


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 38 Model Type & Elevation : 40-05 RASPBERRY ELEVATION A Purchasers Names : MICHAEL ARYA		
		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>Glass shower in Master Ensuite as per plan</i>		Bonus Package
Included	<i>USB Outlets (1) Kitchen (1) Master Bedroom</i>		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
Included	<i>GMD - If grading is a problem requiring more than 2 steps, builder will install roughin door frame before drywall and will leave purchaser door and hardware for such in premisis **as per amendment</i>		AMENDMENT
1/	GARAGE MAN DOOR - DOOR FROM GARAGE INTO MUD ROOM	5-Apr-17	COLOURS
2/	PLUMBING - MAIN BATH - ADD DOUBLE SINKS	5-Apr-17	COLOURS
3/	CABINETS - KITCHEN - POTS & PANS DRAWER (SET OF 3)	5-Apr-17	COLOURS
4/	TILES - DELETE ALL BATHROOM ACCESSORIES	5-Apr-17	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD 300 SERIES PVC CHOCOLATE BROWN ✓	H800BC	CALCUTTA MARBLE 4925k	STD		
Island	STD 300 SERIES PVC CHOCOLATE BROWN ✓	H800BC	CALCUTTA MARBLE 4925k	STD		
Master Ensuite	STD 300 SERIES PVC WHITE ✓	H500C	CARARRA BIANCO 6696-36	STD		
Main	STD 300 SERIES PVC WHITE ✓	H500C	CARARRA BIANCO 6696-36	STD		
Powder Room	N/A					
Laundry	N/A					
TILES						
			INSERTS	THRESHOLDS		
Main Foyer	KEATON ICE 13 X13 ✓					
Powder Room	KEATON ICE 13 X 13 ✓					
Mud Room	KEATON ICE 13 X 13 ✓					
Main Hall						
Kitchen Floor	KEATON ICE 13 X 13 ✓					
Breakfast Floor	KEATON ICE 13 X 13 ✓					
Kitchen Bk.Splash	N/A					
Laundry	KEATON ICE 13 X 13 ✓					
Mstr Ensuite Shower	KEATON ICE 13 X 13 ✓					
Master Shower Floor	KEATON ICE 8 X10 ✓					
Master Shower Jamb	WHITE 2 X2 ✓					
	BIANCO CARRARA ✓			PERLATO ROYALE		
Main Bath Floor	KEATON ICE 13 X 13 ✓					
Main Bath Tub Wall	KEATON ICE 8 X10 ✓			PERLATO ROYALE		
HARDWOOD / CARPET						
Dining Room		STD NATURAL OAK HARDWOOD 3" 1/4"				
Great Room		STD NATURAL OAK HARDWOOD 3" 1/4"				
Kitchen *(Waiver)		N/A				
Main Foyer *(Waiver)		N/A				
Main Hall		STD NATURAL OAK HARDWOOD 3" 1/4"				
Upper Hall		STD OPENING NIGHT CARPET - T-04				
Master Bedroom		STD OPENING NIGHT CARPET - T-04				
Bedroom 2		STD OPENING NIGHT CARPET - T-04				
Bedroom 3		STD OPENING NIGHT CARPET - T-04				
Bedroom 4		STD OPENING NIGHT CARPET - T-04				
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	DELETE ALL WHITE ACCESSORIES	Location			N/A	
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				PINE RIVER SOUTH 38		

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.

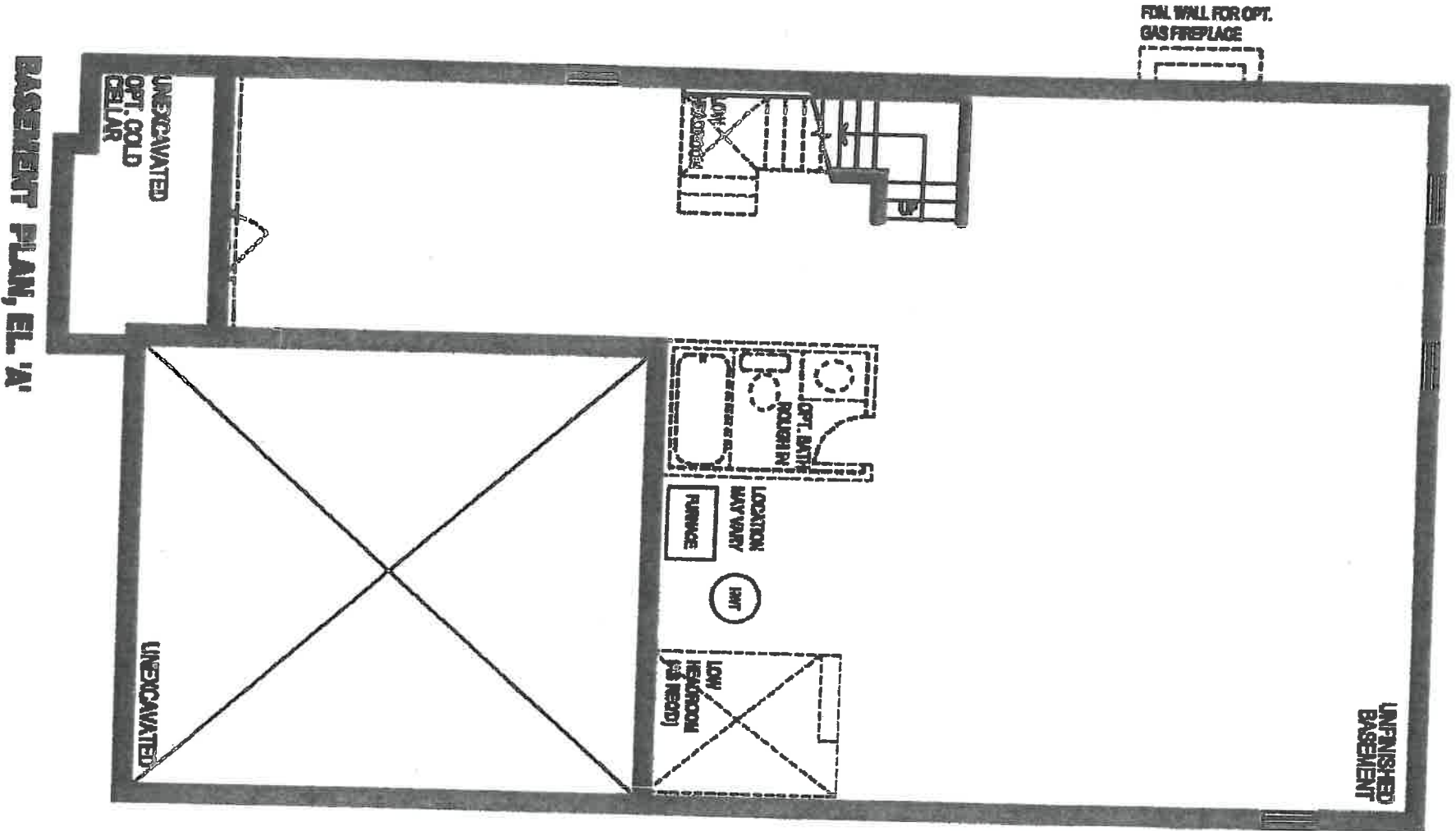
** PAGE 1 OF 2 **

Purchaser Initial Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	VARNISH ONLY (DIPIC STAIRS)		
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	WARM GREY	Master Beds	WARM GREY
		Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Great room	WARM GREY	Bedroom 4	WARM GREY
		Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY		
Powder Room	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	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		
WATERLINE to Fridge	NO		
Hood Fan Venting SIZE	YES 6"		BUILDER 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 Vendors'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	LOT: 38 /	
PURCHASER(S):	MICHAEL ARYA		
HOME #/CELL #	416-838-2833		
EMAIL:	mike8382833@gmail.com		
DÉCOR NOTES		Purchaser Signature	Date
FOR TRADE USE		Purchaser Signature	Date
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.		Décor Consultant Signature	Date
*** PAGE 2 OF 2 ***		Vendor Signature	Date

RASPBERRY 4005



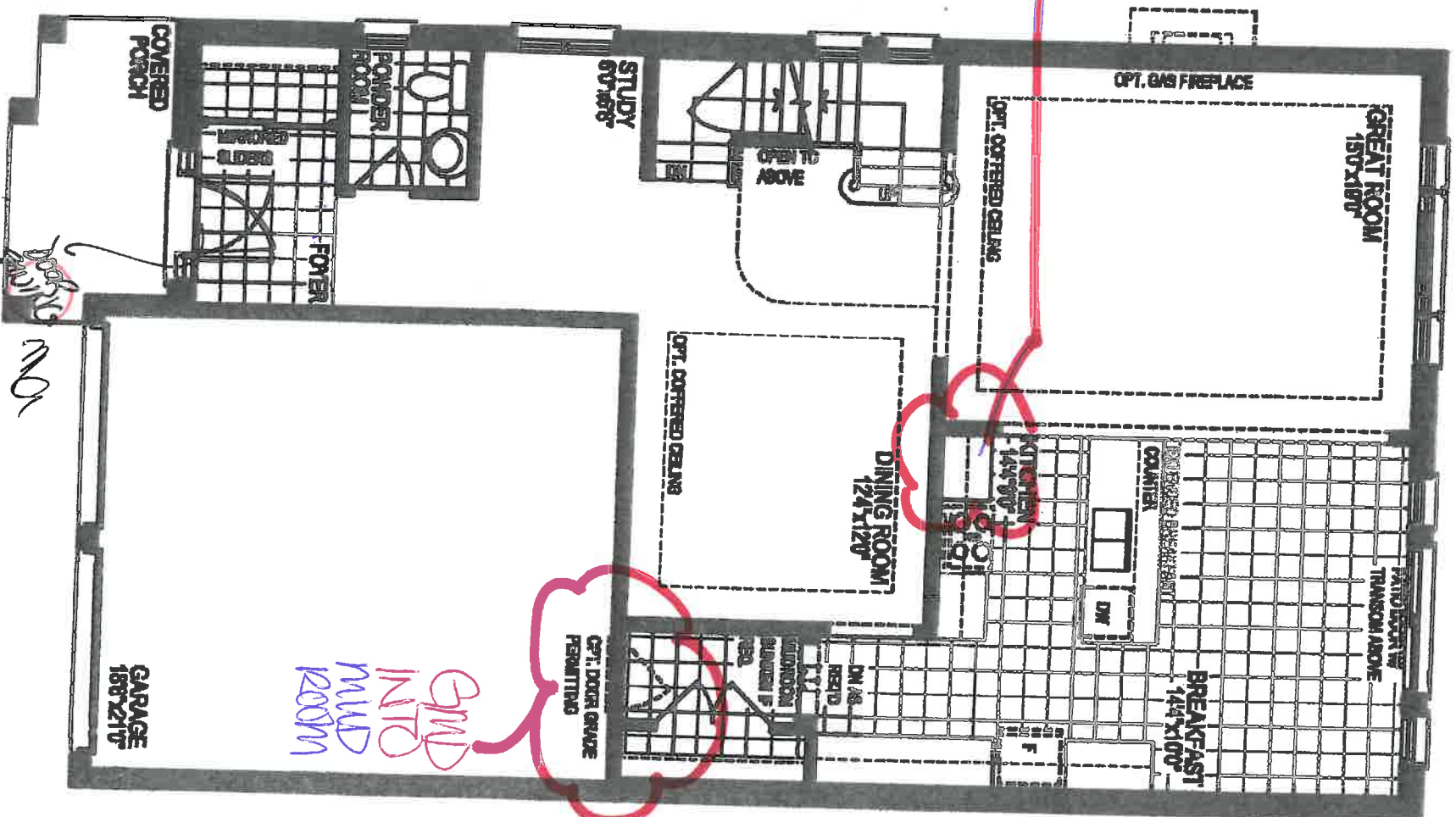
BASEMENT PLAN, EL. 'A'



LOT 38 - ALKIS

NA

4005 Raspberry

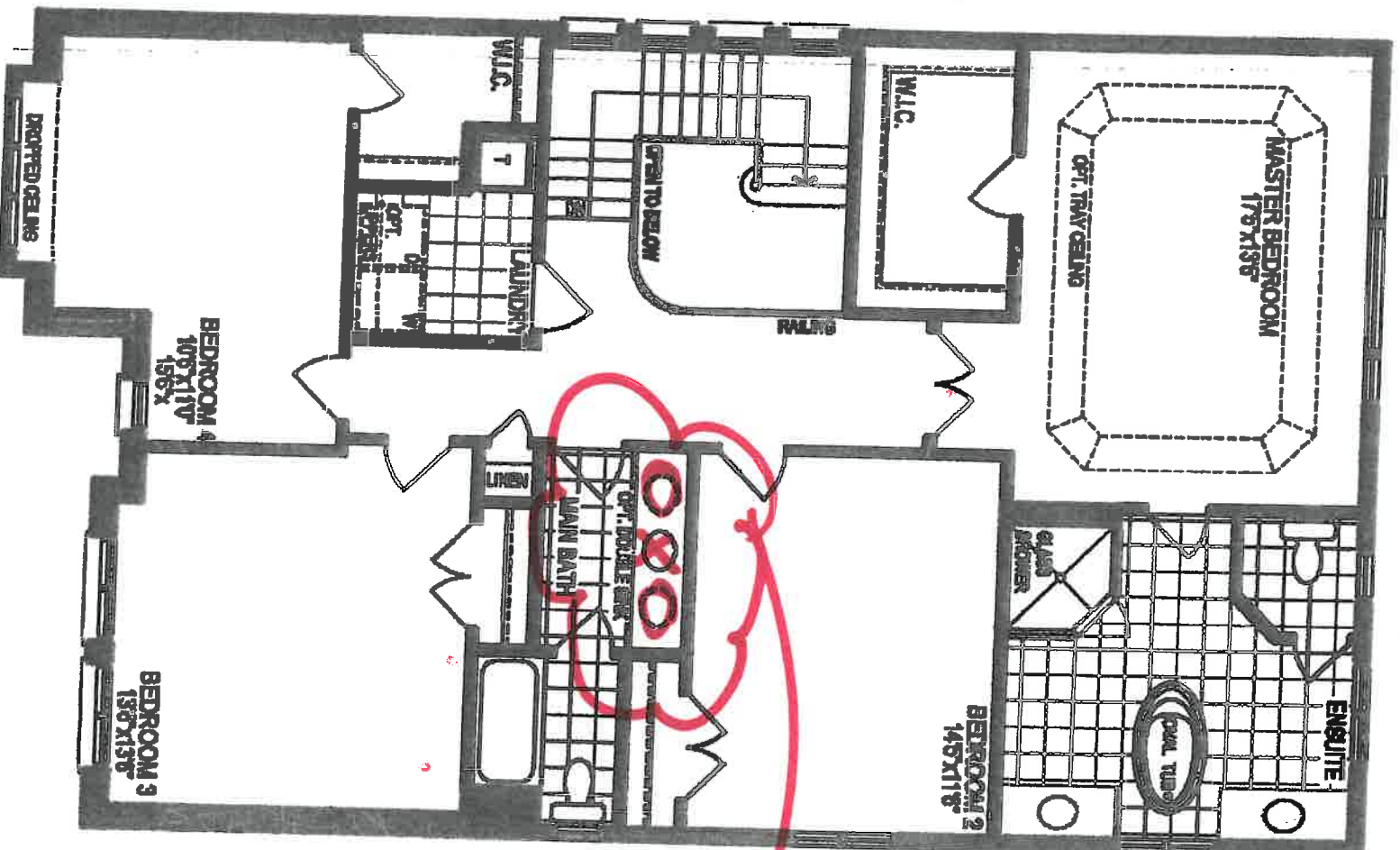


GROUND FLOOR PLAN, E. 1A'



LOT 38 - Avenues. (MA)

4005 Raspberry



DOUBLE
SINKS
IN MAIN
BATH.

SECOND FLOOR PLAN, EL. 'A'

THE RASPB

[Unit 4005]

2760 sq. ft. 2740
Elev. A

Optional Tandem Garage 2645 sq. ft. 2630

Prices and specifications are subject to change without notice. Sizes and location may vary. Location of furnace and water required at front entries, rear entries and garage man door floor space may vary from the stated floor area. All state dimensions may change with style chosen. See Sales representative for details. Drawings are artist's concept. E

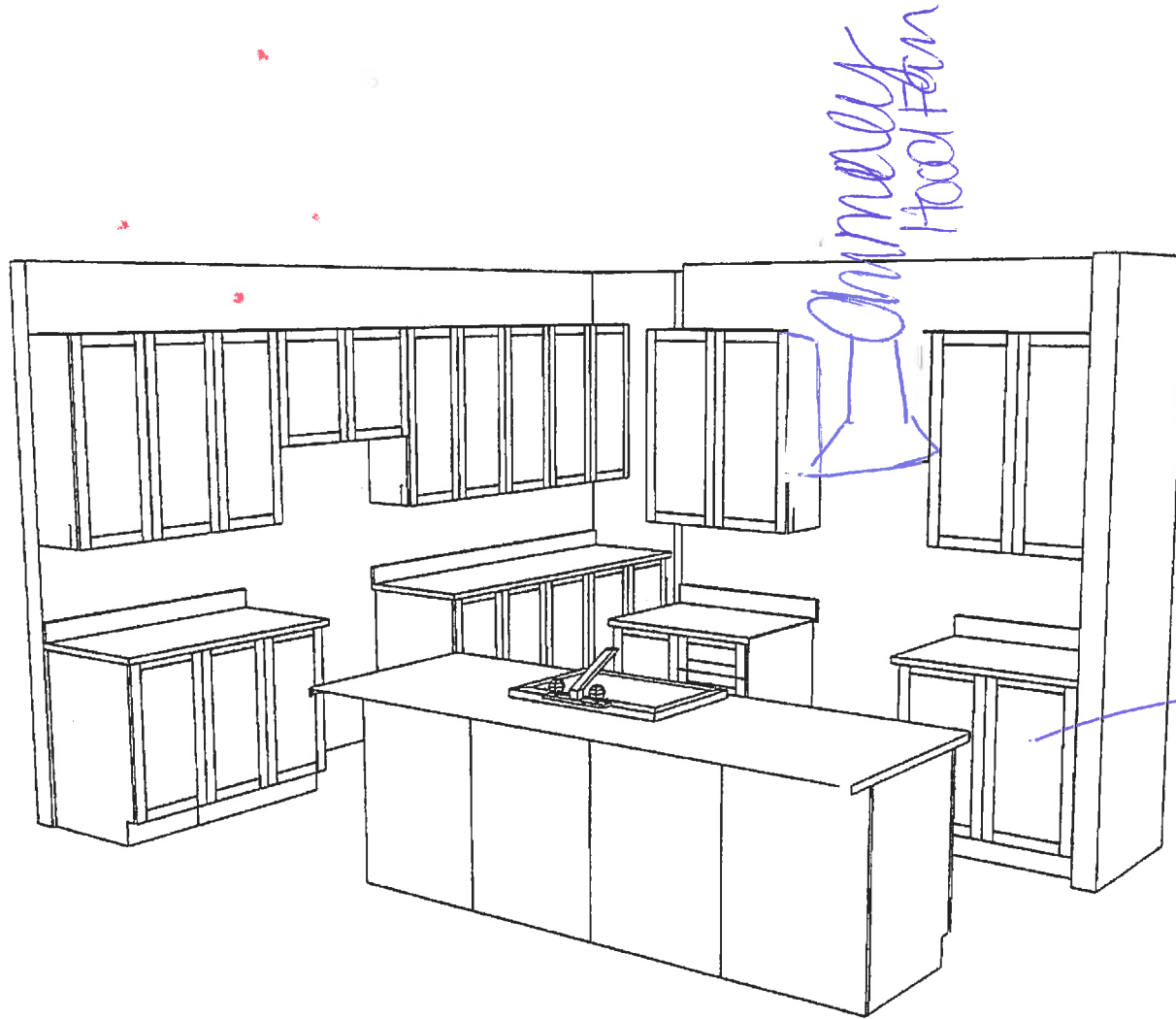
LOT 38-ALLEN



LOT 38 ANGUS



4005



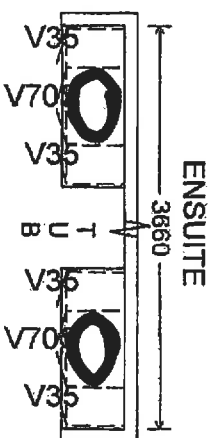
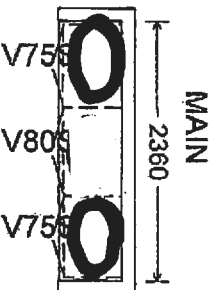
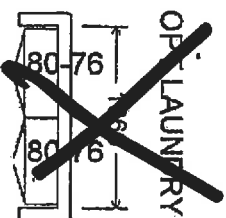
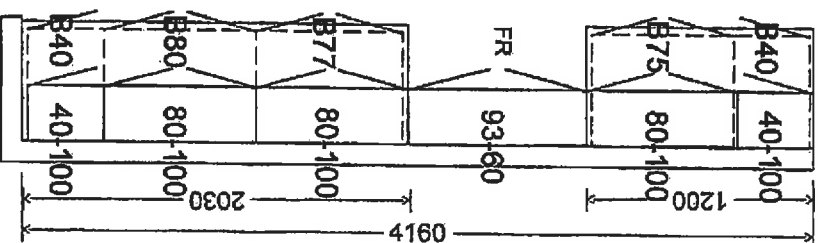
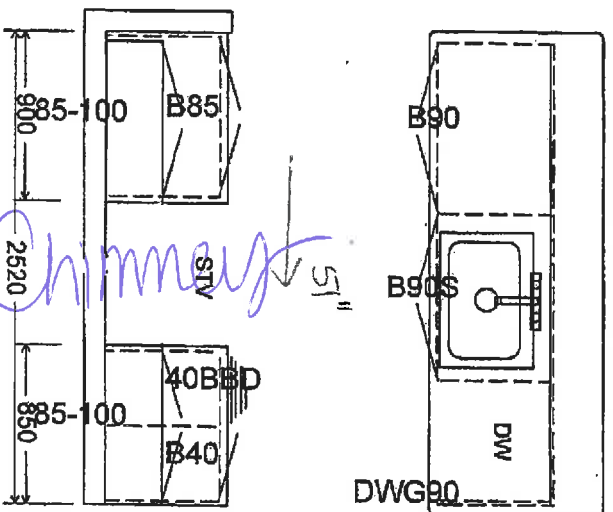
Cabinet
Hood Fan

POTS &
PANS
DRAWERS
(SET OF 3)

LOT 38 ANGLIS 

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VANCE
Date: 6/2/18		Revised:	
ZANCOR HOMES		Drawing number:	
ANGUS SOUTH 4005			

256 CT
246 X 90 PANEL



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 **ANKUS**
PIKE RIVER

LOT

38

DATE

APR 3. 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

ANKUS-38

DATE:

APRIL 3. 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

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 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 (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

ANKUS

Date

APRIL 3. 2017

Purchaser Signature

Date