


# ANGUS *South*

Item #	Construction Details ANGUS SOUTH: 150L  Model Type & Elevation : 30-04 HICKORY ELEVATION A Purchasers Names : HUONG THI KIM HO		
		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>		
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>		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
1/	OPTIONAL GARAGE MAN DOOR	02-Dec-16	COLOURS
2/	PLUMBING - WATER LINE TO FRIDGE	2-Dec-16	COLOURS
3/	ELECTRICAL - ADD (1) PLUG IN GREAT ROOM	2-Dec-16	COLOURS
4/	ELECTRICAL - MOVE STANDARD LIGHT IN KITCHEN TO BE OVER ISLAND	2-Dec-16	COLOURS
5/	ELECTRICAL - ADD (1) CAPPED BOX OVER KITCHEN ISLAND ON SAME SWITCH SPACED EVENLY ALONG WITH STANDARD LIGHT	02-Dec-16	COLOURS
6/	CABINETS - ADD UPPER ANGLE CORNER CABINET	02-Dec-16	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC CHOCOLATE BROWN	H 700 BC	HIVERNA P 948 CA			
Island	300 SERIES PVC CHOCOLATE BROWN	H 700 BC	HIVERNA P 948 CA			
Servery	NA					
Master Ensuite	300 SERIES PVC CHOCOLATE BROWN	H 700 BC	HIVERNA P 948 CA			
Main	300 SERIES PVC CHOCOLATE BROWN	H 700 BC	HIVERNA P 948 CA			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES			INSERTS	THRESHOLDS		
Main Foyer	KEATON ICE 13 X 13					
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						
Laundry	KEATON ICE 13 X 13					
Mstr Ensuite Floor	KEATON ICE 13 X 13			BIANC CARR		
Mstr Ensuite Shower	MALINA ICE 8 X 10					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	KEATON ICE 13 X 13			BIANC CARR		
Main Bath Tub Wall	MALINA ICE 8 X 10					
Twin Bath Floor	NA					
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 TL 21007				
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
		NA				
Main HallBy Stairs		LEXINGTON BUTTERRUM OAK TL 21007				
Upper Hall		PERFORMA 111 WHITE MINK # 4520				
Master Bedroom		PERFORMA 111 WHITE MINK # 4520				
Bedroom 2		PERFORMA 111 WHITE MINK # 4520				
Bedroom 3		PERFORMA 111 WHITE MINK # 4520				
Bedroom 4		NA				
Carpet Underpad		STANDARD				
TREADS & RISERS CARPET		PERFORMA 111 WHITE MINK # 4520				
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	STANDARD	location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				ANGUS SOUTH	150L	
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.				HH		DS-2

ZANCOR HOMES COLOUR CHART

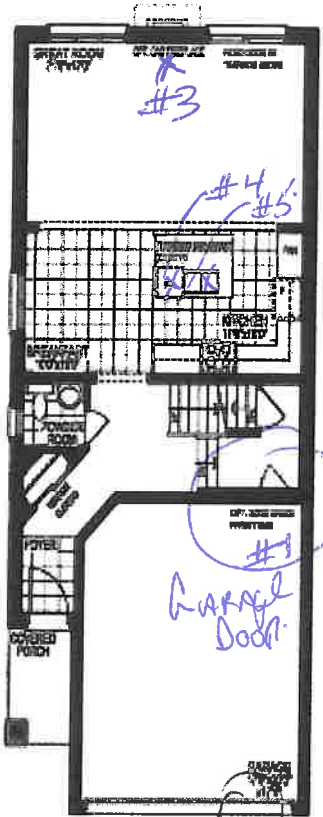
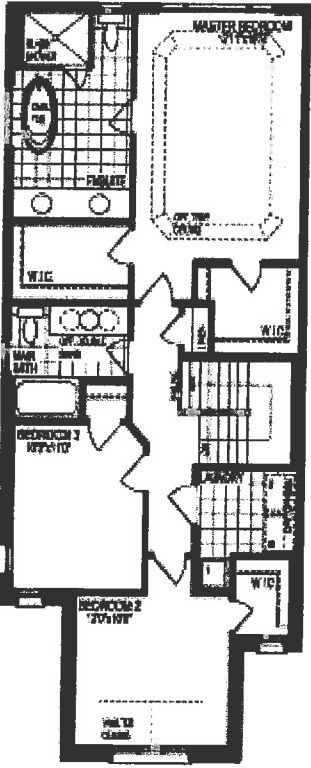
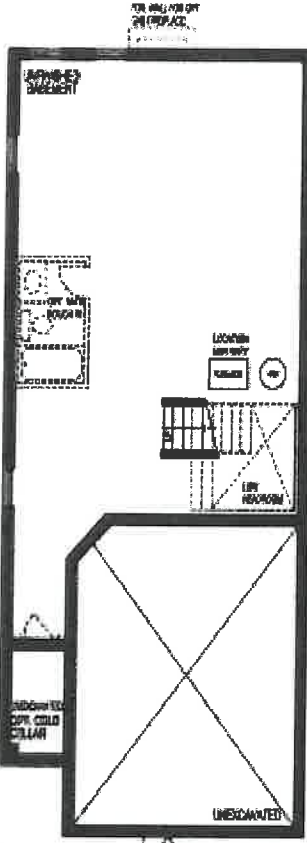
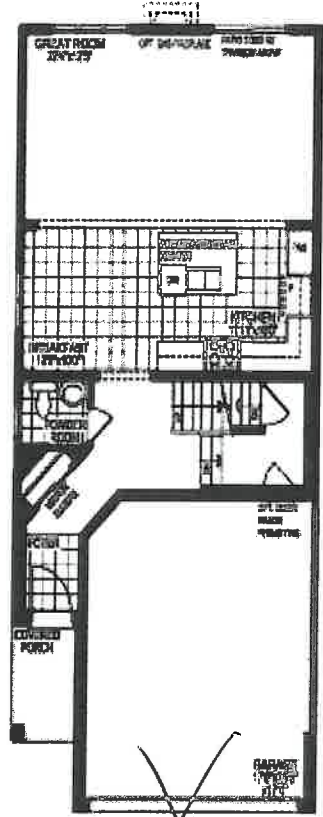
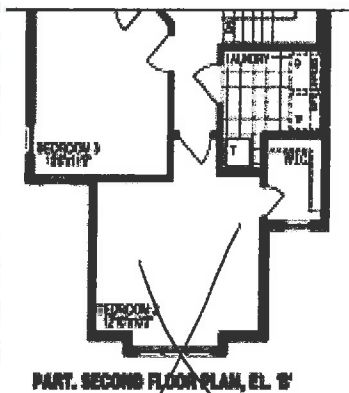
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	NATURAL OAK / VARNISH ONLY TREADS & RISERS ARE CARPET		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD		
Main totop of Basement door Railing	STANDARD		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	BIRCH WHITE	Master Beds	BIRCH WHITE
Living Room	NA	Bedroom 2	BIRCH WHITE
Dining Room	NA	Bedroom 3	BIRCH WHITE
Family/Great room	BIRCH WHITE	Bedroom 4	NA
Den/Study	NA	Master Ens.	BIRCH WHITE
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE
Laundry	BIRCH WHITE	Twin	NA
Powder Room	BIRCH WHITE	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	BA		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE BBQ	STANDARD		
WATERLINE to Fridge	UPGRADE		
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 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.			
SITE: ANGUS SOUTH	30-4-A HICKORY	LOT: 150L	
PURCHASER(S):	Huong Thi Kim Ho		
HOME #/CELL #	647-979 5414		
EMAIL:			
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.			
ZANCOR HOMES		Purchaser Signature	
DÉCOR CONSULTANT SIGNATURE		Date	
Vendor Signature		Date	

Lot 150 L

Nov 29/16

HH

SCHEDULE "A"  
FLOOR PLAN  
A



THE HICKORY

[Unit 3004]

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

Prices and specifications are subject to change without notice. The patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entrance, rear entrance and garage main 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 changes. See Sales representative for Style B and/or C. All renderings are artist's concept. E & OE (2004)



Vendor's Initials  
HH

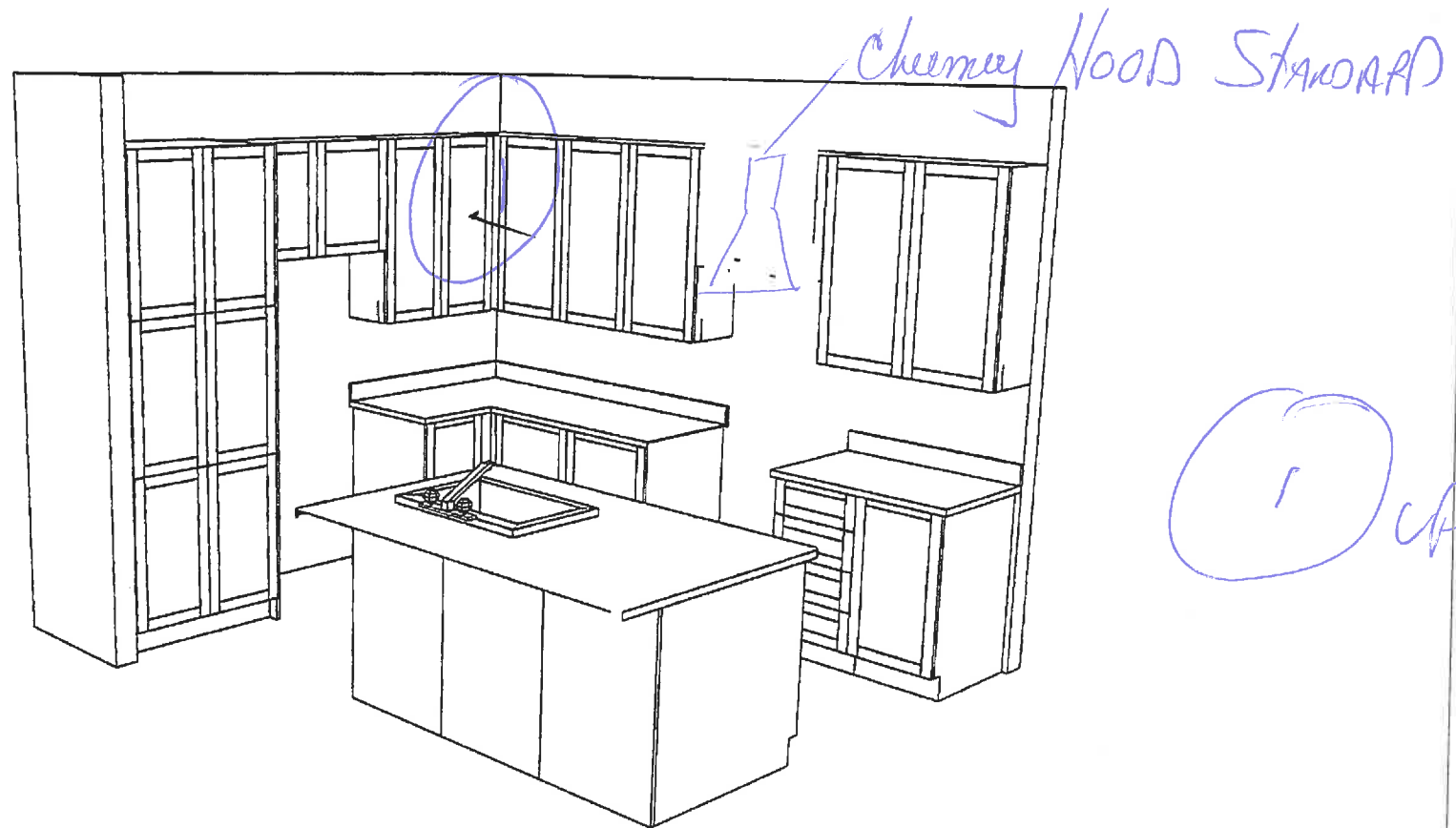
Purchaser's Initials  
HH

3004

Lot 150 L

Nov 29/16

HH



CAB Angle  
CORNER



# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Angus South

DATE:

Nov 29/16

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

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

HH **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.

HH 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.

HH 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 \_\_\_\_\_

husk

Date \_\_\_\_\_

Nov 29/16

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, TARION and/or the Builder in relation to the matter. **\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

SITE Angus South LOT 1505 DATE 20029/16