


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 27 Model Type & Elevation : BAYBERRY 40-02 4 BEDROOM ELEVATION A Purchasers Names : MEERA SANTHIRASOORAR		
		Date	Note
Included	Rough-in for 3 Piece in basement ✓		Bonus Package
Included	3 piece stainless steel kitchen appliances **Chimney Hood Fan with white top loading washer and dryer ✓		Bonus Package
Included	Natural finish laminate flooring on main floor in non tiles areas as per plan ✓		Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement ✓		Bonus Package
Included	Carpet Grade Stairs with Oak pickets ✓		Bonus Package
Included	Glass shower in Master Ensuite as per plan ✓		Bonus Package
Included	OPTIONAL 4 BEDROOM PLAN ✓		INCLUDED IN DEAL
1/	UPGRADE STAIN LAMINATE AND STAIN OAK STAIRS (NOTE TR READS AND RISERS CARPET) ✓	3-Nov-16	COLOURS
2/	BASEMENT - UPGRADE (2) TWO BASEMENT WINDOWS TO 30'X24" IN LIEU OF STD ✓	3-Nov-16	COLOURS
3/	TILES - UPGRADE #1 WALL TILE IN MAIN BATH ✓	3-Nov-16	COLOURS
4/	GARAGE - ADD DOOR FROM GARAGE INTO MUD ROOM ✓	3-Nov-16	COLOURS
5/	CABINETS - UPGRADE TO NIKI #1 MAIN BATH AND MASTER ENSUITE VANITY ✓	3-Nov-16	COLOURS
6/	CABINETS - ADD DEEP UPPER OVER FRIDGE WITH 2 SIDE PANELS ✓	3-Nov-16	COLOURS
7/	SMOOTH CEILINGS MAIN FLOOR AND 2ND FLOOR ✓	3-Nov-16	COLOURS
8/	CABINETS - ADD MATCHING LIGHT VALANCE IN KITCHEN (NO ELECTRICAL) ✓	3-Nov-16	COLOURS
9/	RAILING - UPGRADE IRON RAILING SINGLE COLLAR & ALT DOUBLE COLLAR ✓	3-Nov-16	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETS / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CAMBRIDGE OAK MAYFLOWER BROWN STAIN	<i>K200 AC</i>	CALCATTIA 4925K-07			
Master Ensuite	CAMBRIDGE MDF WHITE NIKI 1	K200 AC	INUKSHUK TAUPE P 345 LM			
Main	CAMBRIDGE MDF WHITE NIKI 1	K200 AC	INUKSHUK TAUPE P 345 LM			
Laundry	NA					
TILES						
Kitchen Floor	KEATON IVORY 13 X 13	✓		INSERTS	THRESHOLDS	
Breakfast Floor	KEATON IVORY 13 X 13	✓				
Kitchen Bk.Splash	NA					
Main Foyer	KEATON IVORY 13 X 13	✓				
Main Hall	NA					
Powder Room	KEATON IVORY 13 X 13	✓				
Laundry	KEATON IVORY 13 X 13	✓				
Mud Room	KEATON IVORY 13 X 13	✓				
Basement Foyer	NA					
Mstr Ensuite Floor	CINQ GREY 13 X 13	✓				
Mstr Ensuite Shower	CHALK WHITE 8 X 10 INSTALL HORIZONTAL	✓				
Master Shower Floor	2 X 2 WHITE	✓				BIANCA CARR
Master Shower Jamb	BIANCA CARRERA	✓				
Main Bath Floor	CINQ GREY 13 X 13	✓				BIANCA CARR
Main Bath Tub Wall	BRICK MATT 8 X 12 UP# 1 INSTALL VERTICAL	✓				
HARDWOOD / CARPET						
Living Room		NA				
Dining Room		NA				
Family/Great Room	LEXINGTON ROCKINGHAM OAK TL 21015					
Den/Study		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall BY STAIRS	LEXINGTON ROCKINGHAM OAK TL 21015	✓				
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	✓				
Bedroom 4	PERFORMA 111 WHITE MINK # 4520	✓				
Carpet Underpad	STANDARD					
TREADS & RISERS(STAIRS)	PERFORMA 111 WHITE MINK # 4520	✓				
Other						
FIREPLACES						
LOCATION	NA		MANTEL		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 27			
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 NOV 03 2016

ZANCOR HOMES COLOUR CHART

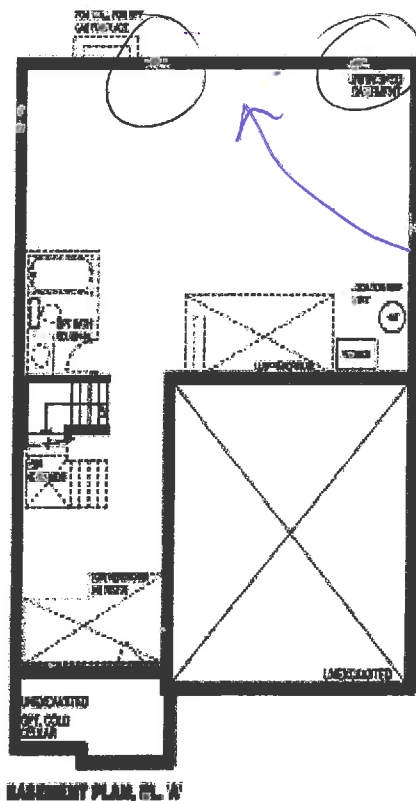
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stair / Species:	STAIN TO MATCH ROCKINGHAM /TREADS AND RISERS CARPET ✓		
Main to 2nd Railing Details:	SINGLE COLLAR/ALT DOUBLE COLLAR BLC IRON PICKETS 3" COLONIAL HANDRAIL 3 1/2" SQUARE OAK POST ✓		
Main to Basement Railing Details:	TREADS AND RISERS CARPET ✓		
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	Bedroom 4	WARM GREY
Den/Study	NA	Ensuite	WARM GREY
Main/Upper Hall	WARM GREY	Main/Twin	WARM GREY
Laundry	WARM GREY		
Powder Room	WARM GREY		
N			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	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		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 Vendors'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	BAYBERRY 40-2	LOT: 27	
PURCHASER(S):	4 BEDROOM ELEV A Bhagudeva Sivarajan		
HOME #:	Purchaser Signature		
CELL #:	705-706-3939		
EMAIL:	Purchaser Signature		
FOR TRADE USE			
Any upgrades in the colour chart must be accompanied with a PES.		Décor Consultant Signature	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		Date	
*** PAGE 2 OF 2 ***		Vendor Signature	
		Date	



S. Bhagudeva
NOV 03 2016

SCHEDULE "B"

FLOOR PLAN



BASEMENT PLAN, EL. 'A'

THE BAYBERRY

(Unit 4002)

2050 sq. ft. Elev. A	2035 sq. ft. Elev. B	2080 sq. ft. Elev. C
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Prices and specifications are subject to change without notice. This schedule may vary. Window sizes and locations may vary. Location of furnace and water tank are approximate. Steps may be required at front entrance, rear entrance and garage entry door entrance due to grade. Actual usable floor space may vary from this stated floor area. All stated dimensions are approximate. Room dimensions may change with style chosen. See Sales representative for Style B number C. All measurements are in feet. E & C.E. (4002)

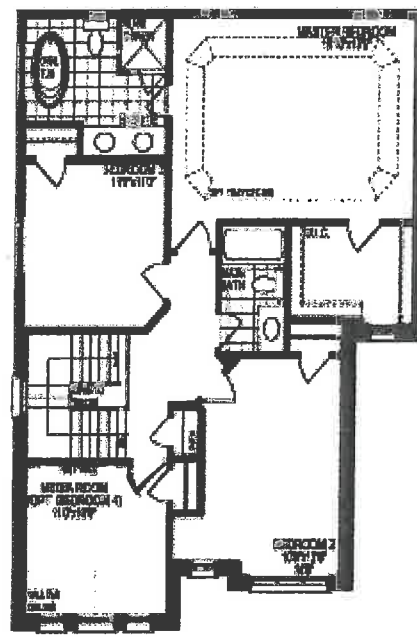
2
30 x 24
2 windows

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F.C.

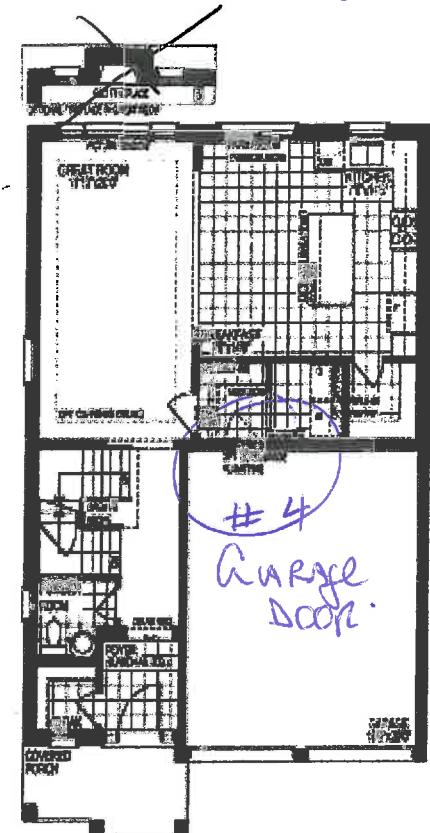
08/11/16

Lot 27



SECOND FLOOR PLAN, EL. 'A'

4 bedroom



GROUND FLOOR PLAN, EL. 'A'

4
Large Door



Vendor's Initials

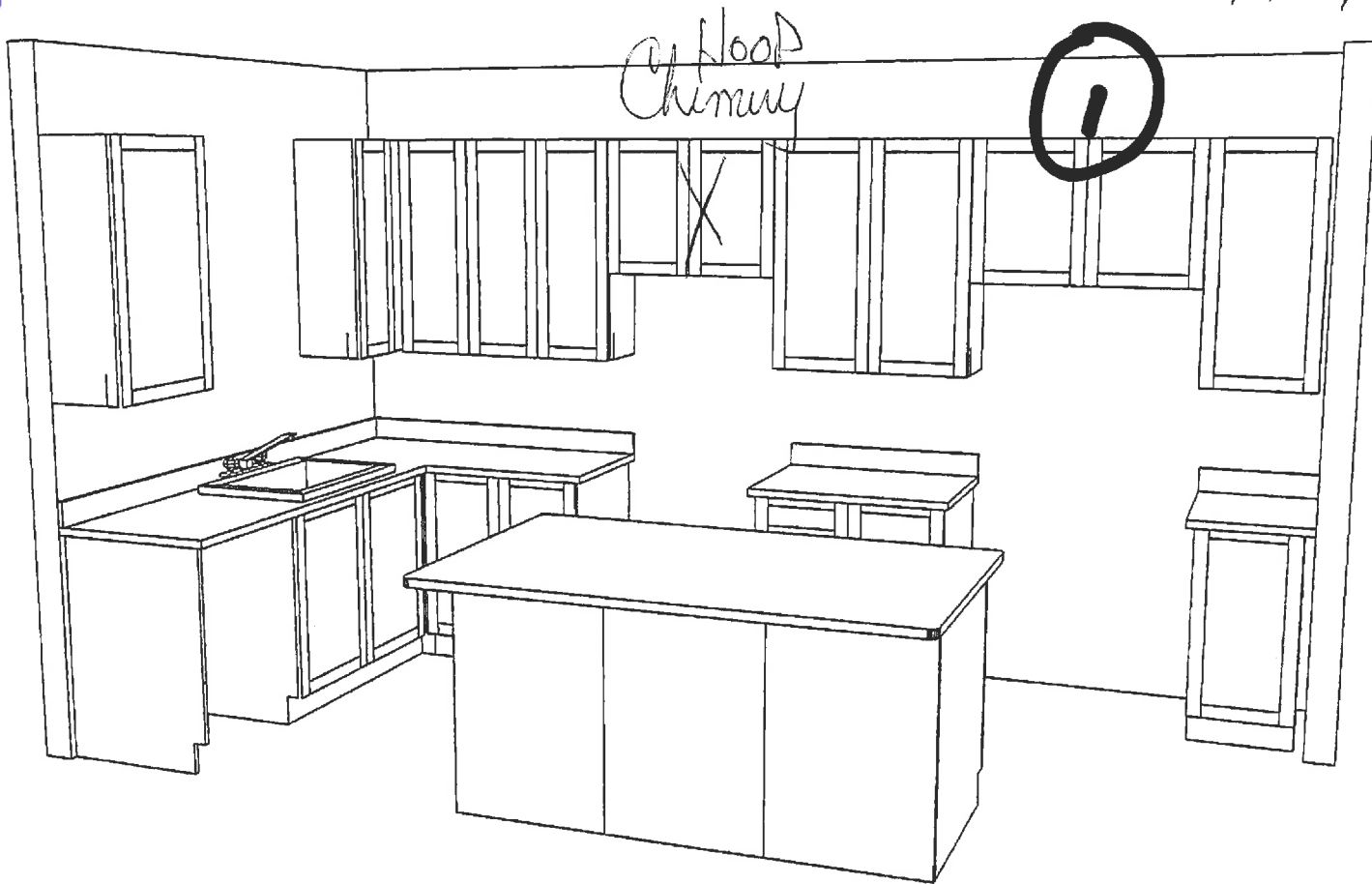
Purchaser's Initials

① Dep w/pe over FR iff - 2 panels

4002

Light Valve (no electrical)

Lot 27
Angus South



SB

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 _____

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 S. Blagoder

Date 08/11/16

Purchaser Signature _____

Date _____

PROJECT August South

LOT 27

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 a 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, TARIION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE

LOT

DATE