



ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 10 Model Type & Elevation : 50-03 CURRANT ELEVATION A - WOB Purchasers Names : DESIREE LAM		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	3 piece stainless steel kitchen appliances with white top loading washer and dryer	-	Bonus Package
Included	<i>Chimney Hood Fan</i>		Bonus Package
Included	Natural finish laminate flooring on main floor in non tiled areas as per plan SEE ITEM #20	-	Bonus Package
Included	<i>9' main floor ceilings, 8 ft ceilings on second and basement</i>		Bonus Package
Included	Carpet Grade Stairs with Oak pickets - SEE ITEM #3		Bonus Package
Included	Glass shower in Master Ensuite as per plan SEE ITEM #5	-	Bonus Package
Included	<i>USB Outlets (1) Kitchen and (1) Master Bedroom</i>		Bonus Package
1/	ADD GARAGE DOOR INTO MUD ROOM IF GRADE PERMITS	22-Dec-16	STRUCTURALS/COLOURS
2/	OAK STAIRS IN LIEU OF CARPET	22-Dec-16	COLOURS
3/	ADD FIREPLACE 30" (B2ONTRE) GAS FIREPLACE IN GREAT ROOM INCLUDES PAINT GRADE MANTEL AND 4" MARBLE SURROUND (NOTE-FOUNDATION WILL BE BUMPED OUT)	22-Dec-16	STRUCTURAL/COLOURS
4/	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF STD FRAMED	22-Dec-16	COLOURS
5/	MASTER ENSUITE SHOWER - ADD NICHE APPROX 12" HIGH BY APPROX 22" WIDE	22-Dec-16	COLOURS
6/	MASTER ENSUITE - UPGRADE TOILET CONTRAC CALI #4710BOVU IN LIEU OF STD.	22-Dec-16	COLOURS
7/	SMOOTH CEILINGS MAIN FLOOR ONLY	22-Dec-16	COLOURS
8/	MASTER BEDROOM - ADD OPT TRAY CEILING	22-Dec-16	COLOURS
9/	MASTER BEDROOM WALK IN CLOSETS - REMOVE WALL IN WALK IN CLOSETS CREATING ONE CLOSET WITH STD DOUBLE DOORS	22-Dec-16	COLOURS
10/	HVAC - GAS LINE TO KITCHEN STOVE INCL. 15AMP ***NOTE 40 AMP TO REMAIN	22-Dec-16	COLOURS


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		Date	Note
11/	HVAC - GAS LINE TO DRYER ON 2ND FLOOR	22-Dec-16	COLOURS
12/	ELECTRICAL - ADD (4) LED EXTERIOR SOFFIT LIGHTS ON SEPARATE SWITCH	22-Dec-16	COLOURS
13/	ELECTRICAL - SHIFT STD LIGHT TO BE OVER KITCHEN ISLAND ADD (2) CAPPED BOXES INSTALL ABOVE KITCHEN ISLAND ON SAME SWITCH ALONG WITH STD LIGHT SPACE EVENLY	22-Dec-16	COLOURS
14/	ELECTRICAL - LED POTLIGHTS	22-Dec-16	COLOURS
	(5) IN KITCHEN ON SEP SWITCH, STANDARD TO BE OVER ISLAND		
	(4) IN MAIN FLOOR HALL ON SAME SWITCH, DELETE STANDARD LIGHT(S)		
15/	TILES - UPGRADE #5 FLOOR TILES TO KITCHEN, BREAKFAST, FOYER AND POWDER ROOM	22-Dec-16	COLOURS
16/	TILES - UPGRADE #5 FLOOR TILES TO MASTER ENSUITE	22-Dec-16	COLOURS
17/	TILES - UPGRADE #5 WALL TILES IN MASTER ENSUITE	22-Dec-16	COLOURS
18/	TILES - ADD STD TILES TO THE CEILING THE TUB ENCLOSURE IN ENSUITE #4 AND TWIN BATH	22-Dec-16	COLOURS
19/	HARDWOOD - UPGRADE #1 HARDWOOD ON MAIN FLOOR, GREAT RM, DINING RM, HALLWAY, LIBRARY - *****INCLUDES STAIN ON OAK STAIRS	22-Dec-16	COLOURS
20/	HARDWOOD - UPGRADE #1 2ND FLOOR HALLWAY IN LIEU OF CARPET	22-Dec-16	COLOURS
21/	CARPET - UPGRADE #4 CARPET IN MASTER BEDROOM, BEDROOMS 2, 3 AND 4	22-Dec-16	COLOURS
22/	CAPRET - ADD BOUND CARPET STAIR RUNNER FROM MAIN TO 2ND FLOOR	22-Dec-16	COLOURS
23/	COUNTERTOPS/PLUMBING - UPGRADE #1 QUARTZ COUNTERTOP IN KITCHEN/ISLAND INCLUDES DOUBLE UNDERMOUNT SINK	22-Dec-16	COLOURS
24/	COUNTERTOPS/PLUMBING - UPGRADE #2 QUARTZ COUNTERTOP IN MASTER ENSUITE VANITIES INCLUDES STD #4220 CFY OVAL UNDERMOUNT SINKS	22-Dec-16	COLOURS
25/	ELECTRICAL - SHIFT OUTLET FOR FRIDGE	22-Dec-16	COLOURS
26/	CABINETS - ADD 36" WIDE X 24" DEEP PANTRY IN KITCHEN IN LIEU OF UPPER AND LOWER	22-Dec-16	COLOURS
27/	CABINETS - ADD 24" DEEP UPPER OVER FRIDGE WITH SIDE PANELS	22-Dec-16	COLOURS
28/	TILES - DELETE CERAMIC BATHROOM ACCESSORIES IN MASTER ENSUITE AND POWDER ROOM ONLY	22-Dec-16	COLOURS
29/	ELECTRICAL - PLUG 5.5 FT - OUTLET OVER FIREPLACE	12/23/2016	PURCHASER EXTRA

ZANCOR HOMES COLOUR CHART

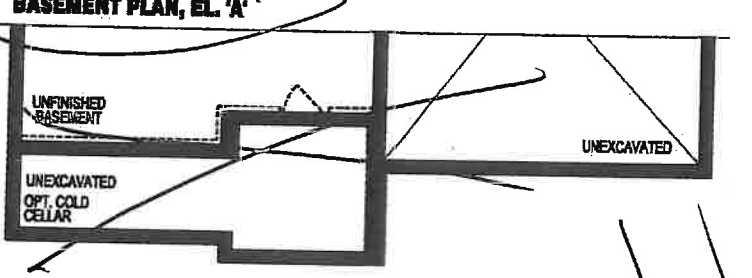
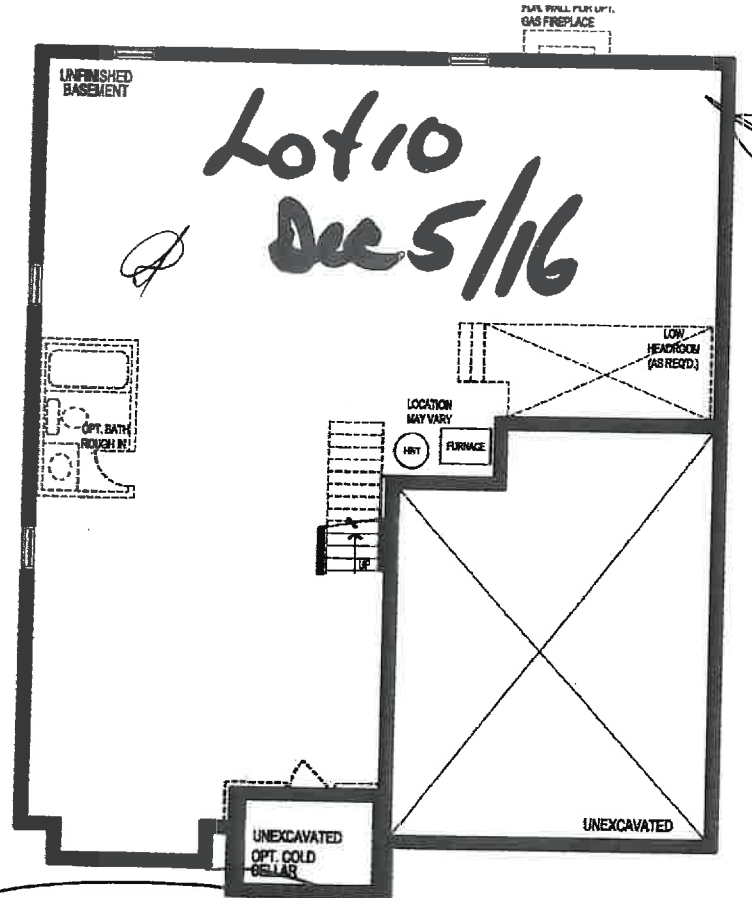
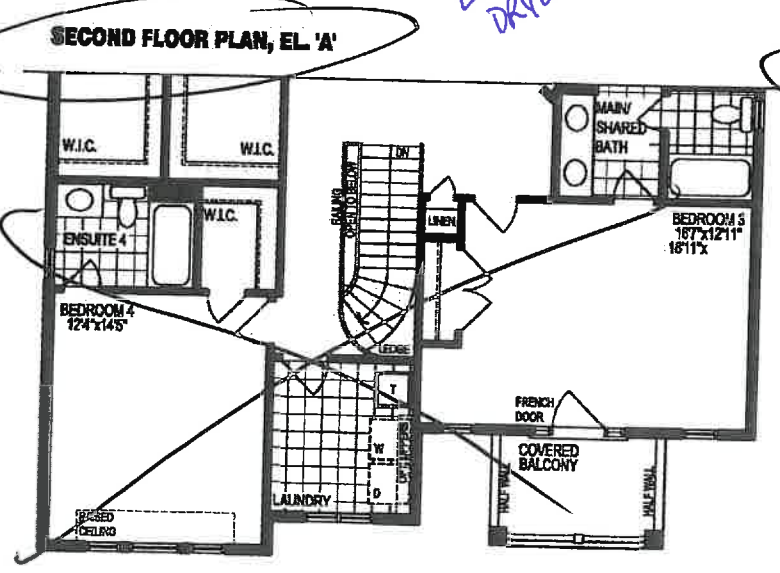
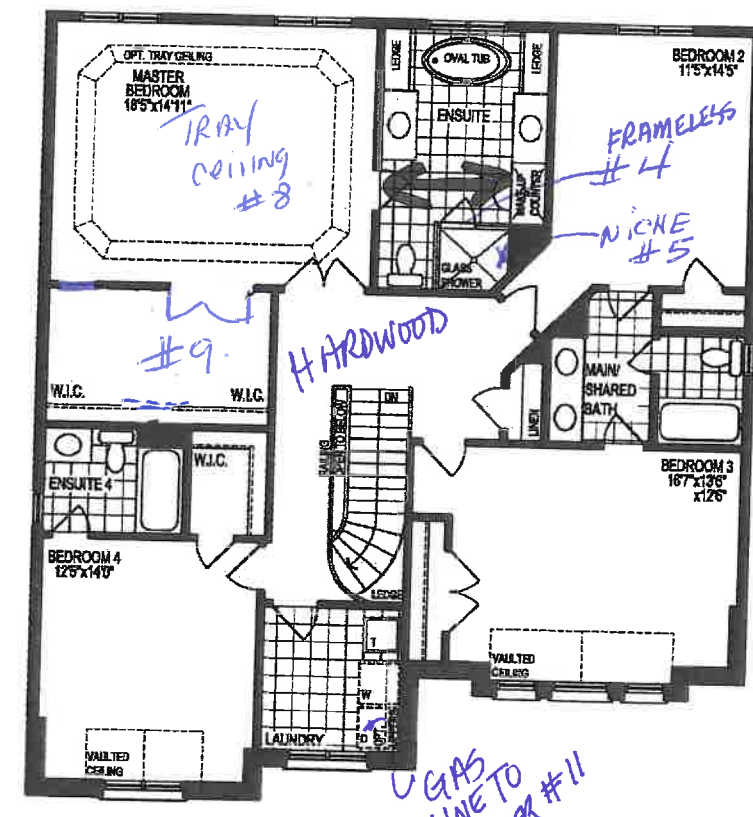
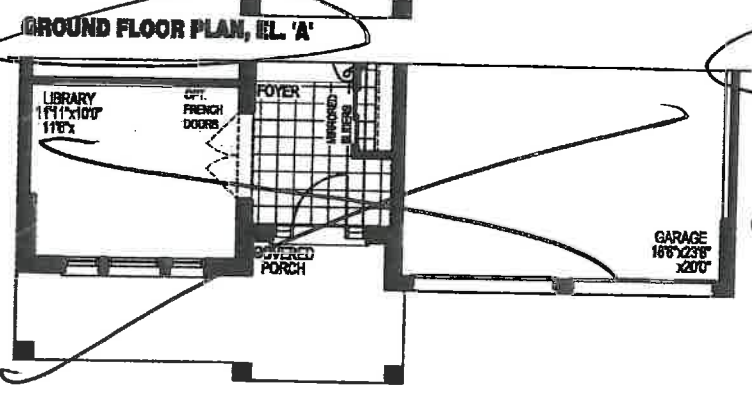
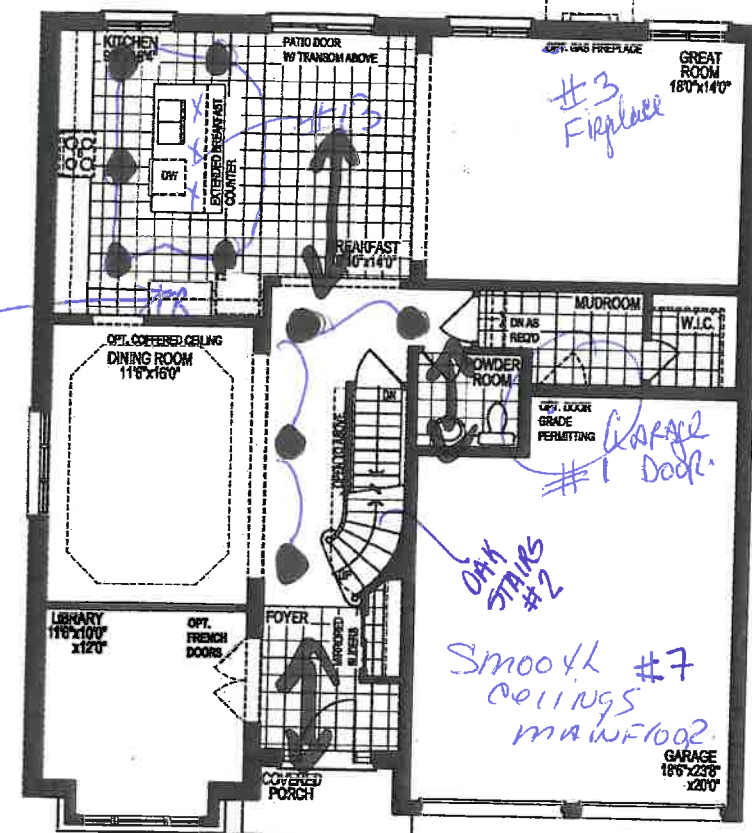
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC WHITE	✓	H 500 BC	K 319 UP # 1	G	
Island	300 SERIES PVC WHITE	✓	H 500 BC	K 319 UP # 1	G	
Servrey	NA					
Master Ensuite	300 SERIES PVC WHITE	✓	H 500 BC	K 617 UP# 1	D	
Main	NA					
Twin	300 SERIES PVC WHITE	✓	H 500 BC	PORTICO MARBLE 7735-58		
Ensuite #4	300 SERIES PVC WHITE	✓	H 500 BC	PORTICO MARBLE 7735-58		
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	ROMA STATUARIO 12 " X 24" INSTALL STACKED UP # 5		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	ROMA STATUARIO 12 " X 24" INSTALL STACKED UP # 5					
Mud Room	GRECO CINZA 13 X 13					
Main Hall	NA					
Kitchen Floor	ROMA STATUARIO 12 " X 24" INSTALL STACKED UP # 5					
Breakfast Floor	ROMA STATUARIO 12 " X 24" INSTALL STACKED UP # 5					
Kitchen Bk.Splash	NA					
Laundry	MELINA ICE 13 X 13	✓				
Mstr Ensuite Floor	ROMA IMPERIALE 12" X 24" INSTALL STACKED UP # 5			PERLATO ROY		
Mstr Ensuite Shower	WHITE DIAMOND MATT 10" X 30" INSTALL STACKED HORIZONTAL#5					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	PERLATO ROYALE	✓				
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	MELINA ICE 13 X 13	✓		PERLATO ROY		
Twin Ensuite Tub Wall	MELINA ICE 8 X 10	✓				
Ensuite #4 Bath Floor	MELINA ICE 13 X 13	✓		PERLATO ROY		
Ensuite #4 Bath Wall	MELINA ICE 8 X 10	✓				
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET/LAMINATE						
Living Room	NA					
Dining Room	VINTAGE U-LOC SELECT V PEARL RED OAK 4 1/4"	GRYPHONE UP # 1		✓		
Family/Great Room	VINTAGE U-LOC SELECT V PEARL RED OAK 4 1/4"	GRYPHONE UP # 1		✓		
Den/Study/parlour/Library	VINTAGE U-LOC SELECT V PEARL RED OAK 4 1/4"	GRYPHONE UP # 1		✓		
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Stairs	VINTAGE U-LOC SELECT V PEARL RED OAK 4 1/4"	GRYPHONE UP # 1		✓		
Upper Hall	VINTAGE U-LOC SELECT V PEARL RED OAK 4 1/4"	GRYPHONE UP # 1		✓		
Master Bedroom	ENDURING QUALITIES # 518 STEAM BATH UP# 4					
Bedroom 2	ENDURING QUALITIES # 518 STEAM BATH UP# 4					
Bedroom 3 & 4	ENDURING QUALITIES # 518 STEAM BATH UP# 4					
BOUND STAIR RUNNER	ENDURING QUALITIES # 518 STEAM BATH UP# 4					
Carpet Underpad						
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NERO MARQUINA	MANTLE	NF 8	
MIRRORS & ACCESSORIES		STANDARD	Opt. Crown Moulding	PLASTER MOULDING		
Bathroom Accessories	DELETE MASTER/POWDER ONLY	location		NA	NA	
Purchaser has reviewed the colour chart		SITE & LOT				
FOR TRADE USE		ANGUS SOUTH		LOT 10		
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.		Purchaser Initial		Vendor		
** PAGE 1 OF 2 **						

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN TO MATCH GRYPHON OAK STAIRCASE							
White Paint Req'd		NA							
Main to 2nd Railing Details:		STANDARD							
Main to Basement Railing		NA							
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
Kitchen/Breakfast		WARM GREY		Master Beds		WARM GREY			
Living Room		NA		Bedroom 2		WARM GREY			
Dining Room		WARM GREY		Bedroom 3		WARM GREY			
Family/Great room		WARM GREY		Bedroom 4		WARM GREY			
Den/Study		WARM GREY		Master Ens.		WARM GREY			
Main/Upper Hall		WARM GREY		Ensuite # 4		NA			
Laundry		WARM GREY		Twin		WARM GREY			
Powder Room		WARM GREY		Basement		NA			
PLUMBING- UPGRADES TO BE DETAILED ON PES									
		FIXTURES		FAUCETS		NOTES			
Kitchen		UPGRADE		STANDARD		DOUBLE UNDERMOUNT SINK			
Powder Room		STANDARD		STANDARD					
Master Ensuite		UPGRADE		STANDARD		OVAL UNDERMOUNT			
Twin		STANDARD		STANDARD					
Ensuite # 4		STANDARD		STANDARD					
BASEMENT		NA							
Other									
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'				YES / NO Package Name:					
		UPG (SEE PES)		DECLINED		NOTES			
GAS LINE BBQ		STANDARD							
WATERLINE to Fridge		6' STANDARD							
Hood Fan Venting SIZE		6"							
ELECTRICAL for Built-in Oven		NA							
ELECTRICAL for Built-in Micro / OTR		NA							
ELECTRICAL for Gas Stove / Cooktop		NA							
GAS LINE STOVE/LAUNDRY		UPGRADE							
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 SOUTH		50-3-A CURRANT		LOT: 10					
PURCHASER(S):		Desiree Lam				Purchaser Signature Date Dec 5/16			
HOME #/CELL #		905 417 6654				Purchaser Signature Date			
EMAIL:						Purchaser Signature Date			
DÉCOR NOTES						Purchaser Signature Date			
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 ***						Vendor Signature Date Dec 22/16			

SCHEDULE B
FLOOR PLAN

Lot #10
CURRANT



THE CURRANT

[Unit 5003]
 3110 sq. ft. Elev. A
 3080 sq. ft. 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 [5003]

4 LED SOFFIT
Pot light's

THE
CURRANT
— 50' DESIGN —
3110 SQ. FT.

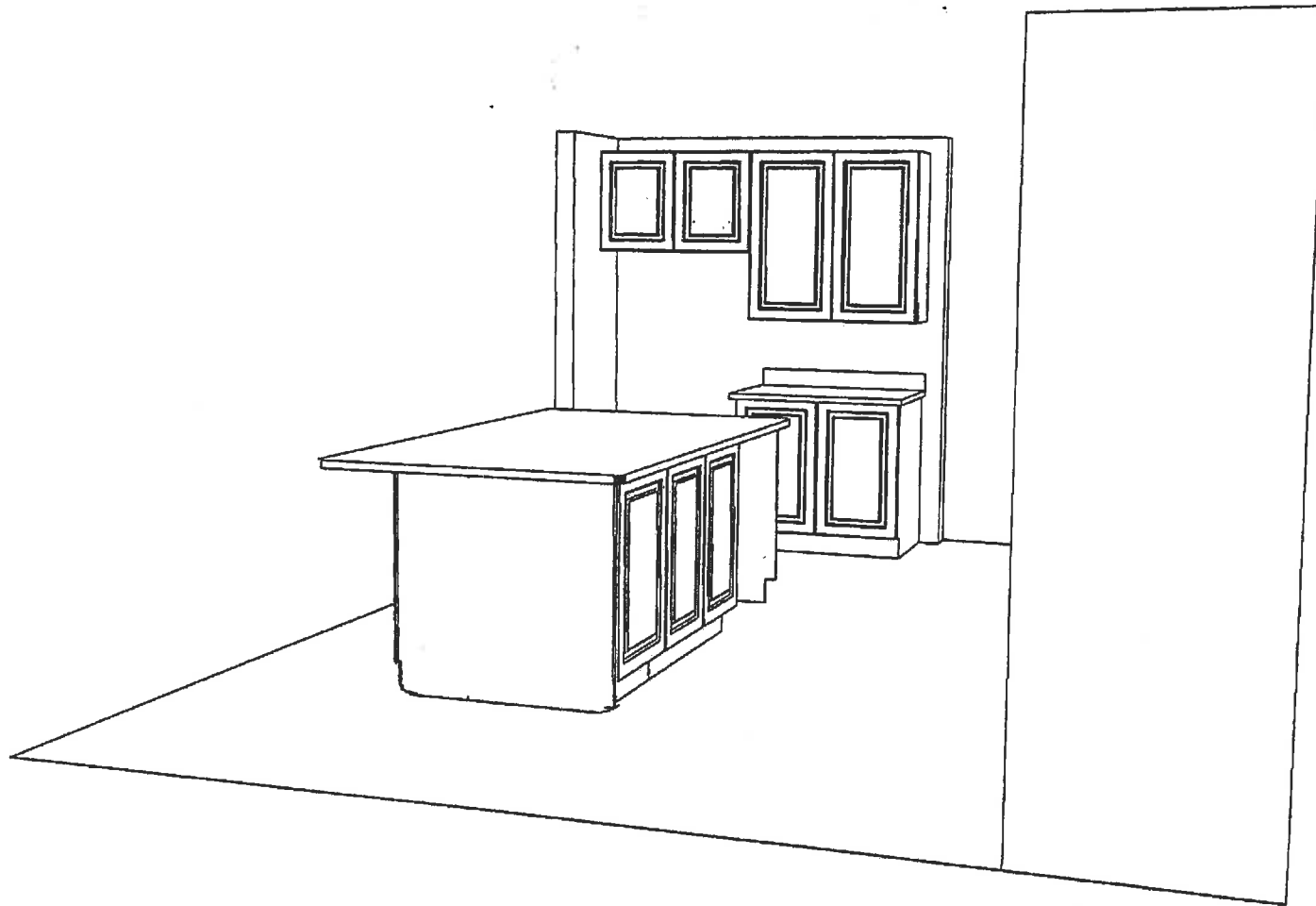
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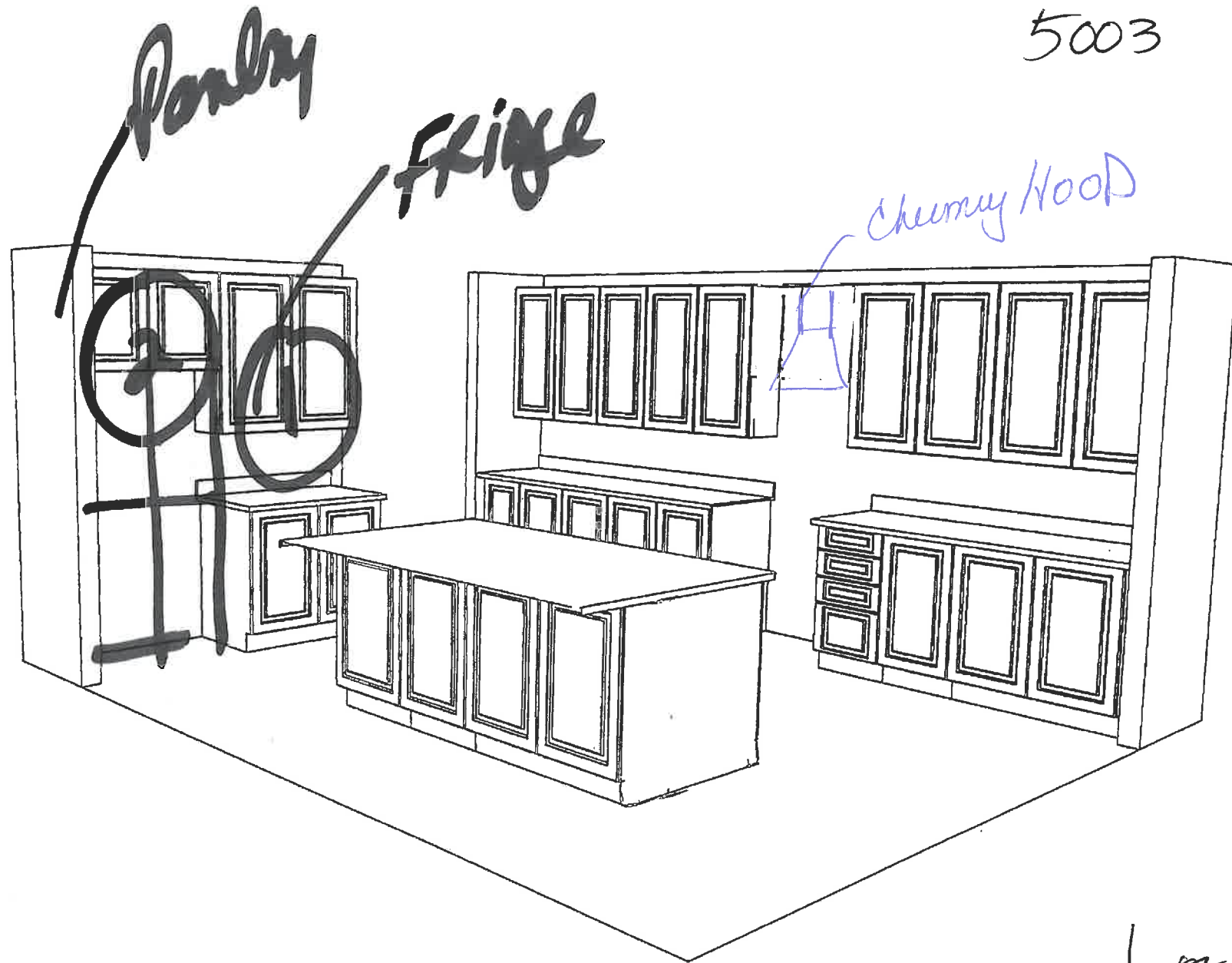
STYLE 'A'

5003

Lor10
Dec 5/16



2 of 2



5003

Lot 10

Dec 5/16

② 36" wide
24" deep
Pantry

① 24"
deep upper
Side Pantry

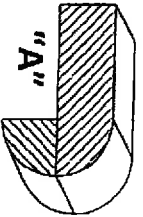
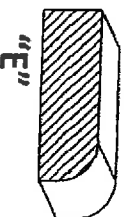
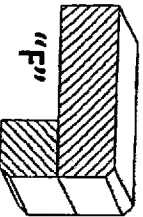
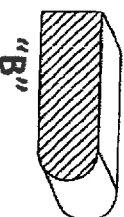
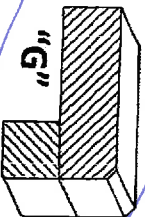
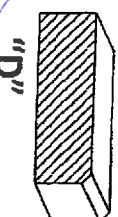
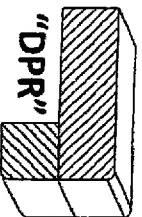
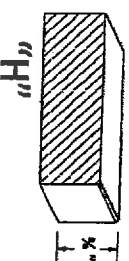
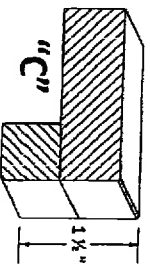
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ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

Lot 10
Angus Salt
Dec 5/16

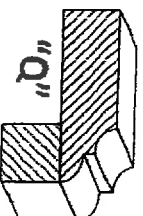
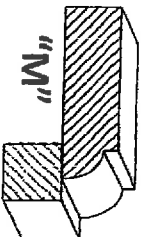
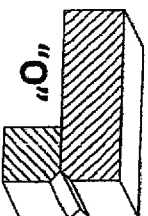
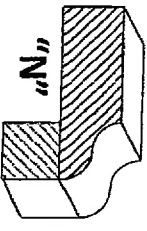
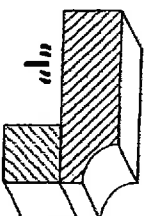
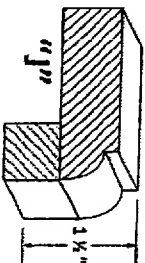
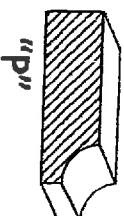
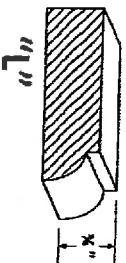
STANDARD



Handwritten: ~~of Kledan~~

Handwritten: upgrade

UPGRADES



*PRICES ARE SUBJECT TO
CHANGE WITHOUT NOTICE E.O.E.*

10610

ZANCOR
HOMES

TOILETS - CONTRAC (Baypoint)

PRICES ARE IN LIEU OF STANDARD

GENERAL

CASTLES
ONLY



Dec 5/16

Contrac CALI
4710BOVU

\$ 7.00

STD M/E &
PWDR

Smooth close seat
Elongated Bowl
Comfort Height
2 Piece
1.28Gpf / 4.8L

Modu Ensuit

4781BOVU / 4782BOV

\$ 11.00

Smooth close seat
Elongated Bowl
Comfort Height
2 Piece
1.28Gpf / 4.8L

Contrac CANBY
5710BEXU

\$ 4.00

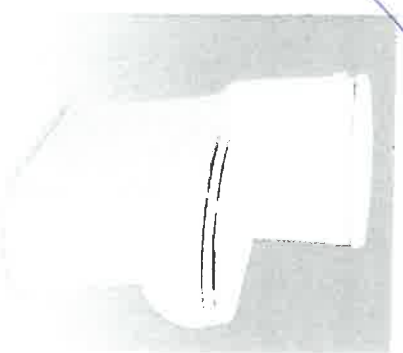
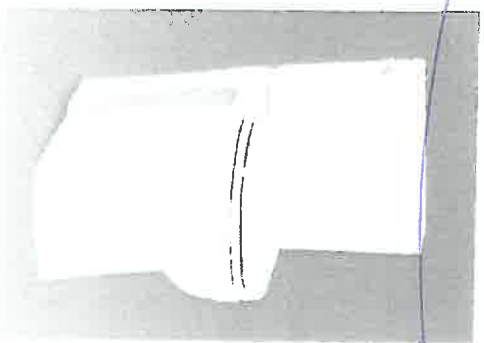
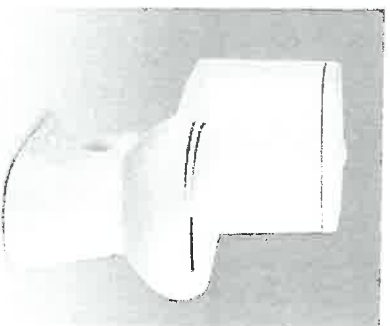
*For M/E & PWDR ONLY

\$

*Other Bathrooms

Smooth close seat
Elongated Bowl
Dual Flush
1 Piece
1.28Gpf / 0.8L

4.8Lpf / 3Lpf



APPLIANCE SPEC INFORMATION SHEET

STE & LOT: 10 Angus South DATE: Dec 5/16

SITING: ☐ Standard ☐ Reverse

RANGE

- ☒ 30" (STD)
☐ 36"
☐ 48"
☐ GAS
☐ COOKTOP (APRON)
☐ COOKTOP (DROP IN)
- ☐ AMPS _____
☐ AMPS _____
☐ AMPS _____

REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"
☐ BUILT IN FRIDGE
☐ WATERLINE REQUIRED
☐ PANELLED/INTEGRATED
☐ FLUSH INSET

WALL OVENS

- ☐ 30"
☐ SINGLE
☐ DOUBLE
☐ STEAM OVEN
☐ WARMING DRAWER
- ☐ AMPS _____
☐ AMPS _____
☐ AMPS _____
☐ AMPS _____

MICROWAVES

- ☐ BUILT IN MICRO
☐ MICRO TRIM KIT
☐ OVER THE RANGE
- ☐ AMPS _____
☐ MODEL _____
☐ AMPS _____

HOOD FANS

- ☒ CHIMNEY (CENTRE VENT)
☐ UNDER CABINET
☐ FLUSH INSET
- ☒ 6 INCH (STD)
☐ 8 INCH
☐ 10 INCH

DISHWASHER

- ☒ 24" (STD SIZE)

LAUNDRY

- ☐ FRONT LOADING SIDE BY SIDE
☐ STACKABLE

Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

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 Specs not received, DUE BY: _____ Appliance Specs RECEIVED _____

Purchaser Signature [Signature] Date Dec 5/16

Purchaser Signature _____ Date _____

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 Angus South

LOT 10

DATE Dec 5/16