


# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 44 ✓  Model Type & Elevation : 40-06 WALNUT ELEVATION B ✓ Purchasers Names : SARA NOBARI		
		Date	Note
Included	Rough-in for 3 Piece in basement		Bonus Package
Included	3 piece stainless steel kitchen appliances with white top loading washer and dryer SEE ITEM #11 ✓		Bonus Package
Included	Chimney Hood Fan		Bonus Package
Included	Natural finish laminate flooring on main floor in non tiles areas as per plan SEE ITEM #9 ✓		Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	<del>Carpet Grade Stairs with Oak pickets</del> - SEE ITEM #2 AND #10 (STAIN) ✓	-	Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
1/	GARAGE - MAN DOOR FROM GARAGE TO LAUNDRY ✓	02-Dec-16	STRUCTURALS
2/	MAIN FLOOR - OAK GRADE STAIRS ✓	2-Dec-16	STRUCTURALS
3/	GREAT ROOM - OPT 30" GAS FIREPLACE, INCLUDES STD MANTLE, BUMPOUT FOUNDATION ✓	2-Dec-16	STRUCTURALS
4/	MASTER BEDROOM - OPERABLE WINDOW (SEE SKETCH) ✓	2-Dec-16	STRUCTURALS
5/	ELECTRICAL - ADD CAPPED INTERIOR LIGHT **EXISTING SWITCH TO REMAIN ✓	13-Apr-17	COLOURS
6/	MAIN FLOOR - SMOOTH CEILINGS ✓	13-Apr-17	COLOURS
7/	HARDWOOD - UPPER HALL - UPGRADE 1 IN LIEU OF CARPET ✓	13-Apr-17	COLOURS
8/	RAILINGS - UPGRADE 3 METAL BLACK ✓	13-Apr-17	COLOURS
9/	HARDWOOD - UPGRADE 1 IN GREAT ROOM, LIVING ROOM, DINING ROOM AND MAIN HALL IN LIEU OF STD ✓	13-Apr-17	COLOURS
10/	PAINT - STAIN OAK STAIRS ✓	13-Apr-17	COLOURS
11/	APPLIANCE PACKAGE INCLUDED IN LIEU OF DÉCOR CREDIT ✓	13-Apr-17	COLOURS
12/	TILES - DELETE ALL WHITE BATHROOM ACCESSORIES ✓	13-Apr-17	COLOURS

COLOURS - LOT 144

APRIL 13 2017

CHECKED BY:  
LH  
APRIL 18 2017  
1 OF 1

# ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen Island	STD 300 SERIES PVC WHITE ✓	H800BC	PORTICAL MARBLE 7736-58	STD		
Master Ensuite	STD CONT SLAB MDF VANILLA MILKSHAKE ✓	H500BC	CALCUTTA MARBLE-4925K-07	STD		
Twin	STD CONT SLAB PVC -TUXEDO ✓	H700BC	CALCUTTA MARBLE-4925K-07	STD		
Ensuite 4	STD CONT SLAB PVC -TUXEDO ✓	H700BC	CALCUTTA MARBLE-4925K-07	STD		
Powder Room	N/A					
Laundry	N/A					
TILES						
Main Foyer	MALENA ICE 13 X13 ✓		INSERTS	THRESHOLDS		
Powder Room	MALENA ICE 13 X13					
Main Hall	N/A					
Kitchen Floor	MALENA ICE 13 X13 ✓					
Breakfast Floor	MALENA ICE 13 X13 ✓					
Kitchen Bk.Splash	DECLINED					
Laundry	MALENA ICE 13 X13					
Mstr Ensuite Floor	KEATON ICE 13 X13 ✓					
Mstr Ensuite Shower	CINO BLACK 8 X10 ✓					
Mstr. Shower Floor	WHITE 2 X2 ✓					
Master Shower Jamb	BIANCO CARRARA			BIANCO CARRARA		
Main Bath (SHARED) Floor	KEATON ICE 13 X13 ✓					
Main Bath (SHARED) Tub Wall	KEATON ICE 8 X10 ✓			BIANCO CARRARA		
Ensuite 4 Bath Floor	KEATON ICE 13 X13 ✓					
Ensuite 4 Shower Wall	KEATON ICE 8 X10					
Ensuite 4 Shower Floor	WHITE 2 X2 ✓					
Ensuite 4 Shower Jamb	BIANCO CARRARA			BIANCO CARRARA		
HARDWOOD / CARPET						
Living Room	UPG (1) U-LOC COLLECTION 4" 1/2" PEGASUS HARD MAPLE					
Dining Room	UPG (1) U-LOC COLLECTION 4" 1/2" PEGASUS HARD MAPLE					
Great Room	UPG (1) U-LOC COLLECTION 4" 1/2" PEGASUS HARD MAPLE					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG (1) U-LOC COLLECTION 4" 1/2" PEGASUS HARD MAPLE					
Upper Hall	UPG (1) U-LOC COLLECTION 4" 1/2" PEGASUS HARD MAPLE					
Master Bedroom	STANDARD OPENING NIGHT CARPET - T-04					
Bedroom 2	STANDARD OPENING NIGHT CARPET - T-04					
Bedroom 3	STANDARD OPENING NIGHT CARPET - T-04					
STUDY 2nd FLOOR.	STD OPENING NIGHT CARPET - T-04					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE	NF8	
MIRRORS & ACCESSORIES						
Mirrors	YES	Opt. Crown Moulding			N/A	
Bathroom Accessories	DELETE ALL WHITE ACCESSORIES	location			N/A	
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				ANGUS SOUTH 44		
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 COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species:

White Paint Req'd

Main to 2nd Railing Details:

Main to Basement Railing Details:

STAIN STAIRS TO MATCH HARDWOOD FLOOR AS CLOSE AS POSSIBLE

N/A

UPG (3) METAL (BLACK) BIRDSNEST W/ALT PLAIN PICKET

N/A

TRIM

Casing/Baseboards

Interior Doors

Interior Door Hardware

Exterior Door Hardware

STANDARD

STANDARD

STANDARD

STANDARD

PAINT

Kitchen/Breakfast

Living Room

Dining Room

GREAT ROOM

STUDY (2ND FLOOR)

Main/Upper Hall

Laundry

Powder Room

WARM GREY

WARM GREY

WARM GREY

WARM GREY

WARM GREY

WARM GREY

WARM GREY

Master Beds

Bedroom 2

Bedroom 3

Master Ens.

Main (SHARED)

ENS 4

WARM GREY

WARM GREY

WARM GREY

WARM GREY

WARM GREY

WARM GREY

PLUMBING - UPGRADES TO BE DETAILED ON PES

Kitchen

Powder Room

Master Ensuite

Main (SHARED)

ENSUITE 4

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

FAUCETS

NOTES

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

WATERLINE to Fridge

Hood Fan Venting SIZE

ELECTRICAL for Built-in Oven

ELECTRICAL for Built-in Micro / OTR

ELECTRICAL for Gas Stove / Cooktop

ELECTRICAL for Bar Fridge

NO

NO

YES 6"

NO

NO

NO

✓

✓

✓

✓

✓

✓

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 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.

SITE:

PURCHASER(S):

HOME #/CELL #

EMAIL:

DÉCOR NOTES

ANGUS SOUTH

SARA NOBARI

647-297-2468

saranobarir@gmail.com

LOT: 44

Purchaser Signature

Purchaser Signature

Purchaser Signature

Purchaser Signature

Purchaser Signature

64111117

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64111117

64111117

64111117

Date

Date

Date

Date

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.

\*\*\* FOR TRADE USE \*\*\*

ZANCOR HOMES

Décor Consultant Signature

Vendor Signature

Date

Date

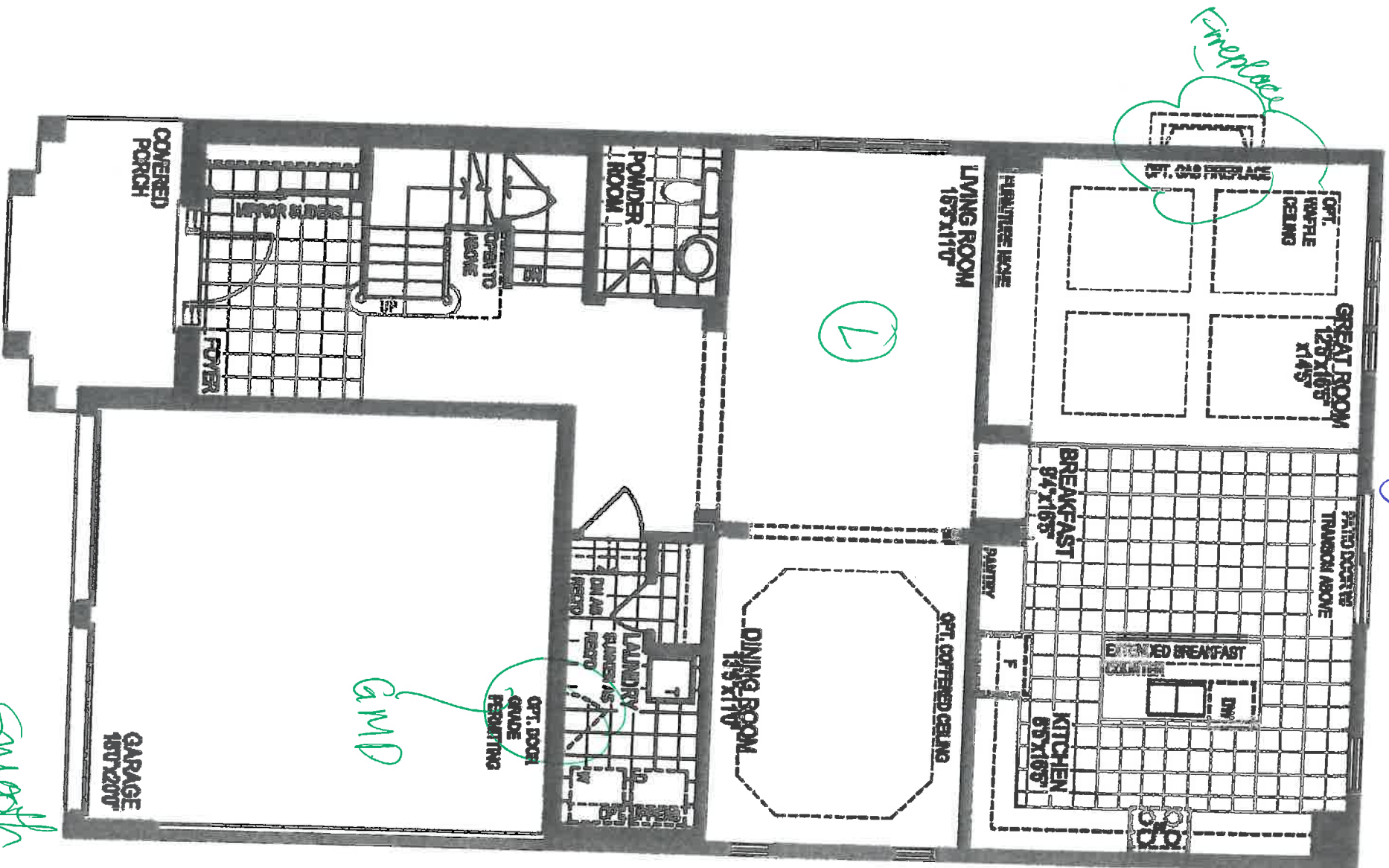
64111117

APR 13 2017

\*\*\* PAGE 2 OF 2 \*\*\*



LOT 44 - Angus



GROUND FLOOR PLAN, EL. 0'

smooth ceilings

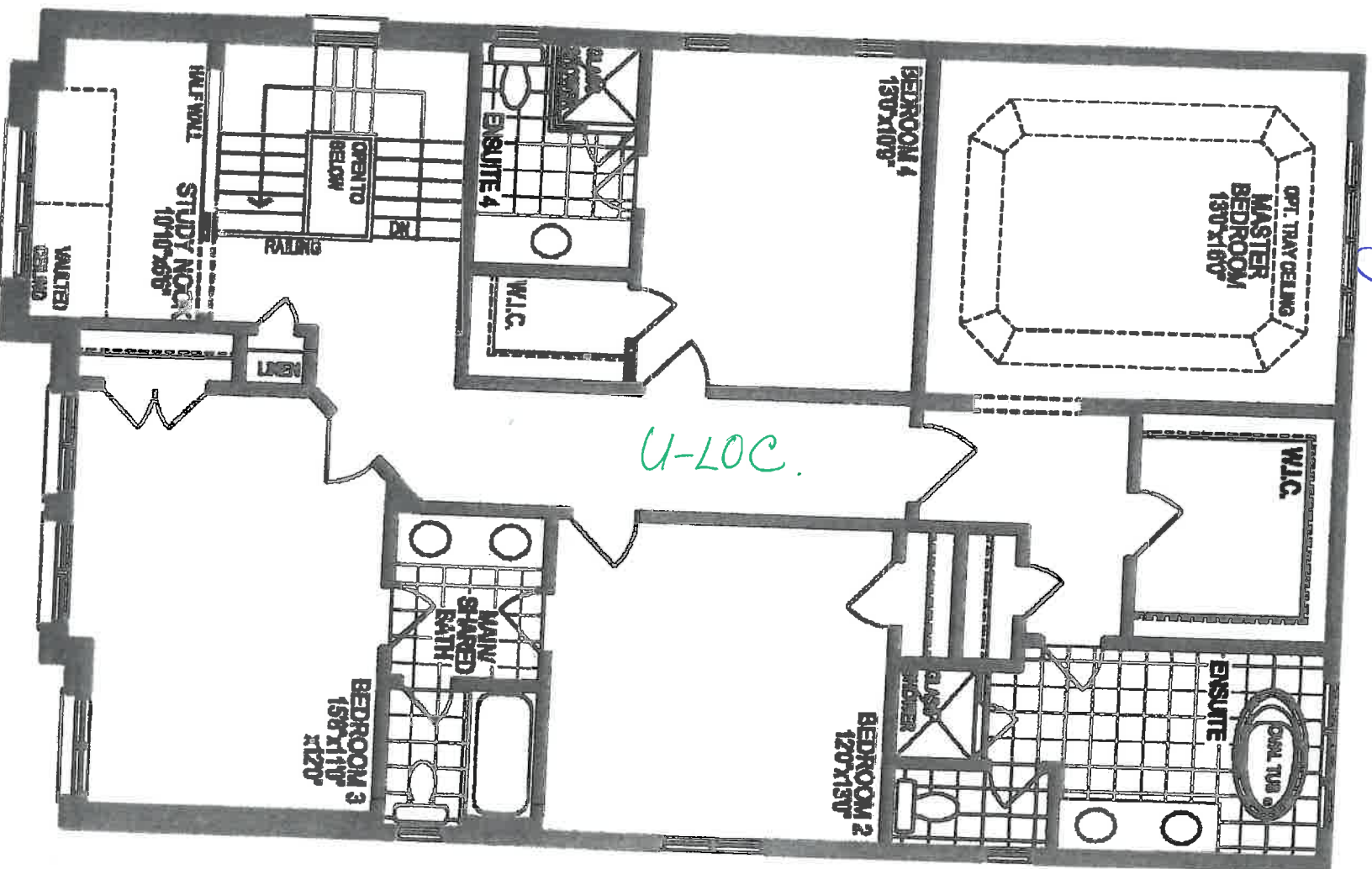
SN

Pine  
River

WALNUT 4006

B

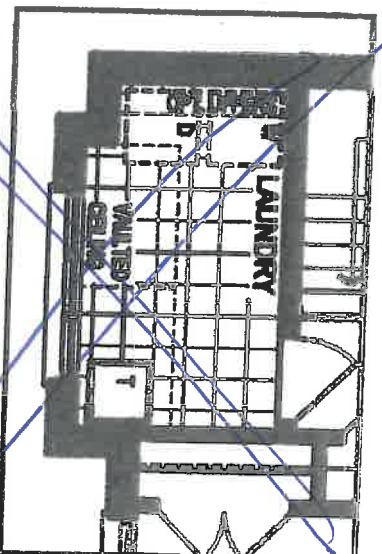
LOT 44 - Angus



SECOND FLOOR PLAN, E.L.A.

(B) - see partials

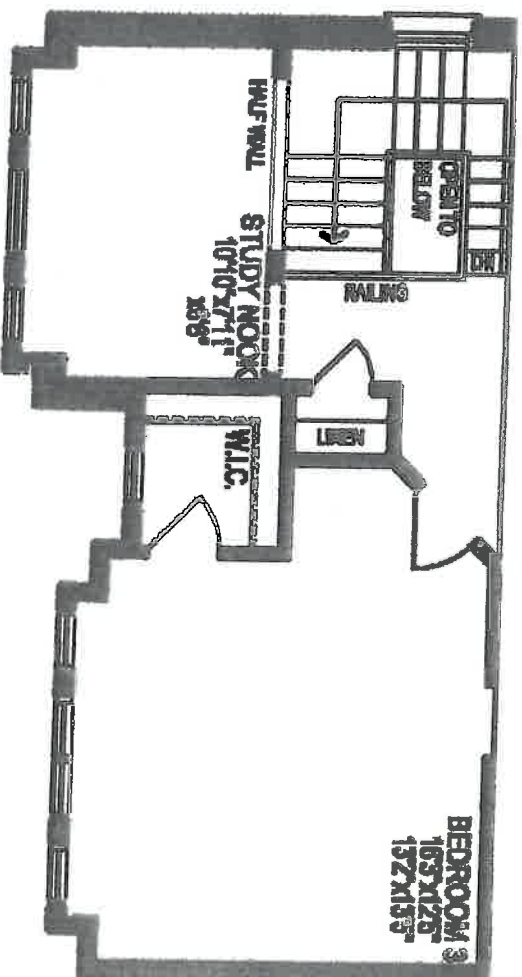
WALNUT 4006



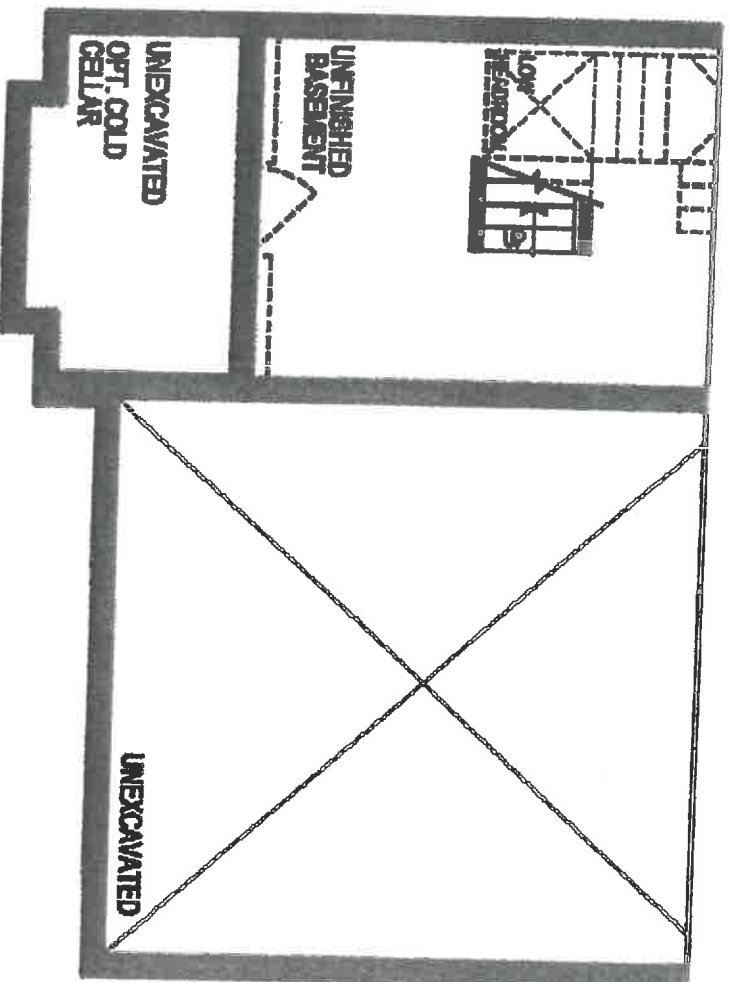
~~OPT. SECOND FLOOR  
LAUNDRY, E.L.A. (B)  
SIMILAR)~~

SW

LOT 44 Angus



PART. SECOND FLOOR PLAN, EL. 'B'



PART. BASEMENT PLAN, EL. 'B'

B

512

# THE WALNUT

[Unit 4006]

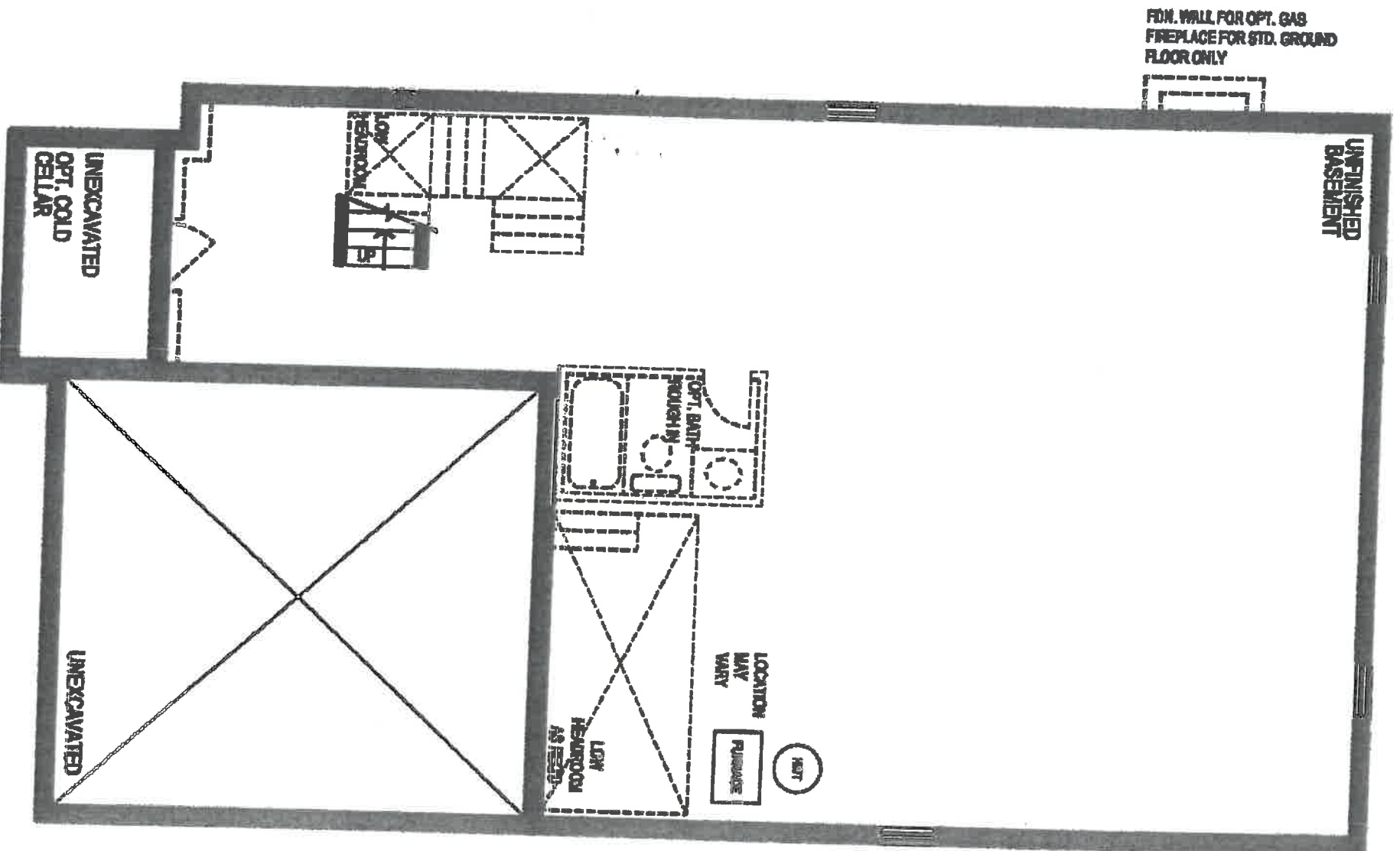
2855 sq. ft. | 2885sq. f

Elev. A

Elev. B

Optional Tandem Garage 2685 sq. ft. | 2610 sq.

Prices and specifications are subject to change without notice. The



**BASEMENT PLAN, EL. 1**

*See partials*

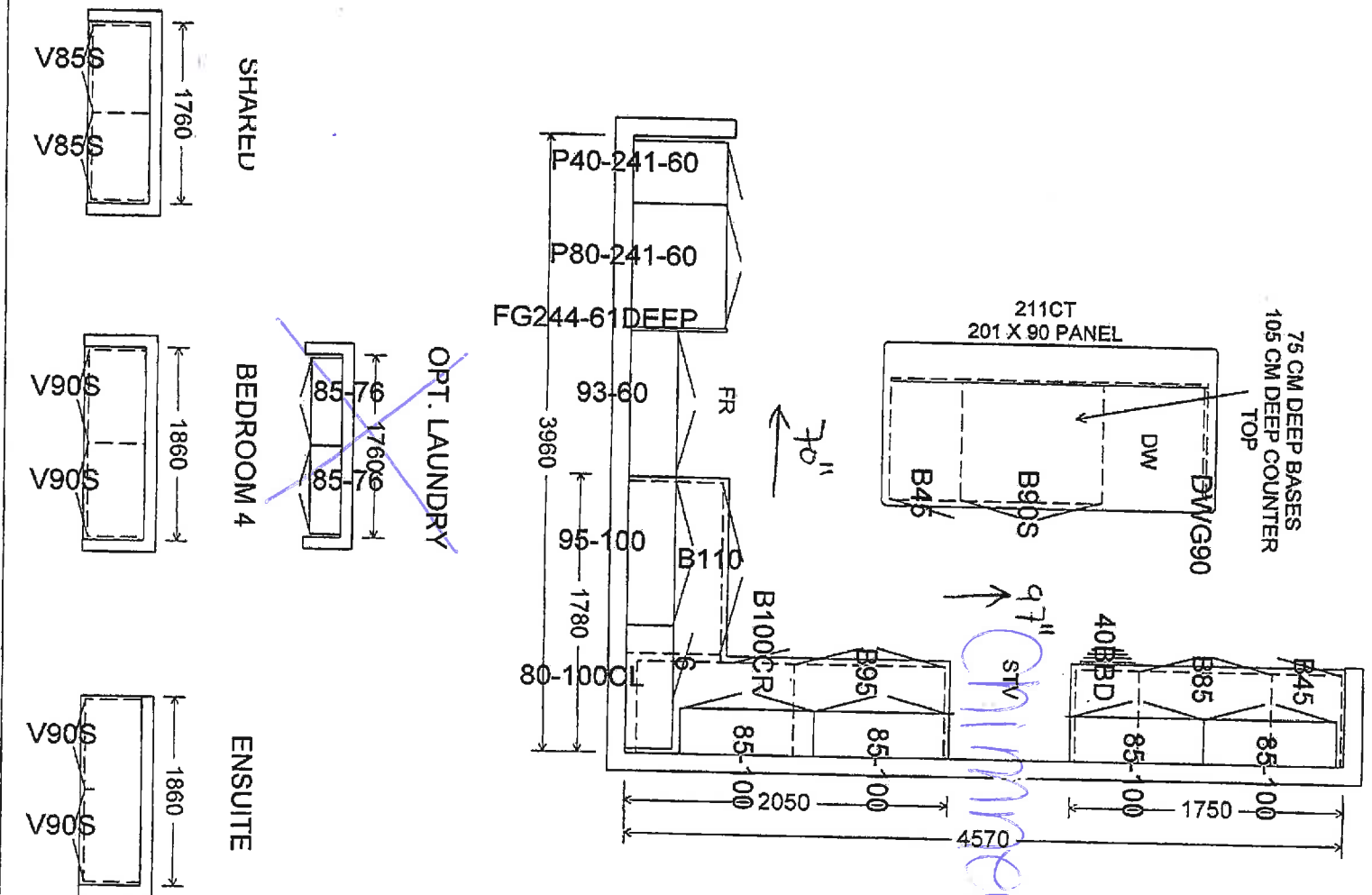
52

**WALNUT 4006**

*lot 44 - Angus*

LOT 44 Angus

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VANCE
Date: 08/16		Revised:	
ZANCOR HOMES			
ANGUS SOUTH 4006			
			Drawing number:

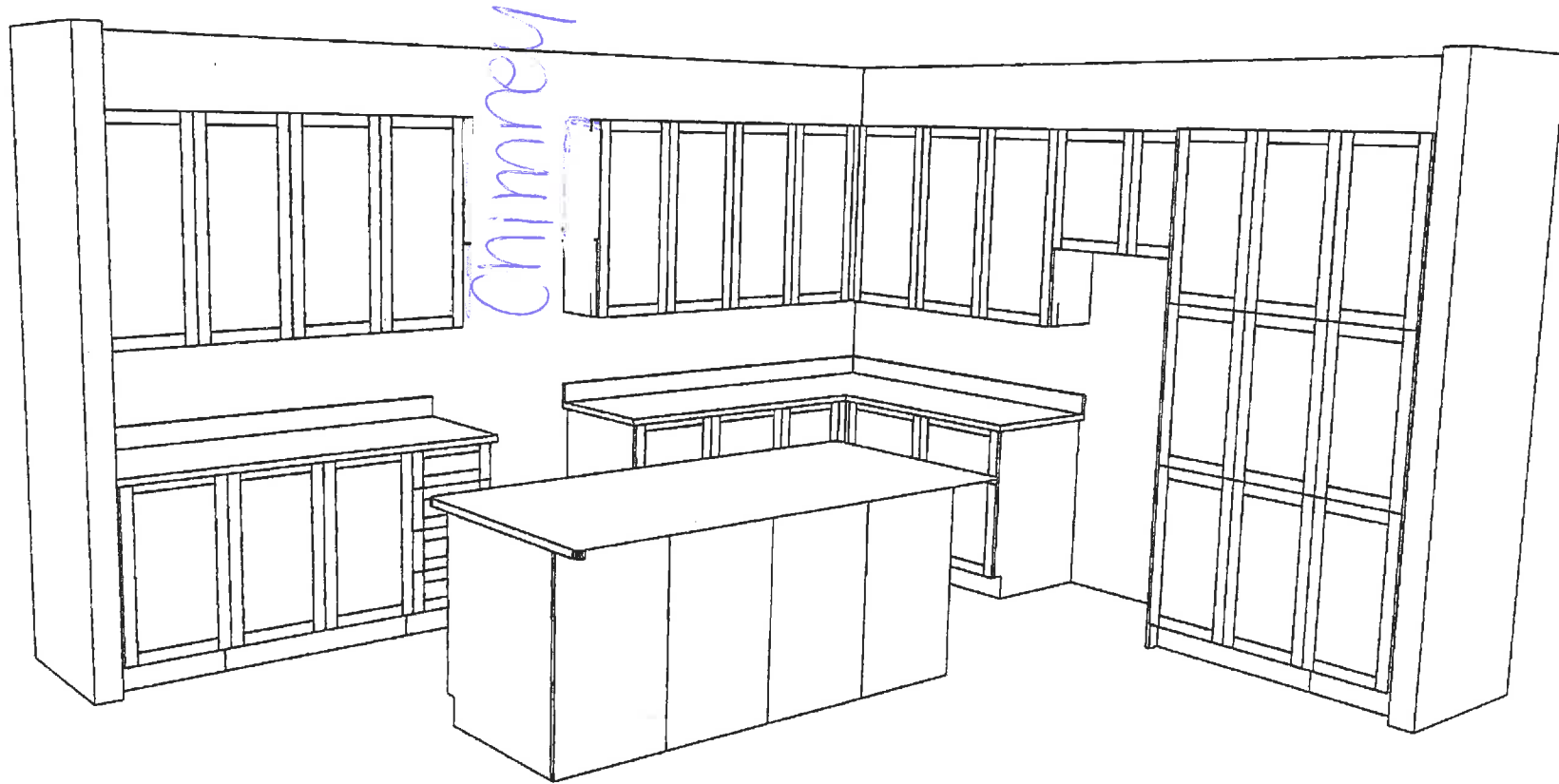


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4006

2

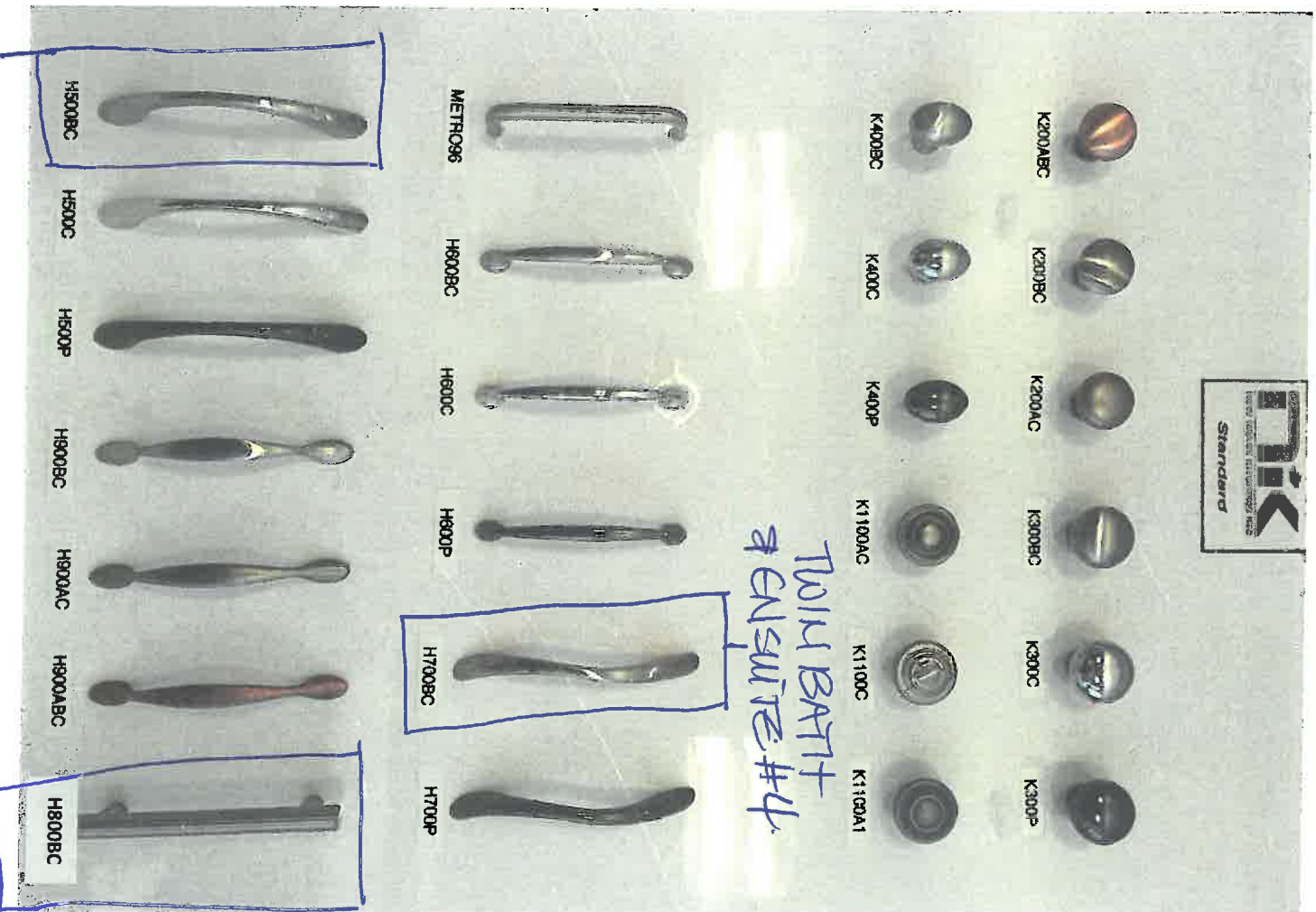


Chimney

LOT 44 Angus

# STANDARD CABINET HARDWARE

(New Image Kitchens)



SM

LOT 44 - Angus.

**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, TARION and/or the Builder in relation to the matter. **\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

SITE

LOT

DATE

4444  
444  
APR 21 11 2017



## APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Angus lot 44

DATE:

April 11. 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" ☐ AMPS \_\_\_\_\_
- ☐ 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 (if not received during appointment):**

**2 WEEKS FROM SIGNED DATE ABOVE** – Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.

**\*Changes must be approved by head office.**

Purchaser Signature

SN

Date

April 11. 2017

Purchaser Signature

Date