


# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 51  Model Type & Elevation : 40-02 BAYBERRY ELEVATION B Purchasers Names : IRENE BRYNE		
		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>Glass shower in Master Ensuite as per plan SEE ITEM #3 FRAMELESS</i>	-	Bonus Package
Included	<i>USB Outlets (1) Kitchen (1) Master Bedroom</i>		Bonus Package
Included	<b>3-1/4" NATURAL OAK PREFINISHED ENGINEERED HARDWOOD TO MAIN FLOOR (EXCLUDES TILES AREAS AND BEDROOMS)</b>		INCL IN OFFER
Included	<b>OAK STAIRS IN LIEU OF CARPET GRADE</b>		INCL IN OFFER
1/	GARAGE MAN DOOR - DOOR FROM GARAGE IF GRADE PERMITS	6-Apr-17	STRUCTURALS
2/	BASEMENT WINDOWS - UPGRADE (2) BASEMENT WINDOWS TO 30" X 24"	6-Apr-17	STRUCTURALS
3/	MASTER ENSUITE - FRAMELESS GLASS SHOWER	6-Apr-17	STRUCTURALS
4/	TILES - MASTER ENSUITE ONLY - DELETE BATHROOM ACCESSORIES	24-Apr-17	COLOURS
5/	ALL STANDARD COLOUR SELECTIONS	24-Apr-17	COLOURS

ZANCOR HOMIES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	PORTICO MARBLE 7735-58			
Island	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	PORTICO MARBLE 7735-58			
Servery	NA					
Master Ensuite	CONT SLAB PVC TUXEDO	H 800 BC	CARRERRA BIANCO 6696-46			
Main	CONT SLAB PVC TUXEDO	H 800 BC	CARRERRA BIANCO 6696-46			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	MALINA ICE 13 X 13		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	MALINA ICE 13 X 13					
Mud Room	MALINA ICE 13 X 13					
Main Hall	NA					
Kitchen Floor	MALINA ICE 13 X 13					
Breakfast Floor	MALINA ICE 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	MALINA ICE 13 X 13					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13			BIANC CARR		
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	NEW ALBION GREY 13 X 13			BIANC CARR		
Main Bath Tub Wall	NEW ALBION GREY 8 X 10		NA			
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room		NA				
Dining Room		NA				
Family/Great Room	VINTAGE SOLID SAWN NATURAL OAK 3 1/4"					
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall By Stairs	VINTAGE SOLID SAWN NATURAL OAK 3 1/4"					
Upper Hall	OPENING NIGHT T-07					
Master Bedroom	OPENING NIGHT T-07					
Bedroom 2	OPENING NIGHT T-07					
Bedroom 3	OPENING NIGHT T-07					
Bedroom 4	OPENING NIGHT T-07					
Carpet Underpad	STANDARD					
Basement Foyer		NA				
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE		NA
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding		PLASTER MOULDING	NA	
Bathroom Accessories	DELETE MASTER ENSUITE ONLY	location			NA	
Purchaser has reviewed the colour chart						
SITE & LOT						
ANGUS SOUTH						51

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:	NATURAL CLEAR OAK VARNISH		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD		
Main to top of Basement door Railing	STANDARD		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	BIRCH WHITE	Master Beds	BIRCH WHITE
Living Room	NA	Bedroom 2	BIRCH WHITE
Dining Room	NA	Bedroom 3	BIRCH WHITE
Family/Great room	BIRCH WHITE	Media Room	BIRCH WHITE
Den/Study	NA	Master Ens.	BIRCH WHITE
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE
Laundry	BIRCH WHITE	Twin	NA
Powder Room	BIRCH WHITE	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	STANDARD	
2nd Ensuite	NA		
BASEMENT	NA		
Other			
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 BBQ	STANDARD		
WATERLINE to Fridge	NA		
Hood Fan Venting SIZE	6"		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	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			
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.			
SITE: ANGUS SOUTH	40-02-B-BAYBERRY	LOT: 51	
PURCHASER(S):	IRENE BYRNE		
HOME #/CELL #	705-716-5962		
EMAIL:			
DÉCOR NOTES			
***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		DÉcor Consultant Signature	
Purchaser Signature		Date	
Vendor Signature		Date	

APR 24 2017

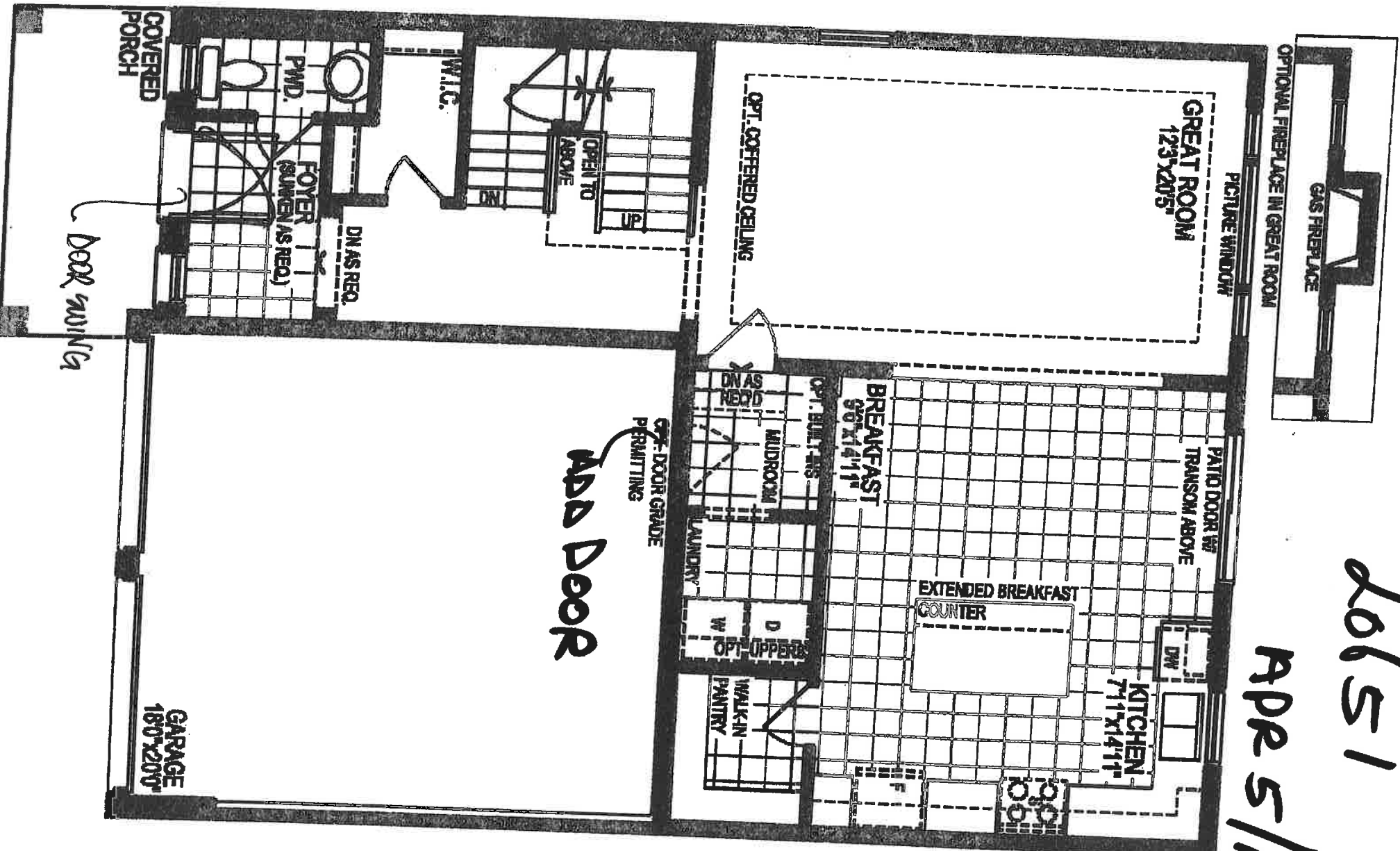
APR 19/17

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BAYBERRY 40-02 ELEV. B

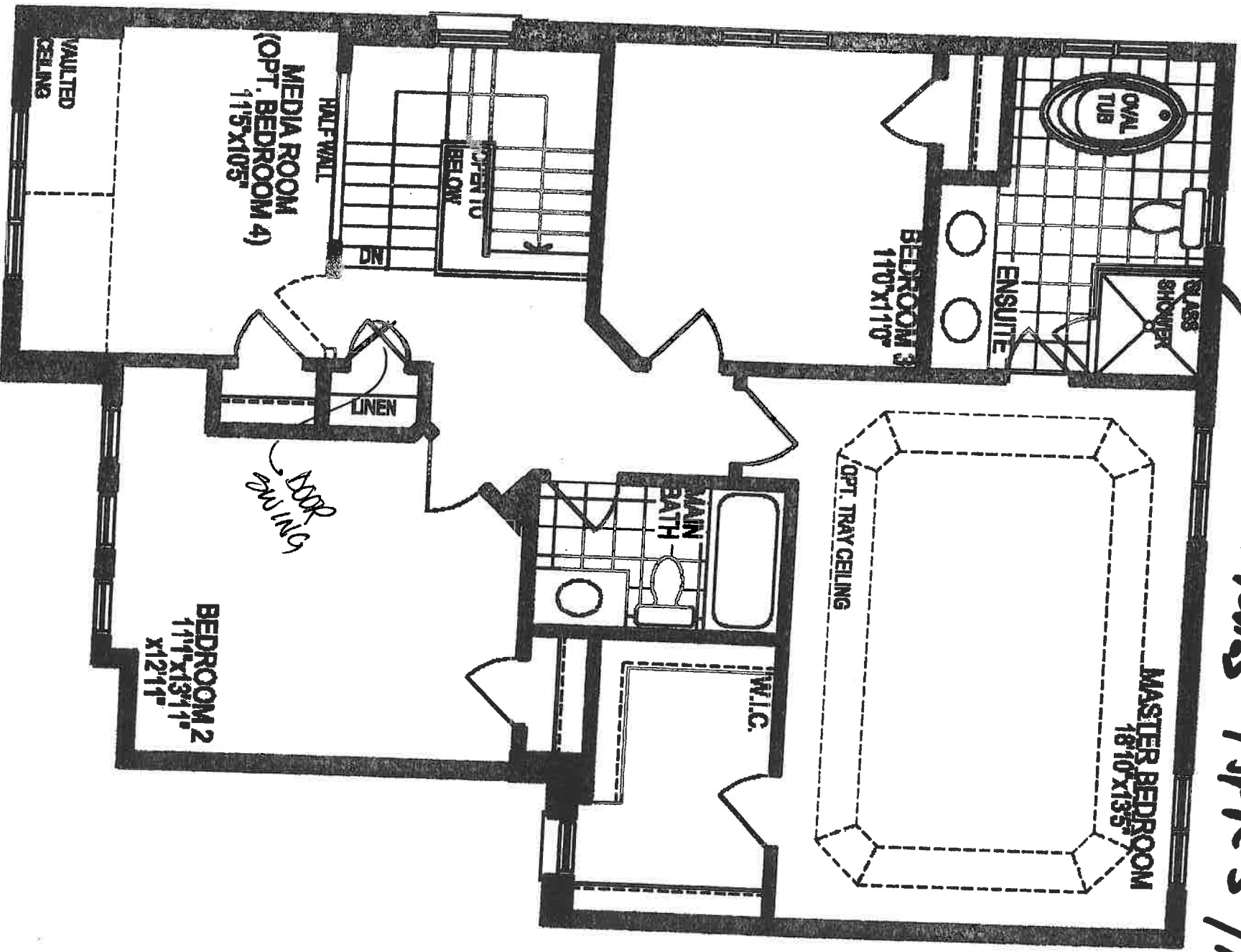
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APR 5/17



GROUND FLOOR PLAN, EL. B

APR 19/17 BAYBERRY 40-02 ELEV. B  
L0651  
Francis Russ APR 5/17



SECOND FLOOR PLAN, ELEV. B

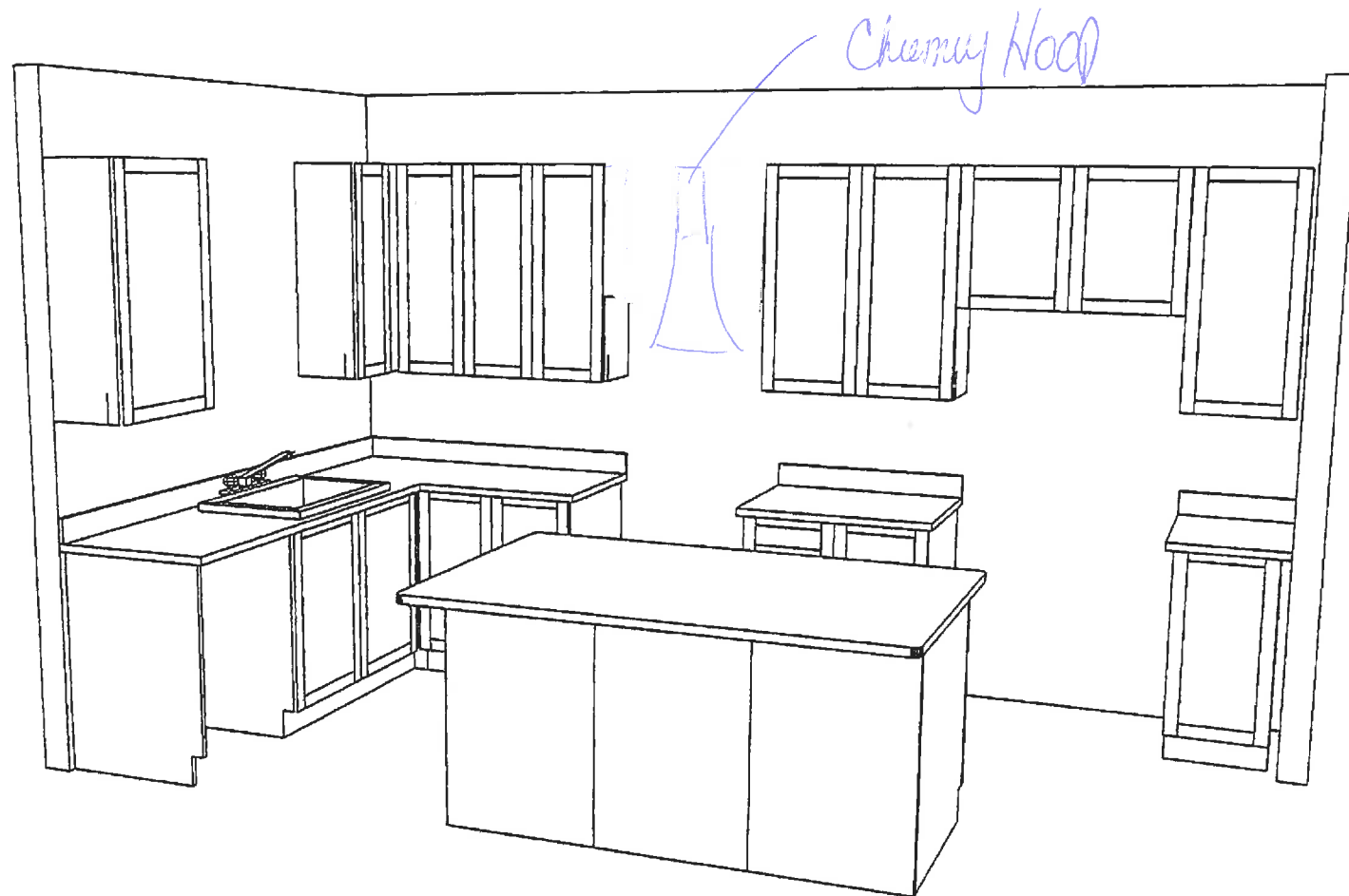




4002

Lot 51.

APRIL  
19/17



STANARD

OR

APPLIANCE SPEC INFORMATION SHEET

Lots 1

STANDARD CABINET HARDWARE

(New Image Kitchens)



Bachmann  
Kleider

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

Date 11/17/17

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.

**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, TARIION and/or the Builder in relation to the matter.

**\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

SITE Beque Soof LOT 51 DATE APR 18/17