

ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 53		Model Type & Elevation : 40-02 BAYBERRY ELEVATION A		Purchasers Names : ALI AZAAD AND BIBI JAMEER	
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	Natural finish laminate flooring on main floor in non tiled areas as per plan	Bonus Package				SEE ITEM #4 STAINED
Included	9' main floor ceilings, 8 ft ceilings on second and basement	Bonus Package				
Included	Carpet Grade Stairs with Oak pickets	Bonus Package				SEE ITEM #2 AND ITEM #3 AND ITEM #7 UPGRADE RAILING
Included	Glass shower in Master Ensuite as per plan	Bonus Package				
Included	USB Outlets (1) Kitchen and (1) Master Bedroom	Bonus Package				
1/	GARAGE MAN DOOR - ADD OPTIONAL GARAGE DOOR INTO MUDROOM, IF GRADE PERMITS	COLOURS	23-Feb-17			
2/	OAK STAIRS - UPGRADE TO OAK STAIRS IN LIEU OF CARPET	COLOURS	23-Feb-17			
3/	PAINTING - STAIN INTERIOR OAK STAIRS	COLOURS	23-Feb-17			
4/	LAMINATE - UPGRADE FAMILY ROOM AND MAIN HALL TO STAINED LAMINATE FLOORING	COLOURS	23-Feb-17			
5/	LAMINATE - UPGRADE 2ND FLOOR STUDY HALL TO LAMINATE IN LIEU OF CARPET	COLOURS	23-Feb-17			
6/	FIREPLACE - ADD OPTIONAL GAS FIREPLACE MODEL (B30NTRE) IN GREAT ROOM INCLUDES STANDARD PAINT GRADE MANTLE BUMP OUT FOUNDATION.	COLOURS	23-Feb-17			
7/	RAILING - UPGRADE #4 METAL PICKETS	COLOURS	23-Feb-17			
8/	ELECTRICAL - SHIFT STANDARD LIGHT IN KITCHEN BREAKFAST AREA TO BE INSTALLED ABOVE KITCHEN ISLAND	COLOURS	23-Feb-17			
9/	TILES - DELETE ALL BATHROOM ACCESSORIES	COLOURS	23-Feb-17			
10/	CABINETS - ADD 18" WIDE PANTRY IN LIEU OF UPpers AND LOWERS	COLOURS	23-Feb-17			
11/	CABINETS - ADD 24" DEEP UPPER OVER FRIDGE WITH 1 SIDE PANEL	COLOURS	23-Feb-17			

Handwritten initials and a circled 'M' with a checkmark.

Joanne Alcaro

From: Joanne Alcaro
Sent: February-27-17 7:57 AM
To: 'Anne Colalillo'
Subject: Angus South - Lot 53 - Amendment to Purchase Price
Attachments: SKM_C754e17022707540.pdf

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC TUXEDO ✓	H 800 BC	CALCATTIA MARBLE 4925K-07			
Island	300 SERIES PVC TUXEDO ✓	H 800 BC	CALCATTIA MARBLE 4925K-07			
Servery	NA					
Master Ensuite	MOSAIC OAK ESPRESSO STAINED ✓	H 800 BC	PORTICO MARBLE 7735-58			
Main	MOSAIC OAK ESPRESSO STAINED ✓	H 800 BC	PORTICO MARBLE 7735-58			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	MALINA ICE 13 X 13 ✓		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	MALINA ICE 13 X 13 ✓					
Mud Room	MALINA ICE ICE 13 X 13 ✓					
Main Hall	NA					
Kitchen Floor	MALINA ICE 13 X 13 ✓					
Breakfast Floor	MALINA ICE 13 X 13 ✓					
Kitchen Bk.Splash	NA					
Laundry	MALINA ICE 13 X 13 ✓					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13 ✓			BIAN CARR		
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10 ✓		YES			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE ✓					
Master Shower Jamb	BIANCA CARRERA ✓					
Main Bath Floor	NEW ALBION GREY 13 X 13 ✓					
Main Bath Tub Wall	NEWA ALBION 8 X 10 ✓		NA	BIAN CARR		
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 ROCKINGHAM OAK TL-21015					
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall	LEXINGTON ROCKINGHAM OAK TL-21015					
Upper Hall	LEXINGTON ROCKINGHAM OAK TL-21015					
Master Bedroom	OPENING NIGHT T-18					
Bedroom 2	OPENING NIGHT T-18					
Bedroom 3	OPENING NIGHT T-18					
Study Room	LEXINGTON ROCKINGHAM OAK TL-21015					
Carpet Under PAD	STANDARD					
Basement Foyer		NA				
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE	NF 8	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding		PLASTER MOULDING	NA	
Bathroom Accessories	DELETE ALL	Location			NA	
Purchaser has reviewed the colour chart						
FOR TRADE USE						
					ANGUS SOUTH	53

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

Feb 23/17

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN OAK STAIRS ROCKINGHAM			
White Paint Req'd	NA			
Main to 2nd Railing Details:	BLACK METAL SINGLE COLLAR W/ALT DOUBLE 2 3/4 GROOVED OAK HANDRAIL 3 1/4" SQUARE OAK POSTS			
Main to top of Basement door Railing	BLACK METAL SINGLE COLLAR W/ALT DOUBLE 2 3/4 GROOVED OAK HANDRAIL 3 1/4" SQUARE OAK POSTS			
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	Media Room	WARM GREY	
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				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD		
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Main	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 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	40-02-A BAYBERRY	LOT: 53		
PURCHASER(S):	Ali Azaad Bibi Jameer		Purchaser Signature Date Feb 28/17	
HOME #/CELL #	416 200 2048		Purchaser Signature Date Feb 28/17	
EMAIL:			Purchaser Signature Date	
DÉCOR NOTES		Purchaser Signature Date		
FOR TRADE USE		DÉCOR CONSULTANT SIGNATURE Date Feb 23/17		
Any upgrades in the colour chart must be accompanied with a PES.		Vendor 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.				
*** PAGE 2 OF 2 ***				



SCHEDULE "B" FLOOR PLAN



2050 sq. ft. Elev. A
2035 sq. ft. Elev. B
2030 sq. ft. Elev. C

[Unit 4002]

Prices and specifications are subject to change without notice. Tile patterns may vary. Window sizes and location may vary. Location of humpes and water tank are approximate. Steps may be required at front entries, rear entries and garage area. All stated floor area, all stated dimensions are approximate. Room floor space may vary from the stated floor area. See Sales representative for Style B and/or C. All dimensions may change with style chosen. E & O.E. [4002]

53 - 106

5 JAN 23/17

ADD Trioplast

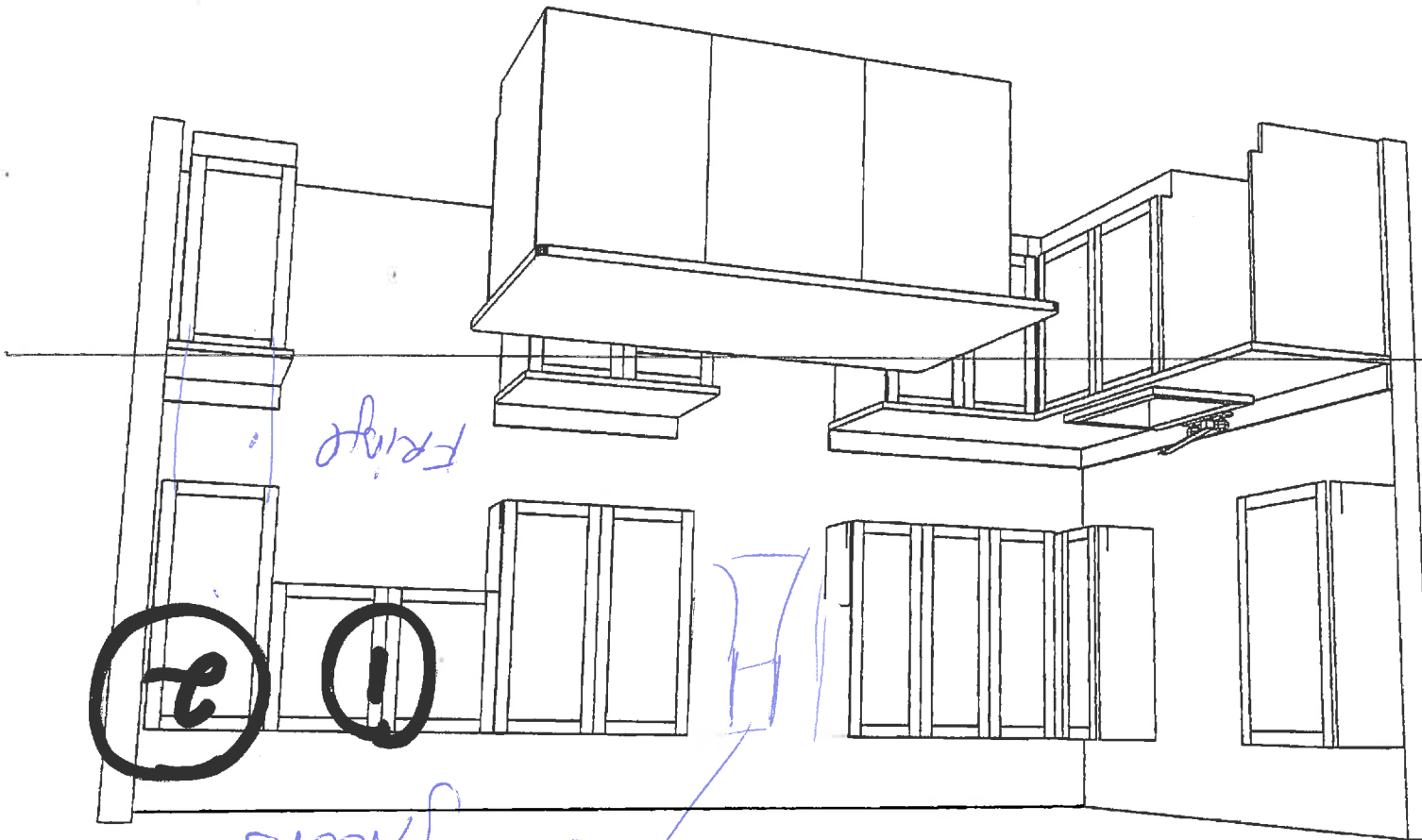
5/17/95
[Signature]

[Handwritten signature]

LOT 53
Angus South

① 24" deep
upflue over
Fridge - 15102
Panel
2 18" Party
124" deep
Kitchen
24" deep

4002



Cherry Wood

①

②

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****

Angus Sault

SITE

53

LOT

Jan 28/17

DATE



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

53 Angus South

DATE:

Jan 28 / 17

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"

☐ SINGLE

☐ AMPS

☐ DOUBLE

☐ AMPS

☐ STEAM OVEN

☐ AMPS

☒ WARMING DRAWER

☐ AMPS

MICROWAVES

☐ BUILT IN MICRO

☐ AMPS

☐ MICRO TRIM KIT

☐ MODEL

☐ OVER THE RANGE

☐ AMPS

☐ MICRO SHELF

☐ 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

20x12 Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

20x12 **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.

20x12 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.

20x12 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:

20x12 **2 WEEKS FROM SIGNED DATE BELOW** – Specs received after this date, if accepted and changes are required, an administration fee of minimum \$250 will apply

Appliance Specs
RECEIVED

Purchaser Signature *[Signature]*

Purchaser Signature *[Signature]*