


ANGUS SOUTH


Item #	Construction Details ANGUS SOUTH: LOT 151-2 ✓ Model Type & Elevation : 23-01 DAISY ELEVATION B ✓ Purchasers Names : ALFRED AGYEPONG AND AFIA AMPONSAH ✓		
		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 in Master Ensuite as per plan</i>		Bonus Package
Included	OPTIONAL REAR GARAGE MAN DOOR TO WALKWAY **GMD TO HOUSE DOES NOT WORK DUE TO GRADE	08-Mar-17	AS-PER H/O
1/	GARAGE MAN DOOR FROM GARAGE INTO FOYER ✓	13-Apr-17	COLOURS
2/	GARAGE MAN DOOR TO EXTERIOR ✓	13-Apr-17	COLOURS
3/	GREAT ROOM - FIREPLACE INTO THE ROOM INCLUDES STANDARD MANTLE ✓	13-Apr-17	COLOURS
4/	AIR CONDITIONING - 2.5 TON (13ACX) INSTALLED ✓	13-Apr-17	COLOURS



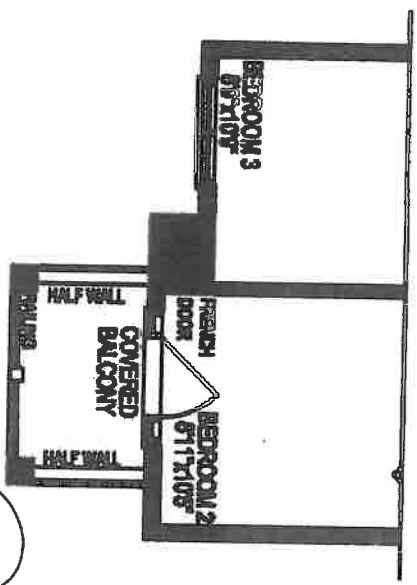
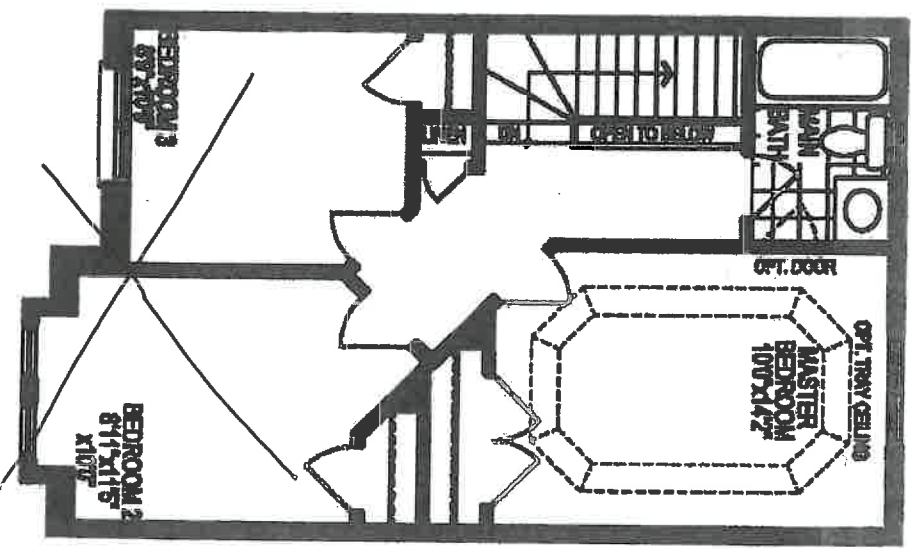
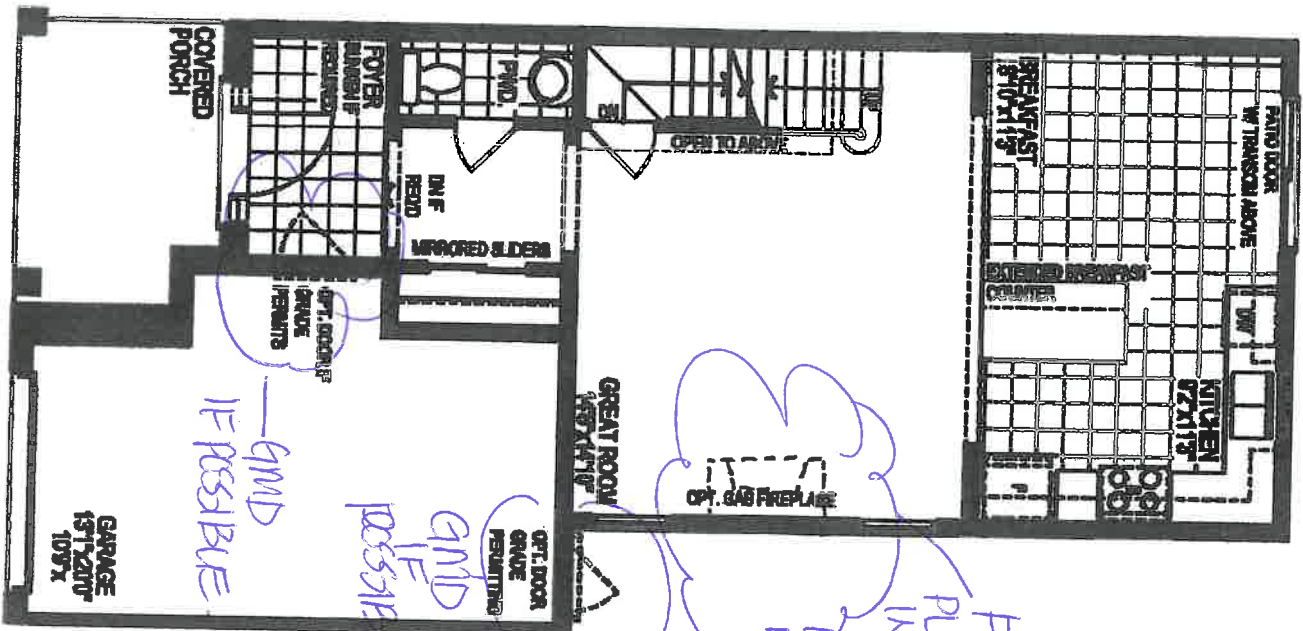
CABINETRY / COUNTERTOPS

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.

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	VARNISH ONLY ✓			
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	CAMEO WHITE	Master Beds	CAMEO WHITE	
		Bedroom 2	CAMEO WHITE	
		Bedroom 3	CAMEO WHITE	
Great room	CAMEO WHITE			
Main/Upper Hall	CAMEO WHITE	Main	CAMEO WHITE	
Powder Room	CAMEO WHITE			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
Kitchen	FIXTURES	FAUCETS	NOTES	
Powder Room	STANDARD	STANDARD		
Main	STANDARD	STANDARD		
ZANCOR APPLIANCE 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	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: 151-2		
PURCHASER(S):	ALFRED AGYEPONG AFIA AMPONSH		A.A 04/13/17	
HOME #/CELL #	905-872-5755/46-906-7628		Purchaser Signature A.A 04/13/17	
EMAIL:	cadesignplan@gmail.com		Purchaser Signature A.A 04/13/17	
DÉCOR NOTES		<div> <div>  </div> <div> <div> <div>Decor Consultant Signature</div> <div>APR 20 2017</div> </div> <div> <div>Vendor Signature</div> <div>Date</div> </div> </div> </div>		

DAISY 2301



GROUND FLOOR PLAN, EL. 'B'

PART. SECOND FLOOR PLAN, EL. 'B'

THE DAISY

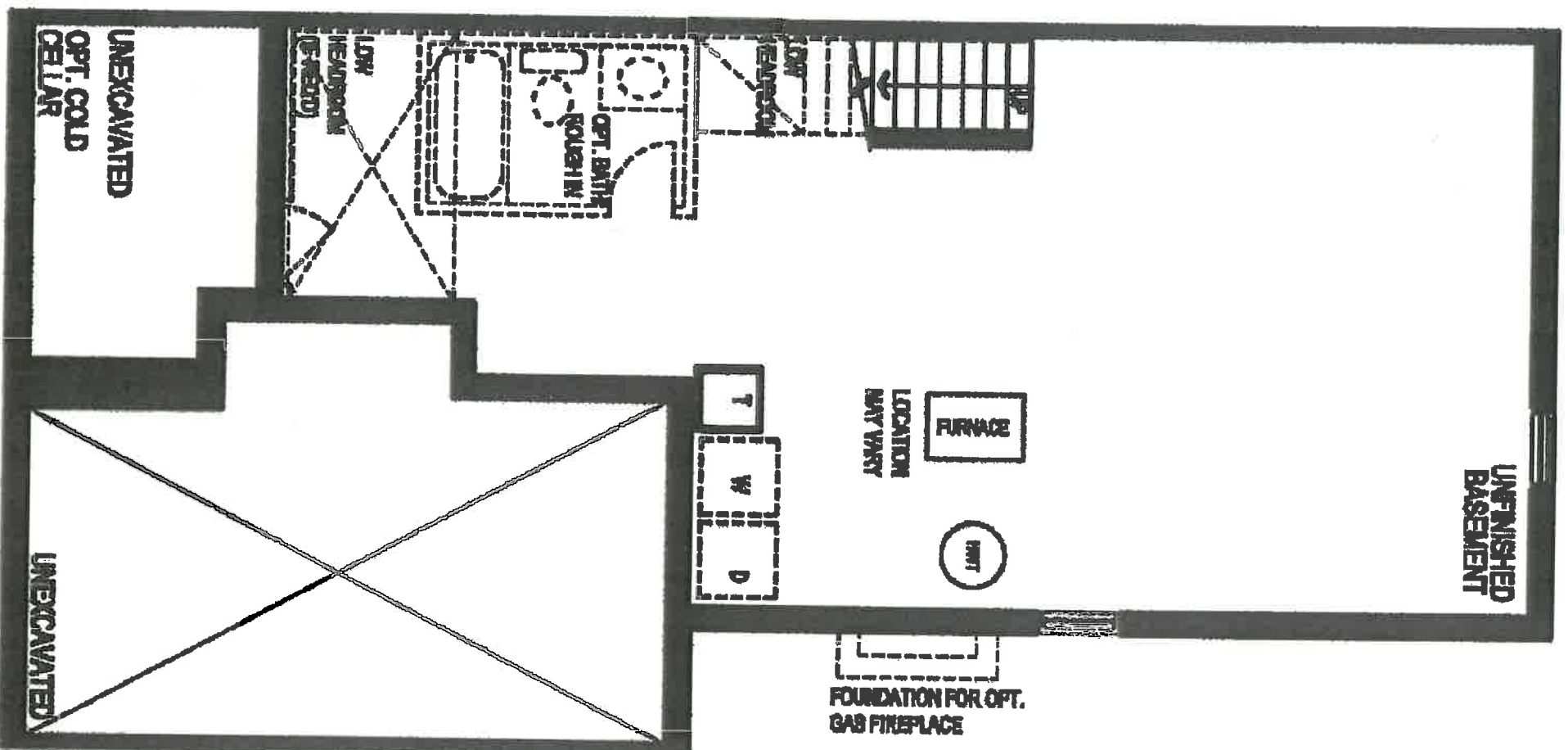
[Unit 2301]

2.5TBK (13Ax) 1235 sq. ft. | 1240 sq. ft.
INSTALLED Elev. A Elev. B

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 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 [2301]

8.8

LOT 151-2 - Pine River South - Angus



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

A.9

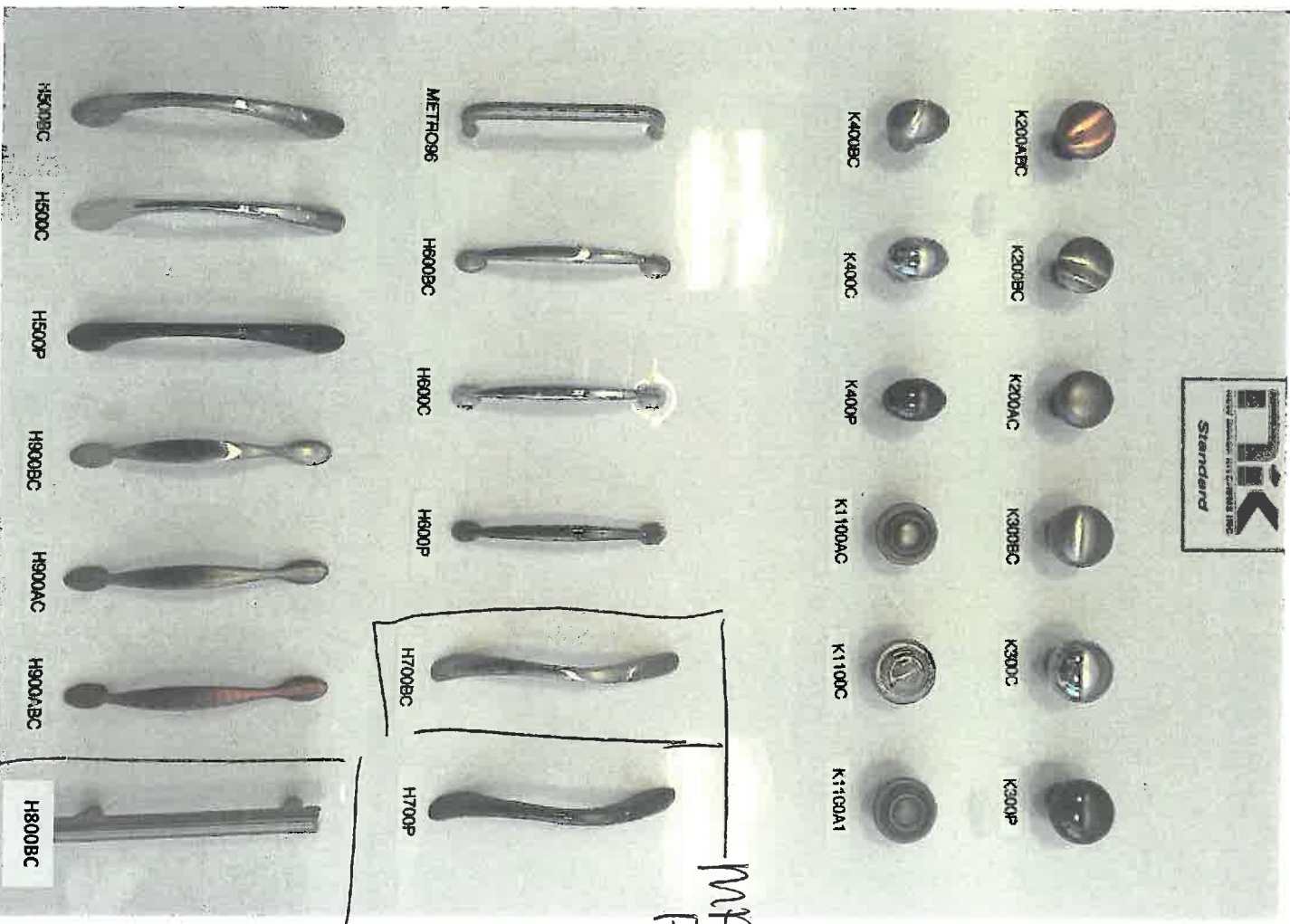
DAISY 2301

LOT 151-2 - Pine River South - Angus

LOT 151-2 Pine River South Africa

STANDARD CABINET HARDWARE

(New Image Kitchens)



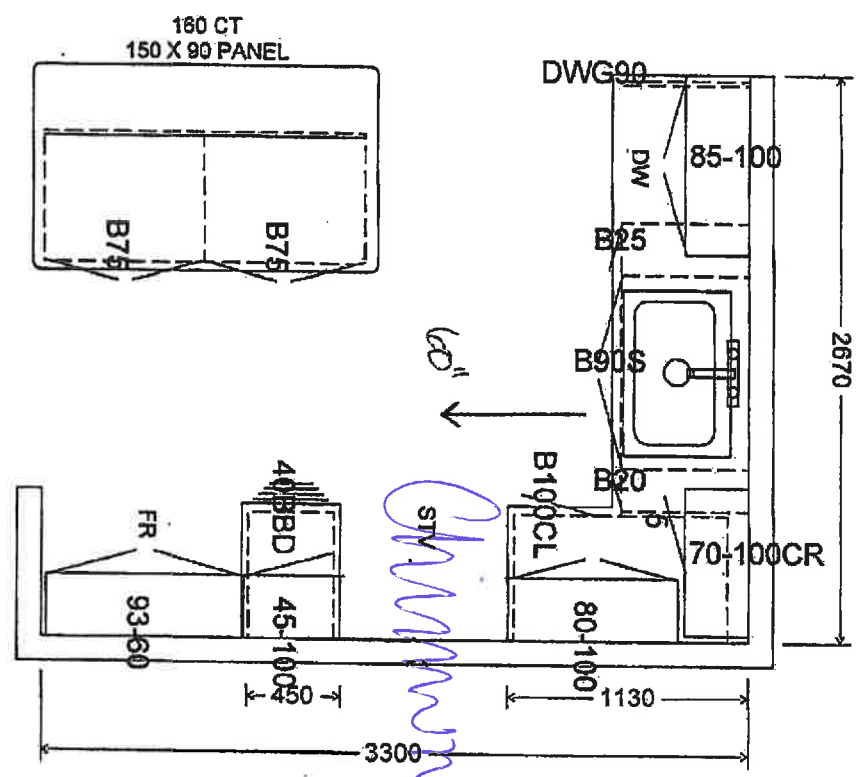
mark
BATH

KITCHEN/
BATH

A.O

LOT 151-2 Pine River South
Angus.

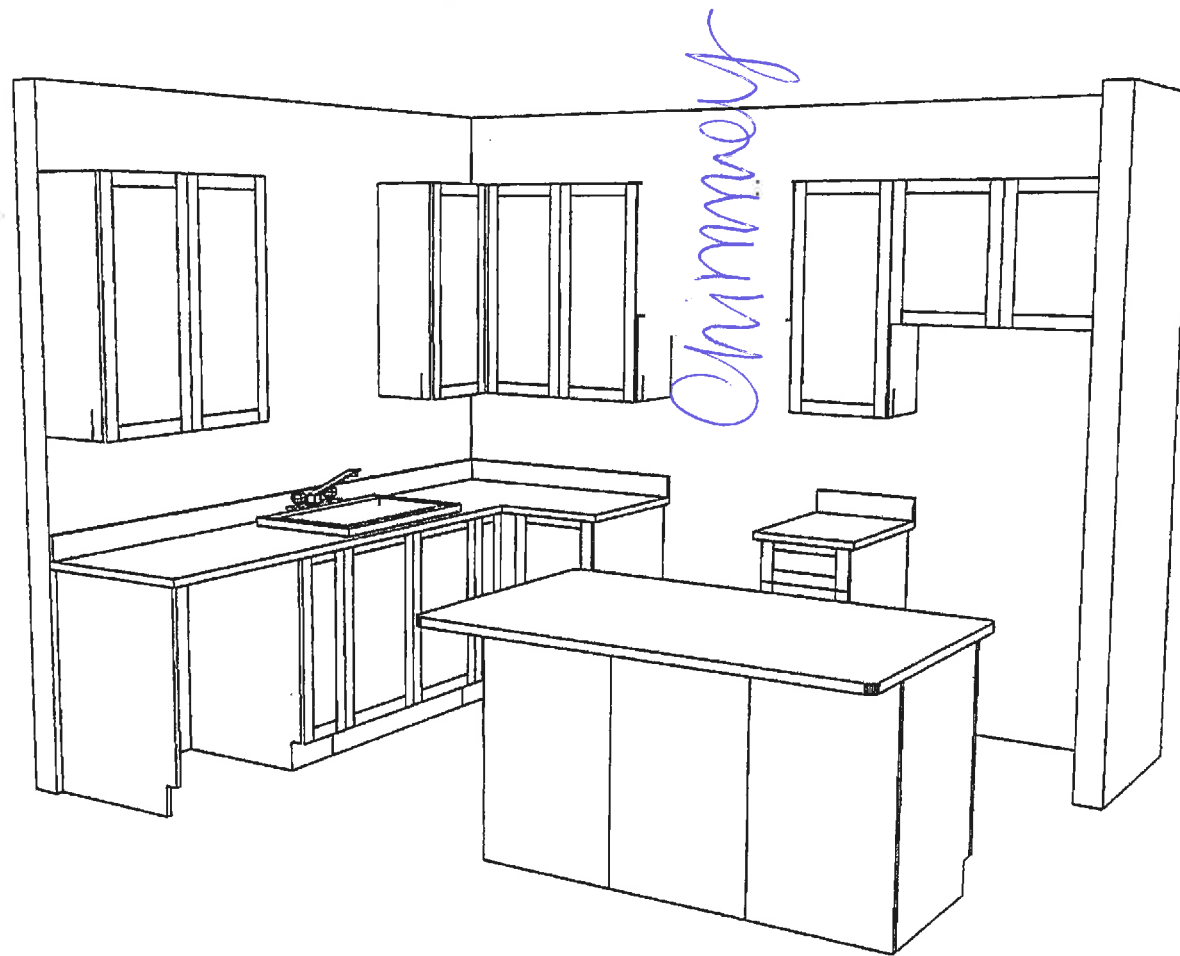
NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VANCE
Date: 6/29/06	Revised:	Drawing number:	
ZANCOR HOMES		ANGUS SOUTH 2301	



Chambers

MAIN
760
V70S

LOT 151-2 Pine River 2301
SOUTH-ANGUS



INTERIOR FINISHES ACKNOWLEDGEMENT / 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.

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.**

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 tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections 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 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 / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, 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 / LAMINATE 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

LOT

DATE

Angus

151-2

APRIL 13 2017



APPLIANCE SPEC INFORMATION SHEET

STE & LOT: Pine River South Lot 151-2

DATE: April 13, 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 _____
☐ 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 (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

13/04/2017

Purchaser Signature

[Signature]

Date

13/04/2017