

ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 155-6 Model Type & Elevation : 23-03 DAHLIA (ELEV. A) Purchasers Names : ERICA LIMA		
		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 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 (framed) in Master Ensuite as per plan</i>		Bonus Package
1/	CABINETS - KITCHEN - UPPER ANGLE CORNER CABINET ✓	2-Mar-17	COLOURS
2/	ELECTRICAL - KITCHEN - 2 POT LIGHTS IN KITCHEN ADDED TO STANDARD SWITCH (SEE SKETCH) ✓	2-Mar-17	COLOURS
3/	ELECTRICAL - GREAT ROOM - 4 POTLIGHTS (SEE SKETCH FOR LOCATION) ✓	2-Mar-17	COLOURS
4/	ELECTRICAL - GREAT ROOM - ADD SEPARATE SWITCH ✓	2-Mar-17	COLOURS



ANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						INSERTS	THRESHOLDS
DOOR STYLE	HARDWARE	COUNTERTOP	EDGE				
Kitchen	STD 300 SERIES PVC WHITE ✓	H800C	AUTUMN CARNIVAL-1877K-52	STD			
Island	STD 300 SERIES PVC WHITE ✓	H800C	AUTUMN CARNIVAL-1877K-52	STD			
Master Ensuite	STD 300 SERIES PVC WHITE ✓	H500C	AUTUMN CARNIVAL-1877K-52	STD			
Main	STD 300 SERIES PVC WHITE ✓	H500C	AUTUMN CARNIVAL-1877K-52	STD			
Laundry	N/A						
TILES						INSERTS	THRESHOLDS
Main Foyer	MALENA IVORY 13 X13 ✓						
Powder Room	MALENA IVORY 13 X13 ✓						
Mud Room	N/A						
Main Hall	N/A						
Kitchen Floor	MALENA IVORY 13 X13 ✓						
Breakfast Floor	MALENA IVORY 13 X13 ✓						
Kitchen Bk Splash	N/A						
Laundry	N/A LOCATED IN BASEMENT ✓						
Mstr Ensuite Floor	MALENA IVORY 13 X13 ✓						
Mstr Ensuite Shower	MALENA IVORY 8 X10 ✓						PERLATO ROVALE
Master Shower Floor	WHITE 2 X 2 ✓						
Master Shower Jamb	PERLATO ROVALE ✓						
Main Bath Floor	MALENA IVORY 13 X13 ✓						
Main Bath Tub Wall	MELENA IVORY 8 X10						PERLATO ROVALE
HARDWOOD / CARPET							
Great Room	STD LAMINATE LEXINGTON BUTTER RUM OAK -TL 21007						
Kitchen *(Waiver)	N/A						
Main Foyer *(Waiver)	N/A						
Main Hall	STD LAMINATE LEXINGTON BUTTER RUM OAK -TL 21007						
Upper Hall	STD OPENING NIGHT CARPET - T07						
Master Bedroom	STD OPENING NIGHT CARPET - T07						
Bedroom 2	STD OPENING NIGHT CARPET - T07						
Bedroom 3	STD OPENING NIGHT CARPET - T07						
Carpet Underpad	STANDARD						
FIREPLACES							
LOCATION	N/A	Opt. Surround	N/A	MANTLE		N/A	
LOCATION		Opt. Surround		MANTLE			
MIRRORS & ACCESSORIES				PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding				N/A	
Bathroom Accessories	YES	Location					
Purchaser has reviewed the colour chart				SITE & LOT			
FOR TRADE USE				ANGUS SOUTH 155-6			

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.

MAR 02 2017

ANCOR HOMES COLOUR CH. T

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species:	Only	NATURAL VARISH TO MATCH LAMINATE - KINGSTON RUM-OAK	
Main to 2nd Railing Details:		AS CLOSE AS POSSIBLE	STANDARD
Main to Basement Railing Details:			STANDARD

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

		PAINT	
Kitchen/Breakfast	OYSTER WHITE	Master Beds	OYSTER WHITE
		Bedroom 2	OYSTER WHITE
		Bedroom 3	OYSTER WHITE
Great room	OYSTER WHITE		
Den/Study	OYSTER WHITE	Master Ens.	OYSTER WHITE
Main/Upper Hall	OYSTER WHITE	Main	OYSTER WHITE
Powder Room	OYSTER WHITE		

PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	STANDARD	

ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES

Appliance Package received in 'Schedule E'	YES / NO	Package Name:	DECLINED	NOTES
GAS LINE	NO		✓	
WATERLINE to Fridge	NO		✓	
Hood Fan Venting SIZE 6"	YES	6"	✓	BUILDERS STANDARD
ELECTRICAL for Built-in Oven	NO		✓	
ELECTRICAL for Built-in Micro / OTR	NO		✓	
ELECTRICAL for Gas Stove / Cooktop	NO		✓	
ELECTRICAL for Bar Fridge	NO		✓	

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 Vendors'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.

INITIALS	
e2	e2
e2	e2

SITE:	PINE RIVER SOUTH	LOT:	155-6
PURCHASER(S):	ERICA LIMA		
HOME #/CELL #	647-473-2828		
EMAIL:	erica_lpl@hotmail.com		
DÉCOR NOTES	Purchaser Signature		Date
			FEB 28 2017
Purchaser Signature		Date	
		MAR 02 2017	

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.



DÉcor Consultant Signature

Date

MAR 02 2017

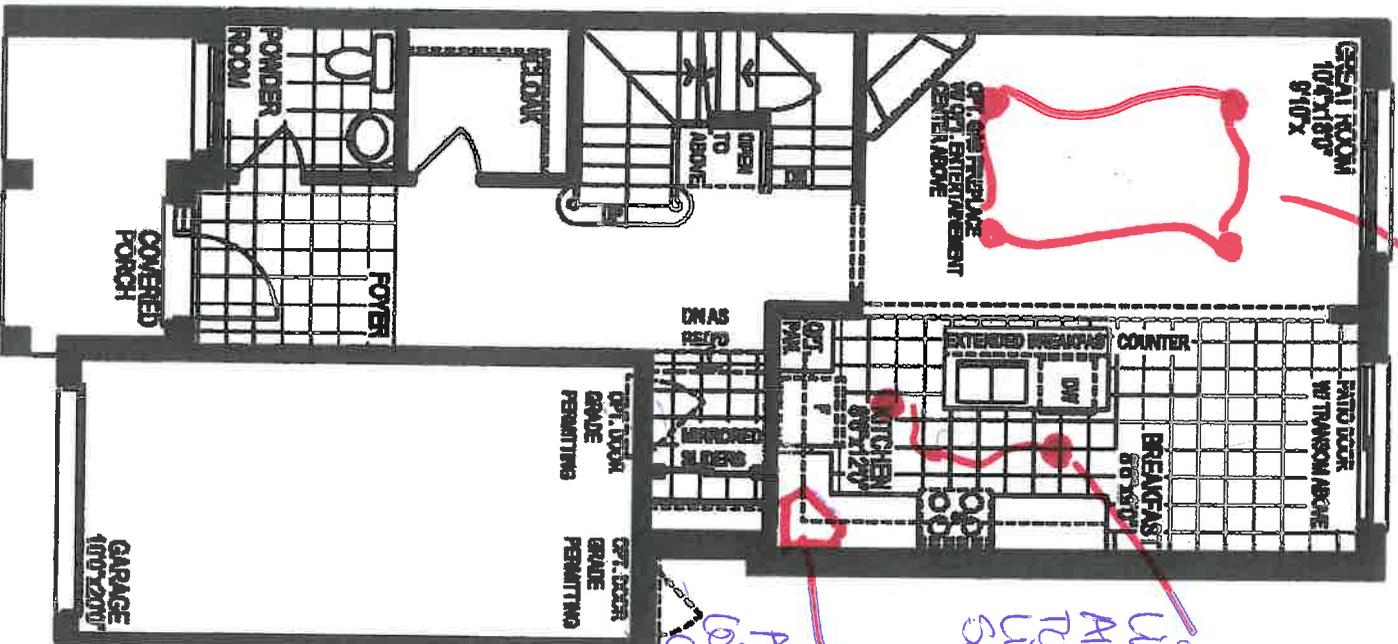
Vendor Signature

Date

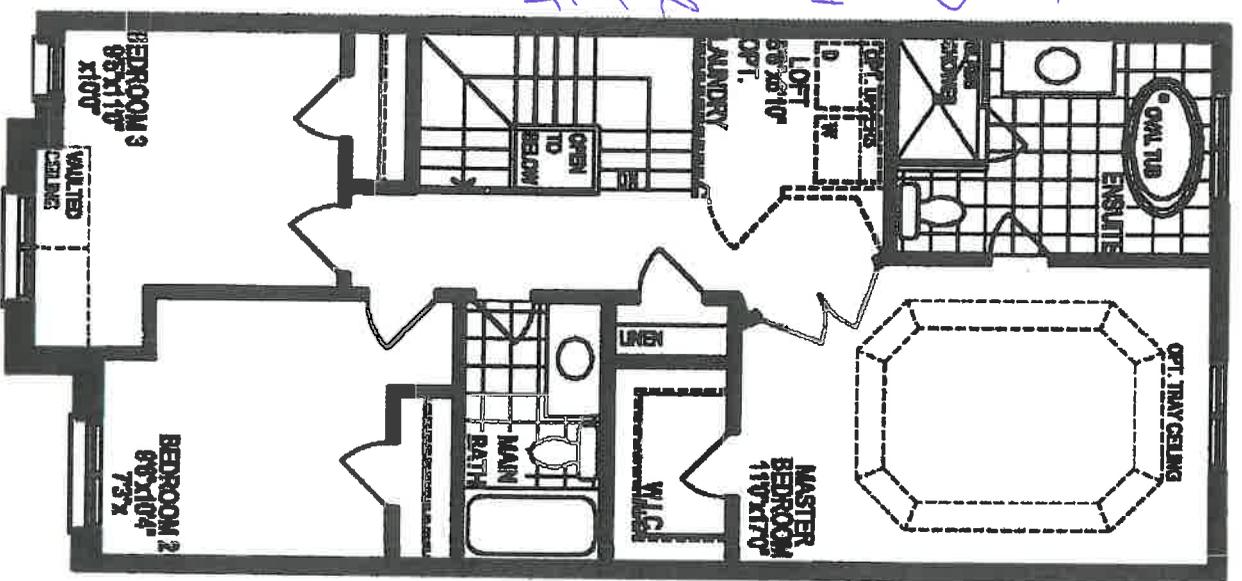
*** PAGE 2 OF 2 ***

4 POTLIGHTS
ON A SEPARATE SWITCH

DAHLIA 2303



GROUND FLOOR PLAN, EL. 'A'

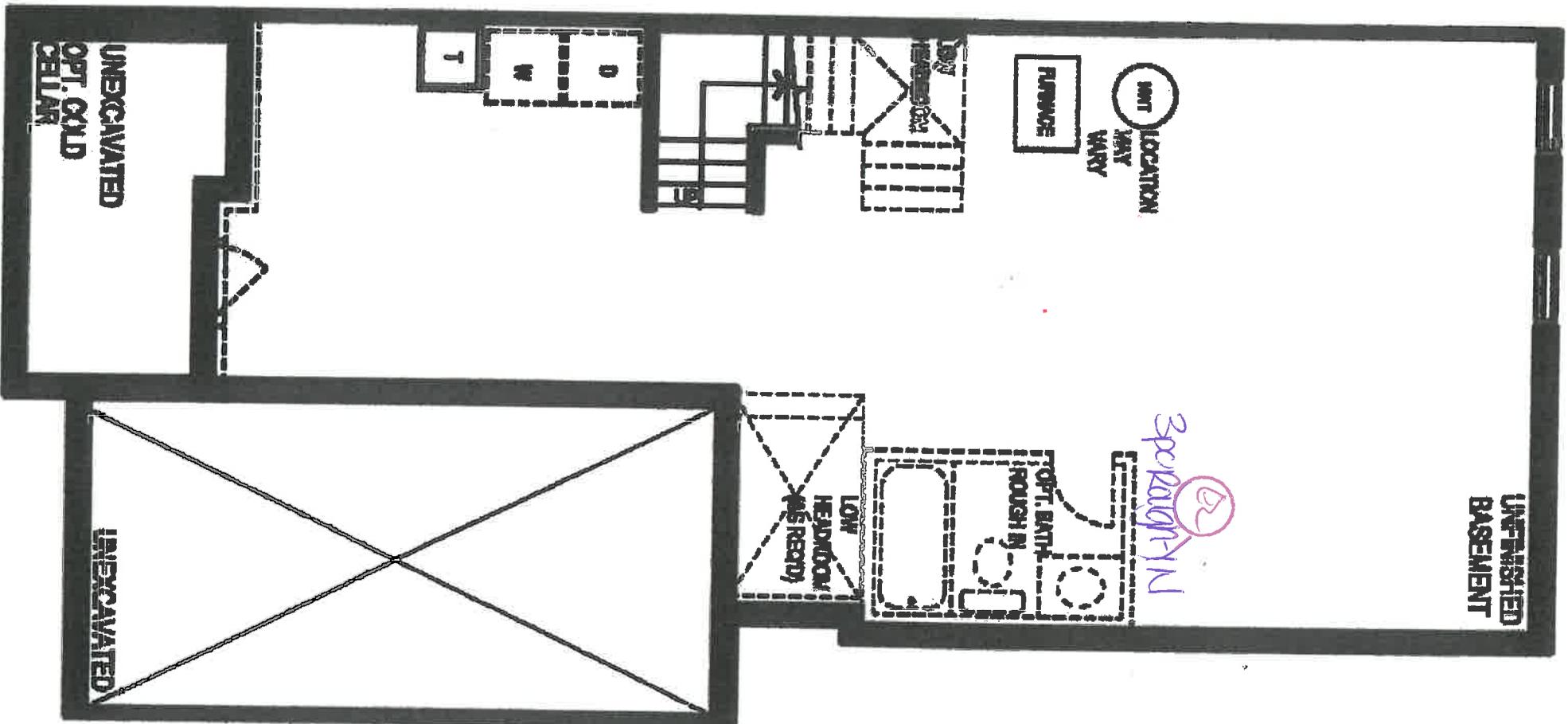


SECOND FLOOR PLAN, EL. 'A'



62

LOT 155-6 Pine River North

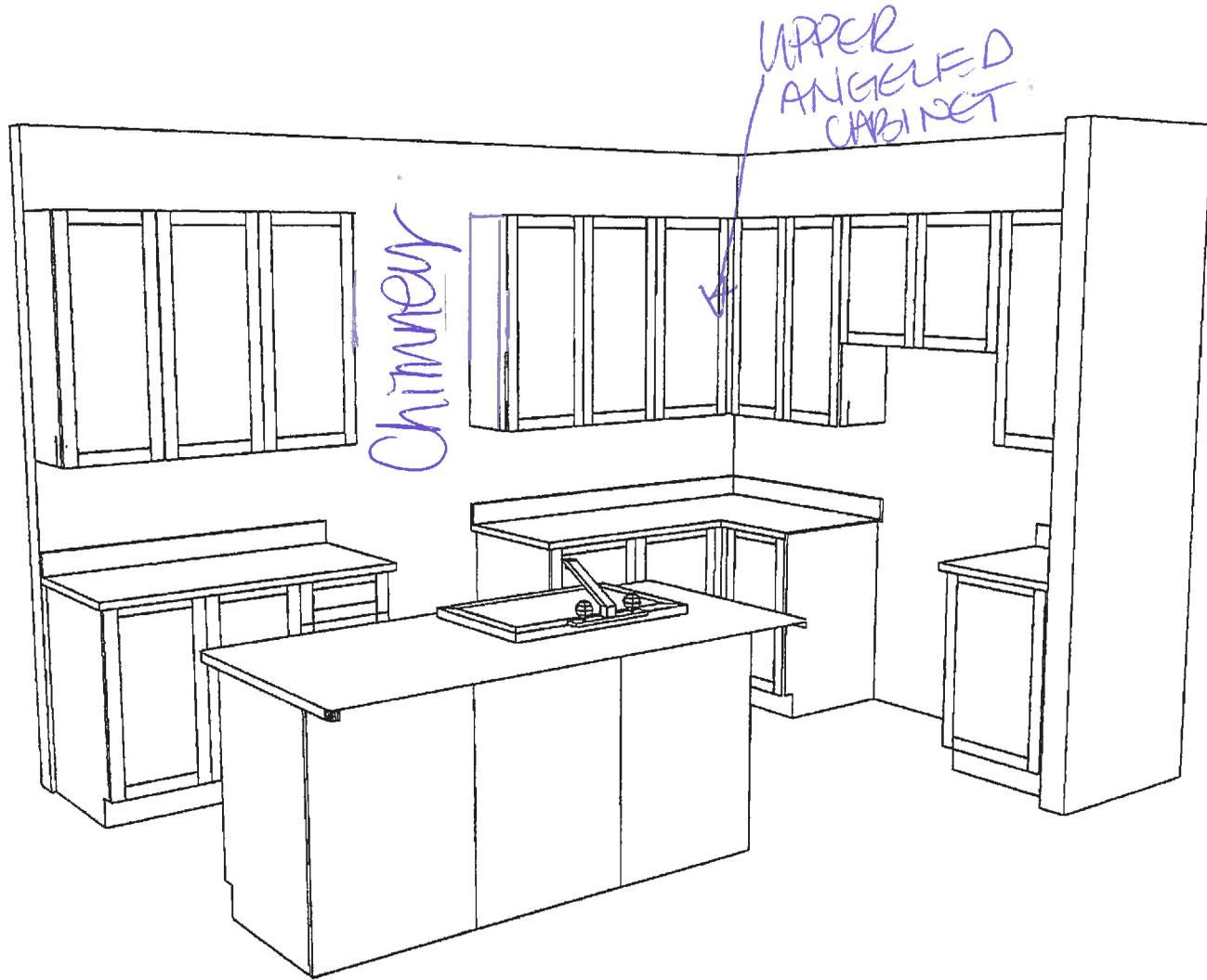


BASEMENT PLAN, E.L. 'A'

22

LOT 155-6 Pine Dwell UNIT #

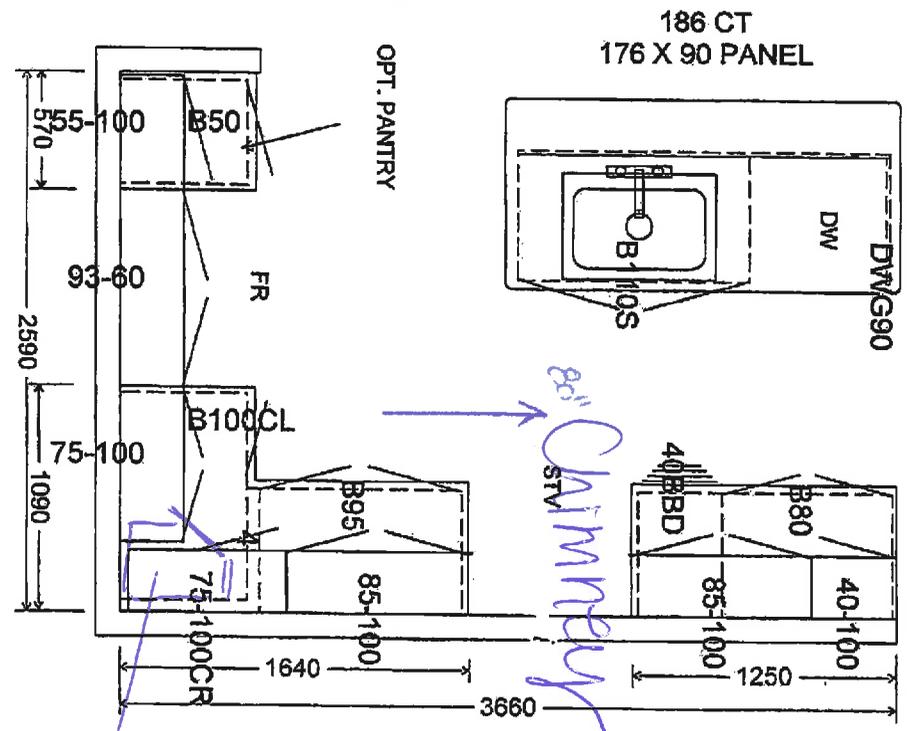
2303



⑫ HOT 155 to Pine River South

Lot 155-6 Pine River Court

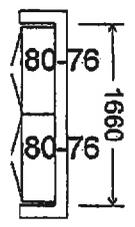
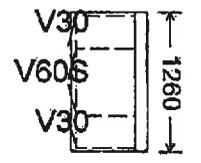
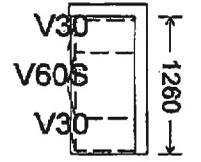
NEW IMAGE KITCHENS INC		Quantity:	WIDE
Scale:	Approved by:	Revised:	
Date: 6/7/18			
ZANCOR HOMES		Drawing number:	
ANGUS SOUTH 2303			



80" Chimney STV

UPPER
ANNELED
CABINETS

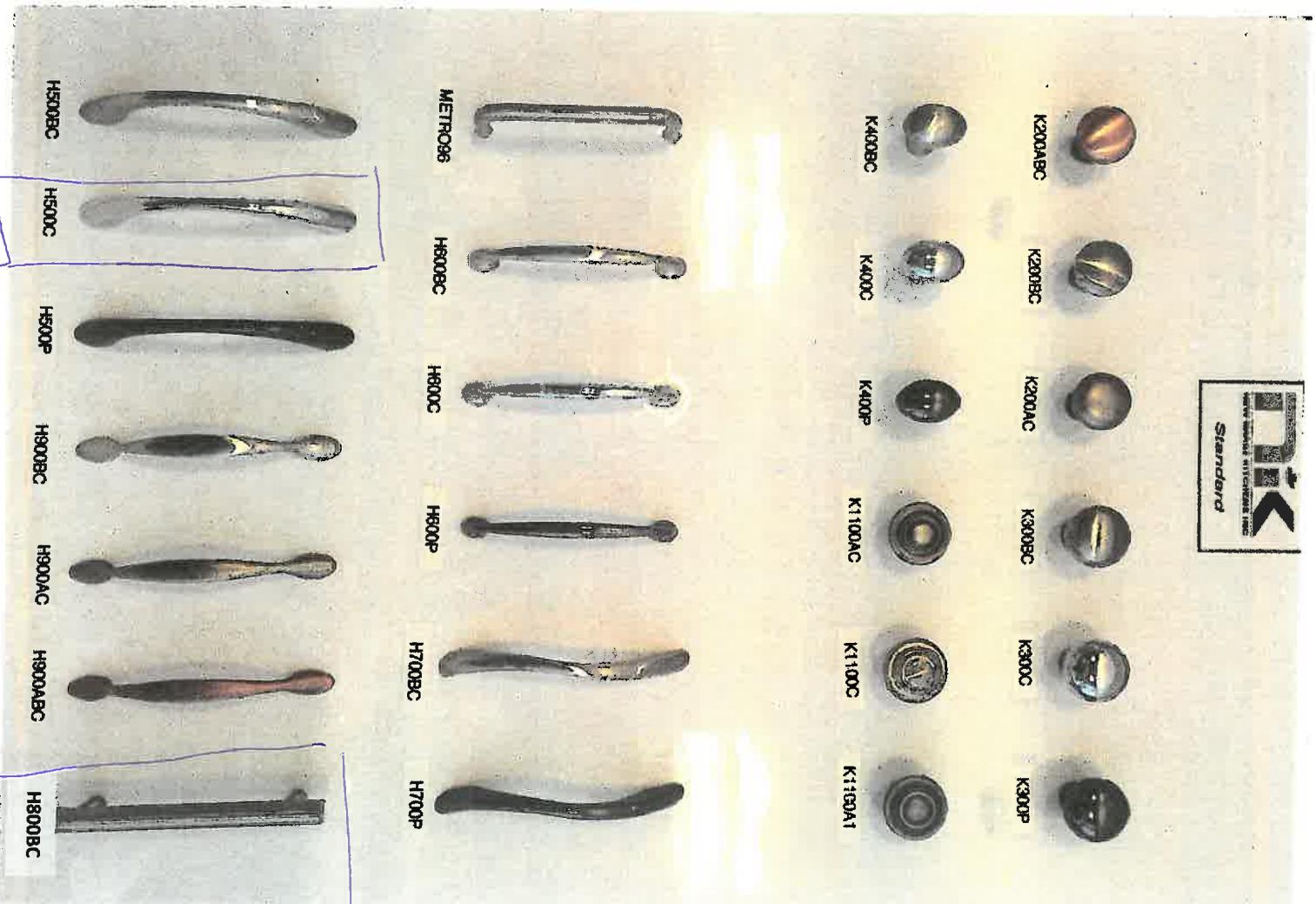
MAIN ENUTE OPT. LAUNDRY



LOT 155-1/2 PINE DINER KITCHEN

STANDARD CABINET HARDWARE

(New Image Kitchens)



(B2)

MARBLE COUNTER
&
MAIN BATHROOM

KITCHEN
& ISLAND



APPLIANCE SPEC INFORMATION SHEET

STE & LOT: Pine River 57074 lot 1556 DATE: FEB 28 2017

SITING: Standard Reverse

RANGE

- 30" (STD)
- 36"
- 48"
- GAS
- COOKTOP (APRON)
- COOKTOP (DROPPIN)

REFRIGGERATOR

- 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
- AMPS
- MODEL
- AMPS

HOOD FANS

- CHIMNEY (CENTRE VENT)
- UNDER CABINET
- FLUSH INSET
- 6 INCH (STD)
- 8 INCH
- 10 INCH

LAUNDRY

- FRONT LOADING SIDE BY SIDE
- STACKABLE

DISHWASHER

- 24" (STD SIZE)

(E2) Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

(E2) **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.

(E2) 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.

(E2) 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: ABOVE
2 WEEKS FROM SIGNED DATE BELOW - Specs received after this date, if accepted, an administration fee of minimum \$250 will apply

Appliance Specs RECEIVED MARCH 20 2017

Purchaser Signature [Signature] Date FEB 28 2017

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.

02

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'x8'.

02

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.

02

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.

02

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.

02

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrade/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrade/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.**

02

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.

02

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****

02

Pin Rock South
SITE

LOT 155-6
LOT

FEB 28 2017
DATE