


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 15 Model Type & Elevation : 40-02 BAYBERRY ELEVATION B Purchasers Names : MACKENZIE KOOPMANS AND ALISHA HARTSON-KOOPMANS		
		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- SEE ITEMS #11, 12 & 15		Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	Carpet Grade Stairs with Oak pickets		Bonus Package
Included	Glass shower (framed) in Master Ensuite as per plan- SEE ITEM #7	-	Bonus Package
1/	GREAT ROOM - FIREPLACE WITH STAND MANTLE NF8	23-Jan-17	COLOURS
2/	GREAT ROOM - ADD HEAT ACTIVATED FAN-KIT	23-Jan-17	COLOURS
3/	GARAGE MAN DOOR	23-Jan-17	COLOURS
4/	APPLIANCES ARE NOT INCLUDED		
5/	ELECTRICAL - KITCHEN ISLAND - GFI PLUG IN ISLAND - SEE DRAWING FOR LOCATION	23-Jan-17	COLOURS
6/	CABINETS - KITCHEN - FURRING PANEL AND CROWN	23-Jan-17	COLOURS
7/	CABINETS - POTS & PAN DRAWERS (3 DRAWERS)	23-Jan-17	COLOURS
8/	MASTER ENSUITE - FRAMELESS GLASS SHOWER	23-Jan-17	COLOURS
9/	POTLIGHTS - INTERIOR POT LIGHTS (8) ADD SWITCH - STD LIGHTS TO REMAIN - AS PER SKETCH	23-Jan-17	COLOURS
10/	MASTER ENSUITE - STANDARD SHOWER HEAD TO BE INSTALLED IN CEILING NOT WALL	23-Jan-17	COLOURS
11/	MAIN BATH - COLONIAL MDF/VANILLA MILKSHAKE	23-Jan-17	COLOURS
12/	GREAT ROOM - LEXINGTON HAZELWOOD OAK - TL-21016	23-Jan-17	COLOURS
12/	MAIN HALL - LEXINGTON HAZELWOOD OAK-TL-21016	23-Jan-17	COLOURS
13/	CABINETS - 2 PLAIN GLASS DOORS *STD WHITE MAELAMINE INTERIORS, ON EITHER SIDE OF THE HOOD FAN UPPERS	23-Jan-17	COLOURS
14/	MAIN BATH - UPGRADE 2 K-STONE K-309 *INCLUDES OVAL UNDERMOUNT SINK	23-Jan-17	COLOURS
15/	KITCHEN AND BREAKFAST AREAS - LEXINGTON HAZELWOOD OAK TL-21016 IN LIEU OF TILES	23-Jan-17	COLOURS
16/	ELECTRICAL - KITCHEN - STD LIGHT TO BE CENTERED OVER ISLAND ON SEPARATE SWITCH	23-Jan-17	COLOURS
17/	BATHROOMS - DELETEC ALL WHITE ACCESSORIES	23-Jan-17	COLOURS
18/	KITCHEN/ISLAND - UPGRADE 2 K-STONE K101 *INCLUDES DOUBLE UNDERMOUNT SINK	23-Jan-17	COLOURS
19/	MASTER ENSUITE - UPGRADE 2 K-STONE K101 *INCLUDES OVAL UNDERMOUNT SINK	23-Jan-17	COLOURS
20/	CABINETS - KITCHEN - TWO-TONE CABINETS FOR KITCHEN ISLAND	23-Jan-17	COLOURS

Handwritten signature in blue ink

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD CONT. SLAB MDF-STONE GREY	H800BC	UPG(2) K-STONE - K-101	C		
Island	STD. CONT. SLAB MDF- FOG PAINT	H800BC	UPG(2) K-STONE - K-101	C		
Servery	N/A					
Master Ensuite	STD CONT. SLAB MDF - STONE GREY	H700BC	UPG(2) K-STONE - K-101	C		
Main	COLONIAL MDF-VANILLA MILKSHAKE (2)	H700BC	UPG (2) K-STONE - K-309	C		
Twin	N/A					
ensuite	N/A					
powder room	N/A					
laundry	N/A					
basement bath	N/A					
TILES						
Main Foyer	GRECO CINZA 13 X 13		INSERTS	THRESHOLDS		
Basement Foyer	N/A					
powder room	GRECO CINZA 13 X 13					
Mud Room	GRECO CINZA 13 X 13					
Main Hall	N/A					
Kitchen Floor	NA					
Breakfast Floor	N/A					
Kitchen Bk. Splash	N/A					
Laundry	GRECO CINZA 13 X 13					
Mstr Ensuite Floor	MALENA ICE 13 X13					
Mstr Ensuite Shower	MALENA ICE 8 X 10		JANCO CARRAR			
Master Shower Floor	WHITE 2X2 TILES - STANDARD					
Master Shower Jamb	BIANCO CARRARA SHOWER JAMB - STANDARD					
Main Bath Floor	NEW ALBION GREY 13X13		JANCO CARRAR			
Main Bath Tub Wall	BELLINA GREY 8 X10					
HARDWOOD / CARPET						
Family/Great Room	LEXINGTON ROCKINGHAM OAK TL-21015					
Kitchen Breakfast	LEXINGTON ROCKINGHAM OAK TL-21015					
Kitchen * (Waiver)	LEXINGTON ROCKINGHAM OAK TL-21015					
Main Foyer * (Waiver)	LEXINGTON ROCKINGHAM OAK TL-21015					
Main Hall	11" 11" 11"					
Upper Hall	(STD) OPENING NIGHT COLLECTION - T20					
Master Bedroom	(STD) OPENING NIGHT COLLECTION - T20					
Bedroom 2	(STD) OPENING NIGHT COLLECTION - T20					
Bedroom 3	(STD) OPENING NIGHT COLLECTION - T20					
Bedrm 4/Media Rm	(STD) OPENING NIGHT COLLECTION - T20					
Carpet Underpad	STANDARD					
Basement Foyer	N/A					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE	NF8	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding		N/A		
Bathroom Accessories	DELETE ALL ACCESSORIES	Location		N/A		
Purchaser has reviewed the colour chart				SITE & LOT		
				PINE RIVER ANGUS	LOT 15	

FOR TRADE USE

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:	CORRECT GRADE MODIFIED TO MATCH LAMINATE LEXINGTON ROCKINGHAM OAK TL-2105 AS POSSIBLE	
Main to 2nd Railing Details:		STANDARD
Main to Basement Railing Details:		

TRIM		
Casing/Baseboards		STANDARD
Interior Doors		STANDARD
Interior Door Hardware		STANDARD
Exterior Door Hardware		STANDARD

PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living Room	WARM GREY	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4 MEDIA	WARM GREY
Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY	Basement	N/A

PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	/
Powder Room	STANDARD	STANDARD	/
Master Ensuite	STANDARD	STANDARD	/
Main/Twin	STANDARD	STANDARD	/
2nd Ensuite	N/A	N/A	/
BASEMENT	N/A	N/A	/
Other	N/A	N/A	/

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	<input checked="" type="checkbox"/>	
WATERLINE to Fridge	NO	<input checked="" type="checkbox"/>	
Hood Fan Venting SIZE	STANDARD	<input checked="" type="checkbox"/>	STANDARD BUILDER 6"
ELECTRICAL for Built-in Oven	NO	<input checked="" type="checkbox"/>	/
ELECTRICAL for Built-in Micro / OTR	NO	<input checked="" type="checkbox"/>	/
ELECTRICAL for Gas Stove / Cooktop	NO	<input checked="" type="checkbox"/>	/
ELECTRICAL for Bar Fridge	NO	<input checked="" type="checkbox"/>	

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: 15	
PURCHASER(S):	ALISHA HARTSON-KOOPMANS		
HOME #/CELL #	705-733-6964 (ALISHA CELL)		
EMAIL:	alishahartson11@gmail.com		
DÉCOR NOTES			

FOR TRADE USE

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
<i>[Signature]</i>	JAN 23 2017

Vendor Signature	Date
<i>[Signature]</i>	

BAYBERRY 40-02 ELEV. B



OPTIONAL FIREPLACE IN GREAT ROOM

PICTURE WINDOW

GREAT ROOM
12'3" x 20'5"

ADD
(4) POT
LIGHTS
TO STD
LIGHT
SWITCH
STAY
LIGHT TO
REMAIN

Laminate
Hazelwood Oak

OPT. COFFERED CEILING

PATIO DOOR W/
TRANSOM ABOVE

— FIRE PLACE
& PAN KIT

KITCHEN
7'1" x 11'1"

SEPARATE
SWITCH FOR
KITCHEN
STD LIGHT
TO BE
CHANGED
OVER
ISLAND
- ADD 6FT
PUG IN
ISLAND

EXTENDED BREAKFAST
COUNTER

BREAKFAST
9'6" x 14'1"

MUDROOM

OPT. BUILT-INS
DN
UP
WALK-IN
PANTRY

OPT. DOOR GRADE
PERMITTING

Laminate
Hazelwood Oak

W.I.C.

DN AS REQ.

FOYER
(SUNKEN AS REQ.)

COVERED
PORCH

SINK
OFF POUT
DOOR

GARAGE
18'0" x 20'0"

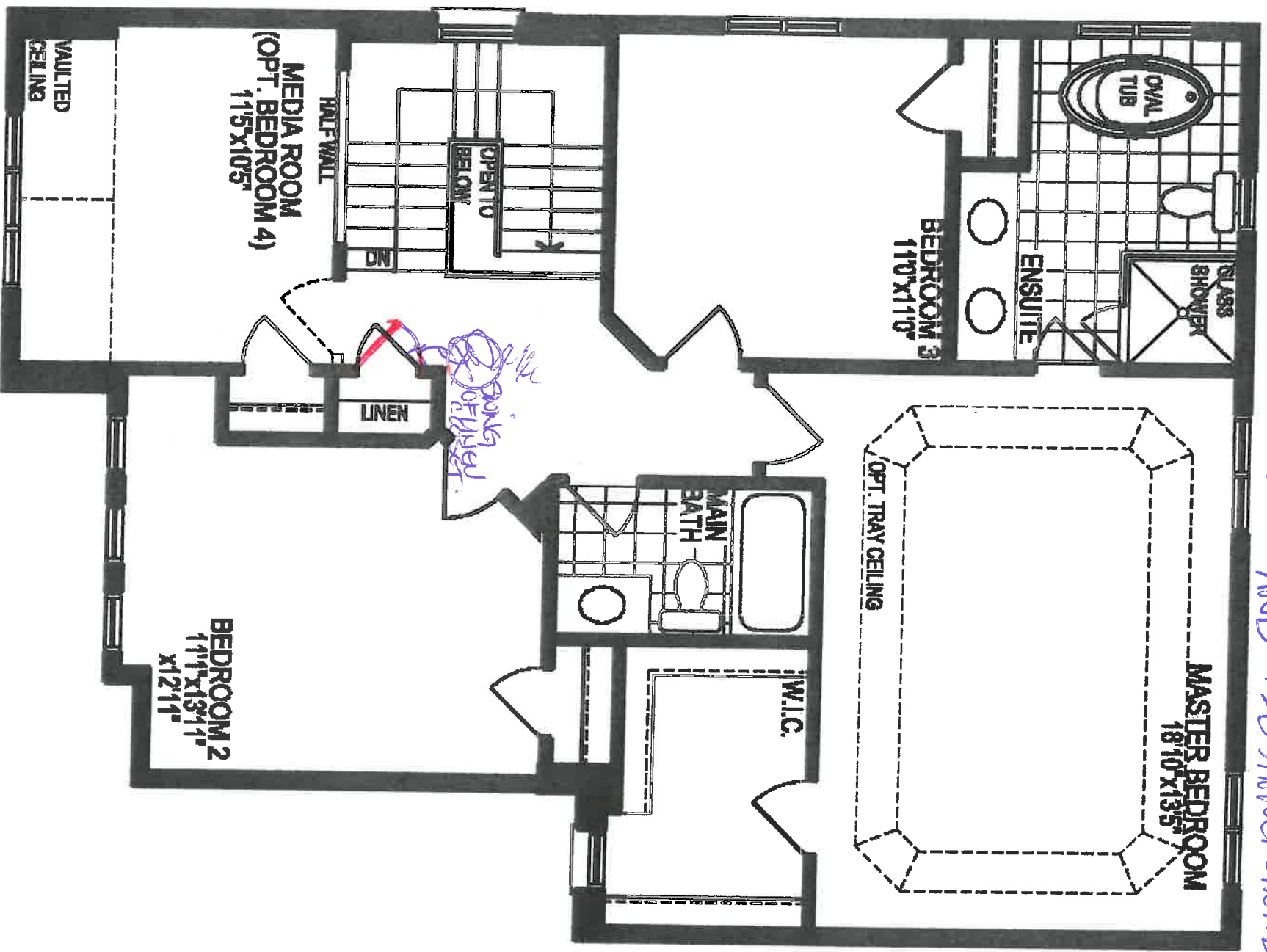
GROUND FLOOR PLAN, EL. 'B'

JAN 23 2017

LOT 15 - Pine River Court

BAYBERRY 40-02 ELEV. B

*FRAMELESS GLASS SHOWER
AND ADD SHOWER HEAD IN
CEILING*

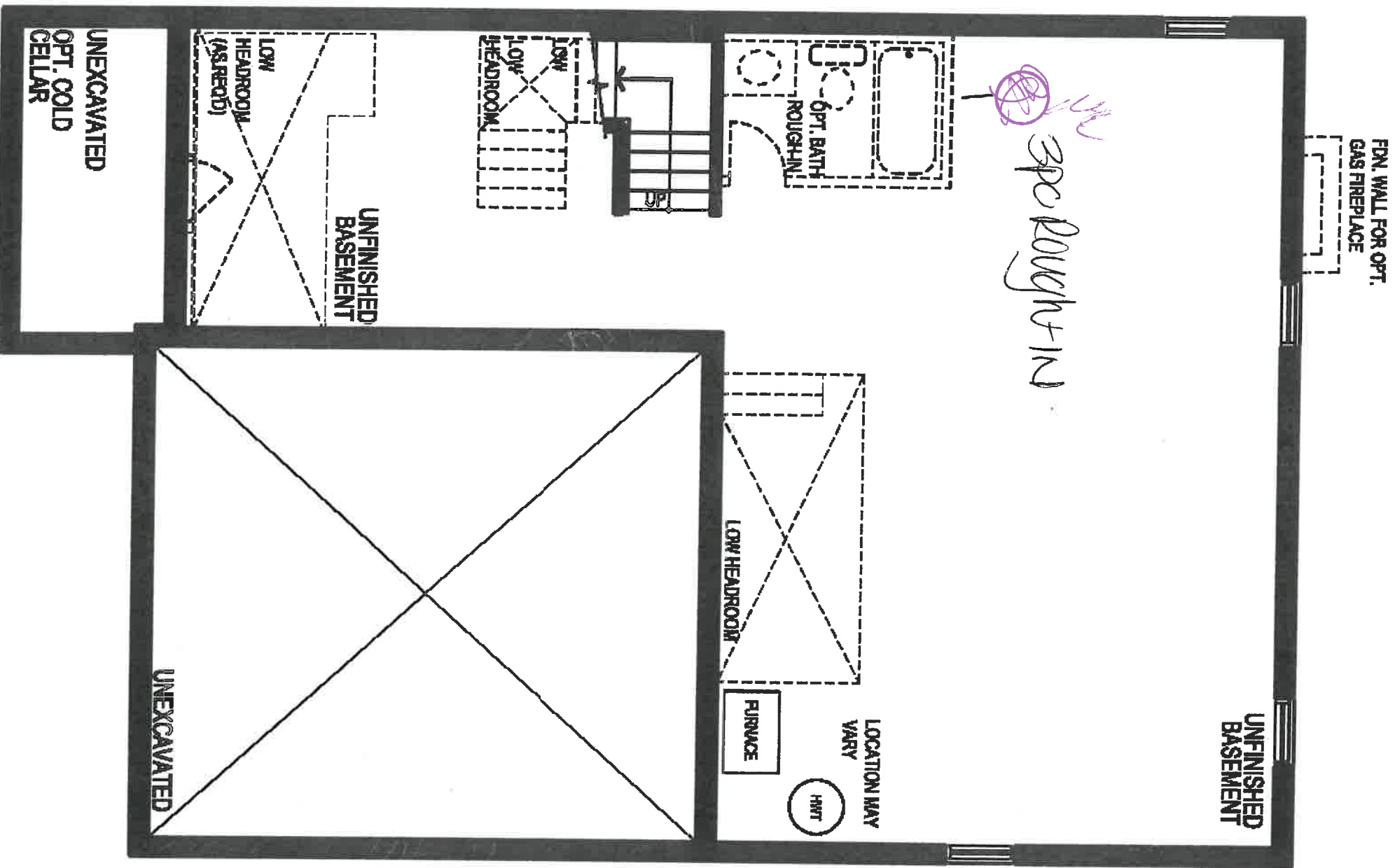


SECOND FLOOR PLAN, EL. 'B'

JAN 23 2017

LOT 15 - Pink River South

BAYBERRY 40-02 ELEV. B



BASEMENT PLAN, EL. 'B'

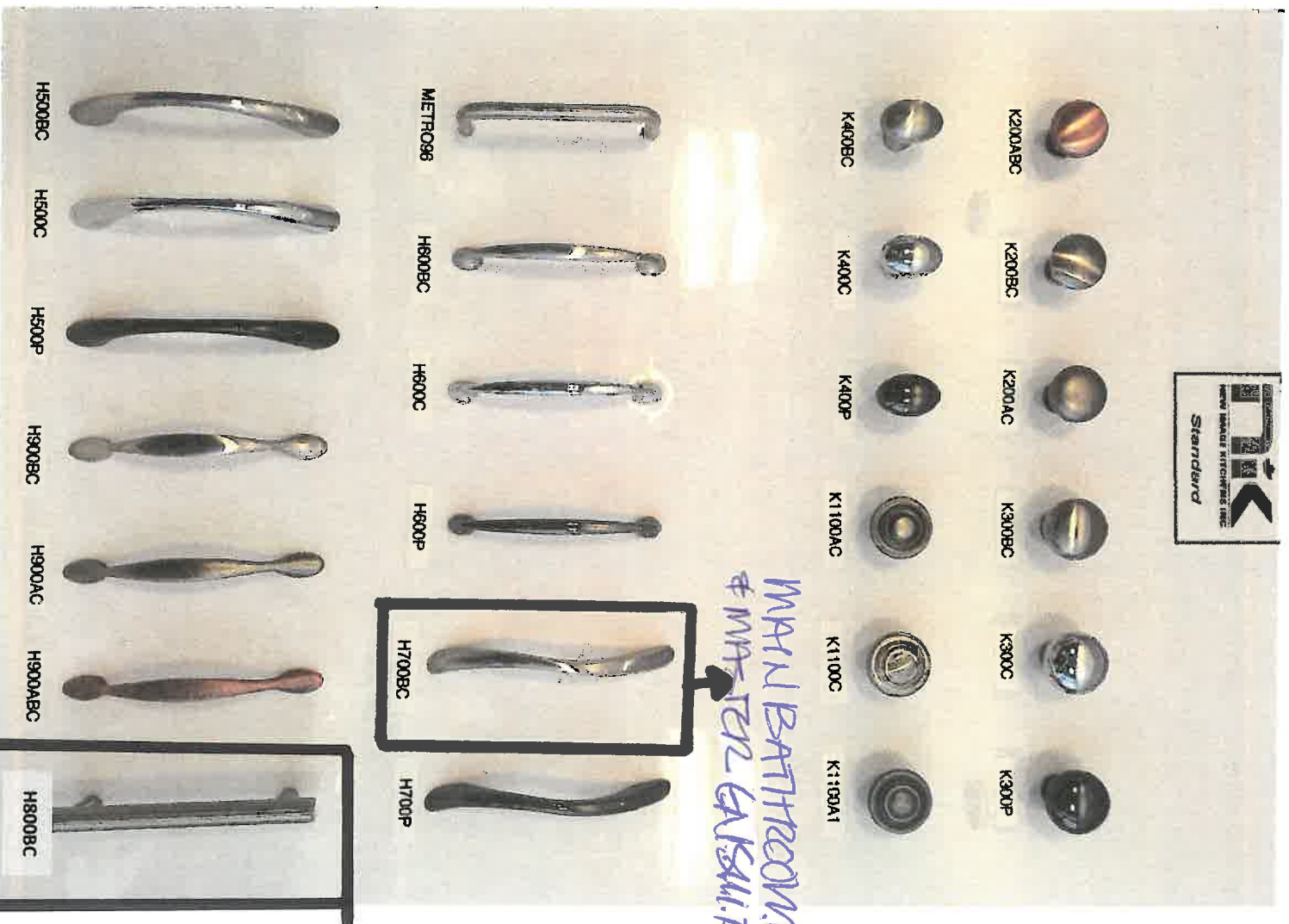
JAN 23 2017

LOT 15 - Pine River South

[Handwritten signature]

STANDARD CABINET HARDWARE

(New Image Kitchens)



Lot 15

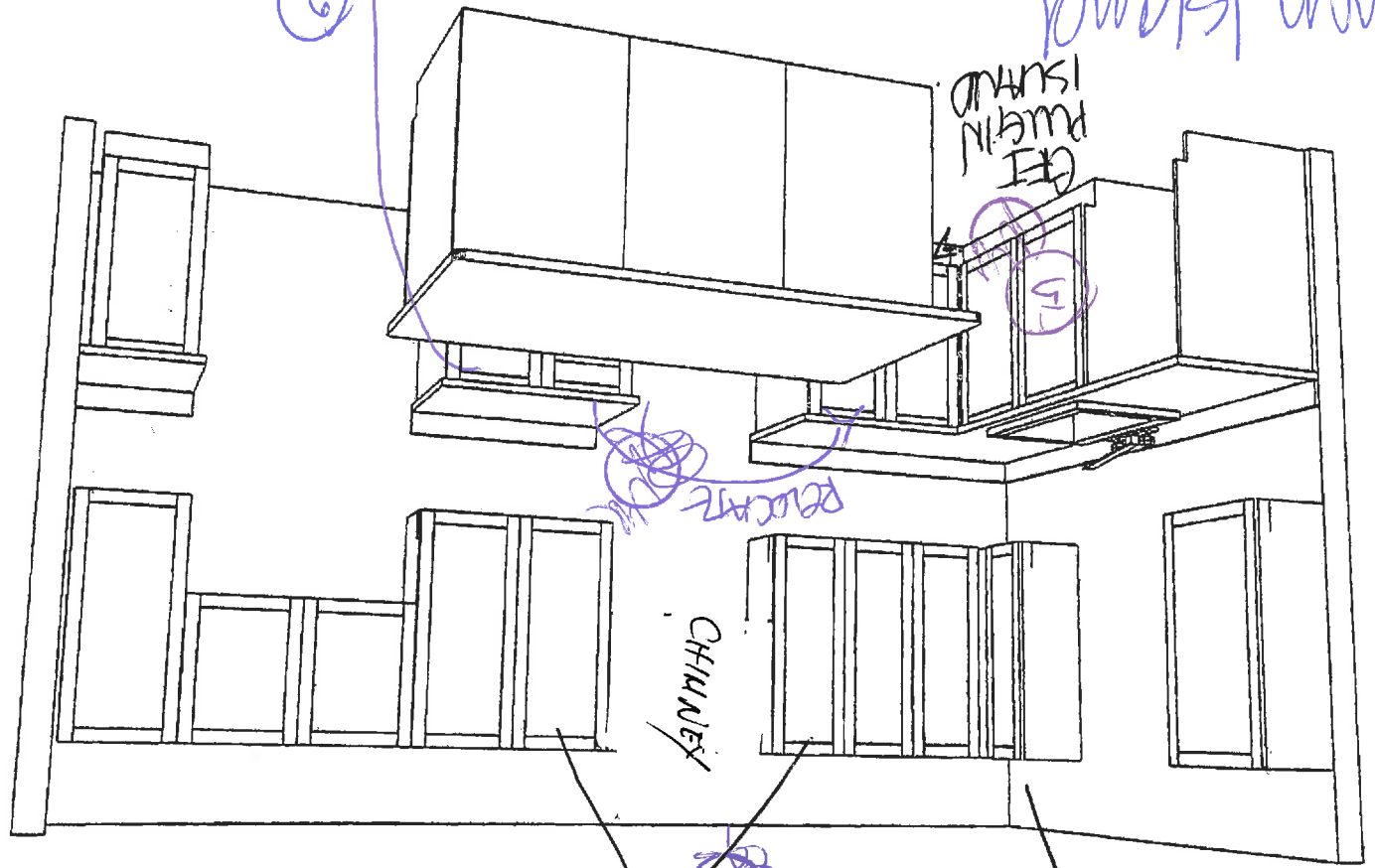
KITCHEN

LOT 15 - PINE RIVER NORTH

① Kitchen Island
TWO-TONE

GI
PUGH
ISLAND

② POTS & PANS
DRAWERS & BASE OF
RELOCATE ON
OTHER SIDE



④ FURNITURE PANEL
& CROWN

③ GLASS
CHINA CABINETS

CHIMNEY

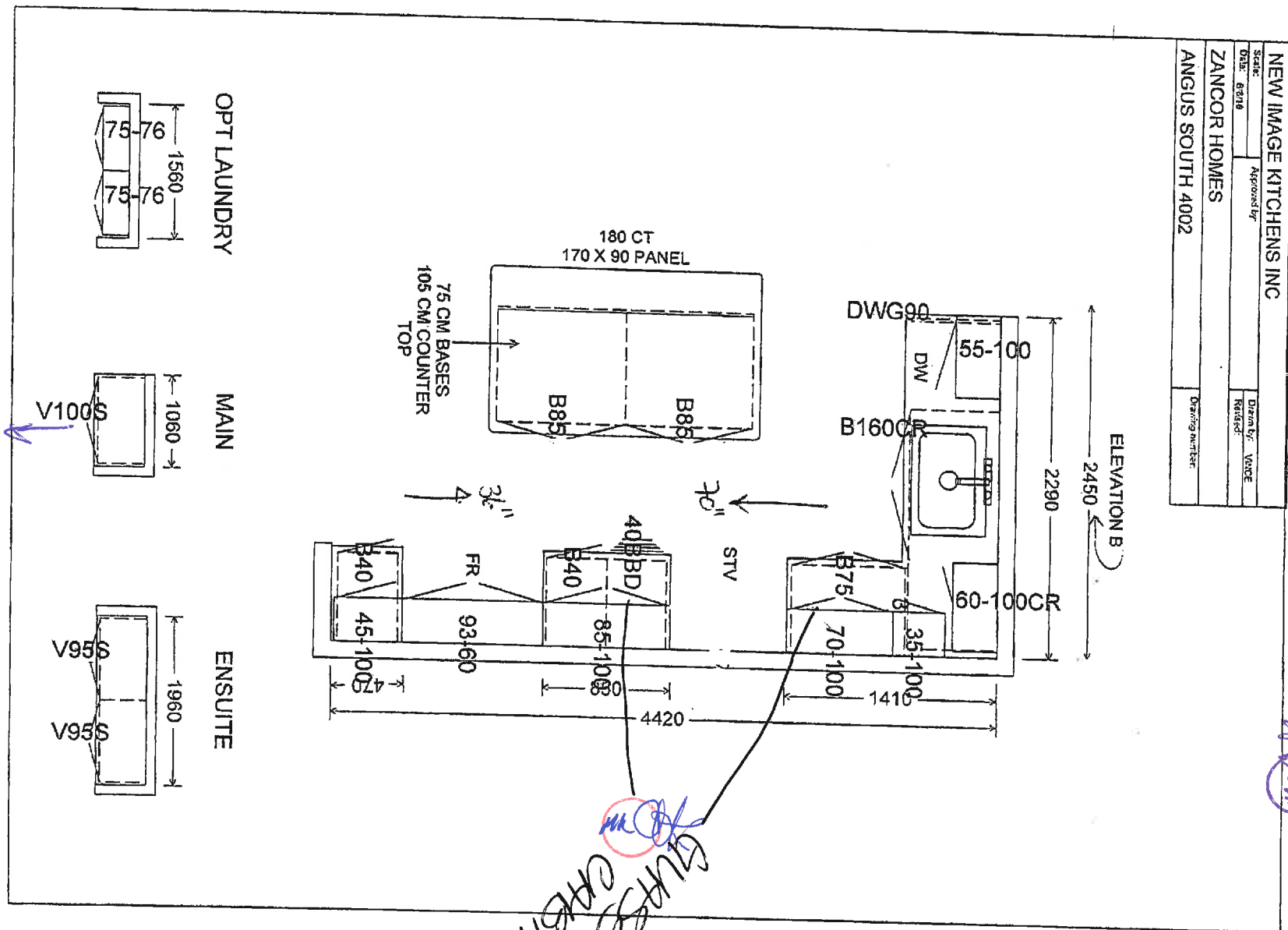
RELOCATE

14002

1000 7/1/17

LOT 15 - PINE RIVER SOUTH.

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	Vince
Date: 8/2016		Revised:	
ZANCOR HOMES		Drawing number:	
ANGUS SOUTH 4002			



MISS CABINETS

URGENT
COLONIAL MDF
VANILLA MESHAKLE

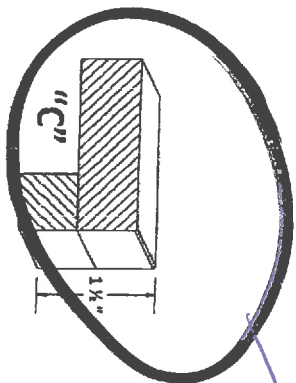
Jan 21/17

LOT 15 Pine River Hwy 4

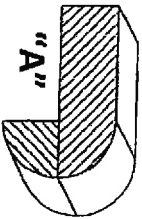
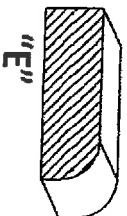
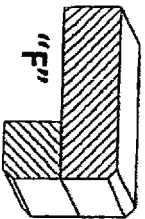
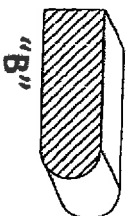
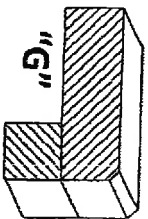
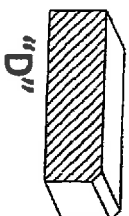
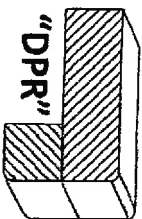
ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

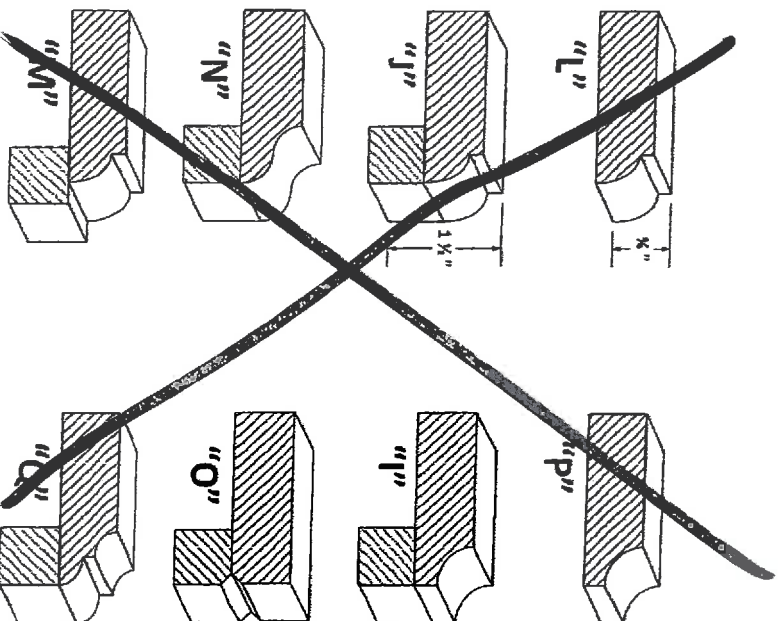
STANDARD



- ① Kitchen
- ② Island
- ③ Master Ensuite
- ④ Main Bathroom



UPGRADES



Jan 7/17

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****

Joe Riversouth
SITE

LOT 15
LOT

January 7, 2017
DATE

PINE RIVER MOUTH

APPLIANCE SPEC INFORMATION SHEET



STE & LOT:

LOT 15

DATE:

January 7, 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 not received, DUE BY:

Jan 30 2017

Appliance Specs RECEIVED

Purchaser Signature

Wick

Date

January 7, 2017

Purchaser Signature

[Signature]

Date

January 7, 2017