


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: 4 ✓  Model Type & Elevation : 50-04 SYCAMORE ELEVATION A ✓ Purchasers Names : WING MUI (DAWN) LEUNG AND PENG (CLIFF) WANG		
		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 tiles areas as per plan SEE ITEM #4		Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	Carpet Grade Stairs with Oak pickets SEE ITEM #2 & #4	-	Bonus Package
Included	Glass shower in Master Ensuite as per plan SEE ITEM #3		Bonus Package
1/	ADD GARAGE MAN DOOR, IF GRADE PERMITS ✓	16-Jan-17	COLOURS
2/	STAIRS - OAK STAIRS IN LIEU OF CARPET GRADE, INCLUDES OAK VENEER RISERS AND STRINGERS ✓	16-Jan-17	COLOURS
3/	MASTER ENSUITE - FRAMELESS GLASS SHOWER ✓	16-Jan-17	COLOURS
4/	MAIN FLOOR AND STAIRS - HARDWOOD UPGRADE 3 4-3/*" OAK ANTIQUE BROWN IN DINING, LIVING, MAIN HALL, GREAT ROOM AND LIBRARY ****INCLUDES STAIN ON STAIRS ✓	16-Jan-17	COLOURS

for  
(W)

# ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD 300 SERIES PVC CHOCOLATE BROWN	H800BC	WHITE JUPARANA-4931K-62	STD		
Island	STD 300 SERIES PVC CHOCOLATE BROWN	H800BC	WHITE JUPARANA-4931K-62	STD		
Servery	N/A					
Master Ensuite	STD CONT SLAB OAK MAYFLOWER BROWN STAIN	H500C	PALOMA POLAR -6698-46	STD		
Main / Shared	STD MOSAIC OAK -TIMBER GREY	H700BC	PORTICAL MARBLE-7735-58	STD		
Ensuite 4	STD MOSAIC OAK -TIMBER GREY	H700BC	PORTICAL MARBLE-7735-58	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALENA ICE 13X13					
Basement Foyer	N/A					
Powder Room	MALENA ICE 13 X13					
Mud Room	MELENA CARBON 13 X13					
Main Hall	N/A					
Kitchen Floor	MALENA ICE 13 X13					
Breakfast Floor	MALENA ICE 13 X13					
Kitchen Bk.Splash	N/A					
Laundry	MELENA CARBON 13 X13					
Mstr Ensuite Floor	MELENA IVORY 13 X 13					
Mstr Ensuite Shower	KEATON ICE 8 X10					
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	BONE 2X2			PERLATO BONE		
Master Shower Jamb	PERLATO BONE					
Main Floor Bath/Shared	NEW ALBION TAUPE 13 X 13			PERLATO BONE		
Main Bath Tub Wall	NEW ALBION TAUPE 8 X 10					
Ensuite 4 Bath Floor	NEW ALBION TAUPE 13 X 13			PERLATO BONE		
Ensuite 4 Bath Wal	NEW ALBION TAUPE 8 X10					
HARDWOOD / CARPET						
Living Room	UPG (3) HARDWOOD 4 3/8" RED OAK ANTIQUE BROWN					
Dining Room	UPG (3) HARDWOOD 4 3/8" RED OAK ANTIQUE BROWN					
Great Room	UPG (3) HARDWOOD 4 3/8" RED OAK ANTIQUE BROWN					
Library room	UPG (3) HARDWOOD 4 3/8" RED OAK ANTIQUE BROWN					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG (3) HARDWOOD 4 3/8" RED OAK ANTIQUE BROWN					
Upper Hall/Computer Niche	CARPET SANDPIPER -4375					
Master Bedroom	CARPET SANDPIPER -4375					
Bedroom 2	CARPET SANDPIPER -4375					
Bedroom 3	CARPET SANDPIPER -4375					
Bedroom 4	CARPET SANDPIPER -4375					
Carpet Underpad	STANDARD					
Basement Foyer	N/A					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding				
Bathroom Accessories	YES	Location				
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				Price Review Summary 15074		
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.				C.W.		
** PAGE 1 OF 2 **				Purchaser Initial	Vendor	

# ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	OAK STAIRS IN LIEU OF CARPET GRADE, INCLUDES OAK VENEER, RISERS AND STRINGERS		
Main to 2nd Railing Details:	STANDARD		
Main to Basement Railing Details:			
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	OYSTER WHITE	Master Beds	OYSTER WHITE
Living Room	OYSTER WHITE	Bedroom 2	OYSTER WHITE
Dining Room	OYSTER WHITE	Bedroom 3	OYSTER WHITE
Family/Great room	OYSTER WHITE	Bedroom 4	OYSTER WHITE
Den/Study	OYSTER WHITE	Master Ens.	OYSTER WHITE
Main/Upper Hall	OYSTER WHITE	Main	OYSTER WHITE
Laundry	<del>OYSTER WHITE</del>	Twin	OYSTER WHITE
Powder Room	OYSTER WHITE	Basement	N/A
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD		
Main/Twin	STANDARD		
2nd Ensuite	STANDARD		
BASEMENT	N/A		
Other	N/A		
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	N/A	✓	
WATERLINE to Fridge	N/A	✓	
Hood Fan Venting SIZE	N/A	6" ✓	STANDARD
ELECTRICAL for Built-in Oven	N/A	✓	
ELECTRICAL for Built-in Micro / OTR	N/A	✓	
ELECTRICAL for Gas Stove / Cooktop	N/A	✓	
ELECTRICAL for Bar Fridge	N/A	✓	
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 \$55000 administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
PINE RIVER SOUTH	LOT: 4		
PURCHASER(S):	WING MUI (DAWN) LEUNG PENG (CLIFF) WANG		Dec 28, 2016
HOME #/CELL #	647-291-9909		
EMAIL:	dawnleung@outlook.com	Purchaser Signature	Date Dec 28, 2016
DÉCOR NOTES		Purchaser Signature	Date
*** FOR TRADE USE ***		Décor Consultant Signature	Date Dec 28, 2016
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.		JAN 16 2016	
*** PAGE 2 OF 2 ***		Vendor Signature	Date

JAN 16 2016







The floor plan shows a 4-bedroom house with the following layout and features:

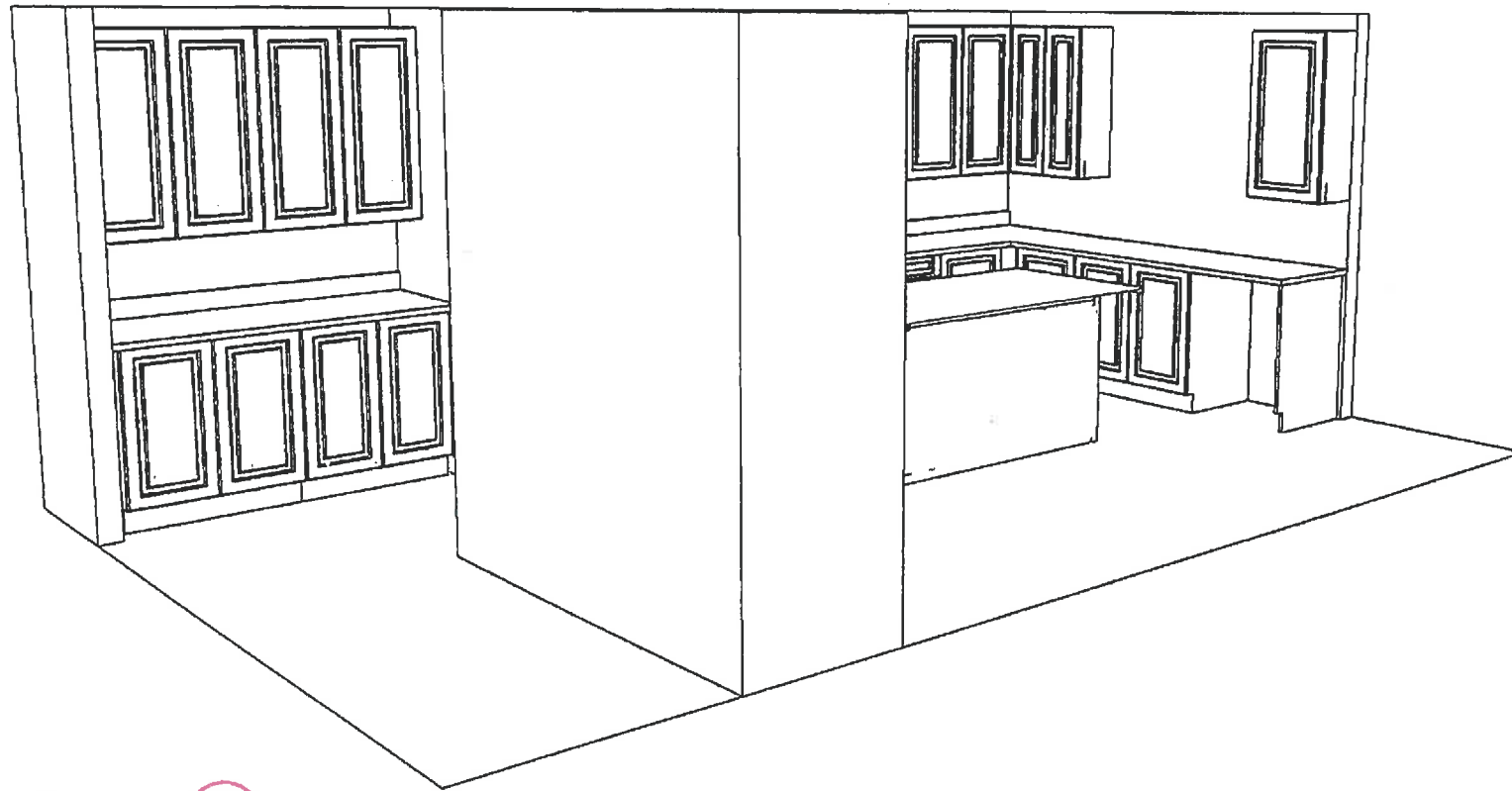
- Top Right:** OPT. TRAY/CEILING, MASTER BEDROOM (15'4" x 15'5").
- Top Left:** ENSUITE 4, W.I.C., BEDROOM 4 (12'5" x 12'0").
- Bottom Left:** COMPUTER NICHE (10'10" x 8'6"), OPEN TO BELOW.
- Center:** RAILING, OPEN TO BELOW, HANDS ON 2nd floor (handwritten note).
- Bottom Center:** W.I.C., BEDROOM 2 (12'5" x 11'0").
- Bottom Right:** W.I.C., ENSUITE, BASED SHOWER, NICHE, CHAIR TUB, BEDROOM 3 (18'2" x 12'0" x 11'0").
- Far Right:** W.I.C., BASED SHOWER, NICHE, CHAIR TUB, BEDROOM 3 (18'2" x 12'0" x 11'0").
- Far Bottom:** W.I.C., BASED SHOWER, NICHE, CHAIR TUB, BEDROOM 3 (18'2" x 12'0" x 11'0").

Floor plan of the second floor of a building. The plan shows a large diagonal structural beam running from the top left to the bottom right. The rooms and areas are labeled as follows:

- Bedroom 4**: 9'6" x 12'0"
- Laundry**
- Computer Office**: 7'0" x 10'0"
- Open Area Below**: A large open space below the computer office.
- W**: A small room or closet.
- Railing**: Located near the bottom right, with a note "OPEN TO BELOW".
- WATER TANK**: Located near the bottom left.

JAN 16 2016

S004



LOT 4 <sup>new</sup>  
PINE RIVER SOUTH



5004

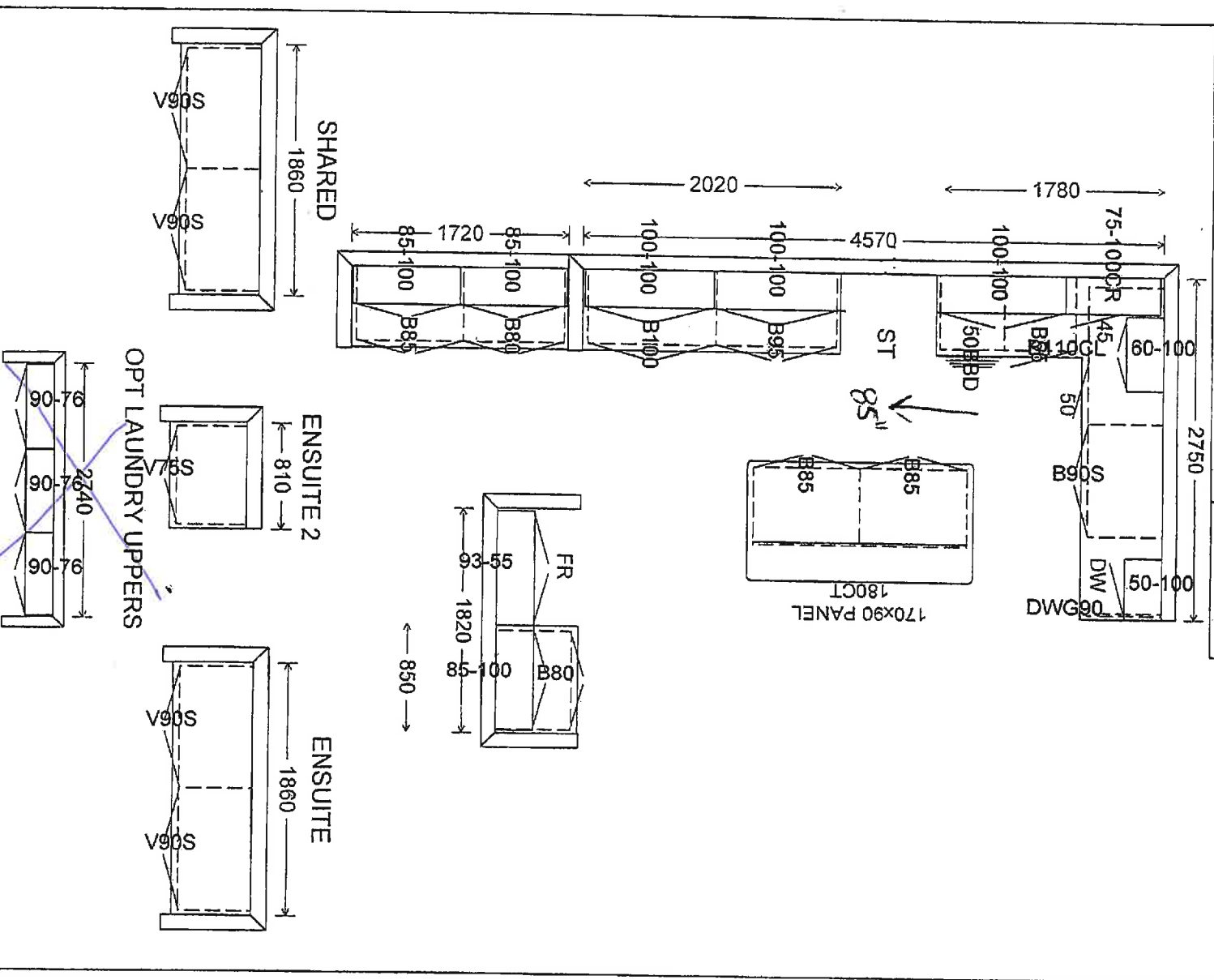


LOT 4  PINE RIVER SOUTH.



457

New Image Kitchens	
Scale:	Approved by:
Date: 08/07/18	Drawn by: SEAN
Revised:	
ZANCOR HOMES	
ANGUS SOUTH 5004	Drawing number:



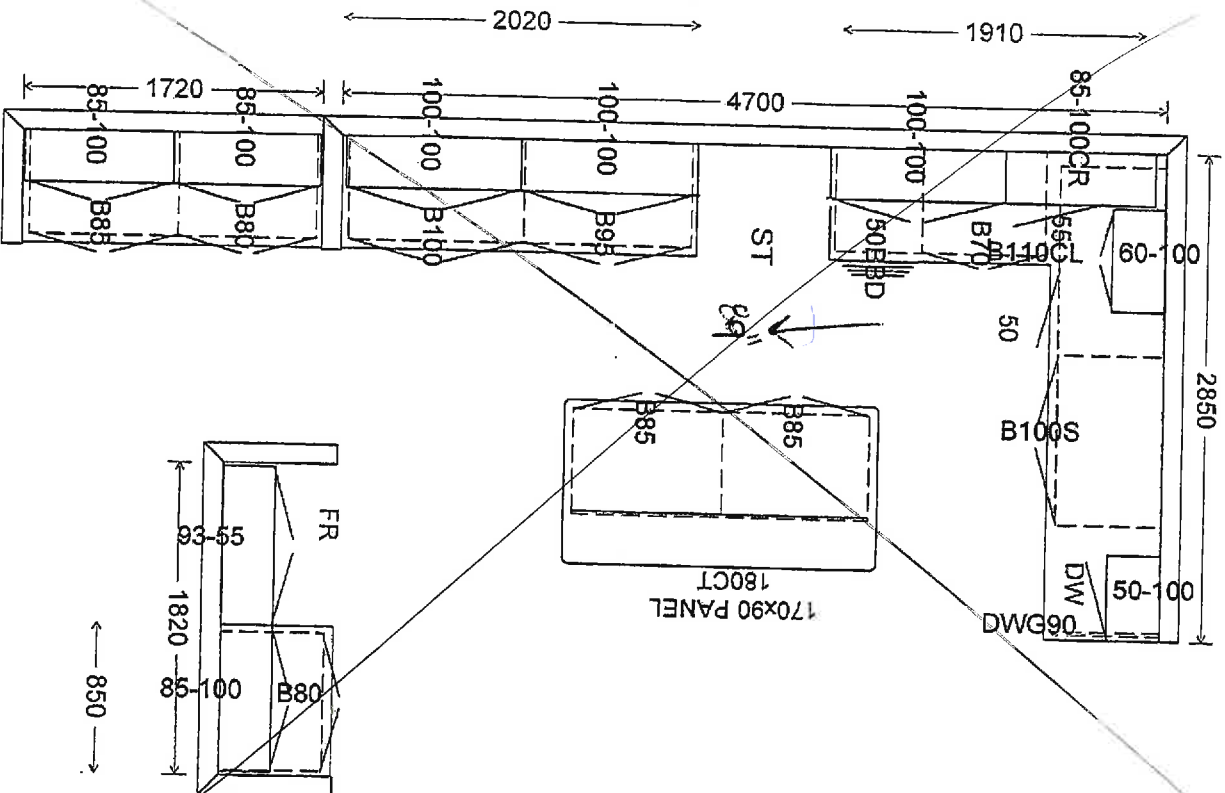
Pink River South.

2

LOT 4

New Image Kitchens				
Scale:	Approved by:		Drawn by: SEAN	
Date: 06/07/16			Revised:	
ZANCOR HOMES				
ANGUS SOUTH 5004				
			Drawing number:	

ALT KITCHEN LAYOUT



PINE RIVER SOUTH.

See.

lot 4

# STANDARD CABINET HARDWARE

(New Image Kitchens)



main bath  
ensure 4

kitchen  
island

insert  
cabinet

cu.



# PINE RIVER SOUTH

## APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

**LOT 4**

DATE:

**Dec 28, 2016**

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 \_\_\_\_\_  
☐ 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

**inc.**

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 Manufacturer's specifications after closing.

**NOTE:** 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.

**NOTE:** 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 \_\_\_\_\_

Date **Dec-28-2016**

Purchaser Signature \_\_\_\_\_

Date **Dec-28-2016**



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\*\***

File Bueil Smith

LOT 4

Dec 28 2016

SITE

LOT

DATE