


ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 56 ✓ Model Type & Elevation : MAGNOLIA 40-07 (OPT 5 BED) ELEV. B ✓ Purchasers Names : DWAYNE NORMAN		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i> ✓		Bonus Package
Included	<i>3 piece stainless steel kitchen appliances **Chimney Hood Fan with white top loading washer and dryer</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>Carpet Grade Stairs with Oak pickets</i> ✓		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i> ✓		Bonus Package
1/	GARAGE MAN DOOR FROM GARAGE INTO MUD ROOM, GRADE PERMITTING ✓	5-May-16	STRUCTURALS
2/	MUDROOM SUNKEN 2 RISERS TO ALLOW FOR GARAGE MAN DOOR ✓		AS PER H/O
3/	ALL STANDARD SELECTIONS, NO EXTRAS ✓	27-Oct-16	COLOURS

COLOURS

11/10/2016

SCHEDULE "B"

FLOOR PLAN

5 Bedroom

L0656

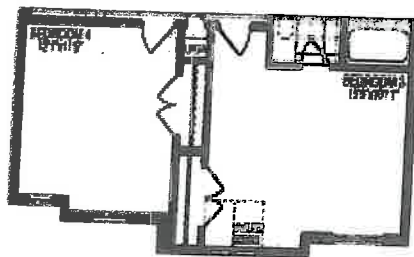
DA

06/21/16

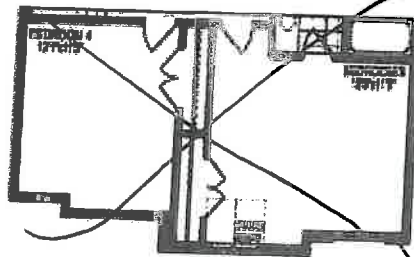
OCT 27 2016

F.C

DA



PART. OPTIONAL 1 BEDROOM
SECOND FLOOR PLAN, EL. 'B'



PART. SECOND FLOOR PLAN, EL. 'B'



PART. BASEMENT PLAN, EL. 'B'

THE MAGNOLIA

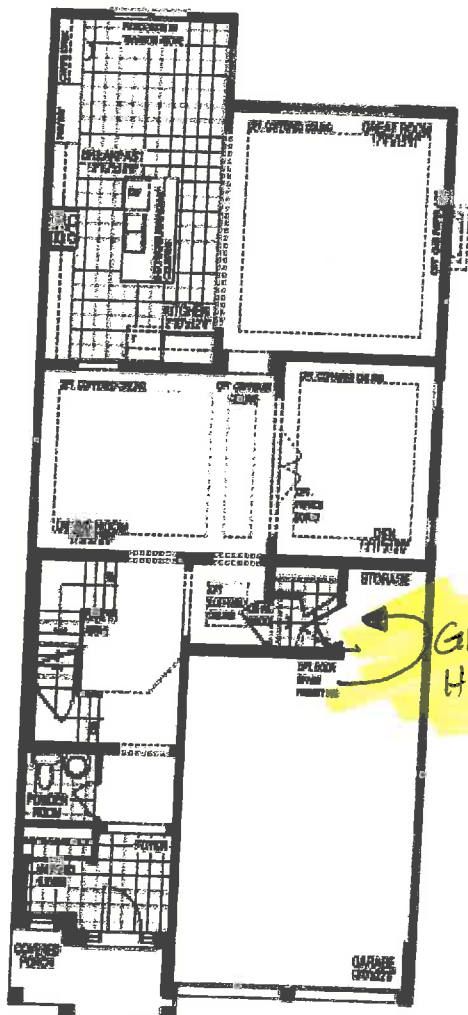
(Unit 4007)

3145 sq. ft. 3130 sq. ft.

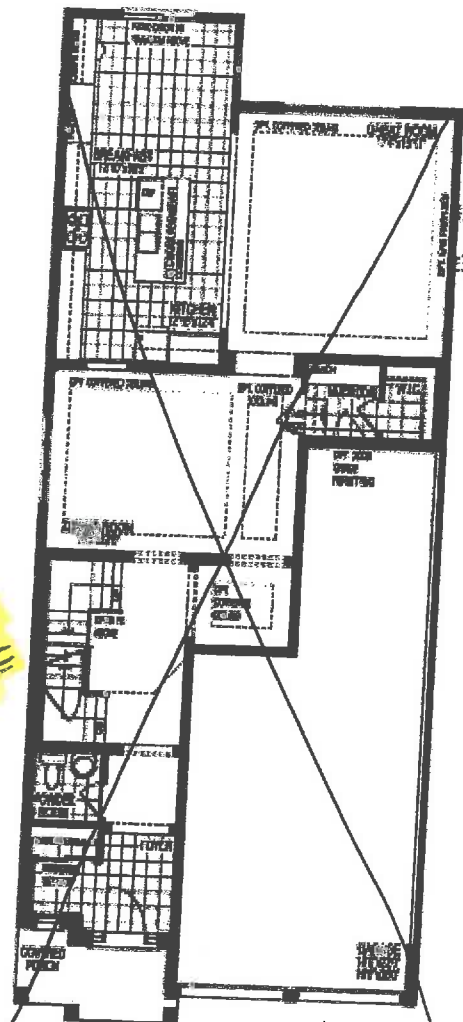
Elev. A Elev. B

Optional Tandem Garage 3035 sq. ft. 3020 sq. ft.

Prices and specifications are subject to change without notice. Timelines may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entrance, rear entrance and garage rear door entries due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Floor dimensions may change with style chosen. See Sales representatives for Style B number C. All renderings are artist's concept. E & D.E. 14307



GROUND FLOOR PLAN, EL. 'B'



OPTIONAL GROUND FLOOR PLAN
WITH TANDUM GARAGE, EL. 'B'

GMD
HERE

DA



Vendor's Initials

F.C

MAY 05 2016

Purchaser's Initials

(S)

SCHEDULE "B"

FLOOR PLAN

No Structural
Changes

5 Bedroom ON

Lot 56
08/21/16
DN

9102 L2 130
2.7

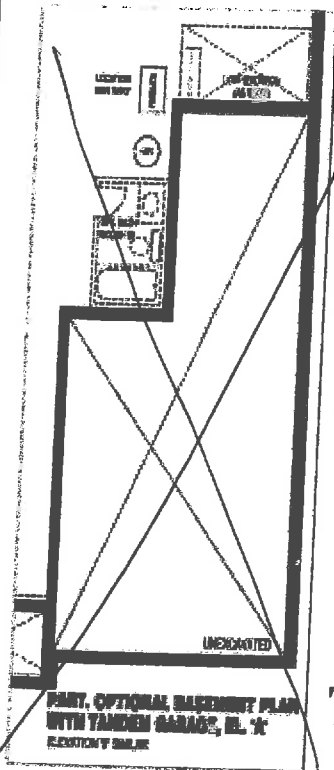
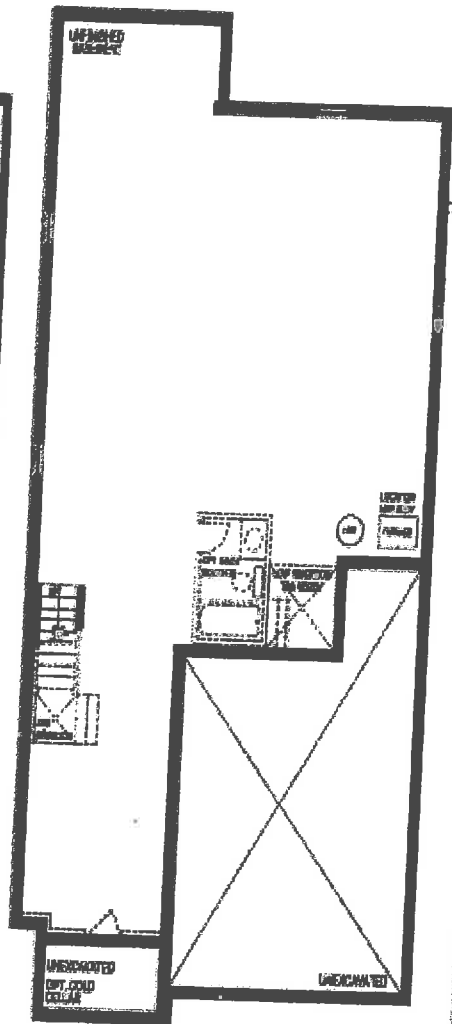
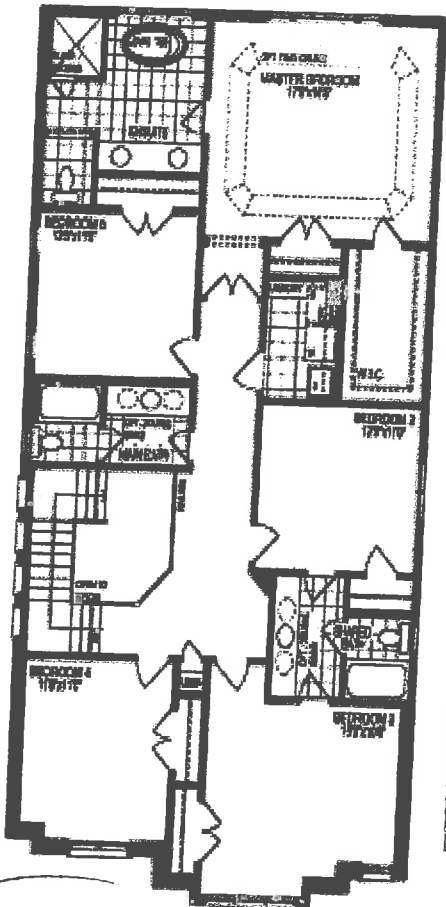
THE MAGNOLIA

(Unit #307)

3145 sq. ft. 3130 sq. ft.
Elev. A Elev. B

Optional Tandem Garage 3035 sq. ft. 3028 sq. ft.

Prices and specifications are subject to change without notice. This picture may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Stairs may be required at front entries, rear entries and garage ramp door entries due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Room dimensions may change with style chosen. See Sales representation for Style B and/or C. All renderings are artist's concept. E & O.E. 10/07



Vendor's Initials

[Handwritten signature]

[Handwritten initials]

MAY 05 2016

Purchaser's Initials

[Handwritten initials]

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
DOOR STYLE	HARDWARE	COUNTERTOP	EDGE			
Kitchen	CONT SLAB PVC TUXEDO ✓	K 1100 AC ✓	CALCITTA MARBLE 4925K-07 ✓			
Master Ensuite	CONT SLAB MDF VANILLA MILKSHAKE ✓	K 300 P ✓	CALCITTA MARBLE 4925K-07 ✓			
Main	✓ CONT SLAB MDF ESPRESSO <i>Paint</i>	K 200 AC ✓	BRONZITE 4971K-52 ✓			
Twin Bath <i>2/3</i>	✓ CONT SLAB MDF STONE GREY <i>Paint</i>	K 400 C ✓	CARRERRA BIANCO 6696-46 ✓			
Laundry	NA					
TILES						
Kitchen Floor	MELINA ICE 13 X 13 ✓		INSERTS			
Breakfast Floor	MELINA ICE 13 X 13 ✓		THRESHOLDS			
Kitchen Bk.Splash	NA					
Main Foyer	MELINA ICE 13 X 13 ✓					
Main Hall	NA					
Powder Room	MELINA ICE 13 X 13 ✓					
Laundry	GRECO CINZA 13 X 13 ✓					
Mud Room	MELINA ICE 13 X 13 ✓					
Basement Foyer	NA					
Mstr Ensuite Floor	MELINA ICE 13 X 13 <i>DN</i> <i>Oct 28/16</i>					
Mstr Ensuite Shower	CINQ BLACK 8 X 10	NA				
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA		<i>Bianco</i>			
Main Bath Floor						
Main Bath Tub Wall	GRECO CINZA 13 X 13 ✓		<i>Bianco</i>			
	MELINA ICE 8 X 10	NA				
Twin Bath Floor <i>2/3</i>	GRECO CINZA 13 X 13 ✓					
Twin Bath Tub Wall <i>2/3</i>	MELINA ICE 8 X 10 ✓	NA	<i>Bianco</i>			
HARDWOOD / CARPET/LAMINATE						
Living Room	NA					
Dining Room	<i>LEXINGTON yes BUTTERUM OK</i>					
Family/Great Room	LEXINGTON BUTTERUM OAK TL -21007 <i>(STD)</i>					
Den/Study	<i>LEXINGTON yes BUTTERUM OK</i>					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	LEXINGTON BUTTERUM OAK TL -21007 <i>(STD)</i>					
Upper Hall	PERFORMA 111 RUSTIC WOOL # 6590 ✓					
Master Bedroom	PERFORMA 111 RUSTIC WOOL # 6590 ✓					
Bedroom 2	PERFORMA 111 RUSTIC WOOL # 6590 ✓					
Bedroom 3	PERFORMA 111 RUSTIC WOOL # 6590 ✓					
Bedroom 4	PERFORMA 111 RUSTIC WOOL # 6590 ✓					
bedroom 5	PERFORMA 111 RUSTIC WOOL # 6590 ✓					
Carpet Underpad	STANDARD					
TREAD & RISERS STAIRS	PERFORMA 111 RUSTIC WOOL # 6590 ✓					
FIREPLACES						
LOCATION	NA	MANTLE	NA			
INSERT & SURROUND	NA	HEARTH	NA			
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	STANDARD	Crown Moulding	NA			
Bathroom Accessories	STANDARD	Location	NA			
Purchaser has reviewed the colour chart		LOT / SITE				
FOR TRADE USE		ANGUS SOUTH LOT 56				
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			

FC OCT 27 2016

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	NATURAL OAK/ TRADS & RISERS CARPET ✓			
Main to 2nd Railing Details:	1 5/16" TURNED OAK PICKETS 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS ✓			
Main to Top of Basement door Railing Details:	1 5/16" TURNED OAK PICKETS 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS ✓			
TRIM				
Casing/Baseboards	STANDARD ✓			
Interior Doors	STANDARD ✓			
Interior Door Hardware	STANDARD ✓			
Exterior Door Hardware	STANDARD ✓			
PAINT				
Kitchen/Breakfast	WARM GREY	Master Bedroom	WARM GREY	
Living Room	NA	Bedroom 2	WARM GREY	
Dining Room	WARM GREY	Bedroom 3	WARM GREY	
Family/Great room	WARM GREY	Bedroom 4 & 5	WARM GREY	
Den/Study	WARM GREY	Ensuite	WARM GREY	✓
Main/Upper Hall	WARM GREY	Main	WARM GREY	
Laundry	WARM GREY	Twin	WARM GREY	
Powder Room	WARM GREY		WARM GREY	
PLUMBING				
Kitchen	FIXTURES	FAUCETS	NOTES	
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD	✓	
Main	STANDARD	STANDARD		
Twin Bath	STANDARD	STANDARD		
BASEMENT	NA	STANDARD		
Other				
ZANCOR APPLIANCE REQUIREMENTS				
Appliance Package received in 'Schedule E'				
	UPG (SEE PES)	DECLINED	NOTES	
GAS LINE BBQ	STANDARD ✓			
WATERLINE to Fridge	NA			
STOVE 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				
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			INITIALS	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			DN	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			DN	
DN			DN	
SITE:ANGUS SOUTH 40-07 -B MAGNOLIA LOT: 56				
PURCHASER(S):		5 BEDROOM ✓ Dwayne Norman		
HOME #:			Purchaser Signature Date	
CELL #:		416-707-4699	10/21/16	
EMAIL:			Purchaser Signature Date	
FOR TRADE USE				
Any upgrades in the colour chart must be accompanied with a PES.		Décor Consultant Signature Date		
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		OCT 27 2016		
*** PAGE 2 OF 2 ***			Vendor Signature Date	

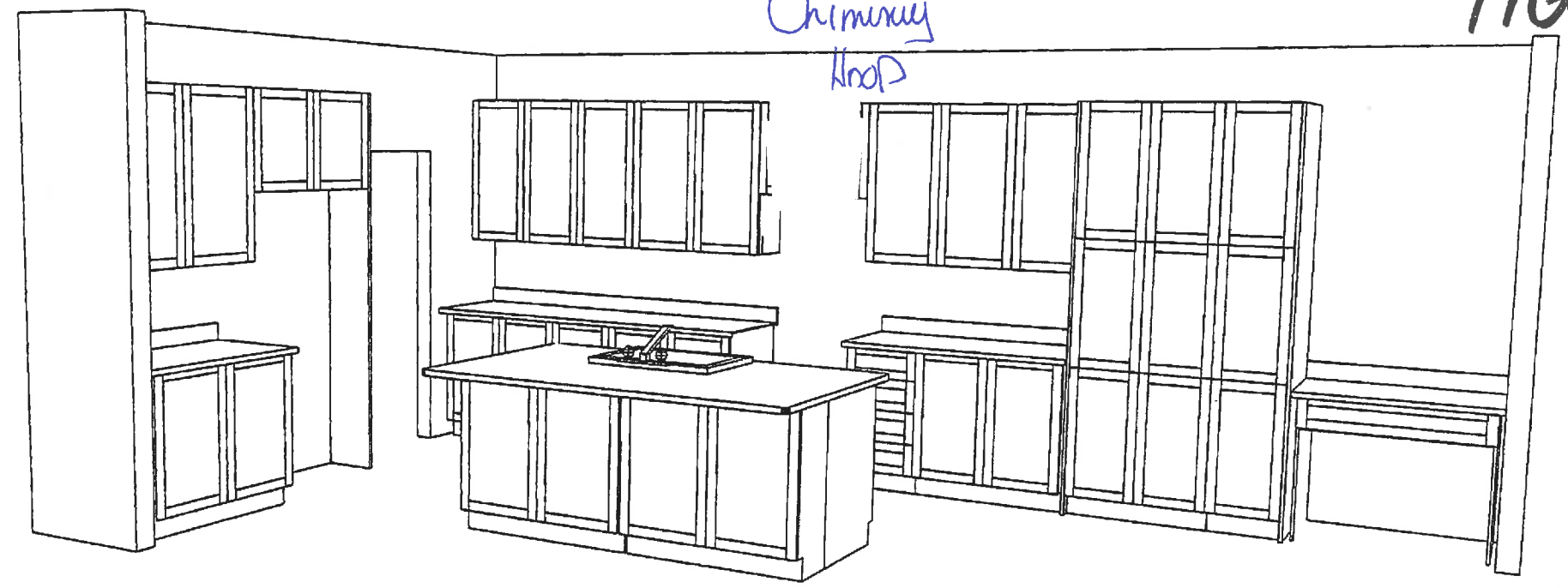
Angus South.

4007

Lot 56

0821/16

Chimney
hood



STANDARD
Kitchen

AW

STANDARD APPLIANCE OPENINGS

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 ^{Chimney Hood} 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 _____

UPGRADED APPLIANCE OPENINGS

***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****

36" / 42" Stove (Hood fan width will be the same as per Ontario Building Code)

Gas Stove

Slide-In Stove

Cooktop

*(Gas/Electric – Cut-out Charge & Plug Required)

Built-In Wall Oven

Hood Fan (may require larger vent, charges will apply – **6" is standard**)

8" Vent / 10" Vent

Chimney hoods **CENTRE VENT ABOVE STOVE (clearance space will be left with this appliance will not butt up against cabinetry)

Built-In Microwave with Trim Kit

Built-In Microwave Drawer with Trim Kit

Warming Drawer

OTR – Over The Range Microwave *Plug required

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"

*Applicable charges may apply if required to due to space accommodations

*Note: Refrigerator Door Swing

Wine / Bar Fridge (electrical required)

Steam Oven / Built-In Coffee makers

Cargo Waste Bin systems

Front Load Washer & Dryer *(Specs required if installing counter above)

Stackable Washer & Dryer

IN **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.

ON 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.

IN 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 _____

Purchaser Signature _____

Date _____

PROJECT August South.

LOT 56.

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 upgrades 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 Aveus LOT 56 DATE 02/21/16