



# ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 42  Model Type & Elevation : 40-07 MAGNOLIA ELEVATION B - **5 BED PLAN Purchasers Names : SUJATHA RAJANATHAN		
		Date	Note
Included	<del>Rough-in for 3 Piece in basement</del>		Bonus Package
Included	<del>3-piece stainless steel kitchen appliances with white top-loading washer and dryer</del>	-	Bonus Package
Included	<del>Chimney Hood Fan</del>		Bonus Package
Included	<del>Natural finish laminate flooring on main floor in non tiled areas as per plan- SEE ITEM #1 UPGRADED TO STAIN</del>		Bonus Package
Included	<del>9' main floor ceilings, 8 ft ceilings on second and basement</del>		Bonus Package
Included	<del>Carpet Grade Stairs with Oak pickets- SEE ITEM #3 - OAK GRADE STAIRS and ITEM #10 UPGRADED PICKETS</del>	-	Bonus Package
Included	<del>Glass shower in Master Ensuite as per plan- SEE ITEM #9 UPGRADED TO FRAMELESS</del>	-	Bonus Package
Included	<del>5 Bedroom Plan</del>		Bonus Package
1/	MAIN FLOOR - LEXINGTON UPGRADED COLOUR INCLUDES STAIN OF STAIRS	2-Dec-16	COLOURS
2/	2ND FLOOR HALL - LEXINGTON UPGRADED COLOUR	2-Dec-16	COLOURS
3/	MAIN FLOOR - OAK GRADE STAIRS	2-Dec-16	COLOURS
4/	MAIN FLOOR - UPGRADE 4 TILES IN KITCHEN/BREAKFAST/POWDER/FOYER/GARAGE ENTRY	2-Dec-16	COLOURS
5/	MASTER ENSUITE - UPGRADE 5 FLOOR TILES	2-Dec-16	COLOURS
6/	MAIN BATH - UPGRADE 4 FLOOR TILES	2-Dec-16	COLOURS
7/	SHARED BATH - UPGRADE 4 FLOOR TILES	2-Dec-16	COLOURS
8/	GARAGE - OPT GARAGE MAN DOOR	2-Dec-16	COLOURS
9/	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF STD FRAMED	2-Dec-16	COLOURS
10/	MAIN FLOOR - UPGRADE OAK RAIL GROOVED, 3-1/4" SQUARE OAK POST, METAL SINGLE COLLAR W ALTERNATING PLAIN PICKET #0101	2-Dec-16	COLOURS
11/	LAUNDRY - UPGRADE 4 FLOOR TILES	2-Dec-16	COLOURS

ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 42  Model Type & Elevation : 40-07 MAGNOLIA ELEVATION B - **5 BED PLAN Purchasers Names : SUJATHA RAJANATHAN	 Date   Note	
		Date	Note
12/	MASTER ENSUITE - SHOWER FLOOR - MARBLE UPGRADE	2-Dec-16	COLOURS
13/	KITCHEN - STD LIGHT TO BE MOVE OVER ISLAND AS PER SKETCH	2-Dec-16	COLOURS
14/	GREAT ROOM - ADD PLUG FOR FUTURE WALLMOUNTED ELECTRIC FIREPLACE, INSTALLED AT APPROX 36" AFF (SEE SKETCH)	2-Dec-16	COLOURS
15/	MAIN BATH - TUB ENCLOSURE -TILED CEILING	2-Dec-16	COLOURS
16/	SHARED BATH - TUB ENCLOSURE - TILED CEILING	2-Dec-16	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	STD. SHAKER OAK ESPRESSO OAK	H2000BC	STD. #6698-46 PALOMA POLAR		
Island	STD. SHAKER OAK ESPRESSO OAK	H2000BC	STD. #6698-46 PALOMA POLAR		
Master Ensuite	STD. CONT SLAB MDF ESPRESSO	H500P	STD. #4925K-07 CALCUTTA MARBLE		
Main	STD. CONT SLAB MDF ESPRESSO	H500P	STD. #4925K-07 CALCUTTA MARBLE		
SHARED BATH	STD. CONT SLAB MDF ESPRESSO	H500P	STD. #4925K-07 CALCUTTA MARBLE		
Powder Room	N/A				
TILES					
Main Foyer	UPG 4. SIMPLICITY BLACK (12X24)				
Powder Room	UPG 4. SIMPLICITY BLACK (12X24)				
Garage Entry	UPG 4. SIMPLICITY BLACK (12X24)				
Main Hall	N/A				
Kitchen Floor	UPG 4. SIMPLICITY BLACK (12X24)				
Breakfast Floor	UPG 4. SIMPLICITY BLACK (12X24)				
Kitchen Bk.Splash	DECLINED				
Laundry (2ND FLOOR)	UPG 4. SIMPLICITY BLACK (12X24)				
Mstr Ensuite Floor	UPG 5. ROMA GRAFITE (12X24)				
Mstr Ensuite Shower	STD. CINQ WHITE (8X10)				
Master Shower Floor	UPG MARBLE - BIANCO LUNA (2X2 POLISHED)				
Master Shower Jamb	STD. BIANCO CARRERA				
Main Bath Floor	UPG 4. SIMPLICITY BLACK (12X24)				
Main Bath Tub Wall	STD. CINQ WHITE (8X10)	DECLINED			
SHARED Bath Floor	UPG 4. SIMPLICITY BLACK (12X24)				
SHARED BATH Tub Wall	STD. CINQ WHITE (8X10)	DECLINED			
HARDWOOD / CARPET					
Dining Room	UPG LAMINATE - TORIYLS LEXINGTON MIDNIGHT OAK #TL-21006				
GREAT ROOM	UPG LAMINATE - TORIYLS LEXINGTON MIDNIGHT OAK #TL-21006				
DEN	UPG LAMINATE - TORIYLS LEXINGTON MIDNIGHT OAK #TL-21006				
Kitchen *(Waiver)	N/A				
Main Foyer *(Waiver)	N/A				
Main Hall	UPG LAMINATE - TORIYLS LEXINGTON MIDNIGHT OAK #TL-21006				
Upper Hall	UPG LAMINATE - TORIYLS LEXINGTON MIDNIGHT OAK #TL-21006				
Master Bedroom	STD. PERFORMA III # 6304 CANVAS				
Bedroom 2	STD. PERFORMA III # 6304 CANVAS				
Bedroom 3	STD. PERFORMA III # 6304 CANVAS				
Bedroom 4	STD. PERFORMA III # 6304 CANVAS				
Bedroom 5	STD. PERFORMA III # 6304 CANVAS				
Carpet Underpad	STANDARD				
FIREPLACES					
LOCATION	N/A	Opt. Surround	MANTLE		
MIRRORS & ACCESSORIES					
Mirrors	STANDARD	Opt. Crown Moulding	N/A		
Bathroom Accessories	STANDARD	Location	N/A		
Purchaser has reviewed the colour chart				SITE & LOT	
***FOR TRADE USE***				ANGUS SOUTH 42	
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	

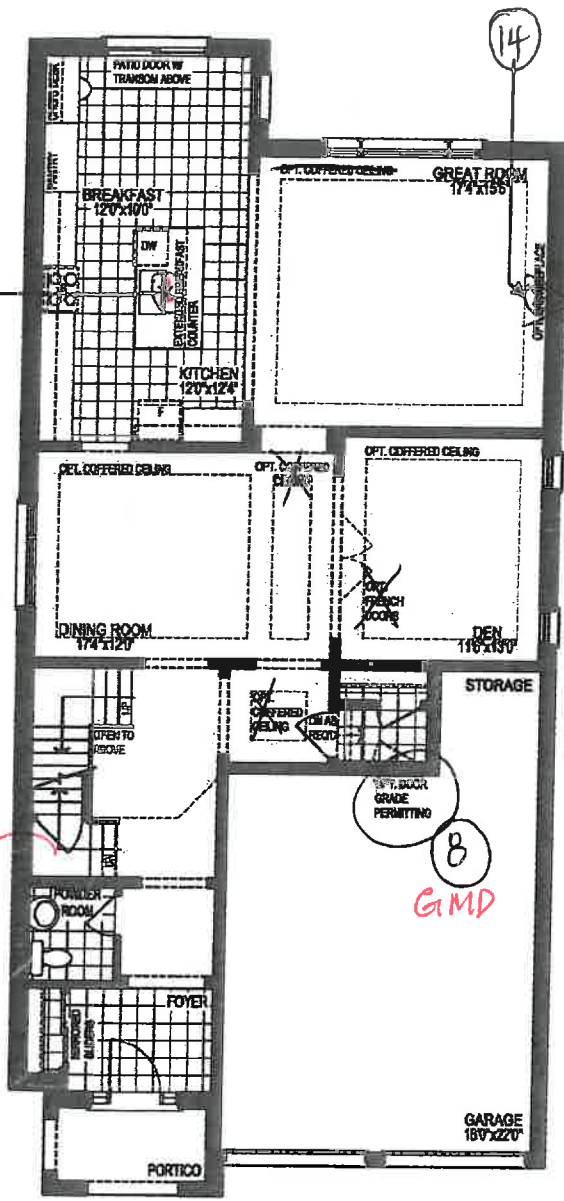
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:		STAINED TO MATCH LAMINATE - MIDNIGHT OAK #TL-21006	
White Paint Req'd		N/A	
Main to 2nd Railing Details:		OAK GRADE STAIRS / OAK HANDRAIL 2 3/4 GROOVED / 3 1/4 SQUARE OAK POST / SINGLE COLLAR WITH ALTERNATING PLAIN - PICKET PATTERN # 0101	
TRIM			
Casing/Baseboards		STANDARD	
Interior Doors		STANDARD	
Interior Door Hardware		STANDARD	
Exterior Door Hardware		STANDARD	
PAINT			
		Master Beds	WARM GREY
GREAT ROOM	WARM GREY	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
		Bedroom 4	WARM GREY
DEN	WARM GREY	Bedroom 5	WARM GREY
Main/Upper Hall	WARM GREY	Master Ens.	WARM GREY
Laundry (2ND FLOOR)	WARM GREY	Main	WARM GREY
Powder Room	WARM GREY	SHARED	WARM GREY
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
MAIN BATH	STANDARD	STANDARD	
SHARED BATH	STANDARD	STANDARD	
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		NO	Package Name: N/A
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE	STD. BBQ GAS LINE		
WATERLINE to Fridge		X	
Hood Fan Venting SIZE	STANDARD - 6"		
ELECTRICAL for Built-in Oven		X	
ELECTRICAL for Built-in Micro / OTR		X	
ELECTRICAL for Gas Stove / Cooktop		X	
ELECTRICAL for Bar Fridge		X	
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 \$55000 administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE: 40-07	ANGUS SOUTH	LOT: 42	
PURCHASER(S):	SUJATHA RAJANATHAN		
HOME #/CELL #	416.505.3783		
EMAIL:	sujia74@gmail.com		
DÉCOR NOTES			
*** FOR TRADE USE ***			
Any upgrades in the colour chart must be accompanied with a PES.		Purchaser 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.		Décor Consultant Signature	
*** PAGE 2 OF 2 ***		Vendor Signature	
		Date	

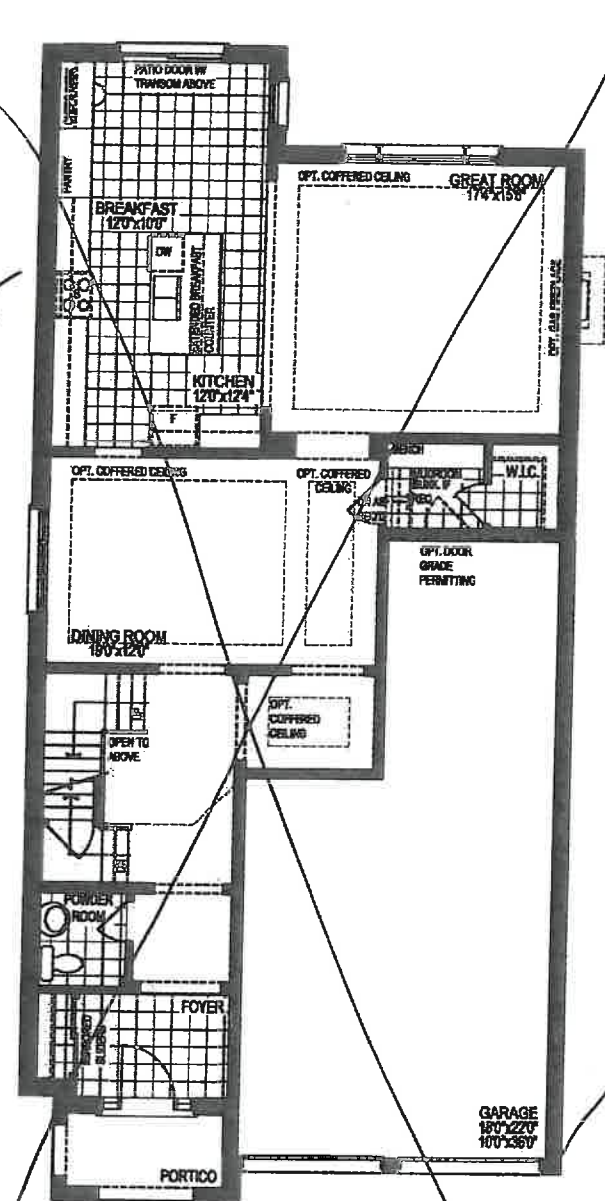
SCHEDULE 'B' FLOOR PLAN

13

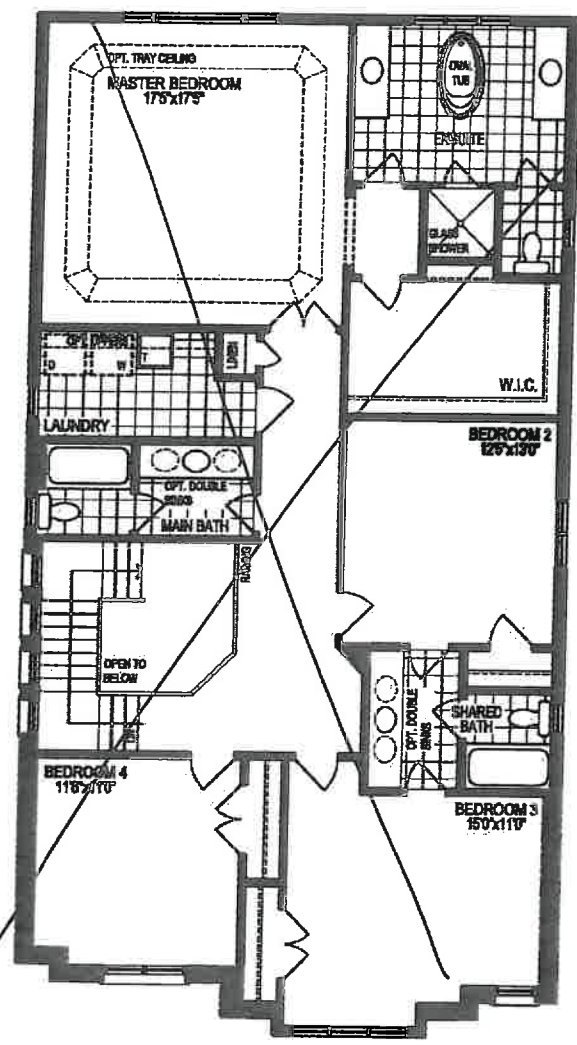
#3  
OAK  
STAIRS



GROUND FLOOR PLAN, EL. 'A'



OPTIONAL GROUND FLOOR PLAN WITH TANDEM GARAGE, EL. 'A'



SECOND FLOOR PLAN, EL. 'A'

Lot 42  
Angus Smith  
Nov 23 2016

5



THE MAGNOLIA

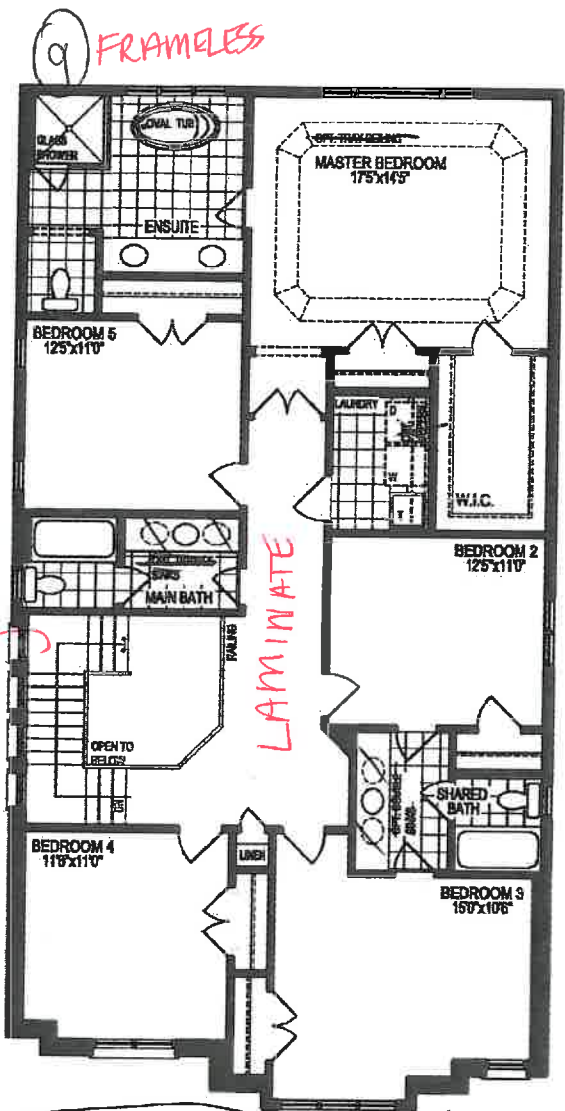
[Unit 4007]

3145 sq. ft. 3130 sq. ft.  
Elev. A Elev. B

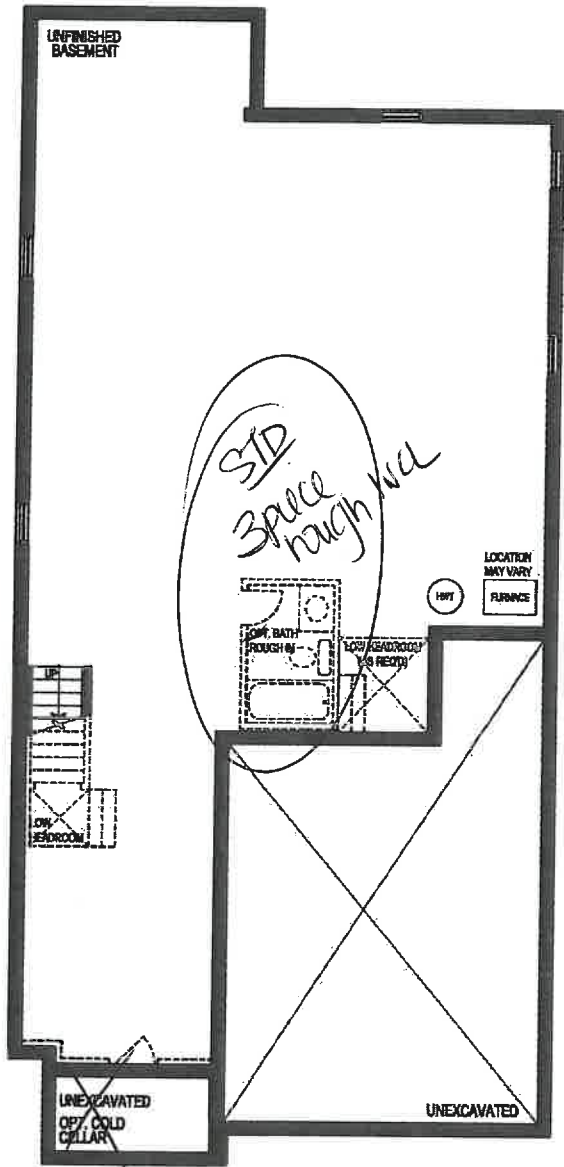
Optional Tandem Garage 3035 sq. ft. 3020 sq. ft.

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 measurements are artist's concept. E & C E 12/07

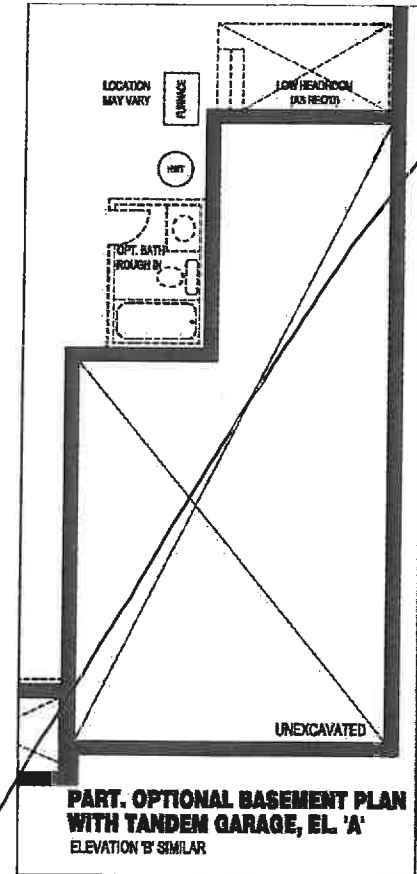
SCHEDULE "B" FLOOR PLAN



OPTIONAL 5 BEDROOM  
SECOND FLOOR PLAN, EL. 'A'



BASEMENT PLAN, EL. 'A'



PART. OPTIONAL BASEMENT PLAN  
WITH TANDEM GARAGE, EL. 'A'  
ELEVATION 'B' SIMILAR

tot #42  
Angus South  
Nov 23.2016



# THE MAGNOLIA

[Unit 4007]

3145 sq. ft. 3130 sq. ft.  
Elev. A Elev. B

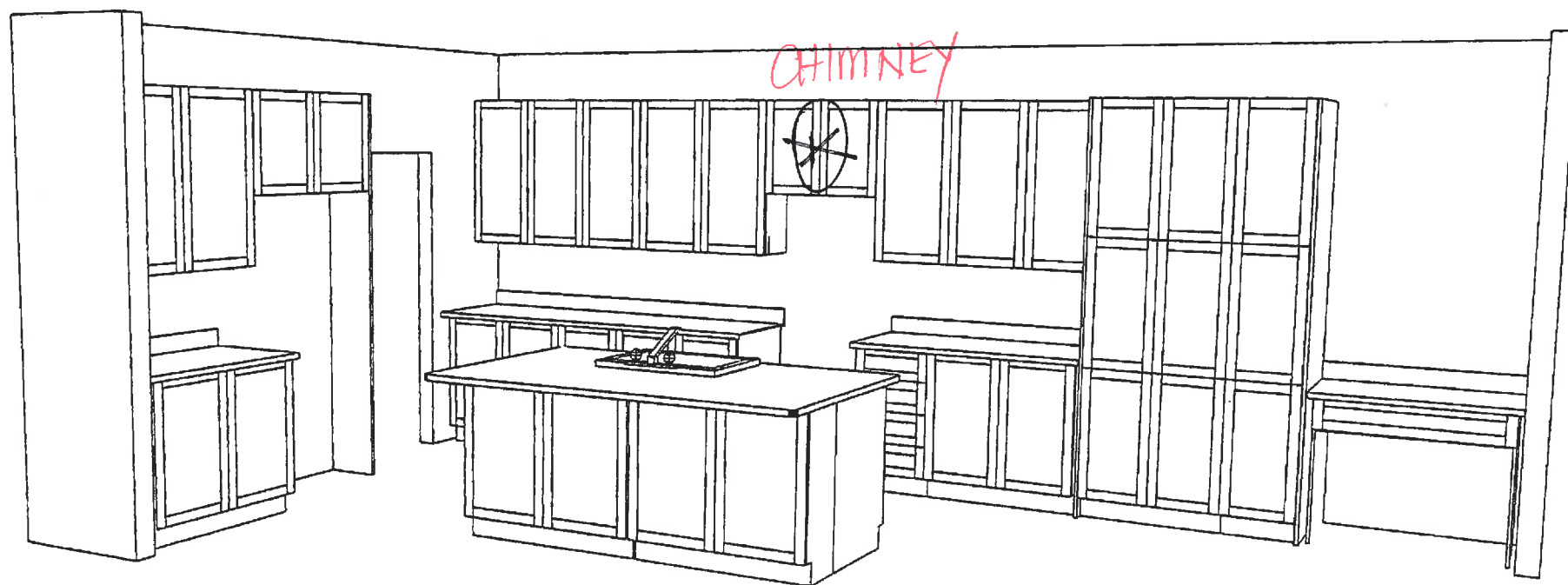
Optional Tandem Garage 3035 sq. ft. 3020 sq. ft.

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 measurements are artist's rendering. ELEVATION

Accomodate  
① Chimney Style  
Exhaust

4007

Lot 42  
Angus Smith  
Nov 23. 2016



5

Standard  
Layout

# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Angus Smith Lot 42

DATE:

Nov 23/16

SITING:

☐ Standard

☐ Reverse

## RANGE

- ☒ 30" (STD)
- ☐ 36"
- ☐ 48"
- ☐ GAS ☐ AMPS \_\_\_\_\_
- ☐ COOKTOP (APRON) ☐ AMPS \_\_\_\_\_
- ☐ COOKTOP (DROPIN) ☐ AMPS \_\_\_\_\_

## REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"
- ☐ BUILT IN FRIDGE
- ☐ WATERLINE REQUIRED
- ☐ PANELLED/INTEGRATED
- ☐ FLUSH INSET

## WALL OVENS

- ☐ 30"
- ☐ SINGLE ☐ AMPS \_\_\_\_\_
- ☐ DOUBLE ☐ AMPS \_\_\_\_\_
- ☐ STEAM OVEN ☐ AMPS \_\_\_\_\_
- ☐ WARMING DRAWER ☐ AMPS \_\_\_\_\_

## MICROWAVES

- ☐ BUILT IN MICRO ☐ AMPS \_\_\_\_\_
- ☐ MICRO TRIM KIT ☐ MODEL \_\_\_\_\_
- ☐ OVER THE RANGE ☐ 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: \_\_\_\_\_

Appliance Specs RECEIVED \_\_\_\_\_

Purchaser Signature \_\_\_\_\_

X Signatures

Date \_\_\_\_\_

X 11/23/16

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 Amis Smith

LOT 42

DATE Nov 23/16