


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 52 Model Type & Elevation : 40-04 BASSWOOD ELEVATION A Purchasers Names : MA JIAOYING AND CHEN YIQIU		
		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 tiled areas as per plan SEE ITEM #3</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 SEE ITEM #2</i>		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
Included	<i>USB Outlets (1) Kitchen and (1) Master Bedroom</i>		Bonus Package
1/	<i>OPTIONAL GARAGE DOOR INTO LAUNDRY ROOM IF GRADE PERMITS ✓</i>	5-Jan-17	COLOURS
2/	<i>OAK STAIRS IN LIEU OF CARPET ✓</i>	5-Jan-17	COLOURS
3/	<i>UPGRADE TO STAIN LAMINATE FLOORING MAIN FLOOR ✓</i>	5-Jan-17	COLOURS
4/	<i>STAIN OAK STAIRS ✓</i>	5-Jan-17	COLOURS
5/	<i>UPGRADE STAINED LAMINATE FLOORING - 2ND FLOOR ✓</i>	5-Jan-17	COLOURS

COLOURS
JANUARY 5 2017

guy
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ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
DOOR STYLE	HARDWARE	COUNTERTOP	EDGE			
Nucleon	300 SERIES PVC CHOCOLATE BROWN ✓	H 800 BC ✓	PORTICO MARBLE 7735-58 ✓			
Star3	300 SERIES PVC CHOCOLATE BROWN ✓	H 800 BC ✓	PORTICO MARBLE 7735-58 ✓			
Serenity	NA					
Master Ensuite	300 SERIES PVC CHOCOLATE BROWN ✓	H 800 BC ✓	BAHIA GRANITE 4595K-52 ✓			
Main	300 SERIES PVC CHOCOLATE BROWN ✓	H 800 BC ✓	BAHIA GRANITE 4595K-52 ✓			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	MELINA ICE 13 X 13 ✓		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	MELINA ICE 13 X 13 ✓					
Mad Room	NA					
Main Hall	NA					
Kitchen Floor	MELINA ICE 13 X 13 ✓					
Breakfast Floor	MELINA ICE 13 X 13 ✓					
Kitchen Bk.Splash	NA					
Laundry	MELINA ICE 13 X 13 ✓					
Mstr Ensuite Floor	CORTE MILA SILVER 13 X 13 ✓					
Mstr Ensuite Shower	CORTE MILA SILVER 13 X 13 ✓					
Mstr Ens Tub Wall/Deck	CORTE MILA SILVER 8 X 10 ✓	YES				
Master Shower Floor	NA					
Master Shower Jamb	2 X 2 WHITE ✓					
Main Bath Floor	BIANCA CARRERA ✓					
Main Bath Tub Wall	CORTE MILA SILVER 13 X 13 ✓					
Twin Bath Floor	CORTE MILA SILVER 8 X 10 ✓	YES				
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HANDWOOD / CARPET						
Living Room	NA					
Dining Room	LEXINGTON MIDNIGHT OAK TL 210006					
Family/Great Room	LEXINGTON MIDNIGHT OAK TL 210006					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall by Dining room	LEXINGTON MIDNIGHT OAK TL 210006					
Upper Hall	LEXINGTON MIDNIGHT OAK TL 210006					
Master Bedroom	LEXINGTON MIDNIGHT OAK TL 210006					
Bedroom 2	LEXINGTON MIDNIGHT OAK TL 210006					
Bedroom 3 & 4 (STUDY)	LEXINGTON MIDNIGHT OAK TL 210006					
Study	LEXINGTON MIDNIGHT OAK TL 210006					
Carpet Underpad	NA					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt Surround	NA	MANTLE		NA
LOCATION	NA	Opt Surround	NA	MANTLE		NA
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt Crown Moulding			NA	
Bathroom Accessories	STANDARD	location			NA	
Purchaser has reviewed the colour chart						
FOR TRADE USE						
				ANGUS SOUTH	52	

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 52

STAIRS, RAILING & PICKETS & STAIR STAIN

STAIRS, RAILING & PICKETS & STAIR STAIN		STAIR MIDLIGHT OAK	
Stair Skirt / Sprockets			
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	WARM GREY	Bedroom 3&4	WARM GREY
Family/Great room	WARM GREY	Study	WARM GREY
Den/Study	WARM GREY	Master Ens	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Twin	NA
Powder Room	WARM GREY	Basement	NA
PLUMBING - UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	STANDARD	
2nd Ensuite	NA		
BASEMENT	NA		
Other			

ZANCOR APPLIANCE REQUIREMENTS-UPGRADE5 TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'	YES / NO	Package Name:	
GAS LINE BBQ	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	STANDARD		
Hood Fan Venting SIZE	NA		
ELECTRICAL for Built-in Oven	6" STANDARD		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	NA		

DISCLAIMER

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	40-4-A BASSWOOD	LOT: 52
PURCHASER(S):	Ma Jiaoying Chen Yiqiu	
HOME #/CELL #		
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 ***

Décor Consultant Signature

Date _____

Purchaser Signature

Data

Purchaser Signature

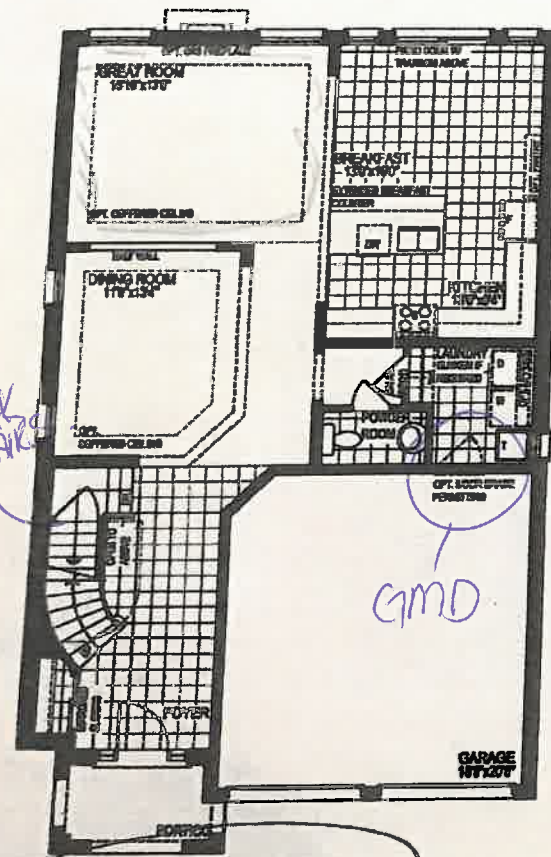
Date _____

Vendor Signature

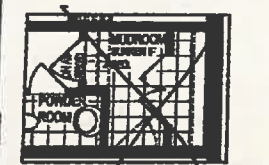
1st Floor
 2nd Floor
 3rd Floor

Lot 52.
 Jan 2/17

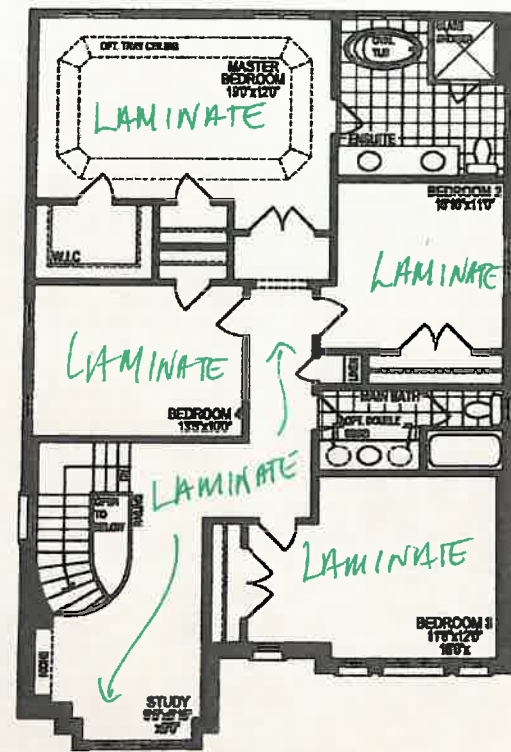
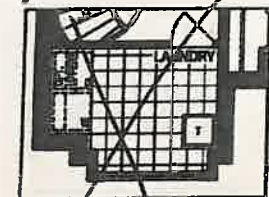
SCHEDULE "B" FLOOR PLAN



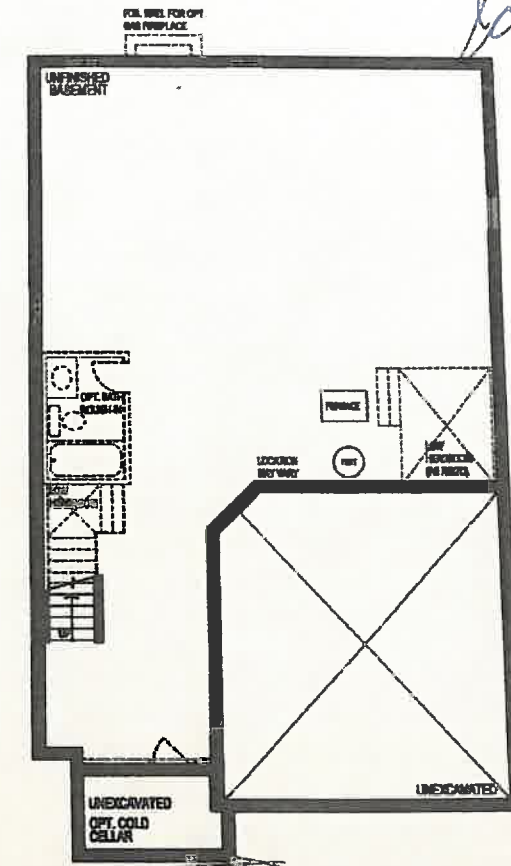
GROUND FLOOR PLAN, EL. 'A'



GROUND FLOOR PLAN FOR OPT. SECOND FLOOR LAUNDRY



SECOND FLOOR PLAN, EL. 'A'



BASEMENT PLAN, EL. 'A'

THE BASSWOOD

(Unit 4004)
 2515 sq. ft. / 2475 sq. ft.
 Elev. A Elev. B

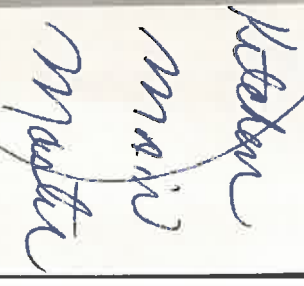
Prices and specifications are subject to change without notice. The patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage entrance due to grade. Actual usable floor space may vary from 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 measurements are subject to change.



Lot # 52
 Basswood "A"

(New Image Kitchens)

Jan 7/17



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X 秋

X 菜

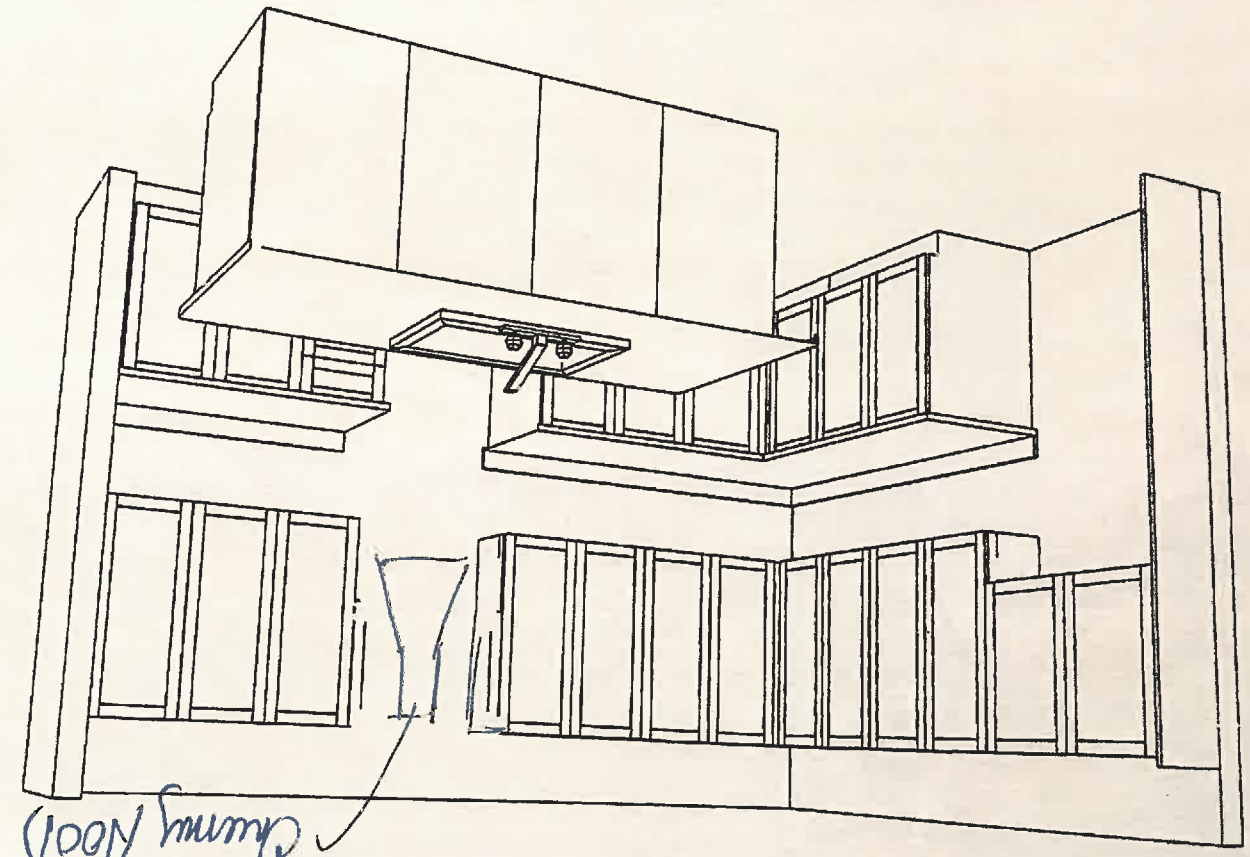
Standard

Jan 2/17

Lot 52

foot

churny hood





APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

52 Angus Soil

DATE:

Jan 2/17

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

(10) (30/40)
Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

X 某秋
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.

X 某秋
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.

X 某秋
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

X 某秋

Date

Jan 2/17

Purchaser Signature

X 陈依秋

Date

Jan 2/17

ZANCOR
HOMES

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.

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.**

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 tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections 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.

CABINETS: 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.

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

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

SITE Argus South LOT 52

DATE June 2/19

December 20, 2016