


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: 8		
		Date	Note
	Model Type & Elevation : 50-04 SYCAMORE ELEVATION B		
	Purchasers Names : A. SRIPATHMANATHAN AND S. PONNAMBALAM		
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		Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	Carpet Grade Stairs with Oak pickets		Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
1/ ✓	GARAGE DOOR - GARAGE MAN DOOR INTO LAUNDRY ROOM	14-Feb-17	COLOURS
2/ ✓	FIREPLACE - UPGRADE TO GAS FIREPLACE MODEL 30" (B3ONTRE) INCLUDES PAINT GRADE MANTLE AND MARBLE SURROUND **NOTE BUMP OUT FOUNDATION	14-Feb-17	COLOURS
3/ ✓	HVAC - ROUGH IN LINE SET ONLY FOR FUTURE AIR CONDITIONER	14-Feb-17	COLOURS
4/ ✓	ELECTRICAL - 200 AMP SERVICE	14-Feb-17	COLOURS
5/ ✓	ELECTRICAL - SHIFT STD LIGHT IN KITCHEN TO BE INSTALLED CENTERED ABOVE KITCHEN ISLAND	14-Feb-17	COLOURS
6/ ✓	MAIN AND 2ND FLOOR - SMOOTH CEILINGS	14-Feb-17	COLOURS
7/ ✓	FRAMING - 2ND FLOOR COMPUTER NICHE CLOSE OFF WALL AND ADD STD INTERIOR DOOR AND TRIM	14-Feb-17	COLOURS
8/ ✓	PLUMBING - ADD WATER LINE TO FRIDGE	14-Feb-17	COLOURS

for City

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CONT SLAB PVC TUXEDO ✓	H 500 C	CALCATTÀ MARBLE 4925K-07			
Island	CONT SLAB PVC TUXEDO ✓	H 500 C	CALCATTÀ MARBLE 4925K-07			
Servery	CONT SLAB PVC TUXEDO ✓	H 500 C	CALCATTÀ MARBLE 4925K-07			
Master Ensuite	CONT SLAB PVC TUXEDO ✓	H 500 C	CALCATTÀ MARBLE 4925K-07			
Main	NA					
Twin	CONT SLAB PVC TUXEDO ✓	H 500 C	CALCATTÀ MARBLE 4925K-07			
Ensuite #4	CONT SLAB PVC TUXEDO ✓	H 500 C	CALCATTÀ MARBLE 4925K-07			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	NEW ALBION GREY 13 X 13 ✓					
Basement Foyer	NA					
Powder Room	NEW ALBION GREY 13 X 13 ✓					
Mud Room	NA					
Main Hall						
Kitchen /Breakfast Floor	NEW ALBION GREY 13 X 13 ✓					
Servery/Pantry	NEW ALBION GREY 13 X 13 ✓					
Kitchen Bk.Splash	NA					
Laundry	NEW ALBION GREY 13 X 13 ✓					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13 ✓				BIAN CARR	
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10 ✓			YES		
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	NEW ALBION GREY 13 X 13✓					
Master Shower Jamb	BIANCA CARRERRA ✓					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	NEW ALBION GREY 13 X 13 ✓				BIAN CARR	
Twin Ensuite Tub Wall	NEW ALBIO GREY 8 X 10 ✓			YES		
Ensuite #4 Bath Floor	NEW ALBION GREY 13 X 13 ✓					
Ensuite #4 Bath Wall	NEW ALBION GREY 8 X 10 ✓			YES		
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	LEXINGTON LAMINATE BUTTERRUM OAK TL-21007					
Dining Room	LEXINGTON LAMINATE BUTTERRUM OAK TL-21007					
Family/Great Room	LEXINGTON LAMINATE BUTTERRUM OAK TL-21007					
Library	LEXINGTON LAMINATE BUTTERRUM OAK TL-21007					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	LEXINGTON LAMINATE BUTTERRUM OAK TL-21007					
Upper Hall	OPENING NIGHT T-17					
Master Bedroom	OPENING NIGHT T-17					
Bedroom 2	OPENING NIGHT T-17					
Bedroom 3	OPENING NIGHT T-17					
Bedroom 4	OPENING NIGHT T-17					
Carpet Underpad	STANDARD					
TREADS & RISERS STAIRS	OPENING NIGHT T-17					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NERO MARQUINA	MANTLE	NF8	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD		Opt. Crown Moulding		NA	
Bathroom Accessories	STANDARD		location		NA	
				SITE & LOT		
FOR TRADE USE				ANGUS SOUTH	8	
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the buidler of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.						
** PAGE 1 OF 2 **				Purchaser Initial	Vendor	

STAIRS, RAILING & PICKETS & STAIR STAIN

Casing/Baseboards	STANDARD
Interior Doors	STANDARD
Interior Door Hardware	STANDARD
Exterior Door Hardware	STANDARD

PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin Bath	STANDARD	STANDARD	
Ensuite #4	STANDARD	STANDARD	
BASEMENT	NA		
Other	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	<i>AK</i>	<i>[Signature]</i>
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs	<i>AK</i>	<i>[Signature]</i>
Purchaser has checked and acknowledged accuracy of colour and selections before signing.	<i>AK</i>	<i>[Signature]</i>

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

[Signature]

Decor Consultant Signature

Date

FEB 14 2017

SCHEDULE "B"

FLOOR PLAN

Elev.
"B"

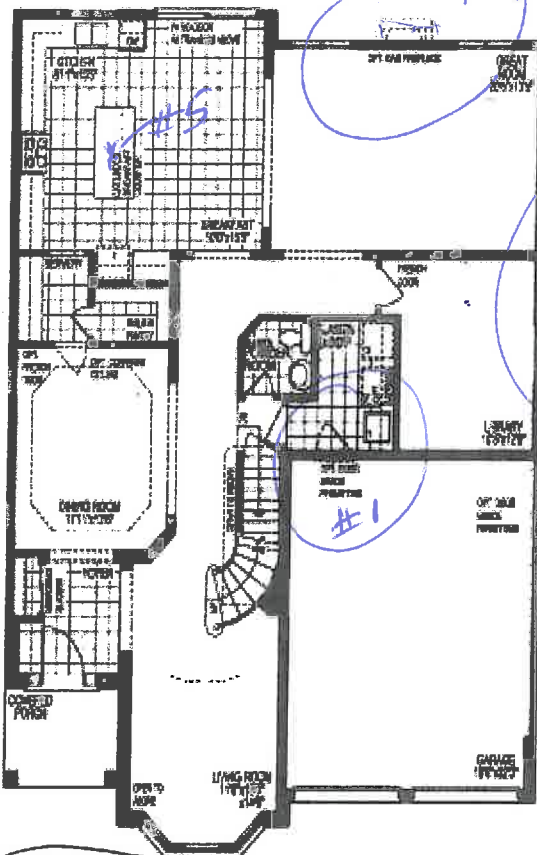
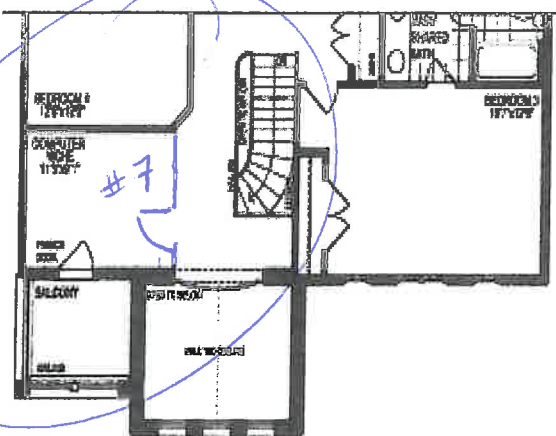
THE SYCAMORE

(Unit 5004)

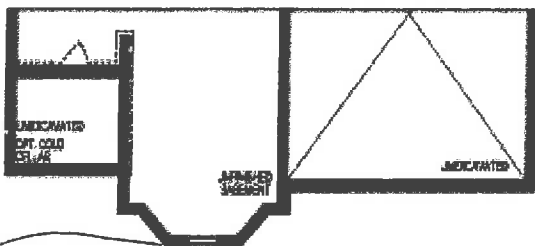
3395sq. ft. | 3425 sq. ft.
Elev. A | Elev. B

Optional Ground Floor | 3255 sq. ft. | 3285sq. ft.
Elev. A | Elev. B

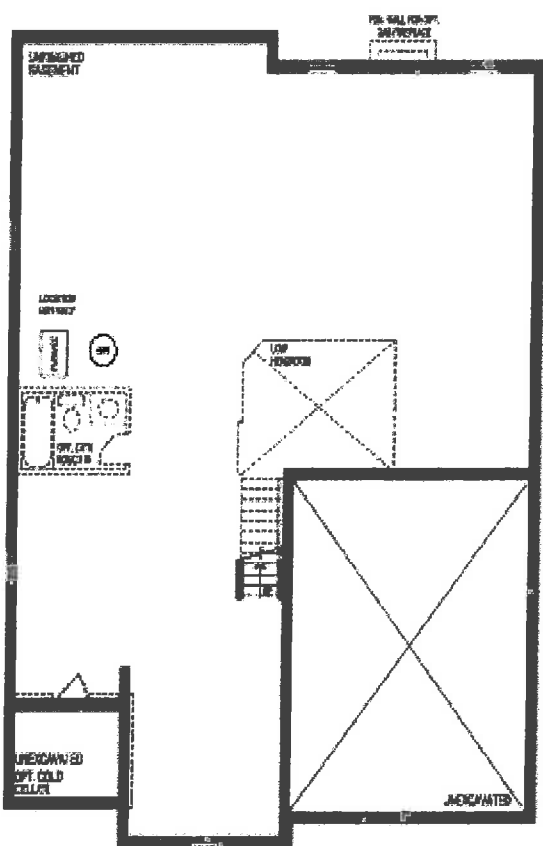
Prices and specifications are subject to change without notice. The pictures may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage mass door entries due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Room dimensions may change with style chosen. See Sales representative for Style B and/or C. All renderings are artist's concept. E & D E (5004)



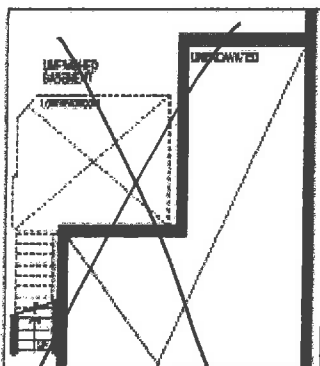
GROUND FLOOR PLAN, EL. "B"



PART. BASEMENT PLAN, EL. "B"



BASEMENT PLAN, EL. "B"



OPTIONAL BASEMENT PLAN TANDDEM GARAGE



Vendor's Initials

[Handwritten Signature]

FEB 14 2017

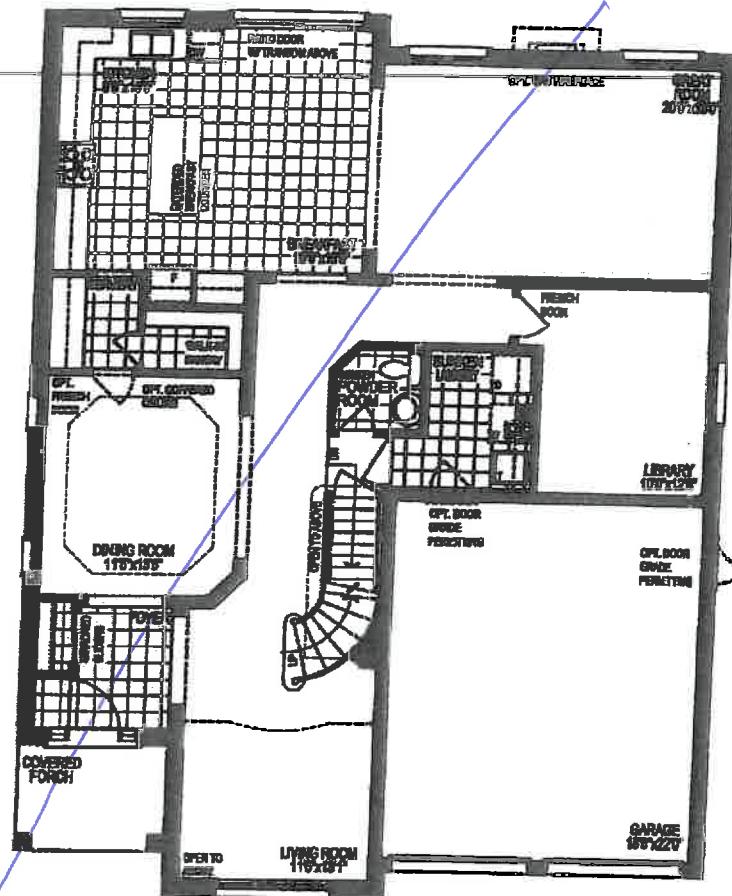
Purchaser's Initials

Purchaser's Initials

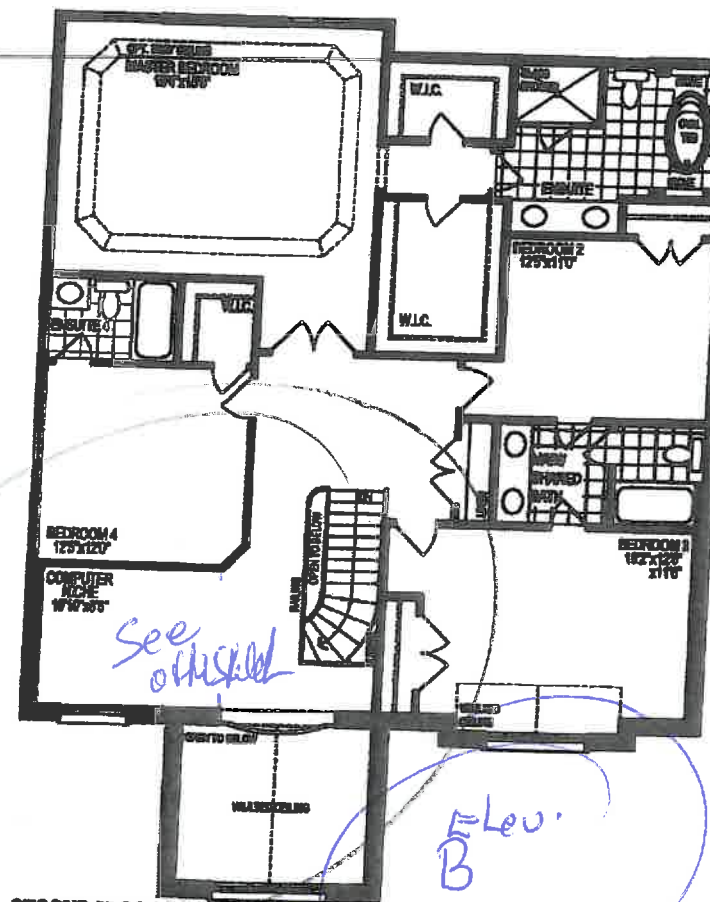
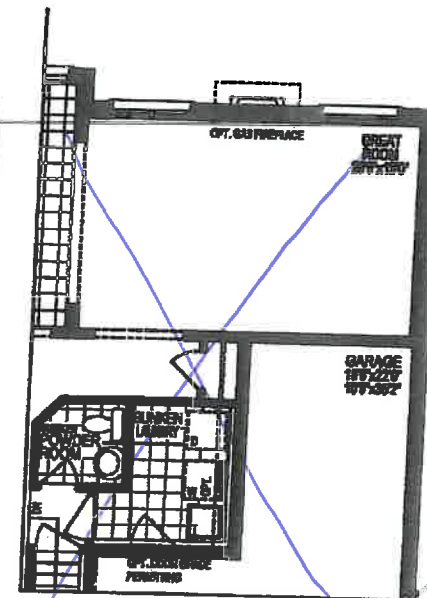
Lot No.: 8 Phase: South Plan No.: Vendor: ZANCOR HOMES (ANGUS SOUTH) LTD.

ANGUS SOUTH

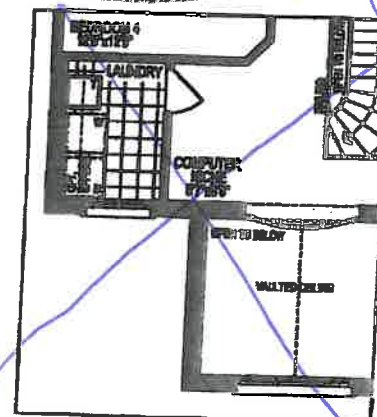
FEB 14 2017



OPTIONAL GROUND FLOOR PLAN
TANDEM GARAGE



SECOND FLOOR PLAN, EL. 'A'



OPTIONAL SECOND FLOOR LAUNDRY
CONDITION, EL. 'A'

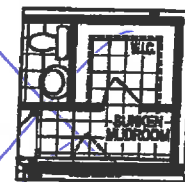
THE SYCAMORE

[Unit 5004]

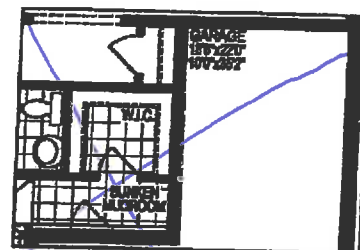
3395sq. ft. 3425 sq. ft.
Elev. A Elev. B

Optional Ground Floor 3255 sq. ft. 3285sq. ft.
Elev. A Elev. B

Prices and specifications are subject to change without notice. Tile 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 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 chosen. See Sales representative for Style B and/or C. All renderings are artist's concept. E & O.E. [5004]



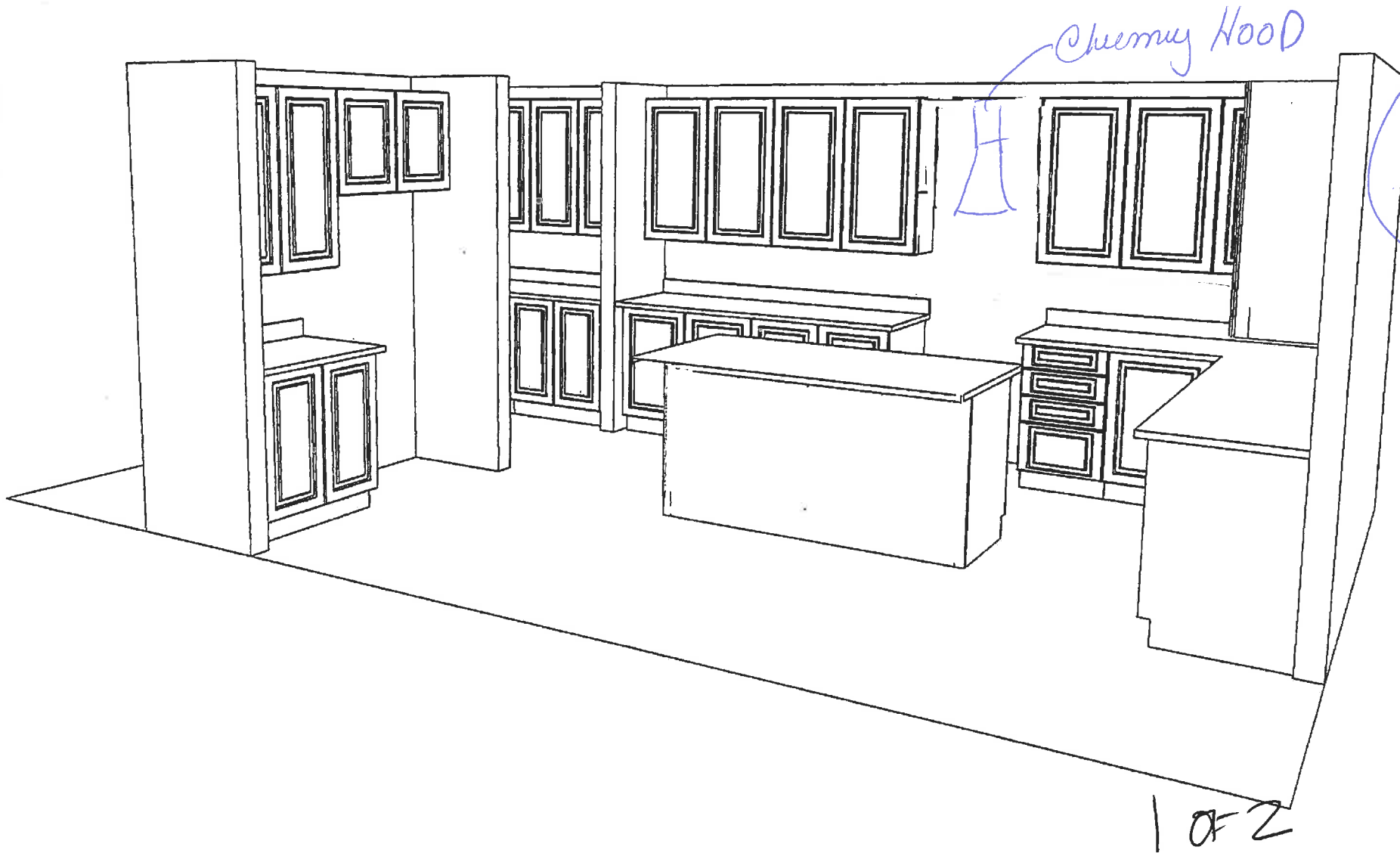
MUD ROOM FOR
OPT. SECOND
FLOOR LAUNDRY



MUD ROOM FOR TANDEM
GARAGE AND OPT. SECOND
FLOOR LAUNDRY

FEB 14 2017

5004



Lot 8

Jan 21/17

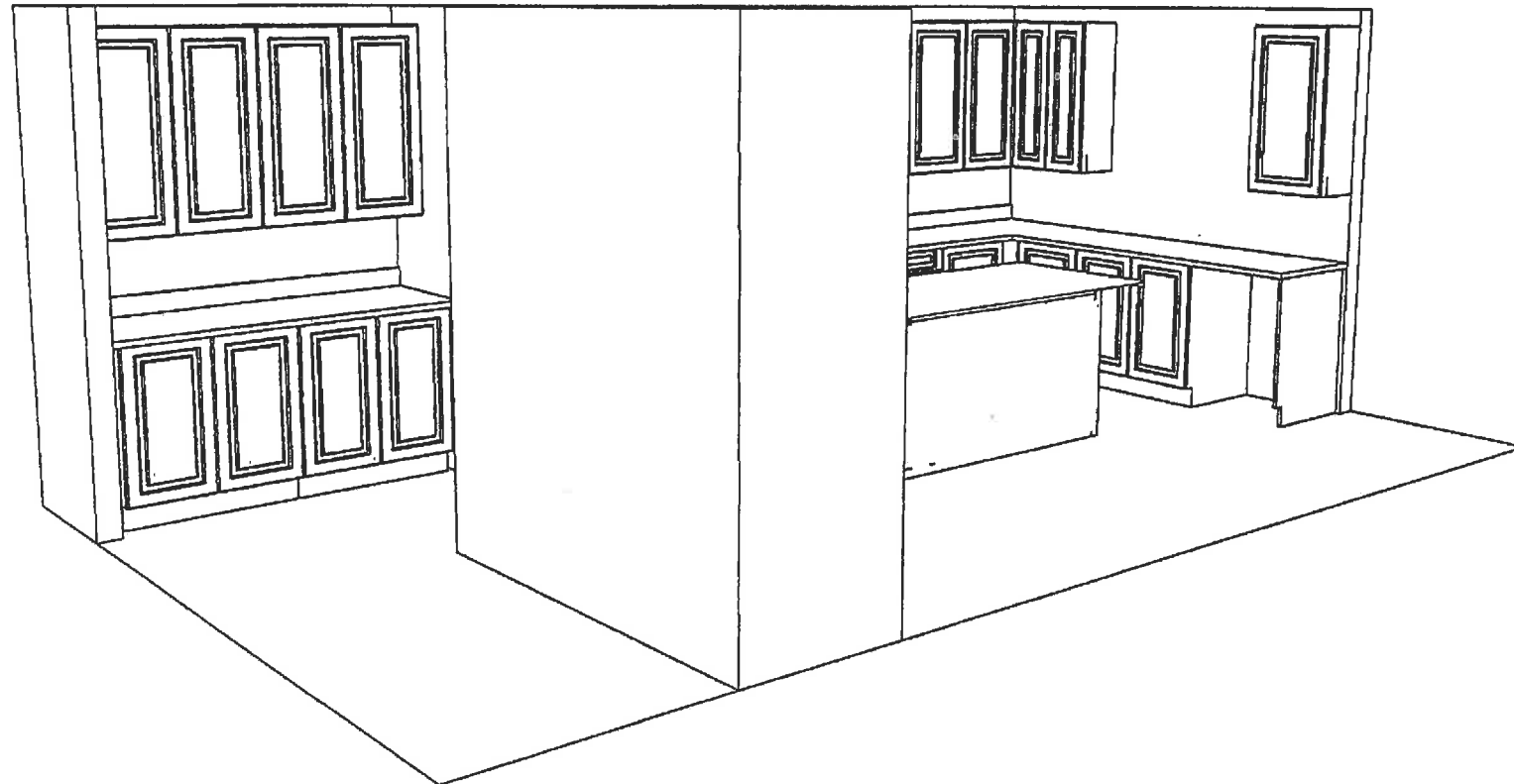
Stamped

4

x Ph

1 of 2

FEB 14 2017



5004

2 OF 2

L068

Jan 21 / 17

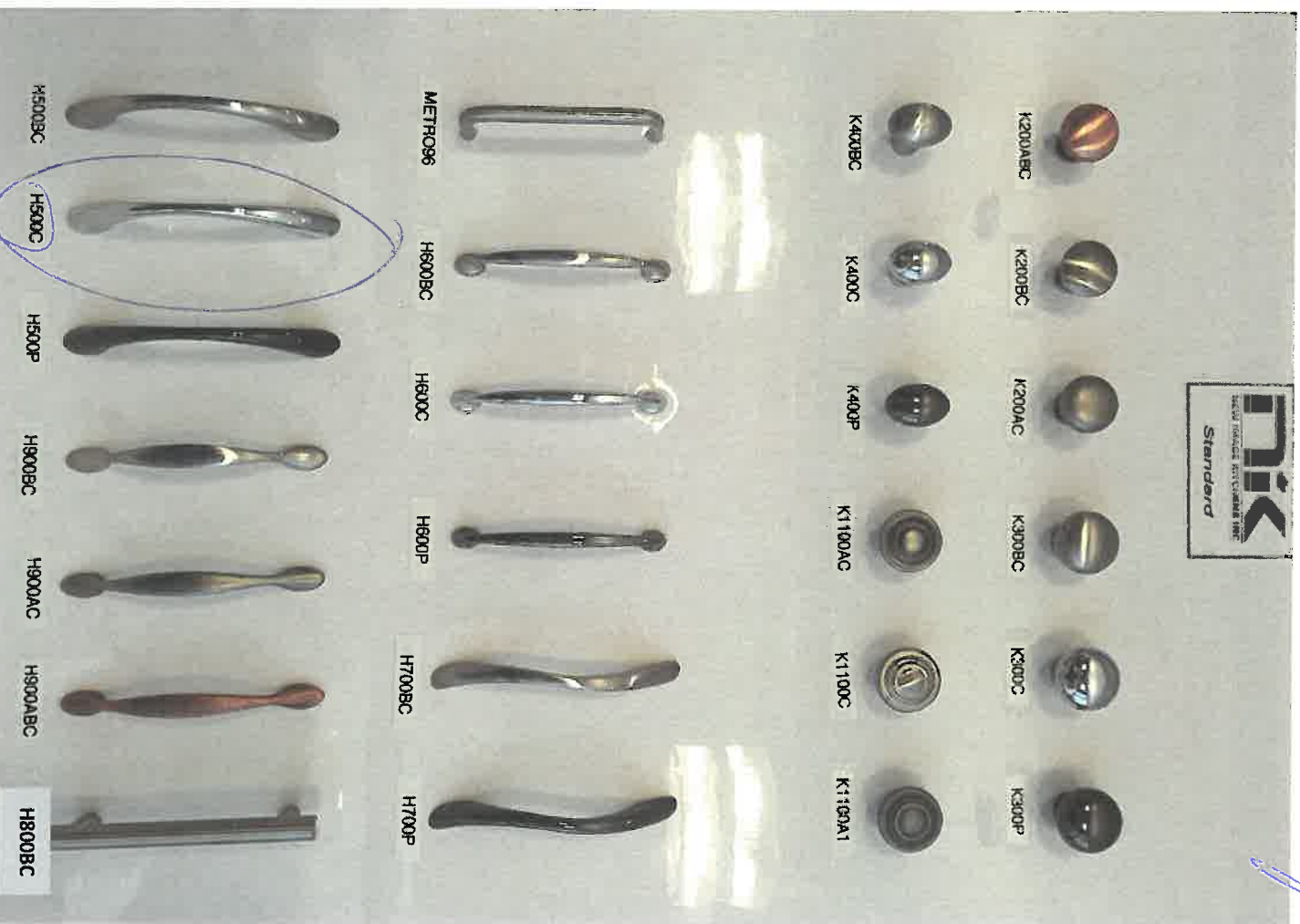
Stawon

5

x Ph

STANDARD CABINET HARDWARE
(New Image Kitchens)

2018
Jan 21/19



Ch
X

Kitchen + all Bathrooms

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1038
Aptos. South

DATE:

Jan 21 2017

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 OVENS

☐

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

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 are DUE:

2 WEEKS FROM SIGNED DATE BELOW – Specs received after this date, if accepted, an administration fee of minimum \$250 will apply

Appliance Specs

RECEIVED

Purchaser Signature A. Smith

Date

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.

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.

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.

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

LOT

DATE

FEB 14 2017

December 20, 2016