


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 155-3 Model Type & Elevation : 23-03 DAHLIA (ELEV. A) Purchasers Names : VLADISLAV GOLDFEDER		
		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>		Bonus Package
Included	<i>Glass shower (framed) in Master Ensuite as per plan</i>		Bonus Package
1/	CABINETS - KITCHEN - POT AND PAN DRAWERS (SET OF 3) - AS PER SKETCH	2-Mar-17	COLOURS
2/	CABINETS - KITCHEN - RECYCLING BIN (IN BEST LOCATION BY VENDOR)	2-Mar-17	COLOURS
3/	ELECTRICAL - KITCHEN ISLAND - CAPPED INTERIOR LIGHT ON EXISTING SWITCH CENTERED OVER ISLAND AS PER SKETCH	2-Mar-17	COLOURS

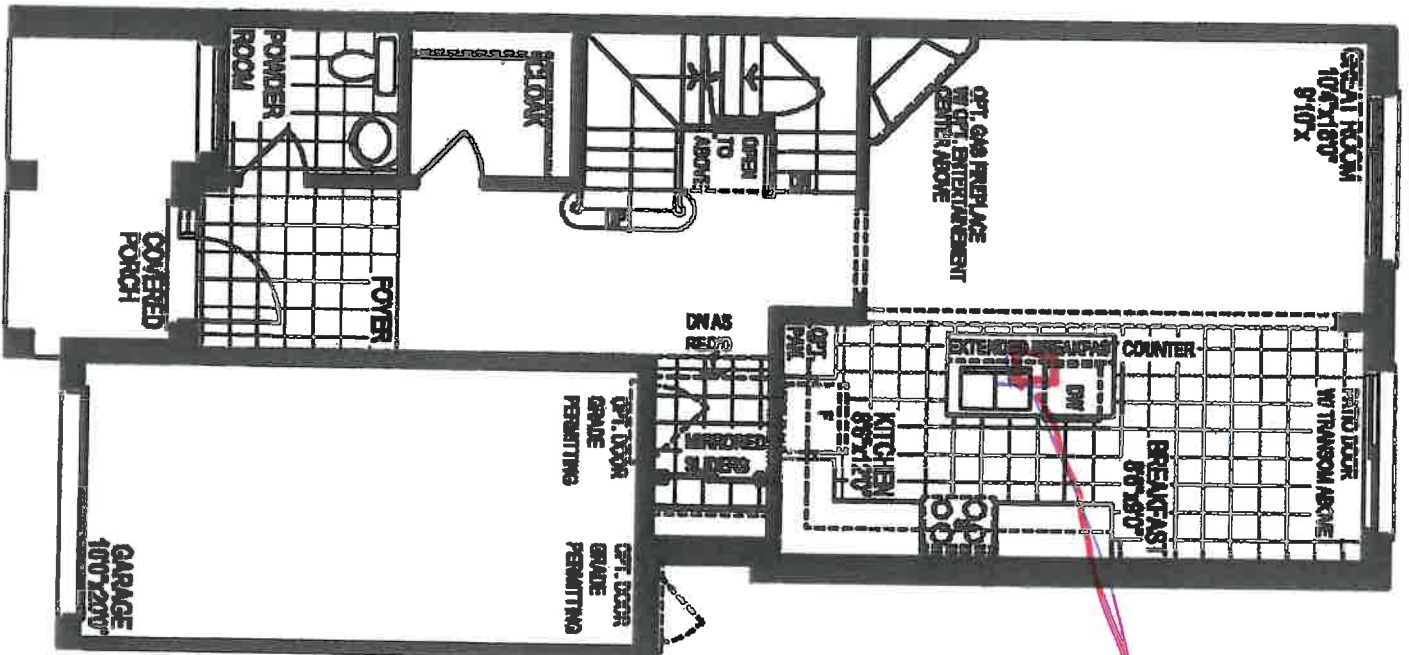


CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD 300 SERIES PVC WHITE	H800BC	WHITE JUPARANA 4931K-52	STD		
Island	STD 300 SERIES PVC WHITE	H800BC	WHITE JUPARANA 4931K-52	STD		
Master Ensuite	STD CONT SLAB OAK MAYFLOWER BROWN STAIN	H500C	WHITE JUPARANA 4931K-52	STD		
Main	STD CONT SLAB OAK MAYFLOWER BROWN STAIN	H500C	WHITE JUPARANA 4931K-52	STD		
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALENA IVORY 13 X13					
Powder Room	MALENA IVORY 13 X13					
Mud Room	N/A					
Main Hall	N/A					
Kitchen Floor	MALENA IVORY 13 X13					
Breakfast Floor	MALENA IVORY 13 X13					
Kitchen Bk.Splash	N/A					
Laundry	LOCATED IN BASEMENT					
Mstr Ensuite Floor	MALENA IVORY 13 X13					
Mstr Ensuite Shower	MALENA IVORY 8 X10					
Master Shower Floor	WHITE 2X2					
Master Shower Jamb	PERLATO ROYALE			PERLATO ROYALE		
Main Bath Floor	MALENA IVORY 13 X13					
Main Bath Tub Wall	MALENA IVORY 8 X10			PERLATO ROYALE		
HARDWOOD / CARPET						
Great Room	STD LAMINATE LEXINGTON BUTTER RUM OAK - TL 21007					
Kitchen * (Waiver)		N/A				
Main Foyer * (Waiver)		N/A				
Main Hall	STD LAMINATE LEXINGTON BUTTER RUM OAK - TL21007					
Upper Hall	STD OPENING NIGHT CARPET - T07					
Master Bedroom	STD OPENING NIGHT CARPET - T07					
Bedroom 2	STD OPENING NIGHT CARPET - T07					
Bedroom 3	STD OPENING NIGHT CARPET - T07					
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 155-3		
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.				Purchaser Initial Vendor		

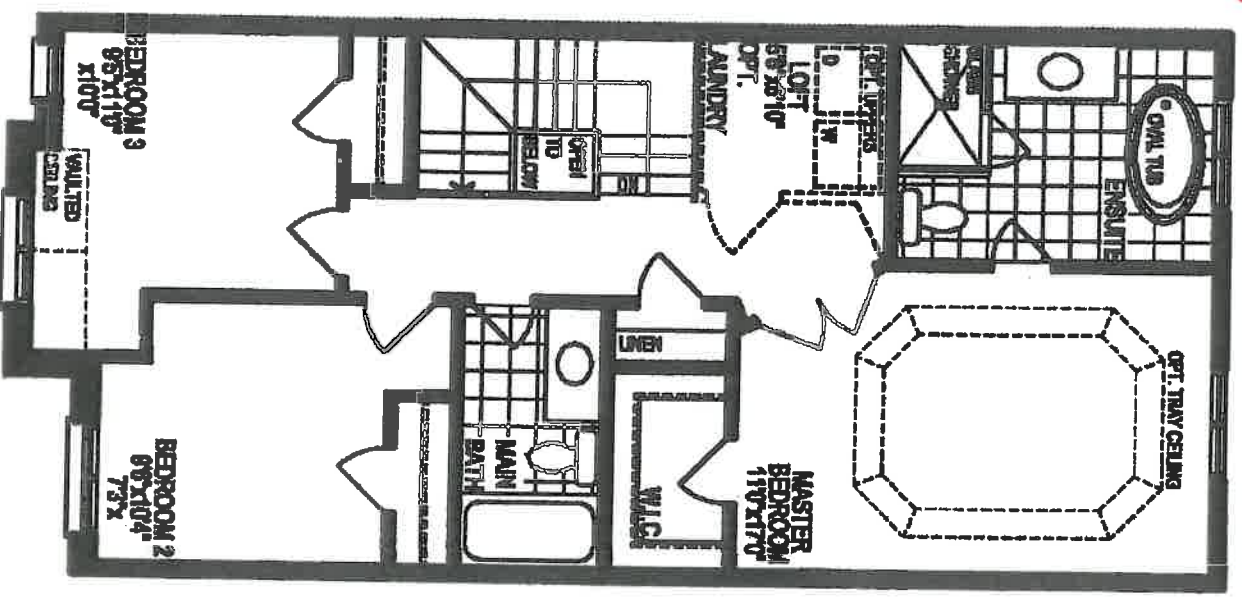
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	NATURAL VARISH TO MATCH LAMINATE LEXINGTON RUM OAK		
Main to 2nd Railing Details:	AS CLOSE AS POSSIBLE		
Main to Basement Railing Details:	STANDARD		
STANDARD			
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	OYSTER WHITE	Master Beds	OYSTER WHITE
		Bedroom 2	OYSTER WHITE
		Bedroom 3	OYSTER WHITE
Great Room	OYSTER WHITE		
		Master Ens.	OYSTER WHITE
Main/Upper Hall	OYSTER WHITE	Main	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	STANDARD	STANDARD	
ZANCOR APPLANCE 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		
Hood Fan Venting SIZE 6"	YES		Builders Standard
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	NO		
ELECTRICAL for Gas Stove / Cooktop	NO		
ELECTRICAL for Bar Fridge	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: 155-3	
PURCHASER(S):	VLADISLAV GOLDFEDER		
HOME #/CELL #	289-553-1840/647-300-9894		
EMAIL:	florigoldfeder@gmail.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> <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>*** PAGE 2 OF 2 ***</div> <div> <div>Vendor Signature</div> <div>Date</div> </div> </div> </div> </div>			

DAHLIA 2303



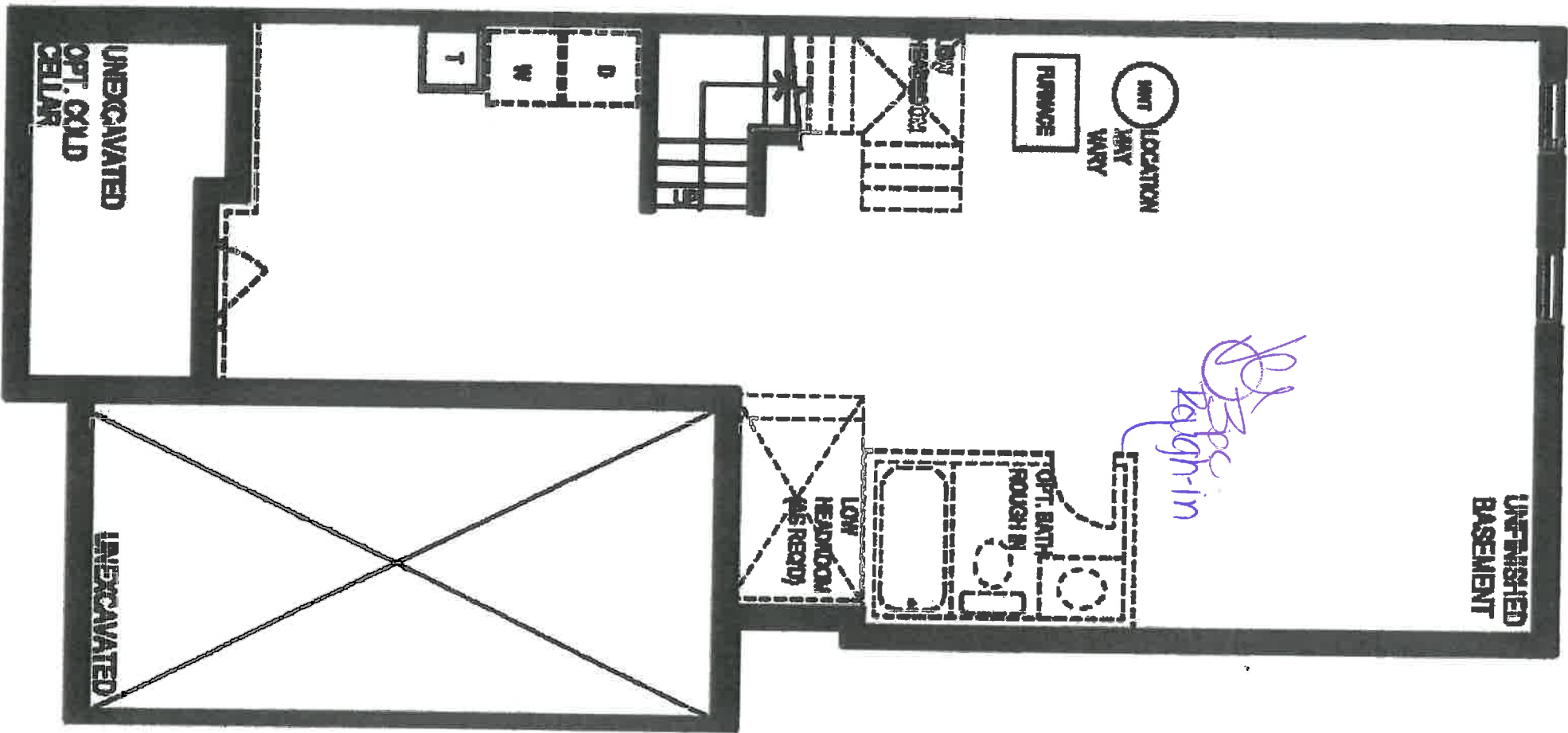
GROUND FLOOR PLAN, E.L. 'A'



SECOND FLOOR PLAN, EL. 'A'



Plot 155-3
Fire River South



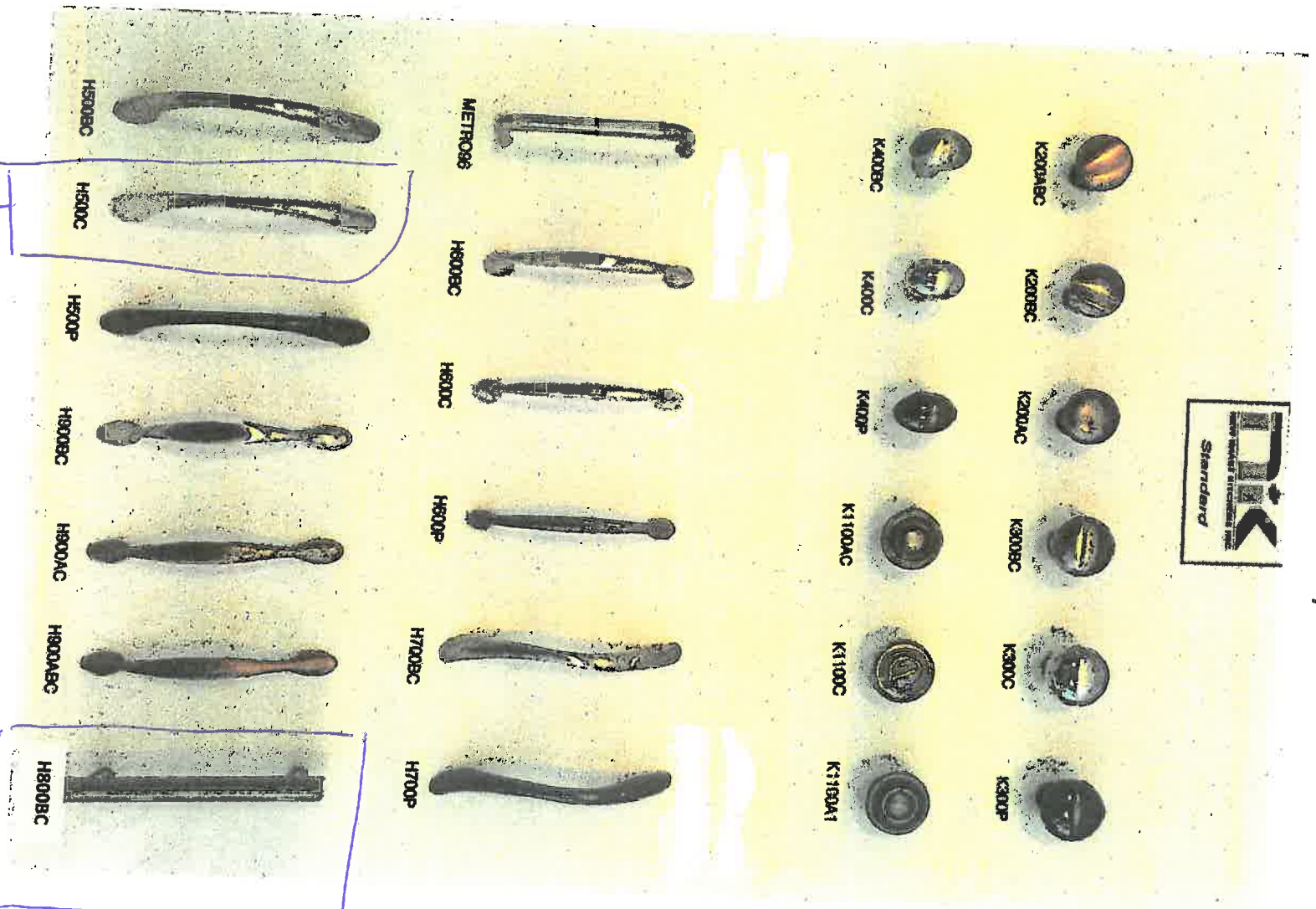
BASEMENT PLAN, EL. 'A'

*Plot 155-3
Five River front.*

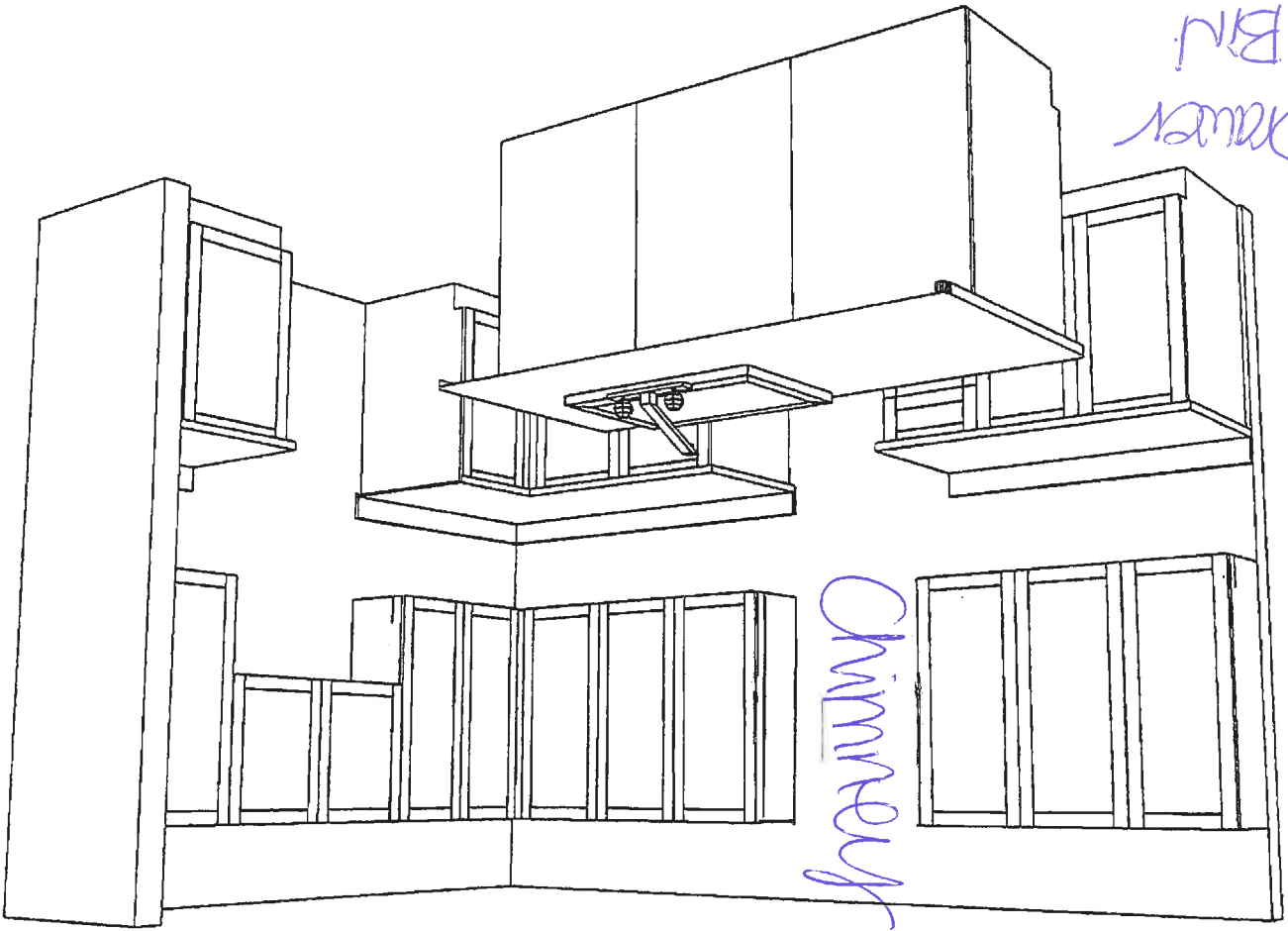
Lot 132 L The River South

STANDARD CABINET HARDWARE

(New Image Kitchens)



MASTER BATH
KITCHEN
✓

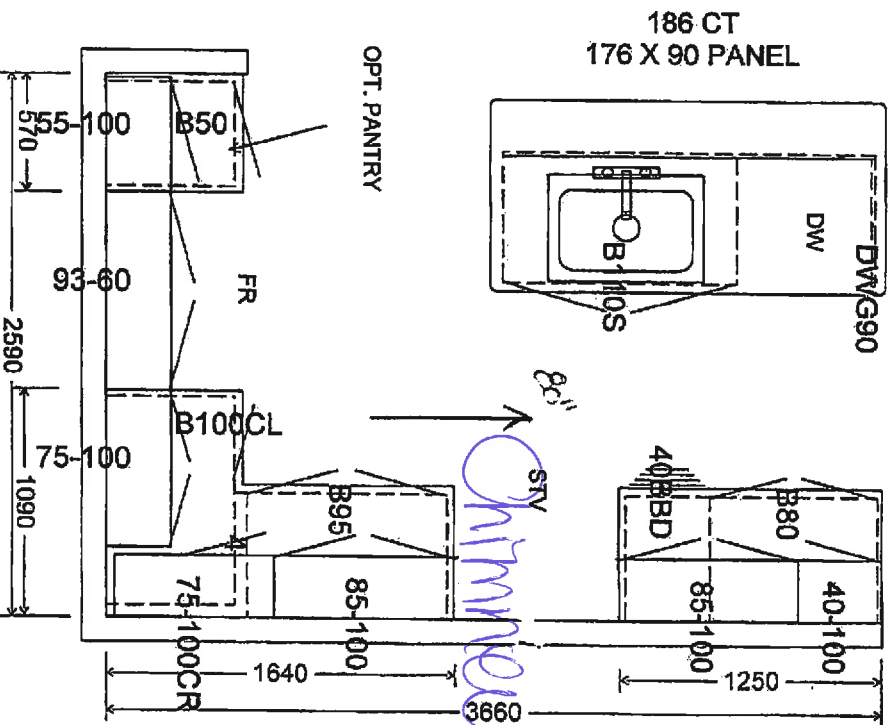


Chimney

- Pot & Pan Drawer
- Recycling Bin
- Location as per Vendor.

✓ hot 155-3
fine knee count

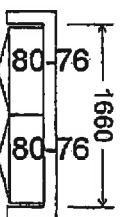
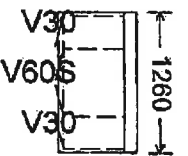
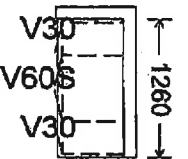
NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: VJCE	
Date: 6/27/18		Revised:	
ZANCOR HOMES		Drawing number:	
ANGUS SOUTH 2303			



MAIN

ENUTE

OPT. LAUNDRY



* Recycling Bin
* Pot & Pans Drawer
(Set of 3)

101

LOT 155-3

Pine River South

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Anderson South Lot 155-3

DATE:

FEB 28 2017

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

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 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

MARCH 15 2017

Purchaser Signature

VE

Date

FEB 28 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, TARIION and/or the Builder in relation to the matter.

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

SITE

LOT

DATE

Pin River South
lot 155-3
lot 155-3
FEB 28 2017