

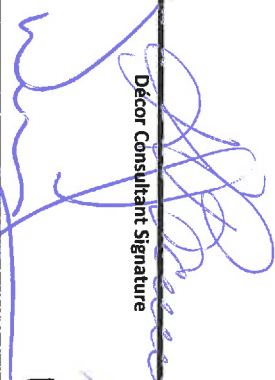


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 79 Model Type & Elevation : 50-05 REDWOOD ELEVATION A Purchasers Names : ABBAS AMINI		
		Date	Note
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 tiles areas as per plan	-	Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
Included	USB Outlets (1) Kitchen (1) Master Bedroom		Bonus Package
Included	3-1/4" NATURAL OAK PREFINISHED ENGINEERED HARDWOOD TO MAIN FLOOR (EXCLUDES TILES AREAS AND BEDROOMS) SEE ITEM #2		INCL IN OFFER
Included	OAK STAIRS IN LIEU OF CARPET GRADE SEE ITEM #1 STAIN		INCL IN OFFER
1/	OAK STAIRS - STAIN TO MATCH AS CLOSE AS POSSIBLE TO HARDWOOD COLOUR	10-Mar-17	COLOURS
2/	HARDWOOD - UPGRADE #3 ON MAIN FLOOR (NON TILED AREAS)	10-Mar-17	COLOURS
3/	GARAGE MAN DOOR - DOOR FROM GARAGE, IF GRADE PERMITS	10-Mar-17	COLOURS
4/	ELECTRICAL - KITCHEN - STANDARD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND	10-Mar-17	COLOURS

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN OAK STAIRS CANYON HILLS		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD		
Main to Top of Bsmt 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	WARM GREY	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	NA	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Ensuite # 4	WARM GREY
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD		
Powder Room	STANDARD		
Master Ensuite	STANDARD		
Twin	STANDARD		
Ensuite # 4	STANDARD		
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	50-5-A REDWOOD	LOT: 79	
PURCHASER(S):	ABBAS AMINI		
HOME #/CELL #	647-839-5939		
EMAIL:			
DÉCOR NOTES			
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.			
*** PAGE 2 OF 2 ***		MAR 10 2017	
Vendor Signature		Date	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	200 SERIES PVC WHITE	H 800 BC	CARERRA BIANCO 6696-46			
Island	200 SERIES PVC WHITE	H 800 BC	CARERRA BIANCO 6696-46			
Servery	200 SERIES PVC WHITE	H 800 BC	CARERRA BIANCO 6696-46			
Master Ensuite	200 SERIES PVC WHITE	H 800 BC	CARERRA BIANCO 6696-46			
Main	NA					
Twin	200 SERIES PVC WHITE	H 800 BC	CARERRA BIANCO 6696-46			
Ensuite # 4	200 SERIES PVC WHITE	H 800 BC	CARERRA BIANCO 6696-46			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	RUSTIC GREY 13 X 13		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	RUSTIC GREY 13 X 13					
Mud Room	RUSTIC GREY 13 X 13					
Main Hall	NA					
Kitchen Floor	RUSTIC GREY 13 X 13					
Breakfast Floor	RUSTIC GREY 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	RUSTIC GREY 13 X 13					
Mstr Ensuite Floor	RUSTIC GREY 13 X 13			BIANC CARR		
Mstr Ensuite Shower	CINQ WHITE 8 X 10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	RUSTIC GREY 13 X 13			BIANC CARR		
Twin Ensuite Tub Wall	CINQ WHITE 8 X 10	NA				
Ensuite #4 Bath Floor	RUSTIC GREY 13 X 13			BIANC CARR		
Ensuite #4 Bath Wall	CINQ WHITE 8 X 10	NA				
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	MARQUEE WIREBRUSH OAK CANYON HILLS # EE14032 UP # 3 5"					
Dining Room	MARQUEE WIREBRUSH OAK CANYON HILLS # EE14032 UP # 3 5"					
Family/Great Room	MARQUEE WIREBRUSH OAK CANYON HILLS # EE14032 UP # 3 5"					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Dining Room	MARQUEE WIREBRUSH OAK CANYON HILLS # EE14032 UP # 3 5"					
Upper Hall	OPENING NIGHT T-20					
Master Bedroom	OPENING NIGHT T-20					
Bedroom 2	OPENING NIGHT T-20					
Bedroom 3	OPENING NIGHT T-20					
Bedroom 4	OPENING NIGHT T-20					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	-GREAT ROOM	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	STANDARD	Location	NA			
Purchaser has reviewed the colour chart						
SITE & LOT						
FOR TRADE USE						
ANGUS SOUTH			79			

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.

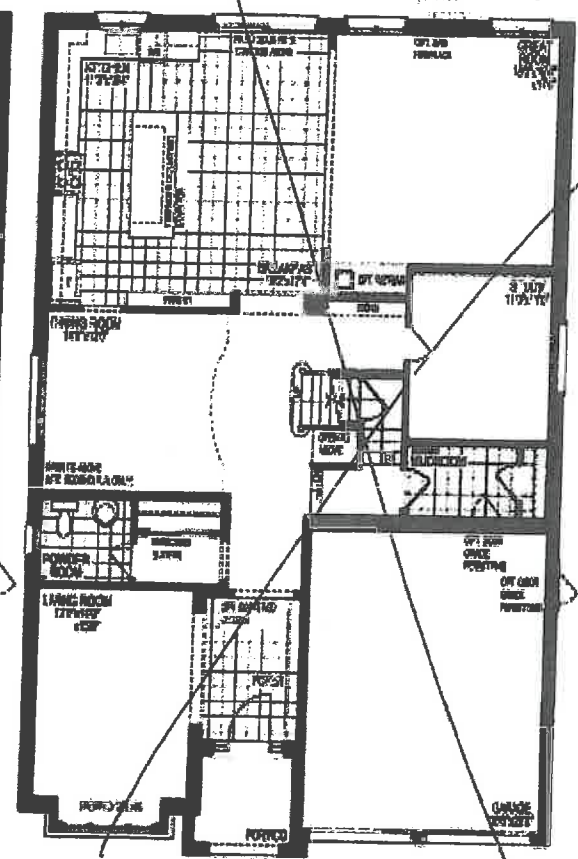
** PAGE 1 OF 2 **

Purchaser Initial

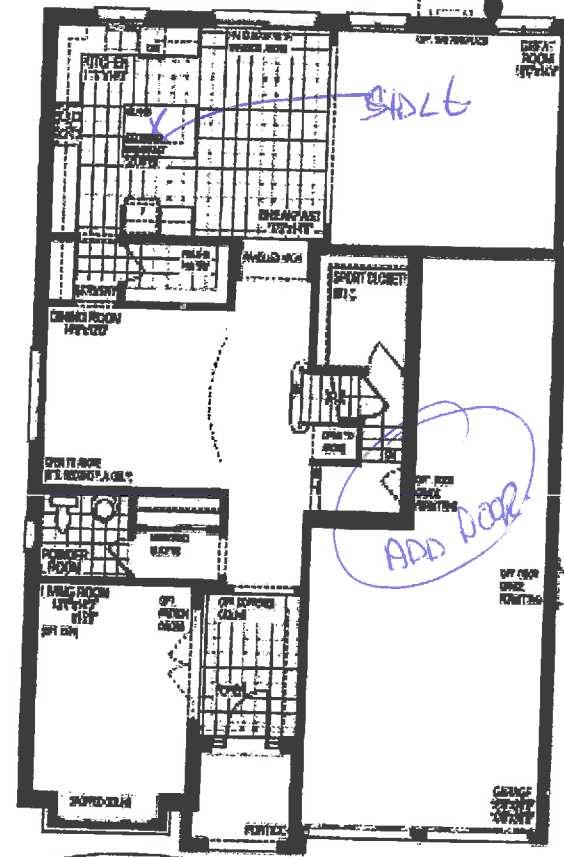
Vendor

SCHEDULE "B"
FLOOR PLAN

MAR 7/17 Lot 79



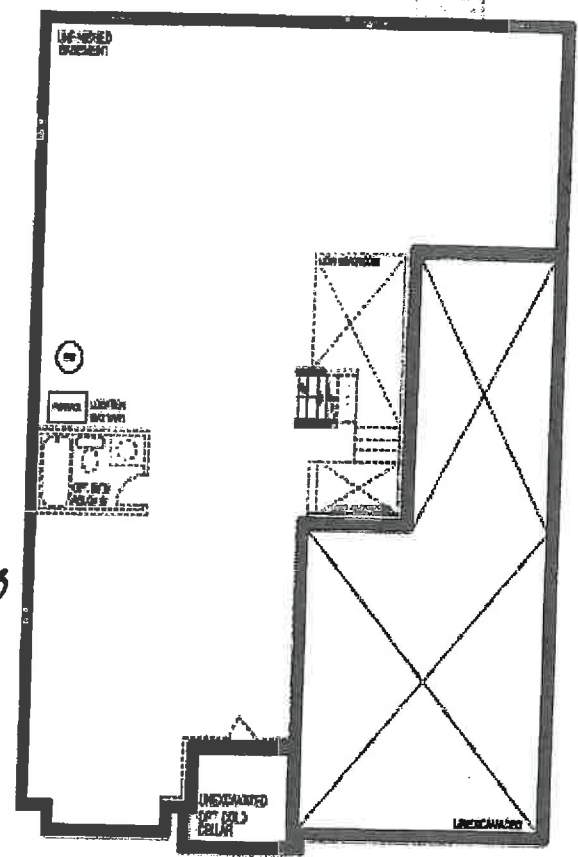
OPTIONAL GROUND FLOOR PLAN WITH STUDY, EL. 'A'



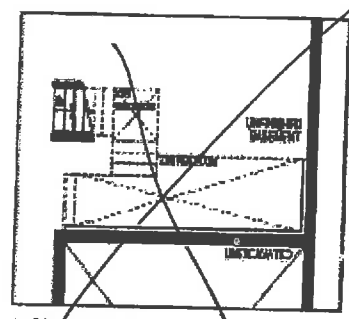
GROUND FLOOR PLAN, EL. 'A'

El. "A"

A.A.



BASMENT PLAN, EL. 'B'



BASMENT PLAN, EL. 'A' (OPTIONAL GROUND FLOOR STUDY)

THE REDWOOD

(Unit 3005)

	3475 sq. ft. Elev. A	3425 sq. ft. Elev. B
Optional 5 Bedroom	3635 sq. ft. Elev. A	3590 sq. ft. Elev. B
Optional Ground Floor	3680 sq. ft. Elev. A	3630 sq. ft. Elev. B
Optional Ground Floor and Optional 5 Bedroom	3845 sq. ft. Elev. A	3795 sq. ft. Elev. B

Prices and specifications are subject to change without notice. The patterns may vary. Window sizes and locations may vary. Location of furnace and water tank are approximate. Steps may be required at front entrance, rear entrance and garage rear door entrance due to grade. Actual usable floor space may vary from the stated floor areas. 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 & A © 2005



Vendor's Initials

[Handwritten signature]

Purchaser's Initials

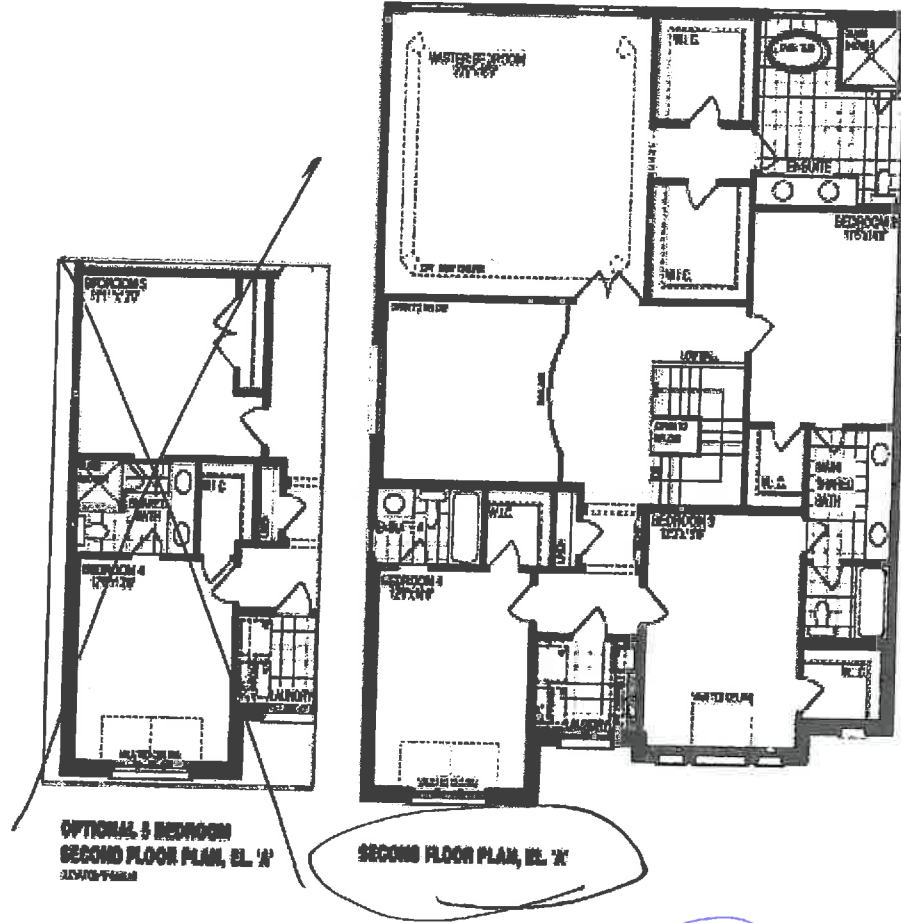
[Handwritten signature]

Vendor's Initials

[Handwritten signature]

Purchaser's Initials

[Handwritten initials A.A.]



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 rear door entrance 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 [2005]

THE REDWOOD

[Unit 3003]

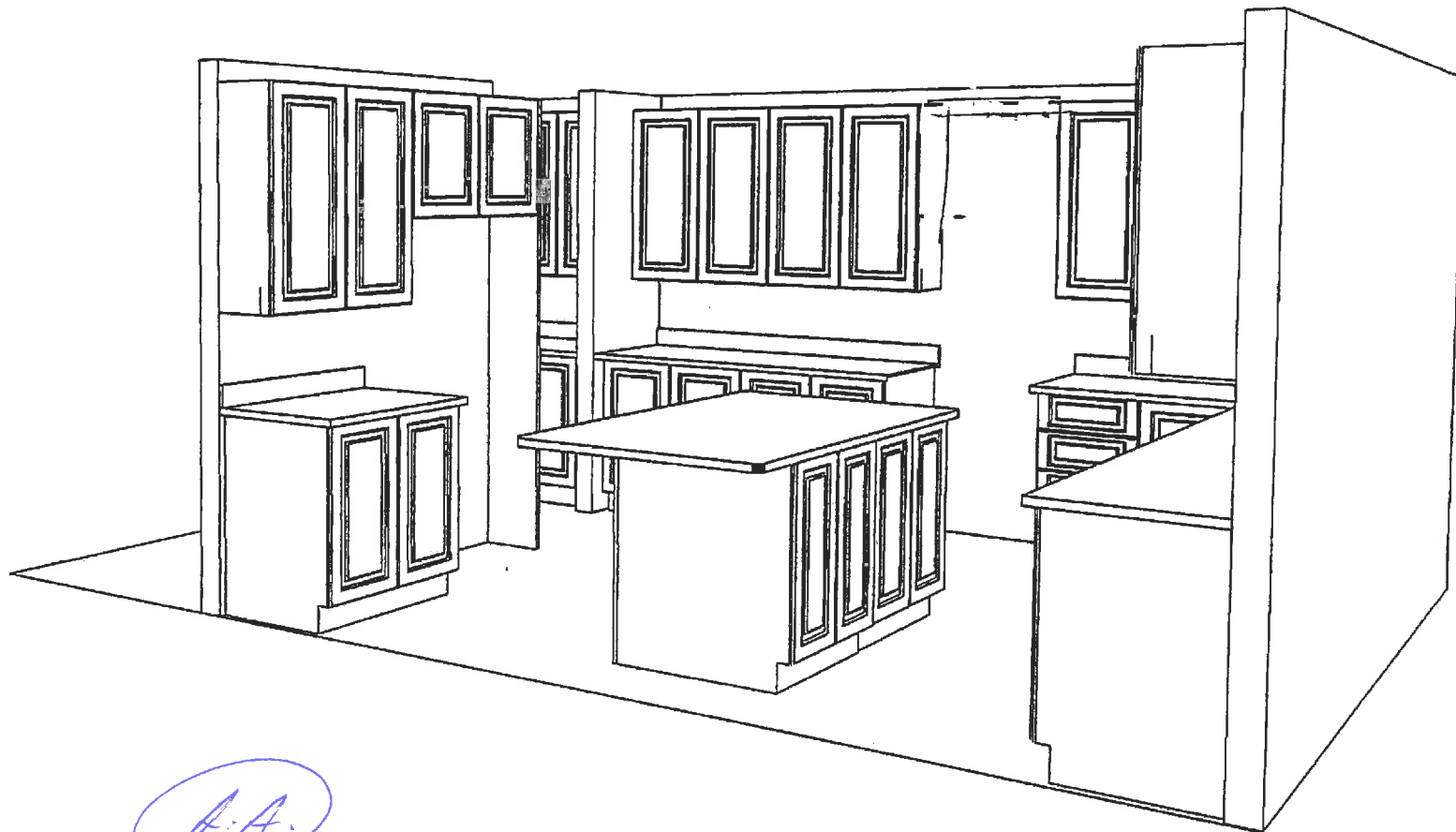
	3475 sq. ft. Elev. A	3425 sq. ft. Elev. B
Optional 3 Bedroom	3635 sq. ft. Elev. A	3590 sq. ft. Elev. B
Optional Ground Floor	3680 sq. ft. Elev. A	3630 sq. ft. Elev. B
Optional Ground Floor and Optional 3 Bedroom	3845 sq. ft. Elev. A	3795 sq. ft. Elev. B

SCHEDULE "B"
FLOOR PLAN

Lot 79

MAR 2/17

5005



A.A.

2 OF 2

20179

NO
CHANGES

MAR 7/17

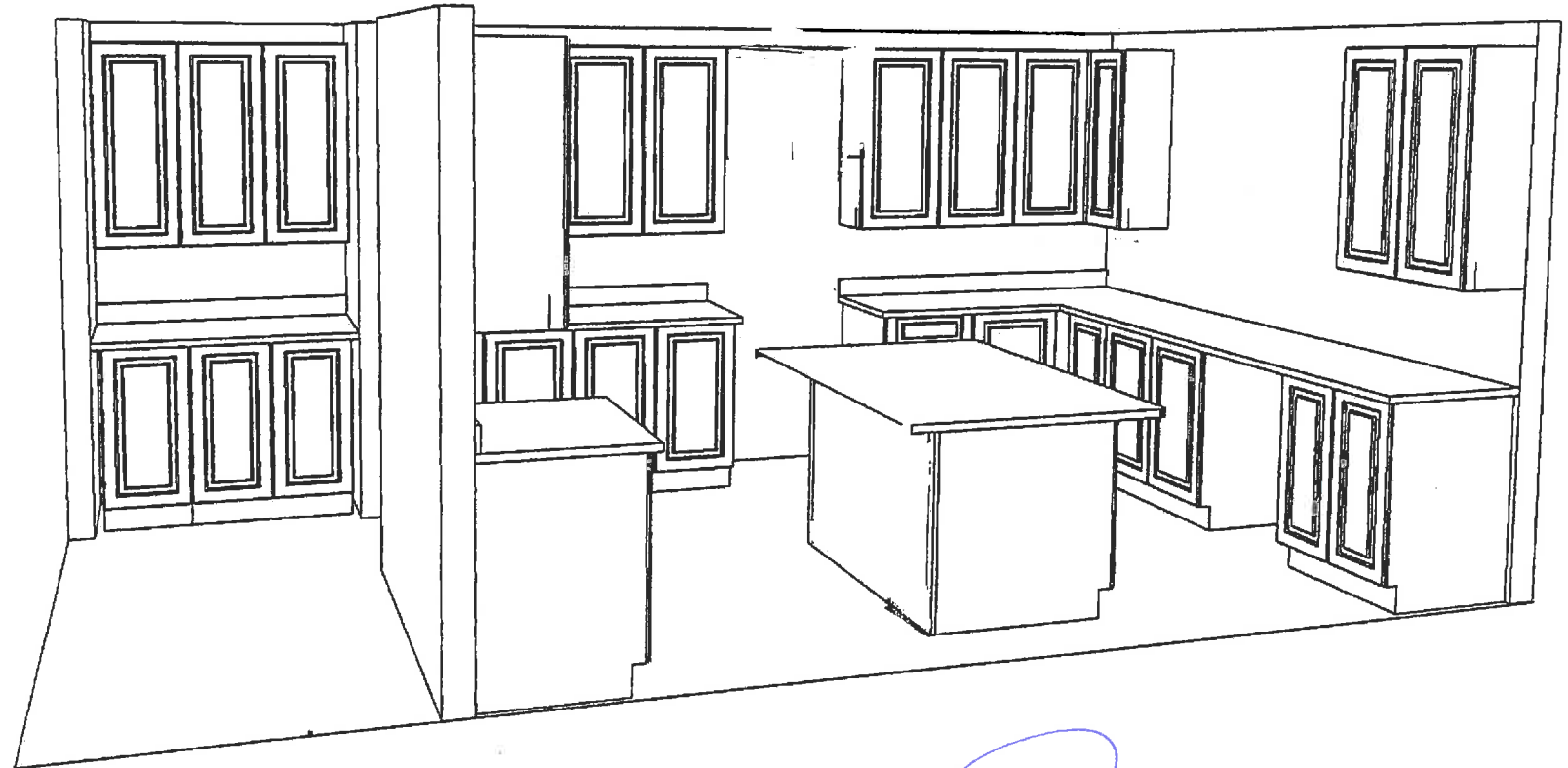
STANARDS

Lot 79 MART/12

5005

NO CHANGES

STANDARD



(A.A.)

1 OF 2



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Lot 6-99
August Sound

DATE:

10/17/17

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

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

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

A.A. **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.

A.A. 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.

A.A. 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 (if not received during appointment):
2 WEEKS FROM SIGNED DATE ABOVE - Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.
*Changes must be approved by head office.

Purchaser Signature

[Signature]

Date

10/17/17

Purchaser Signature

Date

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, TARIION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE Angels Hill LOT 79 DATE March 7/17