


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 41 Model Type & Elevation : 40-04 BASSWOOD ELEVATION A Purchasers Names : ELINA VAN		
		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 tiled areas as per plan SEE ITEM #4</i>		Bonus Package
Included	<i>9' main floor ceilings, 8 ft ceilings on second and basement</i>		Bonus Package
Included	Carpet Grade Stairs with Oak pickets SEE ITEM # 2 AND ITEM #4		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
Included	<i>USB Outlets (1) Kitchen and (1) Master Bedroom</i>		Bonus Package
1/	OPTIONAL GARAGE MAN DOOR (GRADE PERMITTING)	5-Jan-17	COLOURS
2/	OAK STAIRS IN LIEU OF CARPET	5-Jan-17	COLOURS
3/	KITCHEN - ENSURE STD KITCHEN LIGHT IS LOCATED OVER ISLAND AS PER SKETCH	5-Jan-17	COLOURS
4/	MAIN FLOOR - UPGRADE TO STAINED LEXINGTON LAMINATE (NON-TILED AREAS) ***INCLUDES STAIN OF STAIRS	5-Jan-17	COLOURS

STRUCTURAL AND COLOURS

JAN 5 2017

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD. 300 SERIES PVC WHITE	H500BC ✓	STD. #6598-46 PALOMA POLAR			
Island	STD. 300 SERIES PVC WHITE	H500BC ✓	STD. #6598-46 PALOMA POLAR			
Master Ensuite	STD. CONT SLAB PVC TUXEDO	H500BC ✓	STD. #6598-46 PALOMA POLAR			
Main	STD. CONT SLAB PVC TUXEDO	H500BC ✓	STD. #6598-46 PALOMA POLAR			
Powder Room	N/A					
TILES						
Main Foyer	STD. GRECO IVORY (13X13)	✓				
Powder Room	STD. GRECO IVORY (13X13)	✓				
Laundry	STD. GRECO IVORY (13X13)	✓				
Mud Room	STD. GRECO IVORY (13X13)	✓				
Kitchen Floor	STD. GRECO IVORY (13X13)	✓				
Breakfast Floor	STD. GRECO IVORY (13X13)	✓				
Kitchen Bk Splash	DECLINED	✓				
Master Ensuite Floor	STD. MALENA ICE (13X13)	✓				
Master Ensuite Shower	STD. MALENA ICE (8X10)	✓		BIANCO CARRERA		
Master Shower Jamb	STD. WHITE (2X2)	✓				
	STD MARBLE - BIANCO CARRERA	✓				
Main Bath Floor	STD. MALENA CARBON (13X13)	✓				
Main Bath Tub Wall	STD. KEATON ICE (8X10)	✓		BIANCO CARRERA		
HARDWOOD / CARPET						
Dining Room	UPG. LAMINATE - TORLYS LEXINGTON ROCKINGHAM OAK #TL-21007					
Great Room	UPG. LAMINATE - TORLYS LEXINGTON ROCKINGHAM OAK #TL-21007					
Study (2nd floor)	STD. CARPET - PERFORMA III #6590 RUSTIC WOOL					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall (outside Dining)	UPG. LAMINATE - TORLYS LEXINGTON ROCKINGHAM OAK #TL-21007					
Upper Hall	STD. CARPET - PERFORMA III #6590 RUSTIC WOOL					
Master Bedroom	STD. CARPET - PERFORMA III #6590 RUSTIC WOOL					
Bedroom 2	STD. CARPET - PERFORMA III #6590 RUSTIC WOOL					
Bedroom 3	STD. CARPET - PERFORMA III #6590 RUSTIC WOOL					
Bedroom 4	STD. CARPET - PERFORMA III #6590 RUSTIC WOOL					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE		
				N/A		
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding	N/A			
Bathroom Accessories	STANDARD	location	N/A			
Purchaser has reviewed the colour chart						
FOR TRADE USE						
			ANGUS SOUTH	41		
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		

January 5/17

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species:	STAIN TO MATCH "ROCKINGHAM OAK" LAMINATE / UPG. OAK GRADE STAIRS		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	STD STYLE - OAK - STAINED TO MATCH "ROCKINGHAM OAK" LAMINATE		
Main to Basement Railing Details:	N/A		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Dining Room		Bedroom 2	WARM GREY
Great Room	WARM GREY	Bedroom 3	WARM GREY
Study (2nd floor)	WARM GREY	Bedroom 4	WARM GREY
Main/Upper Hall	WARM GREY	Master Ent.	WARM GREY
Laundry	WARM GREY	Main Bath	WARM GREY
Powder Room	WARM GREY		
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	
Other			

ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES

Appliance Package received in 'Schedule E'		YES	Package Name: 3 PIECE STAINLESS	
	UPG (SEE PES)	DECLINED	NOTES	
GAS LINE	STANDARD - BBQ			
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

Columns of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/merchandise. 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.

INITIALS

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:	ANGUS SOUTH	LOT: 41	
PURCHASER(S):	ELINA VAN	1	
HOME #/CELL #	416.305.4106		
EMAIL:			
		 Purchaser Signature	
		Date Dec. 13, 2011	

DECOR 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.

PAGE 2 OF 2

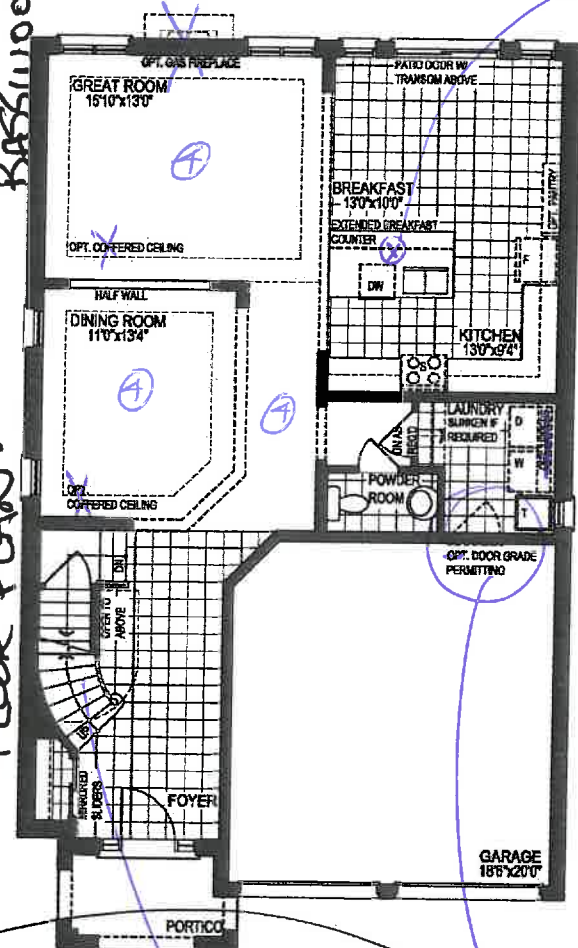
Vendor signature

Date _____

Vendor Signature

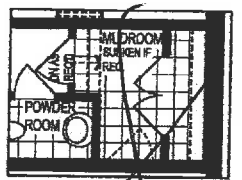
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LOT # 41
BASSWOOD 'A'
SCHEDULE 'B'
FLOOR PLAN

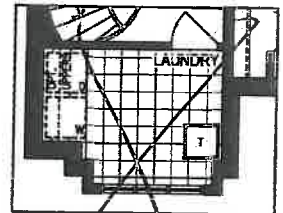


GROUND FLOOR PLAN, EL. 'A'

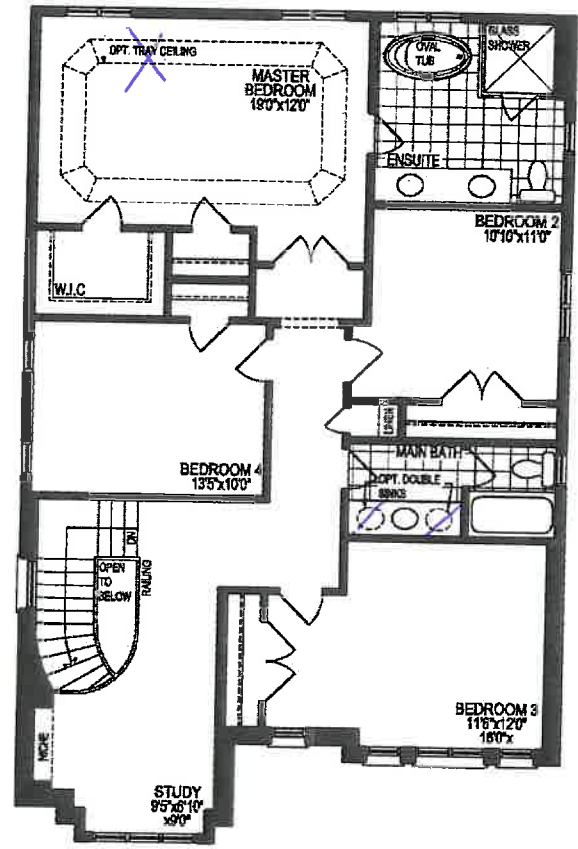
③



GROUND FLOOR PLAN FOR OPT. SECOND FLOOR LAUNDRY

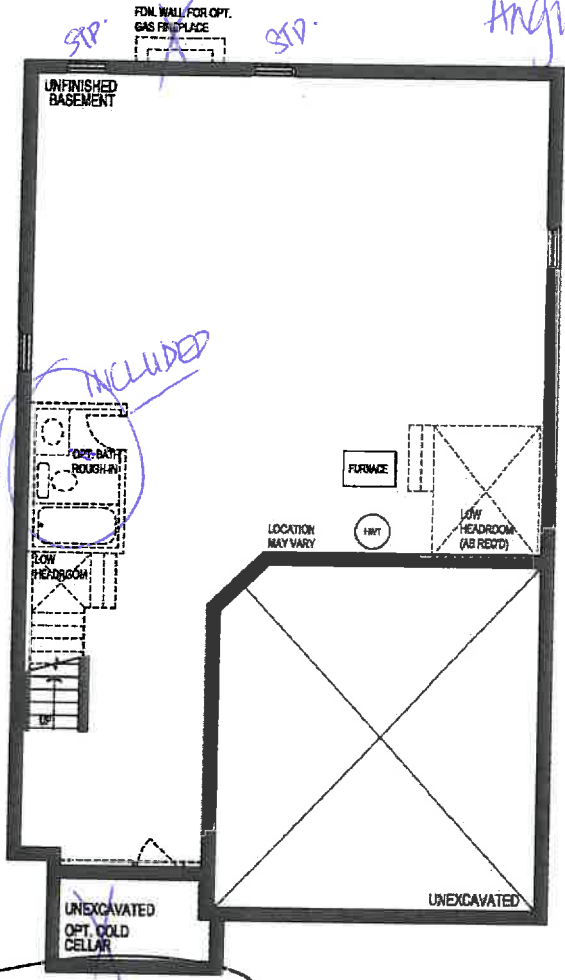


OPT. SECOND FLOOR LAUNDRY EL. 'A'



SECOND FLOOR PLAN, EL. 'A'

Lot 41 NE 1/4
Angus South



BASEMENT PLAN, EL. 'A'



① GMD
② BAK STAIRS

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]

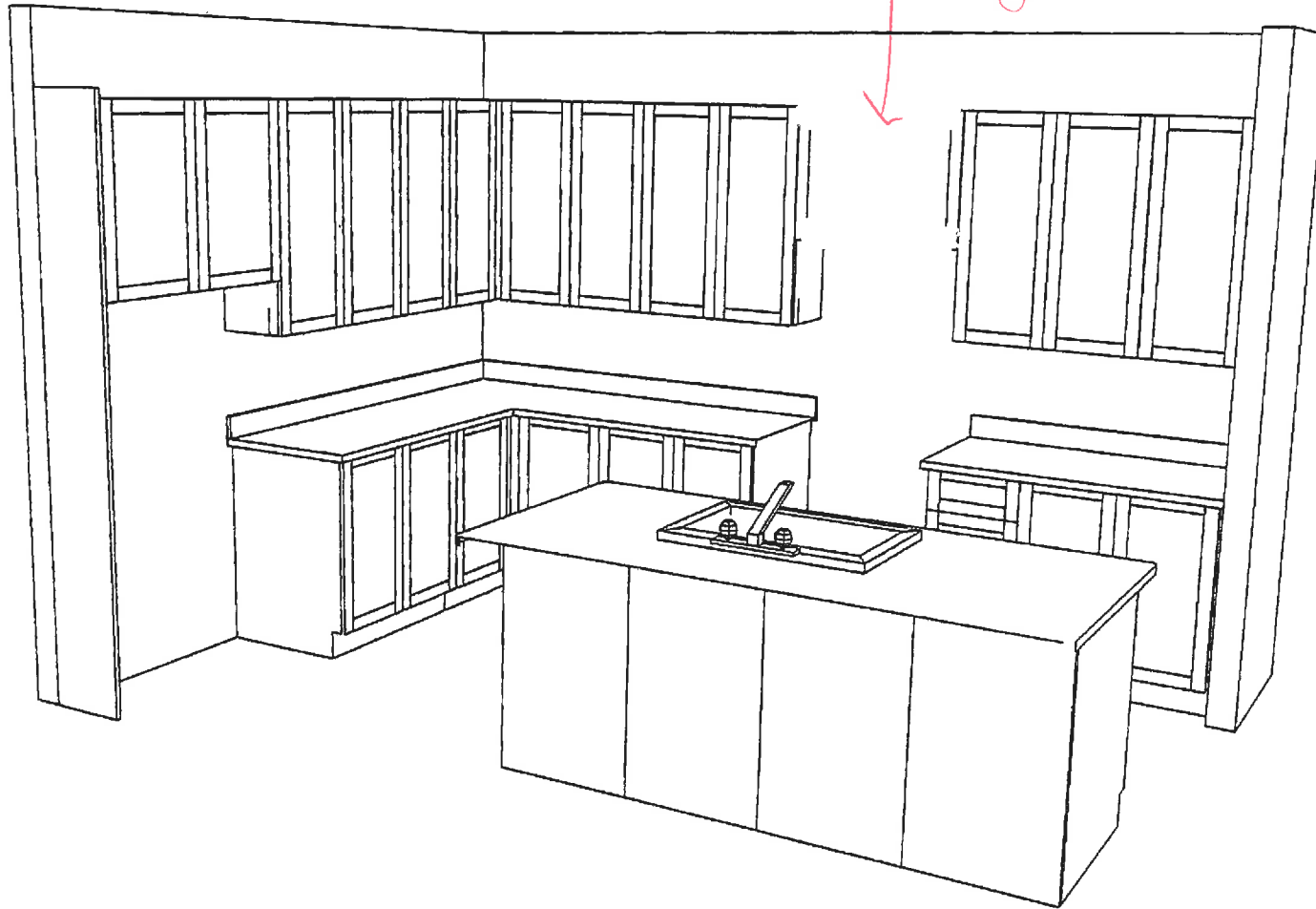
(E.V.)

E.V. AC

4004

Lot 41
Angus South
Dec 1. 2016

Chimney Hood



EW

Standard
Layout



APPLIANCE SPEC INFORMATION SHEET

SITE & LOT:

Angus Smith - Lot 41

DATE:

Dec 1/16

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

LAUNDRY

- ☒ 24" (STD SIZE)

- ☒ 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 *[Signature]*

Date

X Dec 1, 2016

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, TARIION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE

LOT

DATE