


# ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 60  Model Type & Elevation : BASSWOOD 40-04 ELEV. B Purchasers Names : JESSICA LARCHE & ANTHONY LOBRAICO		
		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> <b>UPGRADED - SEE ITEM 2</b>	-	Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
1/	DINING ROOM - COFFERED CEILING ✓	1-Jun-16	STRUCTURALS
2/	STAIRS - OAK STAIRS IN LIEU OF STANDARD ✓	1-Jun-16	STRUCTURALS
3/	GARAGE MAN DOOR INTO LAUNDRY ✓	1-Jun-16	STRUCTURALS
4/	LAUNDRY ROOM SUNKEN 3 RISERS TO ALLOW FOR GMD ✓		AS PER H/O
5/	MAIN FLOOR - UPGRADE MAIN FLOOR LAMINATE TO STAIN, INCLUDES STAIN ON THE OAK STAIRS ✓	3-Nov-16	COLOURS
6/	MAIN FLOOR - UPGRADED STAINED LAMINATE FLOOR IN KITCHEN/BREAKFAST AND FOYER IN LIEU OF TILE ✓	3-Nov-16	COLOURS
7/	COUNTERTOP - UPGRADE KITCHEN COUNTERTOP UPGRADE #1 IN LIEU OF STD ✓	3-Nov-16	COLOURS
8/	PLUMBING - UPGRADE KITCHEN SINK TO BLANCO STELLAR UNDERMOUNT MODEL #401026 ✓	3-Nov-16	COLOURS
9/	ELECTRICAL - ADD PLUG FOR MICROWAVE	3-Nov-16	COLOURS
10/	CABINETS - ADD MICROWAVE SHELF ✓	3-Nov-16	COLOURS
11/	CABINETS - ADD DEEP UPPER OVER FRIDGE WITH SIDE PANELS ✓	3-Nov-16	COLOURS
12/	<del>TILE</del> UPGRADE #4 FLOOR TILE TO MASTER ENSUITE ✓ <b>* NOTE: TILE DIRECTION ON SKETCH</b>	3-Nov-16	COLOURS
13/	CABINETS - UPGRADE KITCHEN CABINET HARDWARE ✓	3-Nov-16	COLOURS
14/	CABINETS - UPGRADE #1 MASTER ENSUITE VANITY ✓	3-Nov-16	COLOURS

COLOURS  
NOV 3 2016

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	CAMBRIDGE OAK WHITE	H 800 BC	K 309 (1)	C	
Master Ensuite	CAMBRIDGE MDF WHITE (1)	K 400 BC	BLACK ALCANTE 4926K-07		
Main	300 SERIES PVC WHITE	K 400 BC	PORTICO MARBLE 7735-58		
Powder Room	NA				
Laundry	NA				
TILES					
			INSERTS	THRESHOLDS	
Kitchen Floor	NA				
Breakfast Floor	NA				
Kitchen Bk.Splash	NA				
Main Foyer	NA				
Main Hall	NA				
Powder Room	GRECO CINZA 13 X 13				
Laundry	GRECO CINZA 13 X 13				
Mud Room	NA				
Basement Foyer	NA				
Mstr Ensuite Floor	SILKSTONE ANTRACTE 12 X 24 STACKED UP # 4				
Mstr Ensuite Shower	CINQ GREY 8 X 10				
Master Shower Floor	2 X 2 WHITE				
Master Shower Jamb	BIANCA CARRERA				
Main Bath Floor	CINQ GREY 13 X 13				
Main Bath Tub Wall	CINQ BLACK 8 X 10				
HARDWOOD / CARPET/LAMINATE					
Living Room	NA				
Dining Room	LEXINGTON ROCKINGHAM OAK TL 21015				
Family/Great Room	LEXINGTON ROCKINGHAM OAK TL 21015				
Den/Study	NA				
Kitchen *(Waiver)	LEXINGTON ROCKINGHAM OAK TL 21015				
Main Foyer *(Waiver)	LEXINGTON ROCKINGHAM OAK TL 21015				
Main Hall BY Dining room	LEXINGTON ROCKINGHAM OAK TL 21015				
Upper Hall	PERFEROMA 111 CANVAS # 6304				
Master Bedroom	PERFEROMA 111 CANVAS # 6304				
Bedroom 2	PERFEROMA 111 CANVAS # 6304				
Bedroom 3	PERFEROMA 111 CANVAS # 6304				
Bedroom 4	PERFEROMA 111 CANVAS # 6304				
Study	PERFEROMA 111 CANVAS # 6304				
Carpet Underpad	STANDARD				
Other					
FIREPLACES					
LOCATION	NA	/	MANTLE	NA	
INSERT & SURROUND	NA		HEARTH	NA	
PLASTER MOULDING					
Mirrors	STANDARD	Crown Moulding		NA	
Bathroom Accessories	DELETE ALL	location		NA	
Purchaser has reviewed the colour chart				LOT / SITE	
**FOR TRADE USE**				ANGUS SOUTH LOT 60	
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 NOV 0 3 2016

# ZANCOR HOMES COLOUR CHART

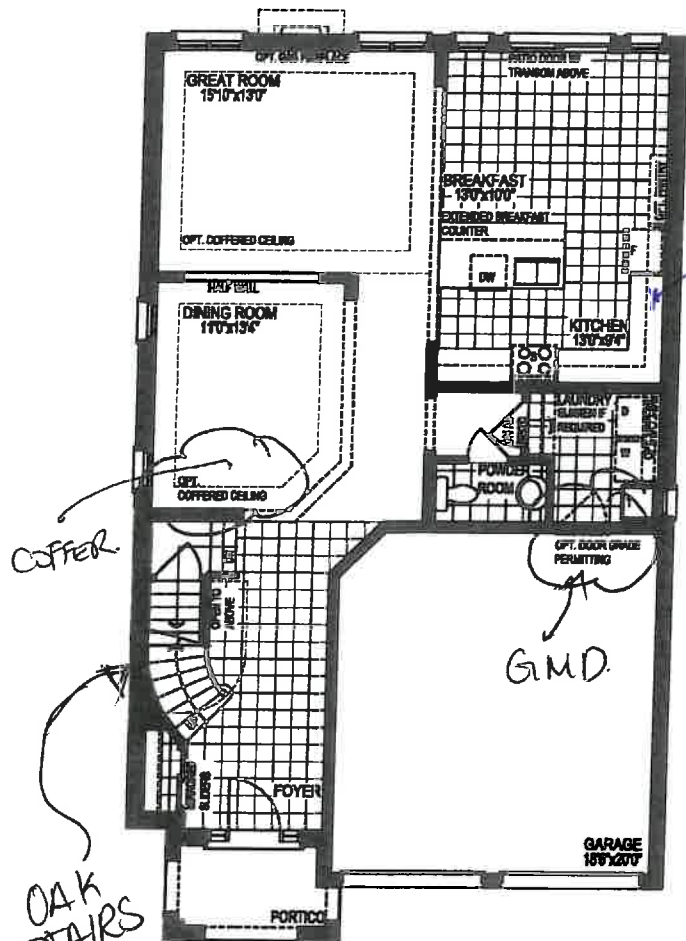
STAIRS, RAILING & PICKETS & STAIR STAIN		STAIN		MIDNIGHT OAK ✓
Stair Stain / Species:				
Main to 2nd Railing Details:	1 5/16" TURNED OAK PICKET 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS ✓			
Main to Top of Basement Door Railing Details:	1 5/16" TURNED OAK PICKET 2 1/2" OVAL OAK HANDRAIL 2 3/4" TURNED OAK POSTS ✓			
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	WARM GREY	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	Study		WARM GREY
Powder Room	WARM GREY			
PLUMBING				
	FIXTURES	FAUCETS	NOTES	
Kitchen	UPGRADE	STANDARD	BLANCO STELLAR UNDERMOUNT # 401026	
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Main	STANDARD	STANDARD		
Laundry	STANDARD	STANDARD		
BASEMENT	NA	NA		
Other				
ZANCOR APPLIANCE REQUIREMENTS				
Appliance Package received in 'Schedule E'				
	UPG (SEE PES)	DECLINED	NOTES	
GAS LINE BBQ	STANDARD			
WATERLINE to Fridge	NA			
STOVE Venting SIZE	6" STD ✓			
ELECTRICAL for Built-in Oven	NA			
ELECTRICAL for Built-in Micro	UPGRADE ✓			
ELECTRICAL for Gas Stove / Cooktop	NA			
ELECTRICAL for Bar Fridge	NA			
DISCLAIMER				
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			INITIALS	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			at JL	
Purchaser has checked and acknowledged accuracy of colour and selections before signing:			at JL	
SITE:ANGUS SOUTH	40-4 -B BASSWOOD	LOT: 60		
PURCHASER(S):	Jessica Larche & Anthony Lobraico		Anthony Lobraico Oct 28/16	
HOME #:			Purchaser Signature	
CELL #:	705-241-6811		at JL Oct 28/16	
EMAIL:			Purchaser Signature	
***FOR TRADE USE***			Date	
Any upgrades in the colour chart must be accompanied with a PES.			Décor Consultant Signature	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			at NOV 03 2016	
*** PAGE 2 OF 2 ***			Vendor Signature	
			Date	



Lot 60

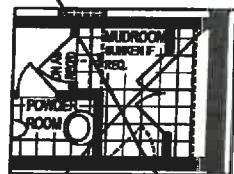
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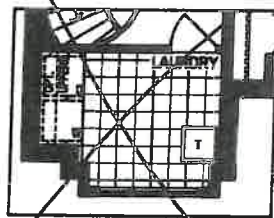


GROUND FLOOR PLAN, EL. 'A'

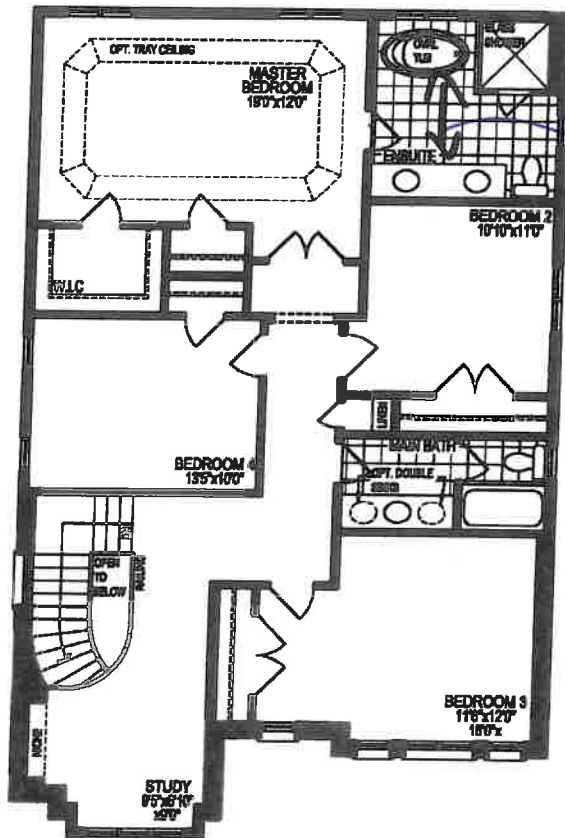
5 mw plug



GROUND FLOOR PLAN FOR OPT. SECOND FLOOR LAUNDRY

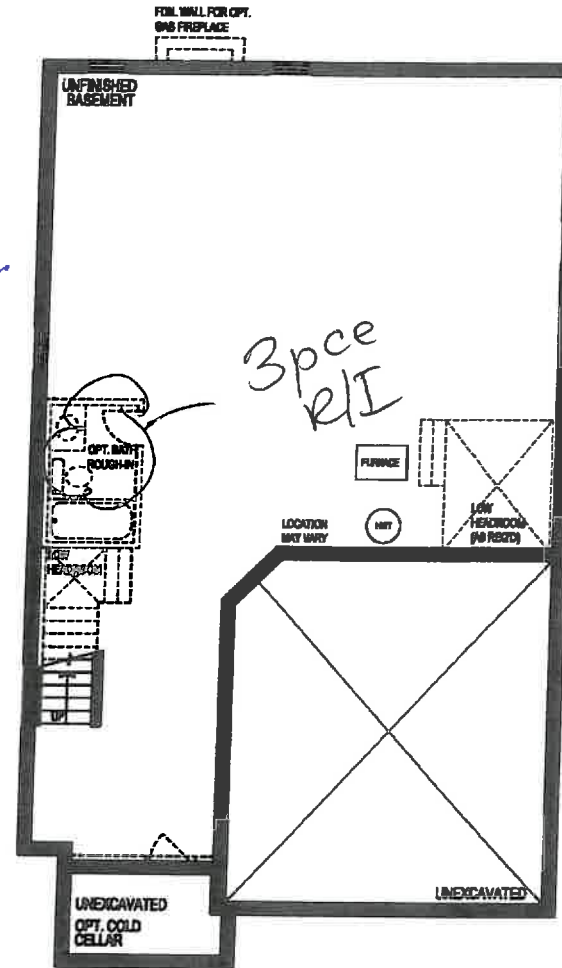


OPT. SECOND FLOOR LAUNDRY EL. 'A'



SECOND FLOOR PLAN, EL. 'A'

Tile Direction



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 man 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)

JUN 02 2016

F.C



60 Angus South  
June 1/16

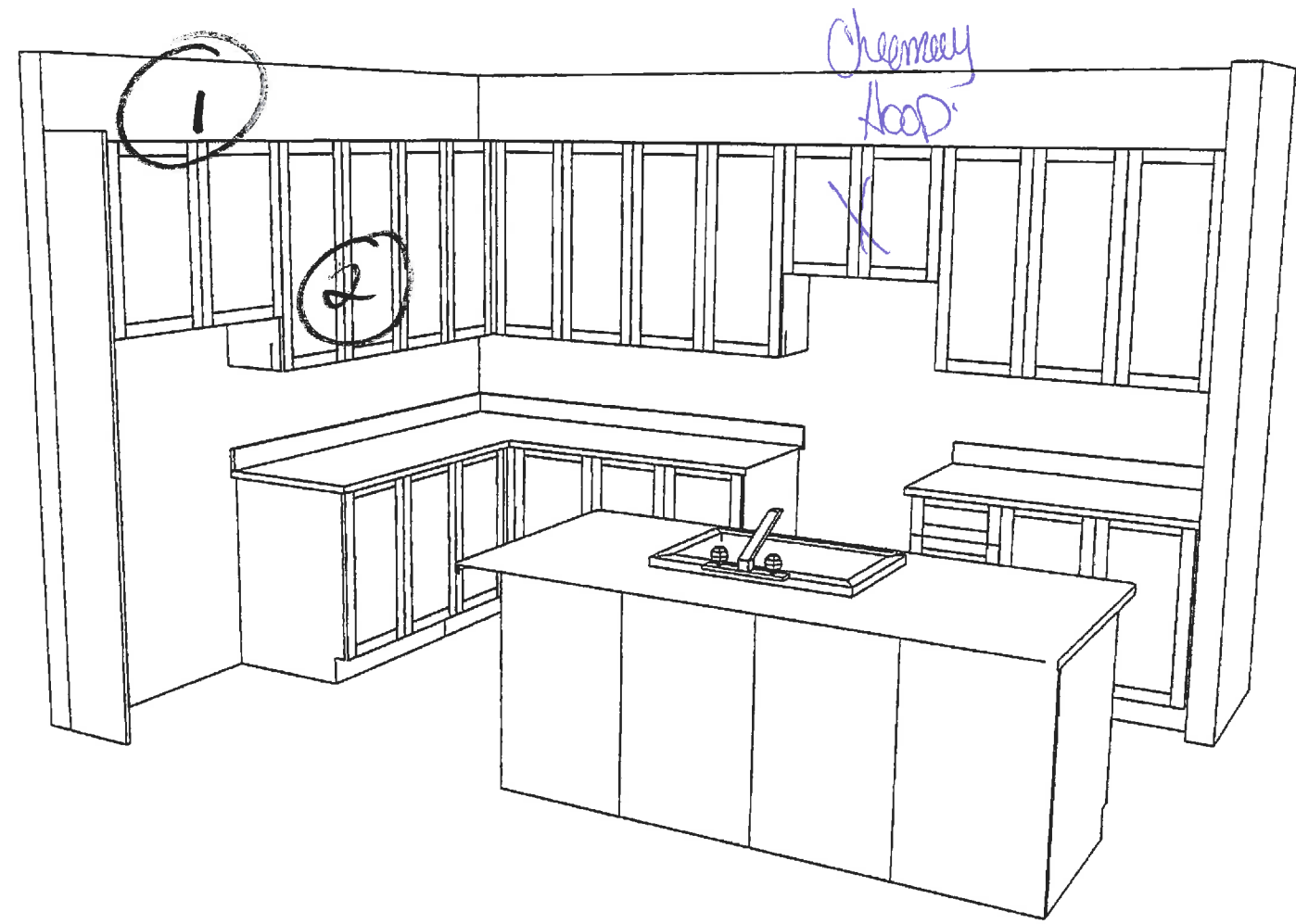
① Dep upl  
Oven FRIDGE  
with 9 ABlos

② MICROWAVE  
SHELF

UPGRADE Kitchen  
Hardware

al  
yl

0628/16 Lot 60 4004



Product Specification Sheet

BLANCO STELLAR U 1 3/4

Refined brushed finish

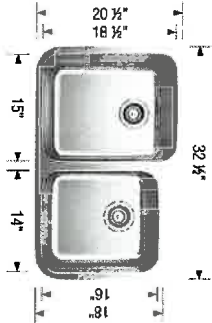


BLANCO STELLAR    Colour Finish  
U 1 3/4

FEATURES / SPECIFICATIONS

Refined  
brushed finish

Main bowl left  
401026



- German designed and engineered
- Premium 304 series, 18 gauge stainless steel
- 18/10 chrome-nickel content for exceptional lustre, durability and strength
- Rear-positioned drain hole(s) for maximum usable bowl and cabinet storage space
- Deep sink bowls
- Refined brush finish
- 3 1/2" (90 mm) stainless steel strainers included
- Template, undermount clips included
- Limited Lifetime Warranty

DESIGN AND PLANNING TIPS

Cabinet Size: 36" (915 mm)  
Bowl depth: 9" (230 mm) / 7" (178 mm)  
Depending on cabinet construction, a different cabinet size may be required.  
Consult the cabinet manufacturer.

OPTIONAL ACCESSORIES

Stainless Steel Crockery Basket CROCKERY BASKET, STAINLESS STEEL	406470
Stainless Steel Sink Grid SINK GRID, STAINLESS STEEL	406497
Stainless Steel Sink Grid SINK GRID, STAINLESS STEEL	406496
3 1/2" CapFlow strainer cover Stainless steel (fits all BLANCO strainers) BLANCO CapFlow Stainless steel	517666
Stainless Steel Magnetic Caddy, for Stainless Steel sinks ONE sink caddy	230694

WARRANTY

Limited Lifetime warranty

Code/Standards Compliance

BLANCO sinks and faucets are third-party tested and certified to CSA, cUPC, ANSI/ASME and NSF standards and listed by applicable certification bodies. For more information on individual product listings, contact our office or listing organization.

BLANCO CANADA  
100 Corporation Drive  
Brampton, ON L6S 6B5

Tel: 905 494 2400  
Fax: 905 494 2425  
www.blancocanada.com

Toll Free: 1 877 425 2626  
Toll Free: 1 877 825 2626

60 Angus  
South  
Nov 3/16.

10660

ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

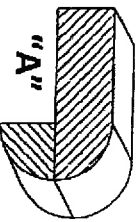
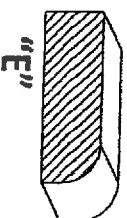
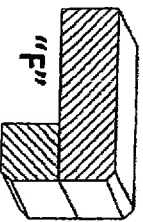
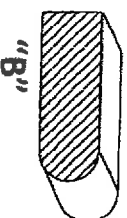
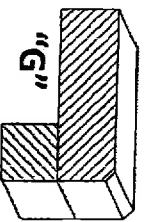
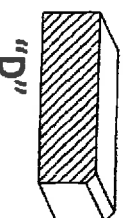
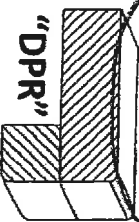
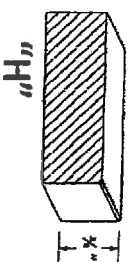
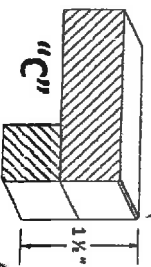
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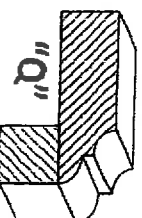
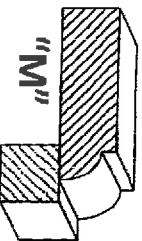
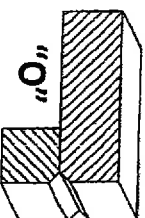
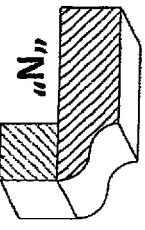
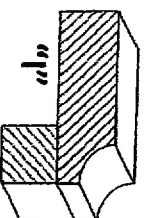
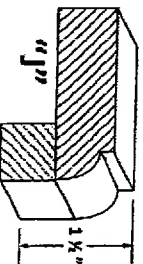
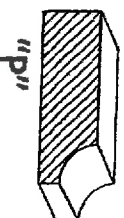
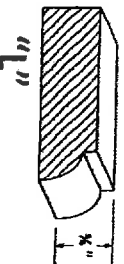
STANDARD

OK  
SL

A. J. J. J. J.



UPGRADES



# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Lot 660 Angus Sault.

DATE:

08/28/16

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

Microwave SINK

## 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 not received. DUE BY:

12/02/16

Appliance Specs RECEIVED

Purchaser Signature

*Mu Spee*

Date

08/28/16

Purchaser Signature

*Shenalee*

Date

08/28/16



## 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 August Scull

LOT 60

DATE 06/08/16