



ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 127L Model Type & Elevation : 30-05 DAFFODIL ELEVATION A Purchasers Names : KALEEN ULLAH AND RABIA KALEEM		
		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 SEE ITEM #1		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) SEE ITEM #4		INCL IN OFFER
Included	OAK STAIRS IN LIEU OF CARPET GRADE - SEE ITEM #5 STAIN		INCL IN OFFER
1/	APPLIANCE PACKAGE INCLUDED IN LIEU OF DÉCOR CREDIT	6-Apr-17	COLOURS
2/	HVAC - INSTALL AIR CONDITIONER (13ACX) 2.5 TON	6-Apr-17	COLOURS
3/	LAUNDRY ROOM - RELOCATE LAUNDRY ROOM ROUGH-IN INCLUDES FREESTANDING TUB TO BASEMENT IN LIEU OF 2ND FLOOR (LOCATION AS PER SKETCH) **NOTE - FORMER LAUNDRY ROOM SPACE TO HAVE CARPET IN LIEU OF TILE (FUTURE KIDS PLAY ROOM)	6-Apr-17	COLOURS
4/	HARDWOOD - UPGRADE 3 IN LIEU OF STANDARD IN DINING ROOM, GREAT ROOM AND MAIN HALL	6-Apr-17	COLOURS
5/	PAINTING - STAIN OAK STAIRS	6-Apr-17	COLOURS
6/	TILES - KITCHEN - UPGRADE 1 BACKSPLASH ***TO BE INSTALLED ON BRICK PATTERN	6-Apr-17	COLOURS
7/	CABINETS - KITCHEN - UPGRADE 1	6-Apr-17	COLOURS
8/	NOTE **CENTER ALL LIGHTS IN ROOMS, IF POSSIBLE	6-Apr-17	COLOURS

COLOURS - ANGUS SOUTH LOT 127L

APRIL 6, 2017


 APR 11/17
 1 of 1
 L14 - checked

ZANCOR HOMES COLOUR CHART

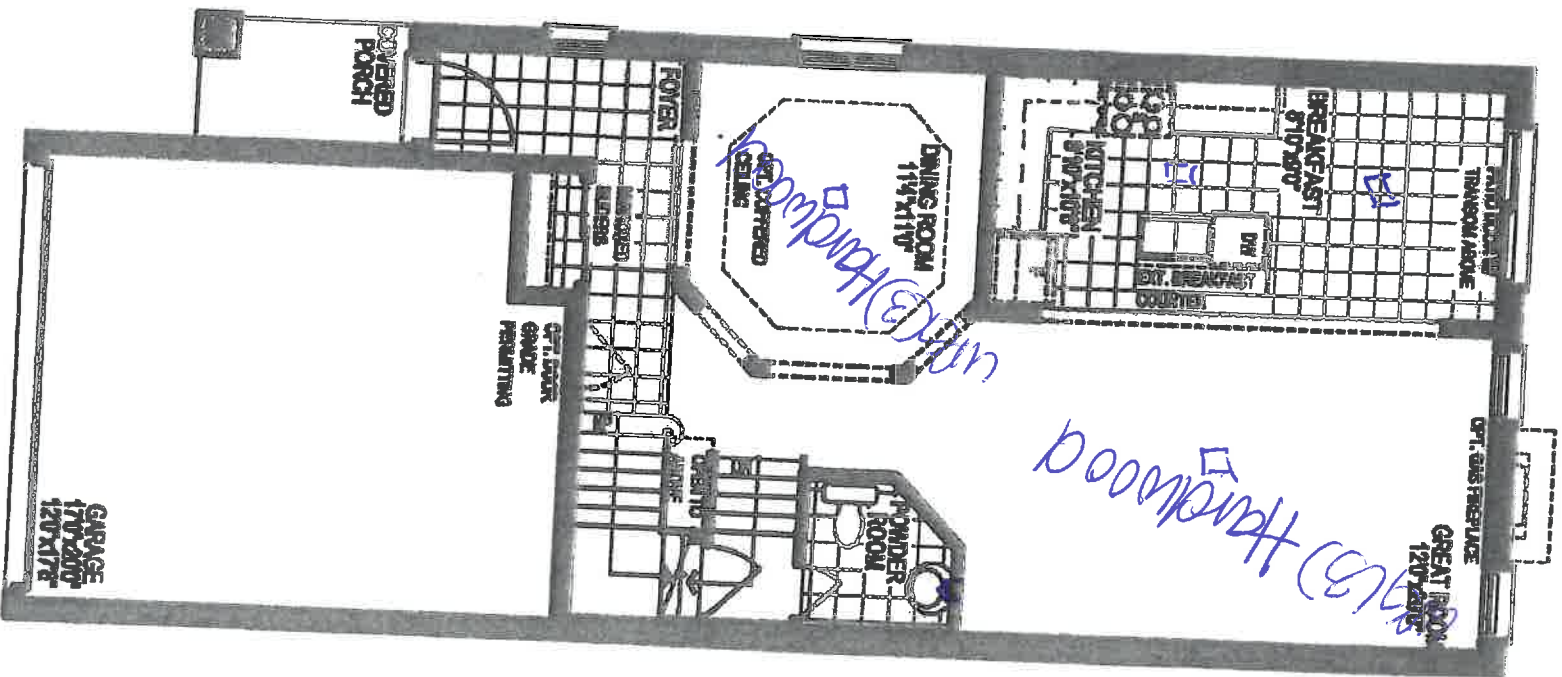
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	UPG(1) CAMBRIDGE 1PIECE STONE GREY	H800BC	CALCUTTA MARBLE 4925K-07	STD		
Island	UPG(1) CAMBRIDGE 1PIECE STONE GREY	H800BC	CALCUTTA MARBLE 4925K-07	STD		
Master Ensuite	STD CONT SLAB PVC TUXEDO	H500C	ARGENTO ROMANO-6697-46	STD		
Main	STD CONT SLAB PVC TUXEDO	K400C	AUTUMN CARINVAL-1877-52	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALENA ICE 13 X13					
Powder Room	MALENA ICE 13 X13					
Main Hall						
Kitchen Floor	MALENA ICE 13 X13					
Breakfast Floor	MALENA ICE 13 X13					
Kitchen Backspalsh	C & D SILVER GREY BRIGHT 3 X6 (BRICK STYLE)					
Laundry	N/A					
Mstr Ensuite Floor	BELLINA GREY 13 X13					
Mstr Ensuite Shower	BELLINA GREY 13 X13		Bianco Carrara			
Master Shower Floor	WHITE 2 X2					
Master Shower Jamb	BIANCO CARRARA					
Main Bath Floor	BELLINA GREY 13 X13					
Main Bath Tub Wall	BELLINA GREY 13 X13		Bianco Carrara			
HARDWOOD / CARPET						
Dining Room	UPG (3) 3"1/4" GOTHAM OAK HARDWOOD					
Great Room	UPG (3) 3"1/4" GOTHAM OAK HARDWOOD					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG (3) 3"1/4" GOTHAM OAK HARDWOOD					
Upper Hall	STD OPENING NIGHT T-03					
Master Bedroom	STD OPENING NIGHT T-03					
Bedroom 2	STD OPENING NIGHT T-03					
Bedroom 3	STD OPENING NIGHT T-03					
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		1271
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.				KD	RT	1271

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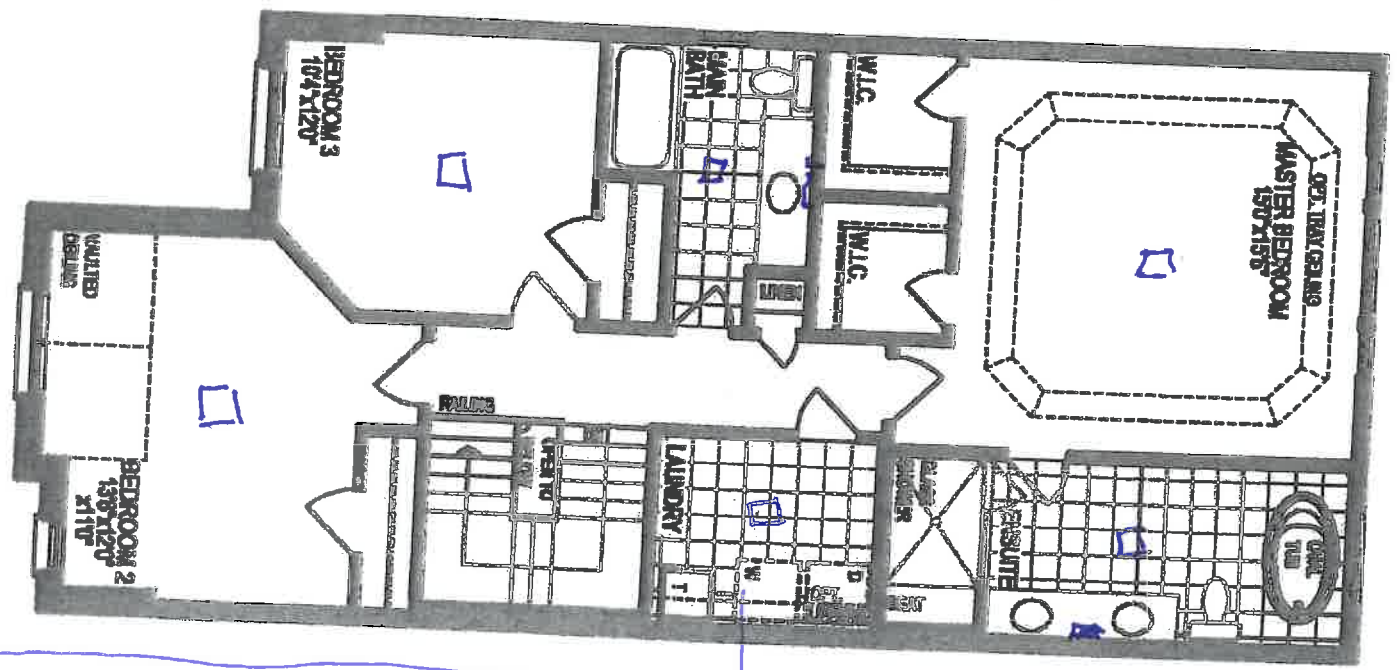
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN STAIRS AS CLOSE AS POSSIBLE			
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			
		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	STD		
Powder Room	STANDARD			
Master Ensuite	STANDARD			
Main	STANDARD			
2nd Ensuite	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: 127L		
PURCHASER(S):	KALEEM ULLAH RABIA KALEEM		K/U	
HOME #/CELL #	416-846-7836		Purchaser Signature	
EMAIL:	kaleem.u@gmail.com		Date	
DÉCOR NOTES		Purchaser Signature		
		Date		
FOR TRADE USE				
Any upgrades in the colour chart must be accompanied with a PES.			D décor Consultant Signature	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			Date	
*** PAGE 2 OF 2 ***			Vendor Signature	
			Date	

DAFFODIL 3005
 LOT 127 L Pine River South.



GROUND FLOOR PLAN, EL. 'A'



SECOND FLOOR PLAN, EL. 'A'

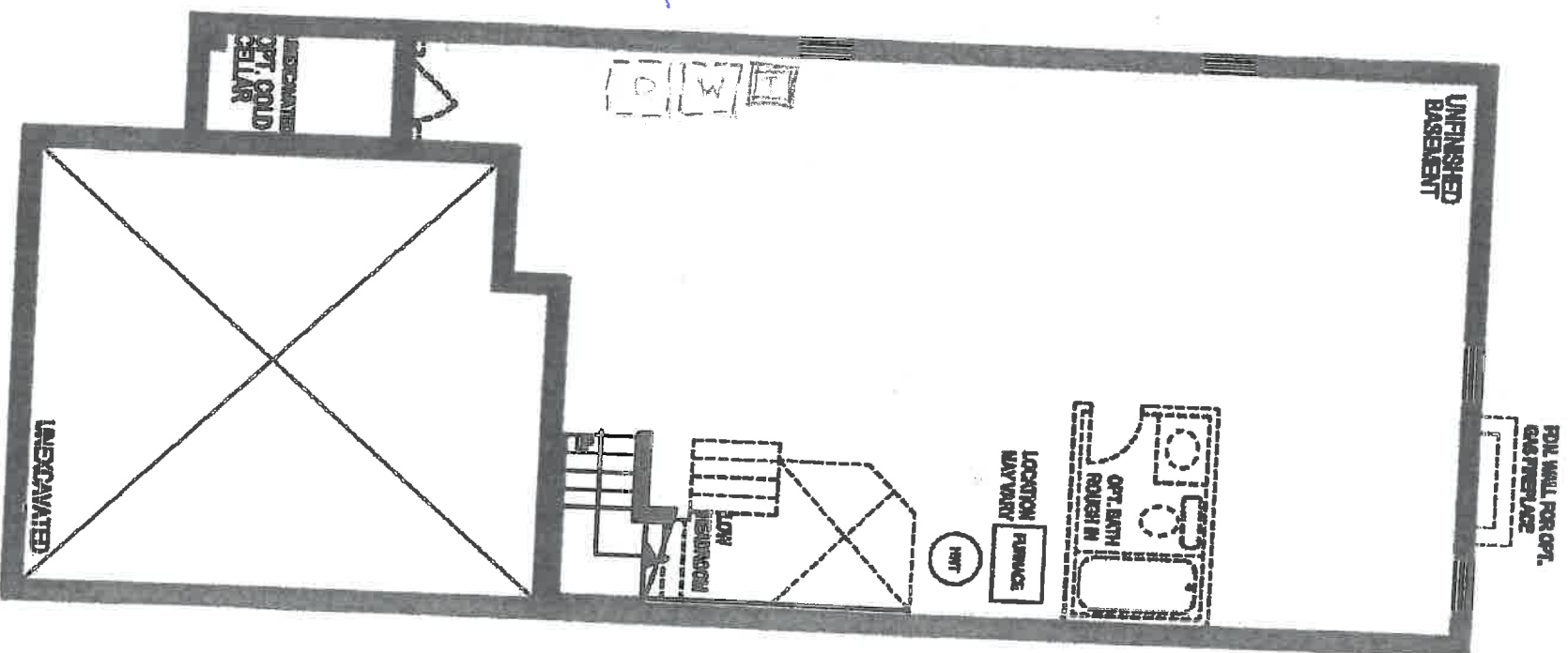


* 2.5 TON
 AIR CONDITIONER.
 * UPBLD KITCHEN CABINET
 * UPBLD BACKSPASH TO BE
 LAND BACKLATTER
 3x6 tile

127

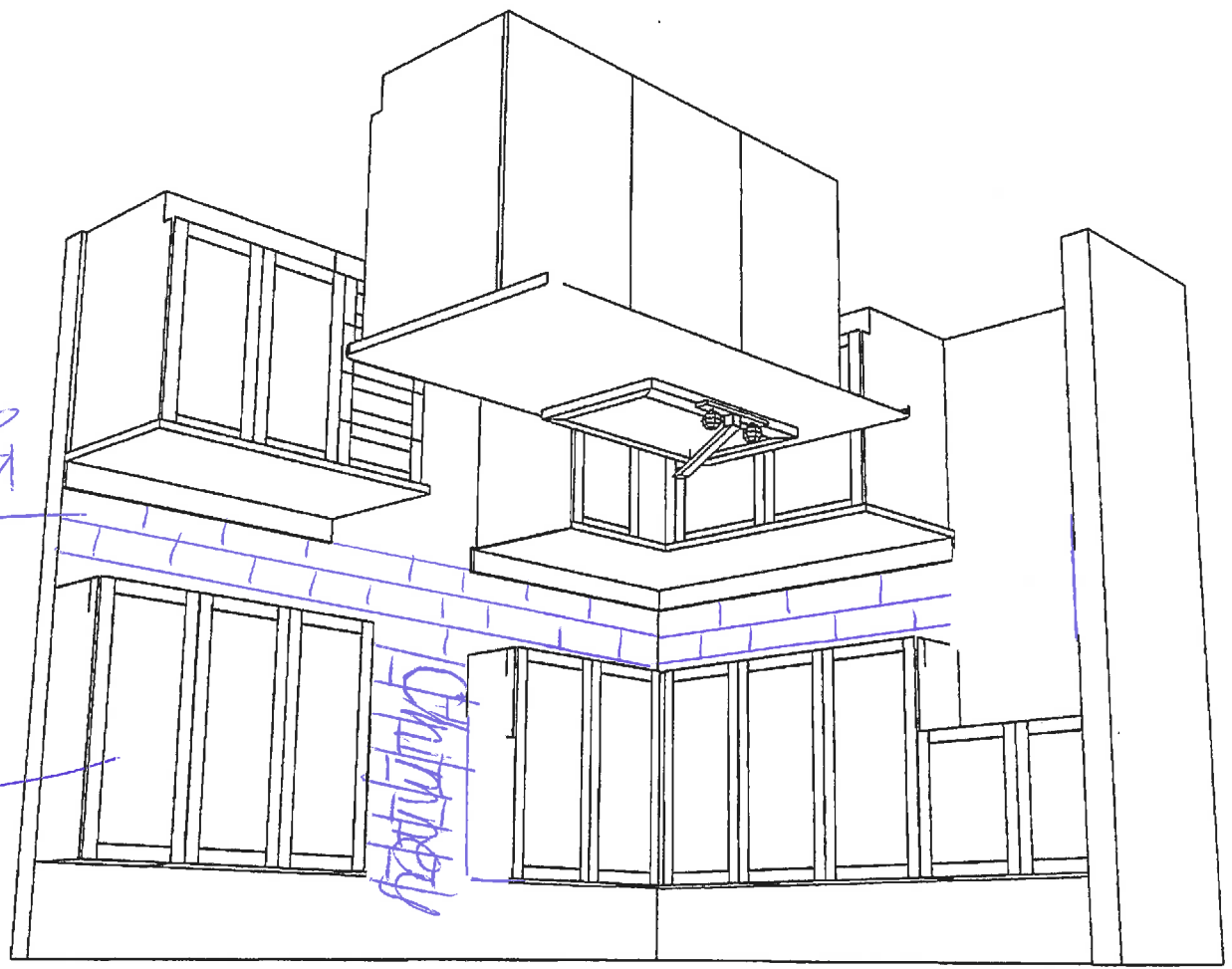
LOT 1271 Pine River North.

RELOCATE
HANDY TO
BASEMENT



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

101197L
Pine River South



UPG(1)
CABINETS

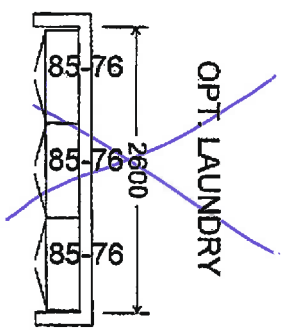
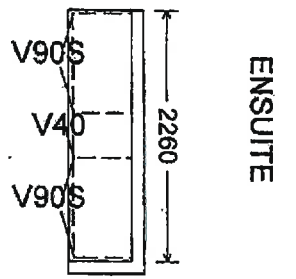
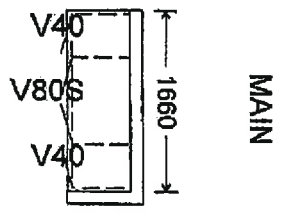
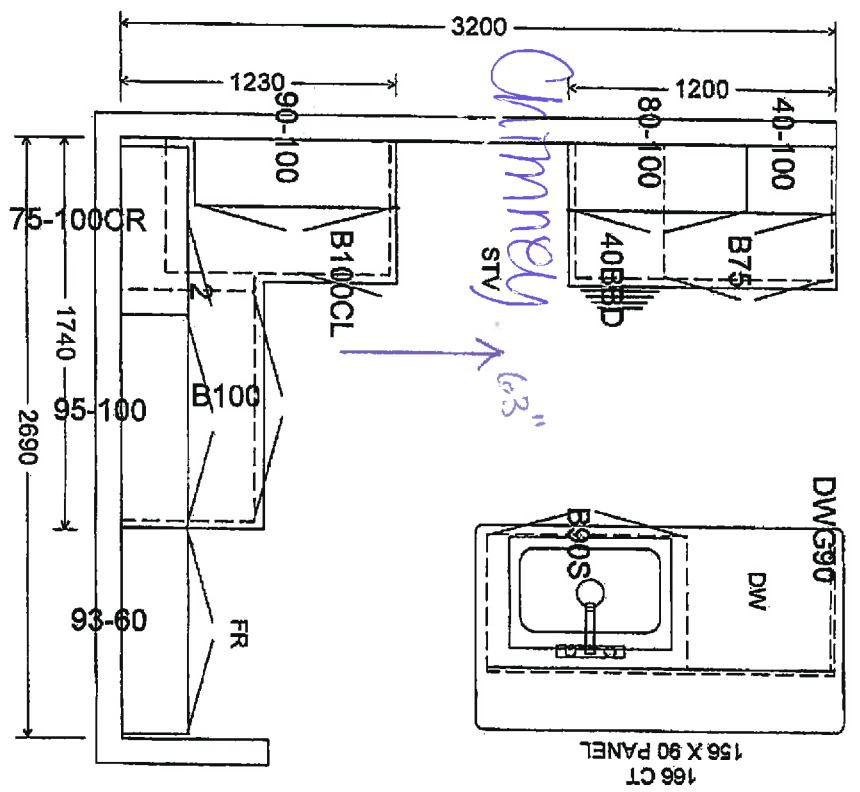
Chimney

UPG(1)
KITCHEN BACK-
SPLASH (MID)
BRICK PATTERN
3X6 TILE

3005

LOT 127L
 Pine River SOUTH
 (Signature)

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VP/CE
Date: 6/7/16		Revised:	
ZANCOR HOMES			
ANGUS SOUTH 3005			Drawings number:



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****

Rio Drive South
SITE

LOT 127L

DATE March 29, 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT: R21L Rio River South DATE: March 29, 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 (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 KU Date March 29, 2017

Purchaser Signature RK Date March 29, 2017