


ANGUS

| Item # | Construction Details ANGUS SOUTH: LOT 57 Model Type & Elevation : 40-02 BYABERRY ELEV. B Purchasers Names : MELANIE LAROQUE & KYLE BROUGHTON |  | |
|----------|--|---|---------------|
| | | 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 TO HOUSE | 2-Jun-16 | STRUCTURALS |
| 2/ | LAUNDRY AREA SUNKEN 3 RISERS TO ALLOW FOR GMD | | AS PER H/O |
| 3/ | UPGRADE MAIN FLOOR LAMINATE TO STAINED, *****INCLUDES STAIN ON STAIRS | 27-Oct-16 | COLOURS |
| 4/ | KITCHEN - UPGRADE KITCHEN HARDWARE | 27-Oct-16 | COLOURS |
| 5/ | DELETE CERAMIC ACCESSORIES AS PER COLOUR CHART | 27-Oct-16 | COLOURS |

ZANCOR HOMES COLOUR CHART

| CABINETRY / COUNTERTOPS | | | | | |
|---|------------------------|-----------------------------------|---------------------------|------------|--|
| | DOOR STYLE | HARDWARE | COUNTERTOP | EDGE | |
| Kitchen | CONT SLAB PVC TUXEDO ✓ | K 800 BC ✓ | CARRERRA BIANCO 6696-46 ✓ | | |
| Master Ensuite | 300 SERIES PVC WHITE ✓ | K 1100 AC ✓ | BRONZITE 4971K-52 ✓ | | |
| Main | 300 SERIES PVC WHITE ✓ | K 1100 A1 ✓ | BLACK ALCANTE 4926K-07 ✓ | | |
| | | | | | |
| | | | | | |
| Laundry | NA | | | | |
| | | | | | |
| TILES | | | | | |
| | | | INSERTS | THRESHOLDS | |
| Kitchen Floor | GRECO CINZA 13 X 13 ✓ | | | | |
| Breakfast Floor | GRECO CINZA 13 X 13 ✓ | | | | |
| Kitchen Bk.Splash | NA | | | | |
| Main Foyer | GRECO CINZA 13 X 13 ✓ | | | | |
| Main Hall | NA | | | | |
| Powder Room | GRECO CINZA 13 X 13 ✓ | | | | |
| Laundry | GRECO CINZA 13 X 13 ✓ | | | | |
| Mud Room | GRECO CINZA 13 X 13 ✓ | | | | |
| Basement Foyer | NA | | | | |
| Mstr Ensuite Floor | MELINA CARBON 13 X13 ✓ | | | B.C. ✓ | |
| Mstr Ensuite Shower | MELINA CARBON 8 X 10 ✓ | | NA | | |
| Master Shower Floor | 2 X 2 WHITE ✓ | | | | |
| Master Shower lamb | BIANCA CARRERRA ✓ | | | | |
| | | | | | |
| Main Bath Floor | CINQ BLACK 13 X 13 ✓ | | | B.C. ✓ | |
| Main Bath Tub Wall | CINQ BLACK 8 X 10 ✓ | | NA | | |
| | | | | | |
| | | | | | |
| | | | | | |
| HARDWOOD / CARPET/LAMINATE | | | | | |
| Living Room | | NA | | | |
| Dining Room | | NA | | | |
| Family/Great Room | | LEXINGTON MIDNIGHT OAK TL 21006 ✓ | | | |
| Den/Study | | NA | | | |
| Kitchen *(Waiver) | | NA | | | |
| Main Foyer *(Waiver) | | NA | | | |
| Main Hall/By Stairs | | LEXINGTON MIDNIGHT OAK TL 21006 ✓ | | | |
| Upper Hall | | PERFORMA 111 WHITE MINK # 4520 | | | |
| Master Bedroom | | PERFORMA 111 WHITE MINK # 4520 | | | |
| Bedroom 2 | | PERFORMA 111 WHITE MINK # 4520 | ✓ | | |
| Bedroom 3 | | PERFORMA 111 WHITE MINK # 4520 | | | |
| Media Room | | PERFORMA 111 WHITE MINK # 4520 | | | |
| Carpet Underpad | | STANDARD | | | |
| TREADS & RISERS STAIRS | | PERFORMA 111 WHITE MINK # 4520 | | | |
| Other | | | | | |
| FIREPLACES | | | | | |
| LOCATION | NA | MANTLE | | NA | |
| INSERT & SURROUND | NA | HEARTH | | NA | |
| MIRRORS & ACCESSORIES | | PLASTER MOULDING | | | |
| Mirrors | STANDARD | Crown Moulding | | NA | |
| Bathroom Accessories | DELETE ALL | Location | | NA | |
| Purchaser has reviewed the colour chart | | | LOT / SITE | | |
| ***FOR TRADE USE*** | | | ANGUS SOUTH LOT 57 | | |

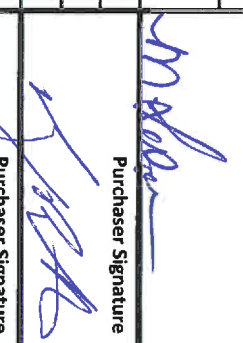
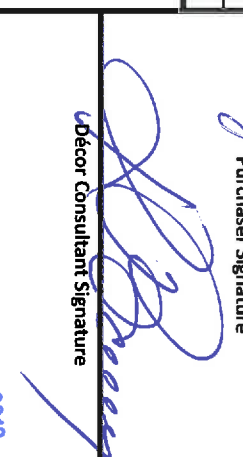
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the buider of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

** PAGE 1 OF 2 **

Purchaser Initial

Vendor

ZANCOR HOMES COLOUR CHART

| | | | |
|--|--|--|-------------|
| STAIRS, RAILING & PICKETS & STAIR STAIN | | | |
| Stair Stair / Species: | STAIN MIDNIGHT OAK/ TREADS AND RISERS CARPET ✓ | | |
| Main to 2nd Railing Details: | 1 5/16" TURNED OAK PICKET 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS ✓ | | |
| Main to Basement door Railing Details: | 1 5/16" TURNED OAK PICKET 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 | NA | Bedroom 3 | WARM GREY |
| Family/Great room | WARM GREY | MEDIA | WARM GREY |
| Den/Study | NA | Ensuite | WARM GREY |
| Main/Upper Hall | WARM GREY | Main/Twin | WARM GREY |
| Laundry/Mud Room | WARM GREY | 2nd Ensuite | NA |
| Powder Room | WARM GREY | 3rd Ensuite | NA |
| PLUMBING | | | |
| FIXTURES | FAUCETS | NOTES | |
| Kitchen | STANDARD | | |
| Powder Room | STANDARD | | |
| Master Ensuite | STANDARD | ✓ | |
| Main/Twin | STANDARD | | |
| 2nd Ensuite | NA | | |
| BASEMENT | NA | | |
| 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" STD ✓ | | |
| 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 | | 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. | | | |
| SITE:ANGUS SOUTH | 40-02-B BAYBERRY | LOT: 57 ✓ | |
| PURCHASER(S): | Kyle Broughton & Melanie Laroque 647-393-7461 ✓ | | |
| HOME #: | | | |
| CELL #: | | | |
| EMAIL: | | | |
| ***FOR TRADE USE*** | | Purchaser Signature | Date |
| Any upgrades in the colour chart must be accompanied with a PES. | |  | Oct 20/16 |
| It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation. | | Vendor Signature | Date |
| | |  | OCT 27 2016 |
| *** PAGE 2 OF 2 *** | | | |

SCHEDULE "B"

FLOOR PLAN

ANGUS SOUTH
Lot. 57

0620/16

Elev B

KB

9102 L2 130

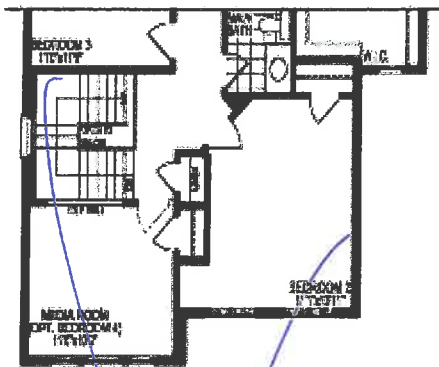
27

THE BAYBERRY

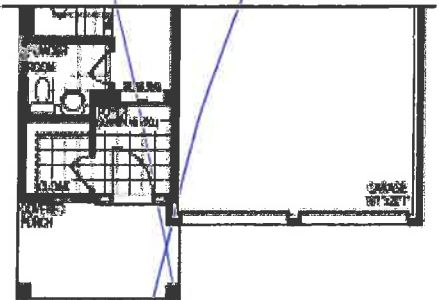
[Unit 4002]

| | | |
|-------------------------|-------------------------|-------------------------|
| 2050 sq. ft. Elev. A | 2035 sq. ft. Elev. B | 2030 sq. ft. Elev. C |
|-------------------------|-------------------------|-------------------------|

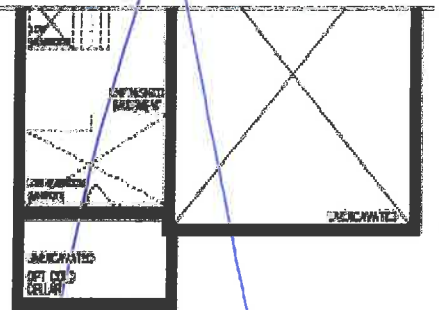
Prices and specifications are subject to change without notice. Tile patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage rear door entries due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Room dimensions may change with style chosen. See Sales representative for Style B and/or C. All renderings are artist's concept. E & O E (4002)



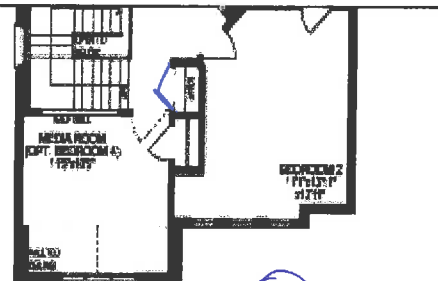
PART. SECOND FLOOR PLAN, EL. C



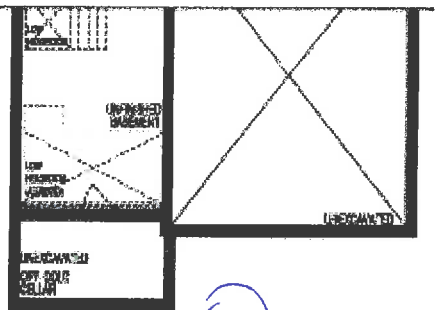
PART. GROUND FLOOR PLAN, EL. C



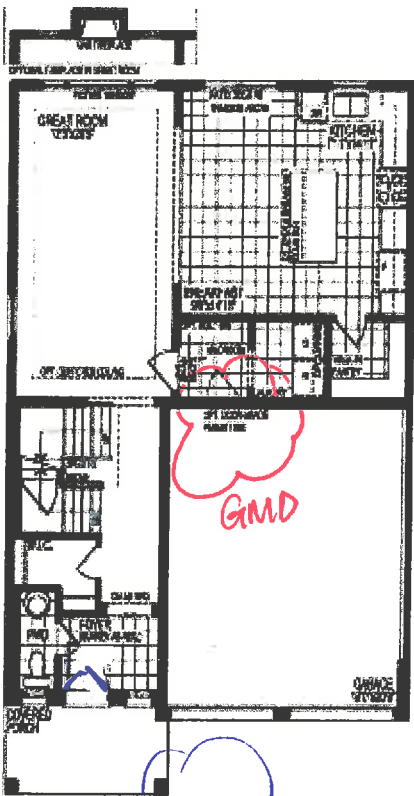
PART. BASEMENT PLAN, EL. C



PART. SECOND FLOOR PLAN, EL. B



PART. BASEMENT PLAN, EL. B



GROUND FLOOR PLAN, EL. B



Vendor's Initials

KB

Purchaser's Initials

KB

Purchaser's Initials

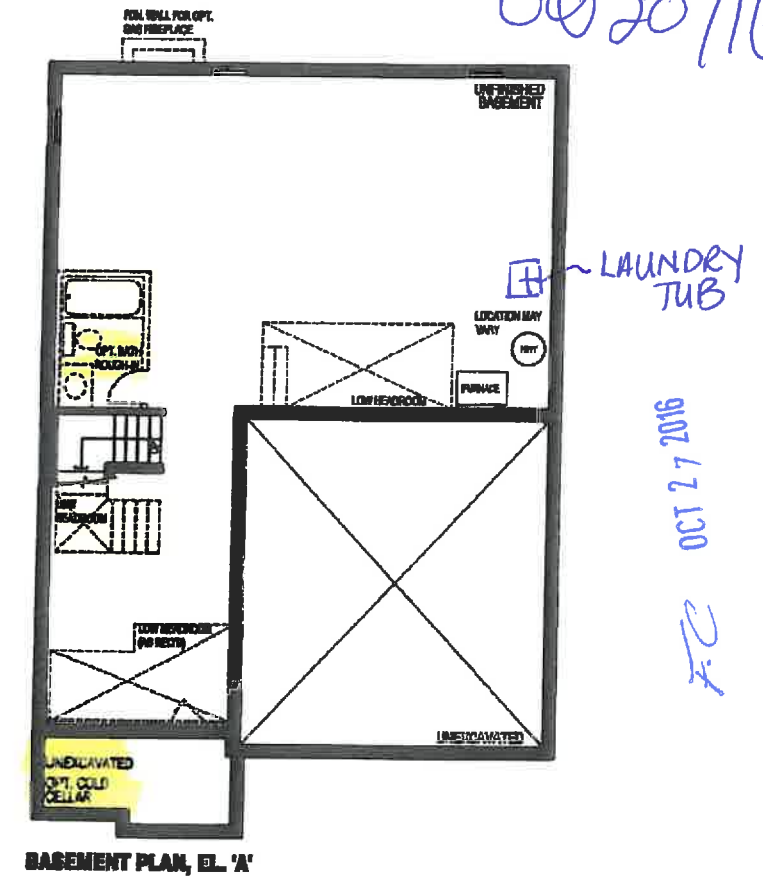
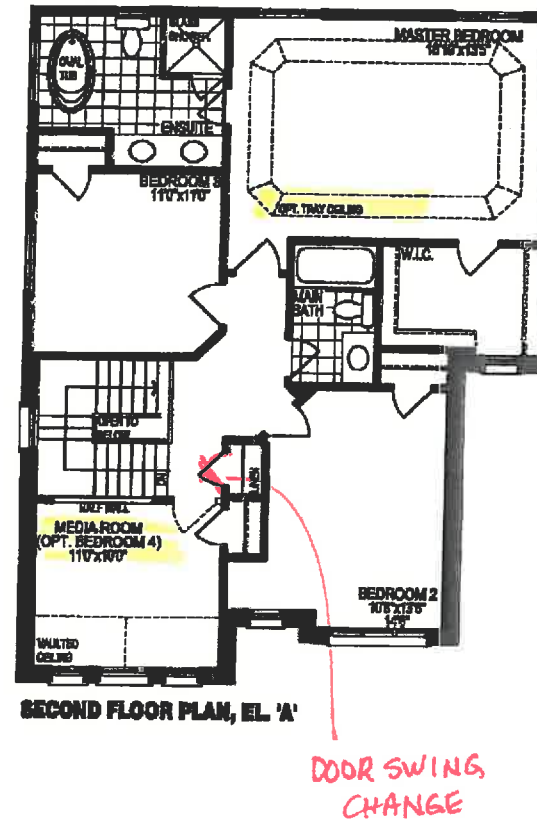
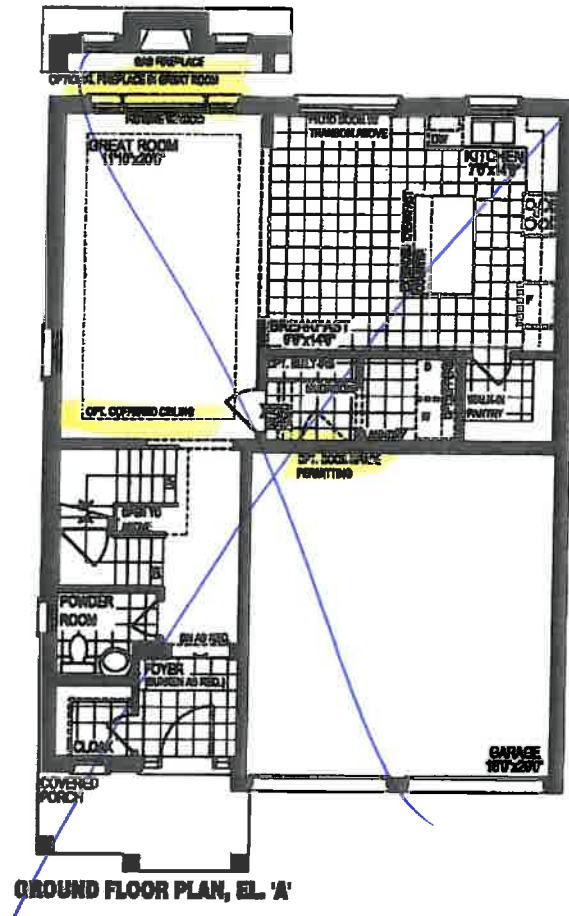
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Lot No.: 57

Phase: South

Plan No.:

Vendor: ZANCOR HOMES (ANGUS SOUTH) LTD.



[Unit 4002]

Standard

Lot 57
Oct 20/16

4002
Angus South

Kitchen

Chimney
Hood



UPGRADE. Hardway KB

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 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 _____

Chimney hood

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

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 08/20/16

Purchaser Signature _____

Date _____

PROJECT August South

LOT 57

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 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 August 2011

LOT 57

DATE 08/20/15