


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 149R Model Type & Elevation : DAFFODIL 30-05 B Purchasers Names : SUSAN ALI		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</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 SEE ITEM #1</i>		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
1/	UPGRADE TO OAK STAIRS IN LIEU OF CARPET	17-Nov-16	COLOURS
2/	BASEMENT - UPGRADE 2 WINDOWS TO 30"X24" IN LIEU OF STANDARD	17-Nov-16	COLOURS
3/	DELETE ALL CERAMIC BATHROOM ACCESSORIES	17-Nov-16	COLOURS

4/ STAIRS TO REMAIN UNFINISHED AS PER COLOUR CHART. * Waiver Signed.

ZANCOR HOMES COLOUR CHART

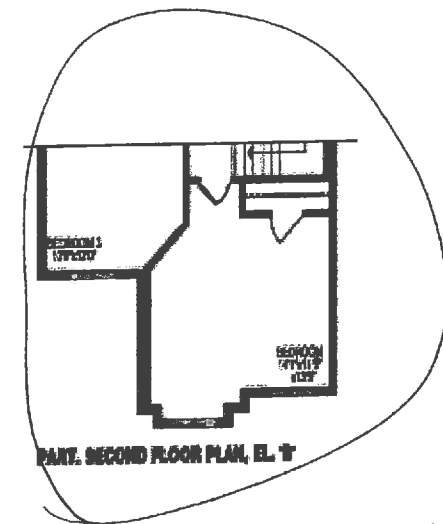
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC WHITE	K 200 AC	PORITICO MARBLE 7735-58			
Island	300 SERIES PVC WHITE	K 200 AC	PORITICO MARBLE 7735-58			
Servery	NA					
Master Ensuite	300 SERIES PVC WHITE	K 1100C	PALOMA DARK GREY 6366-46			
Main	300 SERIES PVC WHITE	K1100 C	CARRERRA BIANCO 6696-46			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO CINZA 13 X 13					
Basement Foyer	NA					
Powder Room	GRECO CINZA 13 X 13					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	GRECO CINZA 13 X 13					
Breakfast Floor	GRECO CINZA 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	CINQ BLACK 13 X 13					
Mstr Ensuite Floor	MELINA ICE 13 X 13			BIANCA CARR		
Mstr Ensuite Shower	MELINA ICE 8 X 10					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	CINQ BLACK 13 X 13			BIANCA CARR		
Main Bath Tub Wall	CINQ BLACK 8 X 10					
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	LEXINGTON BUTTERRUM OAK TL 21007					
Family/Great Room	LEXINGTON BUTTERRUM OAK TL 21007					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	LEXINGTON BUTTERRUM OAK TL 21007					
Upper Hall	PERFROMA 111 WHITE MINK # 4520					
Master Bedroom	PERFROMA 111 WHITE MINK # 4520					
Bedroom 2	PERFROMA 111 WHITE MINK # 4520					
Bedroom 3	PERFROMA 111 WHITE MINK # 4520					
Bedroom 4	NA					
Carpet Underpad	NA					
Basement Foyer						
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				ANGUS SOUTH	149R	
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:		OAK STAIRS / LEFT UNFINISHED							
White Paint Req'd		NA							
Main to 2nd Railing Details:		STANDARD							
Main to top of Basement stairs		STANDARD							
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		NA			
Den/Study		NA		Master Ens.		WARM GREY			
Main/Upper Hall		WARM GREY		Main					
Laundry		WARM GREY		Twin		NA			
Powder Room		WARM GREY		Basement		NA			
PLUMBING- UPGRADES TO BE DETAILED ON PES									
KITCHEN		FIXTURES		FAUCETS		NOTES			
Kitchen		STANDARD		STANDARD					
Powder Room		STANDARD		STANDARD					
Master Ensuite		STANDARD		STANDARD					
Main/		STANDARD		STANDARD					
2nd Ensuite		NA							
BASEMENT		NA							
Other		NA							
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						JH			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						SA			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						SA			
SITE: ANGUS SOUTH		30-05-B Daffodil		LOT: 149R					
PURCHASER(S):		Susan Ali							
HOME #/CELL #		647-224-4678				Purchaser Signature Date			
EMAIL:						Purchaser Signature Date			
DÉCOR NOTES						Purchaser Signature Date			
FOR TRADE USE						Purchaser Signature Date			
Any upgrades in the colour chart must be accompanied with a PES.						Purchaser Signature Date			
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 Signature Date			
*** PAGE 2 OF 2 ***						Purchaser Signature Date			

Lot 149-R
 Nov 11/16
 S.A.

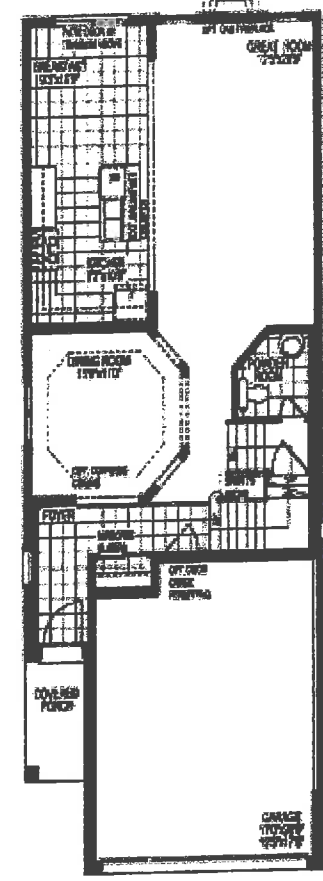
SCHEDULE "B"
 FLOOR PLAN



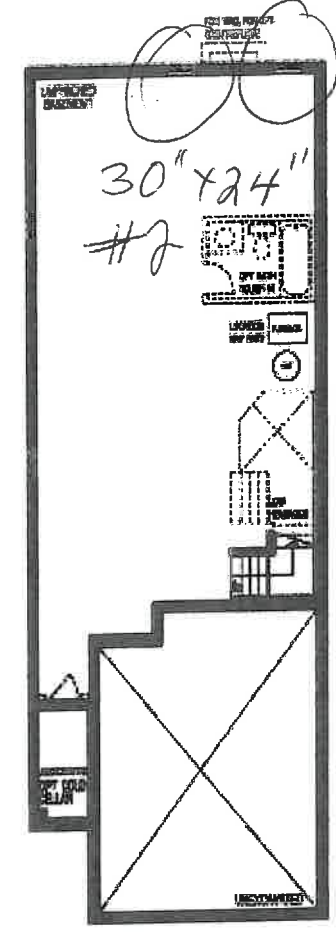
THE DAFFODIL

(Unit 3005)
~~2000 sq. ft.~~ | 2005 sq. ft.
 Elev. A | Elev. B

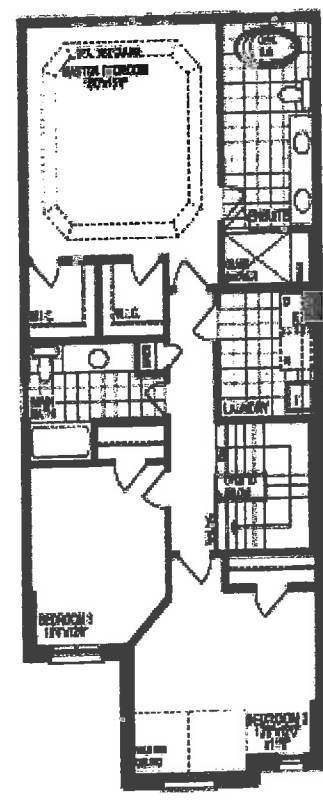
Prices and specifications are subject to change without notice. The patterns may vary. Window sizes and location may vary. Location of kitchen and water tank are approximate. Steps may be required at front entries, rear entries and garage main door entries due to grade. Actual usable floor space may vary from this stated floor area. All stated dimensions are approximate. Floor dimensions may change with style chosen. See Sales representative for Style B under C. All renderings are artist's concept. E & OE (2005)



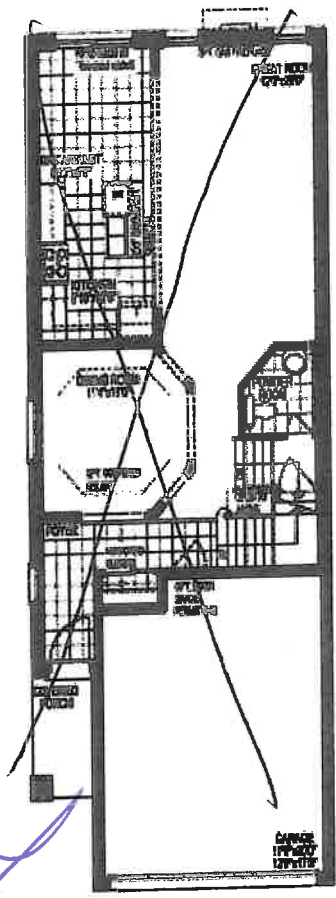
GROUND FLOOR PLAN, EL. B



BASEMENT PLAN, EL. A & B



SECOND FLOOR PLAN, EL. A



GROUND FLOOR PLAN, EL. A



Vendor's Initials
 [Signature]

Purchaser's Initials
 [Signature]

3005

Lot

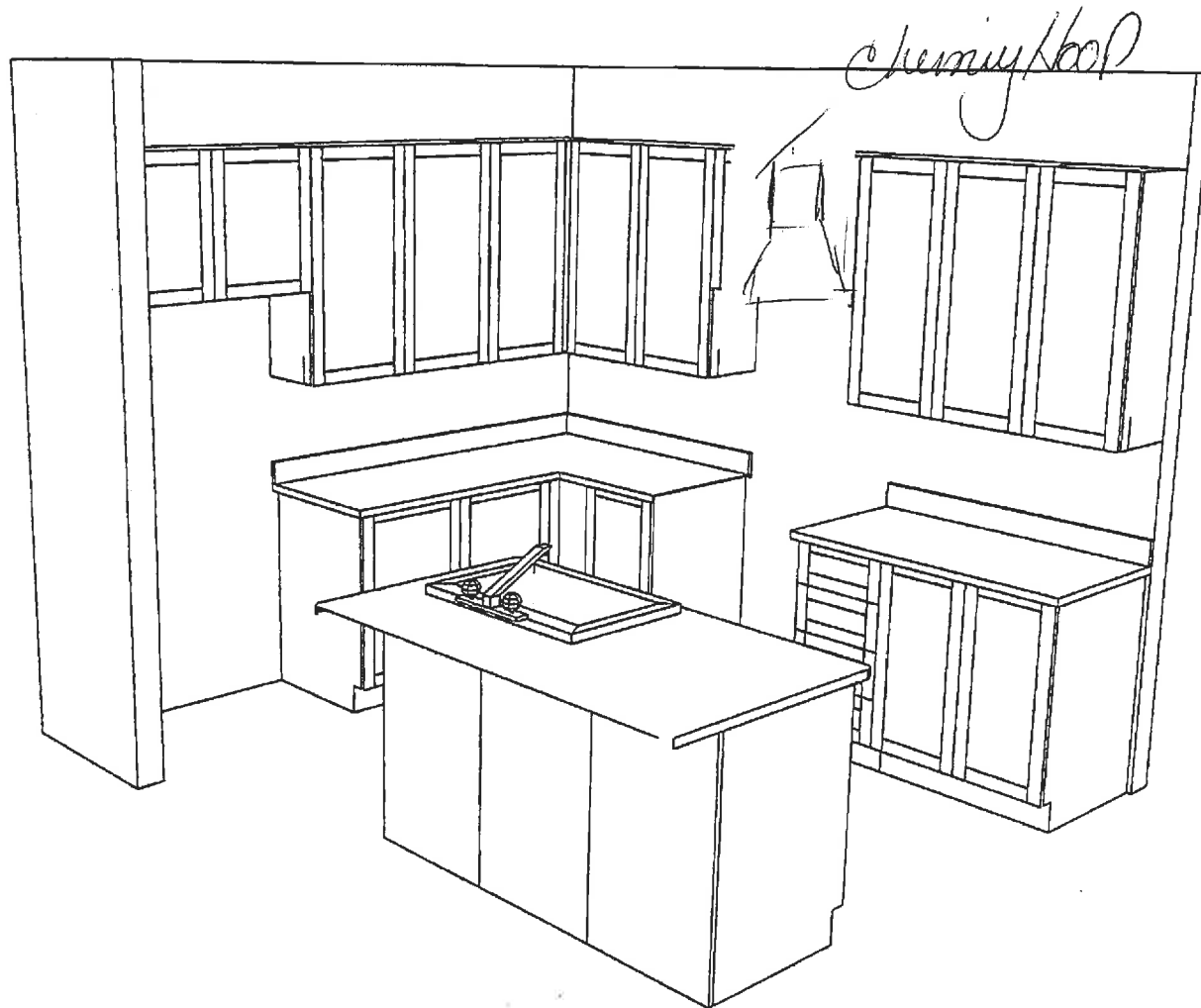
149-R

Nov 11/16

SA

Standard

Kitchen



APPLIANCE SPEC INFORMATION SHEET

STE & LOT: Angus South

DATE: Nov 11/16

SITTING: ☐ Standard ☐ Reverse

RANGE

- ☒ 30" (STD)
☐ 36"
☐ 48"
☐ GAS
☐ COOKTOP (APRON)
☐ COOKTOP (DROPPIN)

REFRIGERATOR

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

WALL OVENS

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

MICROWAVES

- ☐ BUILT IN MICRO
☐ MICRO TRIM KIT
☐ OVER THE RANGE

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

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

SA **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.

SA 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.

SA 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 _____

Date Nov 11/16

Purchaser Signature _____

Date _____



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

149-R

PLAN No.

HOMEOWNER(S)

SUSAN ALI

CIVIC ADDRESS

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, ___(City)___ and the Town of Agincourt, of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

I/We read and understand the above terms and conditions.

Dated at King, this 11 day of Nov, 2016

Purchaser

Witness

Purchaser

Witness

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 Agnes Sack

LOT 149-R

DATE Nov 11/16