


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 17 ✓ Model Type & Elevation : 40-03 LILAC ELEVATION B ✓ Purchasers Names : RUCHY SARDANA		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	3 piece stainless steel kitchen appliances with white top loading washer and dryer	-	Bonus Package
Included	<i>Chimney Hood Fan</i>		Bonus Package
Included	Natural finish laminate flooring on main floor in non tiled areas as per plan - SEE ITEM #1	-	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 in Master Ensuite as per plan</i>		Bonus Package
Included	<i>USB Outlets (1) Kitchen and (1) Master Bedroom</i>		Bonus Package
1/	MAIN FLOOR - UPGRADE 1 MAIN FLOOR LAMINATE (NON TILED AREAS)	16-Jan-17	COLOURS
2/	GREAT ROOM - FIREPLACE WITH MANTEL * INCLUDES BUMP OUT	16-Jan-17	COLOURS
3/	KITCHEN - GAS LINE/15AMP & STOVE PLUG (STD 40AMP WILL REMAIN)	16-Jan-17	COLOURS
4/	KITCHEN - WATER LINE TO FRIDGE	16-Jan-17	COLOURS
5/	KITCHEN - GRANITE COUNTERTOP * INCLUDES UNDERMOUNT SINK.	16-Jan-17	COLOURS
6/	KITCHEN - WINDOW TO ACCOMMODATE NEW KITCHEN LAYOUT	16-Jan-17	COLOURS
7/	GARAGE MAN DOOR INTO MUD ROOM	16-Jan-17	COLOURS
8/	BATHROOMS - DELETE ALL CERAMIC ACCESSORIES	16-Jan-17	COLOURS

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ZANCOR HOMES COLOUR CHART

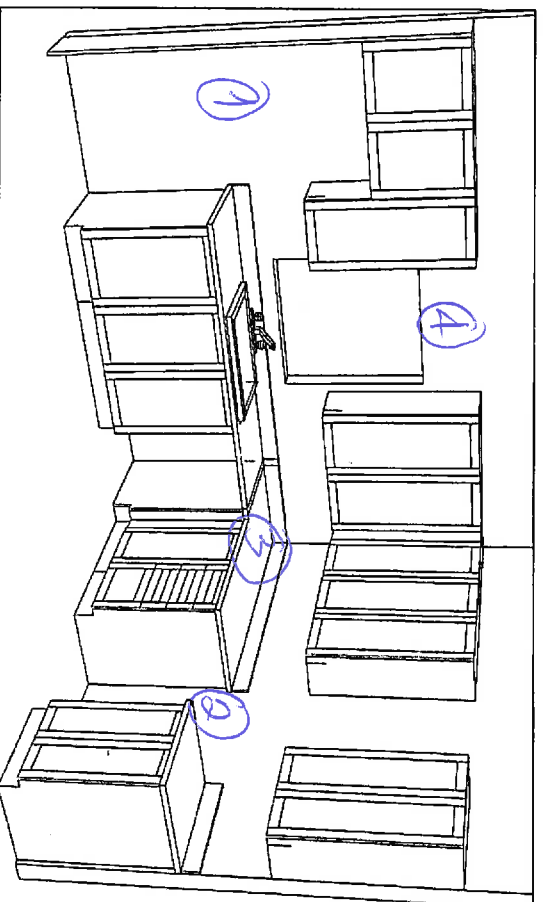
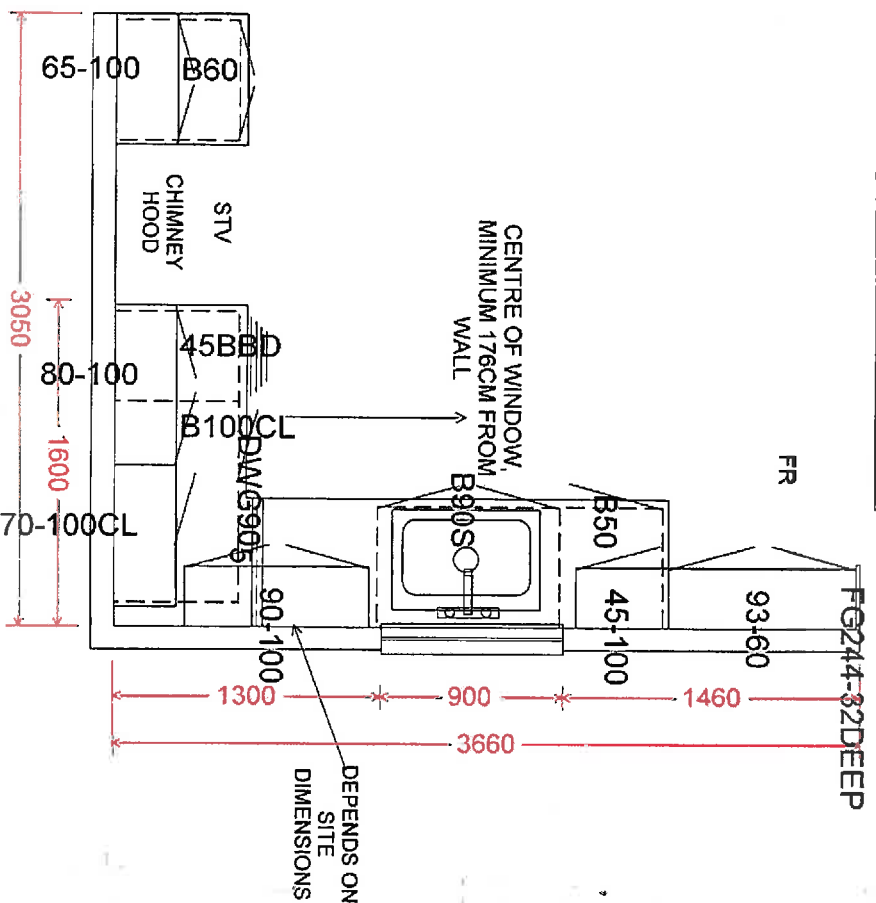
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD CONT SLAB PVC TUXEDO ✓	H700BC ✓	UPG (1) GIALLO ORNAMENTAL LIGHT	C		
Island	DELETE ISLAND ✓					
Serveny	N/A	N/A	N/A			
Master Ensuite	STD CONT SLAB MDF - ESPRESSO PAINT ✓	H500BC ✓	CALCUTTA MARBLE-4925K-07	STD ✓		
Main	STD 300 SERIES PVC- CHOCOLATE BROWN ✓	H900BC ✓	CREMA MARFIL-4927-38	STD ✓		
Twin	N/A					
Ensuite ###	N/A					
Powder Room	N/A					
Laundry	N/A					
Basement Bath	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO IVORY 13X13 ✓					
Basement Foyer	N/A					
Powder Room	GRECO IVORY 13X13 ✓					
Mud Room	GRECO IVORY 13X13 ✓					
Main Hall	N/A					
Kitchen Floor	GRECO IVORY 13X13 ✓					
Breakfast Floor	GRECO IVORY 13X13 ✓					
Kitchen Bk.Splash	N/A					
Laundry	GRECO IVORY 13X13 ✓					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13 ✓	✓	BIANCO CARRARA			
Mstr Ensuite Shower	MELENA ICE 8X10 ✓					
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	WHITE 2X2 ✓					
Master Shower Jamb	BIANCO CARRARA ✓					
Main Bath Floor	GRECO IVORY 13X13 ✓	✓	BIANCO CARRARA			
Main Bath Tub Wall	MELENA IVORY 8X10 ✓					
Twin Bath Floor	N/A					
Twin Ensuite Tub Wall	N/A					
Ensuite ### Bath Floor	N/A					
Ensuite ### Bath Wall	N/A					
Basement Ensuite Floor	N/A					
Basement Ensuite Wall	N/A					
HARDWOOD / CARPET						
Living Room		N/A				
Dining Room	LAMINATE - MIDNIGHT OAK TL-21006					
Family/Great Room	LAMINATE - MIDNIGHT OAK TL-21006					
Den/Study/parlour/Library	N/A					
Kitchen * (Waiver)	N/A					
Main Foyer * (Waiver)	N/A					
Main Hall	LAMINATE - MIDNIGHT OAK TL-21006					
Upper Hall	CARPET - SANDPIPER -4375					
Master Bedroom	CARPET - SANDPIPER -4375					
Bedroom 2	CARPET - SANDPIPER -4375					
Bedroom 3	CARPET - SANDPIPER -4375					
Bedroom 4	CARPET - SANDPIPER -4375					
Carpet Underpad	STANDARD					
Basement Foyer	N/A					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE	STANDARD NF20	
LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding			NO	
Bathroom Accessories	DELETE	Location			N/A	
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				PINE RIVER ANGUS		
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.				P.S.:		
** PAGE 1 OF 2 **				Purchaser Initial		Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	LAMINATE STAIN MID NIGHT OAK TL-21006		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	N/A STANDARD		
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
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	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY	Basement	WARM GREY
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	UPGRADE	STD	UNDERMOUNT
Powder Room	N/A	STD	
Master Ensuite	N/A	STD	
Main/Twin	N/A	STD	
2nd Ensuite	N/A	N/A	
BASEMENT	N/A	N/A	
Other	N/A	N/A	
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	YES		GAS LINE IN KITCHEN FOR STOVE
Hood Fan Venting SIZE	STD		6 INCHES
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	NO		
ELECTRICAL for Gas Stove / Cooktop	NO YES		ISLAND FOR STOVE
ELECTRICAL for Bar Fridge	NO		
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 \$5000 administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
PINE RIVER ANGUS	40-03 B	LOT: 17	
PURCHASER(S):	RUCHY SARDANA		
HOME #/CELL #	647-761-2673		
EMAIL:	ruchy.sardana@gmail.com		
DÉCOR NOTES		Purchaser Signature	Date
FOR TRADE USE		Purchaser Signature	Date
Any upgrades in the colour chart must be accompanied with a PES.		Décor Consultant Signature	Date
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			JAN 16 2016
*** PAGE 2 OF 2 ***		Vendor Signature	Date

LOT 17 PINE RIVER SOUTH.

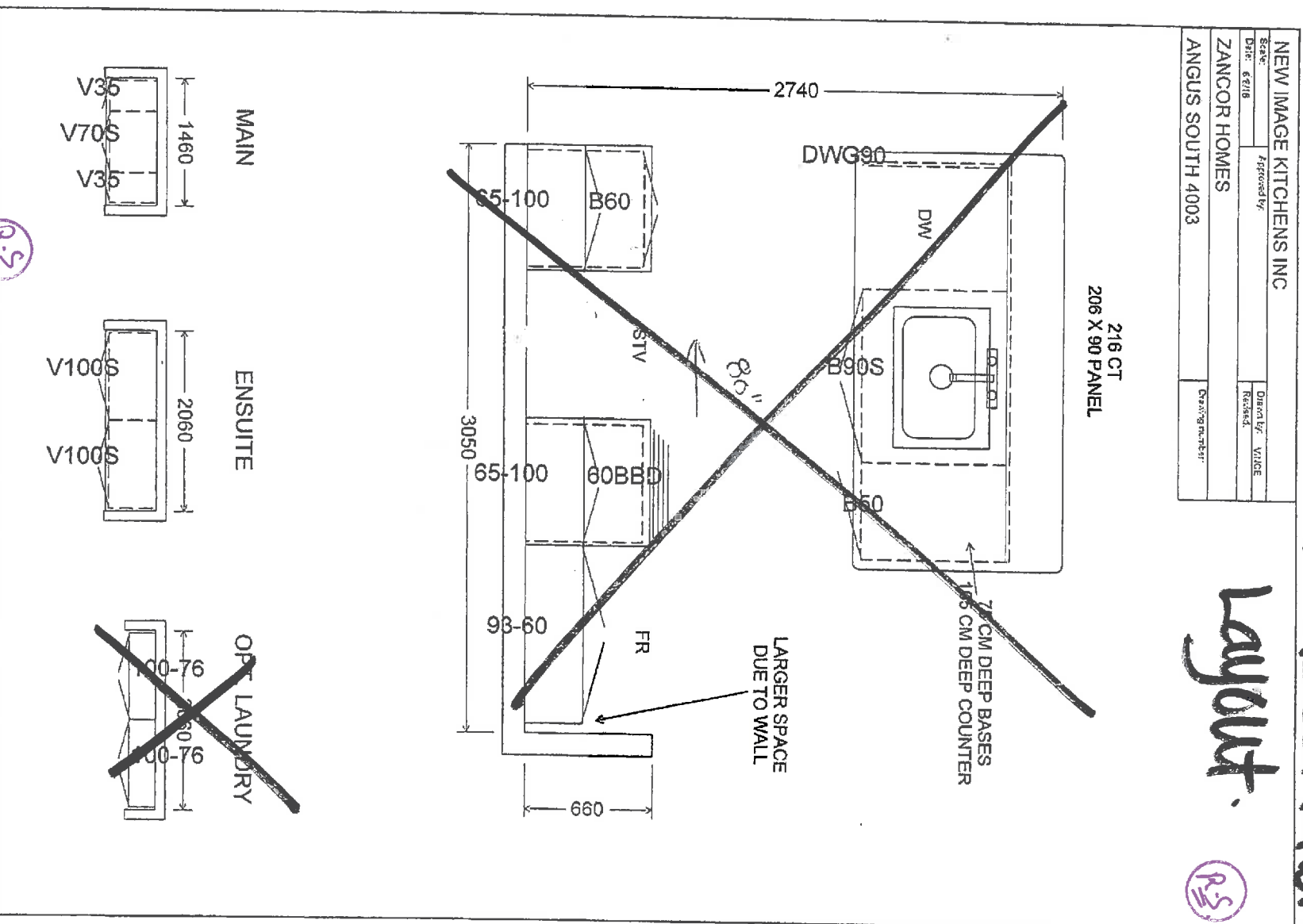
NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: VOICE	
Date: 11/12/16	Revised:		
ZANCOR HOMES		Drawing number:	
LOT 17 ANGUS SOUTH			



LOT 17
R. SARDANA

NEW IMAGE KITCHENS INC		Drawn by: VANCE	
Scale:	Approved by:	Revised:	
Date: 6/21/8			
ZANCOR HOMES		Drawing Number:	
ANGUS SOUTH 4003			

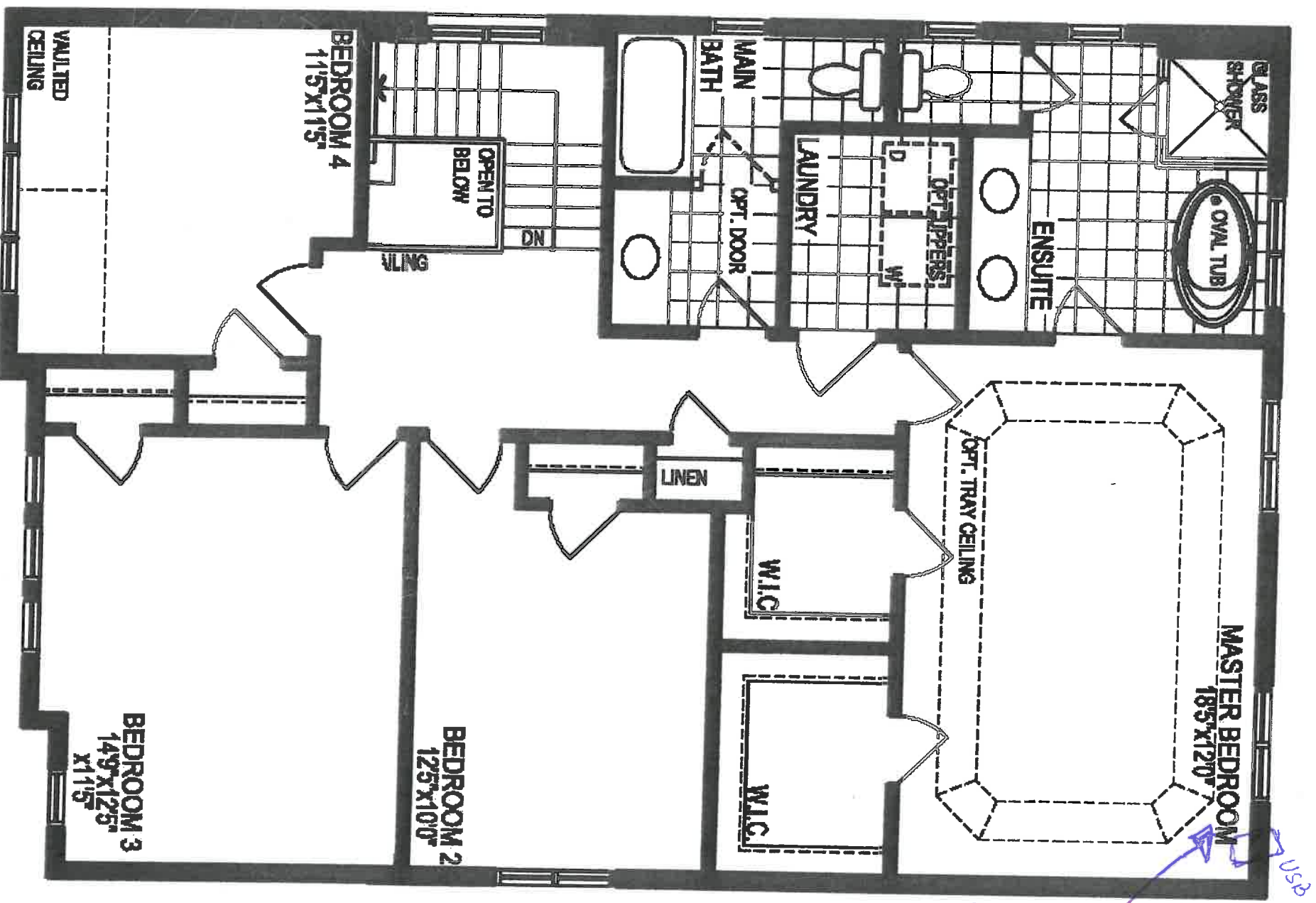
Revised Kitchen
Layout.



JAN 16 2016

LOT 17

LILAC 40-03 ELEV. B



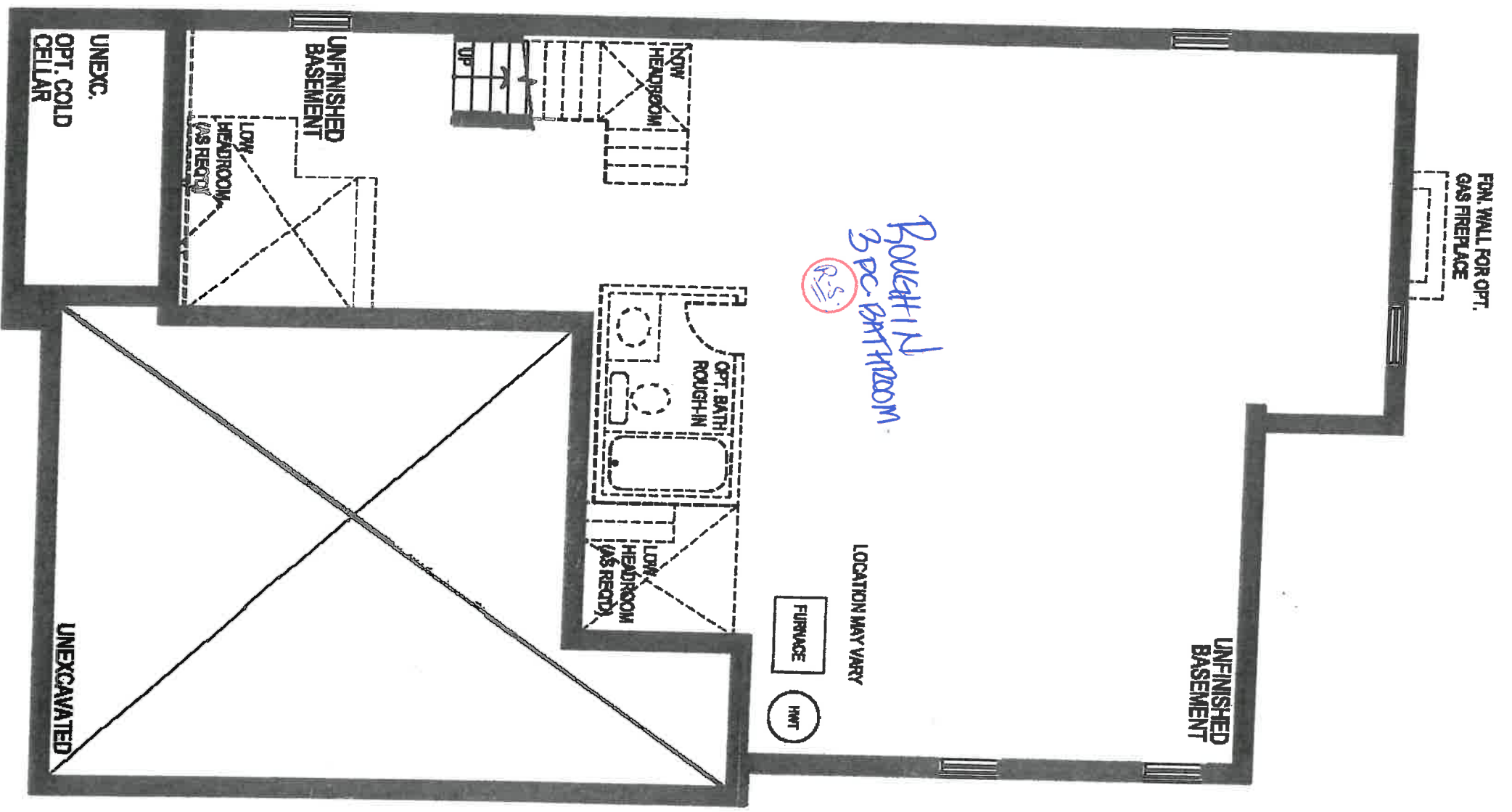
PART. SECOND FLOOR PLAN, EL. 'B'

JAN 16 2016

25.1

LOT 17

LILAC 40-03 ELEV. B



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

JAN 16 2016

R.S.

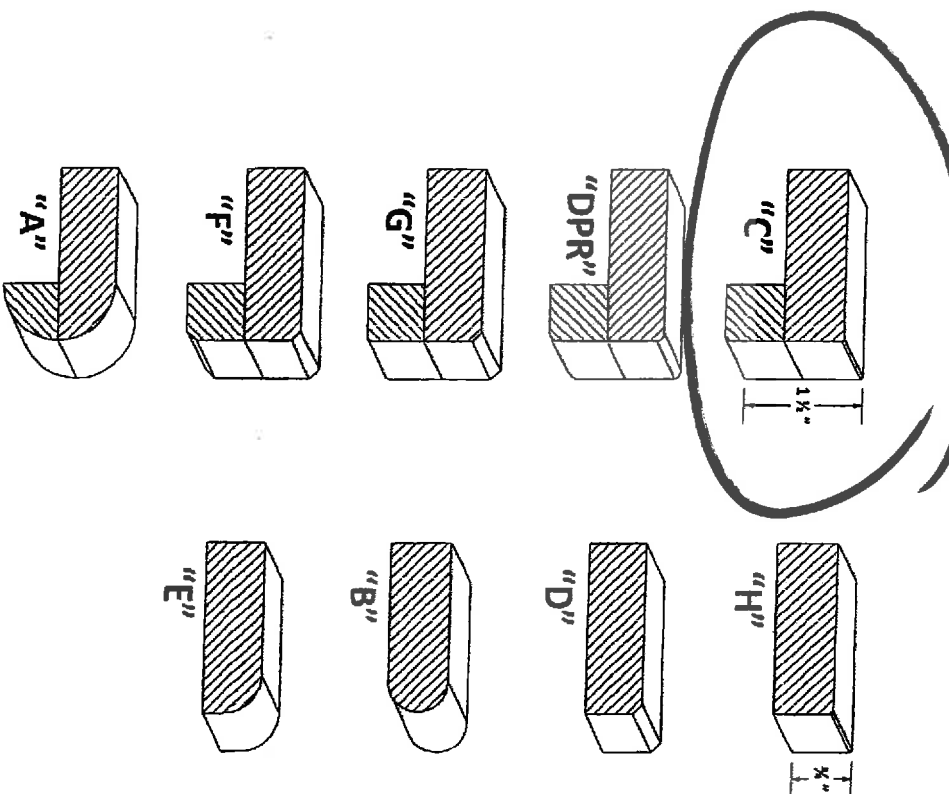
ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

KITCHEN

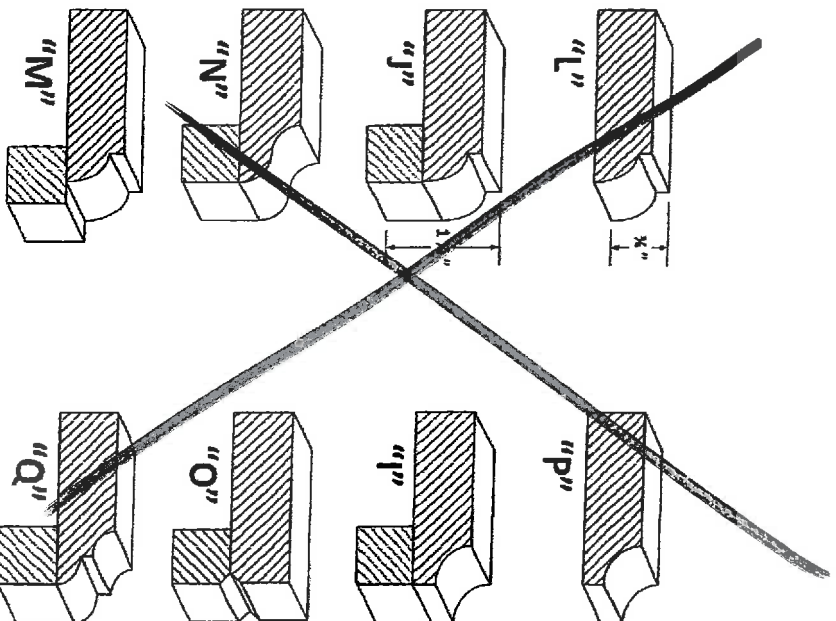
LOT 17
Pine
River
South.

STANDARD

(R.S.)



UPGRADES





APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

LOT 17 - Pile River South

DATE:

January 7 2017.

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
- ☒ 10 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 are DUE:

2 WEEKS FROM SIGNED DATE BELOW - Specs received after this date, if accepted, an administration fee of minimum \$250 will apply

Appliance Specs
RECEIVED

Purchaser Signature X. Buckley

Date January 7 2017

Purchaser Signature _____

Date _____

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

LOT

DATE

Finchview Court

17

Nov 22, 2016