


# ANGUS SOUTH

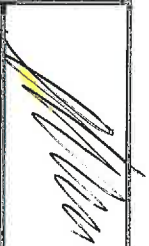
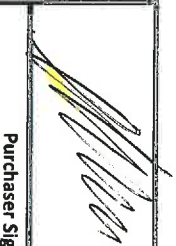
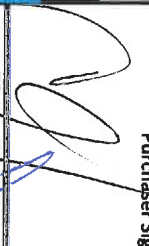

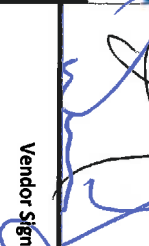
Item #	Construction Details ANGUS SOUTH: LOT 126L Model Type & Elevation : 30-05 DAFFODIL ELEVATION A ✓ Purchasers Names : ROBERT MERCHANSKY		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	<i>3 piece stainless steel kitchen appliances with white top loading washer 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 - SEE ITEM #1</i>		Bonus Package
Included	<i>Glass shower (framed) in Master Ensuite as per plan</i>		Bonus Package
1/	STAIRS - OAK GRADE STAIRS ***NOTE INCLUDES STEPS TO POWDER RM/BASEMENT LANDING WITH LAMINATE FLOORING	23-Nov-16	COLOURS
2/	STAIRS - TO REMAIN UNFINISHED * WAIVER SIGNED	23-Nov-16	COLOURS
3/	**CORNER UPGRADE CONDITION	23-Nov-16	COLOURS

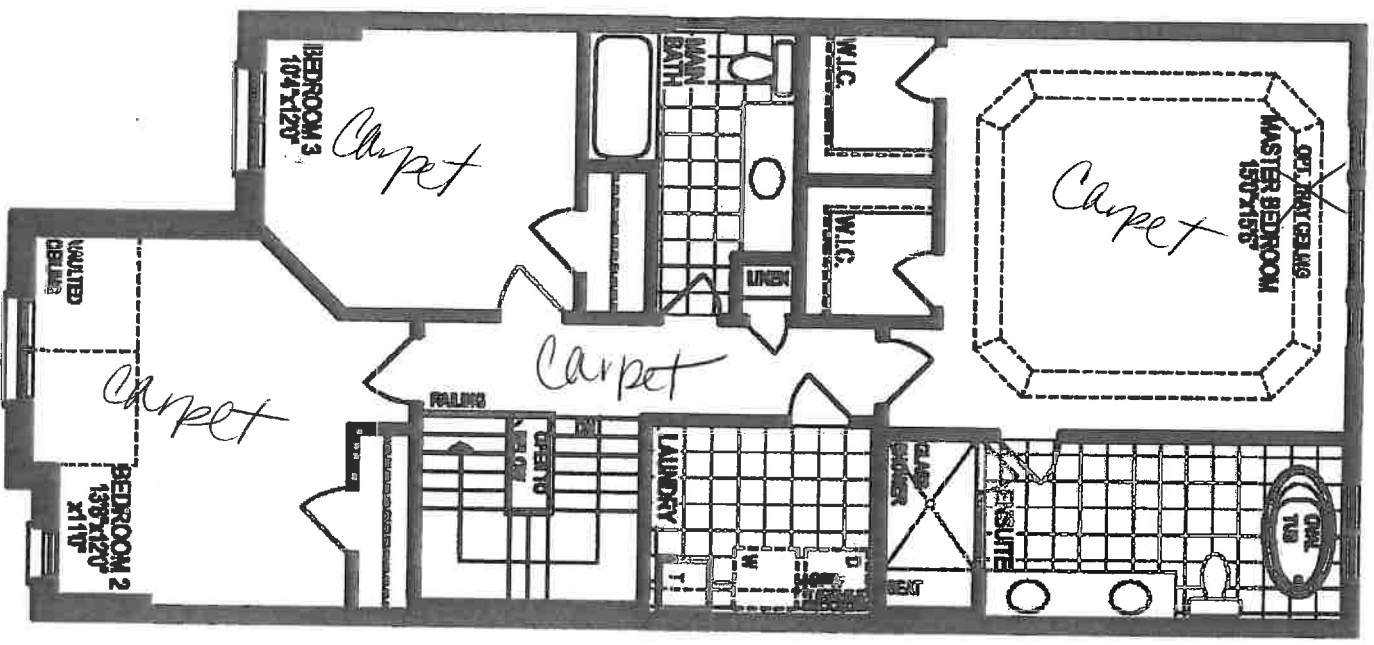
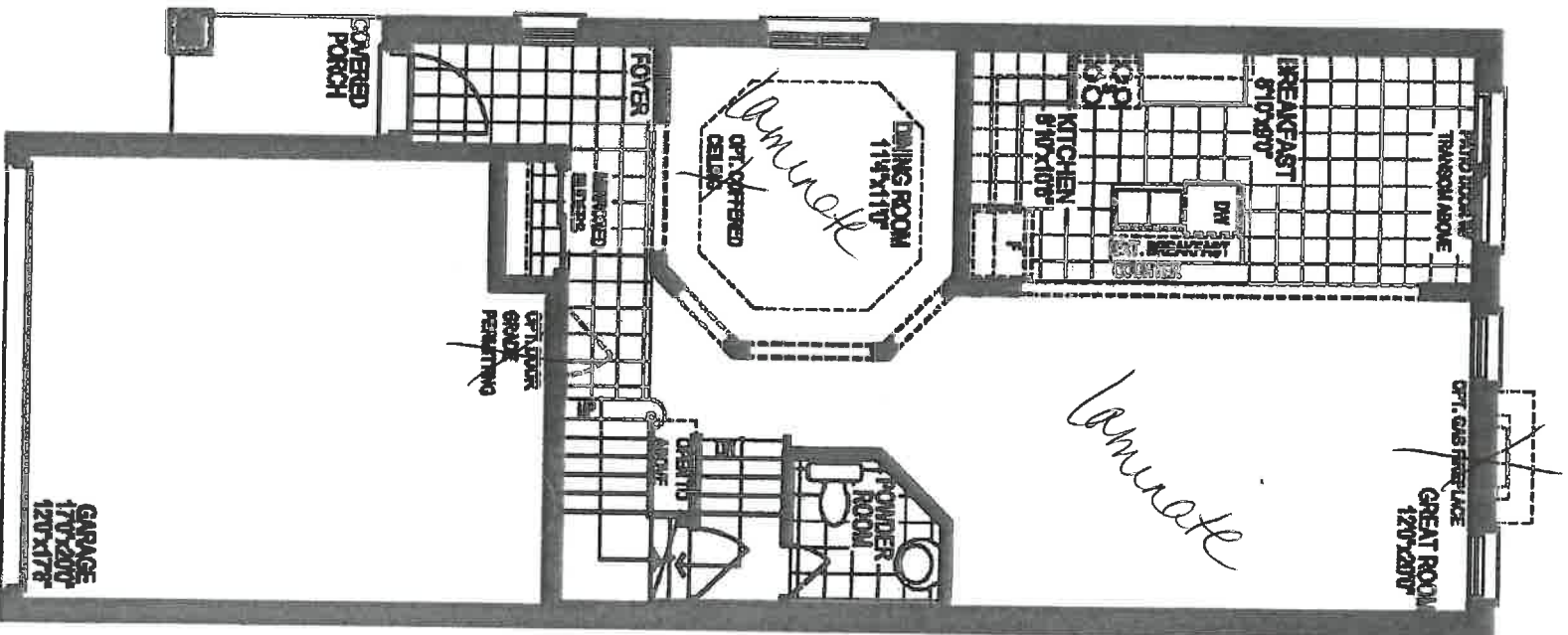


ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD. TERRA OAK MAYFLOWER BROWN STAIN	H500C	STD. #4971K-52 BRONZITE	N/A		
Island	STD. TERRA OAK MAYFLOWER BROWN STAIN	H500C	STD. #4971K-52 BRONZITE	N/A		
Master Ensuite	STD. MOSAIC OAK TIMBER GREY	H700BC	STD. #P-345LM INUKSHUK TAUPE			
Main	STD. CONT SLAB PVC TUXEDO	H700P	STD. #P-344 INUKSHUK GREY			
Powder Room	N/A					
Laundry (2ND FLOOR)	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	STD. MALENA CARBON (13X13)					
Powder Room	STD. MALENA CARBON (13X13)					
Main Hall	N/A					
Kitchen Floor	STD. MALENA CARBON (13X13)					
Breakfast Floor	STD. MALENA CARBON (13X13)					
Kitchen Bk.Splash	N/A					
Laundry	STD. GRECO CINZA (13X13)			BIANCO CARRERA		
Mstr Ensuite Floor	STD. GRECO IVORY (13X13)			PERLATO ROYALE		
Mstr Ensuite Shower	STD. KEATON ICE (8X10)		N/A			
Master Shower Floor	STD. 2X2 BONE					
Master Shower Jamb	STD MARBLE - PERLATO ROYALE					
Main Bath Floor	STD. GRECO CINZA (13X13)			BIANCO CARRERA		
Main Bath Tub Wall	STD. MELENA ICE (8X10)		N/A			
HARDWOOD / CARPET						
GREAT ROOM	STD LAMINATE. LEXINGTON BUTTER RUM OAK #TL-21007					
DINING ROOM	STD LAMINATE. LEXINGTON BUTTER RUM OAK #TL-21007					
Kitchen * (Waiver)	N/A					
Main Foyer * (Waiver)	N/A					
Main Hall (outside of DINING)	STD LAMINATE. LEXINGTON BUTTER RUM OAK #TL-21007					
Upper Hall	STD CARPET. PERFORMA III #6304 CANVAS					
Master Bedroom	STD CARPET. PERFORMA III #6304 CANVAS					
Bedroom 2	STD CARPET. PERFORMA III #6304 CANVAS					
Bedroom 3	STD CARPET. PERFORMA III #6304 CANVAS					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	MANTLE			
LOCATION	N/A	Opt. Surround	MANTLE			
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding		N/A		
Bathroom Accessories	STANDARD	Location		N/A		
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				ANGUS SOUTH	126L	
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 1 OF 2 **			Purchaser Initial	Vendor		

ZANCOR HOMES COLOUR CHART

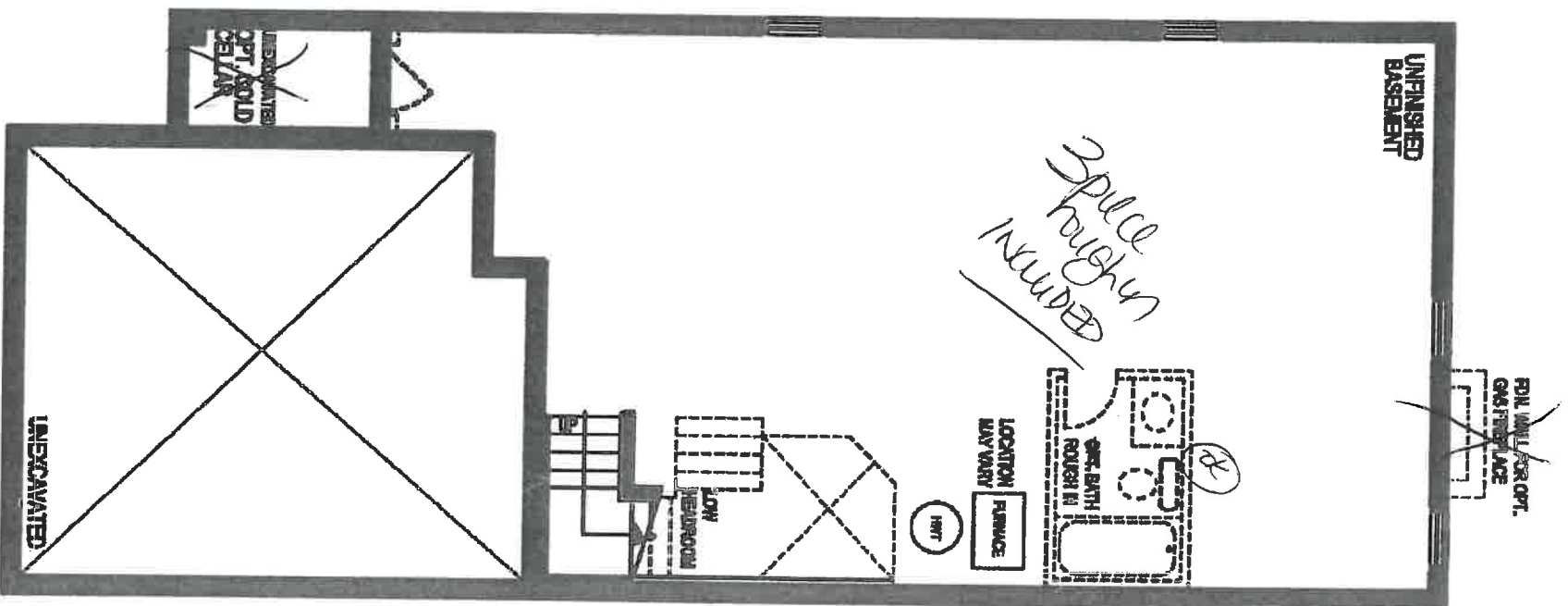
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:		UNFINISHED	
White Paint Req'd		N/A	
Main to 2nd Railing Details:		STD OAK UNFINISHED	
TRIM			
Casing/Baseboards		STANDARD	
Interior Doors		STANDARD	
Interior Door Hardware		STANDARD	
Exterior Door Hardware		STANDARD	
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
		Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
GREAT ROOM	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry (2ND FLOOR)	WARM GREY		
Powder Room	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STD	STD	
Powder Room	STD	STD	
Master Ensuite	STD	STD	
Main/Twin	STD	STD	
Other			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		(NO) Package Name: ✓	
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE		X	
WATERLINE to Fridge		X	
Hood Fan Venting SIZE	64	X	
ELECTRICAL for Built-in Oven		X	
ELECTRICAL for Built-in Micro / OTR		X	
ELECTRICAL for Gas Stove / Cooktop		X	
ELECTRICAL for Bar Fridge		X	
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			R.M
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			R.M
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			R.M
SITE:	ANGUS SOUTH	LOT: 126L	
PURCHASER(S):	ROBERT MERCHANSKY		 17.11.2016
HOME #/CELL #	647.986.7732		Purchaser Signature  Date
EMAIL:	ROBIK87@gmail.com		
DÉCOR NOTES			Purchaser Signature  Date
***FOR TRADE USE***			Décor Consultant Signature  Date
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 ***		Vendor Signature 	Date 11/23/16



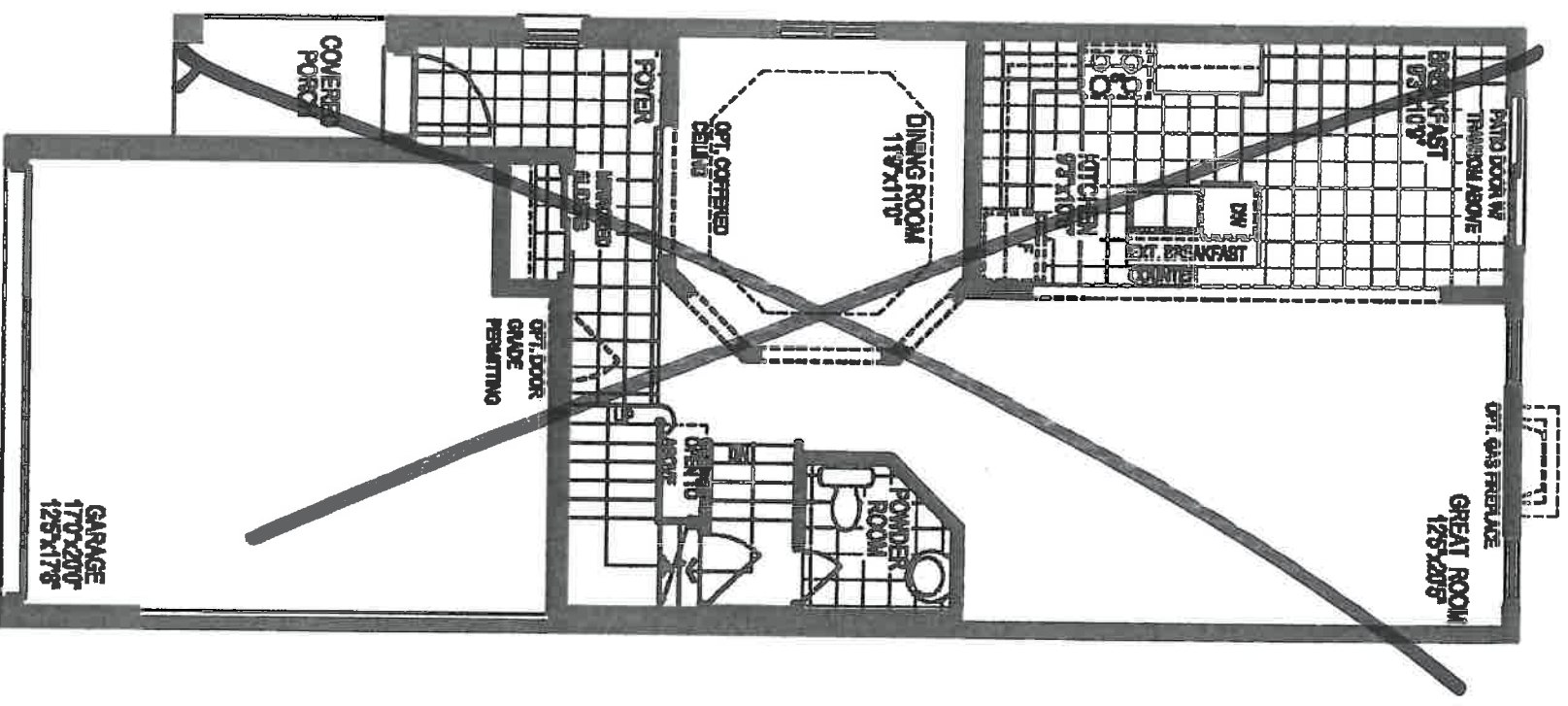
lot #1246L  
Nov 17, 2016  
ANGELUS SMITH

R. W.





BASEMENT PLAN, EL. 'A' & 'B'

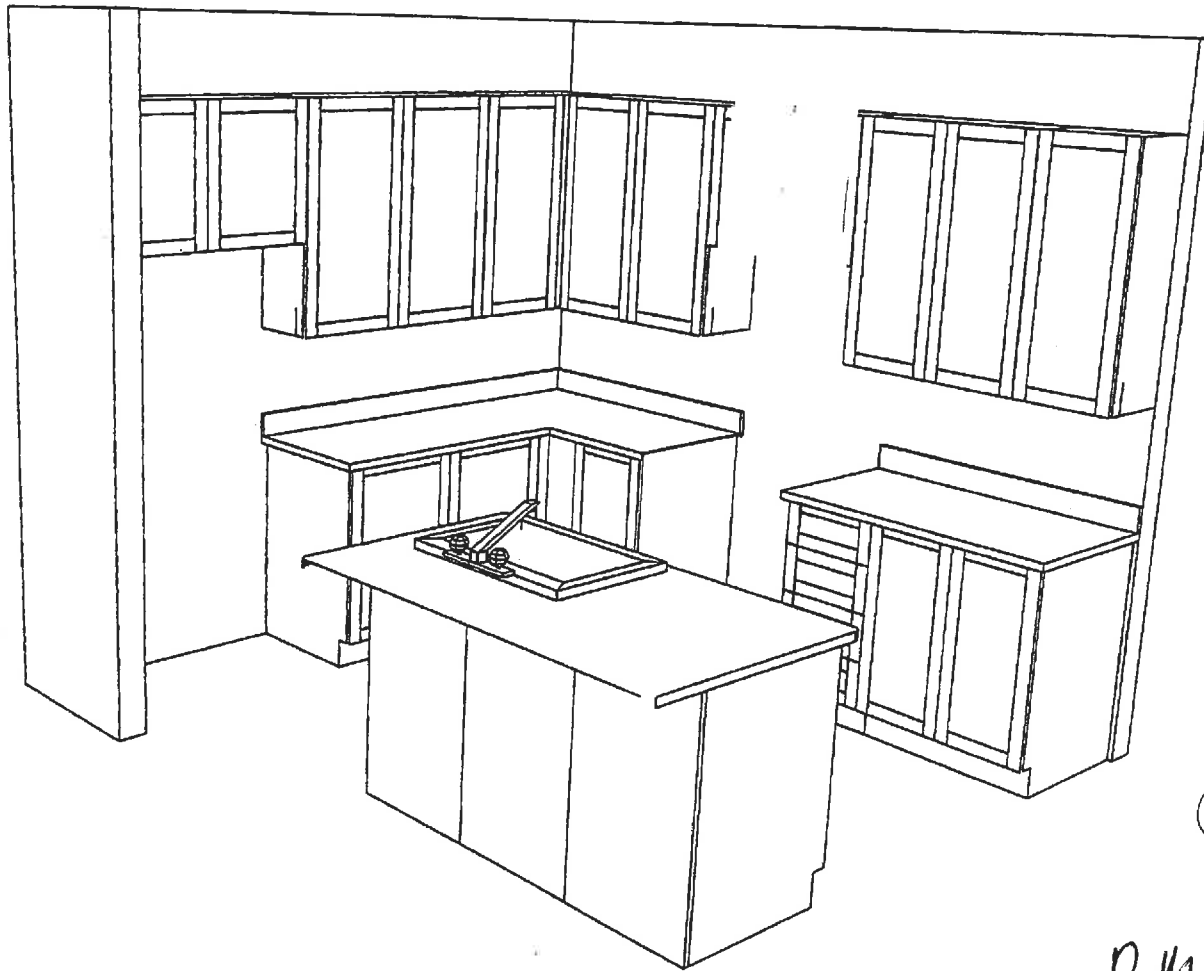


GROUND FLOOR PLAN, EL. 'C'

for #126L  
NW 17-206  
ARCUS SOUTH  
Prices and specifications and location may required at front entire floor space may vary dimensions may change  
R.M.

3005

Lot # 126L  
ANGUS SOUTH  
Nov 17. 2016



Standard  
Layout

R. M.



**ZANCOR**  
HOMES

## WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

126L

PLAN No.

DIFFERL (3065)

HOMEOWNER(S)

ROBERT MERCHANYSKY

CIVIC ADDRESS

\_\_\_\_\_

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, \_\_\_\_\_ (City) \_\_\_\_\_ and the Town of Amnis, of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

**I/We read and understand the above terms and conditions.**

Dated at King this 17 day of November 2016

Purchaser

Witness

Purchaser

Witness

**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.

**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 / 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.

**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 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\*\***

SITE Angus Smith

LOT 126L

DATE Nov 17 2016



## APPLIANCE SPEC INFORMATION SHEET

SITE &amp; LOT:

Angus South - Lot #124L

DATE:

Nov 17 2016

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

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

R.M. **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.

R.M. 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.

R.M. 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

17.11.2016

Purchaser Signature

Date