


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 128L Model Type & Elevation : HICKORY 30-04 ELEVATION A Purchasers Names : JEEVA CHANDRASENAN		
		Date	Note
Included	Rough-in for 3 Piece in basement ✓		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 - SEE ITEM #1 ✓		Bonus Package
Included	Glass shower in Master Ensuite as per plan ✓		Bonus Package
1/	OAK STAIRS IN LIEU OF CARPET ✓	17-Nov-16	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD. 300 SERIES PVC CHOCOLATE BROWN ✓	H700P	STD. #4725K-52 MILANO BROWN			
Island	STD. 300 SERIES PVC CHOCOLATE BROWN ✓	H700P	STD. #4725K-52 MILANO BROWN			
Master Ensuite	STD. CONT SLAB PVC TUXEDO ✓	H800BC	STD. #4789K-07 SMOKEY TOPAZ			
Main	STD. CONT SLAB PVC CHOCOLATE BROWN ✓	H500BC	STD. #P-277LM ST. LAWRENCE BEDROCK			
Powder Room	N/A					
Laundry	N/A					
TILES						
Main Foyer	STD. SAVANA BEIGE (13X13) ✓		INSERTS	THRESHOLDS		
Powder Room	STD. SAVANA BEIGE (13X13) ✓					
Main Hall	N/A					
Kitchen Floor	STD. SAVANA BEIGE (13X13) ✓					
Breakfast Floor	STD. SAVANA BEIGE (13X13) ✓					
Kitchen Bk.splash	DECLINED ✓					
Laundry (2ND FLOOR)	STD. GRECO BEIGE (13X13) ✓					
Mstr Ensuite Floor	STD. MELENA CARBON (13X13) ✓	N/A		PERLATIO ROYALE		
Mstr Ensuite Shower	STD. MELENA CARBON (8X10) ✓					
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	STD. 2X2 WHITE ✓					
Master Shower Jamb	STD. BIANCO CARRERA MARBLE ✓					
Main Bath Floor	STD. GRECO BEIGE (13X13) ✓	N/A		PERLATIO ROYALE		
Main Bath Tub Wall	STD. MELENA IVORY (8X10) ✓					
HARDWOOD / CARPET						
GREAT ROOM	STD. LAMINATE - TORLYS LEXINGTON BUTTER RUM OAK #TL-21007 ✓					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	STD. LAMINATE - TORLYS LEXINGTON BUTTER RUM OAK #TL-21007 ✓					
Upper Hall	STD. CARPET - PERFORMA III #3891 HELEN BEIGE ✓					
Master Bedroom	STD. CARPET - PERFORMA III #3891 HELEN BEIGE					
Bedroom 2	STD. CARPET - PERFORMA III #3891 HELEN BEIGE					
Bedroom 3	STD. CARPET - PERFORMA III #3891 HELEN BEIGE					
Carpet Underpad	STD. CARPET - PERFORMA III #3891 HELEN BEIGE					
	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	MANTLE			
LOCATION	N/A	Opt. Surround	MANTLE			
MIRRORS & ACCESSORIES		PLASTER MOULDING				
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 128L		


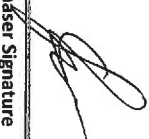
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

** PAGE 1 OF 2 **

Purchaser Initial

Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STD. NATURAL - CLEAR COAT		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	STD OAK POSTS & PICKETS		
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	BIRCH WHITE	Master Beds	BIRCH WHITE
		Bedroom 2	BIRCH WHITE
		Bedroom 3	BIRCH WHITE
GREAT ROOM	BIRCH WHITE		
		Master Ens.	BIRCH WHITE
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE
Laundry (2ND FLOOR)	BIRCH WHITE		
Powder Room	BIRCH WHITE		
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	
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO <input checked="" type="radio"/> Package Name:	
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE	B8Q STD	X	
WATERLINE to Fridge		X	
Hood Fan Venting SIZE	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		CS	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs		CS	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		CS	
SITE:	ANGUS SOUTH	LOT: 128L	
PURCHASER(S):	JEEVA CHANDRASENAN		
HOME #/CELL #	647.203.3504		
EMAIL:	salinayay-c@hotmail.com		
DÉCOR 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.			
			
		Date	
Purchaser Signature		Date	
Décor Consultant Signature		Date	
Vendor Signature		Date	

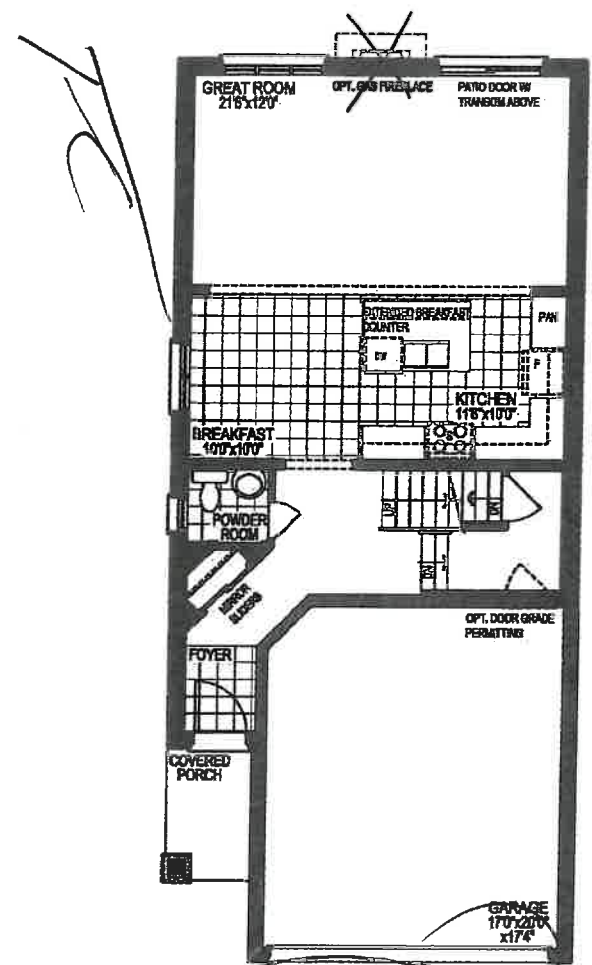
Hickory "A"

Lot # 1284

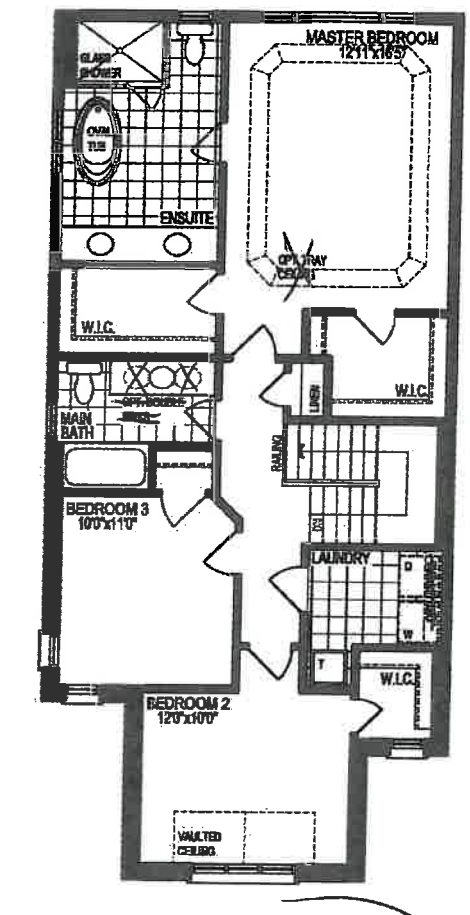
*REMOVED
Nov 15, 2016

SCHEDULE "B" FLOOR PLAN

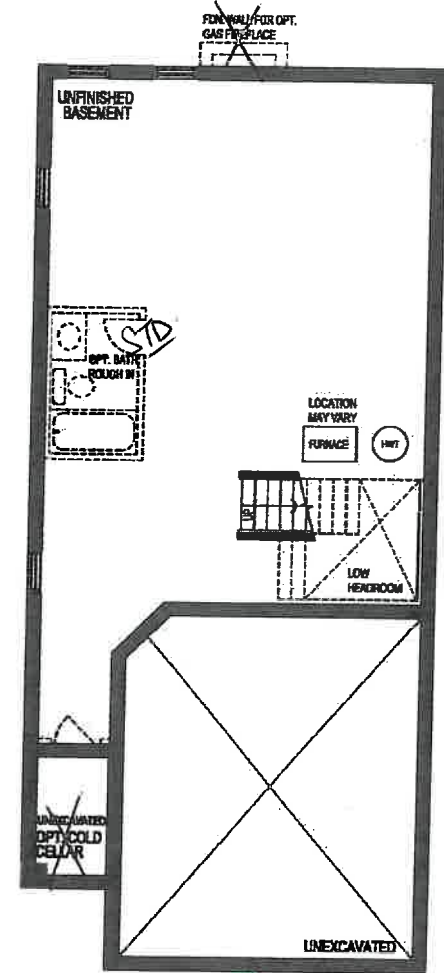
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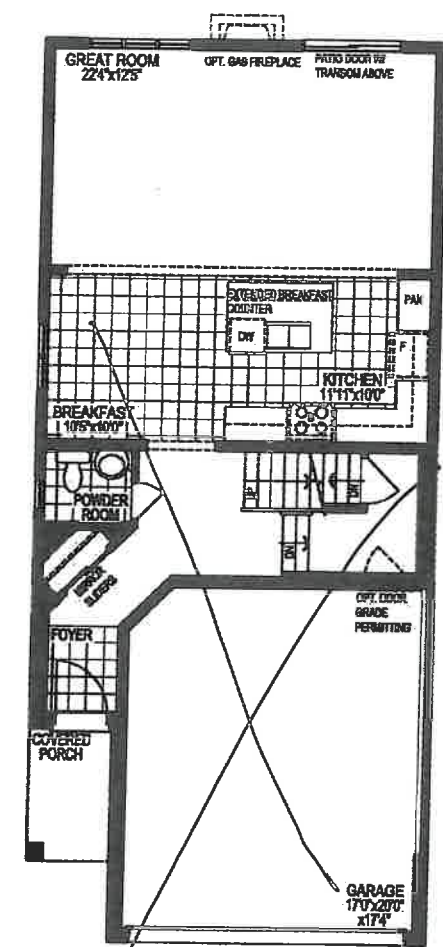
GROUND FLOOR PLAN, EL. 'A'



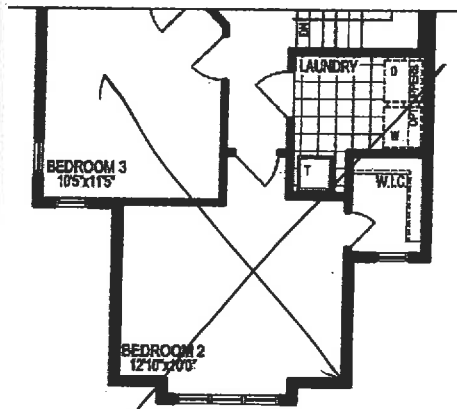
SECOND FLOOR PLAN, EL. 'A'



BASEMENT PLAN, EL. 'A' & 'B'



GROUND FLOOR PLAN, EL. 'B'



PART. SECOND FLOOR PLAN, EL. 'B'

THE HICKORY

[Unit 3004]

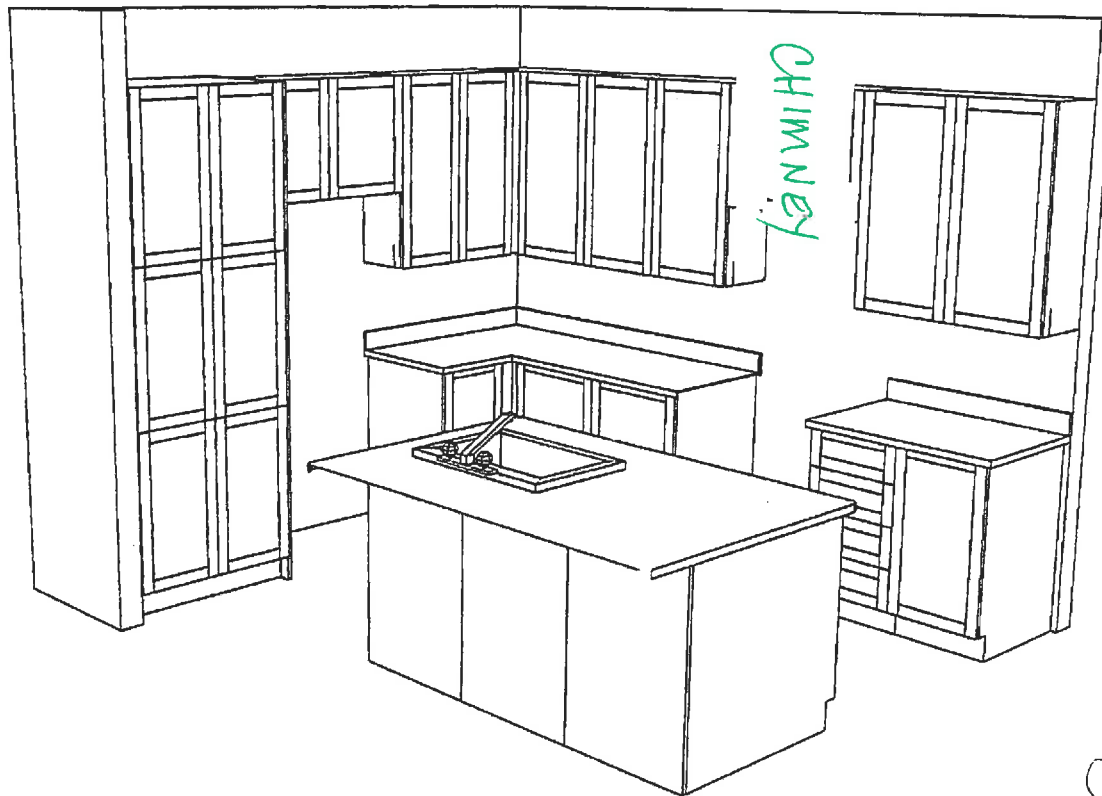
1865 sq. ft. | 1875 sq. ft.
Elev. A | Elev. B

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. [3004]



3004

Lot # 128L
Angus South
Nov 15, 2016



Standard
Layout C-5

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Angus South-128L

DATE:

Nov 15, 2016

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" ☐ AMPS _____

☐ 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

C.S. Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

C.S. **NOTE:** It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications after closing.

C.S. 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.

C.S. 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

[Signature]

Date

Nov 15 / 2016

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 Angus Smith

LOT 1281

DATE Nov 15, 2014