



# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 46  Model Type & Elevation : 40-07 MAGNOLIA ELEVATION A (5 Bedroom Plan) ✓  Purchasers Names : STEPHEN ANNO AND REGINA ASARE ✓		
		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		Bonus Package
Included	Chimney Hood Fan		Bonus Package
Included	Natural finish laminate flooring on main floor in non tiles areas as per plan	-	Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	Glass shower in Master Ensuite as per plan SEE ITEM #24		Bonus Package
Included	Carpet Grade Stairs with Oak pickets		Bonus Package
Included	3-1/4" Natural Oak hardwood on main floor (non tiled areas) SEE ITEM #7		Bonus Package
Included	Oak stairs SEE ITEM #18 - STAINED		Bonus Package
1/	GARAGE MAN DOOR - DOOR FROM GARAGE IF GRADE PERMITS ✓	6-Apr-17	STRUCTURALS
2/	GREAT ROOM - ADD GAS FIREPLACE 30" (B3ONTRE) INCLUDES STD PAINT GRADE MANTLE **BUMP OUT FOUNDATION ✓	6-Apr-17	STRUCTURALS
3/	TILES - UPGRADE #5 - FOYER, POWDER **INSTALL STACKED ✓	5-May-17	COLOURS
4/	TILES - UPGRADE #5 - FLOOR TILES - KITCHEN AND BREAKFAST **INSTALL STACKED ✓	5-May-17	COLOURS
5/	TILES - UPGRADE #5 - KITCHEN BACKSPLASH **INCLUDES BEHIND CHIMNEY ✓	5-May-17	COLOURS
6/	TILES - UPGRADE #4 - FLOOR TILES - MASTER ENSUITE **INSTALL STACKED AND UPGRADE #4 FLOOR TILE TO BE INSTALLED ON SHOWER WALL **HORIZONTAL STACKED ✓	5-May-17	COLOURS
7/	HARDWOOD - UPGRADE #3 - DINING, FAMILY, MAIN HALL IN LIEU OF STANDARD ✓	5-May-17	COLOURS
8/	HARDWOOD - UPGRADE #3 - UPPER HALLWAY IN LIEU OF STANDARD ✓	5-May-17	COLOURS
9/	COUNTERTOP - KITCHEN STANDARD UPGRADE KITCHEN AND ISLAND, INCLUDES DOUBLE UNDERMOUNT SINK ✓	5-May-17	COLOURS
10/	CABINETS - MASTER ENSUITE UPGRADE #2 VANITY ✓	5-May-17	COLOURS
11/	CABINETS - KITCHEN - ADD CROWN MOULDING ABOVE UPPER CABINETS ✓	5-May-17	COLOURS
12/	CABINETS - KITCHEN - ADD MATCHING LIGHT VALANCE (SEE ITEM #20 - ELECTRICAL STRIP LIGHTING) ✓	5-May-17	COLOURS
13/	CABINETS - KITCHEN - ADD 2 BIN RECYCLE ✓	5-May-17	COLOURS
14/	CABINETS - KITCHEN - ADD 36" WIDE POT AND PAN DRAWERS ✓	5-May-17	COLOURS

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		Date	Note
15/	CABINETS - KITCHEN - ADD 2 CLEAR GLASS DOORS ABOVE DESK ✓	5-May-17	COLOURS
16/	CABINETS - MASTER ENSUITE - ADD A BANK OF 3 DRAWERS TO THE VANITY (1) ON HER SIDE (1) ON HIS SIDE ✓	5-May-17	COLOURS
17/	CABINETS - KITCHEN - 24" DEEP UPPER OVER FRIDGE WITH 2 SIDE PANELS ✓	5-May-17	COLOURS
18/	PAINTING - STAIN INTERIOR OAK STAIRS ✓	5-May-17	COLOURS
19/	SMOOTH CEILINGS - MAIN FLOOR ONLY ✓	5-May-17	COLOURS
20/	ELECTRICAL - KITCHEN - LED STRIP LIGHTING UNDER UPPERS IN KITCHEN ✓	5-May-17	COLOURS
21/	ELECTRICAL - KITCHEN - SHIFT STD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND ✓	5-May-17	COLOURS
22/	ELECTRICAL - KITCHEN - (6) LED POTLIGHTS ON SEPARATE SWITCH ✓	5-May-17	COLOURS
23/	HVAC - KITCHEN - ADD GAS LINE TO STOVE INCL. 15AMP. STANDARD ELECTRICAL TO REMAIN ✓	5-May-17	COLOURS
24/	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF FRAMED ✓	5-May-17	COLOURS
25/	PLUMBING - UPGRADE KITCHEN FAUCET TO ARBOR MODEL #7594 SRS FINISH IN LIEU OF STANDARD ✓	5-May-17	COLOURS

# ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC WHITE	H 700 P	BIANCO SARDO STD UP	F		
Island	300 SERIES PVC WHITE	H 700 P	BIANCO SARDO STD UP	F		
Servery	NA					
Master Ensuite	RALEIGH MAPLE TIMBER GREY (2)	H 900BC	AUTUMN CARNIVAL 1877-52			
Main	SIERRA PVC WHITE	H 800 BC	ARGENTO ROMANO 6697-46			
Twin	SIERRA PVC WHITE	H 800 BC	CARRERRA BIANCO 6696-46			
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	ROMA STATURAIO 12" X 24" INSTALL STACKED UP # 5					
Basement Foyer	NA					
Powder Room	ROMA STATURAIO 12" X 24" INSTALL STACKED UP # 5					
Mud Room	GRECO CINZA 13 X 13					
Main Hall	NA					
Kitchen Floor	ROMA STATURAIO 12" X 24" INSTALL STACKED UP # 5					
Breakfast Floor	ROMA STATURAIO 12" X 24" INSTALL STACKED UP # 5					
Kitchen Bk.Splash	BIANCA CARRERRA MARBLE POLISHED RANDON STRIPS MOSAIC UP # 5	INCL	BEHIND CHIMNEY			
Laundry	NEW ALBION GREY 13 X 13					
Mstr Ensuite Floor	RONDINE FUORI STATUARIO 12" X 24" UP # 4 INSTALL STACKED			PER ROY		
Mstr Ensuite Shower	RONDINE FUORI STATUARIO 12" X 24" UP # 4 INSTALL HORIZONTALSTACKED					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2" X 2" WHITE					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	NEW ALBION GREY 13 X 13			PER ROY		
Main Bath Tub Wall	NEW ALBION GREY 8 X 10	NA				
Twin Bath Floor	MALINA ICE 13 X 13			PER ROY		
Twin Ensuite Tub Wall	MALINA ICE 8 X 10	NA				
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	VINTAGE SOLID SAWN SELECT V SEMI GLOSS 3 1/4" ECLIPSE UP # 3					
Family/Great Room	VINTAGE SOLID SAWN SELECT V SEMI GLOSS 3 1/4" ECLIPSE UP # 3					
Den/	VINTAGE SOLID SAWN SELECT V SEMI GLOSS 3 1/4" ECLIPSE UP # 3					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Stairs	VINTAGE SOLID SAWN SELECT V SEMI GLOSS 3 1/4" ECLIPSE UP # 3					
Upper Hall	VINTAGE SOLID SAWN SELECT V SEMI GLOSS 3 1/4" ECLIPSE UP # 3					
Master Bedroom	OPENING NIGHT T-15					
Bedroom 2	OPENING NIGHT T-15					
Bedroom 3	OPENING NIGHT T-15					
Bedroom 4 & 5	OPENING NIGHT T-15					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE		NF8
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	STANDARD	Location		NA		
Purchaser has reviewed the colour chart						
***FOR TRADE USE***						
ANGUS SOUTH				46		

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

RA



# ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH ECLIPSE		
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	BIRCH WHITE	Bedroom 3	BIRCH WHITE
Family/Great room	BIRCH WHITE	Bedroom 4 & 5	BIRCH WHITE
Den/Study	BIRCH WHITE	Master Ens.	BIRCH WHITE
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE
Laundry	BIRCH WHITE	Twin	BIRCH WHITE
Powder Room	BIRCH WHITE	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	UPGRADE	DOUBLE UNDERMOUNT SINK
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin	STANDARD	STANDARD	
Main Bath	STANDARD	STANDARD	
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" STANDARD		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	UPGRADE		
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	40-07-A MAGNOLIA	LOT: 46	
PURCHASER(S):	STEPHEN ANNO REGINA ASARE		
HOME #/CELL #	416 272 9998		
EMAIL:			
DÉCOR NOTES	Purchaser Signature		Date
	Purchaser Signature		Date
***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.		Décor Consultant Signature  MAY 05 2017	
*** PAGE 2 OF 2 ***		Vendor Signature      Date	

A-2

R4

MA/2/H

APRIL 4/H

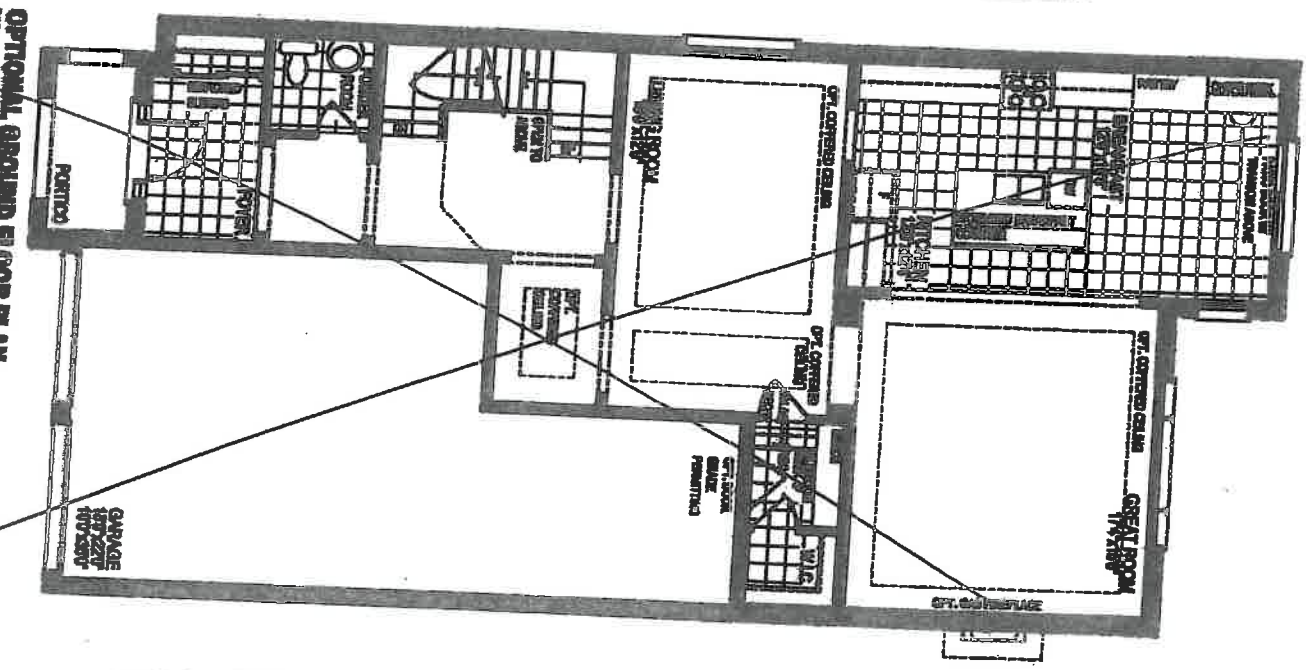
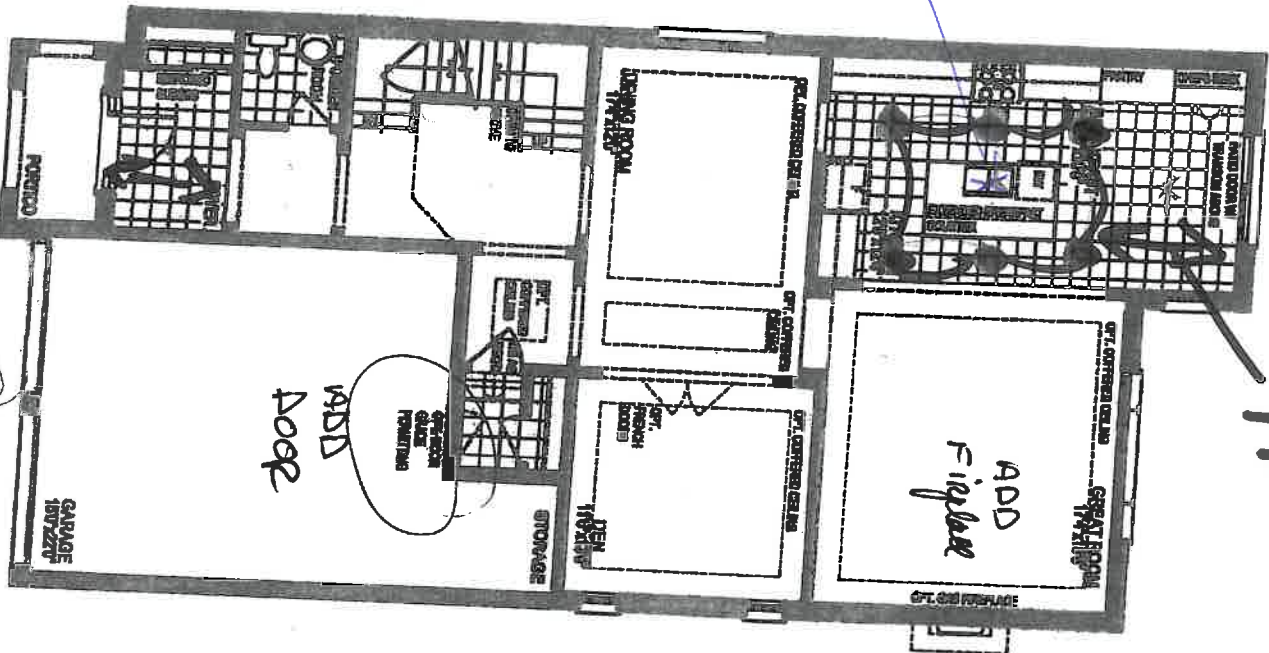
MAGNOLIA 4007

Lot 46

Angus South

Tile Direction

S4D  
L4



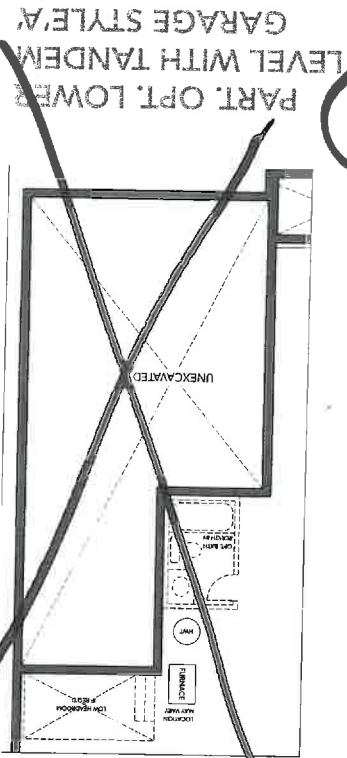
GROUND FLOOR PLAN, EL. 1'

OPTIONAL GROUND FLOOR PLAN  
WITH TANDER GARAGE, EL. 1'



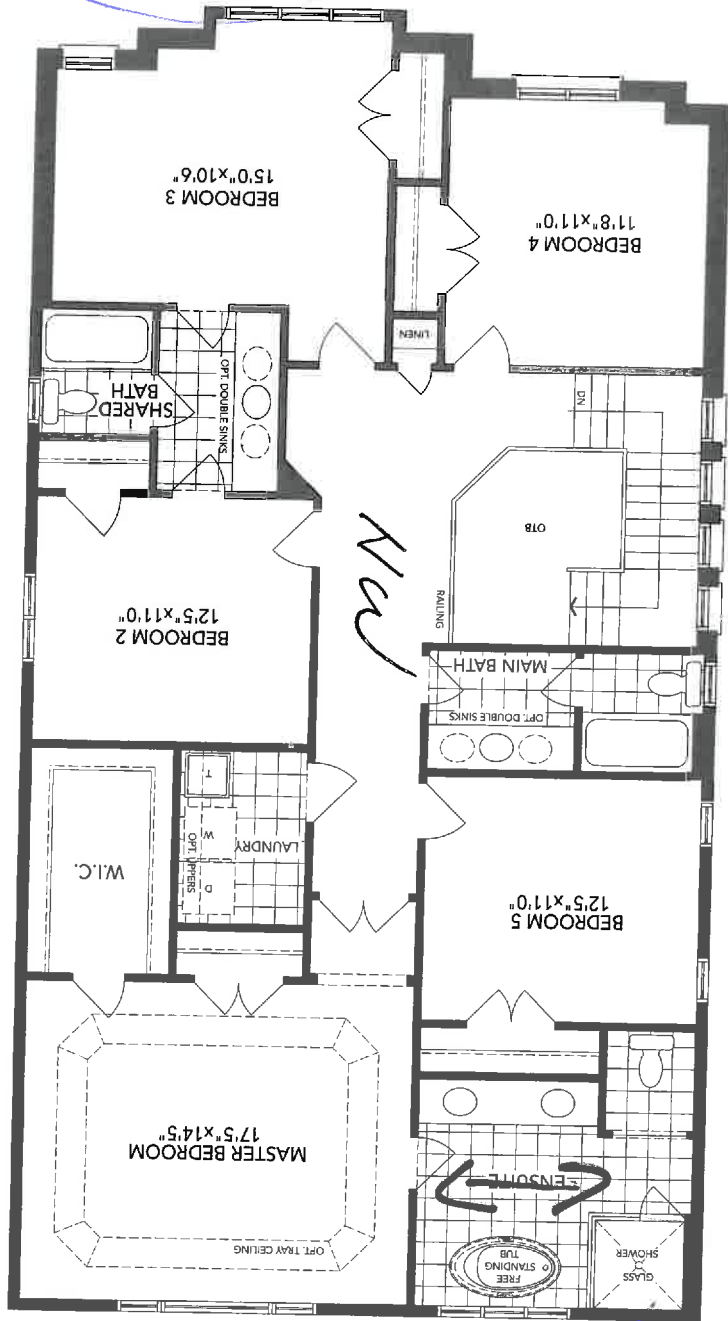
R4  
A-S

40707  
40-7-A  
May 2/17



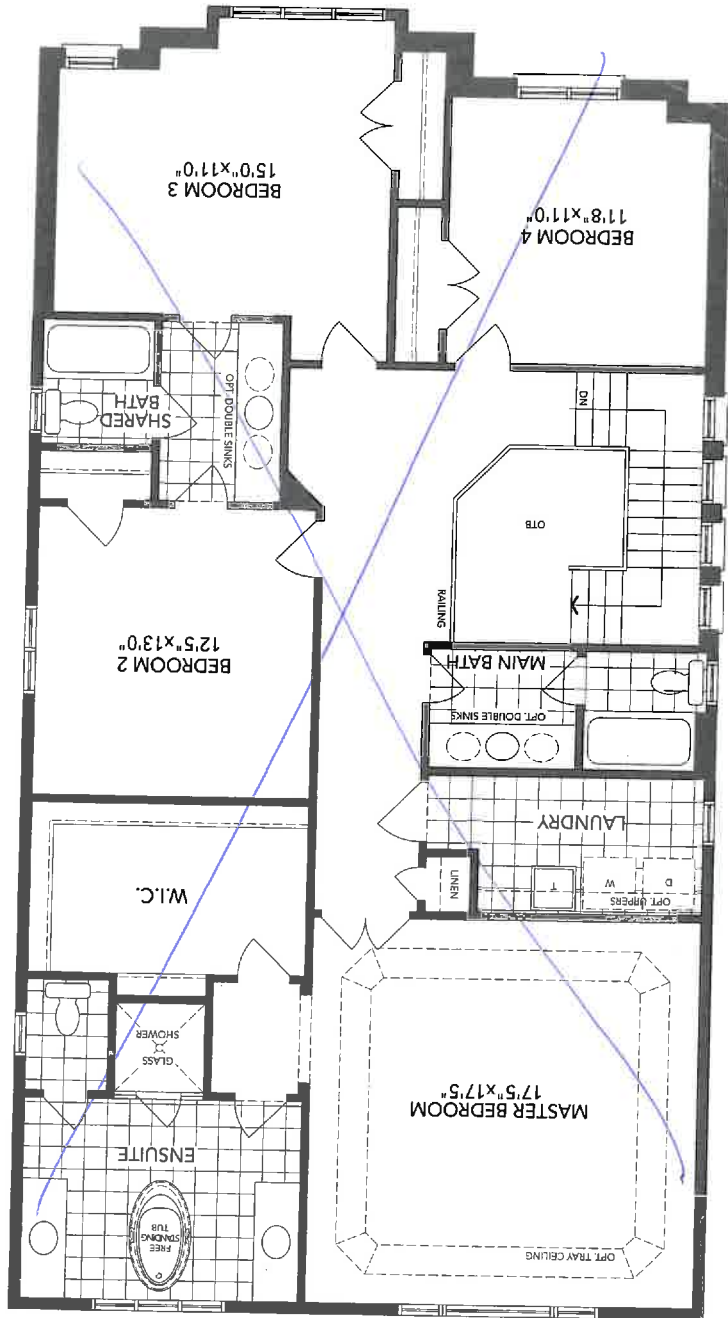
**LOWER LEVEL STYLE 'A'**

OPT. 5 BEDROOM  
SECOND LEVEL  
STYLE 'A'



## Frameless Glass

SECOND LEVEL STYLE 'A'





may 2-17  
Lot 46

① 24" top up for  
over fringe 2 Panels

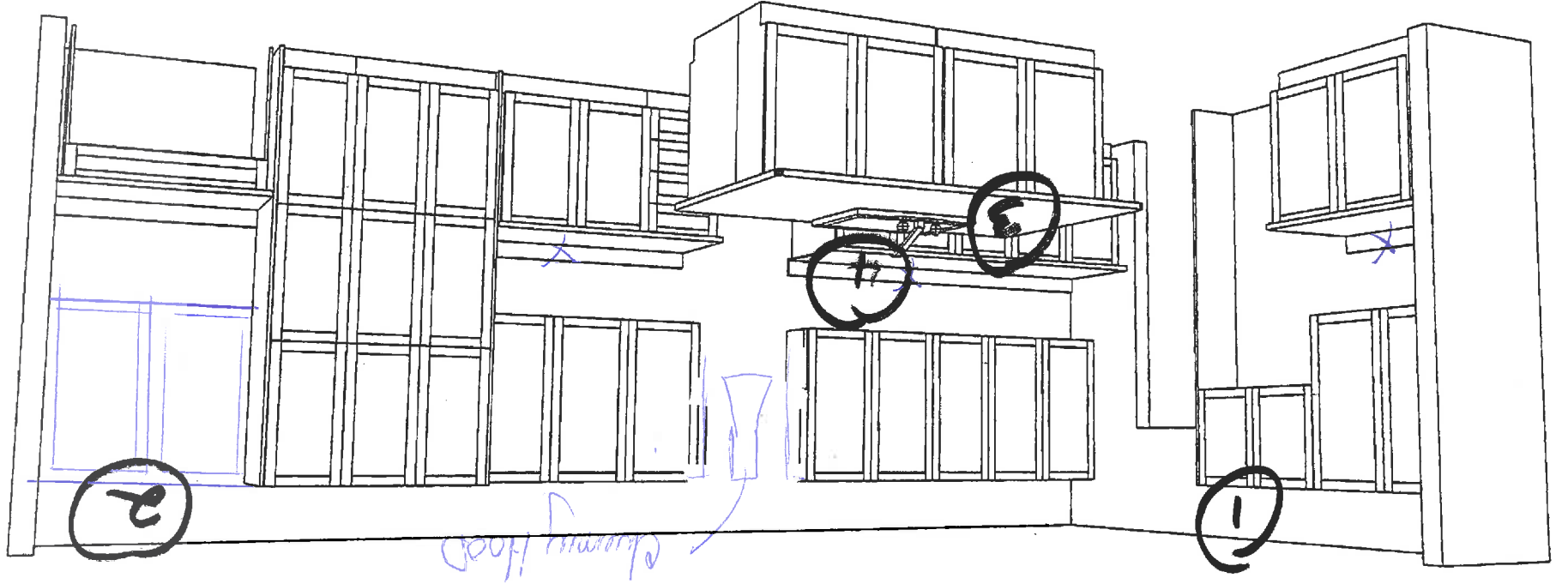
② 2-clear glass

③ Double Keyle Rite

④ Port + Panel DE Awood  
36" wide

x Crown mold  
x Light valance

Look



for A.S.

clumpy hood

Lo 646

mpay 2/17

# STANDARD CABINET HARDWARE

(New Image Kitchens)



1219

Kaleidoscope

1219

mainio  
twin

mainio

1219

1219



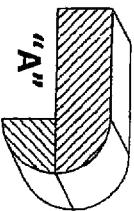
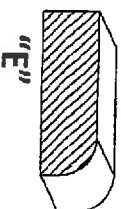
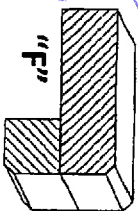
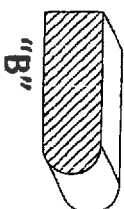
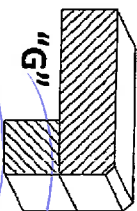
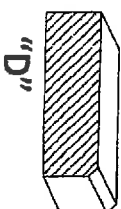
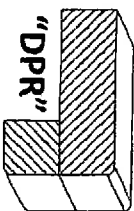
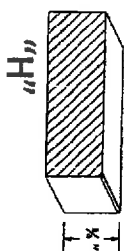
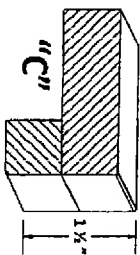
Lot 46

ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

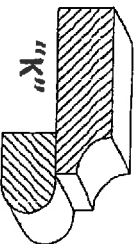
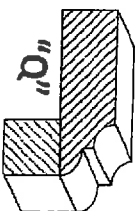
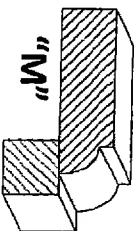
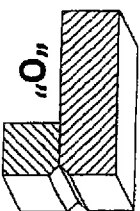
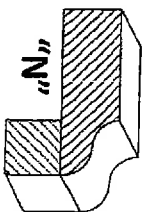
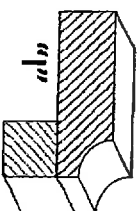
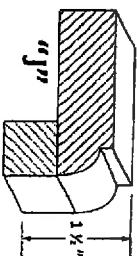
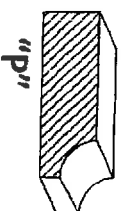
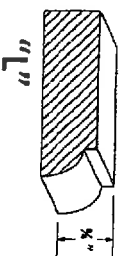
2/2/2017

STANDARD



*Redstone*

UPGRADES



LOT / SITE

*Amis Soil*  
*Lot 46*

PURCHASER SIGNATURE

*[Signature]*  
*[Signature]*

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

LOT

DATE

## APPLIANCE SPEC INFORMATION SHEET

SITE &amp; LOT:

Angus South  
6646

DATE:

April 24/17

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)

## 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



Date

May 24/17

Purchaser Signature



Date

May 24/17