



# ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 58  Model Type & Elevation : BASSWOOD 40-04 ELEV. A Purchasers Names : TAMMY FOSTER		
		Date	Note
Included	Rough-in for 3 Piece in basement ✓		Bonus Package
Included	3 piece stainless steel kitchen appliances **Chimney Hood Fan with white top loading washer and dryer ✓		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	<del>Carpet Grade Stairs with Oak pickets</del> SEE #2 - UPGRADED TO OAK ✓	-	Bonus Package
Included	Glass shower in Master Ensuite as per plan ✓		Bonus Package
1/	FIREPLACE IN FAMILY ROOM WITH STANDARD MANDLE AND MARBLE SURROUND ✓	8-Jul-16	STRUCTURALS
2/	OAK STAIRS IN LIEU OF CARPET GRADE ✓	8-Jul-16	STRUCTURALS
3/	MAIN BATH - DOUBLE SINKS IN LIEU OF STANDARD ✓	8-Jul-16	STRUCTURALS
4/	GARAGE MAN DOOR FROM GARAGE INTO LAUNDRY, GRADE PERMITTING ✓	8-Jul-16	STRUCTURALS
5/	200 AMP SERVICE ✓	8-Jul-16	STRUCTURALS
6/	HVAC - AIR CONDITIONING UNIT ✓	8-Jul-16	STRUCTURALS
7/	HVAC - LENNOX HUMIDIFIER ✓	8-Jul-16	STRUCTURALS
8/	MASTER ENSUITE - FRAMELESS GLASS SHOWER ✓	10-Nov-16	COLOURS
9/	PLUMBING - WATERLINE TO FRIDGE ✓	10-Nov-16	COLOURS
10/	LAMINATE FLOORING - STANDARD COLOUR LAMINATE ON 2ND FLOOR IN LIEU OF CARPET ✓	10-Nov-16	COLOURS
11/	KITCHEN - DEEP UPPERS ABOVE FRIDGE WITH SIDE PANEL ✓	10-Nov-16	COLOURS
12/	KITCHEN - UPPER ANGLE CORNER CABINET WITH CLEAR GLASS ✓	10-Nov-16	COLOURS
13/	KITCHEN - POTS AND PANS DRAWERS ✓	10-Nov-16	COLOURS

COLOURS  
11/24/2016

 1 of 1

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC WHITE	✓ K 300 BC	AUTUMN CARNIVAL 1877K-52 ✓			
Master Ensuite	300 SERIES PVC WHITE	✓ K 300 C	CALCATT A MARBLE 4925K-04			
Main	300 SERIES PVC WHITE	✓ K 300C	FRESCO 4207-60 ✓			
Laundry	NA					
TILES						
			INSERTS	THRESHOLDS		
Kitchen Floor	BELLINA GREY 13 X 13	✓				
Breakfast Floor	BELLINA GREY 13 X 13	✓				
Kitchen Bk.Splash	NA					
Main Foyer	BELLINA GREY 13 X 13	✓				
Main Hall	NA					
Powder Room	BELLINA GREY 13 X 13	✓				
Laundry	BELLINA GREY 13 X 13	✓	✓			
Mud Room	NA					
Basement Foyer	NA					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13	✓				
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10	✓	YES			
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	BIANCA CARRERA	✓				
Main Bath Floor	NEW ALBION TAUPE 13 X 13	✓				
Main Bath Tub Wall	NEW ALBION TAUPE 8 X 10	✓	YES			
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	LEXINGTON BUTTERUM OAK # TL 210007	✓				
Family/Great Room	LEXINGTON BUTTERUM OAK # TL 210007	✓				
Den/Study	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall/By Dining Room	LEXINGTON BUTTERUM OAK # TL 210007	✓				
Upper Hall/Study	LEXINGTON BUTTERUM OAK # TL 210007					
Master Bedroom	LEXINGTON BUTTERUM OAK # TL 210007					
Bedroom 2	LEXINGTON BUTTERUM OAK # TL 210007					
Bedroom 3	LEXINGTON BUTTERUM OAK # TL 210007					
Bedroom 4	LEXINGTON BUTTERUM OAK # TL 210007					
Carpet Underpad	NA					
Basement Foyer	NA					
Other						
FIREPLACES						
LOCATION	GREAT ROOM	MANTLE	NF 20			
INSERT & SURROUND	NERO MARQUINA	HEARTH	NA			
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	STANDARD	Crown Moulding	NA			
Bathroom Accessories	STANDARD	Location	NA			
Purchaser has reviewed the colour chart			LOT / SITE			
***FOR TRADE USE***						
ANGUS SOUTH LOT 58						
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			

FC OCT 27 2016

ZANCOR HOMES COLOUR CHART

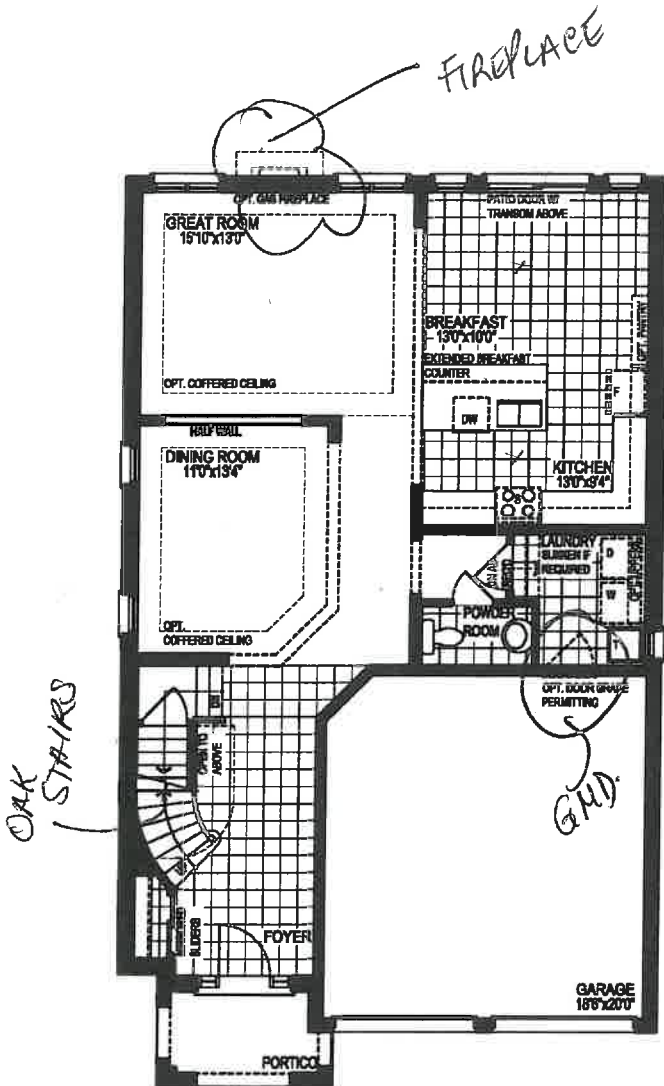
WARM 15H ONLY

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		OAK STAIRS / NATURAL OAK ( SLIGHTLY DIFFERENT THEN THE LAMINATE FLOORING)							
Main to 2nd Railing Details:		1 5/16" TURNED OAK PICKET 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POST							
Main to Basement Railing Details:		NA							
WHITE Paint Req'd & Where:		NA							
TRIM									
Casing/Baseboards					STANDARD				
Interior Doors					STANDARD				
Interior Door Hardware					STANDARD				
Exterior Door Hardware					STANDARD				
PAINT									
Kitchen/Breakfast	WARM GREY				Master Bedroom		WARM GREY		
Living Room	NA				Bedroom 2		WARM GREY		
Dining Room	WARM GREY				Bedroom 3		WARM GREY		
Family/Great room	WARM GREY				Bedroom 4		WARM GREY		
Den/Study	NA				Ensuite		WARM GREY		
Main/Upper Hall	WARM GREY				Main/Twin		WARM GREY		
Laundry	WARM GREY				2nd Ensuite		NA		
Powder Room	WARM GREY				3rd Ensuite		NA		
PLUMBING									
	FIXTURES	FAUCETS		NOTES					
Kitchen	STANDARD	STANDARD							
Powder Room	STANDARD	STANDARD							
Master Ensuite	STANDARD	STANDARD							
Main/Twin	STANDARD	STANDARD		* 2 SINKS					
2nd Ensuite	NA								
BASEMENT	NA								
Other									
ZANCOR APPLIANCE REQUIREMENTS									
Appliance Package received in 'Schedule E'									
	UPG (SEE PES)	DECLINED		NOTES					
GAS LINE BBQ	STANDARD								
WATERLINE to Fridge	UPGRADE								
STOVE Venting SIZE	6' STANDARD								
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									
Colours of all materials are as close as possible to Builder's 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					INITIALS				
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	40-4- A BASSWOOD	LOT: 58							
PURCHASER(S):	Tammy Foster		Purchaser Signature Date						
HOME #:	647-978-7530		Purchaser Signature Date						
CELL #:			Purchaser Signature Date						
EMAIL:			Purchaser Signature Date						
***FOR TRADE USE***			Decor Consultant Signature Date						
Any upgrades in the colour chart must be accompanied with a PES.			Decor Consultant Signature Date						
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			OCT 2 0 2016						
*** PAGE 2 OF 2 ***			Vendor Signature Date						

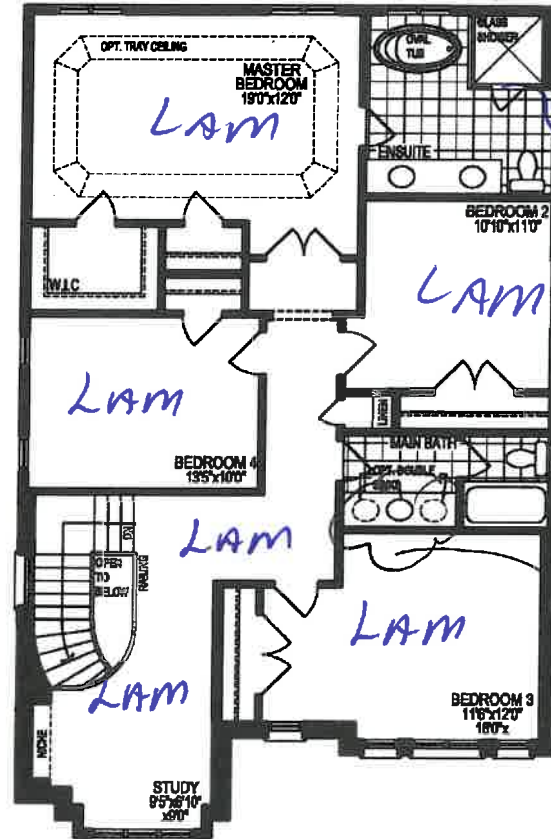


08/19/16

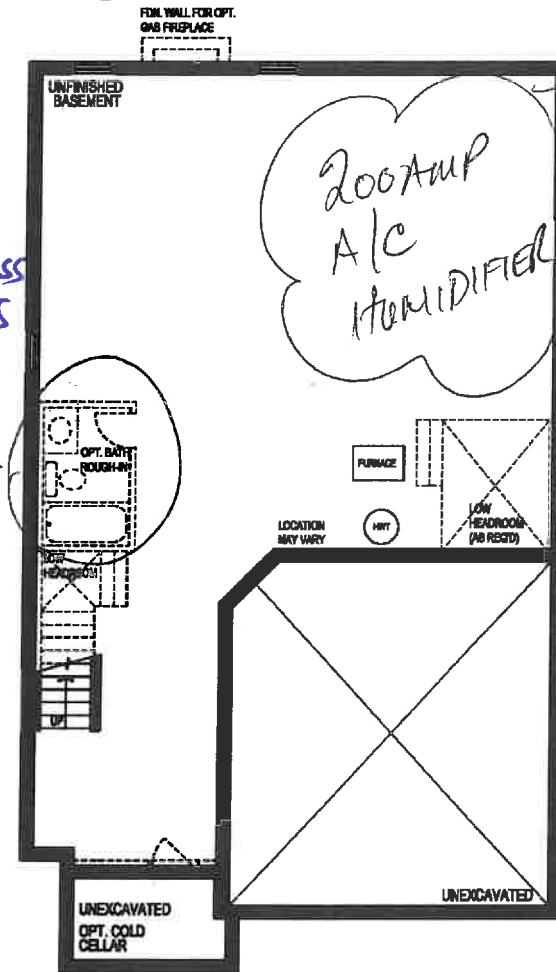
Lot 58



GROUND FLOOR PLAN, EL. 'A'



SECOND FLOOR PLAN, EL. 'A'



BASEMENT PLAN, EL. 'A'

# THE BASSWOOD

[Unit 4004]

2515 sq. ft. | 2475 sq. ft.  
Elev. A | Elev. B

Prices and specifications are subject to change without notice. Tile patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage main door entries due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Room dimensions may change with style chosen. See Sales representative for Style B and/or C. All renderings are artist's concept. E & O.E [4004]



58 ANGUS SOUTH

JUL 07 2016  
F.C.

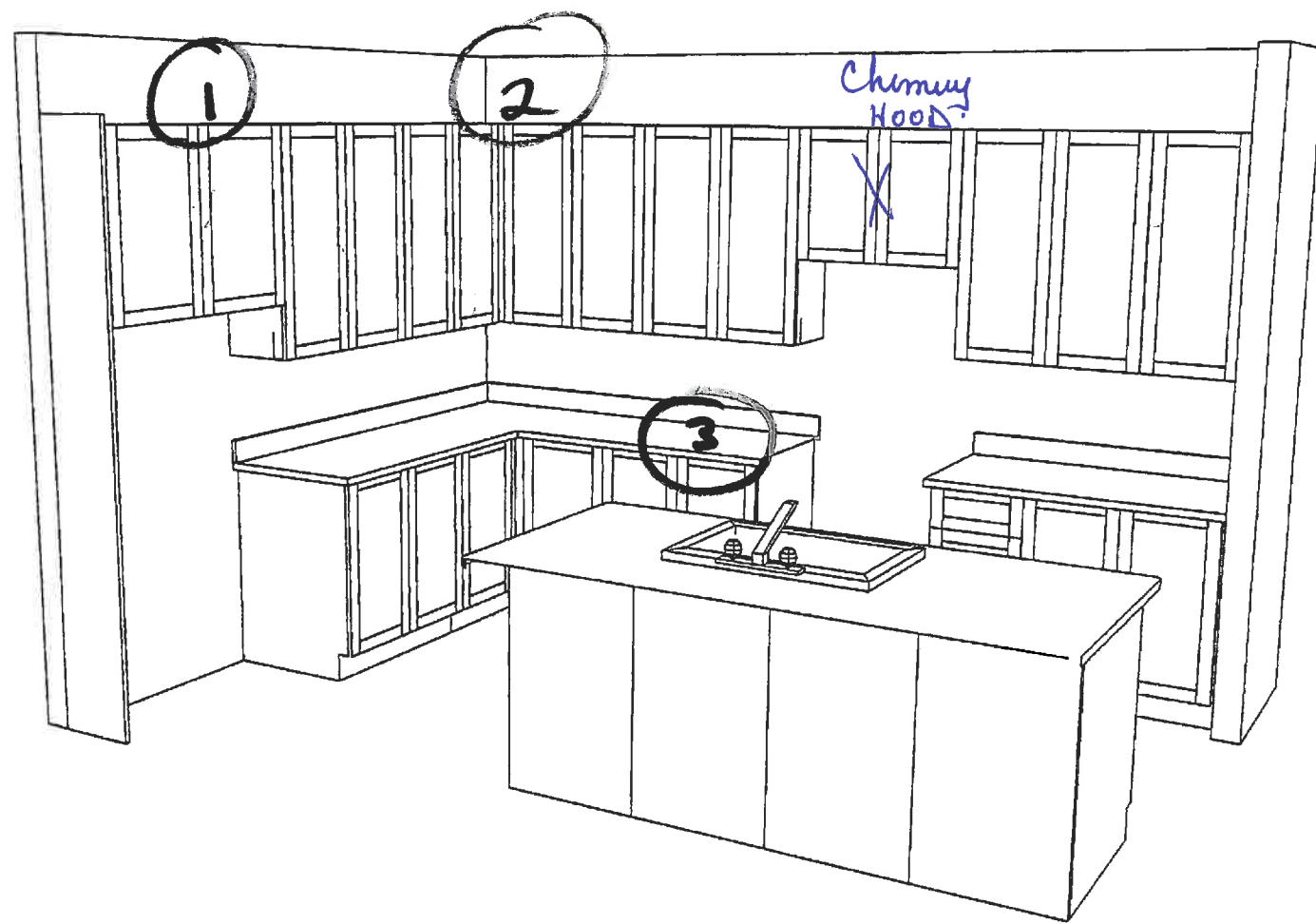
4004  
L0658  
0619/16

① Deep UPPER FRIDGE  
2-Size Panels

② UPPER Angle  
CLEAR GLASS

③ Pot & Pan  
DRAWERS

AA



## INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD 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 FLOORING:** Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, 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 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 Angus - South

LOT 58

DATE Feb 19/16

## STANDARD APPLIANCE OPENINGS

The purchaser acknowledges the following standard spaces for kitchen appliances:

- ☒ Range Conventional – 30" Width
- Hood Fan – 30" Width (must be the same or larger as range opening as per Ontario Building & Fire Code)
- ☒ Refrigerator – 36" W x 72" H (Approximate - height may change due to bulkheads)
- ☒ Dishwasher – 24" Width
- ☒ 6" Exhaust Vent above stove
- OTHER Chimney Hood 30"

### UPGRADED APPLIANCE OPENINGS

\*Check all that apply - NON-STANDARD APPLIANCE OPTIONS

**NOTE:** When upgrading appliances, there may be an additional charge to modify cabinetry and/or electrical and plumbing to accommodate the appropriate size from the manufacturer specifications of each appliance.

**\*\*MANUFACTURERS SPECIFICATIONS MUST BE ATTACHED\*\***

~~36" / 42" Stove (Hood fan width will be the same as per Ontario Building Code)~~  
~~Gas Stove~~  
~~Slide-In Stove~~  
~~Cooktop~~  
~~\*(Gas/Electric – Cut-out Charge & Plug Required)~~  
~~Built-In Wall Oven~~  
~~Hood Fan (may require larger vent, charges will apply – 6" is standard)~~  
~~8" Vent / 10" Vent~~  
**Chimney hoods \*\*CENTRE VENT ABOVE STOVE (clearance space will be left with this appliance will not butt up against cabinetry)**

~~Built-In Microwave with Trim Kit~~  
~~Built-In Microwave Drawer with Trim Kit~~  
~~Warming Drawer~~  
~~OTR – Over The Range Microwave \*Plug required~~  
~~Built-in Refrigerator/Sub Zero – If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24"~~  
~~\*Applicable charges may apply if required to due to space accommodations~~  
~~\*Note: Refrigerator Door Swing~~  
~~Wine / Bar Fridge (electrical required)~~  
~~Steam Oven / Built-In Coffee makers~~  
~~Cargo Waste Bin systems~~  
~~Front Load Washer & Dryer \*(Specs required if installing counter above)~~  
~~Stackable Washer & Dryer~~

**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 Specifications are to be sent to the Zancor Décor Centre no later than \_\_\_\_\_

Appliance Specifications received \_\_\_\_\_

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

Date 08/19/16

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

Date \_\_\_\_\_

PROJECT Angus South

LOT 58