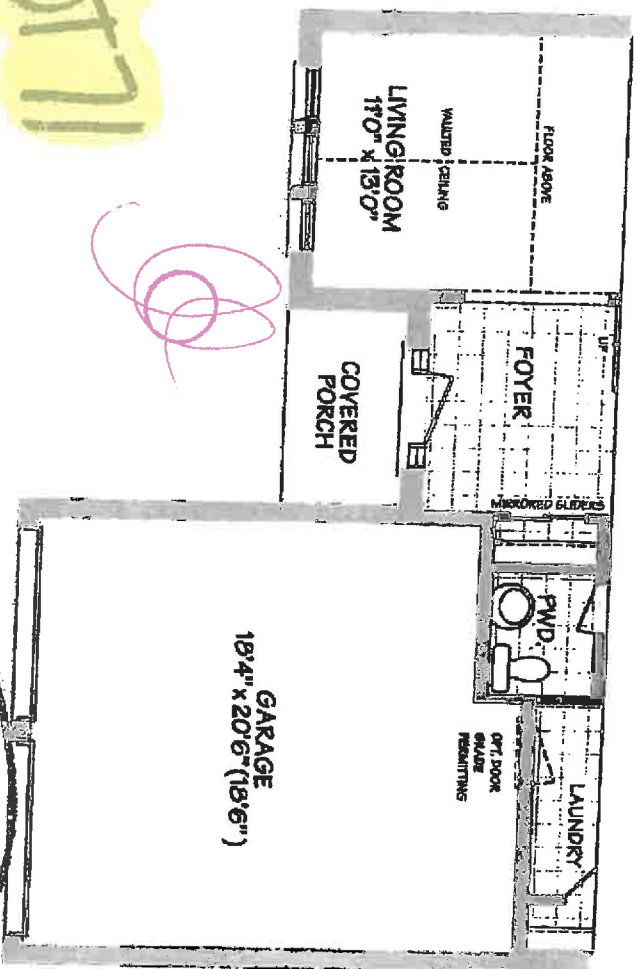
pg 2 of 2

LUCKY
FIBERACE



Boulder

~~ground floor plan
elevation a~~



Arbors

MAR 17 2015

partial ground floor plan
elevation b

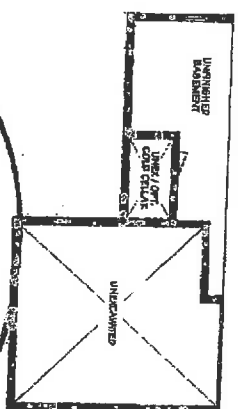
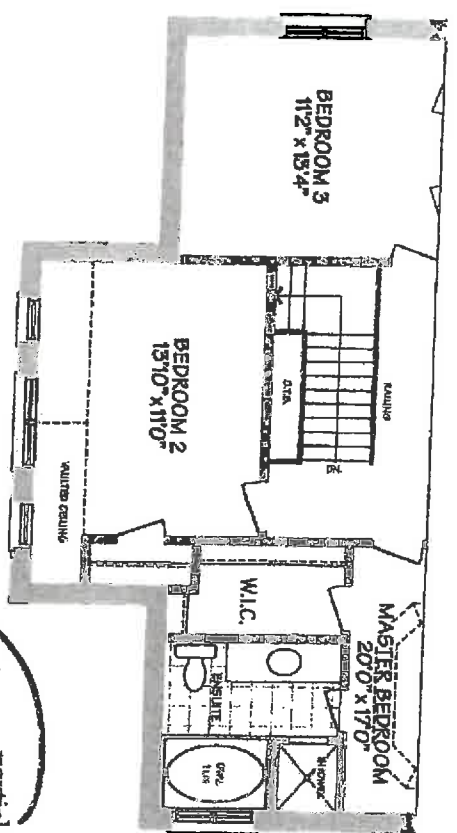
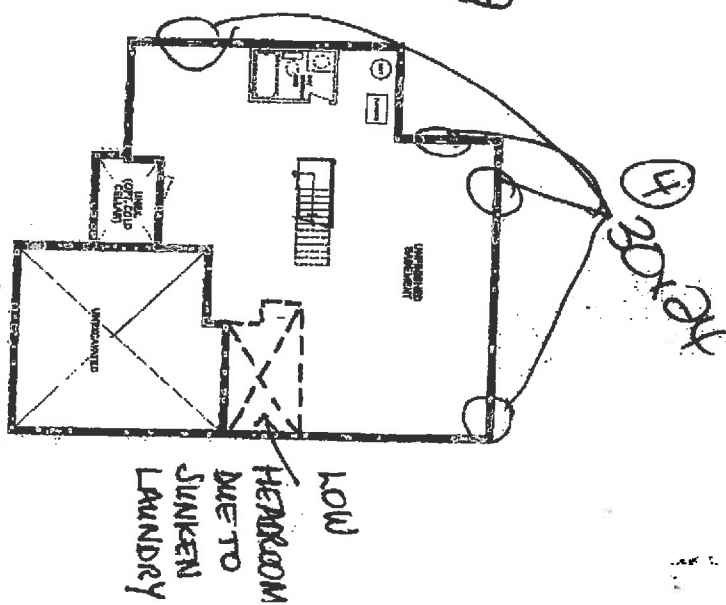
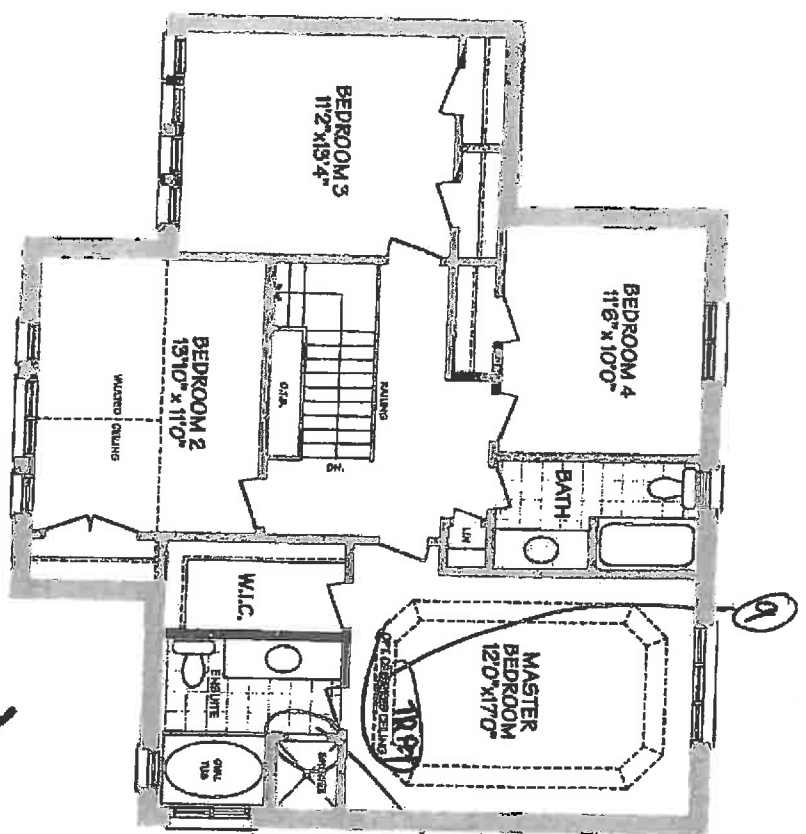
FEB
26/16

FEB 26/16

B-004ver

The Juniper
elev. a 2393 sq.ft.
elev. b 2378 sq.ft.

50-04



partial
second floor plan
elevation b

partial basement floor plan
elevation b

711

MAR 17 2015

TO: ZANCOE HOMES

SHIP TO: ANAS

TYPE OF CABINETS:

FINISH OF CABINETS:

HARDWARE:

COUNTERTOP:

INSTALLATION:

HOUSE TYPE:

REMARKS:

5004.

Lot # 1
Jul 26/16

① Drop Up Door
② Panbury
60cm
Drop

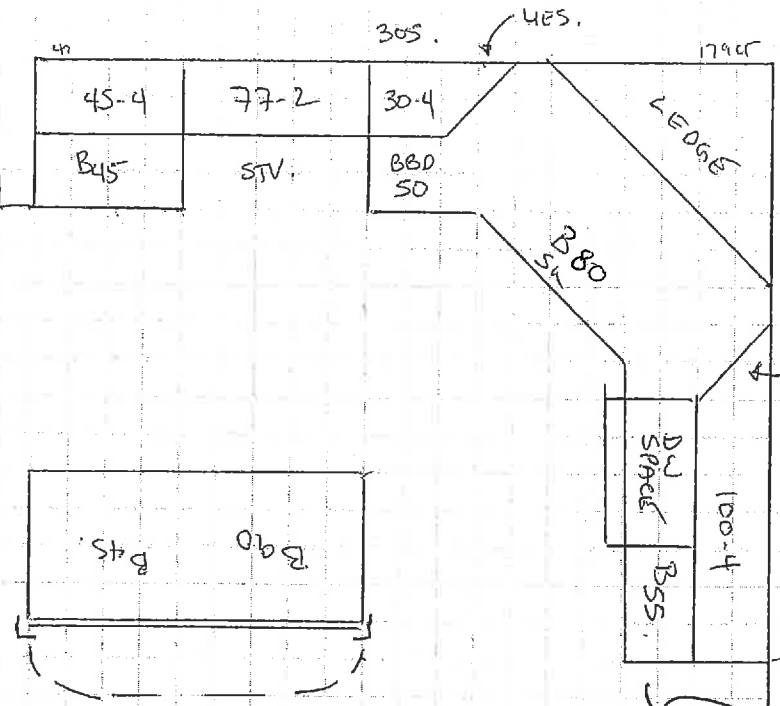
Opt FRIDGE
198x60

OPT LIGHT FIXTURES

571.

OPT LAUNDRY UPSTAIRS

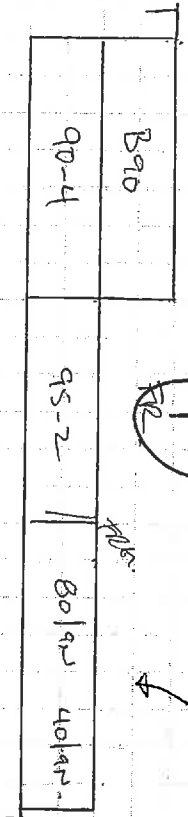
100-4 100-4



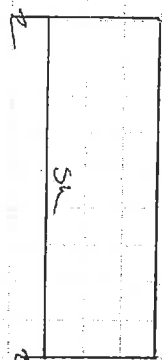
1459
OPT 2 BAR

① RE

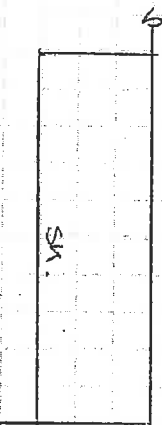
② OPT PANTRY



MAIN 150 CT.



ENGINE 165 CT



All prices subject to confirmation from head office.
Goods delivered shall be checked and inspected on delivery. We shall not be responsible for any claims or complaints after this inspection.

All agreements are contingent upon strikes, accidents, and delays beyond our control.
Please provide our installer with template for sinkholes or \$100.00 will be charged for callback.

ACCEPTED DATE: _____
LAYOUT THOROUGHLY EXPLAINED AND FULLY UNDERSTOOD

TERMS: _____

TOTAL \$

CUSTOMER SIGNATURE

SALESMAN'S SIGNATURE

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
- ☐ OTHER _____

***Check all that apply - 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"/> 36" / 42" Stove (Hood fan width will be the same as per Ontario Building Code) | <input type="checkbox"/> Built-In Microwave with Trim Kit |
| <input type="checkbox"/> Gas Stove | <input type="checkbox"/> Built-In Microwave Drawer with Trim Kit |
| <input type="checkbox"/> Slide-In Stove | <input type="checkbox"/> Warming Drawer |
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> OTR – Over The Range Microwave *Plug required |
| <input type="checkbox"/> *(Gas/Electric – Cut-out Charge & Plug Required) | <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 Wall Oven | <input type="checkbox"/> *Applicable charges may apply if required to due to space accommodations |
| <input type="checkbox"/> Hood Fan (may require larger vent, charges will apply – 6" is standard) | <input type="checkbox"/> *Note: Refrigerator Door Swing |
| <input type="checkbox"/> 8" Vent / 10" Vent | <input type="checkbox"/> Wine / Bar Fridge (electrical required) |
| <input type="checkbox"/> Chimney hoods **CENTRE VENT ABOVE STOVE (clearance space will be left with this appliance will not butt up against cabinetry) | <input type="checkbox"/> Steam Oven / Built-In Coffee makers |
| | <input type="checkbox"/> Cargo Waste Bin systems |
| | <input type="checkbox"/> Front Load Washer & Dryer *(Specs required if installing counter above) |
| | <input type="checkbox"/> Stackable Washer & Dryer |

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.

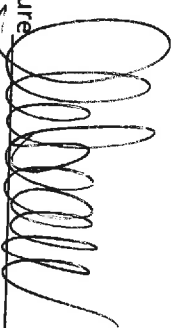
Purchaser acknowledges responsibility for providing correct specification for such appliances. The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings.

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 Specifications are to be sent to the Zancor Décor Centre no later than _____

Appliance Specifications received _____

Purchaser Signature _____



Date _____

2012/06/16

Purchaser Signature _____

Date _____

PROJECT _____

Angus

LOT _____

71

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 Alexis

LOT 71

DATE Feb 26 / 16