


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 23 Model Type & Elevation : WALNUT 40-06 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 with white top loading washer and dryer		Bonus Package
Included	Chimney Hood Fan		Bonus Package
Included	USB Outlets (1) Kitchen and (1) Master Bedroom		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- SEE ITEM #3		Bonus Package
Included	Glass shower in Master Ensuite as per plan - SEE ITEM #15		Bonus Package
1/	DELETE VANITY MIRRORS IN MASTER ENSUITE AND POWDER ROOM	17-Nov-16	COLOURS
2/	DELETE ALL BATHROOM ACCESSORIS (ALL BATHROOMS)	17-Nov-16	COLOURS
3/	OAK STAIRS IN LIEU OF CARPET GRADE	17-Nov-16	COLOURS
4/	LAMIATE - UPGRADE TO STAINED LAMINATE FLOORING *** INCLUDES STAIN OAK STAIRS	17-Nov-16	COLOURS
5/	RAILINGS - UPG1 - 1-5/16" SQUARE OAK PICKETS 2-1/2" OVAL OAK HANDRAIL 2-3/4" SQUARE OAK POSTS	17-Nov-16	COLOURS
6/	TILES - MASTER ENSUITE - UPGRADE #4 FLOOR TILE & UPGRADE #3 WALL TILE	17-Nov-16	COLOURS
7/	TILES - UPGRADE #4 FLOOR - KITCHEN, BREAKFAST, POWDER RM AND FOYER	17-Nov-16	COLOURS
8/	PLUMBING - UPGRADE KITCHEN SINK BLANCO QUARTRUS U SUPER SINGLE IN LIEU OF STANDARD	17-Nov-16	COLOURS
9/	COUNTERTOP - KITCHEN COUNTERTOP QUARTZ UPGRADE #2	17-Nov-16	COLOURS
10/	COUNTERTOP - MASTER ENSUITE - UPGRADE #1 *** INCLUDES OVAL UNDERMOUNT SINK	17-Nov-16	COLOURS
11/	CABINETS - UPGRADE KITCHEN CABINET HARDWARE	17-Nov-16	COLOURS
12/	PLUMBING - UPGRADE (2) TWO SINK FAUCETS IN MASTER ENSUITE TO MOEN SINGLE HANDLE RIZON IN CHROME MDOEL #6900	17-Nov-16	COLOURS
13/	OPTIONAL DOOR FROM GARAGE INTO LAUNDRY ROOM (IF GRADE PERMITS)	17-Nov-16	COLOURS
14/	MAIN FLOOR - ADD SMOOTH CEILINGS MAIN FLOOR ONLY	17-Nov-16	COLOURS
15/	MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE IN LIEU OF STANDARD	17-Nov-16	COLOURS
16/	ELECTRICAL - STANDARD LIGHT IN KITCHEN TO BE INSTALLED ABOVE KITCHEN ISLAND	17-Nov-16	COLOURS

*SEE SWING OF FRONT DOOR

STRUCTRUALS AND COLOURS

NOV 17 2016

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CONT SLAB PVC TUZEDO	H 200 BC	K 613 QUARTZ (2)	C		
Island	CONT SLAB PVC TUZEDO	H200 BC	K 613 QUARTZ (2)	C		
Servery	NA					
Master Ensuite	CONT SLAB MDF VANILLA MILKSHAKE	H500C	K 365 QUARTZ (1)	H		
Main	NA					
Twin	MOSAIC OAK TIMBER GREY	H 800 BC	WINTER CARNIVAL 1874K-52			
Ensuite #4	CAMBRIDGE OAK WHITE	H 500 C	CARRERRA BIANCO 6696-46			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	SILKSTONE GRIGIO 12 X 24 INSTALL STACKED UP # 4		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	SILKSTONE GRIGIO 12 X 24 INSTALL STACKED UP # 4					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	SILKSTONE GRIGIO 12 X 24 INSTALL STACKED UP # 4					
Breakfast Floor	SILKSTONE GRIGIO 12 X 24 INSTALL STACKED UP # 4					
Kitchen Bk.Splash	NA					
Laundry	CINQ BLACK 13 X 13					
Mstr Ensuite Floor	SIMPLICITY BLACK 12 X 24 UP # 4 INSTALL STACKED	NA	BIANCA CARR			
Mstr Ensuite Shower	CARRERRA SERIES WHITE/GREY GLOSSY 10 X 16 INSTALL HORIZONTAL					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	MALINA ICE 13 X 13		BIANCA CARR			
Twin Ensuite Tub Wall	MALINA ICE 8 X 10	NA				
Ensuite #4 Bath Floor	NEW ALBION GREY 13 X 13		BIANCA CARR			
Ensuite #4 Shower Wall	NEW ALBION GREY 8 X 10	YES				
Ensuite # 4 Shower Floor	2 X 2 WHITE					
Ensuite # 4 Shower Jamb	BIANCA CARRERRA					
HARDWOOD / CARPET/LAMINATE						
Living Room	LEXINGTON ROCKINGHAM OAK TL 21015					
Dining Room	LEXINGTON ROCKINGHAM OAK TL 21015					
Family/Great Room	LEXINGTON ROCKINGHAM OAK TL 21015					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Stairs	LEXINGTON ROCKINGHAM OAK TL 21015					
Upper Hall/Study Nook	PERFORMA 11 SANDPIPER # 4375					
Master Bedroom	PERFORMA 11 SANDPIPER # 4375					
Bedroom 2	PERFORMA 11 SANDPIPER # 4375					
Bedroom 3	PERFORMA 11 SANDPIPER # 4375					
Bedroom 4	PERFORMA 11 SANDPIPER # 4375					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	MANTLE	NA		
LOCATION	NA	Opt. Surround	MANTLE	A		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	DELETE POWDER & MASTER ONLY	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				ANGUS SOUTH LOT 23		

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.

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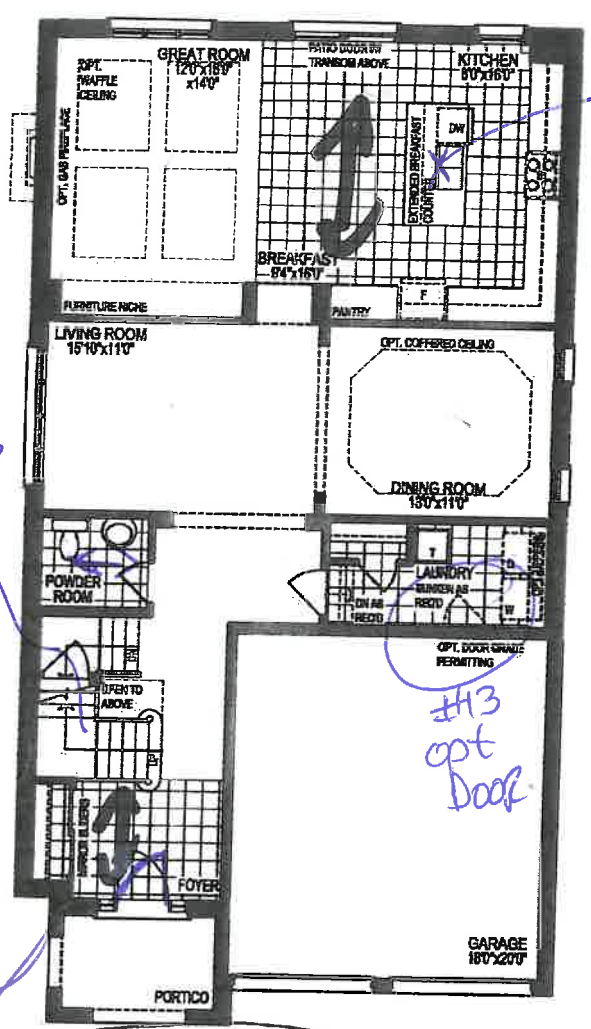
[Signature]

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN ROCKINGHAM							
White Paint Req'd		NA							
Main to 2nd Railing Details:		1 5/16" SQUARE OAK PICKET 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POST							
Main to Basement top of basement door		1 5/16" SQUARE OAK PICKET 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POST							
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		NA		Master Ens.		WARM GREY			
Main/Upper Hall		WARM GREY		Main		WARM GREY			
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		BLANCO QUATRUS U SUPER SINGLE #401248			
Powder Room		STANDARD		STANDARD					
Master Ensuite		UPGRADE		UPGRADE		RIZON # 6900 (2) FAUCETS			
Twin		STANDARD		STANDARD					
2nd Ensuite		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		NA							
Hood Fan 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 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		40-6-A WALNUT		LOT: 23					
PURCHASER(S):		Meera Santhirasooriar				Purchaser Signature 16/11/16			
HOME #/CELL #		416-999-8323				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 ***		ZANCOR HOMES		Vendor Signature		Date			

Lot 23
Nov 16/16
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SCHEDULE "B"
Floor Plan
WALNUT "A"
Lot # 23

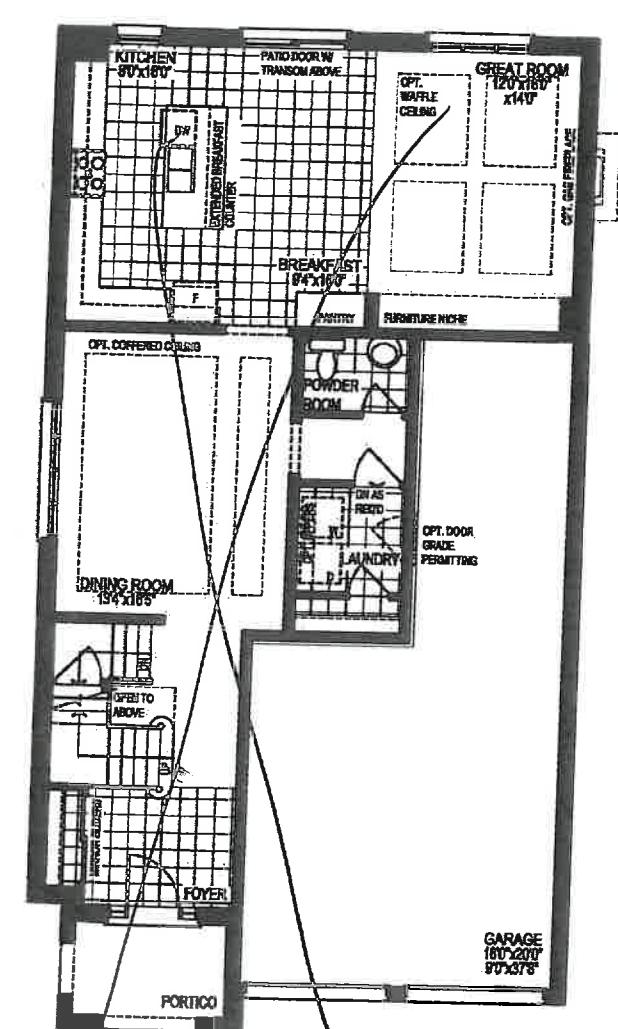


GROUND FLOOR PLAN, EL. 'A'

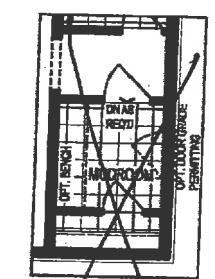


MUDROOM FOR OPT. SECOND FLOOR LAUNDRY

#14 Smooth Ceilings
in Main Floor



OPTIONAL GROUND FLOOR PLAN WITH TANDEM GARAGE, EL. 'A'



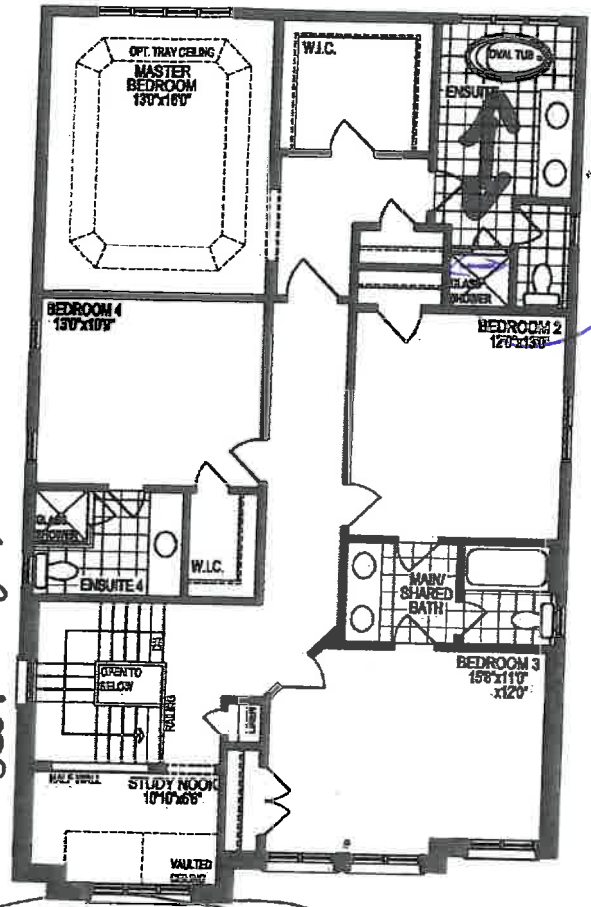
MUDROOM FOR OPT. SECOND FLOOR LAUNDRY

THE WALNUT	
[Unit 4006]	
2855 sq. ft. Elev. A	2885 sq. ft. Elev. B
Optional Tandem Garage 2685 sq. ft.	2610 sq. ft.

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

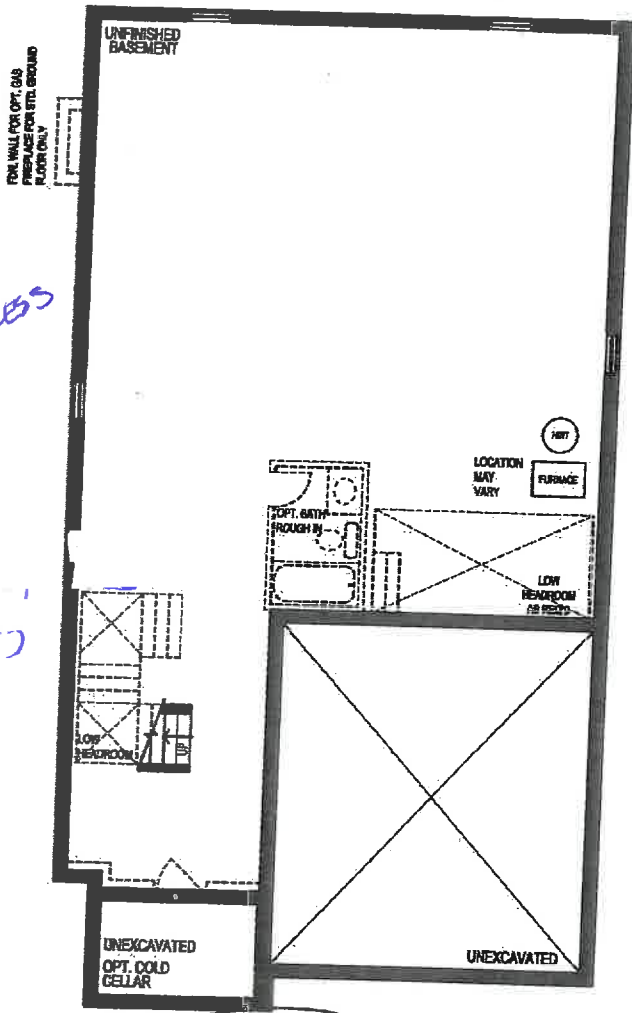


SCHEDULE "B"
FLOOR PLAN
WALNUT "A"
LOT #23

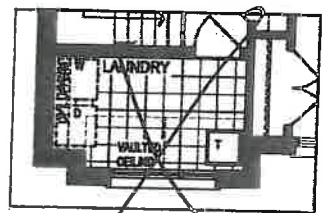


SECOND FLOOR PLAN, EL. 'A'

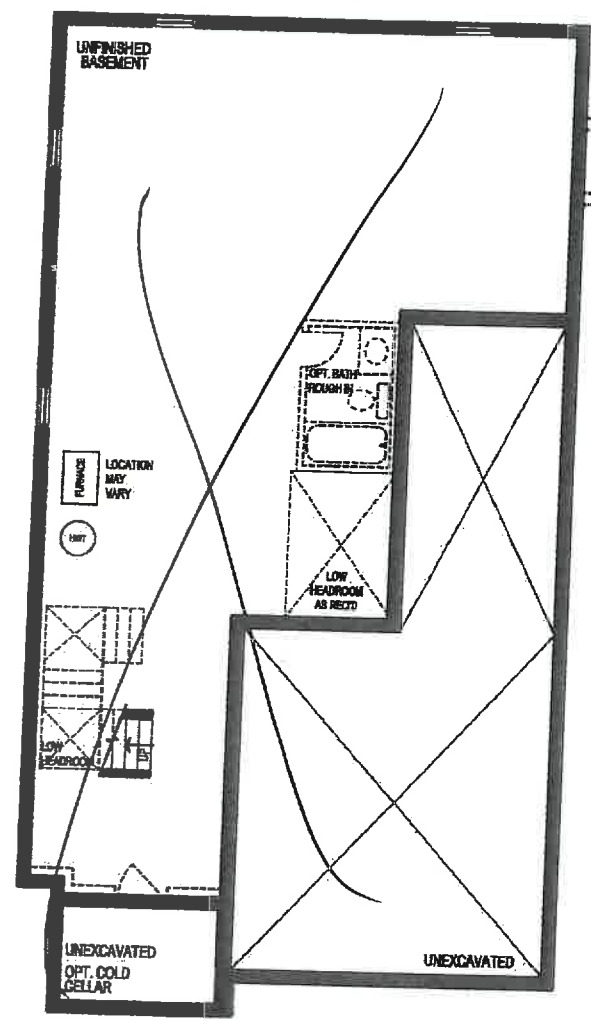
#15
FRAMELESS



BASEMENT PLAN, EL. 'A'



OPT. SECOND FLOOR
LAUNDRY, EL. 'A' (B'
SIMILAR)



OPTIONAL BASEMENT PLAN
WITH TANDEM GARAGE, EL. 'A'
ELEVATION B' SIMILAR

Lot
23
Nov
16/16



THE WALNUT

[Unit 4006]

2855 sq. ft. 2885sq. ft.
Elev. A Elev. B

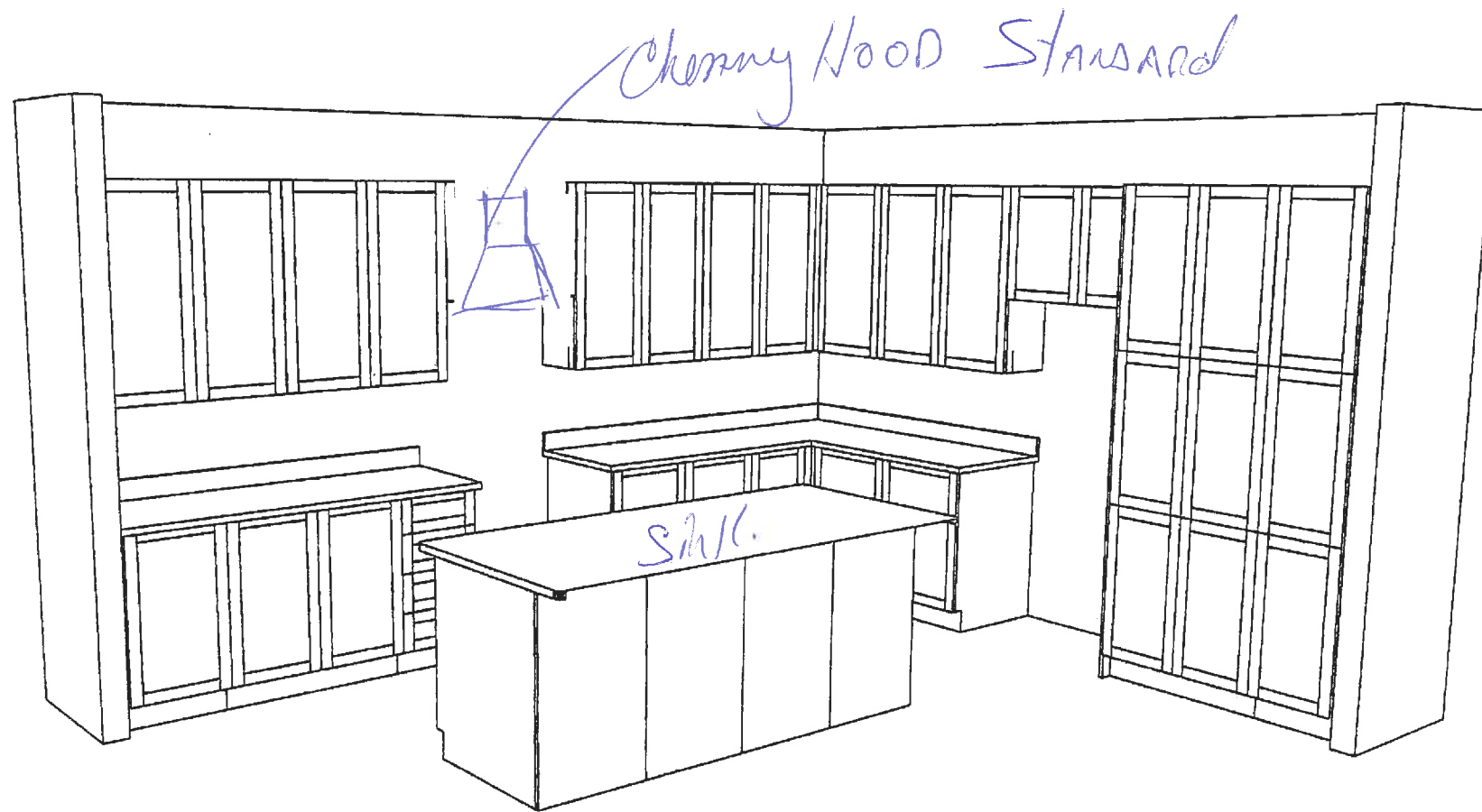
Optional Tandem Garage 2685 sq. ft. 2610 sq. ft.

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4006

Lot 23

Nov 16/16
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Standard

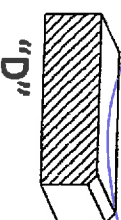
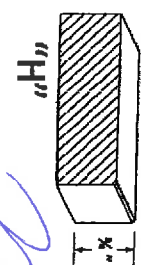
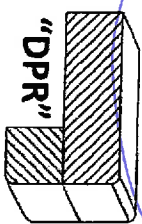
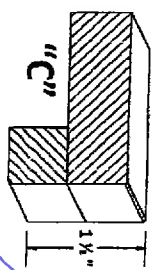
Layout.

Lot 23

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

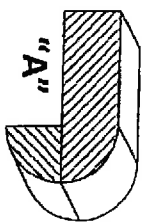
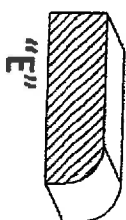
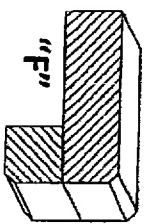
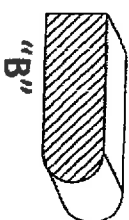
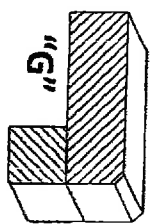
Redstone



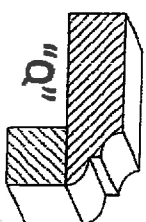
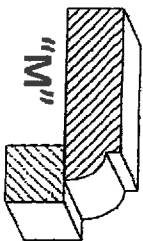
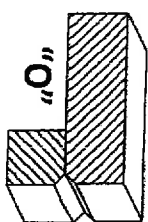
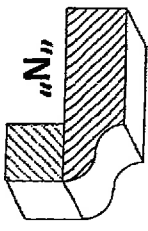
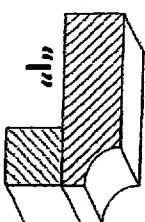
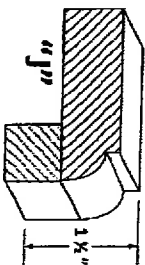
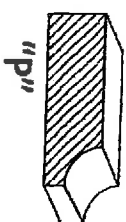
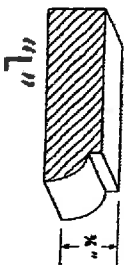
Interstone

March 16/16

*August
Soll*



UPGRADES





APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

23 Angus Sock DATE: Nov 16 / 16

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
- ☐ 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

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

B **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.

B 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.

B 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

Nov 16 / 16

Purchaser Signature

Date

Nov 16 / 16

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 August 2014 LOT 23 DATE November 16