


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: 7 Model Type & Elevation : 50-04 SYCAMORE ELEVATION A Purchasers Names : TAHREEM ANWAR MASIH		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	<i>3 piece stainless steel kitchen appliances with white top loading washer and dryer</i>		Bonus Package
Included	<i>Chimney Hood Fan</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</i> SEE ITEM #7	-	Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
1/	MASTER BEDROOM - INTERIOR CLOSET SHELVES TO BE REMOVED	10-Feb-17	COLOURS
2/	MAIN FLOOR- SMOOTH CEILINGS	10-Feb-17	COLOURS
3/	2ND FLOOR - SMOOTH CEILINGS	10-Feb-17	COLOURS
4/	GREAT ROOM - FIREPLACE BUMP OUT, WITH STD MANTLE	10-Feb-17	COLOURS
5/	GARAGE DOOR - GARAGE MAN DOOR INTO LAUNDRY ROOM	10-Feb-17	COLOURS
6/	ELECTRICAL - FOYER - ADD PLUG OUTLET	10-Feb-17	COLOURS
7/	STAIRS - OAK STAIRS IN LIEU OF CARPET GRADE, INCLUDES OAK VENEER RISERS AND STRINGERS	10-Feb-17	COLOURS
8/	CABINETS - KITCHEN - POTS AND PANS DRAWERS (SET OF 3)	10-Feb-17	COLOURS
9/	CABINETS - KITCHEN - MICROWAVE BUILT-IN IN LIEU OF 3 SHELF CABINET	10-Feb-17	COLOURS
10/	ELECTRICAL - KITCHEN - ADD 15AMP PLUG OUTLET WITH SEPARATE CIRCUIT FOR MICROWAVE BUILT-IN	10-Feb-17	COLOURS
11/	PANTRY/HALL WALL - DIVIDE PANTRY INTO HALLWAY CLOSET WITH WIRE SHELVES AND ADD 24" DOOR (SEE SKETCH)	10-Feb-17	COLOURS
12/	FOYER CLOSET - DELETE FOYER CLOSET (SEE SKETCH)	10-Feb-17	COLOURS
13/	LIGHTS - CENTER ALL STD LIGHTS IN ALL ROOMS	10-Feb-17	COLOURS
14/	ACCESSORIES - DELETE ALL WHITE CERAMIC ACCESSORIES	10-Feb-17	COLOURS
15/	KITCHEN- DEEP UPERS ABOVE FRIDGE AND GABLE		

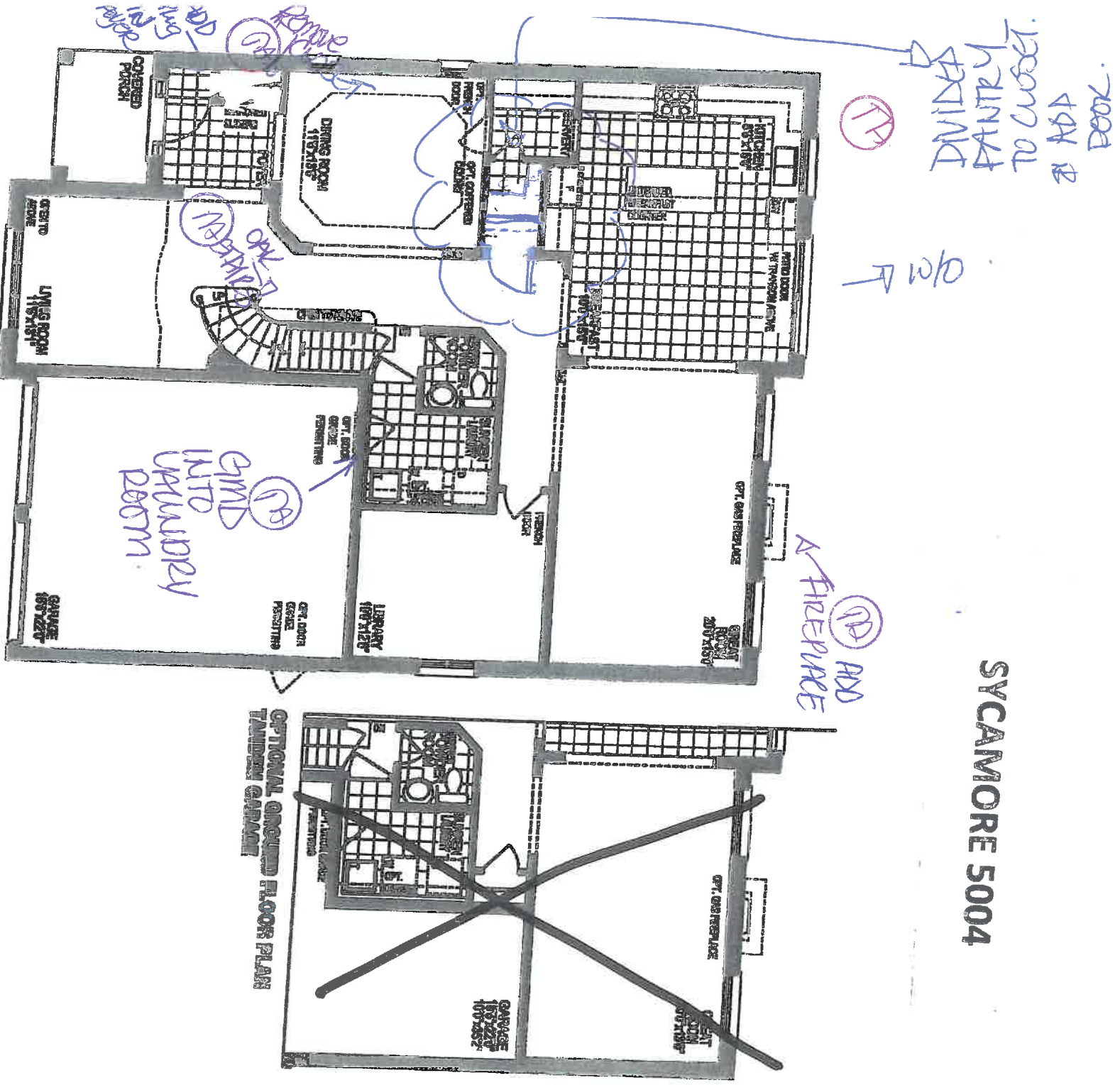
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SHAKER OAK-EXPRESSO STAIN ✓	H800BC	SUMMER CARNIVAL-1875K-52	STD		
Island	STD SHAKER OAK-EXPRESSO STAIN ✓	H800BC	SUMMER CARNIVAL-1875K-52	STD		
Servery	STD SHAKER OAK-EXPRESSO STAIN ✓	H800BC	SUMMER CARNIVAL-1875K-52	STD		
Master Ensuite	STD CONT SLAB MDF-STONE GREY	H800BC	ELEMENTAL CONCRET-8830-58	STD		
Main ENSUITE 4	STD 300 SERIES PVC-WHITE	H800BC	ARGENTO ROMANO-6697-46	STD		
Twin	STD SHAKER OAK-EXPRESSO STAIN	H800BC	WHITE JUPARANA-4931K-52	STD		
TILES		INSERTS	THRESHOLDS			
Main Foyer	GRECO IVORY 13 X13 ✓					
Basement Foyer	N/A					
Powder Room	GRECO IVORY 13 X13 ✓					
Mud Room	N/A					
Main Hall	N/A					
Kitchen Floor	GRECO IVORY 13 X 13 ✓					
Breakfast Floor	GRECO IVORY 13 X 13 ✓					
Kitchen Bk.Splash	N/A					
Laundry	GRECO IVORY 13 X 13 ✓					
Mstr Ensuite Floor	MALENA ICE 13 X13 ✓	BIANCO CARRARA				
Mstr Ensuite Shower	MALENA ICE 8 X10 ✓					
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	WHITE 2 X2 ✓					
Master Shower Jamb	BIANCO CARRARA SHOWER JAM ✓					
Main Bath Floor ENS 4	BANFF BLACK 13 X13 ✓	BIANCO CARRARA				
Main Bath Tub Wall ENS 4	CORTIE MILIA SILVER 8 X10 ✓					
Twin Bath Floor	GRECO IVORY 13 X13 ✓	BIANCO CARRARA				
Twin Ensuite Tub Wall	MALENA IVORY 8 X10 ✓					
HARDWOOD / CARPET						
Living Room	LAMINATE LEXINGTON - BUTTER RUM OAK -TL-21007					
Dining Room	LAMINATE LEXINGTON - BUTTER RUM OAK -TL-21007					
Great Room	LAMINATE LEXINGTON - BUTTER RUM OAK -TL-21007					
Library	LAMINATE LEXINGTON - BUTTER RUM OAK -TL-21007					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	LAMINATE LEXINGTON - BUTTER RUM OAK -TL-21007					
Upper Hall	(STD) OPENING NIGHT COLLECTION - T21					
Master Bedroom	(STD) OPENING NIGHT COLLECTION - T21					
Bedroom 2	(STD) OPENING NIGHT COLLECTION - T21					
Bedroom 3	(STD) OPENING NIGHT COLLECTION - T21					
Bedroom 4	(STD) OPENING NIGHT COLLECTION - T21					
Carpet Underpad	STANDARD					
Baseament Foyer	N/A					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE	NF8	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding				
Bathroom Accessories	DELETE ALL WHITE ACCESSORIES	location				
Purchaser has reviewed the colour chart						
SITE & LOT						
FOR TRADE USE						
PINE RIVER SOUTH			LOT 7			
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

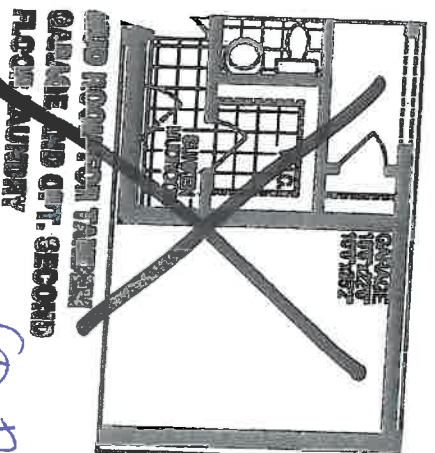
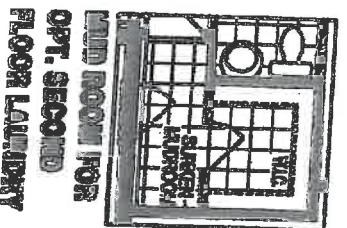
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	OAK STAIRS IN LIEU OF CARPET - VARISH ONLY		
Main to 2nd Railing Details:	STANDARD		
Main to Basement Railing Details:	N/A		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	OYSTER WHITE	Master Beds	OYSTER WHITE
Living Room	OYSTER WHITE	Bedroom 2	OYSTER WHITE
Dining Room	OYSTER WHITE	Bedroom 3	OYSTER WHITE
Family/Great room	OYSTER WHITE	Bedroom 4	OYSTER WHITE
Den/Study/Library	OYSTER WHITE	Master Ens.	OYSTER WHITE
Main/Upper Hall	OYSTER WHITE	Main ENS 4	OYSTER WHITE
Laundry	OYSTER WHITE	Twin	OYSTER WHITE
Powder Room	OYSTER WHITE		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	STANDARD	
2nd Ensuite	STANDARD	STANDARD	
BASEMENT	STANDARD	STANDARD	
Other	STANDARD	STANDARD	
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	NO	STD TO BBQ
Hood Fan Venting SIZE 6"	YES STD	NO	BUILDERS STANDARD 6"
ELECTRICAL for Built-in Oven	NO	NO	
ELECTRICAL for Built-in Micro / OTR	NO	NO	
ELECTRICAL for Gas Stove / Cooktop	NO	NO	
ELECTRICAL for Bar Fridge	NO	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.			
SITE:	PINE RIVER SOUTH	LOT: 7	
PURCHASER(S):	TAHREEM ANWAR MASIH		
HOME #/CELL #	416-569-8170 /416-722-2045		
EMAIL:	ychowdhary@rogers.com		
DÉCOR NOTES	<div>Purchaser Signature</div> <div>Date</div> <div>Purchaser Signature</div> <div>Date</div>		
<div>Any upgrades in the colour chart must be accompanied with a PES.</div> <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>			
<div>***FOR TRADE USE***</div> <div>Decor Consultant Signature</div> <div>Date</div>		<div>Vendor Signature</div> <div>Date</div>	

SYCAMORE 5004



OPTIONAL GROUND FLOOR PLAN
TANNED GARAGE

GROUND FLOOR PLAN, BL. 1/2

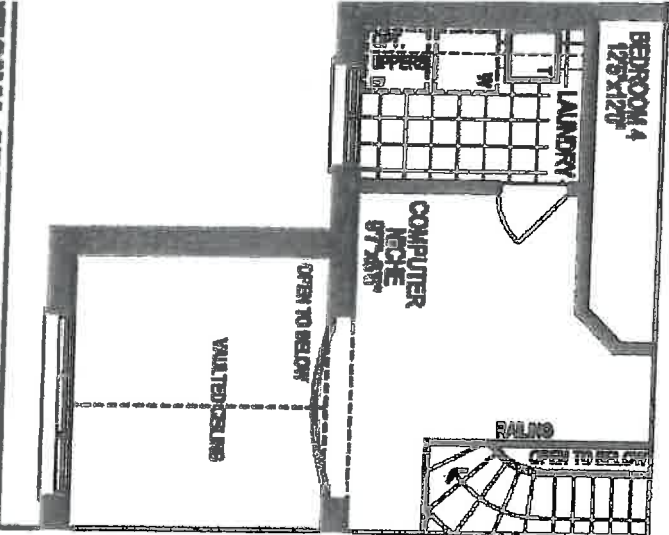
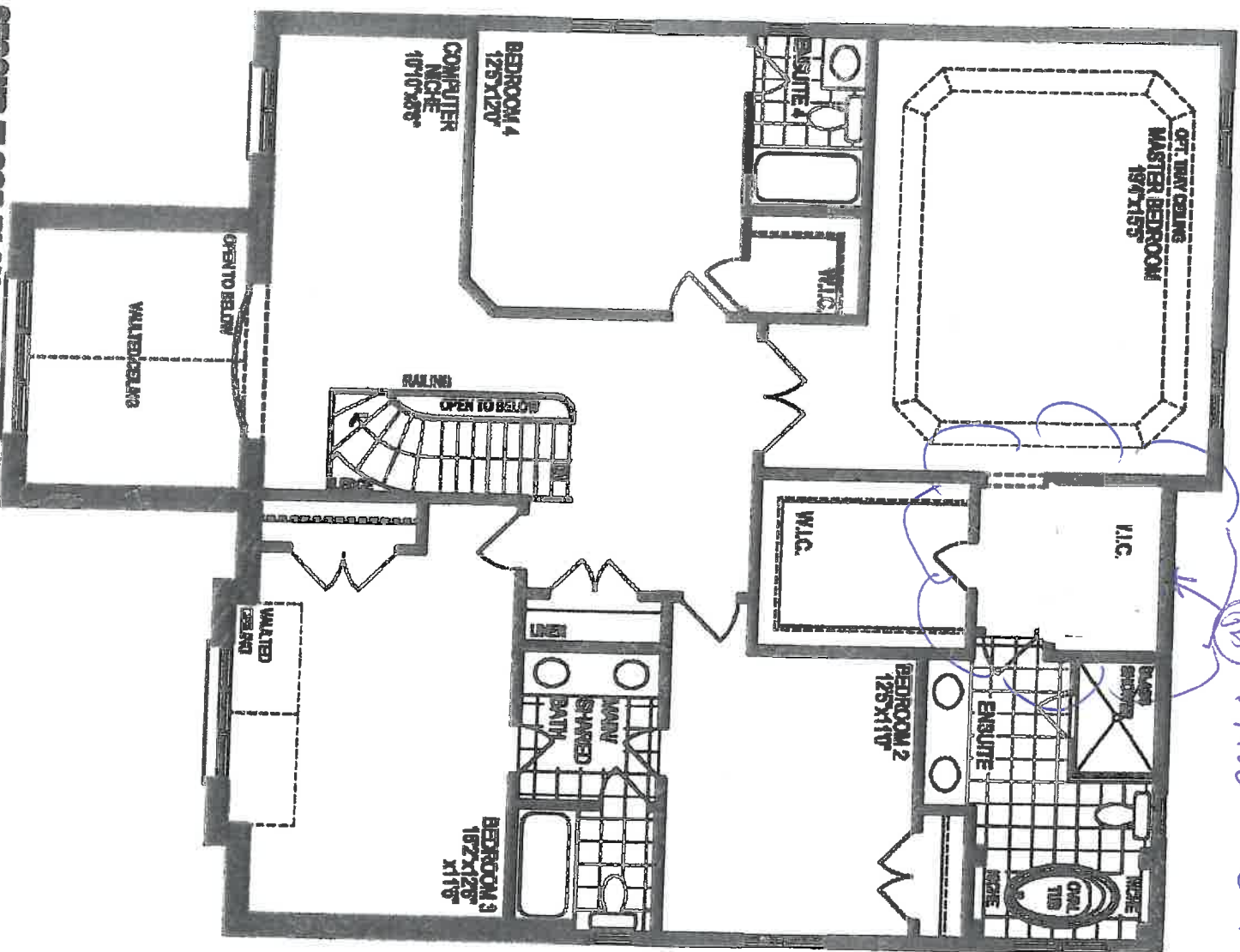


LOT 7
Pine River South.

(1) Remove & Relocate
Pantry closet to
Pantry hallway
are with 24" door
& wire shelving

SYCAMORE 5004

WIC
REMOVE WALK & DOOR CLOUTERANCE
② & ALL WIRE STAY WITH IT



THE SYCAMORE

[Unit 5004]

3395sq. ft. | 3425 sq. ft.

Elev. A

Elev. B

Optional Ground Floor 3255 sq. ft. | 3285sq. ft.

Elev. A

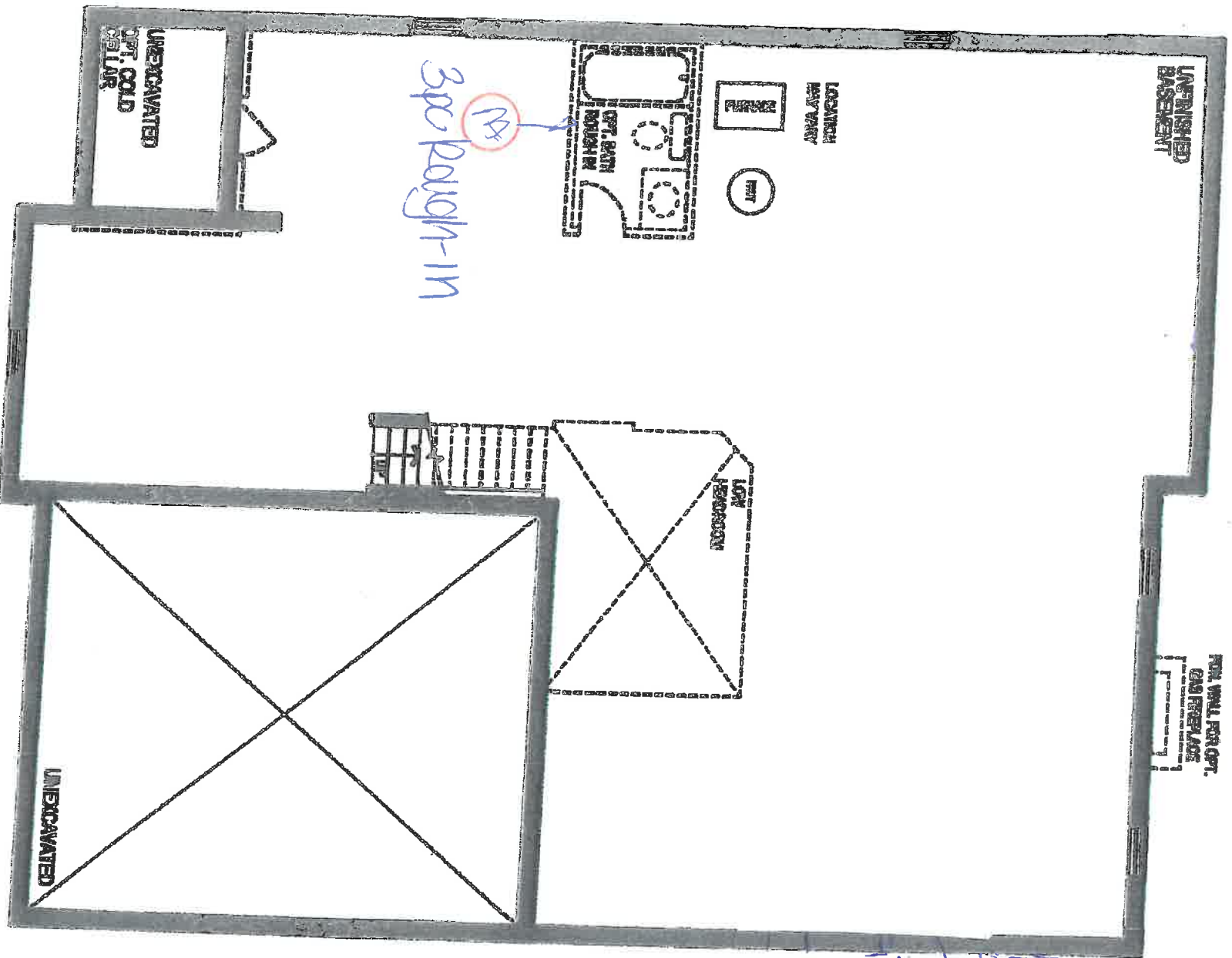
Elev. B

Prices and specifications are subject to change without notice. The patterns may vary sizes and location may vary. Location of furnace and water tank are approximate. Required at front entries, rear entries and garage main door entries due to grade. Floor space may vary from the stated floor area. All stated dimensions are approximate dimensions may change with style chosen. See Sales representative for Style B renderings are artist's concept. E & O.E. [5004]

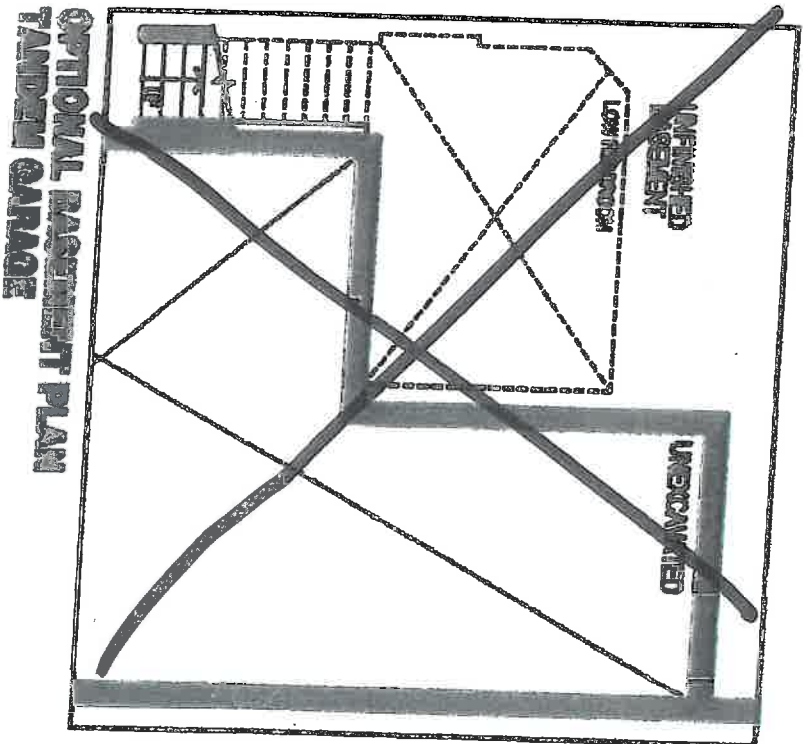
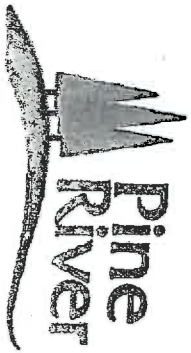
LOT 7 - Five River South.

TOTAL SECOND FLOOR LAUNDRY INDUCTION. EL. 1A'

18



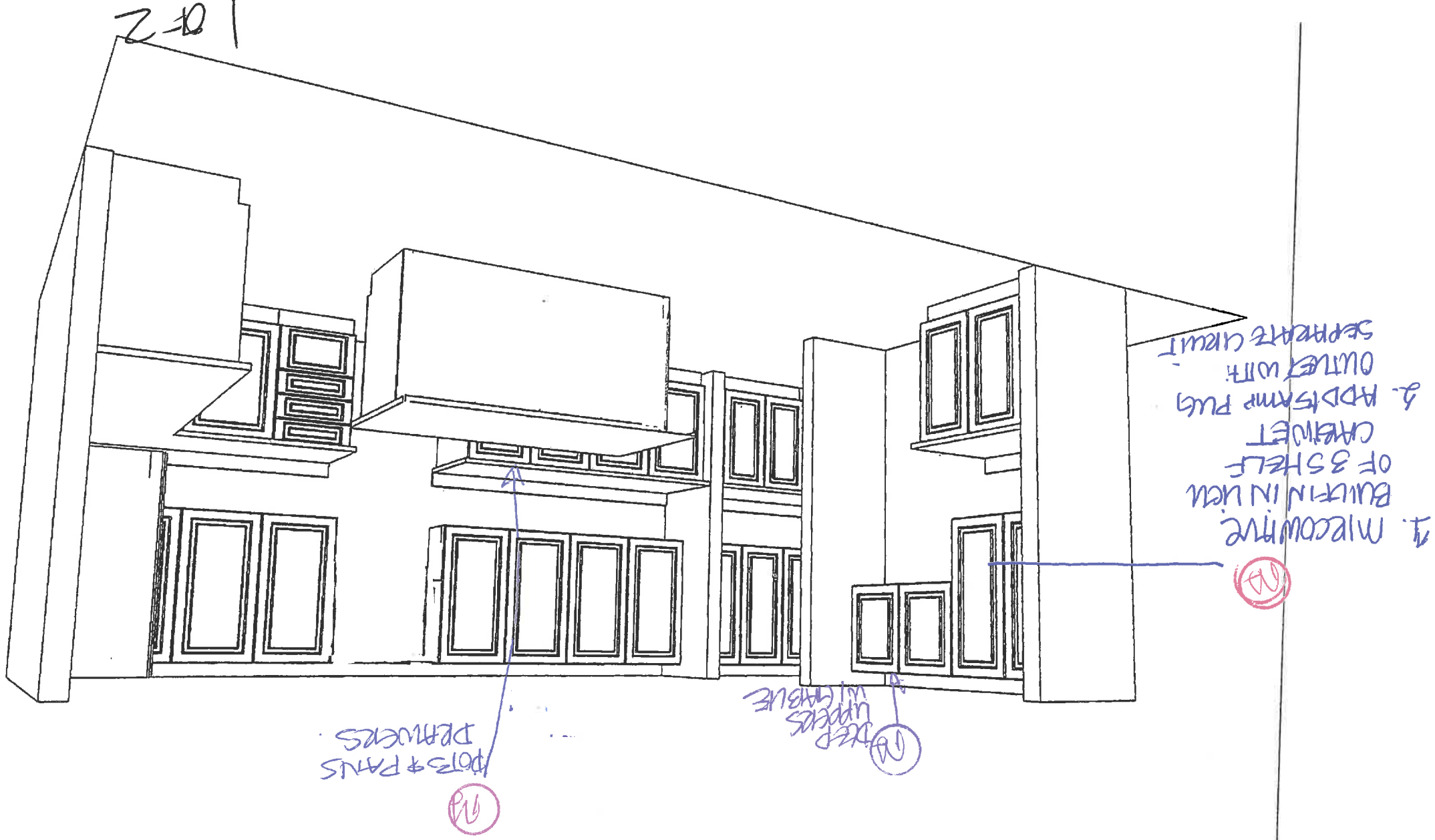
BASEMENT PLAN, EL. 'A'



LOT 7 PINE RIVER SOUTH

SYCAMORE 5004

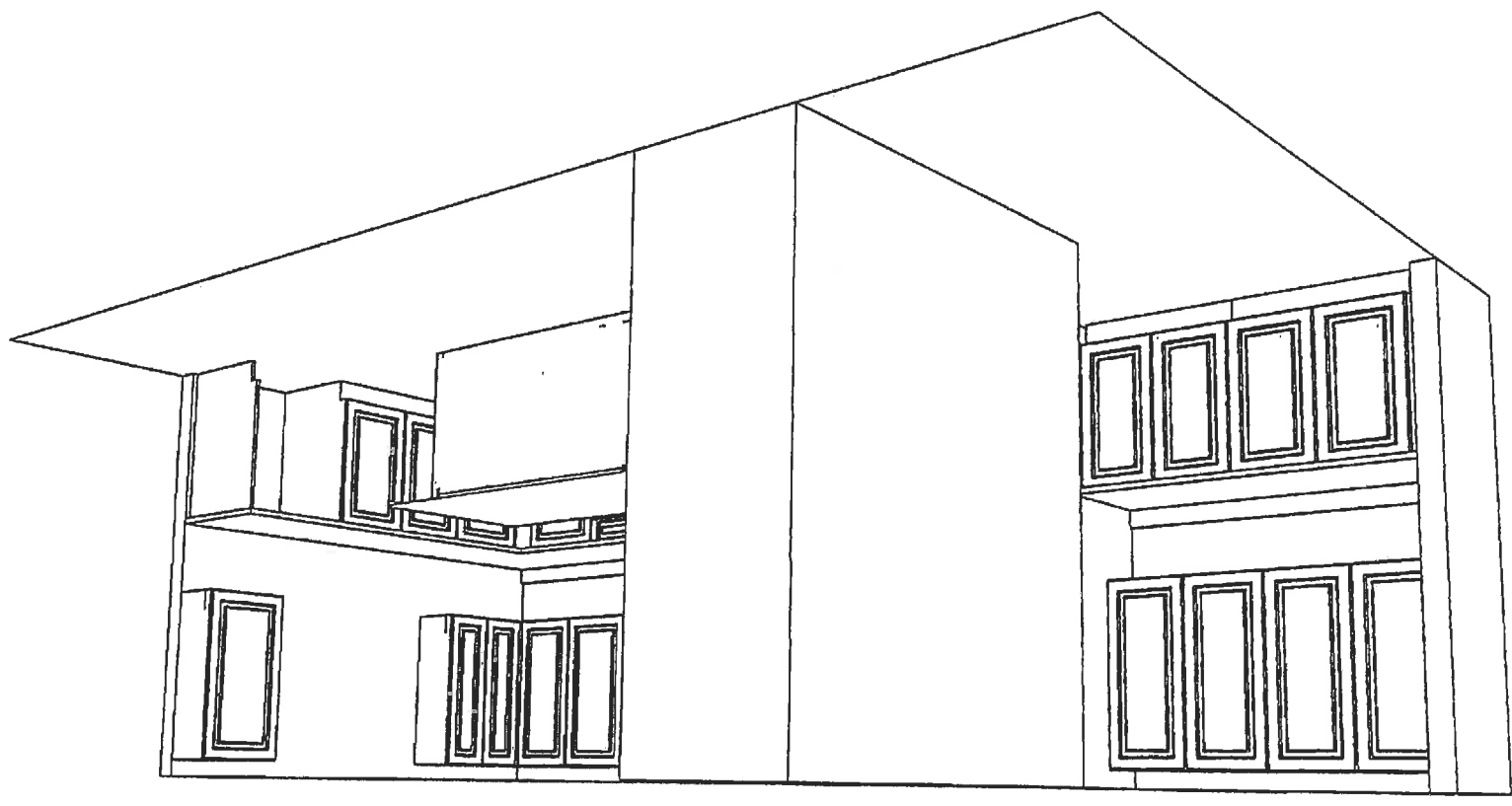
LOT 1 - PINE RIVER SOUTH.



5004

1 of 2

LOT 1- Pine Street front.



2 of 2



5004

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****

Five River Summit

LOT 1

January 21 2017

SITE

DATE



APPLIANCE SPEC INFORMATION SHEET

Site & Lot: Five River South
LOT 7

DATE: January 21, 2017

SITING: ☒ Standard ☐ Reverse

RANGE

- ☒ 30" (STD)
- ☐ 36"
- ☐ 48"
- ☐ GAS ☐ AMPS _____
- ☐ COOKTOP (APRON) ☐ AMPS _____
- ☐ COOKTOP (DROPIN) ☐ AMPS _____

REFRIGERATOR

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

WALL OVENS

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

MICROWAVES

- ☐ BUILT IN MICRO ☐ AMPS _____
- ☐ MICRO TRIM KIT ☐ MODEL _____
- ☐ OVER THE RANGE ☐ AMPS _____

HOOD FANS

- ☐ CHIMNEY (CENTRE VENT) ☒ 6 INCH (STD)
- ☐ UNDER CABINET ☐ 8 INCH
- ☐ FLUSH INSET ☐ 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 are DUE:
2 WEEKS FROM SIGNED DATE BELOW – Specs received after this date, if accepted, an administration fee of minimum \$250 will apply

Appliance Specs
RECEIVED

MA.

Purchaser Signature _____

Date January 21, 2017

Purchaser Signature _____

Date _____