


ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 147L Model Type & Elevation : 30-03 CHERRY ELEVATION A Purchasers Names : AMANDA SANCHEZ AND SIMONE FASOLO	 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- SEE ITEM#5- UPGRADE TO STAINED</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 (framed) in Master Ensuite as per plan</i>		Bonus Package
1/	BASEMENT - UPGRADE 2 REAR BASEMENT WINDOWS TO 30X24 IN LIEU OF STD	2-Dec-16	COLOURS
2/	HVAC - ADD GAS LINE TO STOVE INCLUDES 15 AMP STD ELECTRICAL TO REMAIN	2-Dec-16	COLOURS
3/	ELECTRICAL - ADD (2) CAPPED BOXES ABOVE KITCHEN ISLAND ON SAME SWITCH SPACED EVENLY ALONG WITH STD LIGHT SHIFT STD LIGHT TO BE INSTALLED ABOVE KITCHEN ISLAND	2-Dec-16	COLOURS
4/	CABINETS - UPGRADE #2 KITCHEN CABINETS	2-Dec-16	COLOURS
5/	LAMINATE - UPGRADE TO COLOUR LAMINATE ****INCLUDES STAINED STAIRS ***NOTE - CARPET GRADE STAIRS	2-Dec-16	COLOURS
6/	ALL BATHROOMS - DELETE ALL BATHROOM ACCESSORIES	2-Dec-16	COLOURS

7/ UPGRADED KITCHEN HANDLES.

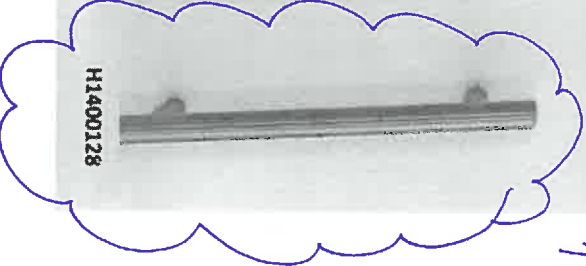
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	EURO CARPINO UP # 2	✓ H-400-128	PORTICO MARBLE 7735-58	✓		
Island	EURO CARPINO UP # 2	✓ H-400-128	PORTICO MARBLE 7735-58	✓		
Servery	NA	AS				
Master Ensuite	CONT SLAB MDF VANILLA MILKSHAKE	✓	H800BC BLACK ALICANTE	4926K-07		
Main	CONT SLAB PVC TUXEDO	✓	H200BC MILANO BROWN 4725K-52	✓		
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
		INSERTS	THRESHOLDS			
Main Foyer	MALINA ICE 13 X 13	✓				
Basement Foyer	NA					
Powder Room	MALINA ICE 13 X 13	✓				
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	MALINA ICE 13 X 13	✓				
Breakfast Floor	MALINA ICE 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	GRECO CINZA 13 X 13	✓				
Mstr Ensuite Floor	MALINA CARBON 13 X 13	✓				
Mstr Ensuite Shower	MALINA CARBON 8 X 10	✓				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	BIANCA CARRERA	✓				
Main Bath Floor	MALINA IVORY 13 X 13	✓				
Main Bath Tub Wall	MALINA IVORY 8 X 10	✓				
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET/LAMINATE						
Living Room			NA			
Dining Room			NA			
Family/Great Room	LEXINGTON HAZELWOOD TL 21016		✓			
Den/Study/parlour/Library			NA			
Kitchen *(Waiver)			NA			
Main Foyer *(Waiver)			NA			
Main Hall by Stairs	LEXINGTON HAZELWOOD TL 21016		✓			
Upper Hall			PEREROMA 11 PEARL WHITE #4576	✓		
Master Bedroom			PEREROMA 11 PEARL WHITE #4576	✓		
Bedroom 2			PEREROMA 11 PEARL WHITE #4576	✓		
Bedroom 3			PEREROMA 11 PEARL WHITE #4576	✓		
TREADS & RISERS (STAIRS)			PEREROMA 11 PEARL WHITE #4576	✓		
Carpet Underpad			STANDARD	✓		
Basement Foyer			NA			
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding			NA	
Bathroom Accessories	DELETE ALL	location			NA	
Purchaser has reviewed the colour chart					SITE & LOT	
FOR TRADE USE					ANGUS SOUTH	
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.					147L ✓	
** PAGE 1 OF 2 **					Purchaser Initial	
					Vendor	

STAIRS, RAILING & PICKETS & STAIR STAIN

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(New Image Kitchens)



KITCHEN

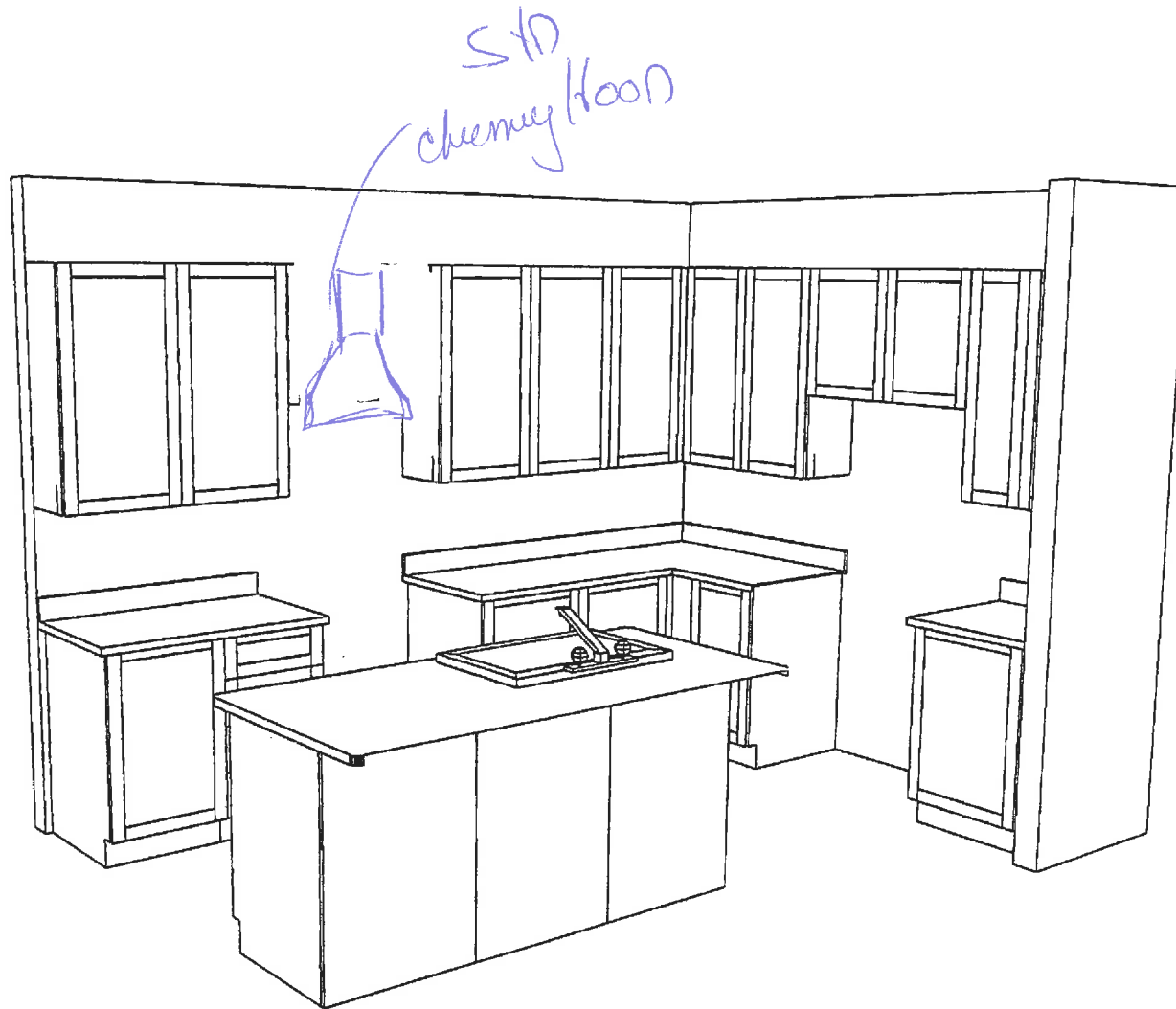
1477

ANGUS
SOUTH

3003

Lot 1472

Nov 26/16



Light Valance

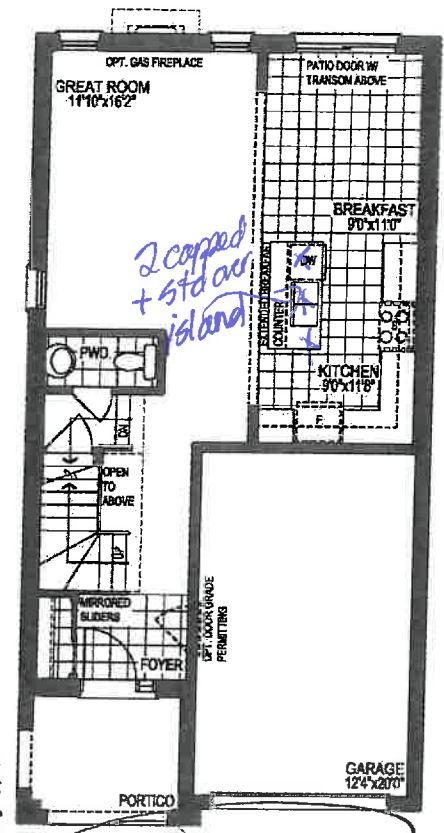
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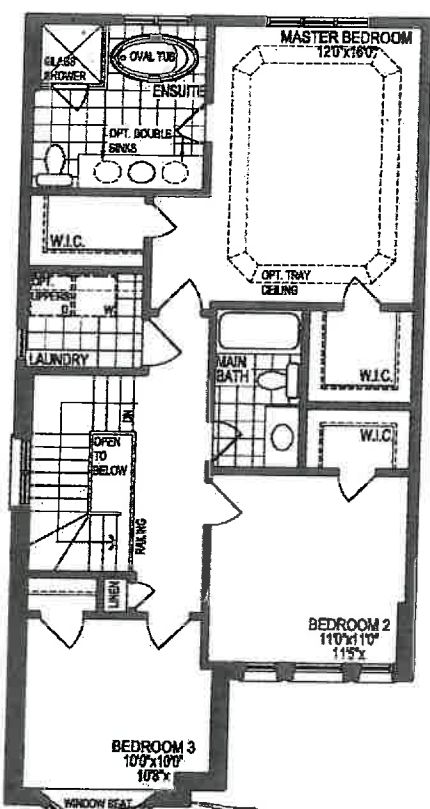
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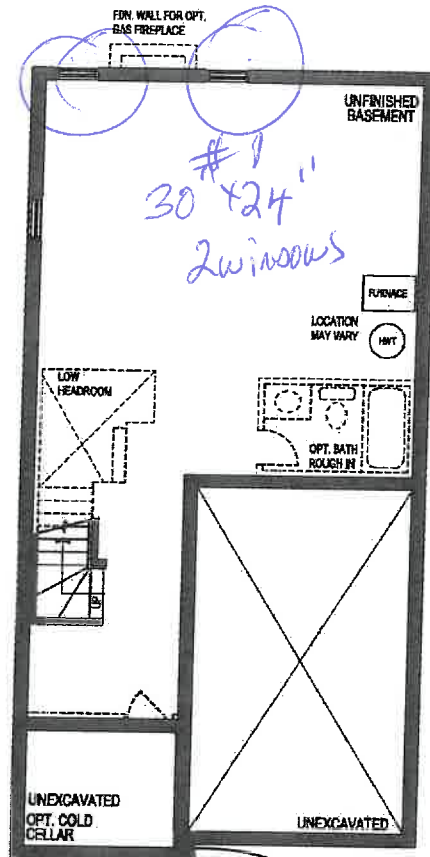
Opt. B
Floor Plan



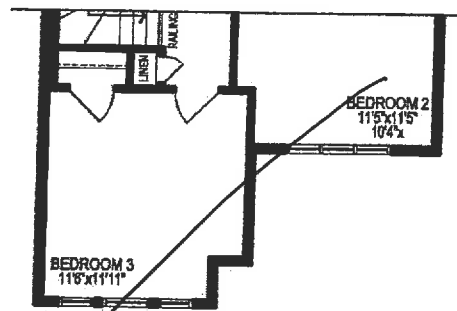
GROUND FLOOR PLAN, EL. 'A'



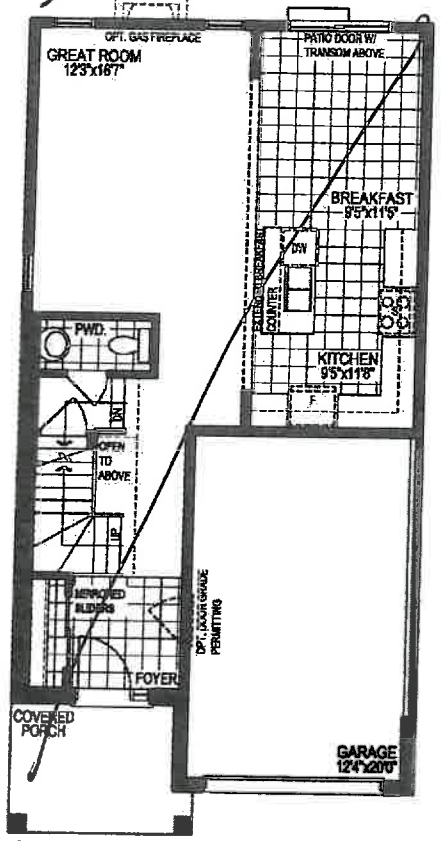
SECOND FLOOR PLAN, EL. 'A'



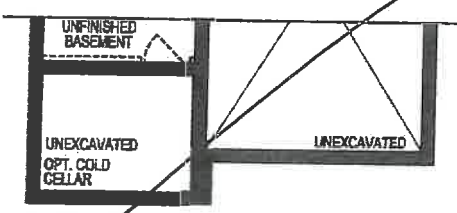
BASEMENT PLAN, EL. 'A'



PART, SECOND FLOOR PLAN, EL. 'B'

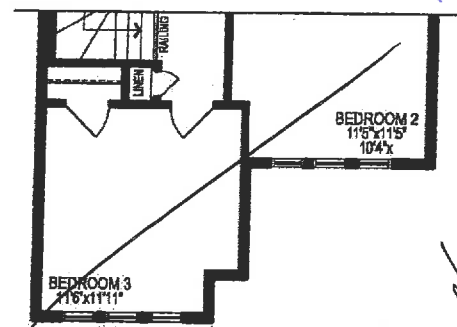


GROUND FLOOR PLAN, EL. 'B'

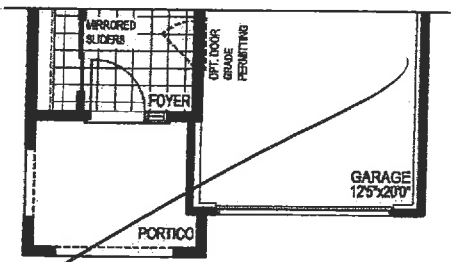


PART, BASEMENT PLAN, EL. 'B' & 'C'

84
88
Lot 147 L.
Nov 26/16



PART, SECOND FLOOR PLAN, EL. 'C'



PART, GROUND FLOOR PLAN, EL. 'C'



Lot # 147-L
CHERRY 'A'

THE CHERRY

[Unit 3003]

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



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

August South.

DATE:

Nov 26/16

SITING:

☐ Standard

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROP IN)

☐ 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 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 not received, DUE BY: _____

Appliance Specs RECEIVED _____

Purchaser Signature _____

Price Smith

Date _____

Nov 26/16

Purchaser Signature _____

Date _____

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.

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 / 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.

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 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