


# ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 44 ✓  Model Type & Elevation : 40-06 WALNUT ELEVATION B ✓ Purchasers Names : ROBERTO MAROTTA ✓		
		Date	Note
Included	Rough-in for 3 Piece in basement		Bonus Package
Included	<del>3 piece stainless steel kitchen appliances with white top loading washer and dryer</del>	-	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	<del>Carpet Grade Stairs with Oak pickets</del> SEE ITEM #4	-	Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
1/	GARAGE - MAN DOOR FROM GARAGE TO LAUNDRY	2-Dec-16	COLOURS
2/	KITCHEN - STD LEVEL GRANITE IN KITCHEN INCL ISLAND	2-Dec-16	COLOURS
3/	KITCHEN - UPGRADE 1 CABINET DOORS - NIKI 1	2-Dec-16	COLOURS
4/	MAIN FLOOR - OAK GRADE STAIRS * TO BE LEFT UNFINISHED	2-Dec-16	COLOURS
5/	ALL BATHROOMS - DELETE BATHROOM ACCESSORIES	2-Dec-16	COLOURS
6/	ALL BATHROOMS - DELETE MIRRORS	2-Dec-16	COLOURS
7/	KITCHEN ISLAND - (2) CAPPED ROUGH-INS ON SINGLE SWITCH (SEE SKETCH)	2-Dec-16	COLOURS
8/	LIVING ROOM - (1) CAPPED ROUGH-IN ON SINGLE SWITCH (SEE SKETCH)	2-Dec-16	COLOURS
9/	BATHROOMS - JUNCTION BOXES FOR VANITY LIGHTS (ALL BATHS)	2-Dec-16	COLOURS
10/	KITCHEN - ADD DEEP FRIDGE UPPER WITH DEEP GABLES	2-Dec-16	COLOURS
11/	GREAT ROOM - OPT 30" GAS FIREPLACE, INCLUDES STD MANTLE, BUMPOUT FOUNDATION	2-Dec-16	COLOURS
12/	GREAT ROOM - INSTALL PLUG FOR FUTURE WALL MOUNTED TV (SEE SKETCH) APPROX 20" ABOVE MANTLE OFFSET RECEPTACLE TO LEFT	2-Dec-16	COLOURS
13/	MASTER BEDROOM - OPERABLE WINDOW (SEE SKETCH)	2-Dec-16	COLOURS

STRUCTURALS AND COLOURS

DEC 2 2016

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	UPG. 1. NIKI MOSAIC MAPLE MAYFLOWER	K1100AC	GRANITE - NEW CALEDONIA	C
Island	BROWN STAIN			
Master Ensuite	STD. TERRA OAK MAYFLOWER BROWN STAIN	K1100AC	STD. #4929-38 BORDEAUX JUPARANA	
Twin	STD. TERRA OAK MAYFLOWER BROWN STAIN	K1100AC	STD. #4929-38 BORDEAUX JUPARANA	
Ensuite 4	STD. TERRA OAK MAYFLOWER BROWN STAIN	K1100AC	STD. #4929-38 BORDEAUX JUPARANA	
Powder Room	N/A			
Laundry	N/A			
TILES				
Main Foyer	STD. RUSTIC CHARCOAL (13X13)		INSERTS	THRESHOLDS
Powder Room	STD. RUSTIC CHARCOAL (13X13)			
Main Hall	N/A			
Kitchen Floor	STD. RUSTIC CHARCOAL (13X13)			
Breakfast Floor	STD. RUSTIC CHARCOAL (13X13)			
Kitchen Bk.Splash	DECLINED			
Laundry	STD. RUSTIC CHARCOAL (13X13)			
Master Ensuite Floor	STD. RUSTIC CHARCOAL (13X13)			PERLATO ROYALE
Master Ensuite Shower	STD. TUSCANY GREY (8X10)			
Master Shower Floor	STD. BONE (2X2)			
Master Shower Jamb	STD. PERLATO ROYALE			
Main Bath (SHARED) Floor	STD. RUSTIC CHARCOAL (13X13)			PERLATO ROYALE
Main Bath (SHARED) Tub Wall	STD. TUSCANY GREY (8X10)			
Ensuite 4 Bath Floor	STD. RUSTIC CHARCOAL (13X13)			
Ensuite 4 Wall	STD. TUSCANY GREY (8X10)			PERLATO ROYALE
HARDWOOD / CARPET				
Living Room	STD LAMINATE: LEXINGTON BUTTERUM OAK #TL-21007			
Dining Room	STD LAMINATE: LEXINGTON BUTTERUM OAK #TL-21007			
Great Room	STD LAMINATE: LEXINGTON BUTTERUM OAK #TL-21007			
Kitchen *(Waiver)	N/A			
Main Foyer *(Waiver)	N/A			
Main Hall	STD LAMINATE: LEXINGTON BUTTERUM OAK #TL-21007			
Upper Hall	STD. PERFORMA III #3891 HELEN BEIGE			
Master Bedroom	STD. PERFORMA III #3891 HELEN BEIGE			
Bedroom 2	STD. PERFORMA III #3891 HELEN BEIGE			
Bedroom 3	STD. PERFORMA III #3891 HELEN BEIGE			
Study Nook (2nd Floor)	STD. PERFORMA III #3891 HELEN BEIGE			
Carpet Underpad	STANDARD			
FIREPLACES				
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE
				STD. NFB
MIRRORS & ACCESSORIES				
MIRRORS	DELETE	Opt. Crown Moulding		N/A
Bathroom Accessories	DELETE	Location		N/A
Purchaser has reviewed the colour chart				
SITE & LOT				

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.

ANGUS SOUTH

44

\* STAIRS TO  
BE LEFT  
UNFINISHED \*

[illegible]

It is the responsibility of all Grades to inform the builder of any discrepancies on sketches, P&S and/or colour

WILLIAMS & PIERCE.

Dear Mr. [Name]

•

**Practical Statistics**

2025

For a full list of titles, see the back of the book.

1

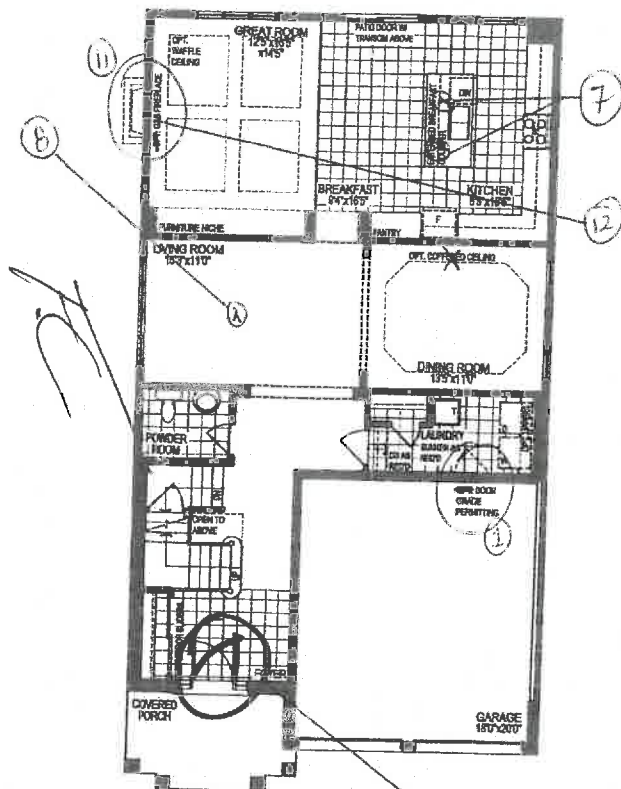
DISCLAIMER

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**CANCOR APPLIANCE REQUIREMENTS UPGRADES TO BE DETAILED ON P15**

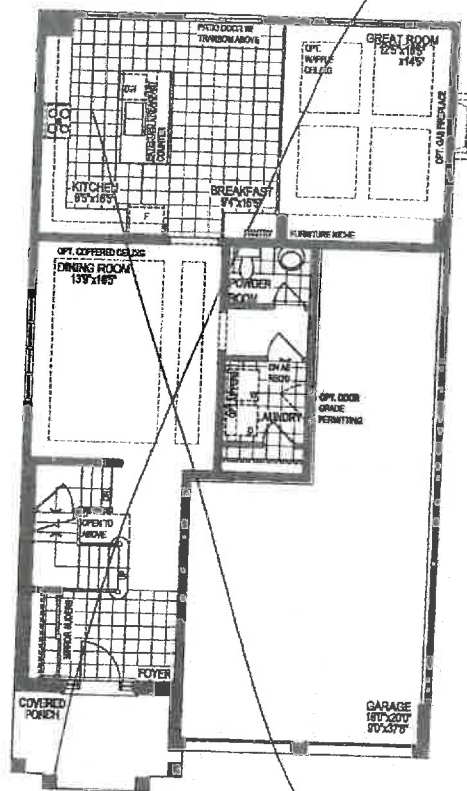
PLUMBING-UPGRADES TO BE DETAILED ON PPS

\* STAIRS TO  
BE LEFT  
UNFINISHED \*

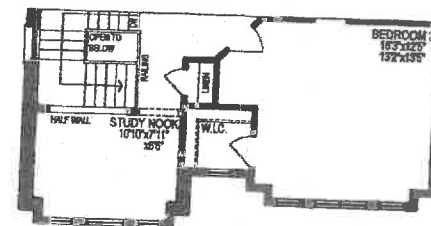


GROUND FLOOR PLAN, EL. 'B'

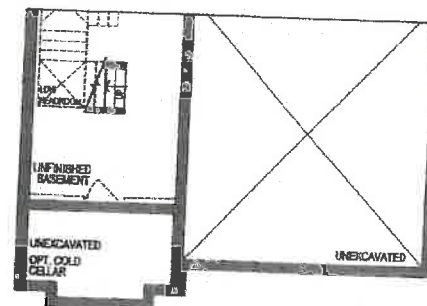
\* Dock  
Swing  
Chair  
(w/ per. fence)



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



PART. SECOND FLOOR PLAN, EL. 'B'



PART. BASEMENT PLAN, EL. 'B'

Angus Smith

Lot # 44  
WALNUT  
"B"

*[Handwritten signature]*

\* Revised Nov 21/16

# THE WALNUT

(Unit 4006)

2855 sq. ft. 2885 sq. ft.  
Elev. A Elev. B

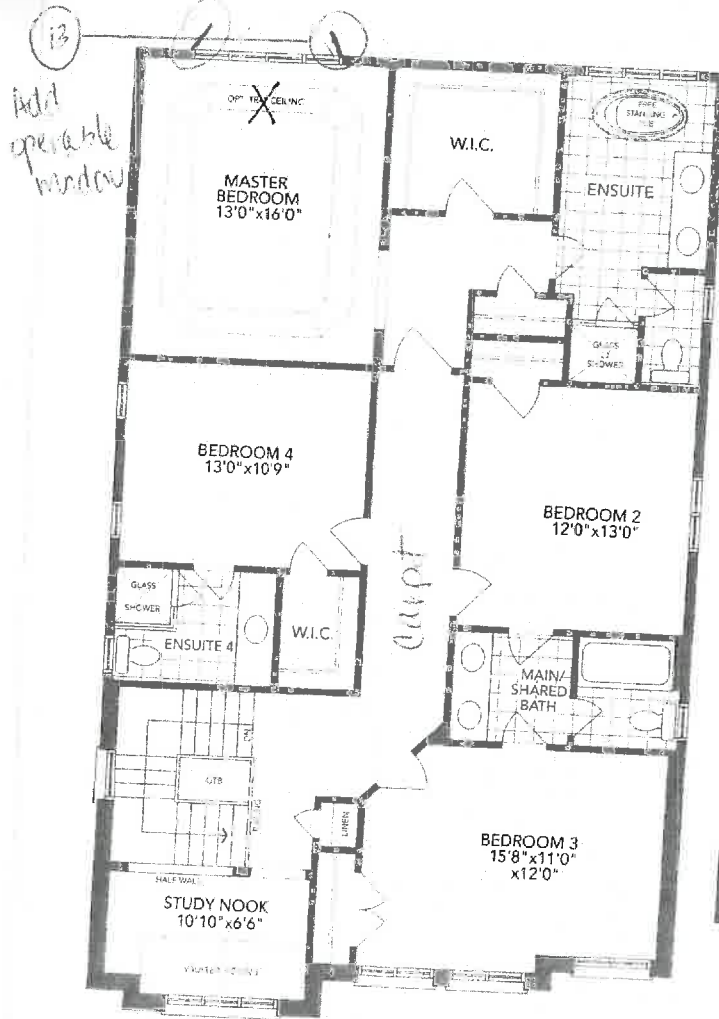
Optional Tandem Garage 2685 sq. ft. 2610 sq. ft.

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. Stairs 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





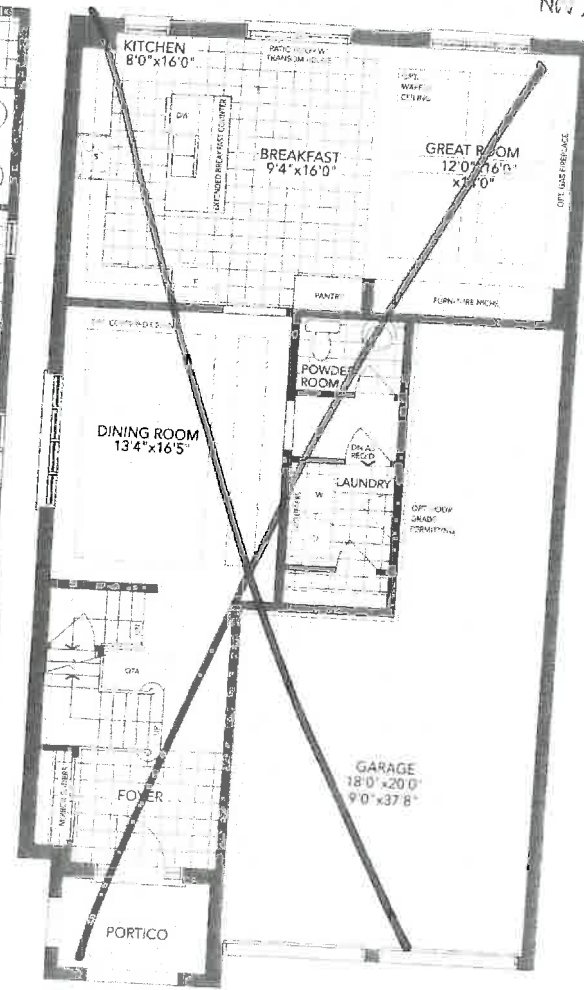
Lf #44 - Angus South  
Nov 21 2016 ELEV 'B'



ELEV 'B'

*Bill*

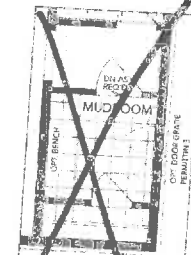
SECOND LEVEL STYLE 'A'



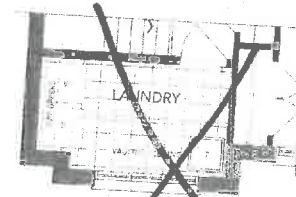
MAIN LEVEL STYLE 'A'



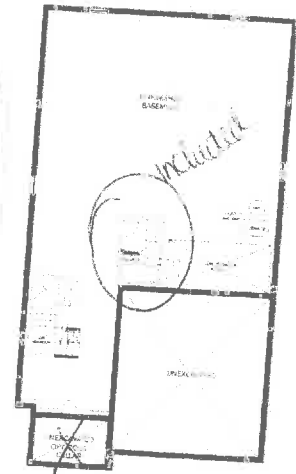
MAIN LEVEL STYLE 'A'  
MUDROOM FOR  
OPT. SECOND FLOOR  
LAUNDRY



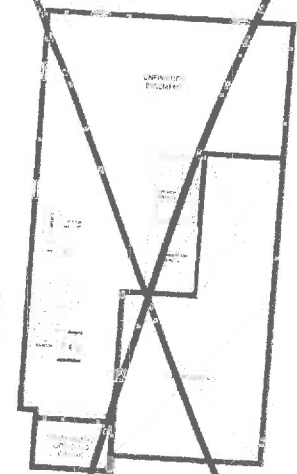
OPT. MAIN LEVEL WITH  
TANDEM GARAGE  
STYLE 'A' MUDROOM  
FOR OPT. SECOND  
FLOOR LAUNDRY



LEVEL LAUNDRY  
STYLE 'A'



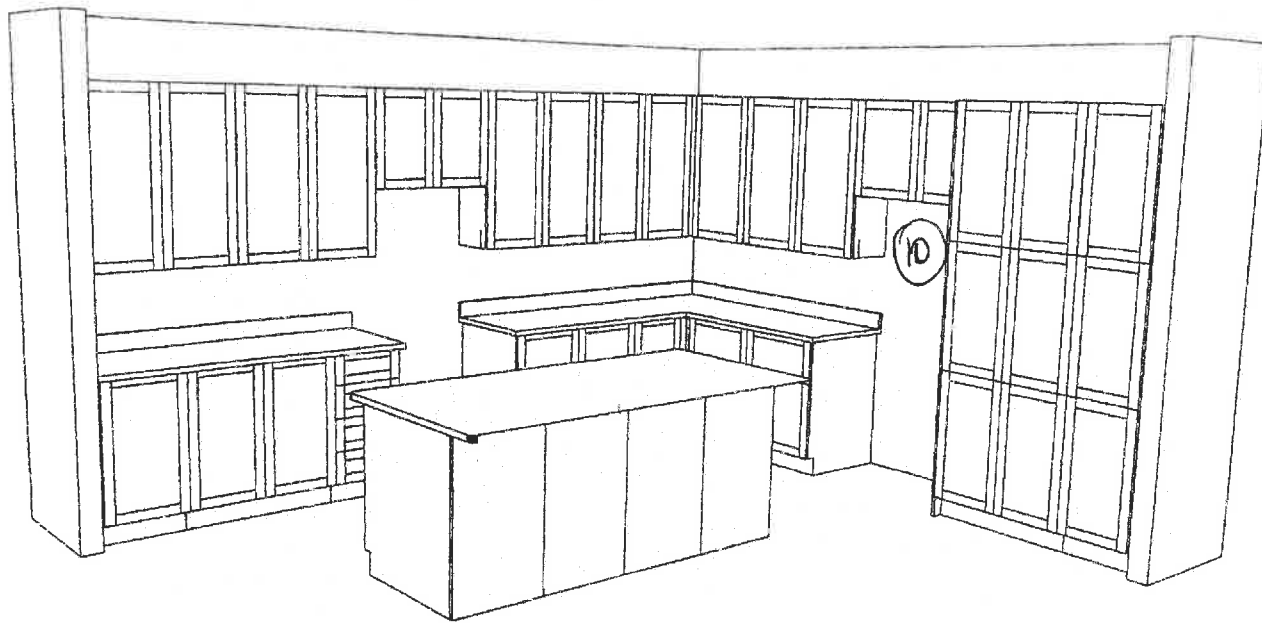
LOWER LEVEL STYLE 'A'  
ELEV 'B'



OPT. LOWER LEVEL  
WITH TANDEM  
GARAGE STYLE 'A'

4006

Lot #44  
Angus Smith  
Nov 21/14



(2) Upgrade 1 cabinets  
(10) New front edge approx 7 ft

fol



# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Angus South

DATE:

Nov 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

## 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 Zanussi 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

[Signature]

Date

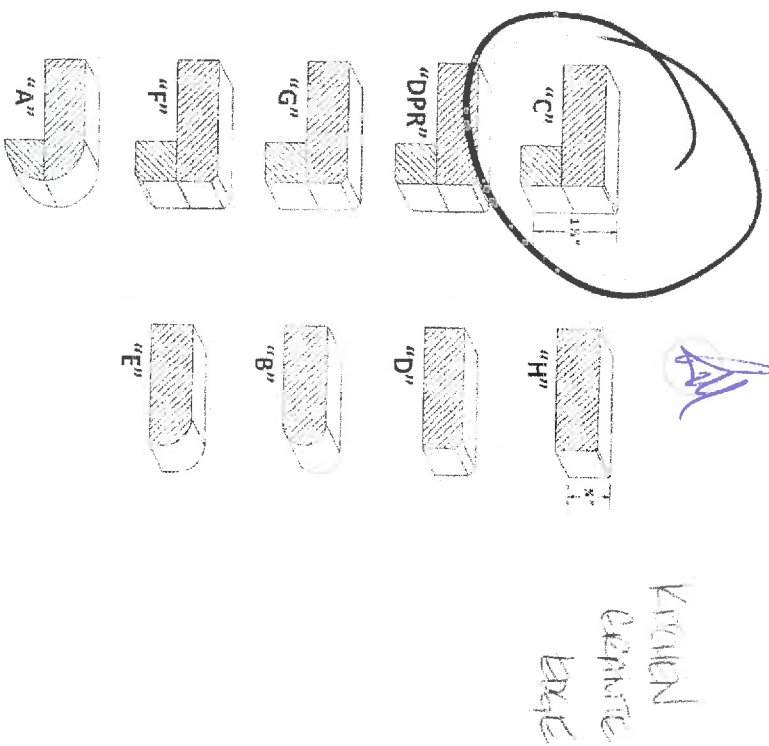
Nov 22 2016

Purchaser Signature

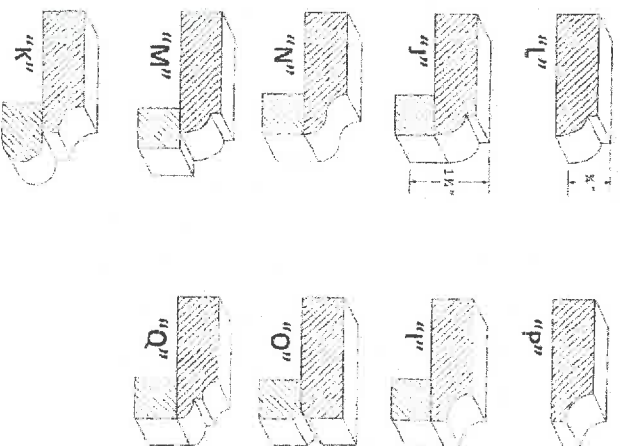
Date

ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



44 Angus St  
LOT / SITE

X  
PURCHASER SIGNATURE



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 upgrade/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, jetted-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 Angus Smith

LOT 44

DATE Nov 21/16

**ZANCOR**  
HOMES

## WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

44 Angus Stn

PLAN No.

4024) WALWIT

HOMEOWNER(S)

Roberta Maura

CIVIC ADDRESS

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, \_\_\_(City)\_\_\_ and the Town of \_\_\_, of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

**I/We read and understand the above terms and conditions.**

Dated at \_\_\_\_\_, this 21 day of November, 2014

Purchaser

X 

Witness



Purchaser

Witness