


# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 131R ✓  Model Type & Elevation : 30-01 ALDER ELEVATION C ✓ Purchasers Names : SUKHDEEP SINGH GREWAL & MANINDER KAUR GREWAL		
		Date	Note
Included	Rough-in for 3 Piece in basement		Bonus Package
Included	<del>3 piece stainless steel kitchen appliances with white top loading washer and dryer</del>	-	Bonus Package
Included	Chimney Hood Fan		Bonus Package
Included	<del>Natural finish laminate flooring on main floor in non tiled areas as per plan - SEE ITEM #2</del>	-	Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	Carpet Grade Stairs with Oak pickets SEE ITEMS #2 STAIN		Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
Included	USB Outlet 1-Kitchen and 1-Master Bedroom		Bonus Package
1/	ADD WATER LINE TO FRIDGE ✓	9-Jan-17	COLOURS
2/	UPGRADE LAMINATE TO STAIN COLOUR AND STAIN OAK STAIRS **NOTE TREADS & RISERS CARPET ✓	9-Jan-17	COLOURS

COLOURS  
JANUARY 9 2017

*Jan* *10*

# ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC TUXEDO	✓	K 400 P	✓	BRONZITE 4971K-52	✓
Island	NA					
Servery	NA					
Master Ensuite	NA					
Main	MOSAIC OAK TIMBER GREY	✓	H 900 AC	✓	BORDEAUX JURPANA 4929-38	✓
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MELINA CARBON 13 X 13	✓				
Basement Foyer	NA					
Powder Room	MELINA CARBON 13 X 13	✓				
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	MELINA CARBON 13 X 13	✓				
Breakfast Floor	MELINA CARBON 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	NA					
Mstr Ens Shower	NA					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	NA					
Master Shower Jamb	NA					
Main Bath Floor	NEW ALBION TAUPE 13 X 13	✓				BIANC CARR
Main Bath Tub Wall	NEW ALBION TAUPE 8 X 10	✓	YES			
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		NA				
Family/Great Room	LEXINGTON MIDNIGHT OAK TL 21006	✓				
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall By Powder Rm	LEXINGTON MIDNIGHT OAK TL 21006	✓				
Upper Hall	PERFORMA WHITE MINK #4520					
Master Bedroom	PERFORMA WHITE MINK #4520					
Bedroom 2	PERFORMA WHITE MINK #4520					
Bedroom 3	PERFORMA WHITE MINK #4520					
TREADS & RISERS STAIRS	PERFORMA WHITE MINK # 4520					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
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	STANDARD		location		NA	
Purchaser has reviewed the colour chart						
***FOR TRADE USE***						
ANGUS SOUTH				131R		
Purchaser Initial				Vendor		

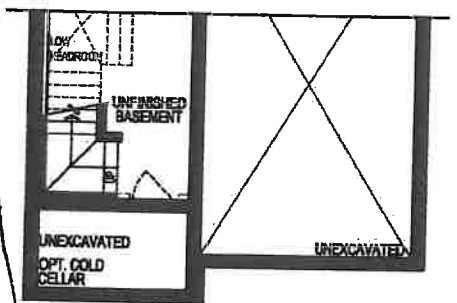
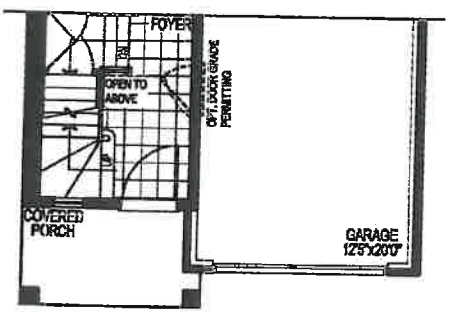
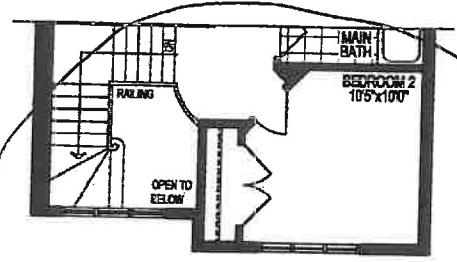
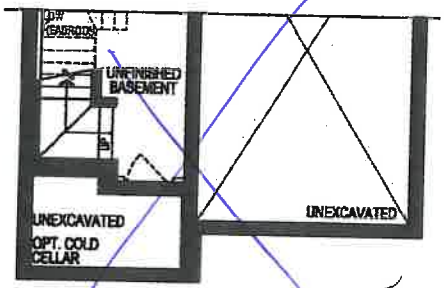
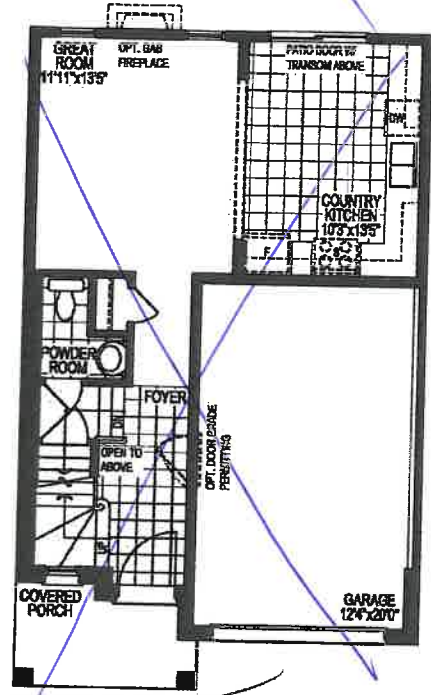
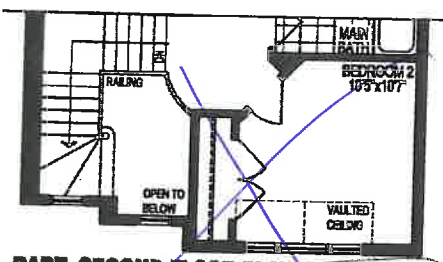
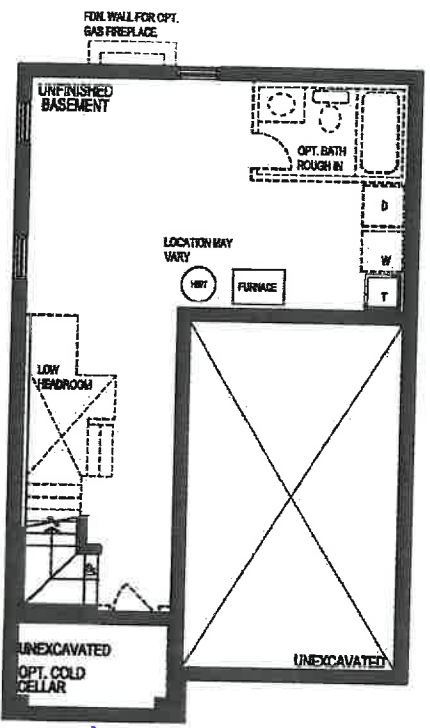
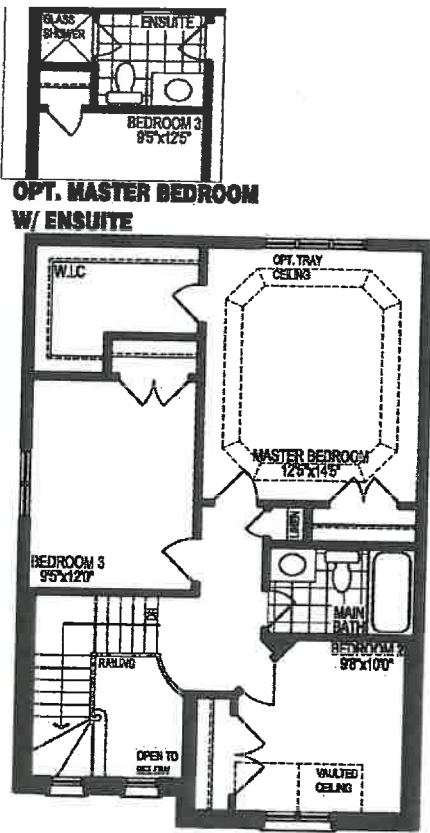
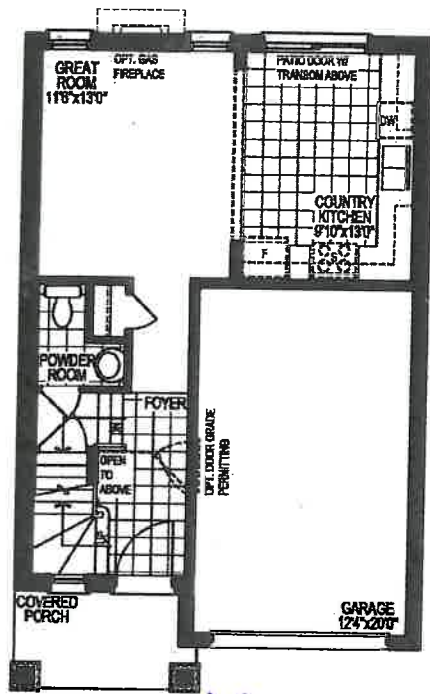
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

# ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:		STAIN TO MATCH MIDNIGHT OAK TREADS & RISERS CARPET		
White Paint Req'd		NA		
Main to 2nd Railing Details:		STANDARD		
Main to top of Basement door Railing		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	NA	Bedroom 3	WARM GREY	
Family/Great room	WARM GREY	Bedroom 4	NA	
Den/Study	NA	Master Ens.	NA	
Main/Upper Hall	WARM GREY	Main	WARM GREY	
Laundry	NA	Twin	NA	
Powder Room	WARM GREY	Basement	NA	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
Fixtures	FAUCETS	NOTES		
Kitchen	STANDARD			
Powder Room	STANDARD			
Master Ensuite	NA			
Main	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:		
GAS LINE BBQ	UPG (SEE PES)	DECLINED	NOTES	
WATERLINE to Fridge	UPGRADE			
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				
N				
SITE: ANGUS SOUTH	30-1-C ALDER	LOT: 131R		
PURCHASER(S):	Sukhdeep Kaur Grewal Maninder Kaur Grewal		<div>Purchaser Signature</div> <div>Date</div>	
HOME #/CELL #	416 831-7409		<div>Purchaser Signature</div> <div>Date</div>	
EMAIL:				
DÉCOR NOTES	<div>Purchaser Signature</div> <div>Date</div>			
***FOR TRADE USE***				
Any upgrades in the colour chart must be accompanied with a PES.		<div>Décor Consultant Signature</div> <div>Date</div>		
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		<div>Vendor Signature</div> <div>Date</div>		



SCHEDULE "B" FLOOR PLAN



Lot # 131R  
ALDER "C"

Dec 29/16  
Lot 131-R

# THE ALDER

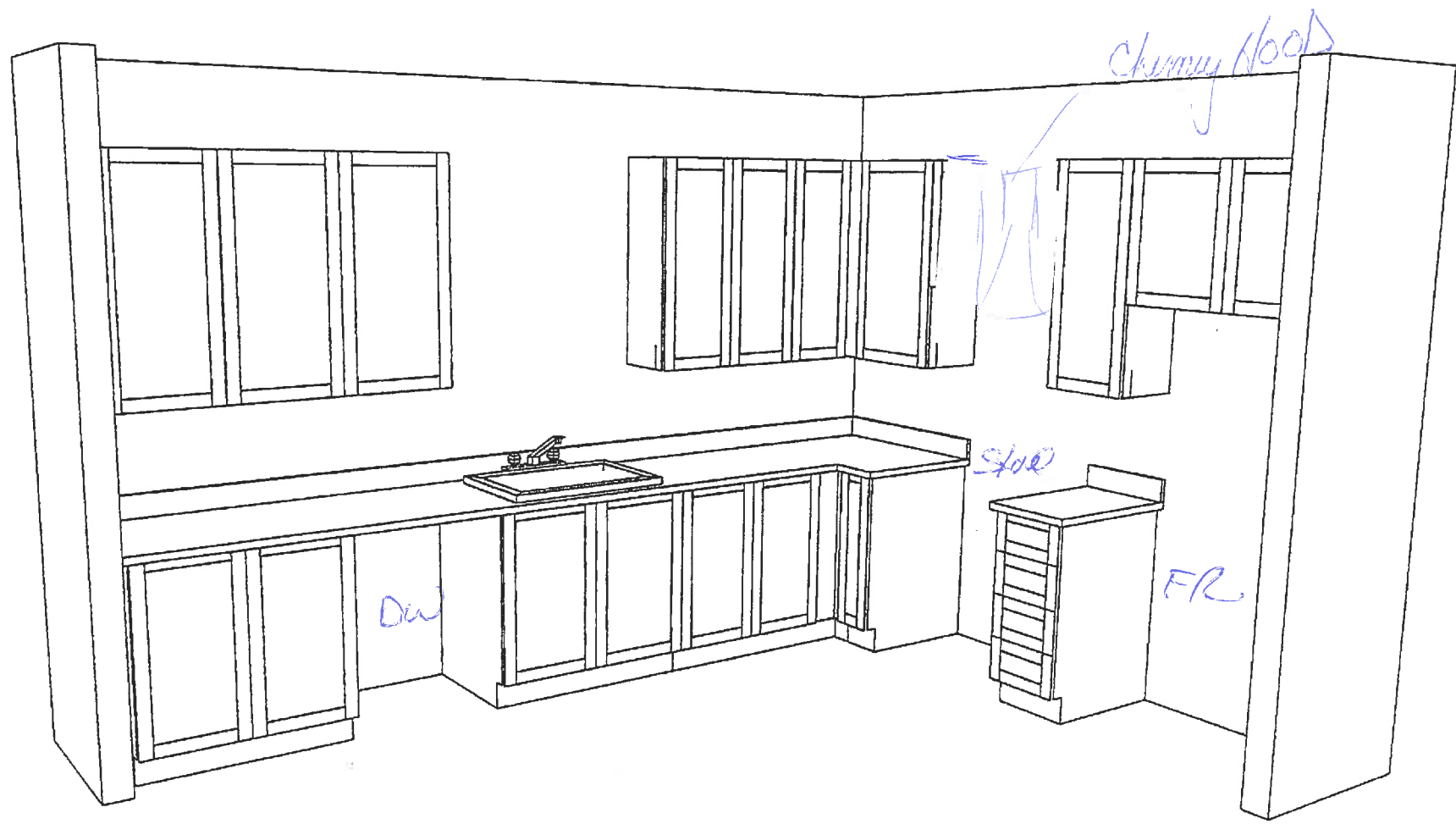
[Unit 3001]

1250 sq. ft. Elev. A	1255 sq. ft. Elev. B	1235 sq. ft. Elev. C
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Prices and specifications are subject to change without notice. The 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 [3001]

3001

Lob 131R  
Dec 29/16



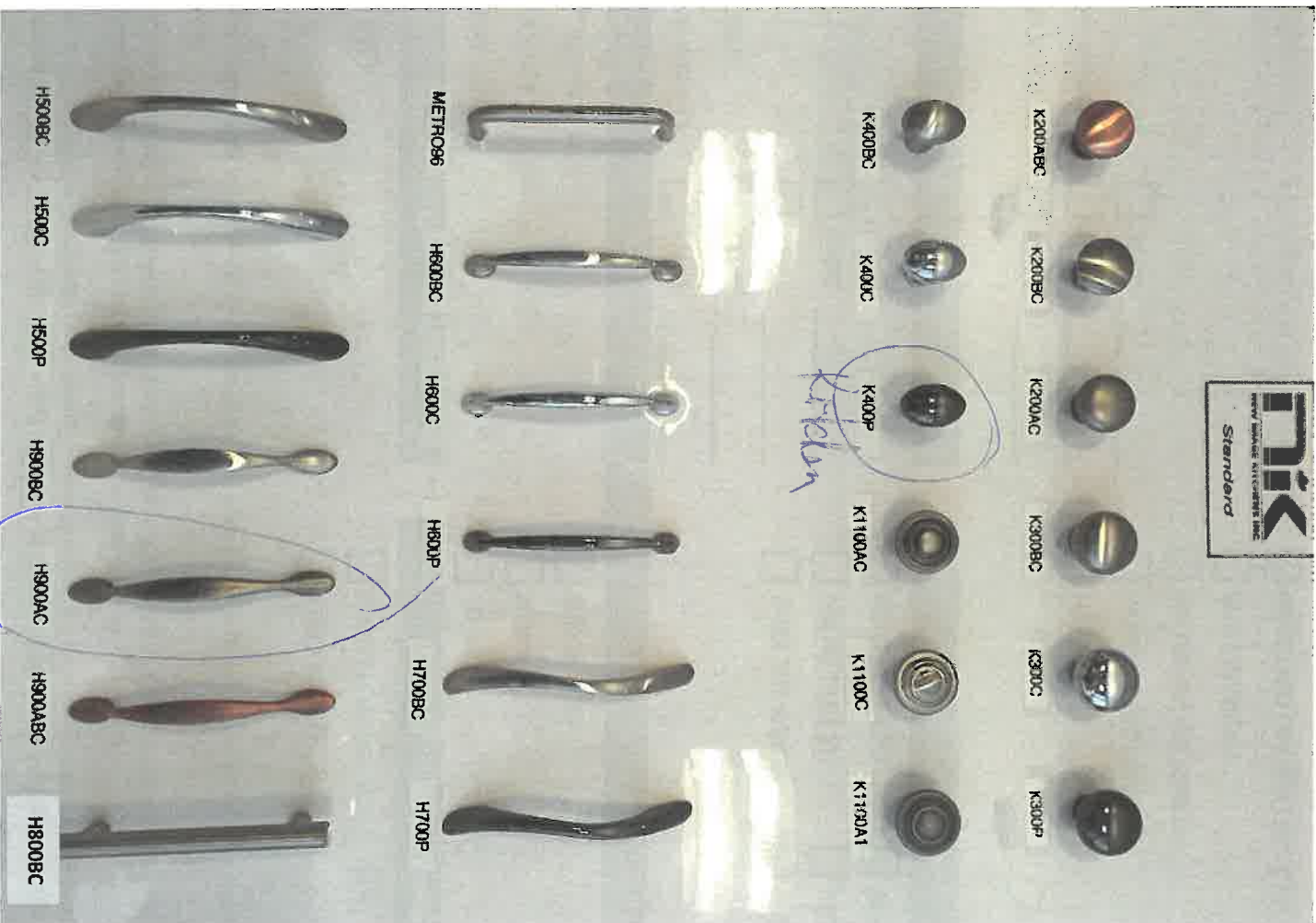
STANDARD

Al. K. 29

# STANDARD CABINET HARDWARE

(New Image Kitchens)

Lot 131-R  
Dec 29/16



Purchaser Signature

*Handwritten signature*

Date

*Handwritten date: Dec 29/16*



**INTERIOR FINISHES ACKNOWLEDGEMENT / 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.

**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.**

**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 tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections 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.

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**HARDWOOD / LAMINATE FLOORING:** Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, 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 / LAMINATE 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 August South LOT 131-R DATE Dec 29/16