


# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 141R ✓  Model Type & Elevation : 30-04 HICKORY ELEVATION A ✓ Purchasers Names : HUI PING LIANG AND LAP MAN LEUNG		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	<del>3 piece stainless steel kitchen appliances with white top loading washer and dryer</del>	-	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	<i>Carpet Grade Stairs with Oak pickets</i>		Bonus Package
Included	<del>Glass shower in Master Ensuite as per plan</del> SEE ITEM #3	-	Bonus Package
1/	OPT DOOR FROM GARAGE INTO SIDE HALL (GRADE PERMITTING) ✓	9-Jan-17	COLOURS
2/	ELECTRICAL - SHIFT STD LIGHT IN COOKING AREA TO BE INSTALLED ABOVE ISLAND ✓	9-Jan-17	COLOURS
3/	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF FRAMED ✓	9-Jan-17	COLOURS
4/	BATHROOMS - DELETE ALL BATHROOM ACCESSORIES ✓	9-Jan-17	COLOURS

COLOURS  
JANUARY 9 2017

*Handwritten signature in green and blue ink*

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CAMBRIDGE OAK MAYFLOWER BROWN STAIN	✓ H 700 BC	CARRERRA BIANCO 6696-46	✓		
Island	CAMBRIDGE OAK MAYFLOWER BROWN STAIN	✓ H 700 BC	CARRERRA BIANCO 6696-46	✓		
Servery	NA					
Master Ensuite	CONT SLAB OAK MAYFLOWER BROWN STAIN ✓	H 500 C ✓	ELEMENTAL CONCRETE 8830-58	✓		
Main	CONT SLAB OAK MAYFLOWER BROWN STAIN ✓	H 500 C ✓	MADURA PEARL 4922K-52	✓		
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	BELINA GREY 13 X 13	✓				
Basement Foyer	NA					
Powder Room	BELINA GREY 13 X 13 ✓					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	BELINA GREY 13 X 13 ✓					
Breakfast Floor	BELINA GREY 13 X 13 ✓					
Kitchen Bk.Splash	NA					
Laundry	BELINA GREY 13 X 13 ✓					
Mstr Ensuite Floor	BELINA CREAM 13 X 13 ✓			ANC CARR		
Mstr Ensuite Shower	BELINA GREY (YES) 8 X 10 ✓					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE ✓					
Master Shower Jamb	BIANCA CARRERRA ✓					
Main Bath Floor	✓ MELINA ICE 13 X 13			IANC CARR		
Main Bath Tub Wall	✓ KEATON ICE 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		NA				
Family/Great Room		LEXINGTON BUTTERRUM OAK TL 21007	✓ (SID)			
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall BY stairs		LEXINGTON BUTTERRUM OAK TL 21007	✓ (SID)			
Upper Hall		PERFORMA 11 WHITE MINK # 4520				
Master Bedroom		PERFORMA 11 WHITE MINK # 4520				
Bedroom 2		PERFORMA 11 WHITE MINK # 4520				
Bedroom 3		PERFORMA 11 WHITE MINK # 4520				
Bedroom 4		NA				
Carpet Underpad		STANDARD				
TREADS & RISERS ON STAIRS		PERFORMA 11 WHITE MINK # 4520				
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						
***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.			ANGUS SOUTH	141R		
** PAGE 1 OF 2 **			Purchaser Initial	Vendor		

(Yes) NOTE  
main floor confirmed,  
with plaster for  
the 1st floor.

ZANCOR HOMES COLOUR CHART

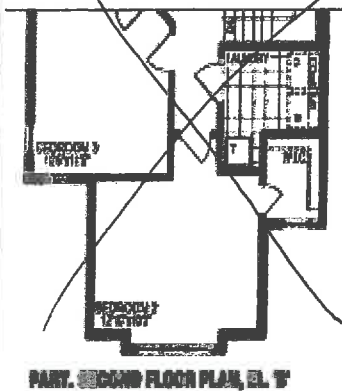
STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		NATURAL OAK VARNISH ONLY/TREADS & RISERS CARPET ✓							
White Paint Req'd		NA							
Main to 2nd Railing Details:		STANDARD							
Main to top of Basement Door/Railing		STANDARD							
TRIM									
Casing/Baseboards		STANDARD							
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		WARM GREY		Master Ens.		WARM GREY			
Main/Upper Hall		WARM GREY		Main		WARM GREY			
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/Twin		STANDARD		STANDARD					
2nd Ensuite		NA							
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 Vendors's selection must be accepted by the purchaser						ZG		LH	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						ZG		WJ	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						ZG		WJ	
SITE: ANGUS SOUTH		30-4-A HICKORY		LOT: 141R					
PURCHASER(S):		Hui Ping Liang Lap Man Leung				Wendy Dec 23/16			
HOME #/CELL #		647-280-0238				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.						Decor Consultant 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.						Vendor Signature Date			
*** PAGE 2 OF 2 ***									

SCHEDULE "B"

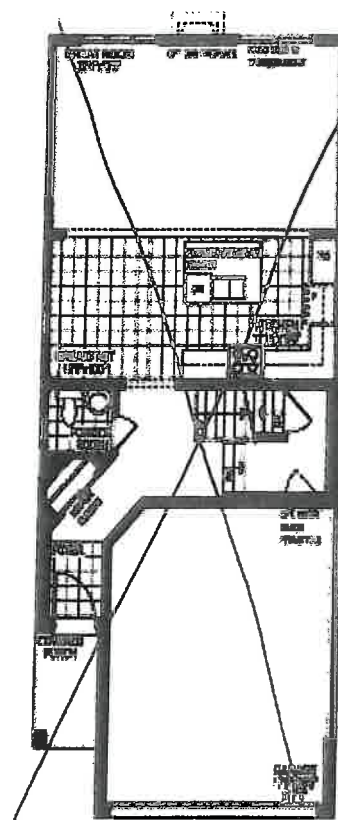
FLOOR PLAN

Lot 141R  
Dec 23/16

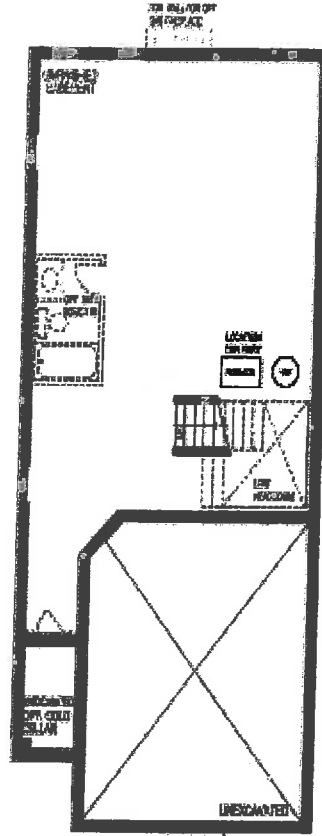
BW



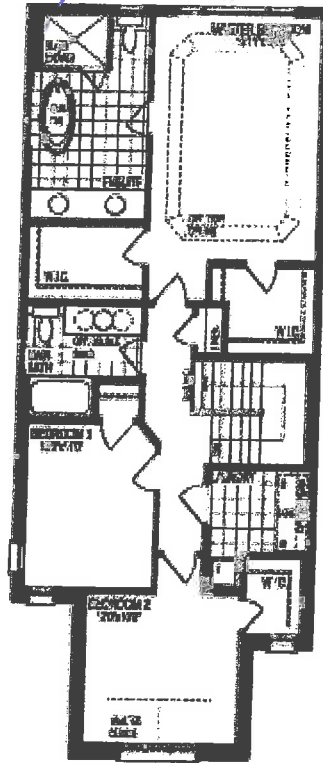
PART. SECOND FLOOR PLAN, EL. 'B'



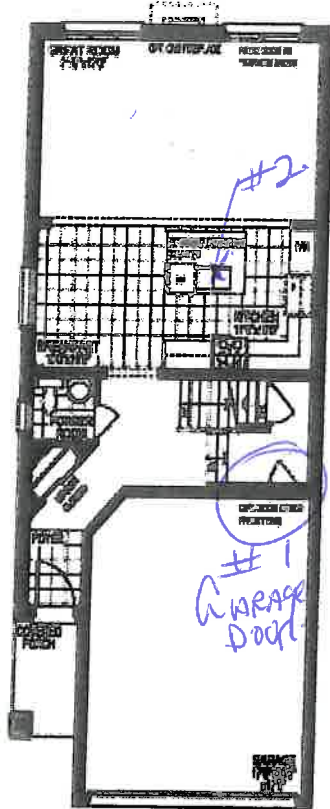
GROUND FLOOR PLAN, EL. 'B'



BASEMENT PLAN, EL. 'A' & 'B'



SECOND FLOOR PLAN, EL. 'A'



GROUND FLOOR PLAN, EL. 'A'



THE HICKORY

(Unit 3004)

1865 sq. ft. | 1875 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 furnace and water tank are approximate. Steps may be required at front entrance, rear entrance and garage main door entrance due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Floor dimensions may change with style choices. See Sales representative for Style B and/or C. All renderings are artist's concept. E & OE (SM)

Vendor's Initials

*[Handwritten signature]*

Purchaser's Initials

*[Handwritten signature]*

Purchaser's Initials

*[Handwritten signature]*

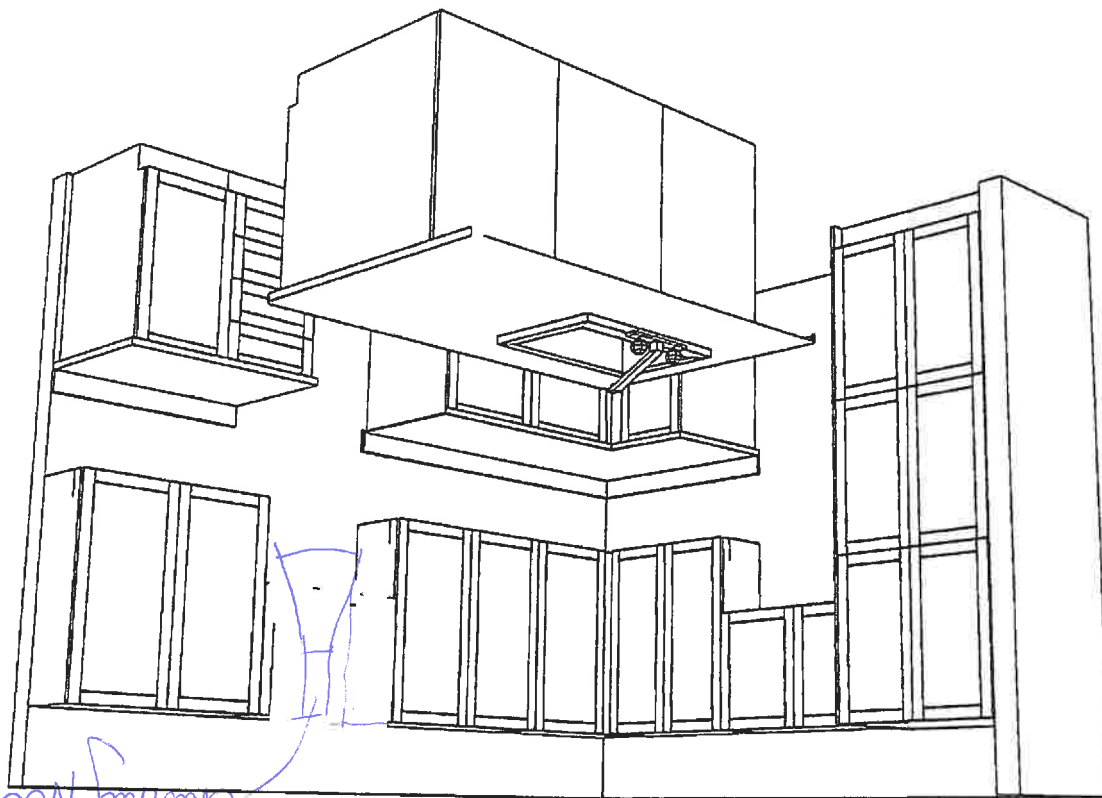
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Fladen

Steward

29/12



(popp. mumps)

3004

Dec 3/16

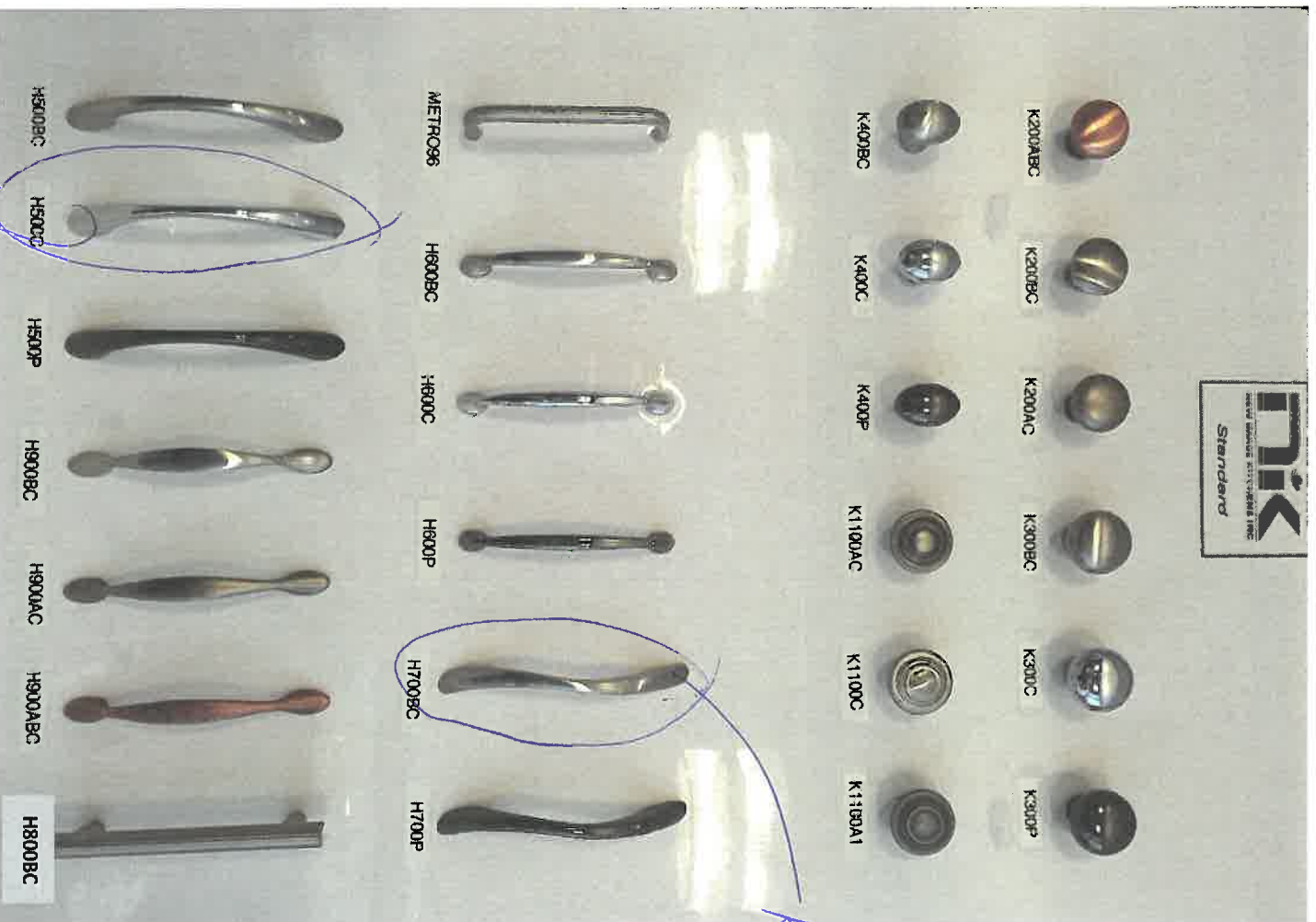
Lot 141R

Lot 141R

# STANDARD CABINET HARDWARE

(New Image Kitchens)

Dec 23/16



Kleaton

main  
metal 27 w

# APPLIANCE SPEC INFORMATION SHEET

STE & LOT: Angus South DATE: Dec 23/16

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

*std specs*

## 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

ms 69 Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

ms 69 **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.

ms 69 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.

ms 69 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 Dec 23/16

Purchaser Signature Hendy

Date Dec 23/16

**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.

**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 / 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, TARION and/or the Builder in relation to the matter. **\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

SITE August South

LOT 141R

DATE Dec 23/16