


ANGUS SOUTH ✓

Item #	Construction Details ANGUS SOUTH: LOT 128R ✓ Model Type & Elevation : 30-02 IRIS ELEVATION A ✓ Purchasers Names : PETER PAL VIRGANCZ ✓		
		Date	Note
Included	Rough-in for 3 Piece in basement ✓		Bonus Package
Included	3 piece stainless steel kitchen appliances with white top loading washer and dryer	-	Bonus Package
Included	Chimney Hood Fan ✓		Bonus Package
Included	Natural finish laminate flooring on main floor in non tiled 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 ✓		Bonus Package
Included	Glass shower in Master Ensuite as per plan ✓		Bonus Package
1/	TANKLESS WATER HEATER SET UP ✓ <i>ROUGH-IN ONLY</i> *TANK IS RENTED	5-Jan-17	COLOURS
2/	CERAMICS - UPGRADE 2 KITCHEN BACKSPLASH (INCLUDING EXTENSION FOR REQUIRED FOR CHIMNEY STYLE EXHAUST) ✓	5-Jan-17	COLOURS
3/	CERAMICS - MASTER ENSUITE - 2 X 2 MARBLE TILE SHOWER FLOOR ✓	5-Jan-17	COLOURS
4/	CABINETRY - NO OPTIONAL PANTY. UPPERS AND BASE STD. ✓	5-Jan-17	COLOURS
5/	ALL BATHROOMS - DELETE ACCESSORIES ✓	5-Jan-17	COLOURS
6/	ELECTRICAL - STD KITCHEN LIGHT FIXTURE TO BE LOCATED OVER ISLAND ✓	5-Jan-17	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS

	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	STD. CONT SLAB MDF ESPRESSO	<i>PAINT</i> H800BC ✓	STD. #4886-38 PEARL SOAPSTONE ✓	
Island	STD. CONT SLAB MDF ESPRESSO	<i>PAINT</i> H800BC ✓	STD. #4886-38 PEARL SOAPSTONE ✓	
Master Ensuite	STD. CONT SLAB PVC TUXEDO ✓	H800BC ✓	STD. #4971K-52 BRONZITE ✓	
Main	STD. CONT SLAB PVC TUXEDO ✓	H800BC ✓	STD. #4971K-52 BRONZITE ✓	
Powder Room	N/A			

TILES

INSERTS

THRESHOLDS

Main Foyer	STD. CINQ BLACK (13X13)	✓		
Powder Room	STD. CINQ BLACK (13X13)	✓		
Kitchen Floor	STD. MALENA CARBON (13X13)	✓		
Breakfast Floor	STD. MALENA CARBON (13X13)	✓		
Kitchen Bk.Splash	UPG 2. CHESS DARK GREY BEVELLED (3X6)	✓		
Mstr Ensuite Floor	STD. SEAL GREY (13X13)			BIANCO CARRERA
Mstr Ensuite Shower	STD. CINQ GREY (8X10)			
Mstr Ens Tub Wall/Deck	N/A			
Master Shower Floor	UPG. BIANCA LUNA (2X2) POLISHED	✓		
Master Shower Jamb	STD MARBLE - BIANCO CARRERA	✓		
Main Bath Floor	STD. SEAL GREY (13X13)	✓		BIANCO CARRERA
Main Bath Tub Wall	STD. CINQ GREY (8X10)	✓		

HARDWOOD / CARPET

GREAT ROOM	STD. TORLYS LEXINGTON LAMINATE BUTTERUM OAK #TL-21007	✓		
Kitchen *(Waiver)	N/A			
Main Foyer *(Waiver)	N/A			
Main Hall	STD. TORLYS LEXINGTON LAMINATE BUTTERUM OAK #TL-21007	✓		
Upper Hall	STD CARPET - PERFORMA III #4520 WHITE MINK			
Master Bedroom	STD CARPET - PERFORMA III #4520 WHITE MINK			
Bedroom 2	STD CARPET - PERFORMA III #4520 WHITE MINK	✓		
Bedroom 3	STD CARPET - PERFORMA III #4520 WHITE MINK			

FIREPLACES

LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A

MIRRORS & ACCESSORIES

PLASTER MOULDING

Mirrors	STANDARD	Opt. Crown Moulding	N/A
Bathroom Accessories	<i>PAINT</i>	location	N/A

Purchaser has reviewed the colour chart

SITE & LOT

FOR TRADE USE

ANGUS SOUTH

128R

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.

Pd.

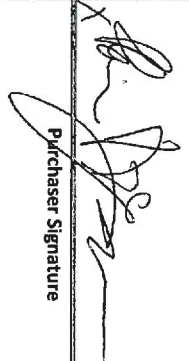

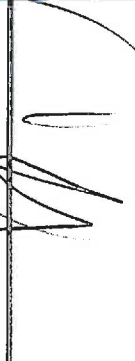
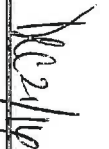




** PAGE 1 OF 2 **

Purchaser Initial

Vendor

dean 5/17

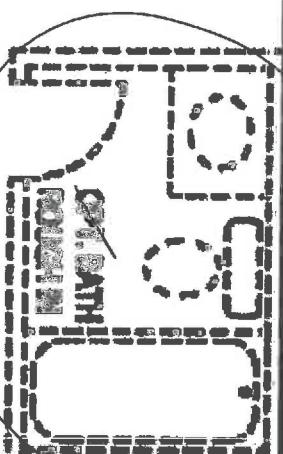
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STD. NATURAL CLEAR COAT / CARPET GRADE STAIRS		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	STD OAK NATURAL		
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
		Bedroom 2	WARM GREY
		Bedroom 3	WARM GREY
GREAT ROOM	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Powder Room	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
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'		NO	Package Name:
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE	STD - BBQ		
WATERLINE to Fridge		X	
Hood Fan Venting SIZE	STD - 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	
<small>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</small>			
<small>Any changes to the colour chart after signing are subject to a \$55000 administration fee plus costs</small>			
<small>Purchaser has checked and acknowledged accuracy of colour and selections before signing: /</small>			
SITE:	ANGUS SOUTH	LOT: 128R	
PURCHASER(S):	PETER VIRGANCZ		
HOME #/CELL #	416.735.9798		
EMAIL:	petervirgancz@yahoo.com		
DÉCOR NOTES	Purchaser Signature		Date
			
Purchaser Signature		Date	
			
			
			

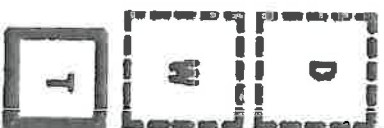
IRIS 3002

~~FOL WALL FOR OPT.
GAS FIREPLACE~~

UNFINISHED
BASEMENT



Handwritten note: 1st floor



LOCATION
BAY VARY

FIREPLACE

UNIT

UNEXCAVATED
OPT. COLD
CELLAR

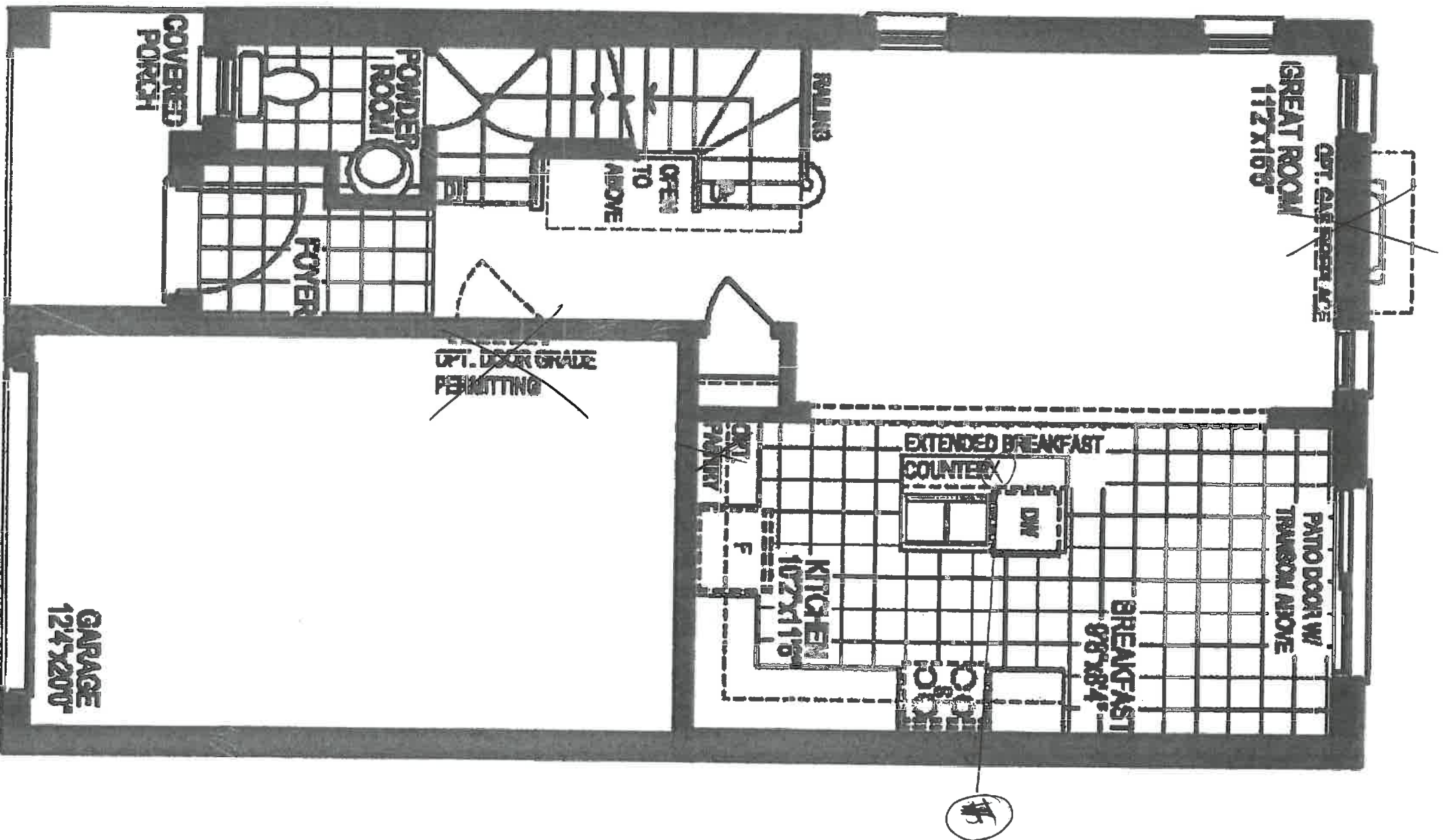
UNEXCAVATED

BASEMENT PLAN, E.L. 'A'

P.O.

101 #128L
ARCUS SOUTH
NOT #2012
DEC 21/2016

IRIS 3002



GROUND FLOOR PLAN, EL. 'A'

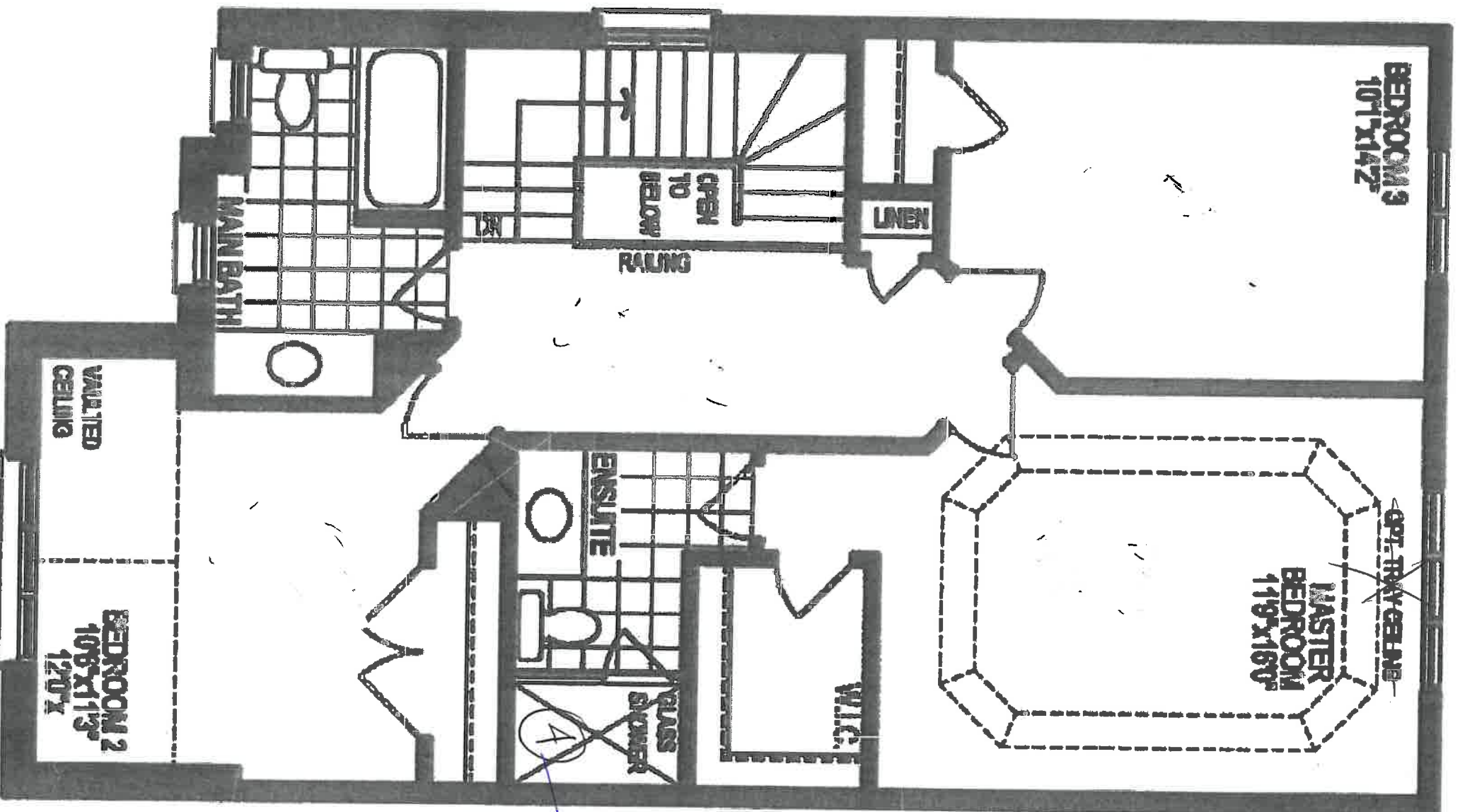
Job # 128R

ARCUS SOUTH

4/11/2016
WC21/2016

10

IRIS 3002



MARBLE
FLOOR
TILE 2x2

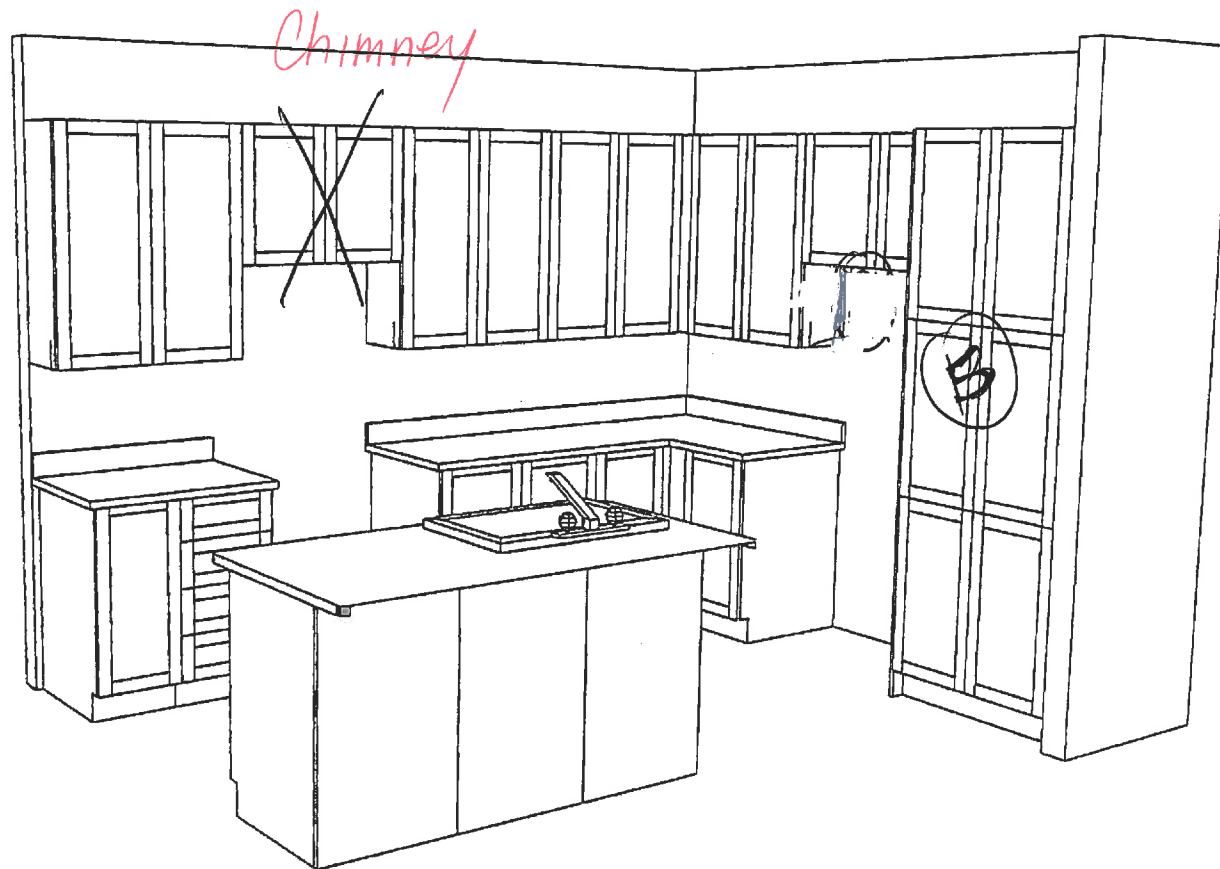
(P.V.)

SECOND FLOOR PLAN, EL. 'A'

lot # 128R
ANGLUS SOUTH
~~NOT A 2010~~
DEC 21/2010

3002

lot # 128R
ANGUS SOUTH
NW 21.2010
(REV DEC 21/16)



(B) Stn. upper & base
(no opt. pantry)

~~(A) Deep Endg upper~~
~~7 gals~~ (A)

(A)

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Angus South 1282

DATE:

NW 29/11/16

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 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

11/04/23.2016

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 absorbeny 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 Angus Smith LOT 128R DATE Nov 29/16