


# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 146R  Model Type & Elevation : 30-02 IRIS ELEVATION B WITH OPT 2ND FLOOR Purchasers Names : AINSLEY HOSKINS AND PETER WANDZEL		
		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 - SEE ITEM #7 - STAINED</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 #3 - UPGRADED RAILING</i>		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan - SEE ITEM #4</i>	-	Bonus Package
1/	CARPET - UPGRADE UNDER PAD ON 2ND FLOOR AND STAIRS	26-Jan-17	COLOURS
2/	CABINETS - ADD MICROWAVE SHELF IN KITCHEN (NO ELECTRICAL)	26-Jan-17	COLOURS
3/	RAILING - UPGRADE #3 RAILING	26-Jan-17	COLOURS
4/	FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STD FRAMED	26-Jan-17	COLOURS
5/	CABINETS - NO PANTRY - STANDARD UPPERS AND LOWERS	26-Jan-17	COLOURS
6/	DELETE ALL STD BATHROOM ACCESSORIES	26-Jan-17	COLOURS
7/	LAMINATE - UPGRADE MAIN FLOOR AREAS TO STAINED	26-Jan-17	COLOURS
8	KITCHEN - NOTE NEW LOCATION FOR MICROWAVE SHELF	19-Apr	COLOURS

APRIL 19/17

Lo 61468

Jan 13/17

PR

no Panty  
Stander  
up for / Low

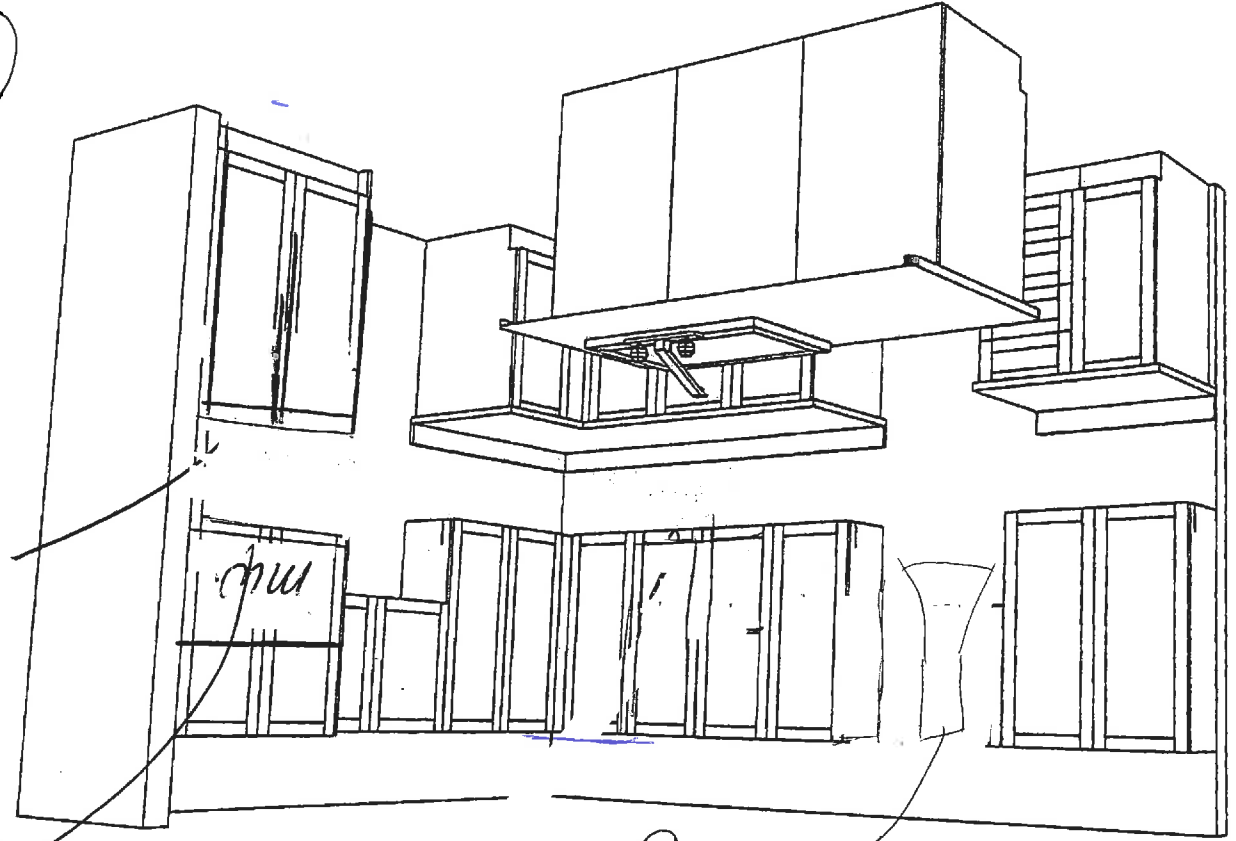
microwave  
Shelf

microwave  
Shelf  
Shelf 18" deep

2006

1

1



ANCOR HOMES COLOUR CH, T

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	TERRA OAK ESPRESSO STAINED	K 200 AC	CALCATTA MARBLE 4925K-07			
Island	TERRA OAK ESPRESSO STAINED	K 200 AC	CALCATTA MARBLE 4925K-07			
Serveny	NA					
Master Ensuite	MOSAIC OAK TIMBER GREY	K300 BC	INUKSHUK GREY P 344 LM			
Main	MOSAIC OAK TIMBER GREY	K300BC	INUKSHUK GREY P 344 LM			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO CINZA 13 X 13	✓				
Basement Foyer	NA					
Powder Room	GRECO CINZA 13 X 13	✓				
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	GRECO CINZA 13 X 13	✓				
Breakfast Floor	GRECO CINZA 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	CINQ WHITE 13 X 13	✓		Blau Carp		
Mstr Ensuite Shower	CINQ GREY 8 X 10	✓	NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	BIANCA CARRERA	✓				
Main Bath Floor	CINQ WHITE 13 X 13	✓		Blau Carp		
Main Bath Tub Wall	CINQ 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	LEXINGTON CAFÉ WALNUT TL 21003			✓		
Den/Study/parlour/Library				NA		
Kitchen *(Waiver)				NA		
Main Foyer *(Waiver)				NA		
Main Hall By Stairs	LEXINGTON CAFÉ WALNUT TL 21003			✓		
Upper Hall				OPENING NIGHT T -04		
Master Bedroom				OPENING NIGHT T -04		
Bedroom 2				OPENING NIGHT T -04		
Bedroom 3				OPENING NIGHT T -04		
Bedroom 4				NA		
Carpet Underpad	UPGRADE (1)			✓		
TREADS & RISERS STAIRS	OPENING NIGHT T -04					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	✓	Opt. Crown Moulding	NA		
Bathroom Accessories	DELETE ALL	location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				ANGUS SOUTH		
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.				Purchaser Initial		
** PAGE 1 OF 2 **				Vendor		

# ANCOR HOMES COLOUR CH. T

STAIRS, RAILING & PICKETS & STAIR STAIN		
Stair Stain / Species:	NATURAL CLEAR VARNISH TREADS & RISERS CARPET	✓
White Paint Req'd	NA	
Main to 2nd Railing Details:	UP# 3 RINGS (NO FLUTES) GROOVED OAK HANDRAIL MATCHING POST	
Main to top of Basement door Railing	UP# 3 RINGS (NO FLUTES) GROOVED OAK HANDRAIL MATCHING POST	

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

PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living Room	NA	Bedroom 2	WARM GREY
Dining Room	NA	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	NA
Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	NA	Twin	NA
Powder Room	WARM GREY	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	NA	
BASEMENT	NA	NA	
Other	NA	NA	

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" STD		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		NO ELECTRICAL FOR NIDA
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	PL
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs	PL
Purchaser has checked and acknowledged accuracy of colour and selections before signing:	PL


SITE: ANGUS SOUTH	30-02-B IRIS	LOT: 146R
PURCHASER(S):	OPTIONAL 2ND FLOOR Ainsley Hoskins	
	Peter Wandzel	
HOME #/CELL #		
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.



  
Decor Consultant Signature

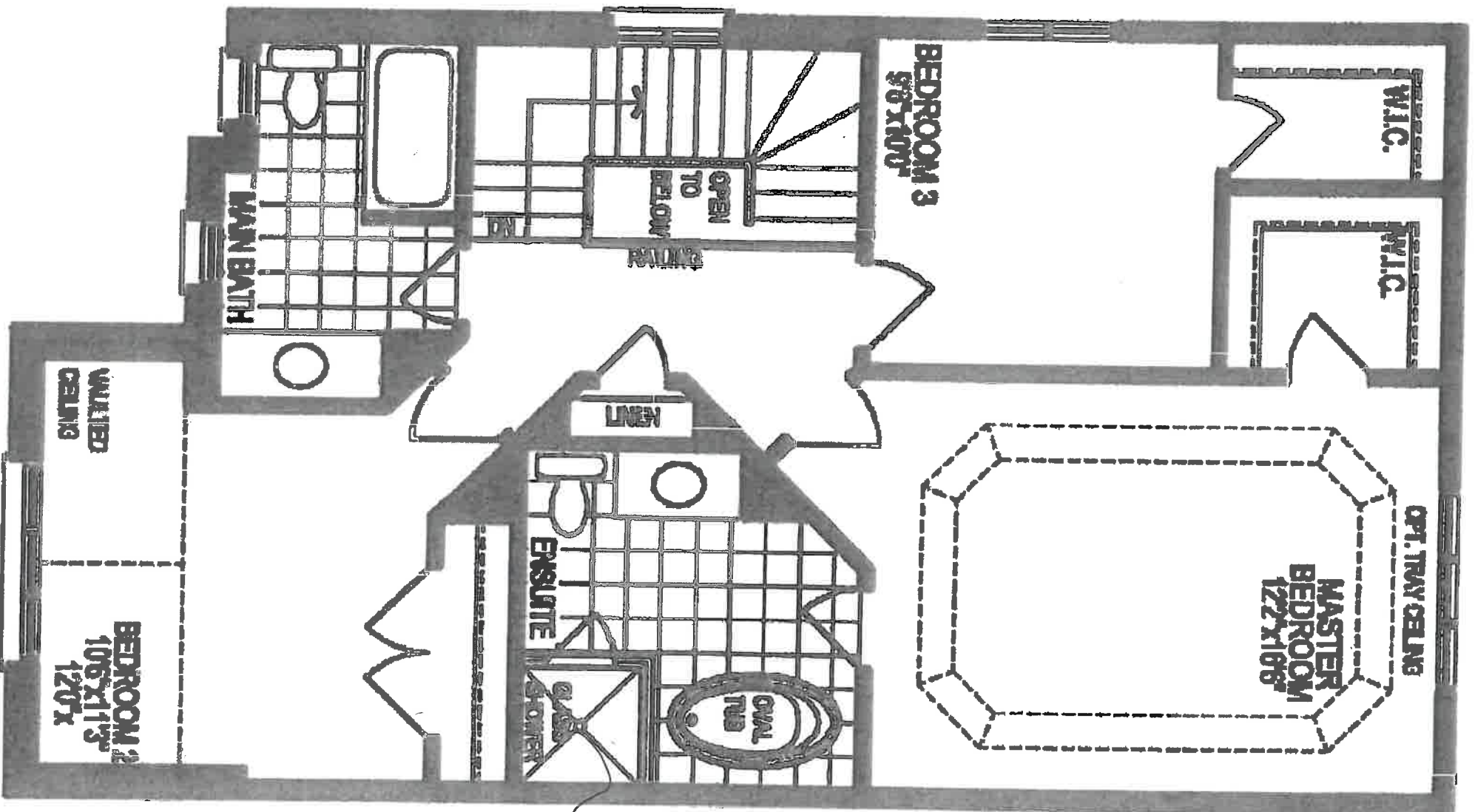
  
Date

Jan 26/17



Lot 146R

Jan 13/17  
IRIS 3002



Frameless  
blinds  
#14

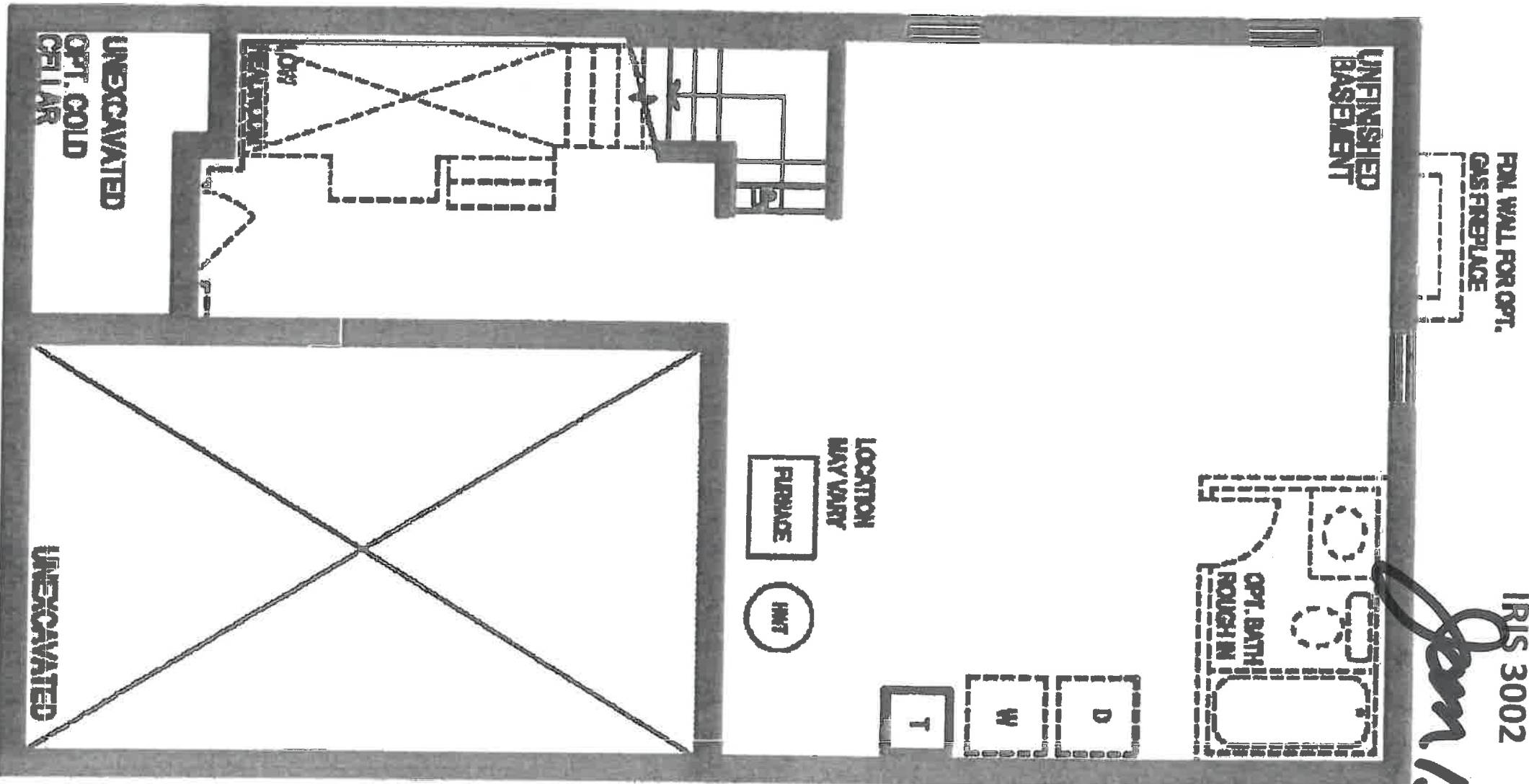
OPT. SECOND FLOOR PLAN, EL. IN (EL. B & C SIMILAR)  
See Plan B.

10146R

IRIS 3002

IRIS 3002

Jan 13/17



## BASEMENT PLANNING



Vendor's Initials

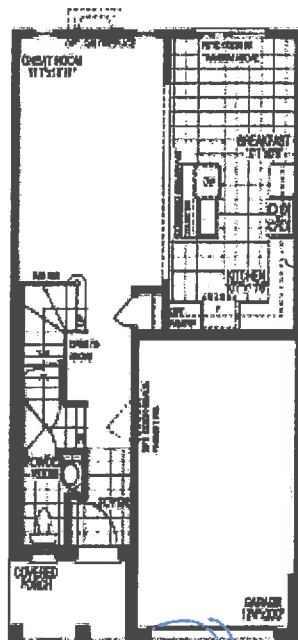
*[Handwritten initials]*

Purchaser's Initials

*[Handwritten initials]*

Purchaser's Initials

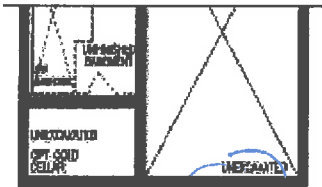
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GROUND FLOOR PLAN, EL. 'T'



PART. SECOND FLOOR PLAN, EL. 'T'



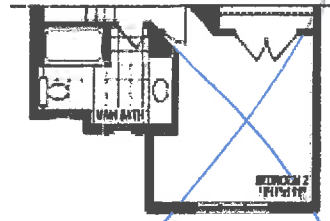
PART. BASEMENT PLAN, EL. 'T'

#2 microwave shelf.

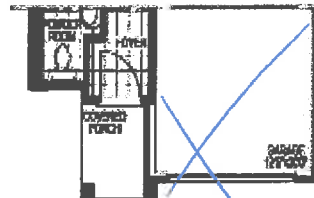
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JAN 13/17

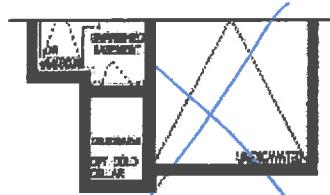
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PART. SECOND FLOOR PLAN, EL. 'C'



PART. GROUND FLOOR PLAN, EL. 'C'



PART. BASEMENT PLAN, EL. 'C'

SCHEDULE "B"  
FLOOR PLAN

THE IRIS

Unit 3002		
1560 sq. ft. Elev. A	1565 sq. ft. Elev. B	1550 sq. ft. Elev. C

Prices and specifications are subject to change without notice. The patterns may vary. Window sizes and locations may vary. Location of furnace and water tank are approximate. Steps may be required at front entrance, rear entrance and garage main door entries due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Floor dimensions may change with style chosen. See Sales representative for Style B and/or C. All renderings are artist's concept. E & S/E (2002)

elav. B  
Opt. 2nd floor  
with Apr ensuite



## APPLIANCE SPEC INFORMATION SHEET

101146R

STE & LOT:

August South

DATE:

Jan 13 / 17

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)

☐ FRONT LOADING SIDE BY SIDE

☐ STACKABLE

### LAUNDRY

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

*AWP*  
**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.

*AWP*  
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.

*AWP*  
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

Purchaser Signature

Date

*AWP*  
*Jan 13 / 17*

Purchaser Signature

Date

*Jan 13 / 17*



**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 August South

LOT 146R

DATE Jan 13/17