


ANGUS SOUTH


Item #	Construction Details ANGUS SOUTH: LOT 16 Model Type & Elevation : 40-02 BAYBERRY ELEVATION A Purchasers Names : MICHAEL MADELEY AND BRITTANY MADELEY		
		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	<i>Natural finish laminate flooring on main floor in non tiled areas as per plan</i>		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 #12	-	Bonus Package
Included	Glass shower in Master Ensuite as per plan— SEE ITEM #21	-	Bonus Package
1/	GREAT ROOM - FIREPLACE NF8 W/STD MANTLE AND BUMP OUT FOUNDATION **INCLUDES FAN KIT	11-Jan-17	STR & COLOURS
2/	WATER LINE TO FRIDGE	11-Jan-17	STR & COLOURS
3/	CABINET UPPERS ABOVE FRIDGE AND GABLES (NEEDS 2 GABLES)	11-Jan-17	STR & COLOURS
4/	KITCHEN - FURRING PANEL AND CROWN TO CEILING	11-Jan-17	STR & COLOURS
5/	KITCHEN - GFI PLUG IN ISLAND AS PER DRAWING	11-Jan-17	STR & COLOURS
6/	KITCHEN - UPGRADE 2 BACKSPLASH C&D SILVER GREY BRIGHT 4X16 (STACKED)	11-Jan-17	STR & COLOURS
7/	KITCHNE - SOFT CLOSE OF DRAWERS ON STD BANK	11-Jan-17	STR & COLOURS
8/	KITCHEN - SOFT CLOSE OF DOORS	11-Jan-17	STR & COLOURS
9/	KITCHEN - CABINET VALENCE	11-Jan-17	STR & COLOURS
10/	KITCHEN - VALANCE LIGHTING - FLUORO TUBE	11-Jan-17	STR & COLOURS
11/	GARAGE - GARAGE MAN DOOR (1 R SUNKEN MUDROOM)	11-Jan-17	STR & COLOURS
12/	STAIRS - OAK STAIRS IN LIEU OF CARPET GRADE, INCLUDES OAK VENEER RISERS, STRINGER AND OAK TREADS	11-Jan-17	STR & COLOURS
13/	GREAT ROOM AND HALLWAY - UPGRADE 4 3-1/4" OAK GOTHAM HAND SCRAPPED HARDWOOD	11-Jan-17	STR & COLOURS
14/	UPPER HALLWAY - UPGRADE 4 - 3-1/4" OAK GOTHAM HAND SCRAPPED HARDWOOD	11-Jan-17	STR & COLOURS
15/	STAIR PICKETS - UPGRADE 1 SQUARE OAK PICKET/OVAL OAK HANDRAIL/SQUARE OAK POST	11-Jan-17	STR & COLOURS
16/	KITCHEN - TWO TONE CABINET FOR THE KITCHEN ISLAND	11-Jan-17	STR & COLOURS
17/	KITCHEN - 6 LED POTLIGHTS IN KITCHEN ON SEP SWITCH, STD TO BE OVER ISLAND	11-Jan-17	STR & COLOURS
18/	KITCHEN ISLAND - ADD CAPPED LIGHT TO BE CENTERED OVER ISLAND WITH STD LIGHT AND ADDED TO STD SWITCH	11-Jan-17	STR & COLOURS
19/	KITCHEN COUNTER - K-STONE UPG 1 INCLUDES DOUBLE UNDERMOUNT SINK	11-Jan-17	STR & COLOURS
20/	KITCHEN ISLAND - K-STONE UPG 1	11-Jan-17	STR & COLOURS

STRUCTRUALS AND COLOURS

JAN 11 2017

1 OF 2

ANGUS SOUTH

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		Date	Note
21/	MASTER ENSUITE - FRAMELESS GLASS SHOWER	11-Jan-17	STR & COLOURS
22/	MASTER ENSUITE - SHOWER NICHE (24" LENGTH X 12" HEIGHT)	11-Jan-17	STR & COLOURS
23/	MASTER ENSUITE - UPGRADE 4 GORGETTE TILE 12X24 FLOOR TILE	11-Jan-17	STR & COLOURS
24/	KITCHEN, BREAKFAST, FOYER/CLOAK - UPGRADE 4 HARDWOOD OAK GOTHAM HAND SCRAPPED	11-Jan-17	STR & COLOURS
25/	MASTER ENSUITE - UPGRADE 2 SHOWER C&D SILVER GREY BRIGHT 4X16	11-Jan-17	STR & COLOURS
26/	MAIN BATH - UPGRADE 2 MAIN BATH WALL C & D ARTIC WHITE BRIGHT 4X16	11-Jan-17	STR & COLOURS
27/	MASTER ENSUITE - CENTER STD LIGHT IN BETWEEN BOTH SINKS	11-Jan-17	STR & COLOURS
28/	MASTER ENSUITE - VANITY BANK OF DRAWERS/3 DRAWERS	11-Jan-17	STR & COLOURS
29/	MASTER ENSUITE - ADD GFI PLUG ON VANITY SIDE WALL (LOCATION AS PER SKETCH)	11-Jan-17	STR & COLOURS
30/	MASTER ENSUITE - HEATED FLOORS	11-Jan-17	STR & COLOURS
31/	MASTER ENSUITE - K-STONE (2) COUNTERTOP INCL. OVAL UNDERMOUNT SINK	11-Jan-17	STR & COLOURS
32/	MAIN BATH - K-STONE (2) COUNTERTOP INC. OVAL UNDERMOUNT SINK	11-Jan-17	STR & COLOURS
33/	POWDER ROOM - METHOD 18" TOWEL BAR MODEL #YB2418	11-Jan-17	STR & COLOURS
34/	POWDER ROOM - METHOD PIVOTING PAPER HOLDER MODEL #YB2408	11-Jan-17	STR & COLOURS
35/	MASTER ENSUITE - METHOD PIVOTING PAPER HOLDER MODEL #YB2408	11-Jan-17	STR & COLOURS
36/	MAIN BATHROOM - METHOD PIVOTING PAPER HOLDER MODEL #YB2408	11-Jan-17	STR & COLOURS
37/	MASTER ENSUITE - METHOD 24" TOWEL BAR MODEL #YB2424	11-Jan-17	STR & COLOURS
38/	MAIN BATHROOM - METHOD 24" TOWEL BAR MODEL #YB2424	11-Jan-17	PURCHASER EXTRA
39/	ELECTRICAL - GREAT/FAMILY ROOM - 5.5FT ELECTRICAL OUTLET (SEE SKETCH)	19-Dec-16	STR & COLOURS
40/	DELETE CERAMIC ACCESSORIES AS PER COLOUR CHART	11-Jan-17	STR & COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD CONT SLAB MDF- VANILLA MILKSHAKE ✓	H800BC ✓	K-STONE-K-319 (1)	"C"		✓
Island	STD CONT SLAB MDF- STONE GREY ✓	H800BC ✓	K-STONE-K319 (1)	"C"		✓
Master Ensuite	STD CONT SLAB MDF-STONE GREY ✓	H700BC ✓	K-STONE-K-101 (2)	"C"		✓
Main	STD CONT SLAB MDF-VANILLA MILKSHAKE ✓	H700P ✓	K-STONE-K-609 (2)	"C"		✓
Powder Room	N/A					
Laundry	N/A					
Basement Bath	N/A					
TILES						
Main Foyer	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"	✓				
Cloak Room	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"	✓				
Powder Room	MALENA ICE 13 X 13 ✓					
Mud Room	MALENA CARBON 13 X 13 ✓					
Main Hall	N/A					
Kitchen Floor	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"	✓				
Breakfast Floor	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Kitchen Bk.Splash	UPG (2) C & D SILVER GREY BRIGHT 4 X16					
Laundry	MALENA CARBON 13 X 13 ✓					
Mstr Ensuite Floor	(4) GEORGETTE LIGHT 12 X 24		ANCO CARRA			
Mstr Ensuite Shower	UPG (2) C & D SILVER GREY BRIGHT 4 X16					
Master Shower Floor	WHITE 2 X2					
Master Shower Jamb	BIANCO CARRARA SHOWER JAM					
Main Bath Floor	GRECO CINZA 13 X 13		ANCO CARRA			
Main Bath Tub Wall	UPG (2) C & D ARTIC WHITE BRIGHT 4 X16					
Twin Bath Floor	N/A					
Twin Ensuite Tub Wall	N/A					
Ensuite ### Bath Floor	N/A					
Ensuite ### Bath Wall	N/A					
Basement Ensuite Floor	N/A					
Basement Ensuite Wall	N/A					
HARDWOOD / CARPET						
Living Room		N/A				
Dining Room		N/A				
Family/Great Room	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Den/Study/parlour/Library		N/A				
Kitchen *(Waiver)	UPG (4) OAK GOTHAM HAD SCRAPPED FLOOR 3 1/4"					
Main Foyer *(Waiver)	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Main Hall	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Upper Hall	UPG (4) OAK GOTHAM HAND SCRAPPED FLOOR 3 1/4"					
Master Bedroom		RUSTIC WOOL 6590				
Bedroom 2		RUSTIC WOOL 6590				
Bedroom 3		RUSTIC WOOL 6590				
Bedroom 4		RUSTIC WOOL 6590				
Carpet Underpad		STANDARD				
Basement Foyer		N/A				
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NONE	MANTLE		NF8
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES						
Mirrors	YES		Opt. Crown Moulding		NONE	
Bathroom Accessories	DELETE ALL WHITE CERAMICS		Location		NONE	
Purchaser has reviewed the colour chart						
FOR TRADE USE				PINE RIVER SOUTH		16
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.				BM MM		
** PAGE 1 OF 2 **				Purchaser Initial		Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	OAK STAIRS IN LIEU OF CARPET GRADE, INCL. OAK VENEER RISERS AND STRINGERS		
LANDINGS	UPG (4) OAK GOTHAM HAND SCRAPPED HARDWOOD 3 1/2"		
Main to 2nd Railing Details:	UPG(1) SQUARE OAK PICKET/OVAL OAK HANDRAIL/SQUARE OAK POST		
Main to Basement Railing Details:	N/A		
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	WARM GREY	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	Main	WARM GREY
Laundry	WARM GREY	Twin	N/A
Powder Room	WARM GREY	Basement	N/A
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD		
Main/ Twin	STANDARD		
2nd Ensuite	N/A		
BASEMENT	N/A		
Other	N/A		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	NO		STD TO PBO
Hood Fan Venting SIZE	STANDARD		
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	NO		
ELECTRICAL for Gas Stove / Cooktop	NO		
ELECTRICAL for Bar Fridge	NO		
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.			
PINE RIVER SOUTH ✓	LOT: 16 ✓		
PURCHASER(S):	MICHAEL MADELEY BRITTANY MADELEY ✓	B. Madeley Dec 30/16	
HOME #/CELL #	647-219-8847	Purchaser Signature Michael Madeley Date Dec 30, 2016	
EMAIL:	brittanymadeley@gmail.com	Purchaser Signature Date	
DÉCOR NOTES	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.			
ZANCOR HOMES		DÉcor Consultant Signature Date JAN 10 2017	
*** PAGE 2 OF 2 ***		Vendor Signature Date	

LOT 16



Unit 4002

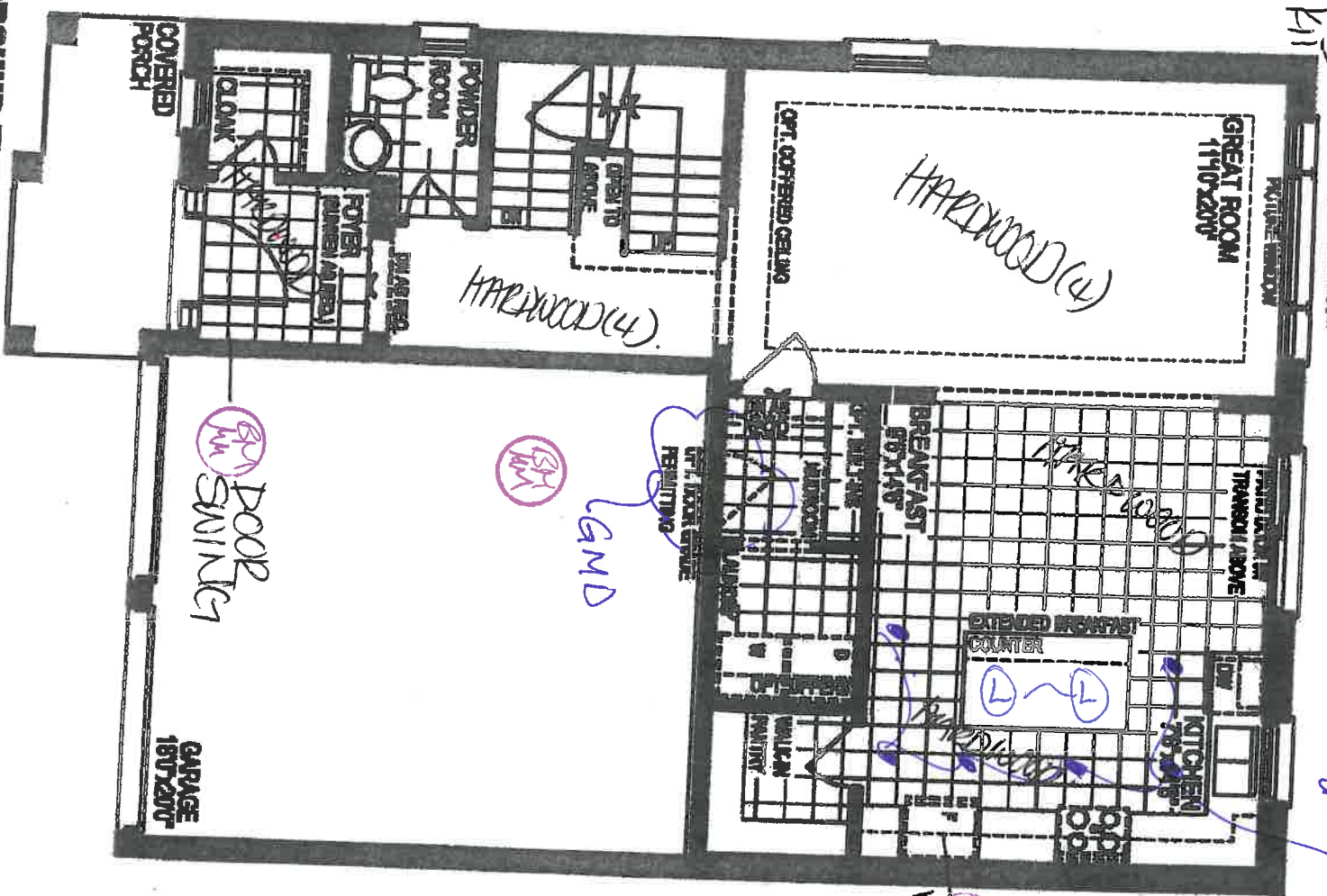
Elev. C

renderings are artist's concept. E & O.E. [4002]

FILEPLACE
(NFB)
100L. FALKI

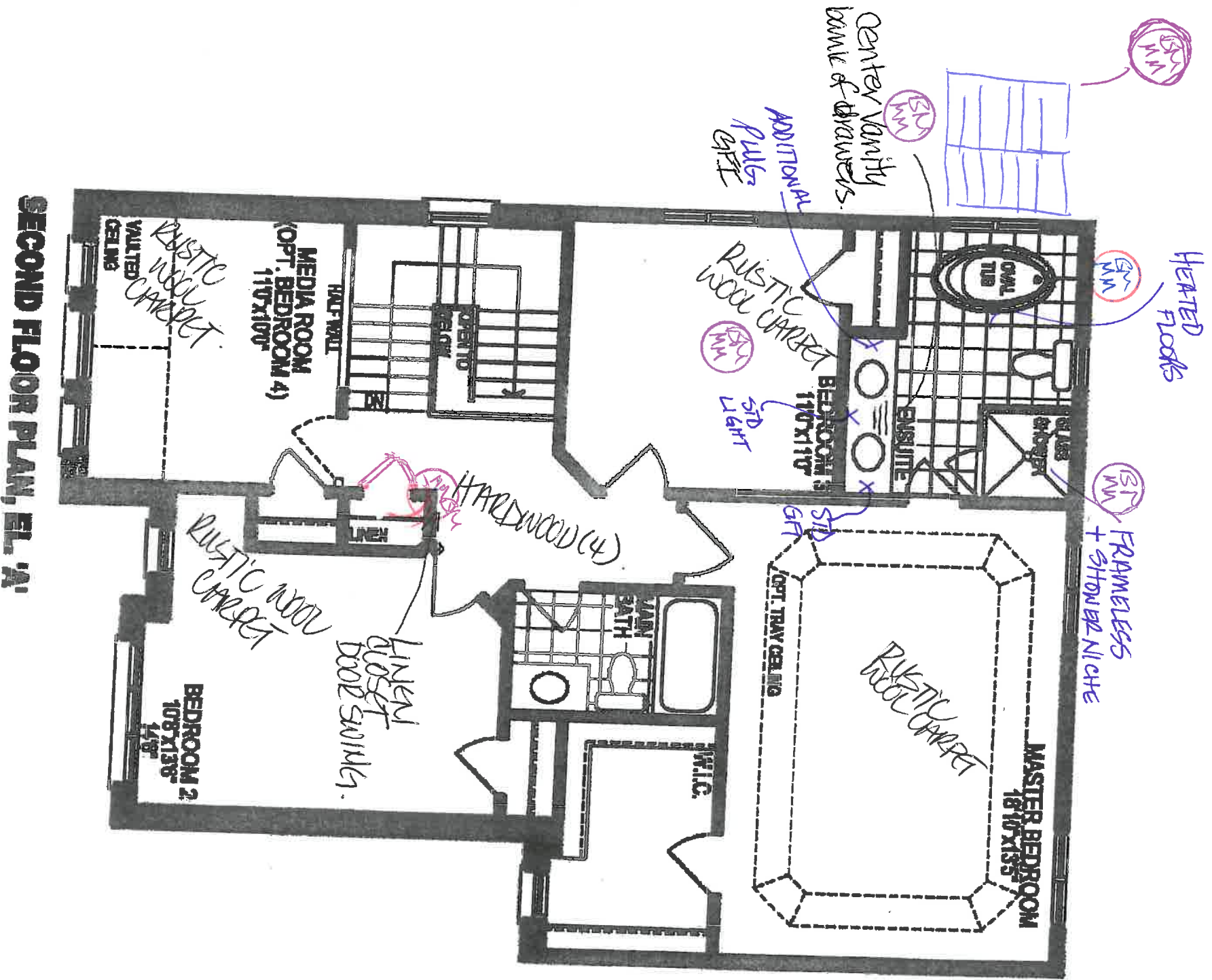


GROUND FLOOR PLAN, EL. 'A'



LOT 16

BAYBERRY 4002

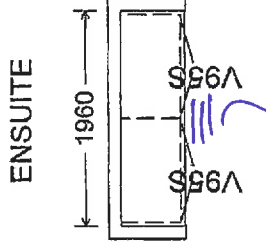
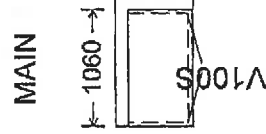
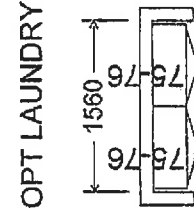
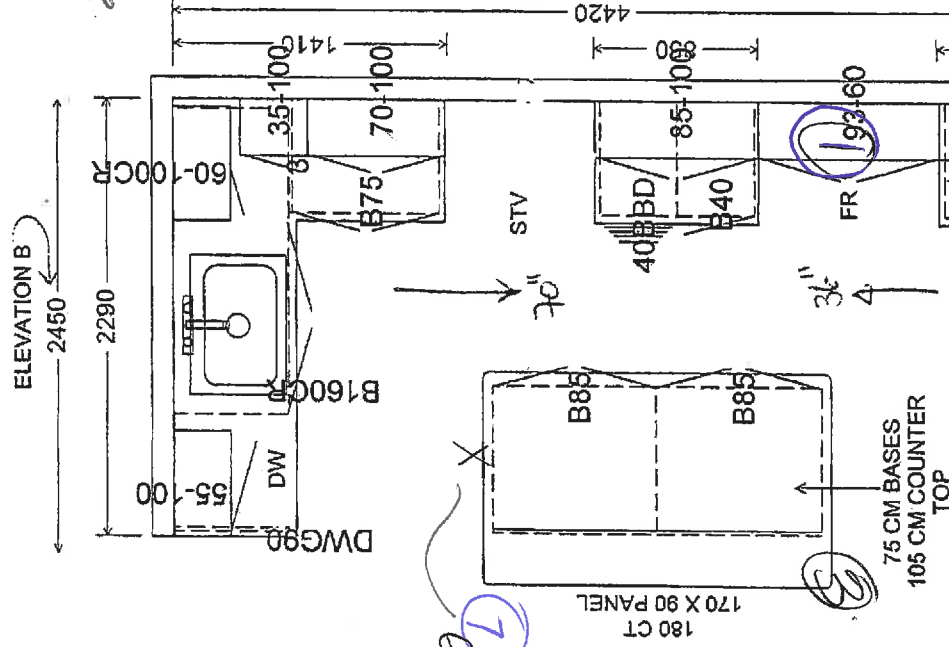


SECOND FLOOR PLAN, EL. 'A'

LOT 16



NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	WNC
Date: 6/1/16	Revised:		
ZANCOR HOMES			
ANGUS SOUTH 4002			
		Drawing number:	



6 BANK OF DRAWERS

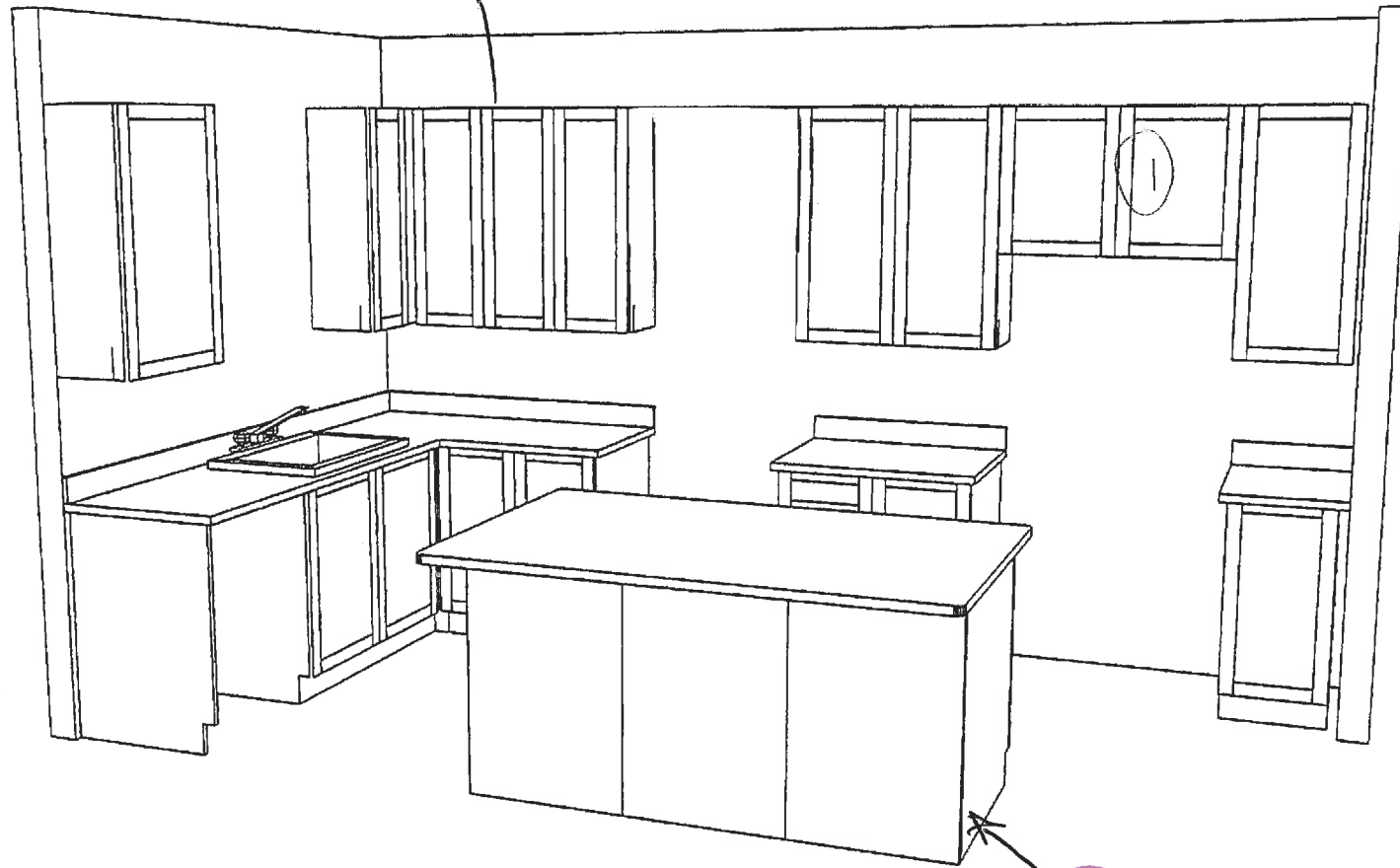
Lot 16 Pine River South.

- 1 Deeply w/ granite
- 2 Fuming w/ crown
- 3 TWO TONE KITCHEN
- 4 SOFT CLOSE DOOR & DRAWERS
- 5 Valence
- 6 Vandy Bank of drawers
- 7 GFI Plug in Island.

① Deep Upper w/gables

4002

VANILLA
MILKSHAKE
CABINETS



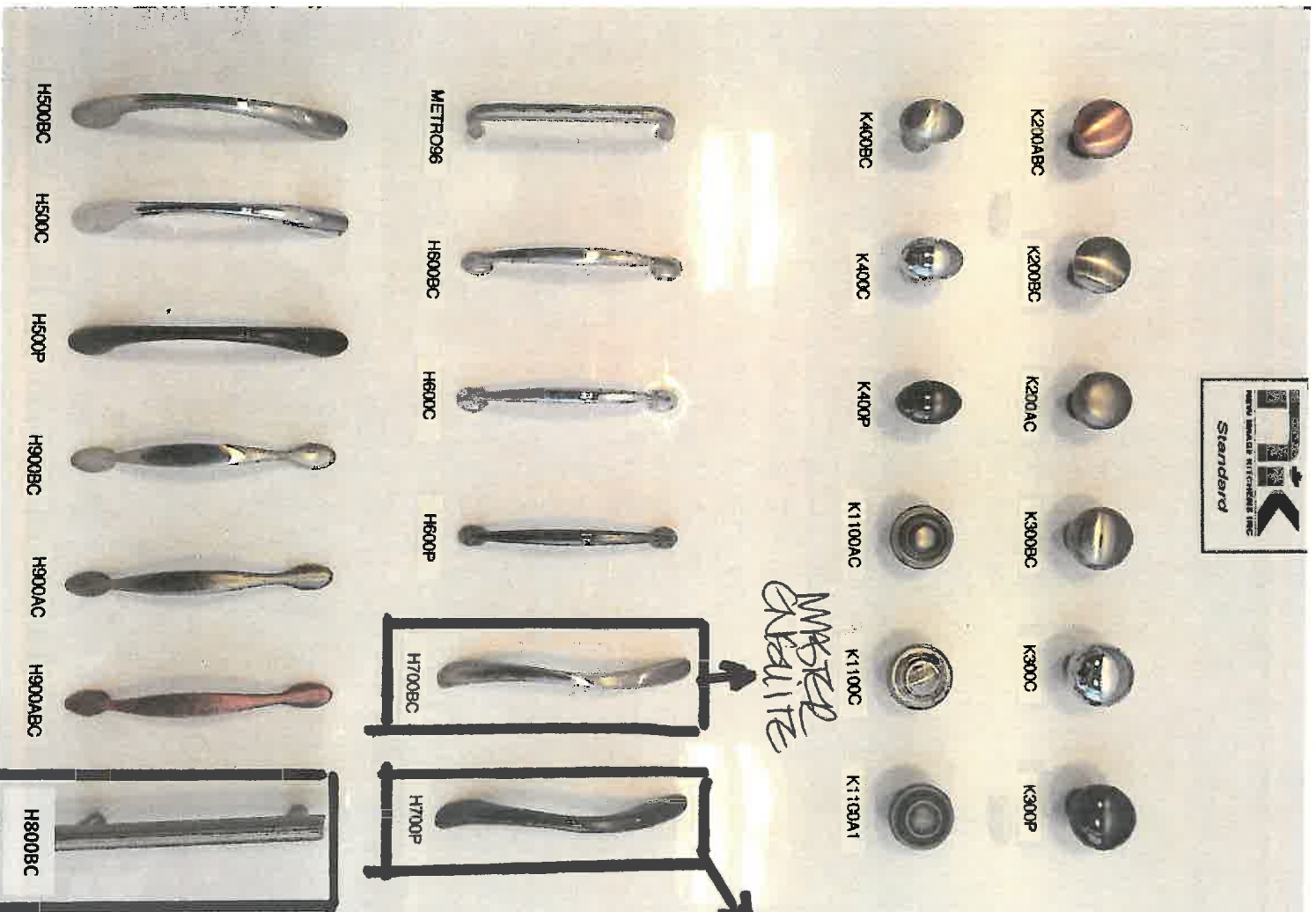
STONE GREY
CABINETS

LOT 16 Pine River South.

MM
SM

PINE RIVER SOUTH. STANDARD CABINET HARDWARE

(New Image Kitchens)



Lot 16



KITCHEN
ISLAND

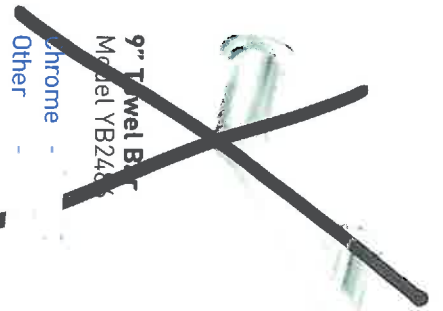
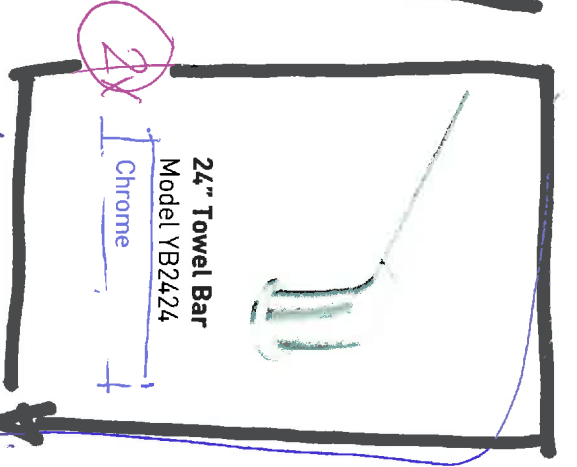
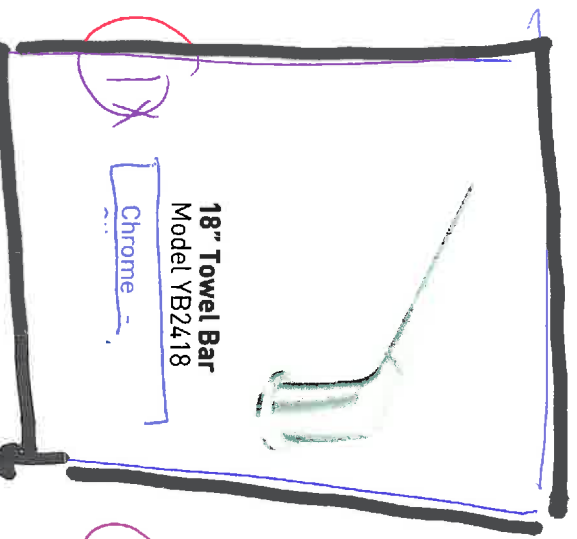
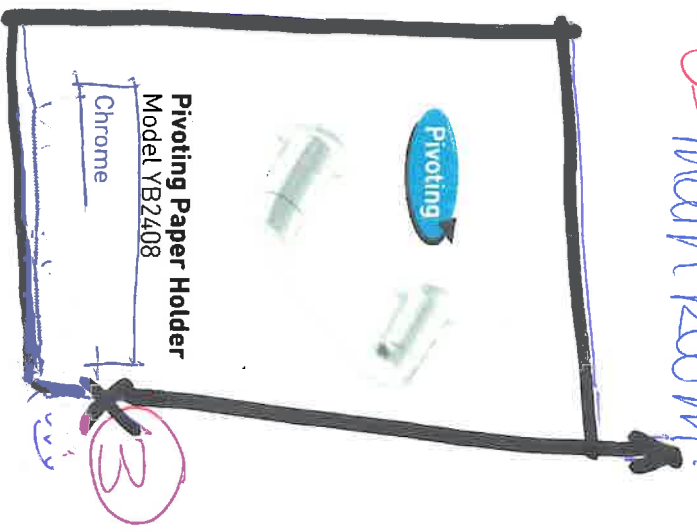
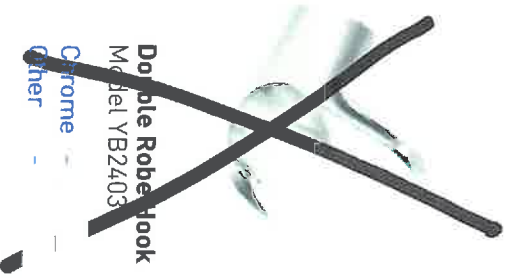
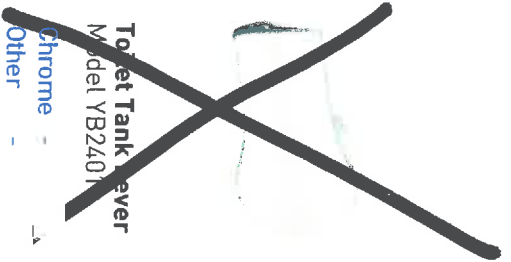
LOT 16



Method™

Traditional | Transitional | Modern

- 1 = Powder Rm
- 2 = Master ensuite
- 3 = main room



1. Powder Rm

1. Master ensuite
2. \$ MAIN BATH

PROFIT
MAXIMIZATION SYSTEM



To order, combine the model number with one of these finish letter(s):
Chrome [CH], LifeShine® Brushed Nickel [BN].

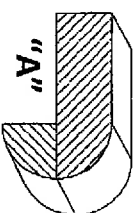
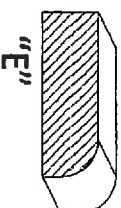
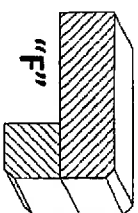
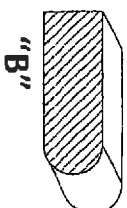
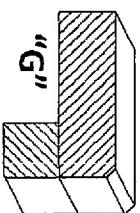
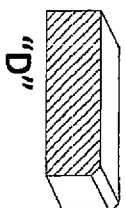
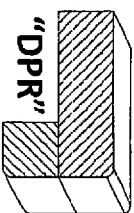
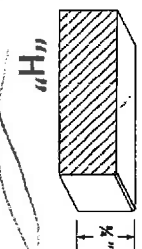
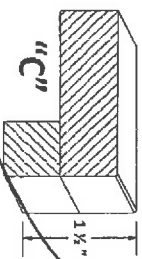
ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

Kitchen

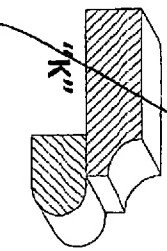
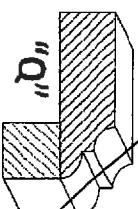
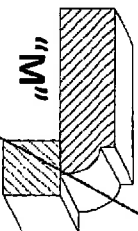
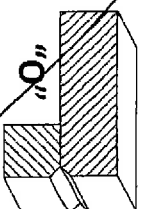
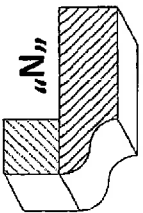
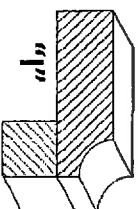
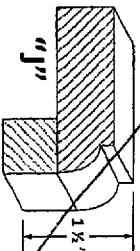
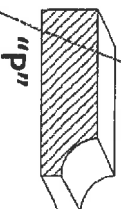
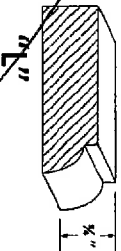
Bathroom



UPGRADES

Kitchen

Bathroom



LOT / SITE

LOT 16

PURCHASER SIGNATURE

B. Maderley

PINE RIVER SOUTH

PINK PIVER SOUTH

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

LOT 16

DATE:

Dec. 30. 2016.

SITING:

☒ Standard

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ 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

☐ WARNING DRAWER

☒ AMPS

☐ AMPS

☐ AMPS

☐ AMPS

MICROWAVES

☐ BUILT IN MICRO

☐ MICRO TRIM KIT

☐ OVER THE RANGE

☐ AMPS

☐ MODEL

☐ AMPS

ON THE COUNTERTOP

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 Manufacturer's 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:

JAN. 30. 2017.

Appliance Specs RECEIVED

Purchaser Signature

B. Madoley

Date

Dec. 30. 2016

Purchaser Signature

Michael Madley

Date

Dec. 30. 2016

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****

Pine River South. **LOT 16** **Dec. 30. 2016.**
SITE LOT DATE