


ANGUS South

Item #	Construction Details ANGUS SOUTH: LOT 148R Model Type & Elevation : 30-02 IRIS ELEVATION A Purchasers Names : LUISA PANNOZZO AND MARTIN WRAY		
		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 tiles areas as per plan</i>		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> SEE ITEM #1 - UPGRADED TO OAK - SEE ITEM #2 - UPGRADED TO STAIN	-	Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i> SEE ITEM #3 - UPGRADED TO FRAMELESS	-	Bonus Package
1/	OAK STAIRCASE IN LIEU OF CARPET	02-Dec-16	COLOURS
2/	STAIN OAK STAIRCASE BUTTERRUM OAK *****NOTE STD LAMINATE FLOORING	2-Dec-16	COLOURS
3/	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF STD FRAMED	2-Dec-16	COLOURS

ZANCOR HOMES COLOUR CHART


CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CONT SLAB PVC TUXEDO ✓	800 BC	PORTICO MARBLE 7735-58			
Island	CONT SLAB PVC TUXEDO ✓	800 BC	PORTICO MARBLE 7735-58			
Servery	NA					
Master Ensuite	CONT SLAB MDF VANILLA MILKSHAKE ✓	800 BC	INSHUK GREY P 344 LM			
Main	CONT SLAB MDF VANILLA MILKSHAKE ✓	800 BC	INSHUK GREY P 344 LM			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	KEATON ICE 13 X13 ✓		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	KEATON ICE 13 X 13 ✓					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	KEATON ICE 13 X 13 ✓					
Breakfast Floor	KEATON ICE 13 X 13 ✓					
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	KEATON ICE 13 X 13 ✓			BIANC CARR		
Mstr Ens Tub Wall/Deck	CINQ GREY 8 X 10 ✓					
Master Shower Floor	NA					
Master Shower Jamb	2 X 2 WHITE ✓					
Main Bath Floor	BIANCA CARRERA ✓					
Main Bath Tub Wall	KEATON ICE 13 X 13 ✓			BIANC CARR		
Twin Bath Floor	CINQ GREY 8 X 10 ✓					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET/LAMINATE						
Living Room		NA				
Dining Room		NA				
Family/Great Room		LEXINGTON BUTTERRUM OAK #21007 ✓				
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall By stairs		LEXINGTON BUTTERRUM OAK #21007 ✓				
Upper Hall		PERFORMA 11 PEARL WHITE # 4576				
Master Bedroom		PERFORMA 11 PEARL WHITE # 4576				
Bedroom 2		PERFORMA 11 PEARL WHITE # 4576				
Bedroom 3		PERFORMA 11 PEARL WHITE # 4576				
Bedroom 4		NA				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES						
LOCATION	NA	Opt. Surround		MANTLE		NA
LOCATION	NA	Opt. Surround		MANTLE		NA
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding			NA	
Bathroom Accessories	STANDARD	Location			ANGUS SOUTH- N/A	
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				ANGUS SOUTH 148R		

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 12/12/16

Purchaser Initial Vendor

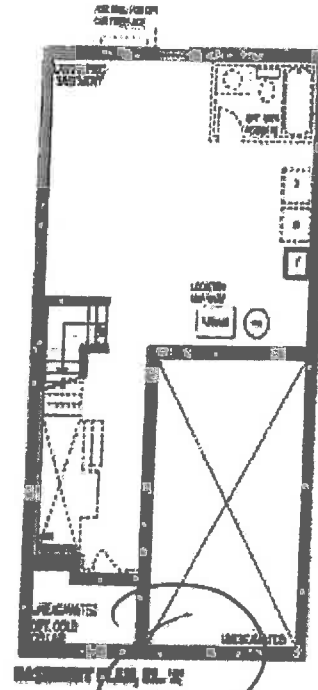
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH (LAMINATE) BUTTERUM OAK		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD		
Main to top of Basement door Railing	STANDARD		
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	NA	Bedroom 2	WARM GREY
Dining Room	NA	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	NA
Den/Study	NA	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	NA	Twin	NA
Powder Room	WARM GREY	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD		
Powder Room	STANDARD		
Master Ensuite	STANDARD		
Main/Twin	STANDARD		
2nd Ensuite	NA		
BASEMENT	NA		
Other			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE BBQ	UPG (SEE PES) STANDARD	DECLINED	NOTES
WATERLINE to Fridge	NA		
Hood Fan Venting SIZE	6" STANDARD		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	NA		
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 Vendors 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.			
SITE: ANGUS SOUTH	30-02 IRIS-A	LOT: 148R	
PURCHASER(S):	Lusia Pannozzo		
HOME #/CELL #	Martin Wray		
EMAIL:	416-556-5780		
DÉCOR NOTES			
FOR TRAMP 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 ***			
		Purchaser Signature	Date
		Decor Consultant Signature	Date
		Vendor Signature	Date

SCHEDULE "A"
FLOOR PLAN

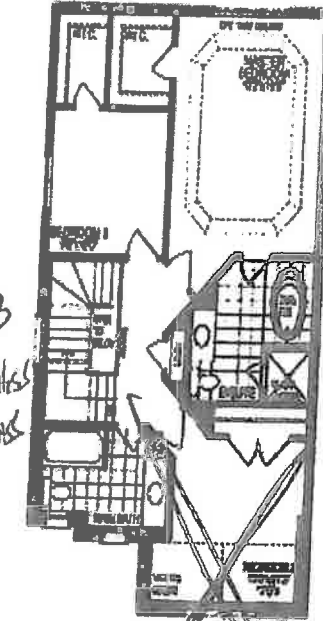
A

Lot 148 R
N0022/16



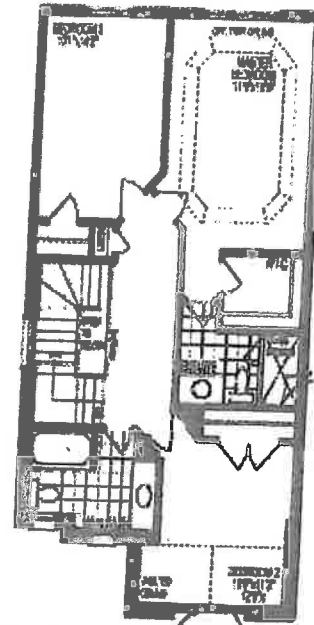
BASEMENT PLAN, CL. -1'

X LF
X V

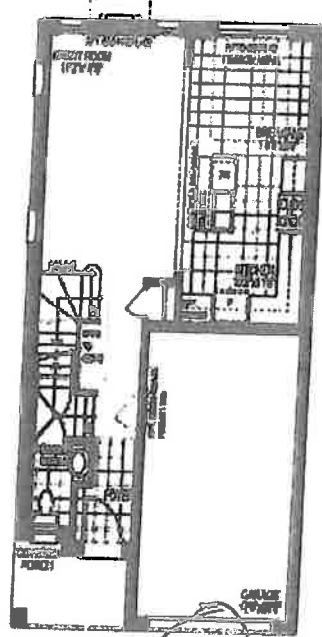


OPT. SECOND FLOOR PLAN, CL. 1' IF A COLLECT

#3
FRANKS
RMS



SECOND FLOOR PLAN, CL. 1'



GROUND FLOOR PLAN, CL. 1'

THE IRIS

1560 sq. ft. | 1505 sq. ft. | 1550 sq. ft.
Step A | Step B | Step C

Plans and specifications are subject to change without notice. The pictures may vary. Window sizes and locations may vary. Location of kitchen and water tank are approximate. Steps may be required at least outside, and stairs and garage door may be outside 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. P & O E 2022



Vendor's Initials

[Handwritten signature]

Purchaser's Initials

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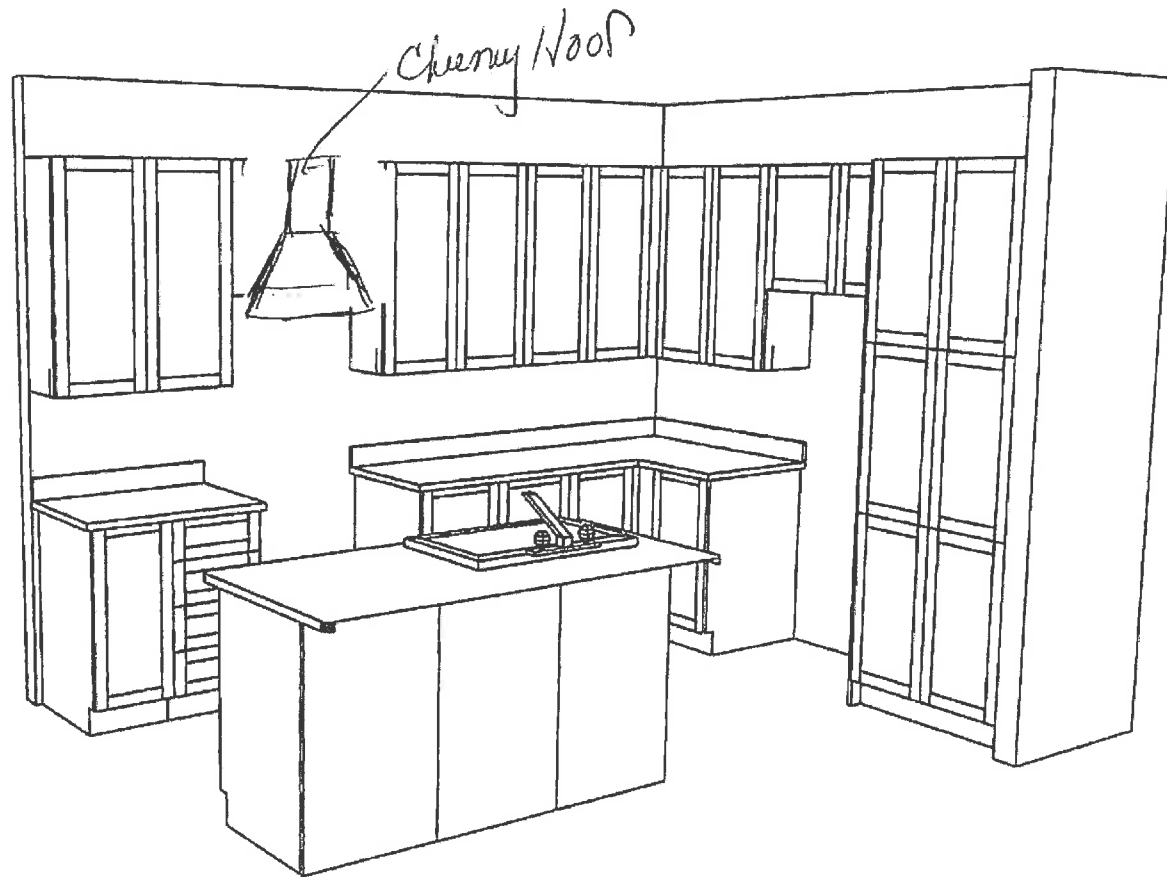
Purchaser's Initials

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Lot No.: 148R Phase: South Plan No.: Vendor: ZANCOR HOMES (ANGUS SOUTH) LTD.

3002



Lot
148 R

Nov²² 9/16

No changes

x Sam

x Z



APPLIANCE SPEC INFORMATION SHEET

STE & LOT: 148. P.

DATE: 22. Nov 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 OVEN/MS

- ☐ 30"
☐ 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

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

28 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.

28 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.

28 If specs not received, the standard openings as determined by Zanor 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 22/16

Purchaser Signature [Signature]

Date Nov 22/16

ZANCOR HOMES

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 August Soul

LOT 1486

DATE 22/7/16