


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 142R  Model Type & Elevation : 30-05 DAFFODIL ELEVATION B Purchasers Names : GITABEN PATEL		
		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 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><del>Carpet Grade Stairs with Oak pickets</del> - SEE ITEM #1</i>	-	<del>Bonus Package</del>
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
1/	STAIRS - OAK STAIRS IN LIEU OF CARPET GRADE, INCLUDES OAK VENEER RISERS AND STRINGS	6-Feb-17	COLOURS
2/	BASEMENT WINDOWS - ENLARGE BASEMENT WINDOW TO 30" X 24" (1) REAR OF HOME, IF POSSIBLE	6-Feb-17	COLOURS
3/	MASTER ENSUITE - TOWEL BAR CHROME 24" MODEL YB2824	6-Feb-17	COLOURS

14  
8

# ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD CONT SLAB PVC TUXEDO	H800BC	ARGENTO ROMANO -6697-46	STD		
Island	STD CONT SLAB PVC TUXEDO	H800BC	ARGENTO ROMANO -6697-46	STD		
Master Ensuite	STD 300 SERIES PVC WHITE	H700P	ARGENTO ROMANO -6697-46	STD		
Main	STD 300 SERIES PVC CHOCOLATE BROWN	H700BC	ELEMENTAL CONCRETE-8830-58	STD		
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALENA CARBON 13 X13					
Powder Room	MALENA CARBON 13 X13					
Mud Room	N/A					
Main Hall	N/A					
Kitchen Floor	MALENA CARBON 13 X13					
Breakfast Floor	MALENA CARBON 13 X13					
Kitchen Bk.Splash	N/A					
Laundry	GRECO CINZA 13 X13					
Mstr Ensuite Floor	MALENA ICE 13 X13				BIANCO CARRAR	
Mstr Ensuite Shower	MALENA CARBON 8 X10					
Master Shower Floor	WHITE 2X2 TILE					
Master Shower Jamb	BIANCO CARRARA					
Main Bath Floor	GRECO CINZA 13 X13				BIANCO CARRAR	
Main Bath Tub Wall	MALENA CARBON 8 X10					
HARDWOOD / CARPET						
Dining Room	STD LAMINATE LEXINGTON BUTTER RUM OAK TL-21007					
Great Room	STD LAMINATE LEXINGTON BUTTER RUM OAK TL-21007					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	N/A					
Upper Hall	STD OPENING NIGHT COLLECTION -T02					
Master Bedroom	STD OPENING NIGHT COLLECTION -T02					
Bedroom 2	STD OPENING NIGHT COLLECTION -T02					
Bedroom 3	STD OPENING NIGHT COLLECTION -T02					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE		N/A
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	YES		Opt. Crown Moulding			N/A
Bathroom Accessories	YES		Location			
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				PINE RIVER SOUTH	142R	


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.

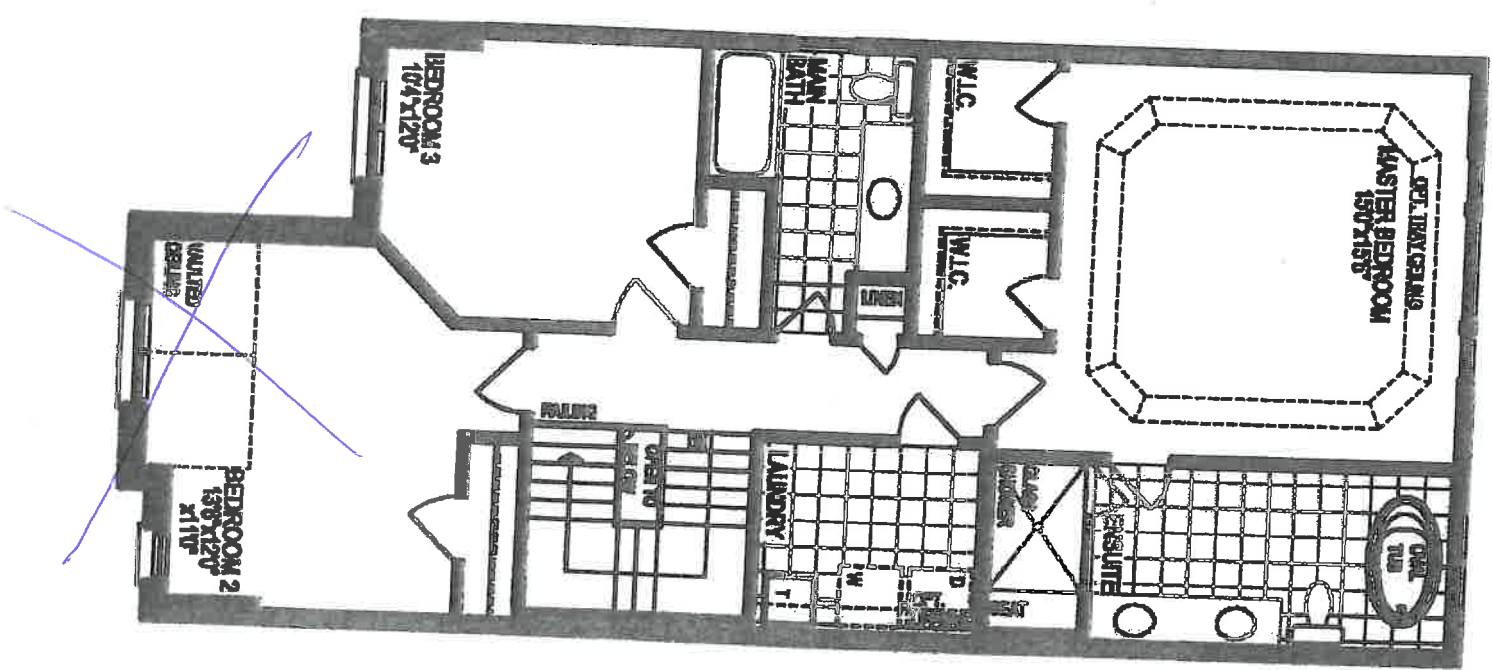
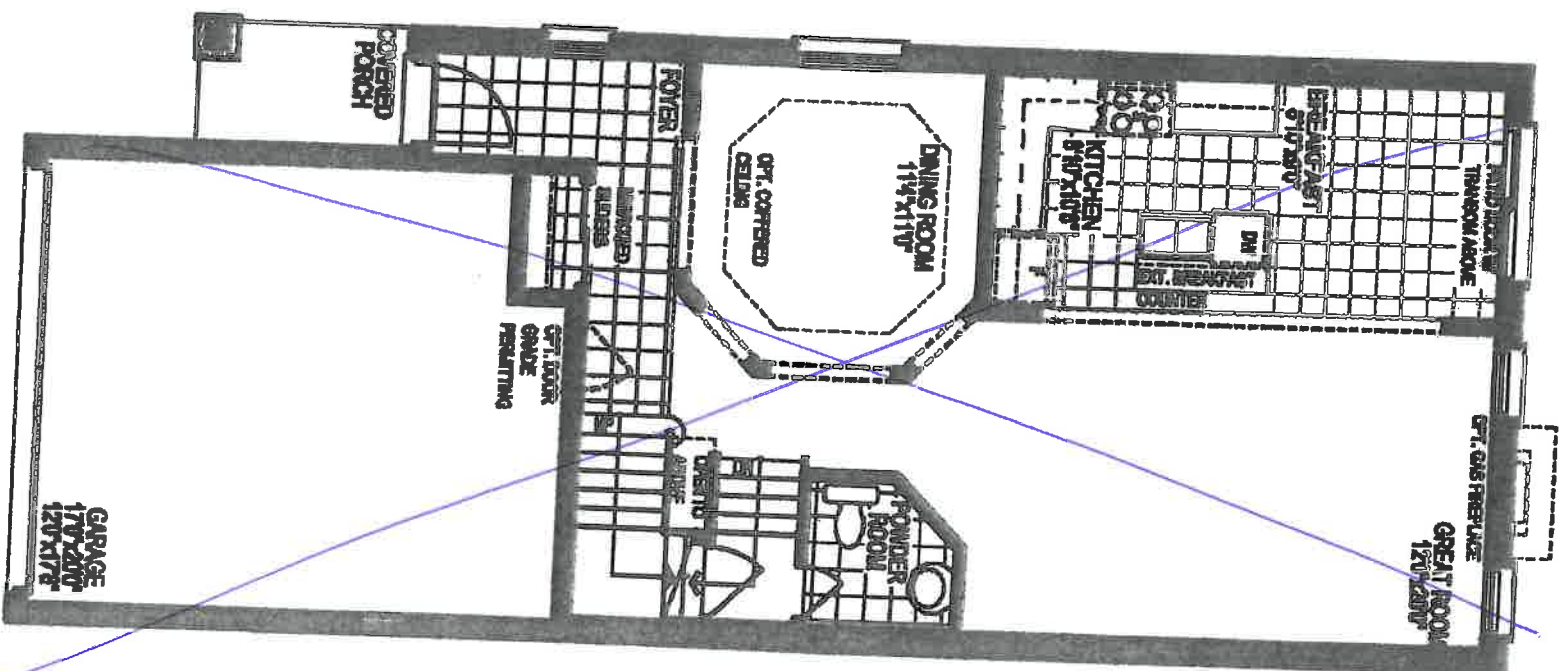
\*\* PAGE 1 OF 2 \*\*

Purchaser Initial

Vendor

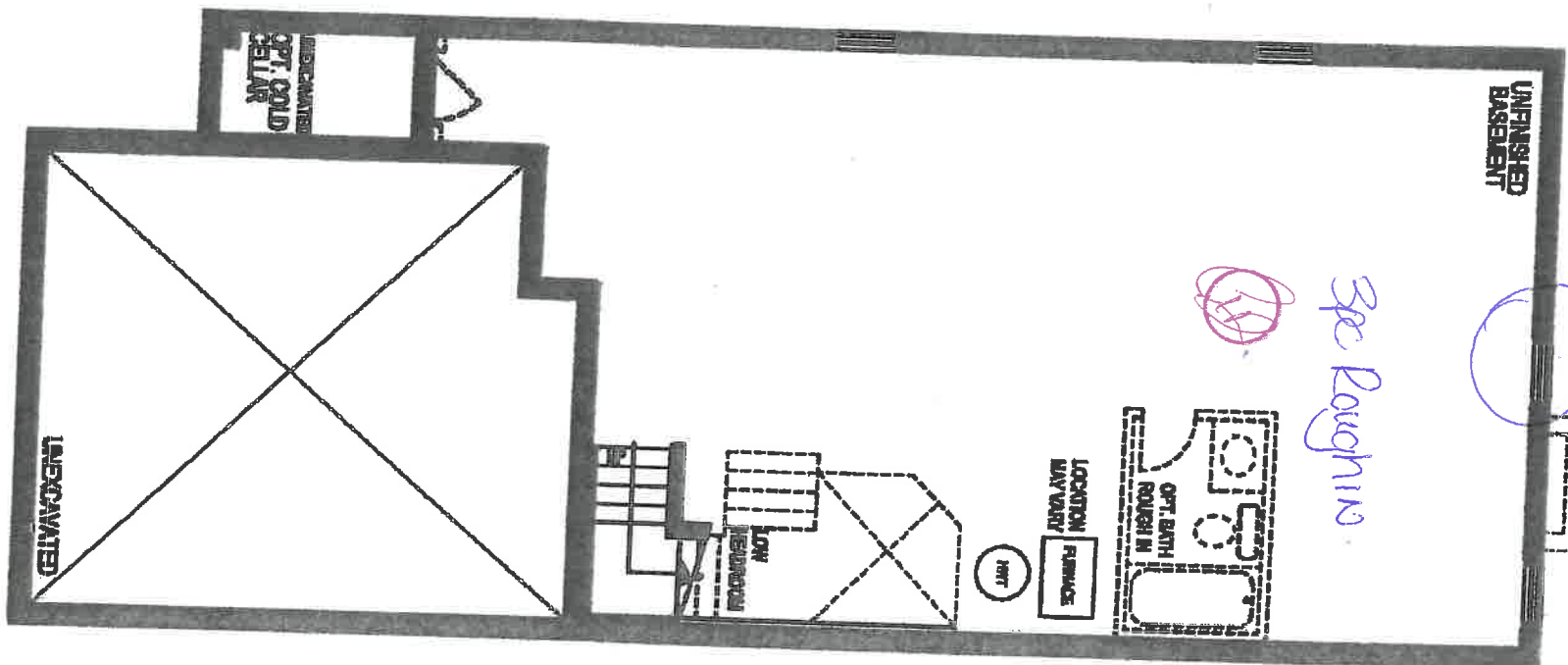
# ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	OAK STAIRS IN LIEU OF CARPET GRADE- NATURAL VARNISH		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	INCL OAK VENEER RISERS AND STRINGERS		
Main to Basement Railing Details:	STANDARD		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	BIRCH WHITE	Master Beds	BIRCH WHITE
		Bedroom 2	BIRCH WHITE
Dining Room	BIRCH WHITE	Bedroom 3	BIRCH WHITE
Family/Great room	BIRCH WHITE		
		Master Ens.	BIRCH WHITE
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE
Laundry	BIRCH WHITE		
Powder Room	BIRCH WHITE		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	TOWEL BAR	STANDARD	24" TOWEL BAR CHROME MODEL YB2824
Main bath	STANDARD	STANDARD	
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	NO	NO	
WATERLINE to Fridge	NO	NO	
Hood Fan Venting SIZE 6"	NO	NO	BUILDER'S STANDARDS
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: 142R	
PURCHASER(S):	GITABEN PATEL		
HOME #/CELL #	147-388-7850 / 905-913-9376		
EMAIL:	nipatel1234@yahoo.com		
DÉCOR NOTES	<div> <div>Purchaser Signature</div> <div>Date</div> </div> <div> <div>Purchaser Signature</div> <div>Date</div> </div>		
<div> <div> <div>***FOR TRADE USE***</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> <div>  <div> <div>Décor Consultant Signature</div> <div>Date</div> </div> </div> </div>			
*** PAGE 2 OF 2 ***		Vendor Signature      Date	

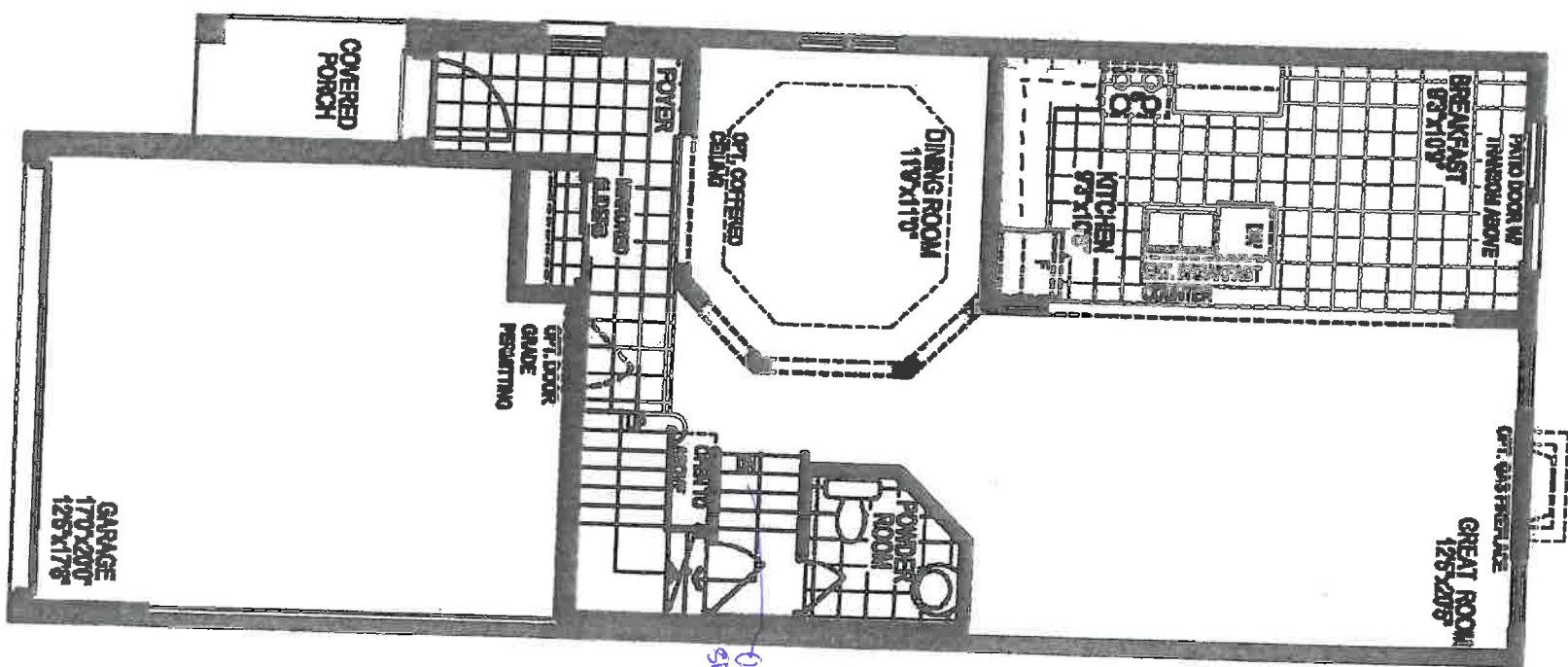


lot 142R Pine River south.

NEAREST  
SIZE ONE BASEMENT  
WINDOW 30'x24"



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



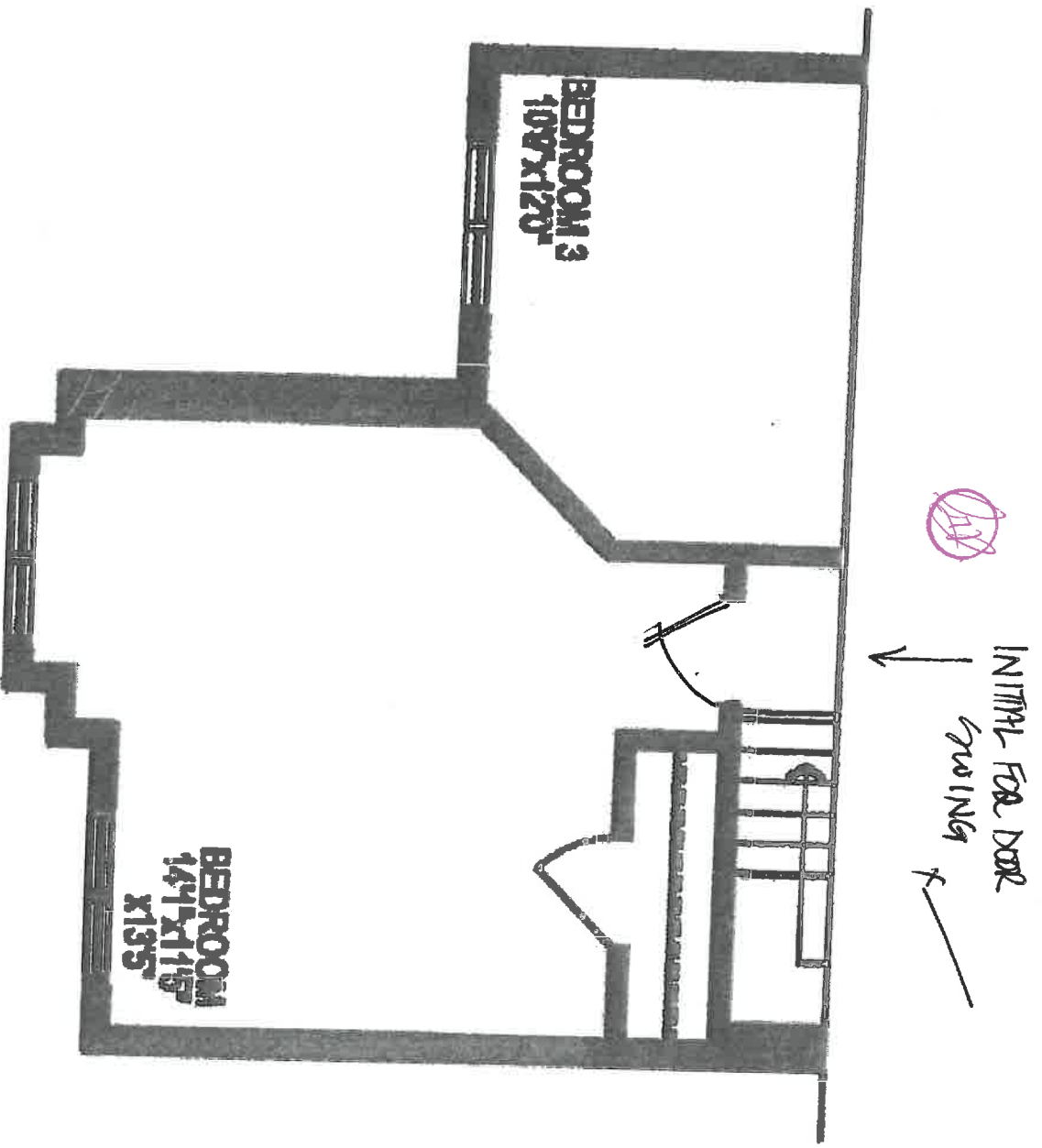
GROUND FLOOR PLAN, EL. 'B'

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LOT 142R Pine River South

Prices and specifications and location may be required at front entrance floor space may vary dimensions may vary

lot 1422 Pine River South



PART. SECOND FLOOR PLAN, EL. 'B'

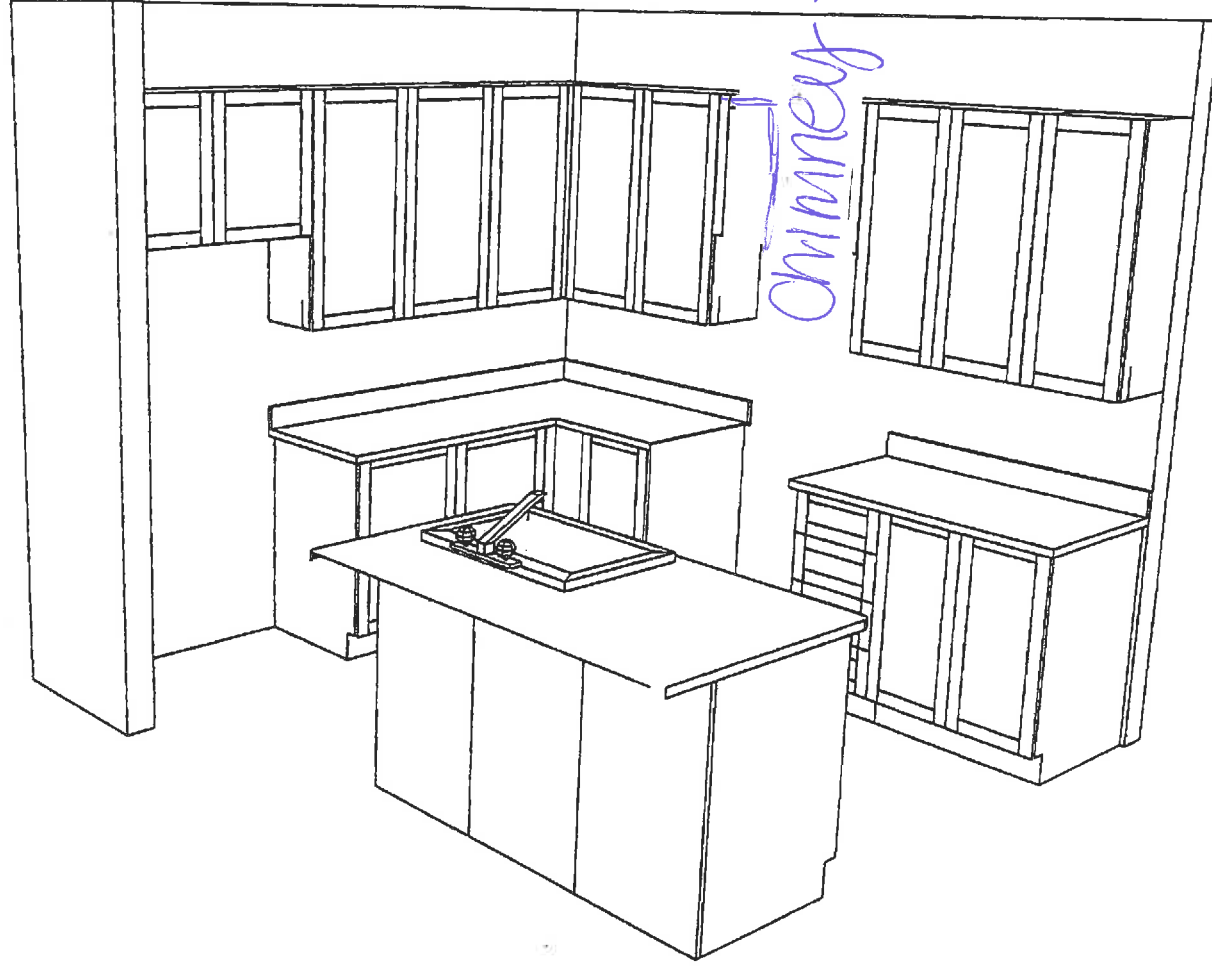
# THE DAFFODIL

[Unit 3005]

FEB 06 2017

FEB 06 2017

3005



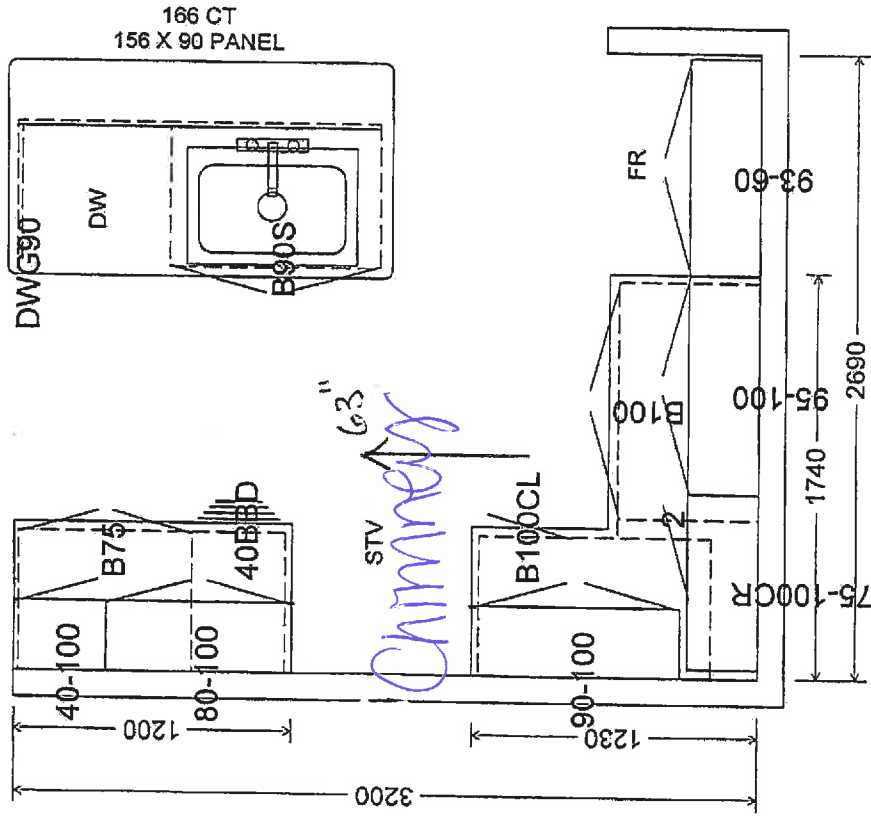
lot 142R

Pino River South

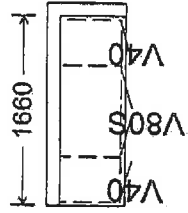
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LOT 142R Pine River South.

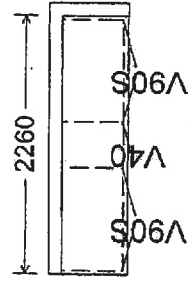
NEW IMAGE KITCHENS INC			
Scale:	Approved by:		Drawn by: VANCE
Date: 6/7/16			Released:
ZANCOR HOMES			
ANGUS SOUTH 3005		Drawing number:	



MAIN



ENSUITE

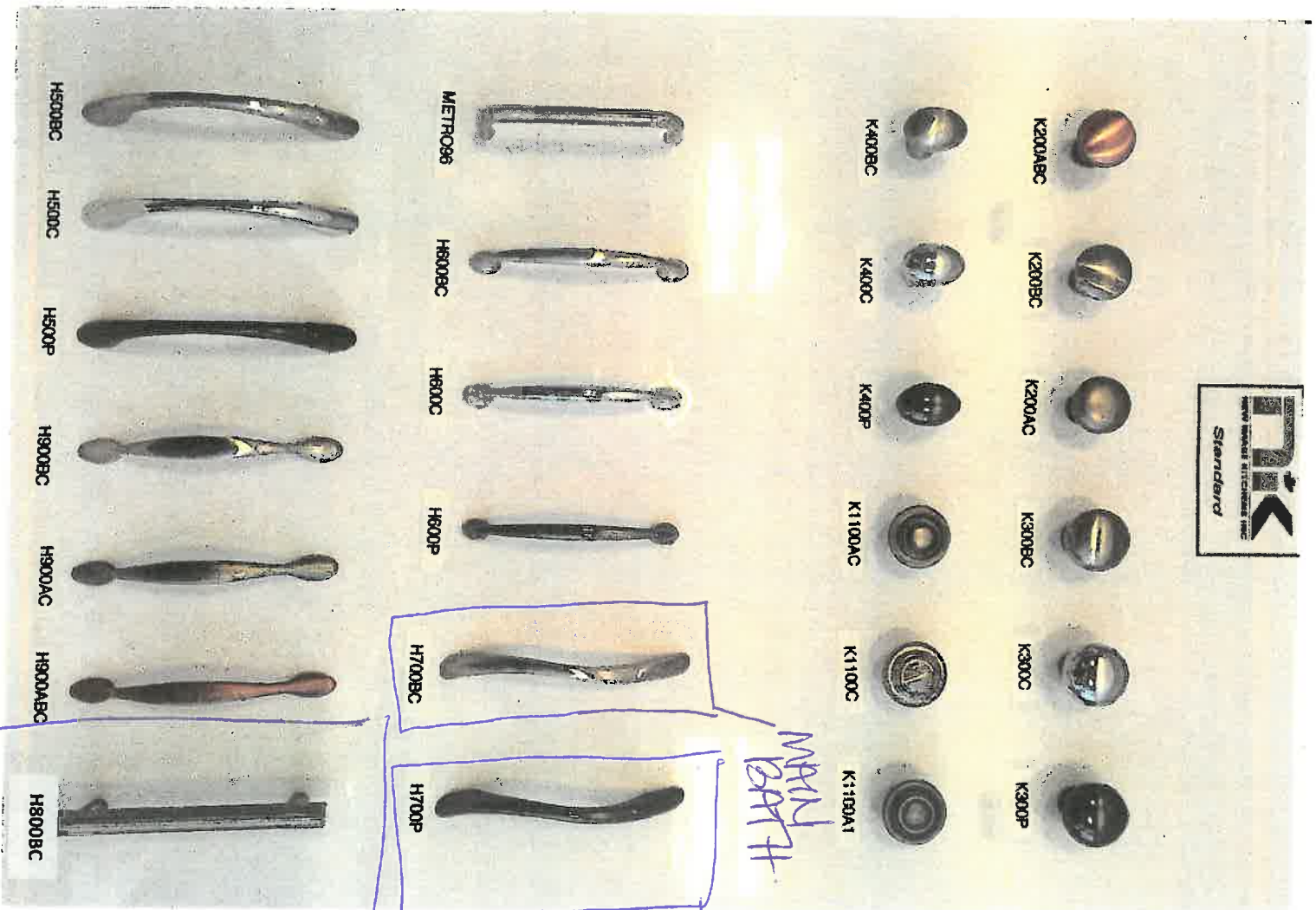


~~OPT. LAUNDRY~~



LOT 142R Pine River South  
STANDARD CABINET HARDWARE

(New Image Kitchens)



MAIN  
BATH

MASTER  
BATH

Kitchen  
#1 island



## APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

10T142.2 Antelope

DATE:

January 29, 2017

SITING:

☒ Standard

☐ Reverse

### RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ AMPS

☐ AMPS

☐ AMPS

☒ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☐ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

### REFRIGERATOR

### 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

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 Manufacturers 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 Zanacor 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

FEB 14 2017

Purchaser Signature

Date

January 29, 2017

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

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

Site Pine River South

Lot 142R

Date January 29 2017