


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 151-5 Model Type & Elevation : 23-02 VIOLET ELEVATION B Purchasers Names : SCOTT SMITH		
		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	Chimney Hood Fan SEE ITEM #6 & 8		Bonus Package
Included	Natural finish laminate flooring on main floor in non tiled areas as per plan SEE ITEM #12	-	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/	ADD OPT DOOR FROM GARAGE **FORCE GMD WITH 2 RISERS FROM 1 RISER FOYER	9-Jan-17	COLOURS
2/	ADD OPT DOOR FROM GARAGE TO EXTERIOR (IF GRADE PERMITS)	9-Jan-17	COLOURS
3/	WINDOWS - ADD (1) EXTRA WINDOW OPERATOR IN LR/DR	9-Jan-17	COLOURS
4/	ELECTRICAL - ADD (6) LED POTLIGHTS IN KITCHEN ON SAME SWITCH *DELETE STD LIGHT IN COOKING AREA	9-Jan-17	COLOURS
5/	ELECTRICAL - ADD LED STRIP LIGHTING IN KITCHEN UNDER UPPER CABINETS ON SEP SWITCH	9-Jan-17	COLOURS
6/	ELECTRICAL - ADD 20AMP SEP CIRCUIT FOR OVER THE RANGE MICROWAVE	9-Jan-17	COLOURS
7/	CABINETS - ADD UPPER ANGLE CORNER CABINET	9-Jan-17	COLOURS
8/	CABINETS - ADD UPPER CABINET ABOVE STOVE FOR FUTURE OTR	9-Jan-17	COLOURS
9/	CABINETS - ADD MATCHING LIGHT VALANCE	9-Jan-17	COLOURS
10/	ADD STANDARD DOUBLE DOORS IN LIEU OF MIRROR SLIDERS FRONT HALL CLOSET	9-Jan-17	COLOURS
11/	UPGRADE LAMINATE FLOORING IN KITCHEN AND BREAKFAST AREA IN LIEU OF STANDARD TILE	9-Jan-17	COLOURS
12/	UPGRADE STD MAIN FLOOR AREAS TO BE STAINED LAMINATE	9-Jan-17	COLOURS
13/	ELECTRICAL - ADD (1) CAPPED CEILING LIGHT IN LR INSTALL IN LINE WITH LIGHT IN KITCHEN BREAKFAST ON SAME SWITCH AS SWITCH RECEPTACLE **NOTE DELETE SWITCHED RECEPTACLE, THE SWITCH WILL BE FOR THE CEILING LIGHT ONLY CENTER BOTH LIGHTS THE STD LIGHT AND ADDTIONAL LIGHT IN LR/DR	9-Jan-17	COLOURS



Joanne Alcaro




From: Joanne Alcaro
Sent: January-10-17 11:03 AM
To: 'Anne Colaillo'
Subject: Angus South - Lots 9 131R 141R 144L 151-5 - Amendments to Purchase Price
Attachments: SKM_C754e17011010580.pdf

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC WHITE	H 500 P ✓	BAHIA GRANITE 4595K-52			
Island	300 SERIES PVC WHITE	H 500 P ✓	BAHIA GRANITE 4595K-52			
Servery	NA					
Master Ensuite	300 SERIES PVC WHITE	K 300 P ✓	BLACK ALCANTE 4926K-07			
Main	300 SERIES PVC WHITE	K300 P ✓	BASALT SLATE 3690-58			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	GRECO BEIGE 13 X 13	DARK BEIGE GROUT ✓				
Basement Foyer	NA					
Powder Room	GRECO BEIGE 13 X 13	DARK BEIGE GROUT ✓				
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	NA	LAMINATE				
Breakfast Floor	NA	LAMINATE				
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	MELINA CARBON 13 X 13	DARK GREY GROUT ✓		BIANCA CARR		
Mstr Ensuite Shower	MELINA CARBON 8 X 10	DARK GREY GROUT ✓	NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE (DARK GREY GROUT)	✓				
Master Shower Jamb	BIANCA CARRERA	✓				
Main Bath Floor	MELINA ICE 13 X 13	DARK GREY GROUT		BIANCA CARR		
Main Bath Tub Wall	MELINA ICE 8 X 10	DARK GREY GROUT	NA			
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/Dining Room	LEXINGTON CAFÉ WALNUT TL 21003					
Family/Great Room	NA					
Den/Study/parlour/Library	NA					
Kitchen/BF *(Waiver)	LEXINGTON CAFÉ WALNUT TL 21003					
Main Foyer *(Waiver)	NA					
Main Hall By Stairs	LEXINGTON CAFÉ WALNUT TL 21003					
Upper Hall	PERFORMA LIGHT CASHMERE # 6383					
Master Bedroom	PERFORMA LIGHT CASHMERE # 6383					
Bedroom 2	PERFORMA LIGHT CASHMERE # 6383					
Bedroom 3	PERFORMA LIGHT CASHMERE # 6383					
Bedroom 4	NA					
Carpet Underpad	STANDARD					
TREADS & RISERS (STAIRS)	PERFORMA LIGHT CASHMERE # 6383					
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	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				ANGUS SOUTH		
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.				151-5		
** PAGE 1 OF 2 **		Purchaser Initial	Vendor			

ZANCOR HOMES COLOUR CHART

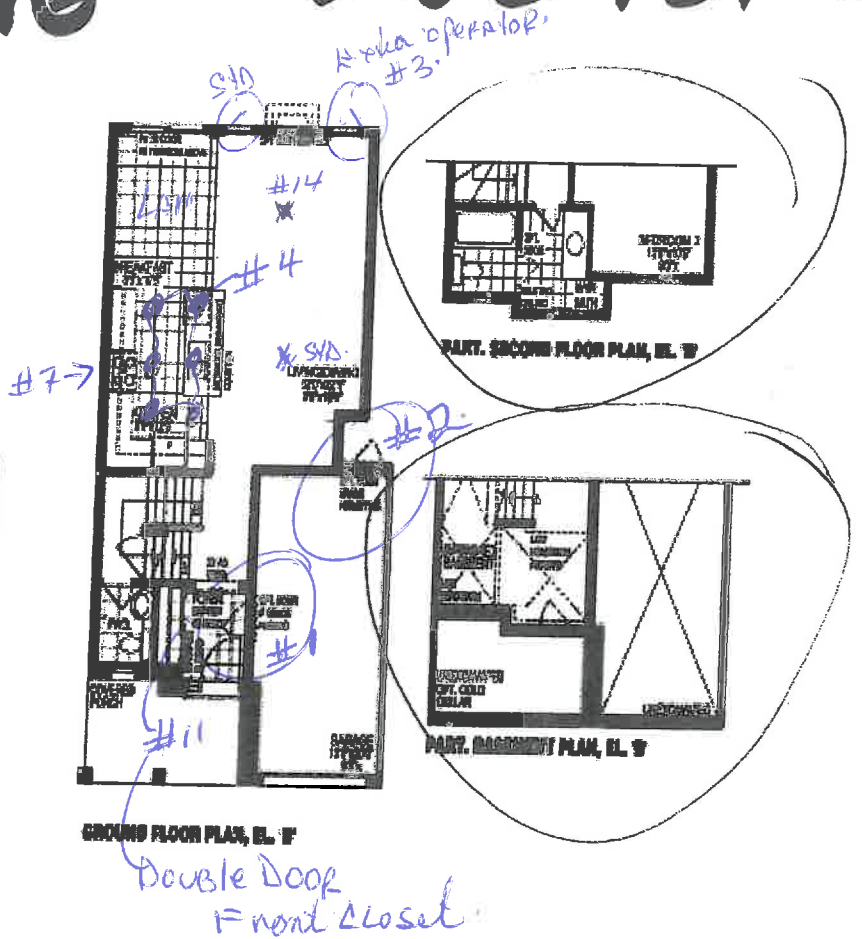
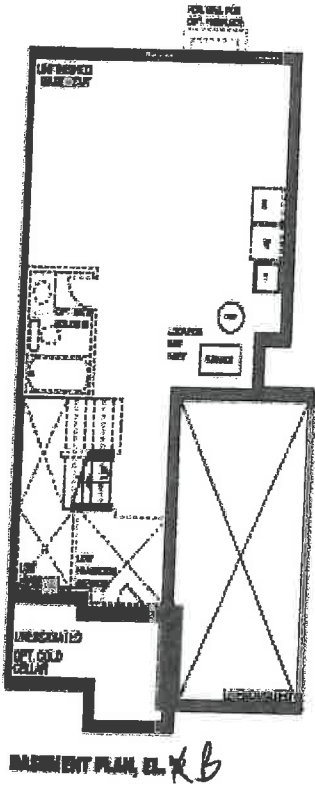
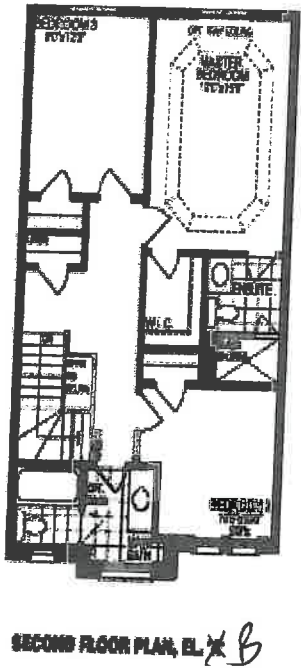
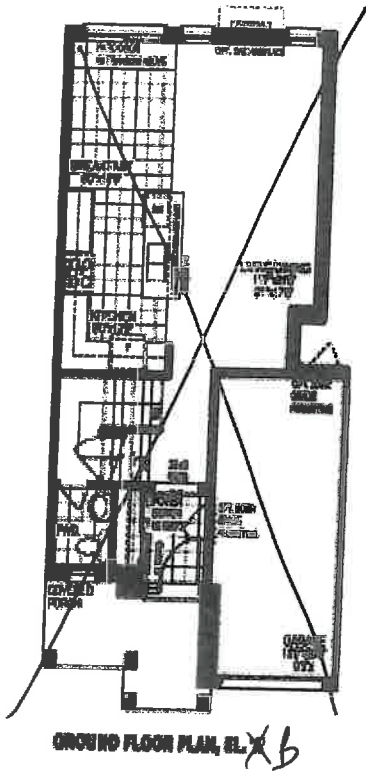
DIFFERENT THAN LAMINATE colour

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	NATURAL VARNISH FINISH TREADS & RISERS CARPET			
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	CAMEO WHITE	Master Beds	CAMEO WHITE	
Living/DiningRoom	CAMEO WHITE	Bedroom 2	CAMEO WHITE	
	CAMEO WHITE	Bedroom 3	CAMEO WHITE	
Family/Great room	NA	Bedroom 4	NA	
Den/Study	NA	Master Ens.	CAMEO WHITE	
Main/Upper Hall	CAMEO WHITE	Main	CAMEO WHITE	
Laundry	NA	Twin	NA	
Powder Room	CAMEO WHITE	Basement	NA	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD			
Powder Room	STANDARD			
Master Ensuite	STANDARD			
Main	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:		
	UPG (SEE PES)	DECLINED	NOTES	
GAS LINE BBQ	STANDARD			
WATERLINE to Fridge	NA			
Hood Fan Venting SIZE	6"			
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	23-02-B VIOLET	LOT: 151-5		
PURCHASER(S):	Scott Smith			
HOME #/CELL #	705-321-0665			
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.				
*** PAGE 2 OF 2 ***				
Purchaser Signature		Date		
Decor Consultant Signature		Date		
Vendor Signature		Date		

Dec 12/16

Lot 151-5

SCHEDULE "B"
FLOOR PLAN



THE VIOLET

(Uth 2302)

1430 sq. ft. 1425 sq. ft.
Elev. A Elev. B

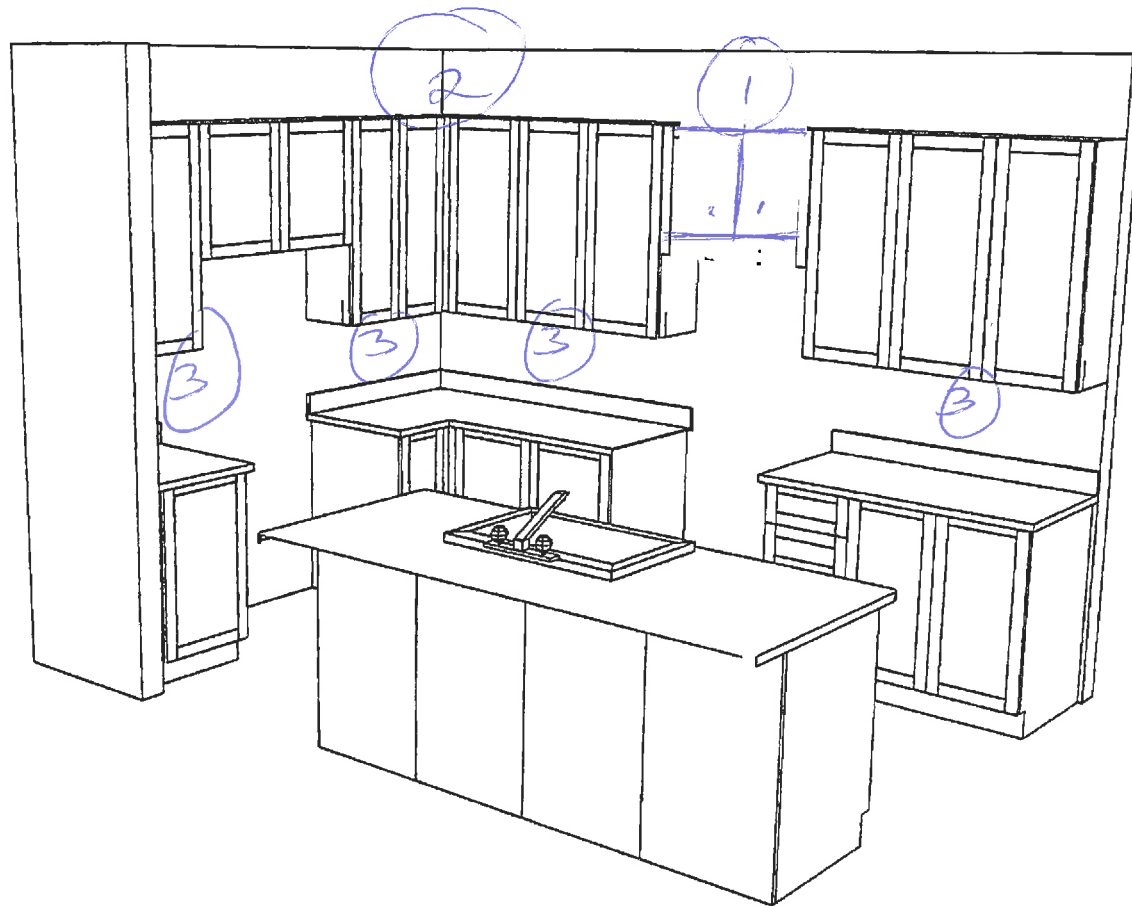
Prices and specifications are subject to change without notice. The patterns may vary. Window sizes and locations may vary. Location of furnace and water tank are approximate. Steps may be required at front entrance, rear entrance and garage main door entrance due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Floor dimensions may change with slight changes. See Sales representative for Style B and/or C. All renderings are artist's concept. E & O E (2302)

Vendor's Initials

Purchaser's Initials

2302

Lab 151-5
Dec 18/16



(1) ADD UPPER
OVERSTOVE
FOR OTR.
MICROWAVE

(2) Angle
UPPER

(3) Light Valance
Below
UPPER

APPLIANCE SPEC INFORMATION SHEET

STE & LOT: 151-5 Wasaga DATE: Dec 17/16

SITING: ☐ Standard ☐ Reverse

RANGE

- ☒ 30" (STD)
☐ 36"
☐ 48"
☐ GAS
☐ COOKTOP (APRON)
☐ COOKTOP (DROPIN)

REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"
☐ BUILT IN FRIDGE
☐ WATERLINE REQUIRED
☐ PANELLED/INTEGRATED
☐ FLUSH INSET

WALL OVENS

- ☐ 30"
☐ SINGLE
☐ DOUBLE
☐ STEAM OVEN
☐ WARMING DRAWER

MICROWAVES

- ☐ BUILT IN MICRO
☐ MICRO TRIM KIT
☒ OVER THE RANGE

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: Jan 15/16 Appliance Specs RECEIVED _____
Mickouane

Purchaser Signature [Signature] Date Dec 17/16

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, TARIION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE Angus-South LOT 151-5 DATE Dec 17/16