


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 130L Model Type & Elevation : 30-03 CHERRY ELEV. A Purchasers Names : KAMBIZ GOLHASANI		
		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) ✓		INCL IN OFFER
Included	OAK STAIRS IN LIEU OF CARPET GRADE ✓		INCL IN OFFER
1/	CABINETS - KITCHEN/BREAKFAST - POTS AND PAN DRAWER (SET OF 3) AS PER SKETCH ✓	02-Mar-17	COLOURS
2/	CABINETS - KITCHEN VALANCE (NO ELECTRICAL) ✓	2-Mar-17	COLOURS
3/	CABINETS - KITCHEN BANK OF DRAWERS TO BE RELOCATED AS PER SKETCH ✓	2-Mar-17	COLOURS
4/	HARDWOOD - UPPER HALLWAY - UPGRADE 2 NATURAL PREFINISHED HARDWOOD 3-1/4" IN LIEU OF CARPET ✓	16-Mar-17	COLOURS

ZANCOR HOMES COLOUR CHART

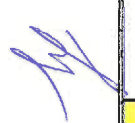

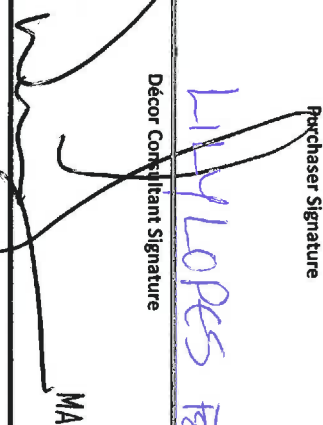
CABINETRY / COUNTERTOPS							
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE			
Kitchen	STD 300 SERIES PVC WHITE	H500BC	CREMA MARFIL 4927-38	STD			
Island	STD 300 SERIES PVC WHITE	H500BC	CREMA MARFIL 4927-38	STD			
Master Ensuite	STD 300 SERIES PVC WHITE	K1100C	TRAVERTINE 3526-58	STD			
Main	STD 300 SERIES PVC WHITE	K200BC	NATURAL CANVAS-7022-58	STD			
Powder Room	N/A						
Laundry 2nd floor	N/A						
TILES				INSERTS	THRESHOLDS		
Main Foyer	BELLINA CREAM 13 X13						
Powder Room	BELLINA CREAM 13 X13						
Main Hall	N/A						
Kitchen Floor	BELLINA CREAM 13 X13						
Breakfast Floor	BELLINA CREAM 13 X13						
Kitchen Bk.Splash	N/A						
Laundry 2nd floor	BELLINA GREY 13 X13						
Mstr Ensuite Floor	NEW ALBION BEIGE 13 X13						
Mstr Ensuite Shower	NEW ALBION BEIGE 8 X10		PERLATO ROYALE				
Master Shower Floor	BONE 2X2						
Master Shower Jamb	PERLATO ROYALE						
Main Bath Floor	BELLINA GREY 13 X13		PERLATO ROYALE				
Main Bath Tub Wall	BELINA GREY 8 X10						
HARDWOOD / CARPET							
Great Room	NATURAL PREFINISHED HARDWOOD 3 1/4" OAK						
Kitchen *(Waiver)	N/A						
Main Foyer *(Waiver)	N/A						
Main Hall	NATURAL PREFINISHED HARDWOOD 3 1/4" OAK						
Upper Hall	STD OPENING NIGHT CARPET - T-07 <i>Natural Prefinished Hardwood 3 1/4" OAK</i>						
Master Bedroom	STD OPENING NIGHT CARPET - T-07						
Bedroom 2	STD OPENING NIGHT CARPET - T-07						
Bedroom 3	STD OPENING NIGHT CARPET - T-07						
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					
Bathroom Accessories	YES	location					
Purchaser has reviewed the colour chart							
FOR TRADE USE			Pine River South	130L			

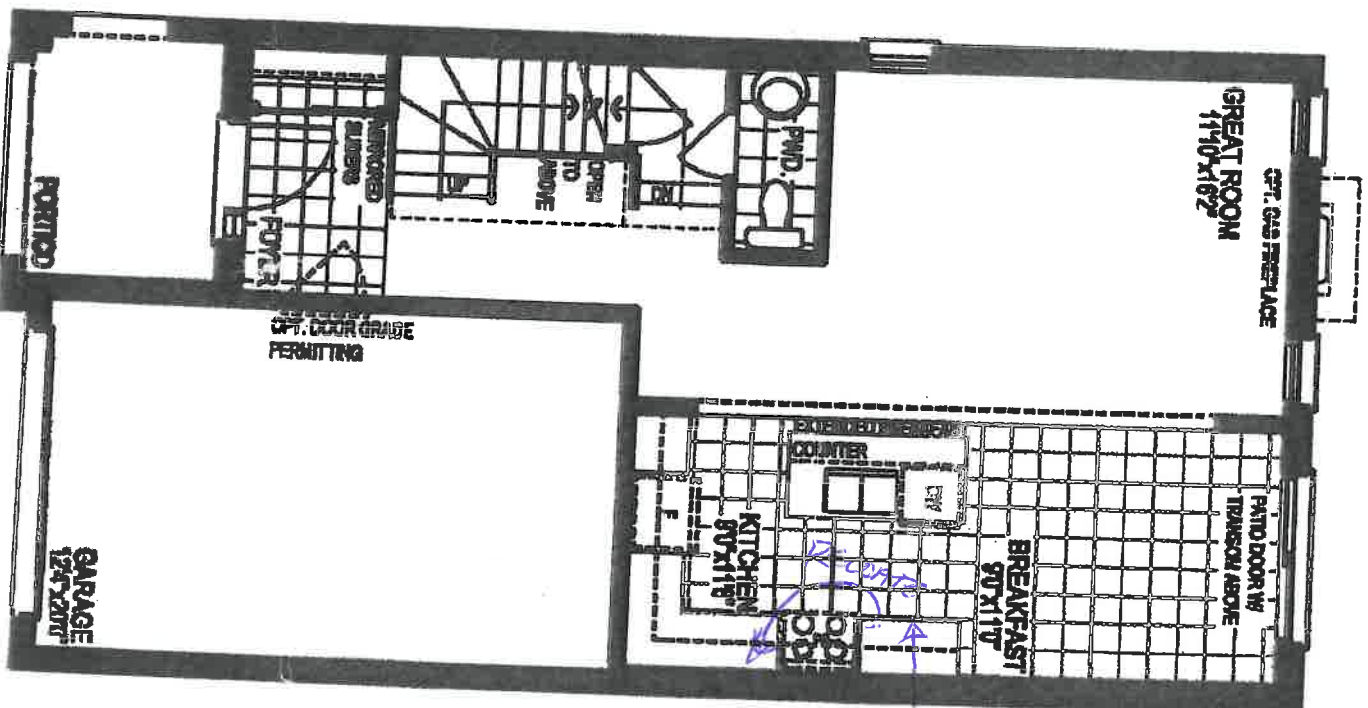
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

Purchaser Initial

Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				OAK STAIRS VARISH ONLY /	
Stair Stain / Species:					
White Paint Req'd		N/A			
Main to 2nd Railing Details:		STANDARD			
Main to Basement Railing Details:		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		
Laundry	OYSTER WHITE				
Powder Room	OYSTER WHITE				
PLUMBING- UPGRADES TO BE DETAILED ON PES					
	FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD	STANDARD			
Powder Room	STANDARD	STANDARD			
Master Ensuite	STANDARD	STANDARD			
Main	STD	STD			
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		✓		
WATERLINE to Fridge	NO		✓		
Hood Fan Venting SIZE 6"	YES	6"	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: 130L			
PURCHASER(S):	KAMBIZ GOLHASANI		 FEB 25 2017		
HOME #/CELL #	(4)222-5601/ (4) 452-9298		Purchaser Signature Date		
EMAIL:	kam12ca@yahoo.com		Purchaser Signature Date		
DÉCOR NOTES			Purchaser Signature Date		
FOR TRADE USE					
Any upgrades in the colour chart must be accompanied with a PES.			 DÉcor Consultant 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.			 MAR 02 2017		
*** PAGE 2 OF 2 ***			Vendor Signature Date		



GROUND FLOOR PLAN, EL. 'A'

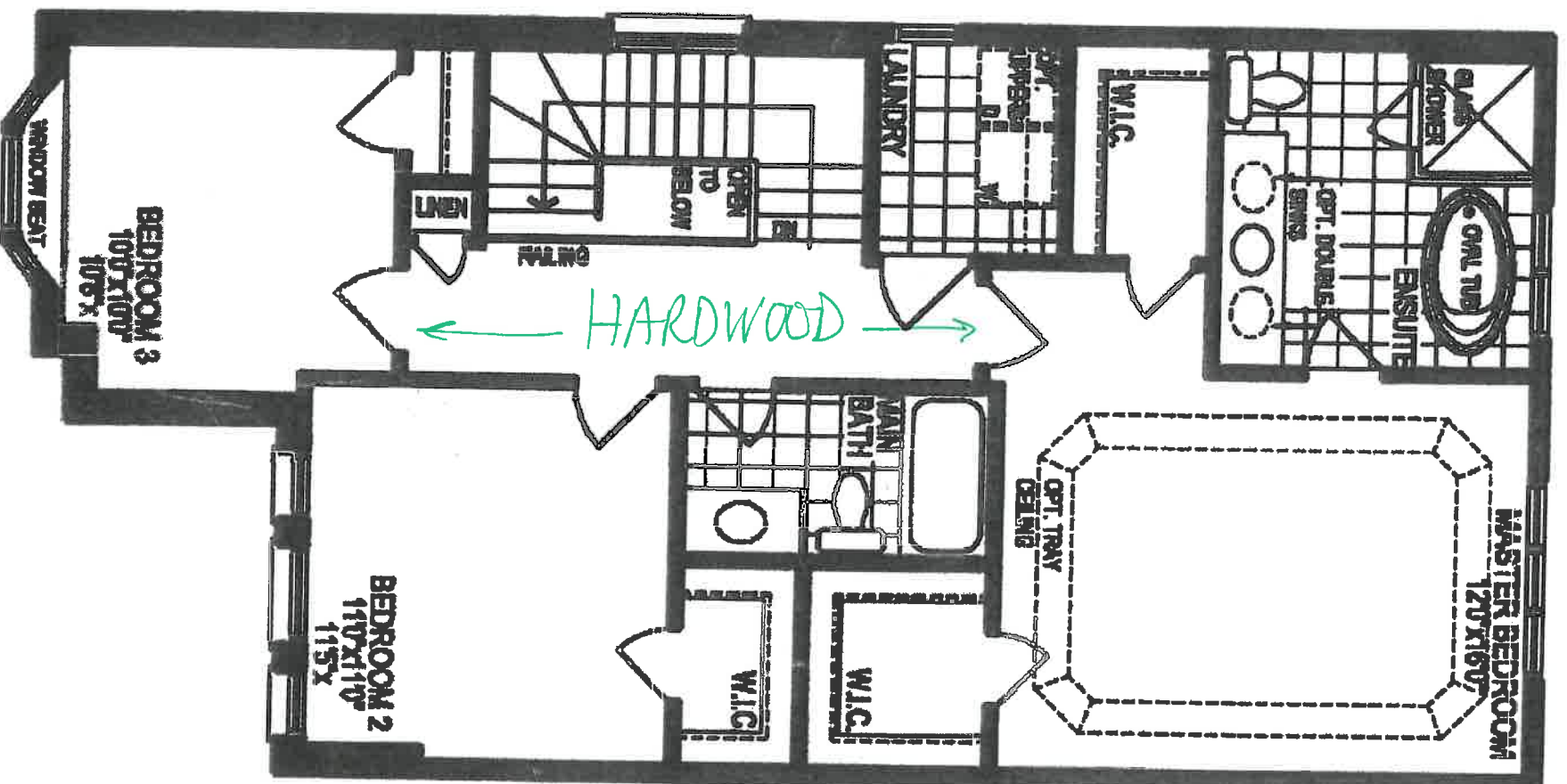
THE CHERRY

[Unit 3003]

1675 sq. ft. | 1700 sq. ft. | 1700 sq. ft.
Elev. A | Elev. B | Elev. C

Prices and specifications are subject to change without notice. Tile patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage man door entries 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 [3003]

1675 sq. ft. 1700 sq. ft. 1700 sq. ft.
Elev. A Elev. B Elev. C
1675 sq. ft. 1700 sq. ft. 1700 sq. ft.
Elev. A Elev. B Elev. C
1675 sq. ft. 1700 sq. ft. 1700 sq. ft.
Elev. A Elev. B Elev. C



SECOND FLOOR PLAN, EL. 'A'

THE CHERRY

[Unit 3003]

1675 sq. ft.

Elev. A

1700 sq. ft.

Elev. B

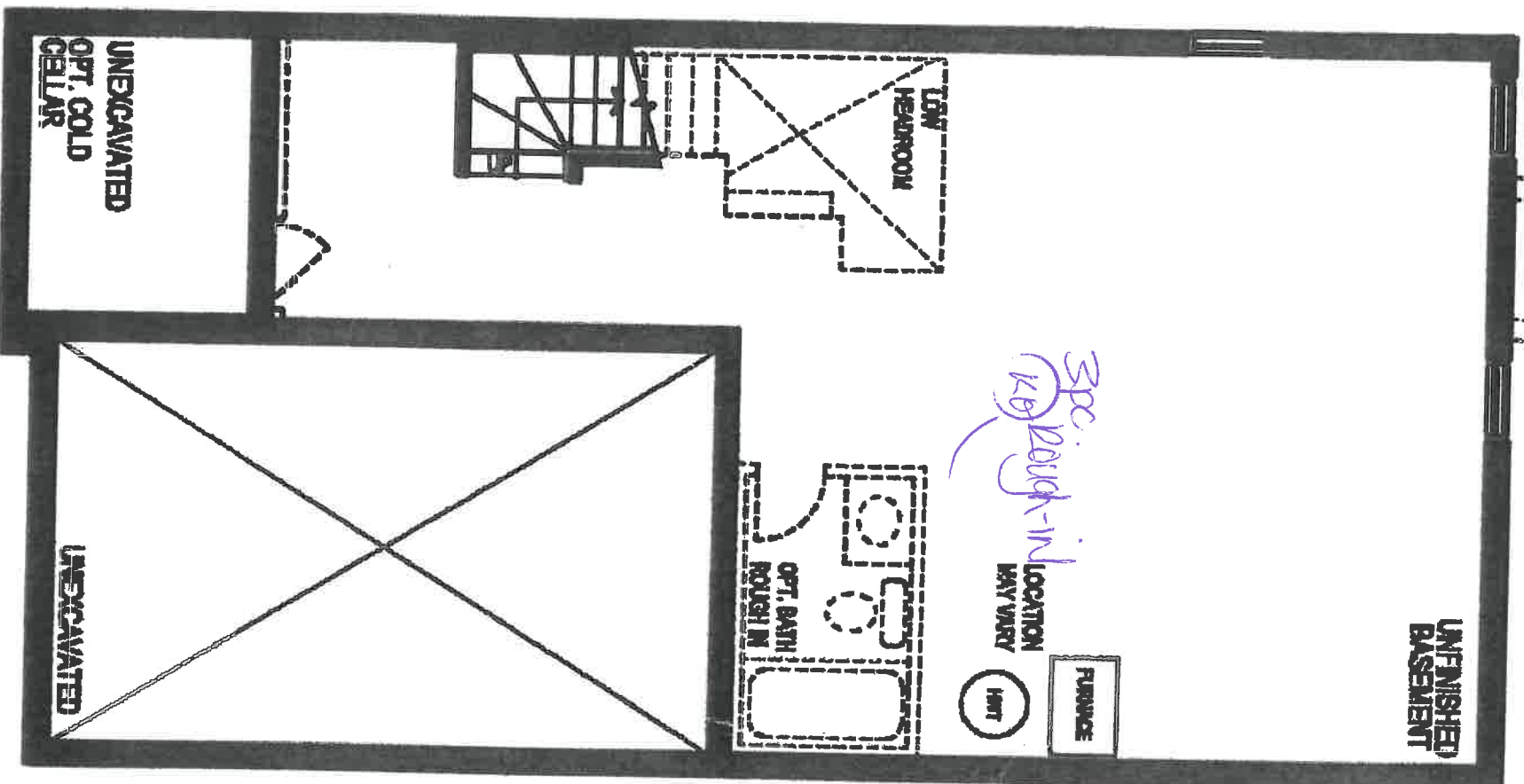
1700 sq. ft.

Elev. C

①6 Lot 1301
Pino River
North

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 equipt at front entries, rear entries and garage man door entries 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 [3003]

FOR WALL FOR OPT.
DISH REFRIGERATOR



BASEMENT PLAN, EL. 'A'

THE CHERRY

[Unit 3003]

1675 sq. ft.

Elev. A

1700 sq. ft.

Elev. B

1700 sq. ft.

Elev. C

(K6) Lot 130L

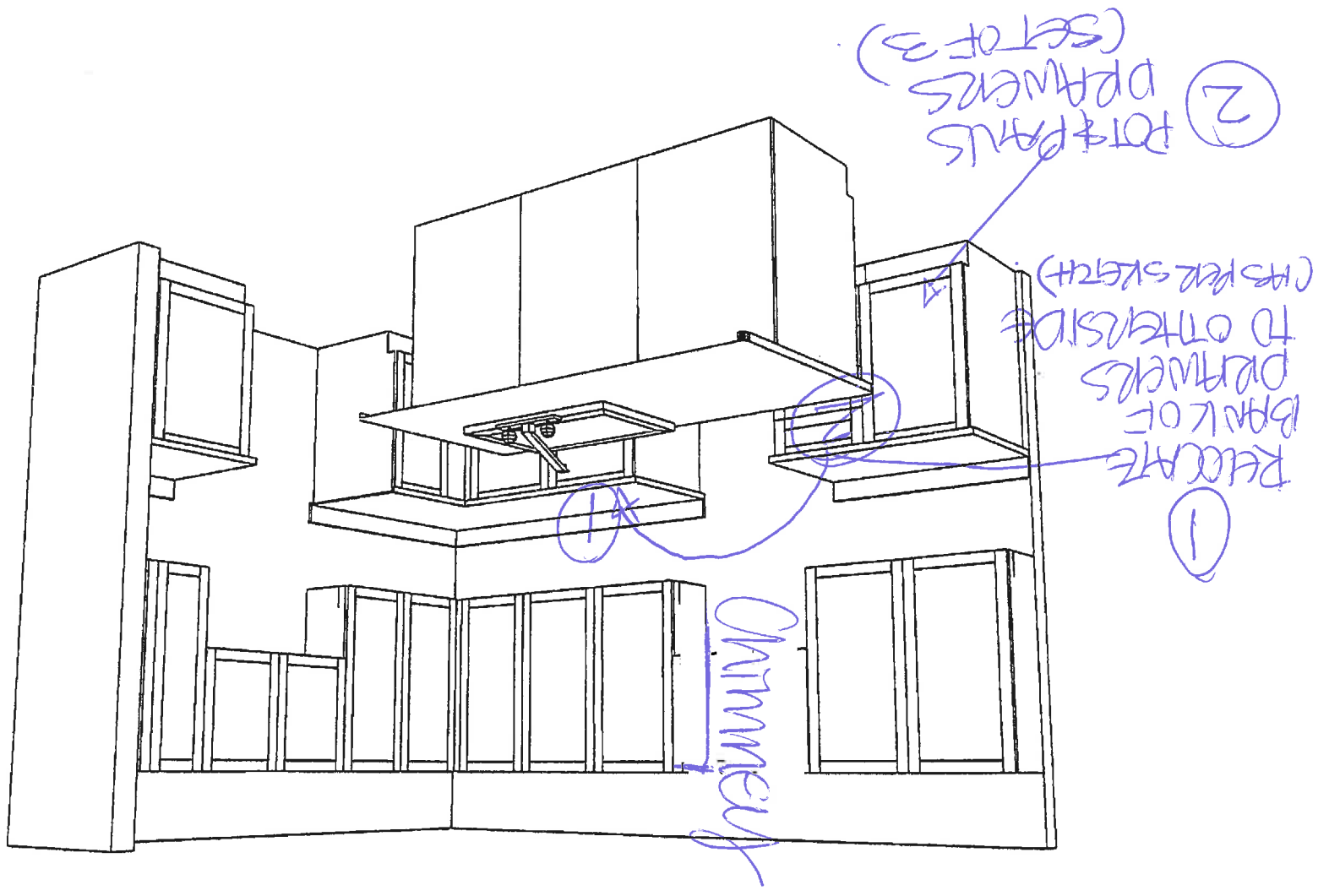
Rio River

North

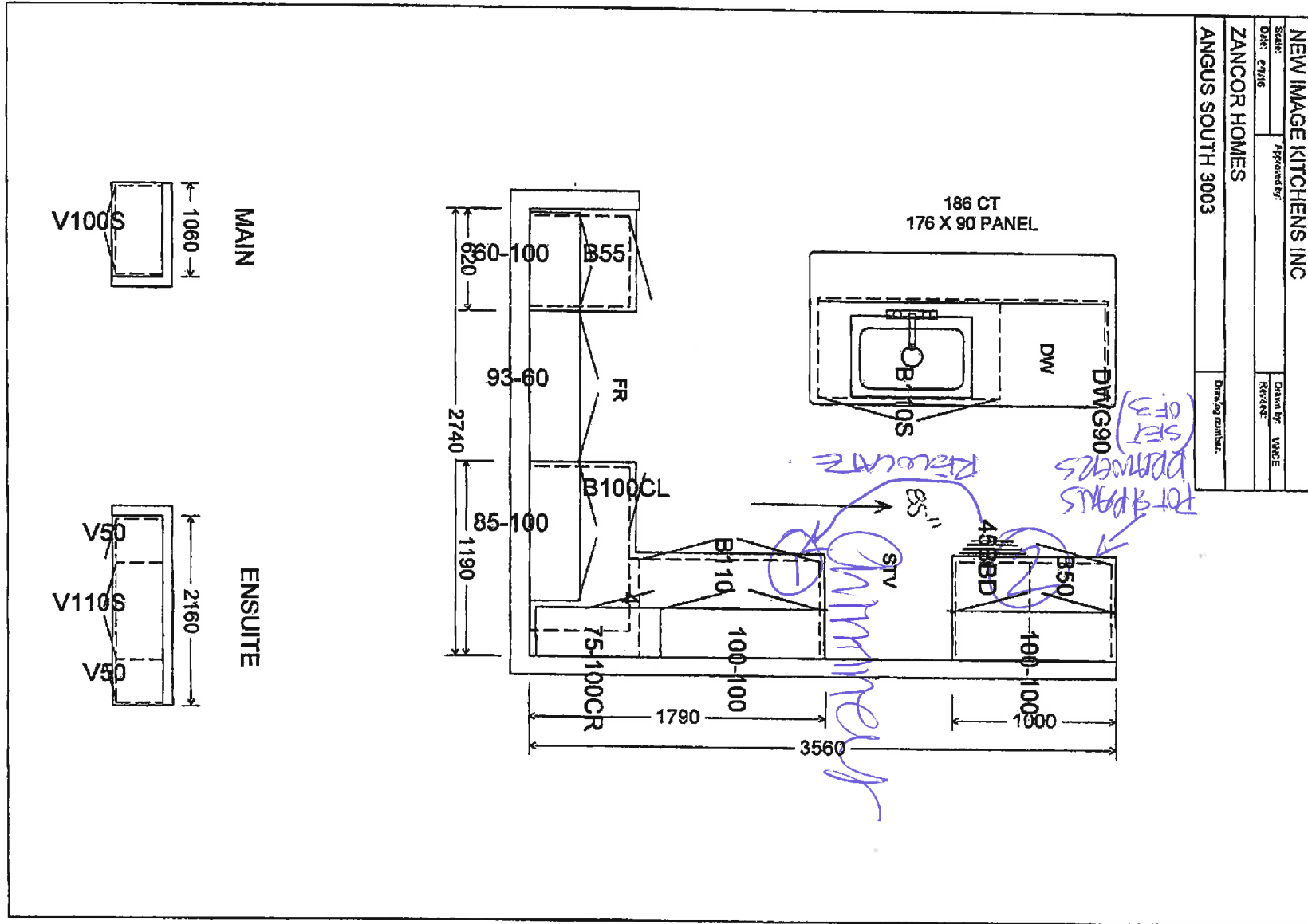
Prices and specifications are subject to change without notice. The patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage man door entries due to grade. Actual useable floor space may 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

3003

LOT 1301 The River North



Lot 130L Pine River South.



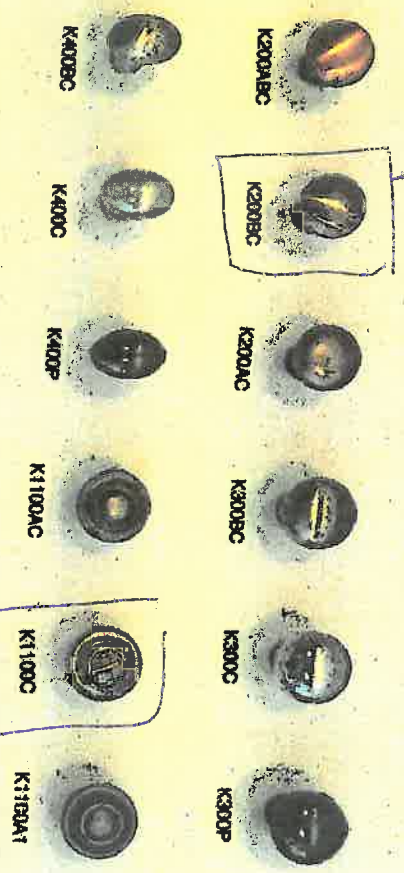
LOT 1301 Pine River bath

STANDARD CABINET HARDWARE

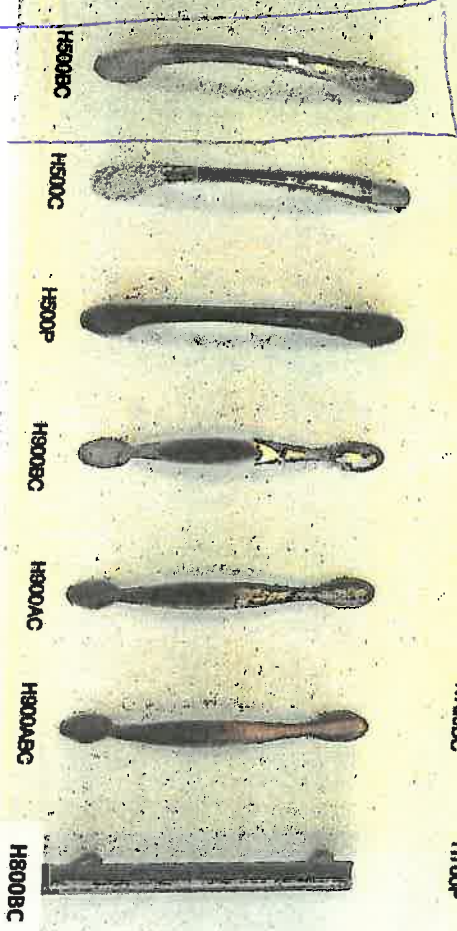
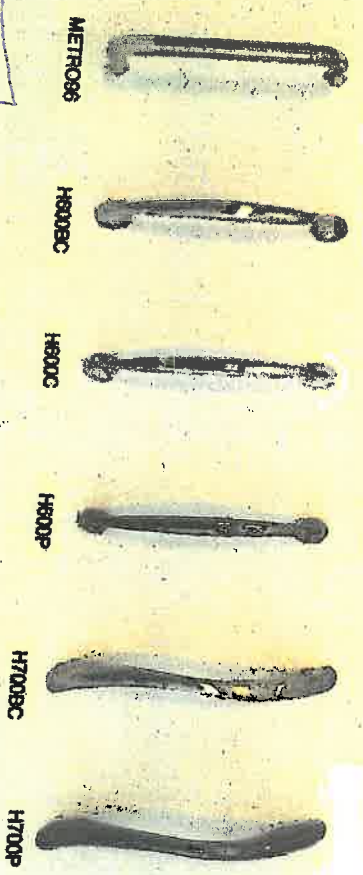
(New Image Kitchens)



MAIN
BATHROOM



MASTER
BATH



[Handwritten signature]

KITCHEN
& ISLAND

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

The Ruckstuhl lot B01

DATE:

FEB 25 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

☐ MICRO SHELF

☐ AMPS

☐ MODEL

☐ AMPS

☐ 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 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:

ABOVE

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

MARCH 15/2017

Purchaser Signature

[Signature]

Purchaser Signature

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 Builder's 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 Pink River South

LOT lot 1301

DATE Feb 25 2017