


ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 60 Model Type & Elevation : BASSWOOD 40-04 ELEV. B Purchasers Names : JESSICA LARCHE & ANTHONY LOBRAICO		
		Date	Note
Included	Rough-in for 3 Piece in basement		Bonus Package
Included	3 piece stainless steel kitchen appliances **Chimney Hood Fan with white top loading washer and dryer		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	Carpet Grade Stairs with Oak pickets UPGRADED - SEE ITEM 2	-	Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
1/	DINING ROOM - COFFERED CEILING	01-Jun-16	STRUCTURALS
2/	STAIRS - OAK STAIRS IN LIEU OF STANDARD	1-Jun-16	STRUCTURALS
3/	GARAGE MAN DOOR INTO LAUNDRY	1-Jun-16	STRUCTURALS
4/	LAUNDRY ROOM SUNKEN 3 RISERS TO ALLOW FOR GMD		AS PER H/O
5/	MAIN FLOOR - UPGRADE MAIN FLOOR LAMINATE TO STAIN, INCLUDES STAIN ON THE OAK STAIRS	03-Nov-16	COLOURS
6/	MAIN FLOOR - UPGRADED STAINED LAMINATE FLOOR IN KITCHEN/BREAKFAST AND FOYER IN LIEU OF TILE	03-Nov-16	COLOURS
7/	COUNTERTOP - UPGRADE KITCHEN COUNTERTOP UPGRADE #1 IN LIEU OF STD	03-Nov-16	COLOURS
8/	PLUMBING - UPGRADE KITCHEN SINK TO BLANCO STELLAR UNDERMOUNT MODEL #401026	03-Nov-16	COLOURS
9/	ELECTRICAL - ADD PLUG FOR MICROWAVE	03-Nov-16	COLOURS
10/	CABINETS - ADD MICROWAVE SHELF	03-Nov-16	COLOURS
11/	CABINETS - ADD DEEP UPPER OVER FRIDGE WITH SIDE PANELS	03-Nov-16	COLOURS
12/	TILE UPGRADE #4 FLOOR TILE TO MASTER ENSUITE * NOTE: TILE DIRECTION ON SKETCH	03-Nov-16	COLOURS
13/	CABINETS - UPGRADE KITCHEN CABINET HARDWARE	03-Nov-16	COLOURS
14/	CABINETS - UPGRADE #1 MASTER ENSUITE VANITY	03-Nov-16	COLOURS
15/	ELECTRICAL - GREAT/FAMILY ROOM - ADD 5.5FT ELECTRICAL OUTLET ABOVE FIREPLACE	12-Dec-16	ELECTRICAL EXTRA
16/	ELECTRICAL - MASTER BEDROOM - 5.5FT ELECTRICAL OUTLET	12-Dec-16	ELECTRICAL EXTRA


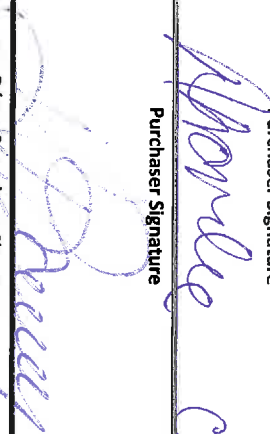
New Items #15, 16 - ELECTRICAL EXTRA
SMART TECH

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	CAMBRIDGE OAK WHITE	H 800 BC	K 309 (1)	C	
Master Ensuite	CAMBRIDGE MDF WHITE (1)	K 400 BC	BLACK ALCANTE 4926K-07		
Main	300 SERIES PVC WHITE	K 400 BC	PORTICO MARBLE 7735-58		
Powder Room	NA				
Laundry	NA				
TILES					
Kitchen Floor	NA		INSERTS	THRESHOLDS	
Breakfast Floor	NA				
Kitchen Bk Splash	NA				
Main Foyer	NA				
Main Hall	NA				
Powder Room	GRECO CINZA 13 X 13				
Laundry	GRECO CINZA 13 X 13				
Mud Room	NA				
Basement Foyer	NA				
Mstr Ensuite Floor	SILKSTONE ANTRACITE 12 X 24 STACKED UP # 4				
Mstr Ensuite Shower	CINQ GREY 8 X 10				
Master Shower Floor	2 X 2 WHITE				
Master Shower Jamb	BIANCA CARRERA				
Main Bath Floor	CINQ GREY 13 X 13				
Main Bath Tub Wall	CINQ BLACK 8 X 10				
HARDWOOD / CARPET/LAMINATE					
Living Room	NA				
Dining Room	LEXINGTON ROCKINGHAM OAK TL 21015				
Family/Great Room	LEXINGTON ROCKINGHAM OAK TL 21015				
Den/Study	NA				
Kitchen *(Waiver)	LEXINGTON ROCKINGHAM OAK TL 21015				
Main Foyer *(Waiver)	LEXINGTON ROCKINGHAM OAK TL 21015				
Main Hall BY Dining room	LEXINGTON ROCKINGHAM OAK TL 21015				
Upper Hall	PEREROMA 111 CANVAS # 6304				
Master Bedroom	PEREROMA 111 CANVAS # 6304				
Bedroom 2	PEREROMA 111 CANVAS # 6304				
Bedroom 3	PEREROMA 111 CANVAS # 6304				
Bedroom 4	PEREROMA 111 CANVAS # 6304				
Study	PEREROMA 111 CANVAS # 6304				
Carpet Underpad	STANDARD				
Other					
FIREPLACES					
LOCATION	NA	/	MANTLE	NA	
INSERT & SURROUND	NA		HEARTH	NA	
MIRRORS & ACCESSORIES					
Mirrors	STANDARD	Crown Moulding		NA	
Bathroom Accessories	DELETE ALL	location		NA	
Purchaser has reviewed the colour chart				LOT / SITE	
FOR TRADE USE				ANGUS SOUTH LOT 60	
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	

FC NOV 0 3 2016

ANCOR HOMES COLOUR CH T

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN MIDNIGHT OAK ✓		
Main to 2nd Railing Details:	1 5/16" TURNED OAK PICKET 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS ✓		
Main to Top of Basement Door Railing Details:	1 5/16" TURNED OAK PICKET 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS ✓		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD ✓		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Bedroom	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	WARM GREY ✓
Den/Study	NA	Ensuite	WARM GREY
Main/Upper Hall	WARM GREY	Main/Twin	WARM GREY
Laundry	WARM GREY	Study	WARM GREY
Powder Room	WARM GREY		
PLUMBING			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	STANDARD	BLANCO STELLAR UNDERMOUNT # 401026
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	STANDARD	
Laundry	STANDARD	STANDARD	
BASEMENT	NA	NA	
Other			
ZANCOR APPLIANCE REQUIREMENTS			
Appliance Package received in 'Schedule E'			
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE BBQ	STANDARD		
WATERLINE to Fridge	NA		
STOVE Venting SIZE	6" STD ✓		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro	UPGRADE ✓		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	NA		
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			at JL
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			at JL
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			at JL
SITE:ANGUS SOUTH	40-4 -B BASSWOOD	LOT: 60	
PURCHASER(S):	Jessica Larche & Anthony Lobraico		
HOME #:			
CELL #:	705-241-6811		
EMAIL:			
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.			
*** PAGE 2 OF 2 ***		Vendor Signature	
		Date	

Simone Walker

From: Katherine Barry
Sent: Wednesday, November 30, 2016 10:00 AM
To: Simone Walker
Subject: FW: LOT 60 ANGUS SOUTH
Attachments: structural upgrades LOT 60.pdf; zancor contract_inclusions.pdf

Hi Simone
See below let me know
Thanks

From: Jessie Larche [mailto:jlarche@larche.com]
Sent: Monday, November 28, 2016 5:59 PM

To: Katherine Barry <katherine@zancorhomes.com>
Subject: LOT 60 microwave dimensions

Hi Katherine,

Apologies for not reaching out sooner. We have purchased a microwave and are passing along dimensions for the microwave shelf. They are as follows:

- Brevelle, model # BREBMO734XL
- Width (Inches) 20.5 in
- Height (Inches) 12.5 in
- Depth (Inches) 18 in

*SIZES FOR
MICRO.*

On 11/30/16, subject: [REDACTED] we were reviewing our structural upgrades as well as our purchase of a microwave. I noticed that the instructions (attached) state that a 24" piece is required for the microwave to fit in the cabinet. I am confused for this upgrade in our structural meeting with Simone (also attached). Can you confirm if this was or was not purchased in error? If so, can you advise how we resolve?

Many thanks for your help. If discussing over a call is best, I can be reached at 705-241-6811.

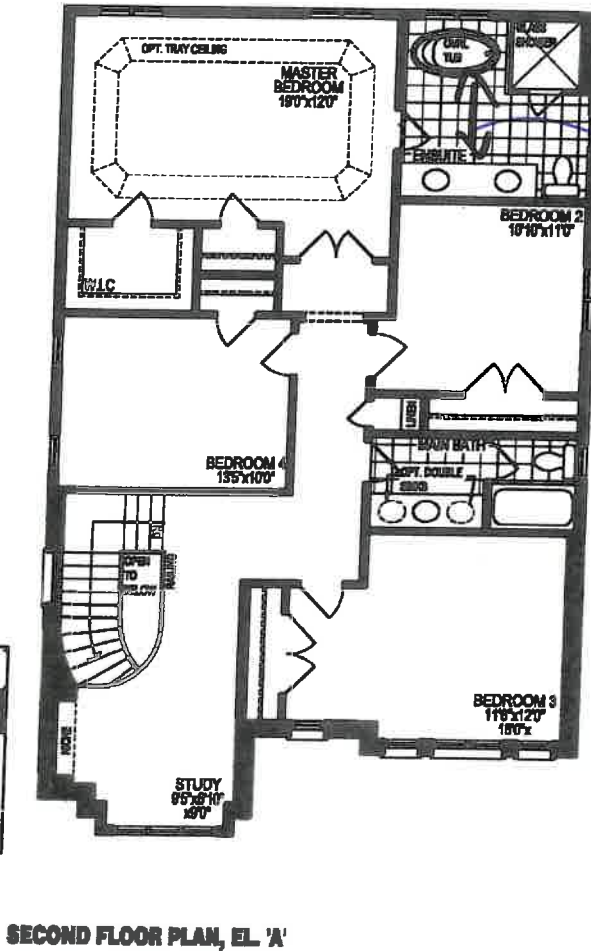
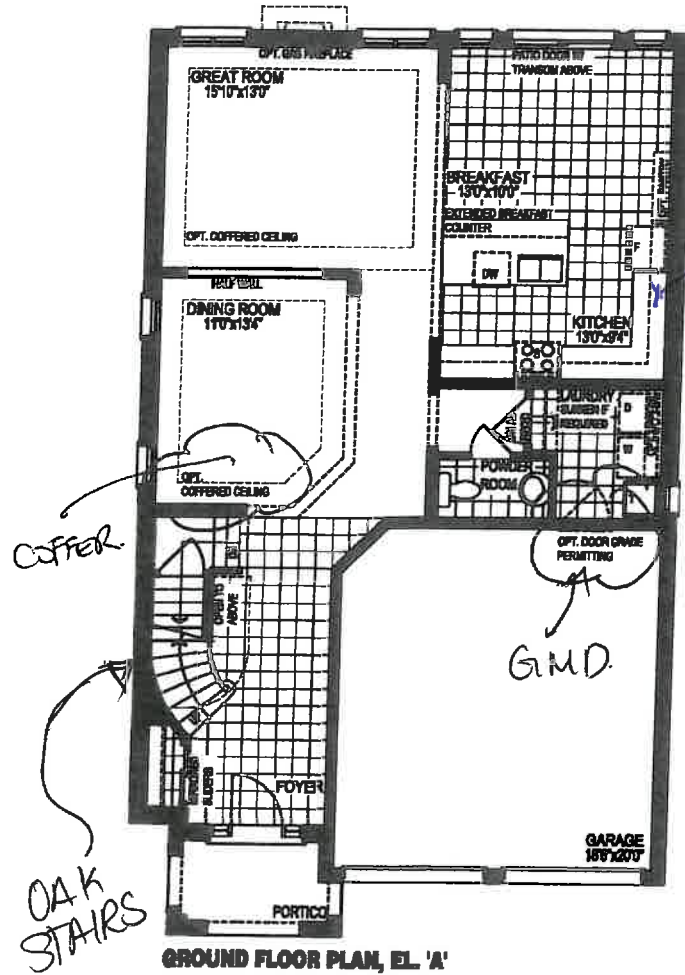
Kind regards,

Jessica

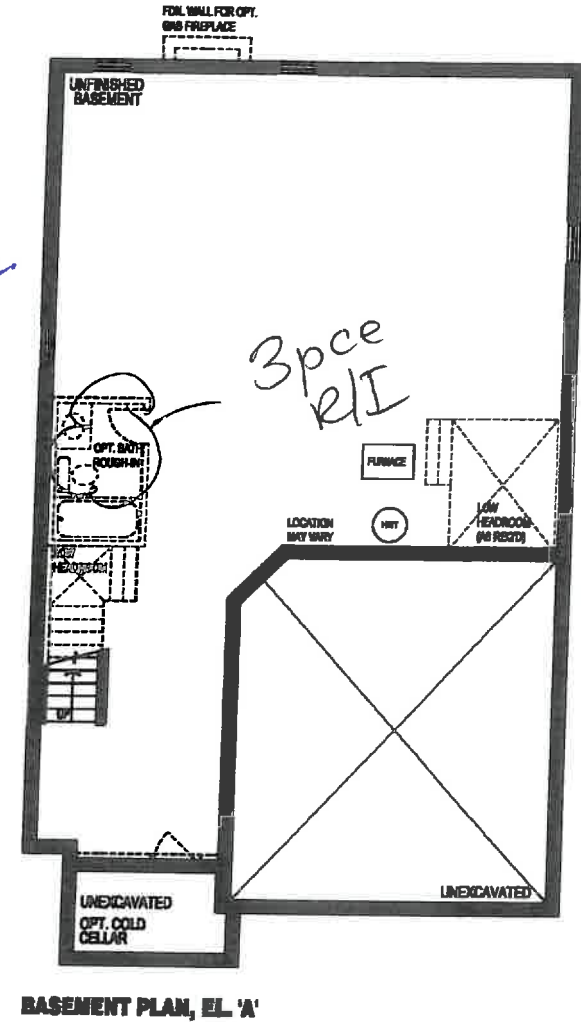
L060

AI
SL ad 28/16

SL
JH



Tile Direction



JUN 02 2016

F.C



60 Angus South
June 1/16

THE BASSWOOD

[Unit 4004]

2515 sq. ft. | 2475 sq. ft.
Elev. A | Elev. B

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. [4004]

① Dep upl
over FRIDGE
with 9 ABlos

② MICROWAVE
SHELF

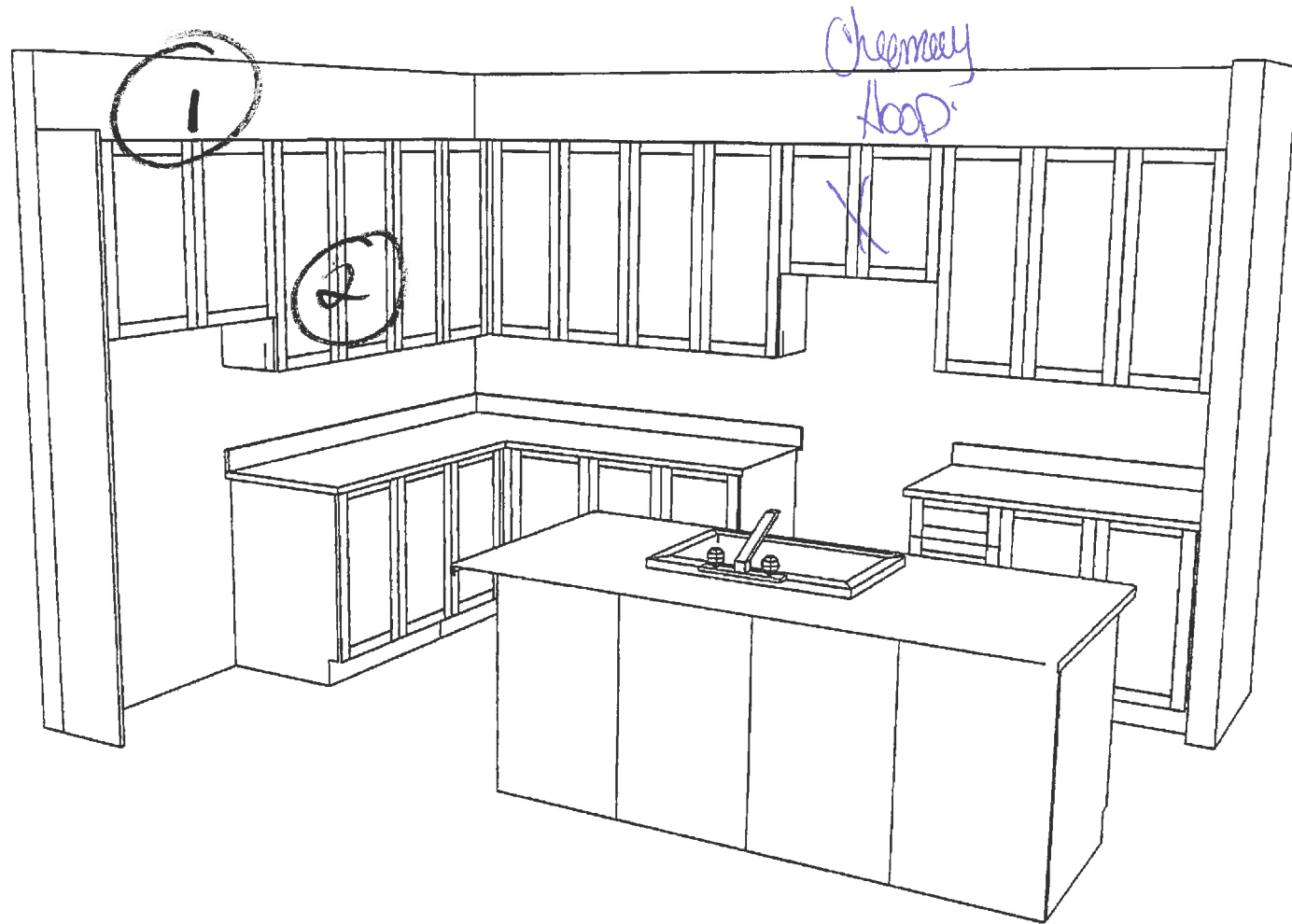
UPGRADE Kitchen
HARDWARE

al
yl

0628/16

Lot 60

4004



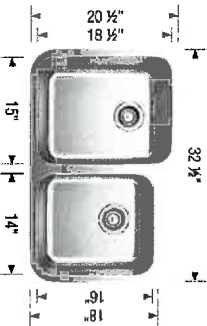
Product Specification Sheet

BLANCO STELLAR U 1 3/4

Refined brushed finish



PRODUCT DIMENSIONS



60 Angus
South
Nov 3/16.

BLANCO STELLAR Colour Finish
U 1 3/4

Model No.



Refined
brushed finish

Main bowl left
401026

FEATURES / SPECIFICATIONS

- German designed and engineered
- Premium 304 series, 18 gauge stainless steel
- 18/10 chrome-nickel content for exceptional lustre, durability and strength
- Rear-positioned drain hole(s) for maximum usable bowl and cabinet storage space
- Deep sink bowls
- Refined brush finish
- 3 1/2" (90 mm) stainless steel strainers included
- Template, undermount clips included
- Limited Lifetime Warranty

DESIGN AND PLANNING TIPS

Cabinet Size: 36" (915 mm)
Bowl depth: 9" (230 mm) / 7" (178 mm)
Depending on cabinet construction, a different cabinet size may be required.
Consult the cabinet manufacturer.

OPTIONAL ACCESSORIES

Stainless Steel Crockery Basket CROCKERY BASKET, STAINLESS STEEL	406470
Stainless Steel Sink Grid SINK GRID, STAINLESS STEEL	406497
Stainless Steel Sink Grid SINK GRID, STAINLESS STEEL	406496
3 1/2" CapFlow strainer cover Stainless steel (fits all BLANCO strainers) BLANCO CapFlow Stainless steel	517666
Stainless Steel Magnetic Caddy, for Stainless Steel sinks ONE sink caddy	230694

extra #8
(Kitchen)

WARRANTY

Limited Lifetime warranty

Code/Standards Compliance

BLANCO sinks and faucets are third-party tested and certified to CSA, cUPC, ANSI/ASME and NSF standards and listed by applicable certification bodies. For more information on individual product listings, contact our office or listing organization.

BLANCO CANADA
100 Corporation Drive
Brampton, ON L6S 6B5

Tel: 905 494 2400
Fax: 905 494 2425
www.blancocanada.com

Toll Free: 1 877 425 2626
Toll Free: 1 877 825 2626

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ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

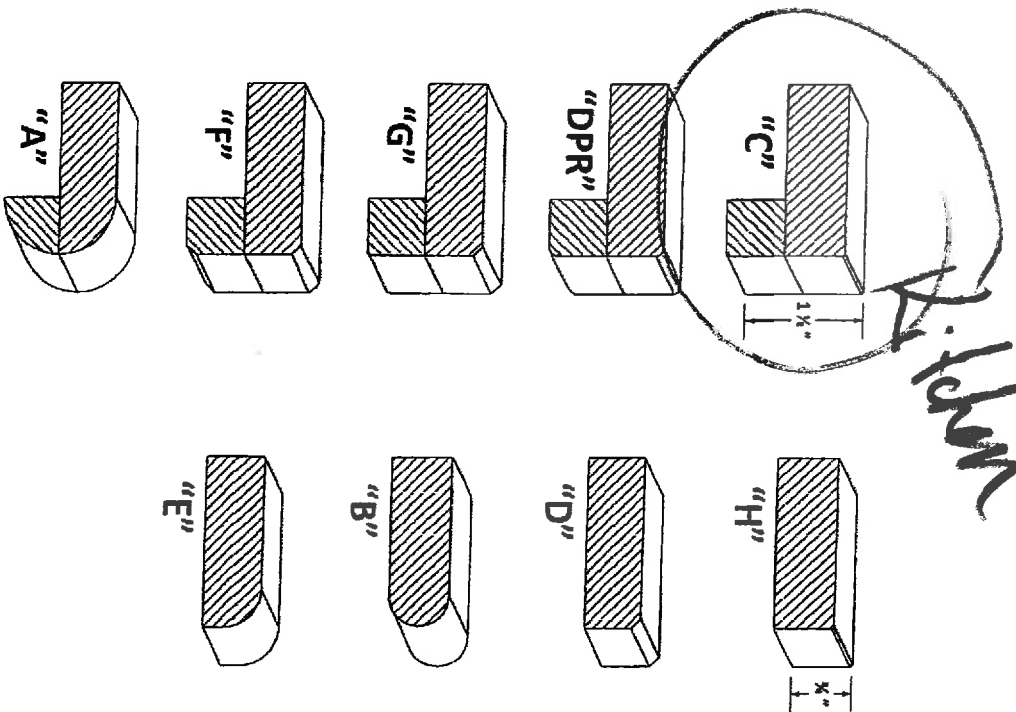
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28/16

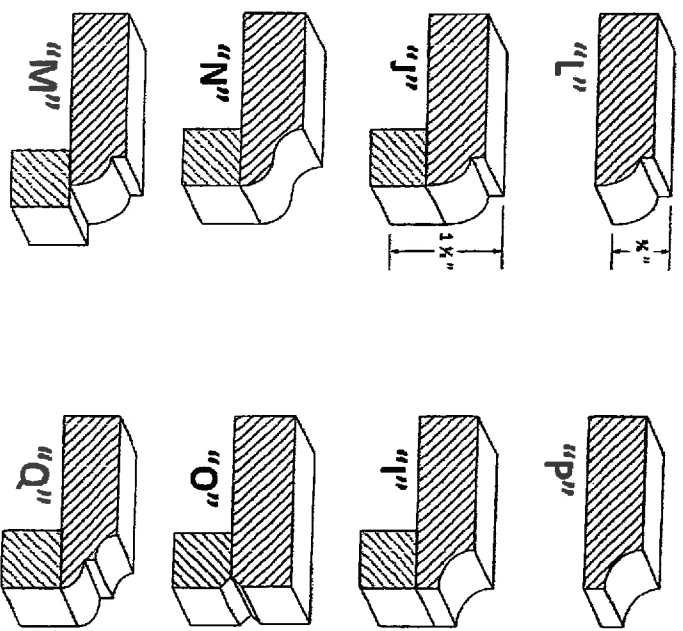
STANDARD

AL
3L

A. Johnson



UPGRADES



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Lobbo Angus Scaff.

DATE:

06/08/16

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

Microwave Scaff.

HOOD FANS

☒ CEMINEX (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:

16/08/16

Appliance Specs RECEIVED

Purchaser Signature

Angus Scaff.

Date

06/08/16

Purchaser Signature

Angus Scaff.

Date

06/08/16

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 August Scott

LOT 60

DATE 06/08/16