


ANGUS SOUTH

| Item # | Construction Details ANGUS SOUTH: LOT 33 Model Type & Elevation : 40-04 BASSWOOD -ELEV. B Purchasers Names : PREETIBEN DAVE & CHIRAG PATEL |  | |
|----------|--|---|---------------|
| | | Date | Note |
| Included | <i>Rough-in for 3 Piece in basement</i> | | Bonus Package |
| Included | <i>3 piece stainless steel kitchen appliances with white top loading washer and dryer</i> | | Bonus Package |
| Included | <i>Chimney Hood Fan</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 | | |
| 2/ | MAIN BATH - ADD EXTRA SINK | | |
| 3/ | KITCHEN - UPPER ANGLE CORNER CABINET WITH CLEAR GLASS AND MATCHING INTERIOR | | |
| 4/ | KITCHEN - POT & PAN DRAWERS | | |
| 5/ | EXTRA OPERATOR WINDOW IN MASTER BEDROOM | | |


STRUCTURALS AND COLOURS

1/3/2017

ZANCOR HOMES COLOUR CHART

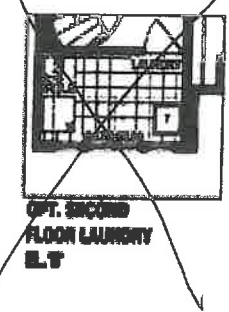
| CABINETRY / COUNTERTOPS | | | | |
|---|-------------------------------------|------------------|-------------------------|--------|
| | DOOR STYLE | HARDWARE | COUNTERTOP | EDGE |
| Kitchen | TERRA OAK ESPRESSO STAIN | ✓ K1100 AC | AUTUMN CARNIVAL 1877-52 | ✓ |
| Master Ensuite | CAMBRIDGE WHITE OAK | ✓ K1100 A1 | ARGENTO ROMANO 6697-46 | ✓ |
| Main Bath | SHAKER OAK ESPRESSO STAIN | ✓ K 200 AC | CALCATTIA 4925K-07 | ✓ |
| Powder | NA | | | |
| Laundry | NA | | | |
| TILES | | | | |
| Kitchen Floor | MALENA IVORY 13 X 13 | ✓ | | |
| Breakfast Floor | MALENA IVORY 13 X 13 | ✓ | | |
| Kitchen Bk.Splash | NA | | | |
| Main Foyer | MALENA IVORY 13 X 13 | ✓ | | |
| Main Hall | NA | | | |
| Powder Room | SEAL GREY 13 X 13 | ✓ | | |
| Laundry | SEAL GREY 13 X 13 | ✓ | | |
| Mud Room | NA | | | |
| Basement Foyer | NA | | | |
| Mstr Ensuite Floor | CINQ BLACK 13 X 13 | ✓ | | |
| Mstr Ensuite Shower wall | CINQ GREY 8 X 10 | ✓ | NA | |
| Master Shower Floor | 2 X 2 WHITE | ✓ | | |
| Master shower Jamb | BIANCA CARRERRA | ✓ | | |
| Main Bath Floor | MELINA ICE 13 X 13 | ✓ | | |
| Main Bath Tub Wall | MELINA ICE 8 X 10 | ✓ | NA | |
| 2nd Ensuite Floor | NA | | | |
| 2nd Ensuite Wall | NA | | | |
| 2nd Ensuite Shower | NA | | | |
| LAMINATE /HARDWOOD / CARPET | | | | |
| Dining Room | STANDARD NATURAL LAMINATE | | (BUTTERWYD OAK) | |
| Great Room | STANDARD NATURAL LAMINATE | | (BUTTERWYD OAK) | |
| Den/Study | NA | | | |
| Kitchen *(Waiver) | NA | | | |
| Main Foyer *(Waiver) | NA | | | |
| Main Hall at Dining Room | STANDARD NATURAL LAMINATE | | (PINEAPPLE OAK) | |
| Upper Hall | NA | | | |
| Master Bedroom | PERFORMA 111 LIGHT CHASHMERE # 6303 | | | |
| Bedroom 2 | PERFORMA 111 LIGHT CHASHMERE # 6303 | | | |
| Bedroom 3 | PERFORMA 111 LIGHT CHASHMERE # 6303 | | | |
| Bedroom 4 | PERFORMA 111 LIGHT CHASHMERE # 6303 | | | |
| STAIRS / Main to 2nd | PERFORMA 111 LIGHT CHASHMERE # 6303 | | | |
| Carpet Underpad | STANDARD | | | |
| Other | NA | | | |
| FIREPLACES | | | | |
| LOCATION | NA | NA | NA | NA |
| INSERT & SURROUND | NA | HEARTH | NA | 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*** | | | LOT 33 ANGUS SOUTH | |
| 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

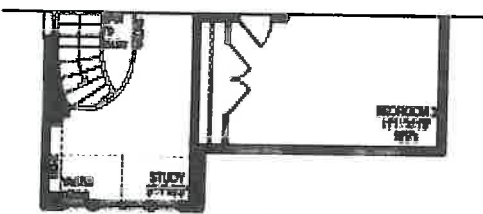
| | | | |
|--|--|--------------------|-----------|
| STAIRS, RAILING & PICKETS & STAIR STAIN | | | |
| Stair Stain / Species: | | NATURAL OAK/CARPET | |
| Main to 2nd Railing Details: | (STD) 1 5/16" TURNED OAK PICKETS 2 1/2" OBVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS | | |
| Main to Basement Railing Details: | | NA | |
| WHITE Paint Req'd & Where: | | NA | |
| TRIM | | | |
| Casing/Baseboards | | STANDARD | |
| Interior Doors | | STANDARD | |
| Interior Door Hardware | | STANDARD | |
| Exterior Door Hardware | | STANDARD | |
| PAINT | | | |
| Kitchen/Breakfast | WARM GREY | Master Bedroom | WARM GREY |
| | | Bedroom 2 | WARM GREY |
| Dining Room | WARM GREY | Bedroom 3 | WARM GREY |
| Family/Great room | WARM GREY | Bedroom 4 | WARM GREY |
| Main/Upper Hall | WARM GREY | Main/Twin | WARM GREY |
| Laundry | WARM GREY | Ensuite | WARM GREY |
| Powder Room | WARM GREY | | WARM GREY |
| PLUMBING | | | |
| | 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' | | | |
| | 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 | | | |
| 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 \$50000 administration fee plus costs | | | P15 |
| Purchaser has checked and acknowledged accuracy of colour and selections before signing. | | | P15 |
| SITE:ANGUS SOUTH | 40-4-B BASSWOOD | LOT: 33 | |
| PURCHASER(S): | Preetiben Dave Chriag Patel | | |
| HOME #: | | | |
| CELL #: | 647-537-4585 | | |
| 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. | | | |
| *** PAGE 2 OF 2 *** | | | |
|  | | | |
| Purchaser Signature | | Date | |
| Purchaser Signature | | Date | |
| Décor Consultant Signature | | Date | |
| Vendor Signature | | Date | |
| | | OCT 20 2016 | |

SCHEDULE "B"
FLOOR PLAN

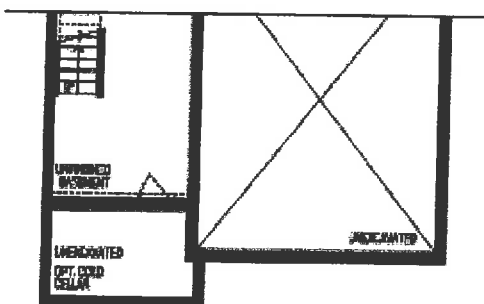
Lot 33
0088/16
Cusag
P15



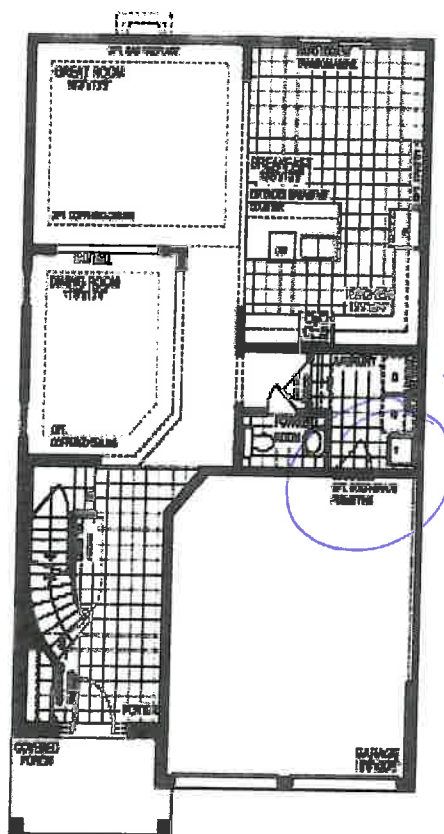
OPT. SECOND FLOOR LAUNDRY LT



PART. SECOND FLOOR PLAN, EL. 2



PART. BASEMENT PLAN, EL. 1



GROUND FLOOR PLAN, EL. 1

P15 (Cusag)
#1
ADD Garage Door.

THE BASSWOOD

(Call 4004)
2515 sq. ft. 2475 sq. ft.
Elev. A Elev. B

Prices and specifications are subject to change without notice. The pictures 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 area door entries due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Floor elevations may change with style chosen. See Sales representative for Style Basswood C. All renderings are artist's concept. E & O.E. (4004)



OCT 2 8 2016

Vendor's Initials
[Signature]

P.R.D.
Purchaser's Initials
[Signature]
Purchaser's Initials

Oct
Oct 8/16

PLS
Chiaq

2

PK
Churg



**GROUND FLOOR PLAN FOR
OPT. SECOND FLOOR
LAUNDRY**



#5
window
Kale operator

↑ #2
DOUBLE
SINKS

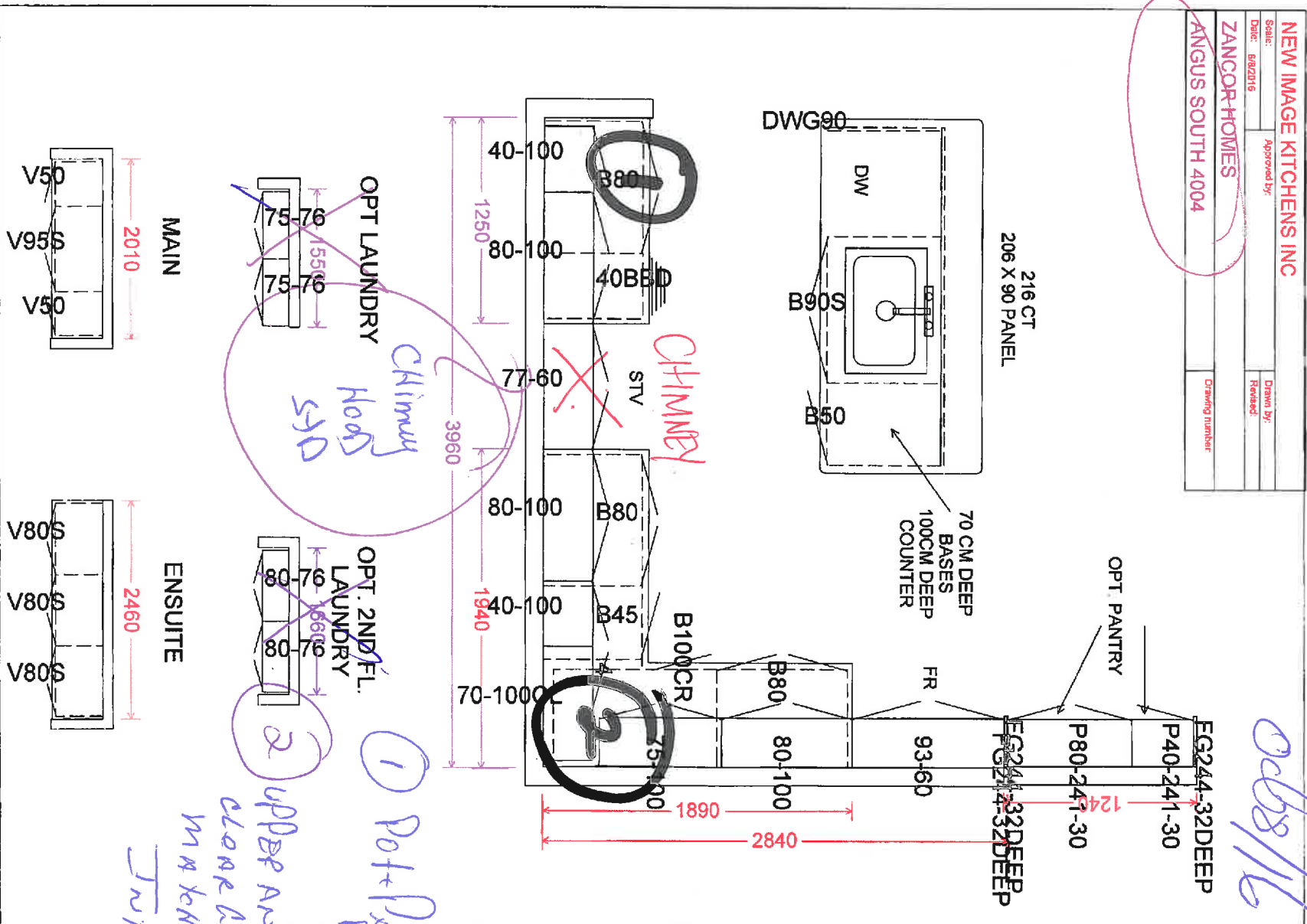


[Unit 4004]

2515 sq. ft. 2475 sq. ft.
Elev. A Elev. B

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 man 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 [4004]

| | |
|-------------------------------|--------------|
| NEW IMAGE KITCHENS INC | |
| Scale: | Approved by: |
| Date: 6/22/16 | Drawn by: |
| ZANCOR HOMES | |
| ANGUS SOUTH 4004 | |
| Drawing number: | |



Chase
PK

Lab 33.

06/28/16



ZANCOR
HOMES

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

Std Appliance Package. Std 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~~

Client Pl **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.

Victory Pl 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.

Client Pl 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

Pl Victory

Date

06/21/16

Purchaser Signature

Client

Date

PROJECT

Angus South

LOT

33

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

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

SITE

LOT

DATE