


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 155-8  Model Type & Elevation : 23-04 JASMINE ELEVATION A Purchasers Names : SANDRA LIPPETT		
		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</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 in Master Ensuite as per plan</i>		Bonus Package
1/	BASEMENT WINDOWS - REAR ONLY - ENLARGE (2) BASEMENT WINDWS TO 30"X24"	6-Feb-17	COLOURS
2/	PLUMBING - WATER LINE TO FRIDGE	6-Feb-17	COLOURS
3/	KITCHEN CABINETS - UPGRADE NIK 1	6-Feb-17	COLOURS
4/	KITCHEN CABINETS - UPGRADE 1 FURRING PANEL AND CROWN TO CEILING	6-Feb-17	COLOURS
5/	ELECTRICAL - KITCHEN/GREAT RM - (6) LED POT LIGHTS (SEE SKETCH FOR LOCATIONS) ** STD TO REMAIN	6-Feb-17	COLOURS
6/	ELECTRICAL - KITCHEN/GREAT RM - 2 SEPARATE SWITCHES FOR POTLIGHTS IN KITCHEN/GREAT RM	6-Feb-17	COLOURS
7/	ELECTRICAL - KITCHEN ISLAND - STD KITCHEN LIGHT TO BE RELOCATED OVER ISLAND AND TO REMAIN ON EXISTING STD SWITCH	6-Feb-17	COLOURS
8/	GARAGE - GARAGE MAN DOOR FROM GARAGE INTO SIDE HALL	6-Feb-17	COLOURS
9/	DELETE ALL WHITE CERAMIC ACCESSORIES		

*Lily*

## ZANCOR HOMES COLOUR CHART

[illegible]

# ZANCOR HOMES COLOUR CHART

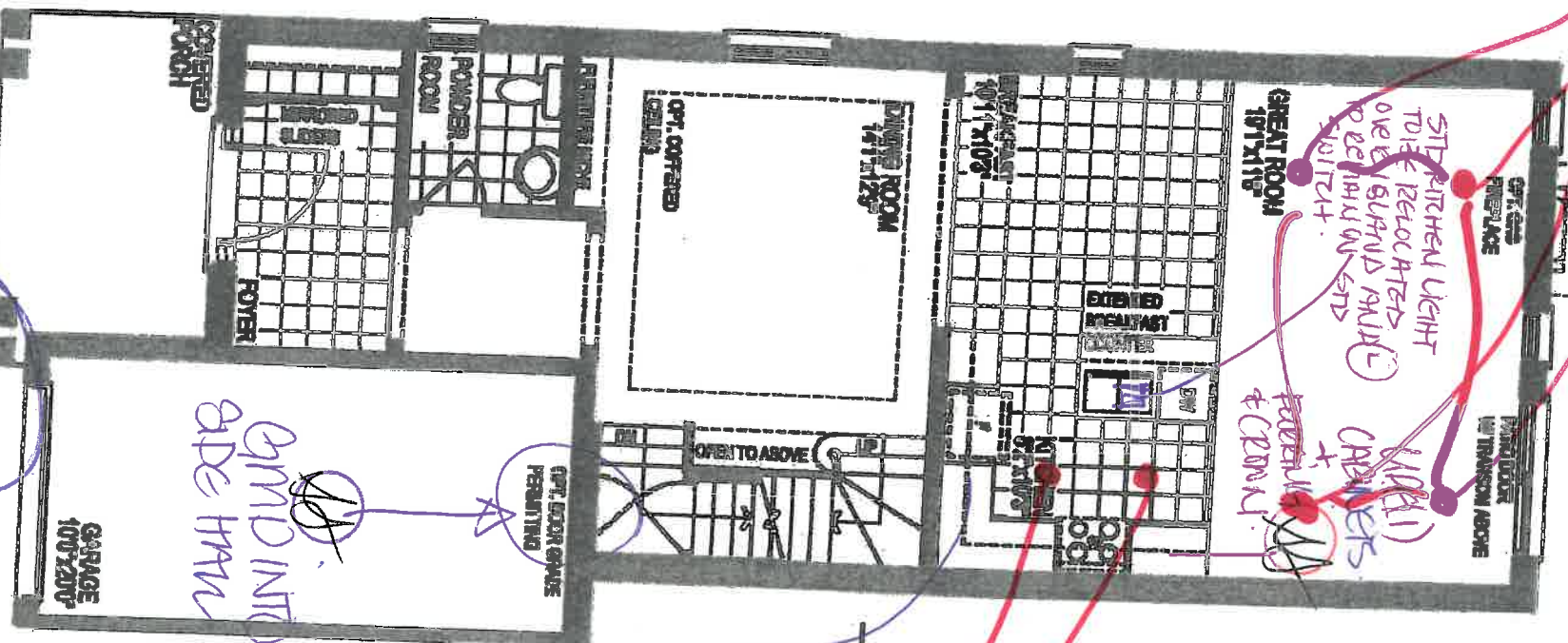
<b>STAIRS, RAILING &amp; PICKETS &amp; STAIR STAIN</b>			
Stair Stain / Species:	CARPET GRADE -VARNISH ONLY		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	STANDARD		
Main to Basement Railing Details:	N/A		
<b>TRIM</b>			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
<b>PAINT</b>			
Kitchen/Breakfast	WARM GREY #22	Master Beds	WARM GREY #22
		Bedroom 2	WARM GREY #22
Dining Room	WARM GREY #22	Bedroom 3	WARM GREY #22
Great Room	WARM GREY #22	Master Ens.	WARM GREY #22
Main/Upper Hall	WARM GREY #22	Main	WARM GREY #22
Laundry	WARM GREY #22		
Powder Room	WARM GREY #22		
<b>PLUMBING- UPGRADES TO BE DETAILED ON PES</b>			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	STANDARD	
<b>ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES</b>			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	YES		KITCHEN
Hood Fan Venting <b>SIZE 6"</b>	YES STD.		BUILDERS STANDARD 6"
ELECTRICAL for Built-in Oven	NO	NO	
ELECTRICAL for Built-in Micro / OTR	NO	NO	
ELECTRICAL for Gas Stove / Cooktop	NO	NO	
<b>DISCLAIMER</b>		<b>INITIALS</b>	
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 <b>\$5000</b> administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
<b>SITE:</b>	<b>PINE RIVER SOUTH</b>	<b>LOT: 155-8</b>	
<b>PURCHASER(S):</b>	SANDRA LIPPETT		
<b>HOME #/CELL #</b>	705-434-8329		
<b>EMAIL:</b>	sandylippett@hotmail.com		
<b>DÉCOR NOTES</b>	<div> <div>Purchaser Signature</div> <div>Date</div> </div> <div> <div>Purchaser Signature</div> <div>Date</div> </div> <div> <div>Décor Consultant Signature</div> <div>Date</div> </div>		
<div> <div> <div>***FOR TRADE USE***</div> <div>Any upgrades in the colour chart must be accompanied with a PES.</div> </div> <div> <div>It is the responsibility of <u>all Trades</u> to inform the builder of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.</div> <div> <div>*** PAGE 2 OF 2 ***</div> <div> <div>Vendor Signature</div> <div>Date</div> </div> </div> </div> </div>			



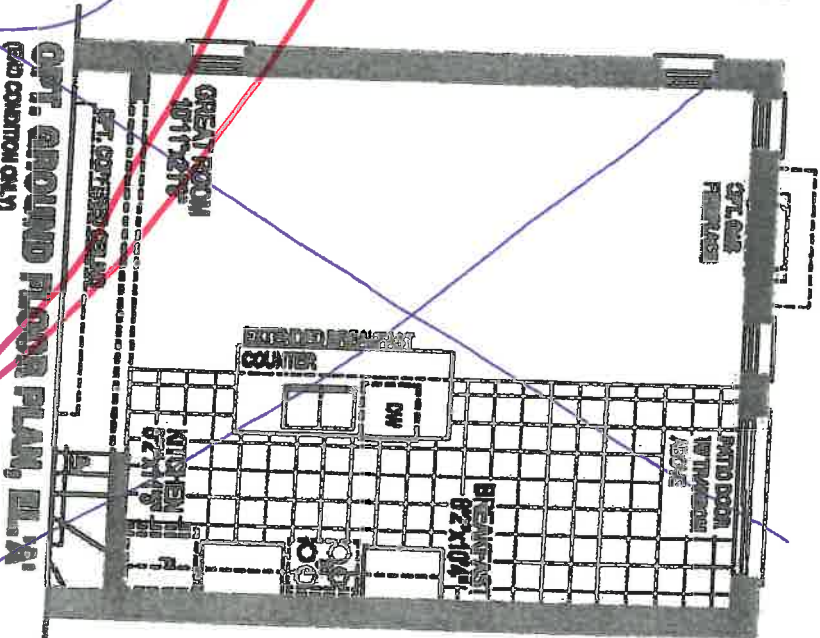
4 POTLIGHTS  
ON SEPARATE  
SWITCH

JASMINE 2304

lot 155 3 Pine River South

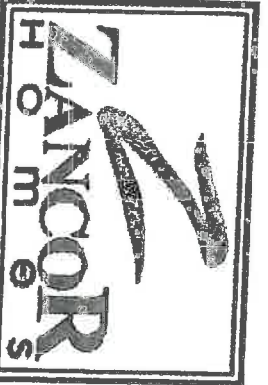


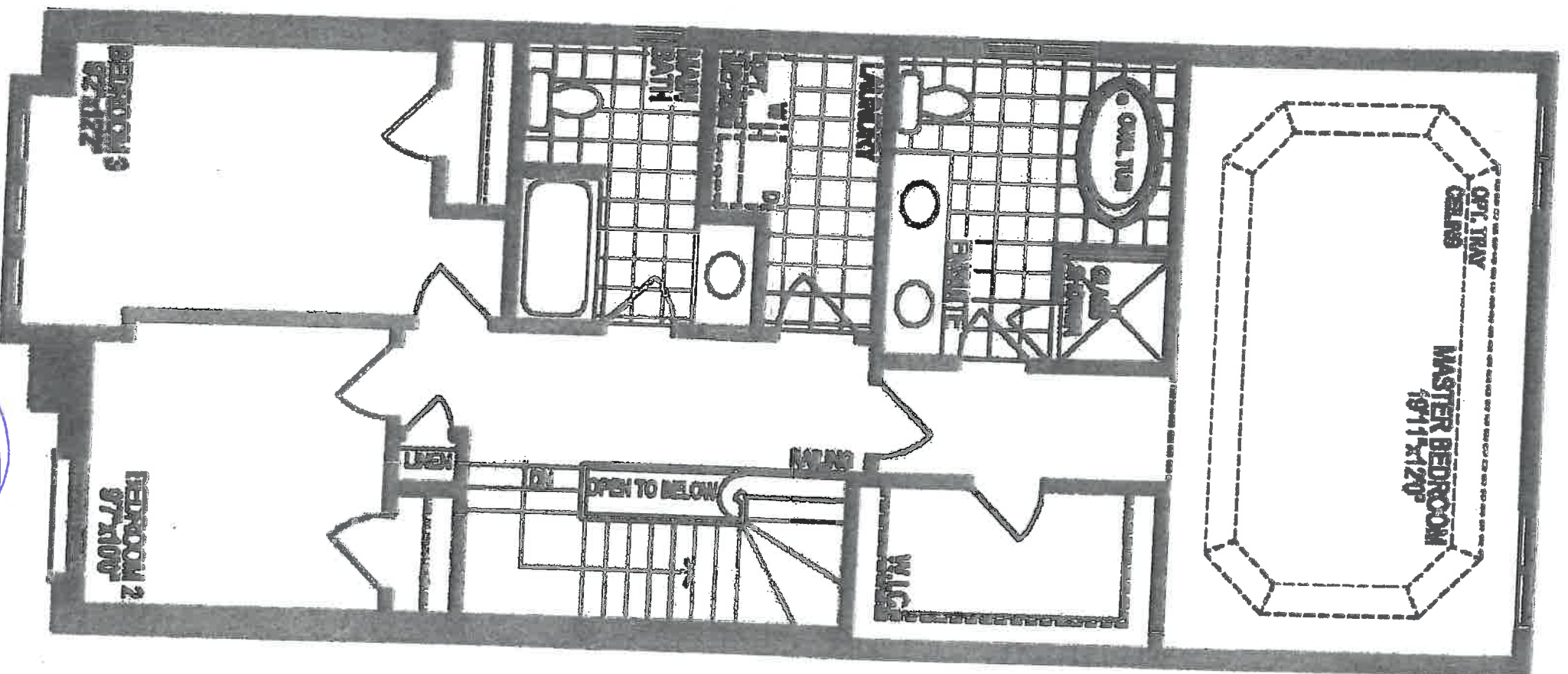
GRIND INTO  
SIDE TRAIL



water line  
for fridge. ON SEPARATE  
SWITCH.

TWO POTLIGHTS





**SECOND FLOOR PLAN, EL. 'A'**  
(END CONSTRUCTION ONLY)

JASMINE 2304

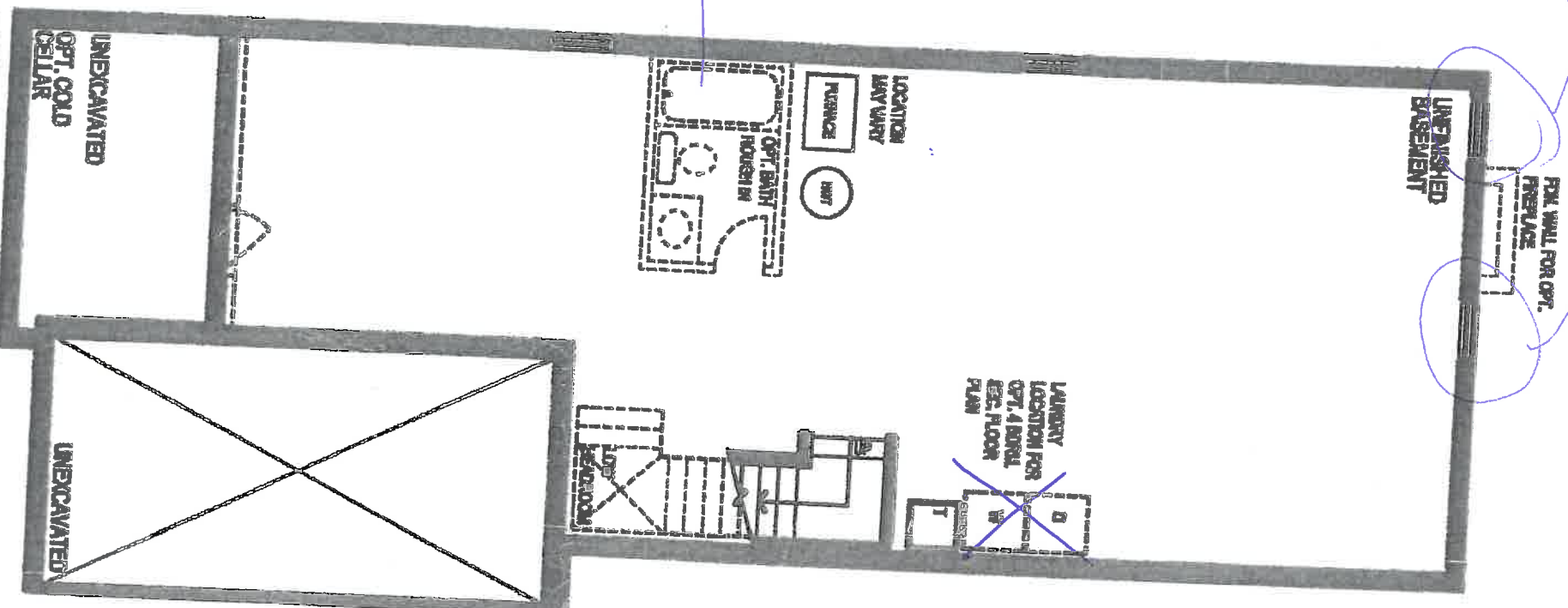
0 1 2 3 4 5 6 7 8 9 10 11 12

*[Handwritten signature]*

lot 155-8  
Pine River home

FEB 06 2017

2 larger  
basement  
windows.  
Rear only  
30'x24'



3PC  
rough-in

**BASEMENT PLAN, E.L. 1'**  
(AND CONDITION ONLY)

**THE JASMINE**

[Unit 2304] (END CONDITION ONLY)\*

2000 sq. ft. | 1990 sq. ft.

Elev. A

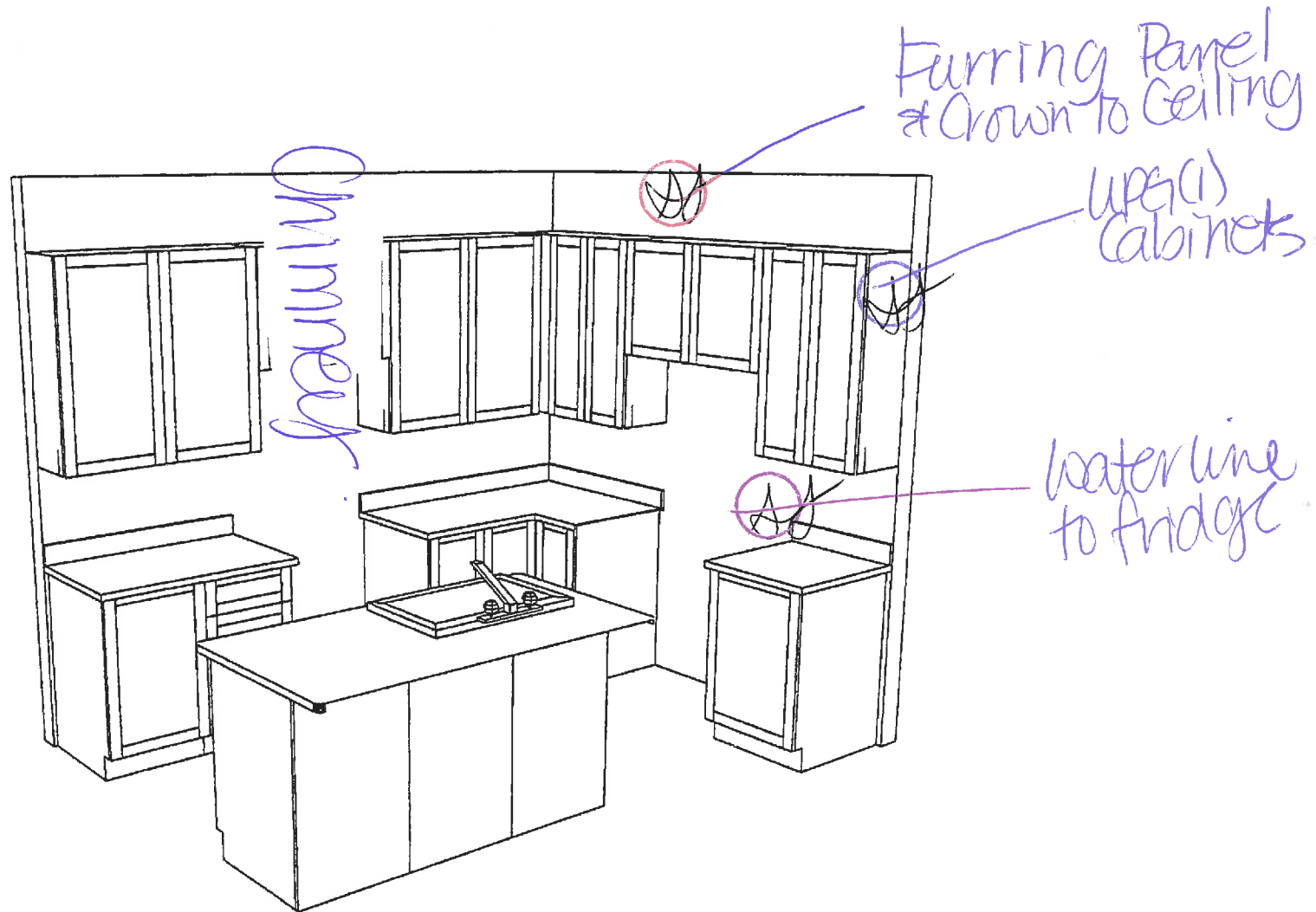
Elev. B

Prices and specifications are subject to change without notice. Tile patterns may vary. Window sizes and location may vary. Location of lumace and water tank are approximate. Steps may be required at front entries, rear entries and garage man 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. [2304]

lot 155 of PM River South



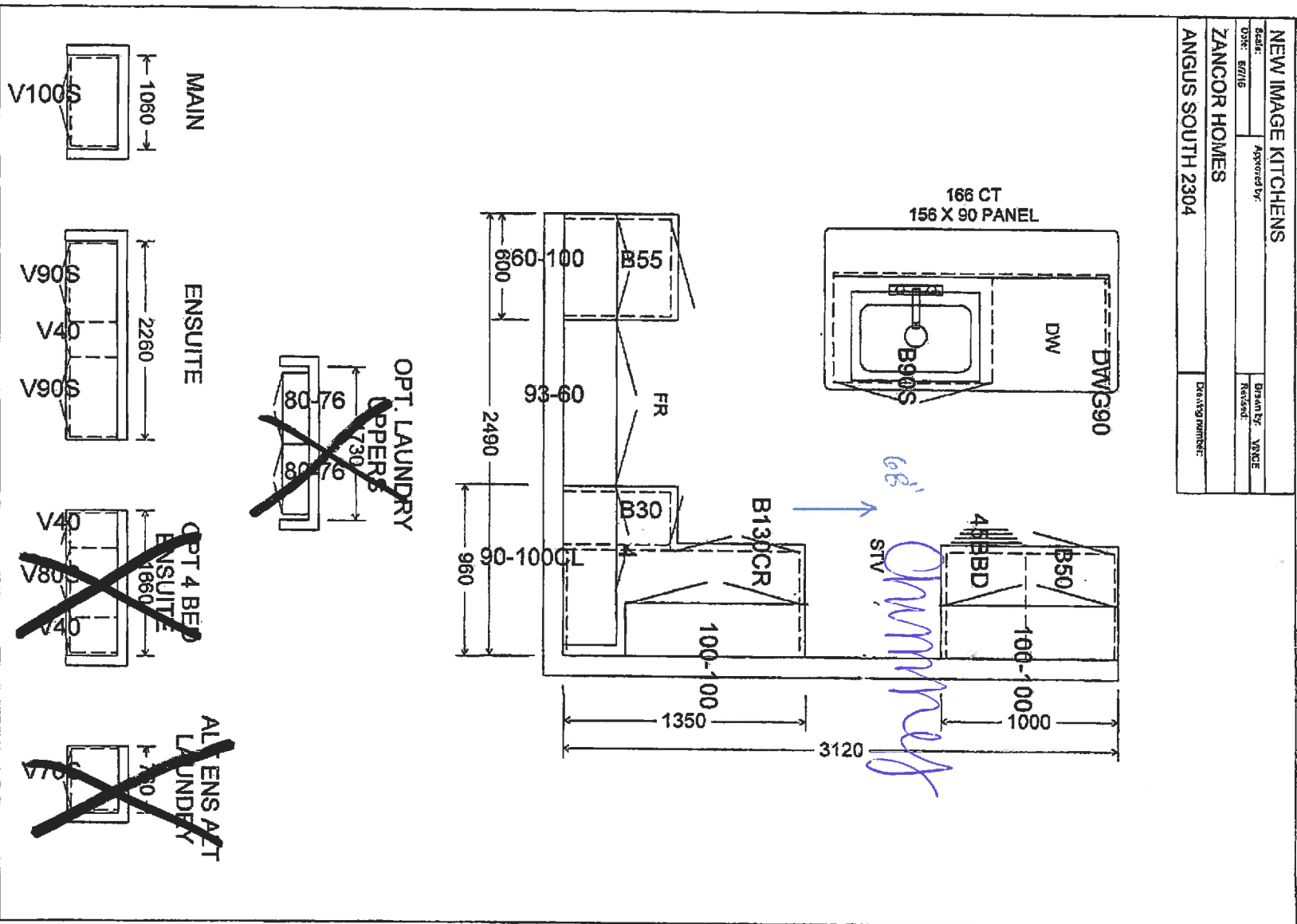
2304



FEB 06 2017

~~X~~  
Lot 155-8 Pine River South

NEW IMAGE KITCHENS			
Scale:	Approved by:	Drawn by:	VPCE
DATE: 6/11/16		Revised:	
ZANCOR HOMES			
ANGUS SOUTH 2304			
Drawing number:			



FEB 06 2017

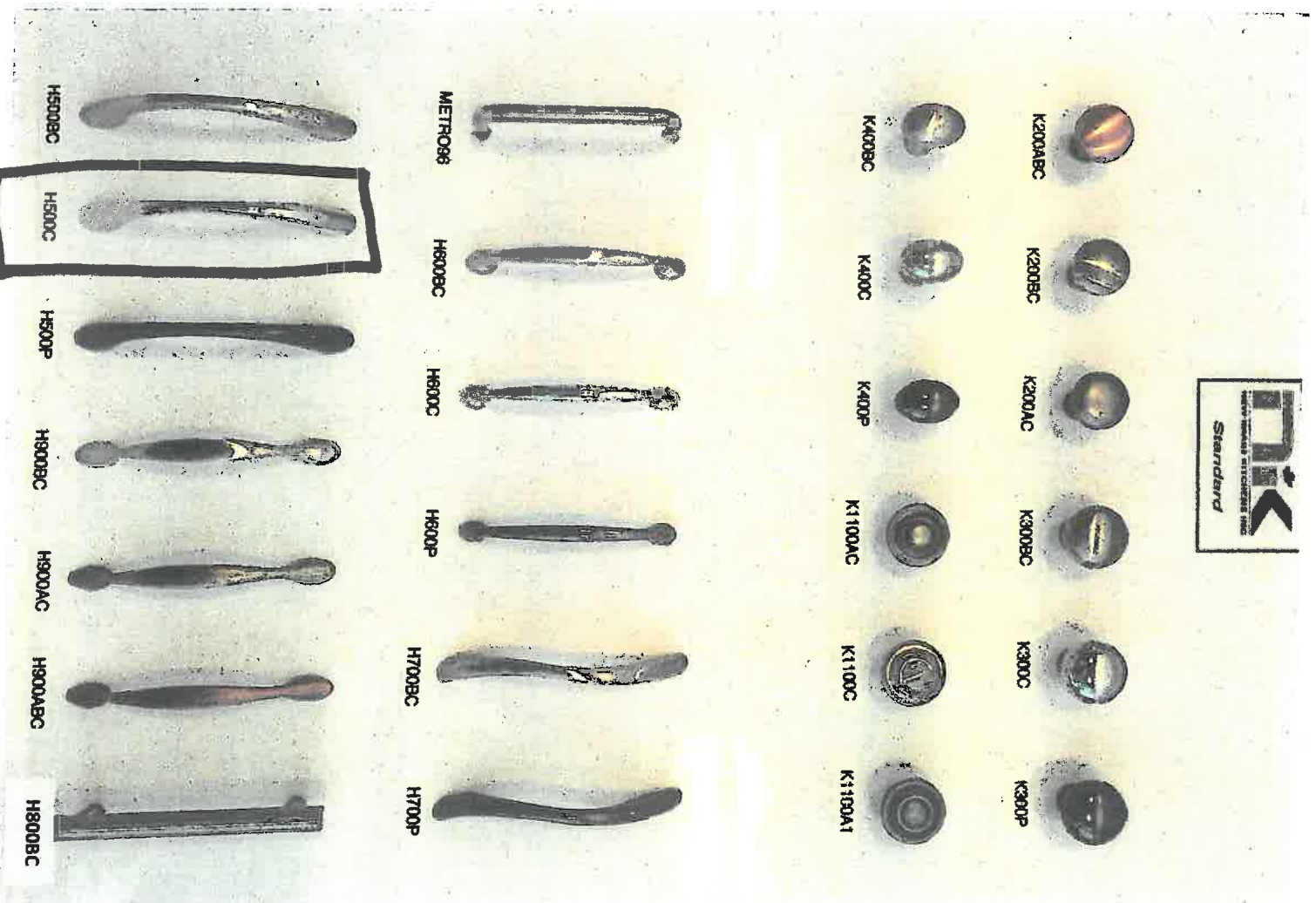
Lot 155-8 Pine River South



Lot 155-8 PINE RIVER SOUTH

## STANDARD CABINET HARDWARE

(New Image Kitchens)



① Kitchen/Island  
② Master ensuite  
③ main Bath.



# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Pine River 8010114

DATE:

JAN 30 2017

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

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

FEB 15 2017

Purchaser Signature

[Signature]

Date

JAN 30 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.

**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 Pine River South LOT 155-8 DATE Jan 30 2017

LOT

DATE