


ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 45 Model Type & Elevation : BASSWOOD 40-04 ELEVATION A Purchasers Names : SHIRLEY ANSERE AND ABDULAI AMANKWA		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	<i>Natural finish laminate flooring on main floor in non tiles areas as per plan- Upgraded Colour See Item #8</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 #2</i>		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
1/	OPTIONAL GARAGE MAN DOOR (IF GRADE PERMITS)	17-Nov-16	COLOURS
2/	OAK GRADE STAIRS IN LIEU OF STD CARPET GRADE	17-Nov-16	COLOURS
3/	CABINETS - DEEP FRIDGE UPPER WITH GABLES	17-Nov-16	COLOURS
4/	CABINETS - (4) FOUR PLAIN GLASS DOORS (SEE KITCHEN SKETCH)	17-Nov-16	COLOURS
5/	CABINETS - (2) TWO MATCHING INTERIORS (SEE KITCHEN SKETCH)	17-Nov-16	COLOURS
6/	CABINETS - (1) INTERIOR CAPPED ELECTRICAL ROUGH-IN WITH SWITCH OVER KITCHEN ISLAND (SEE SKETCH)	17-Nov-16	COLOURS
7/	PLUMBING - KITCHEN FAUCET - MOEN ARBOUR SINGLE HANDLE PULLDOWN. MODEL #7594SRS	17-Nov-16	COLOURS
8/	LEXINGTON LAMINATE - UPGRADED COLOUR ****INCLUDE STAIN ON STAIRS	17-Nov-16	COLOURS
9/	TILE - MASTER ENSUITE - UPGRADE 1 WALL TILES IN SHOWER	17-Nov-16	COLOURS
10/	TILE - MAIN BATH - UPGRADE TO TILE ON CEILING OF TUB/SHOWER ENCLOSURE	17-Nov-16	COLOURS
11/	KITCHEN COUNTERTOP - STD LEVEL GRANITE ON PERIMETER AND ISLAND ***INCLUDES STANDARD UNDERMOUNT SINK	17-Nov-16	COLOURS
12/	ELECTRICAL - GREAT/FAMILY ROOM - 5.5FT ELECTRICAL OUTLET ABOVE OPT FIREPLACE	12-Dec-16	ELECTRICAL

ZANCOR HOMES COLOUR CHART

CABINERY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	1/ STD. TERRA OAK ESPRESSO STAIN	H700BC	GRANITE - GIALLO ORNAMENTAL LIGHT	C		
Island	2/ STD. TERRA OAK ESPRESSO STAIN	H700BC	GRANITE - GIALLO ORNAMENTAL LIGHT	C		
Master Ensuite	STD. 300 SERIES PVC CHOCOLATE BROWN	H800BC	#6698-46 PALOMA POLAR	✓		
Main	STD. 300 SERIES PVC CHOCOLATE BROWN	H800BC	#6698-46 PALOMA POLAR	✓		
Powder Room	N/A					
Laundry	N/A					
Basement Bath	N/A					
TILES						
Main Foyer	STD. RUSTIC GREY (13X13)	✓	N/A			
Powder Room	STD. RUSTIC GREY (13X13)	✓	N/A			
Kitchen Floor	STD. RUSTIC GREY (13X13)	✓	N/A			
Breakfast Floor	STD. RUSTIC GREY (13X13)		N/A			
Kitchen Bk.Splash	DECLINED	✓				
Laundry	STD. RUSTIC GREY (13X13)	✓	N/A			
Mstr Ensuite Floor	STD. BELLINA GREY (13X13)		N/A	BIANCO CARRERA		
Mstr Ensuite Shower	UPG 1. WEAVE WHITE (8X10)	✓	N/A			
Mstr Ens Tub Wall/Deck	N/A	✓				
Master Shower Floor	STD. 2X2 WHITE	✓				
Master Shower Jamb	STD MARBLE - BIANCO CARRERA	✓				
Main Bath Floor	STD. BELLINA GREY (13X13)			BIANCO CARRERA		
Main Bath Tub Wall	STD. CHALK WHITE (8X10) **INCL CEILING					
HARDWOOD / CARPET						
Dining Room	UPG. TORLYS LEXINGTON LAMINATE - MIDNIGHT OAK #TL-21006			✓		
Family/Great Room	UPG. TORLYS LEXINGTON LAMINATE - MIDNIGHT OAK #TL-21006			✓		
Study (2nd Floor)	STD. CARPET - PERFORMANCE #4756 PEARL WHITE	✓				
Main Hall (BESIDE DINING ROOM)	UPG. TORLYS LEXINGTON LAMINATE - MIDNIGHT OAK #TL-21006			✓		
Upper Hall	STD. CARPET - PERFORMANCE #4756 PEARL WHITE					
Master Bedroom	STD. CARPET - PERFORMANCE #4756 PEARL WHITE					
Bedroom 2	STD. CARPET - PERFORMANCE #4756 PEARL WHITE					
Bedroom 3	STD. CARPET - PERFORMANCE #4756 PEARL WHITE					
Bedroom 4	STD. CARPET - PERFORMANCE #4756 PEARL WHITE					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE		
				N/A		
MIRRORS & ACCESSORIES						
Mirrors	STD.	Opt. Crown Moulding		N/A		
Bathroom Accessories	STD.	location		N/A		
Purchaser has reviewed the colour chart						
SITE & LOT						
ANGUS SOUTH				45		
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.						
** PAGE 1 OF 2 **		Purchaser Initial	Vendor			

ZANCOR HOMES COLOUR CHART

Stair Stain / Species:

STAIRS, RAILING & PICKETS & STAIR STAIN

White Paint Req'd

ONE STAIN - STAIN TO MATCH LAMINATE AS CLOSE AS POSSIBLE

Main to 2nd Railing Details:

N/A

Main to Basement Railing Details:

STANDARD

Ceiling/Baseboards

TRIM

N/A

Interior Doors

STANDARD

Interior Door Hardware

STANDARD

Exterior Door Hardware

STANDARD

Kitchen/Breakfast

PANT

Dining Room

STD. WARM GREY

Master Beds

STD. WARM GREY

Family/Great room

STD. WARM GREY

Bedroom 2

STD. WARM GREY

STUDY (2ND FLOOR)

STD. WARM GREY

Bedroom 3

STD. WARM GREY

Main/Upper Hall

STD. WARM GREY

Bedroom 4

STD. WARM GREY

Laundry

STD. WARM GREY

Master Ens.

STD. WARM GREY

Powder Room

STD. WARM GREY

Main

STD. WARM GREY

Basement

STD. WARM GREY

Basement

N/A

Plumbing - Upgrades to be detailed on PCS

PLUMBING - UPGRADES TO BE DETAILED ON PCS

N/A

Kitchen

FIXTURES

FAUCETS

NOTES

Powder Room

STANDARD

UPG - SEE EXTRAS

UNDERMOUNT SINK / UPGR FAUCET

Master Ensuite

STANDARD

STANDARD

Main

STANDARD

STANDARD

Other

STANDARD

STANDARD

ZANCOR APPLIANCE EQUIPMENT UPGRADES TO BE DETAILED ON PCS

Appliance Package received in Schedule E

(NO)

Package Name:

GAS LINE

UPG (SEE PCS)

DECLINED

NOTES

WATERLINE to fridge

DECLINED

DECLINED

NOTES

Hood Fan Venting SIZE

DECLINED

DECLINED

NOTES

ELECTRICAL for Built-in Oven

STANDARD

DECLINED

NOTES

ELECTRICAL for Built-in Micro / OTR

STANDARD

DECLINED

NOTES

ELECTRICAL for Gas Stove / Cooktop

STANDARD

DECLINED

NOTES

ELECTRICAL for Bar Fridge

STANDARD

DECLINED

NOTES

DISCLAIMER

Colors of all materials are as close as possible to builder's selection but not necessarily identical. 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 GST.

Purchaser has checked and acknowledged accuracy of colour and selection before signing.

Site:

ANGUS SOUTH LOT: 45

PURCHASER(S):

SHIRLEY ANSERE

HOME #/CELL #

ABDULAI AMANKWA

EMAIL:

647 226 9415

DATE:

11/05/2016

DECOR NOTES

11/05/2016

PURCHASER SIGNATURE

11/05/2016

DATE

11/05/2016

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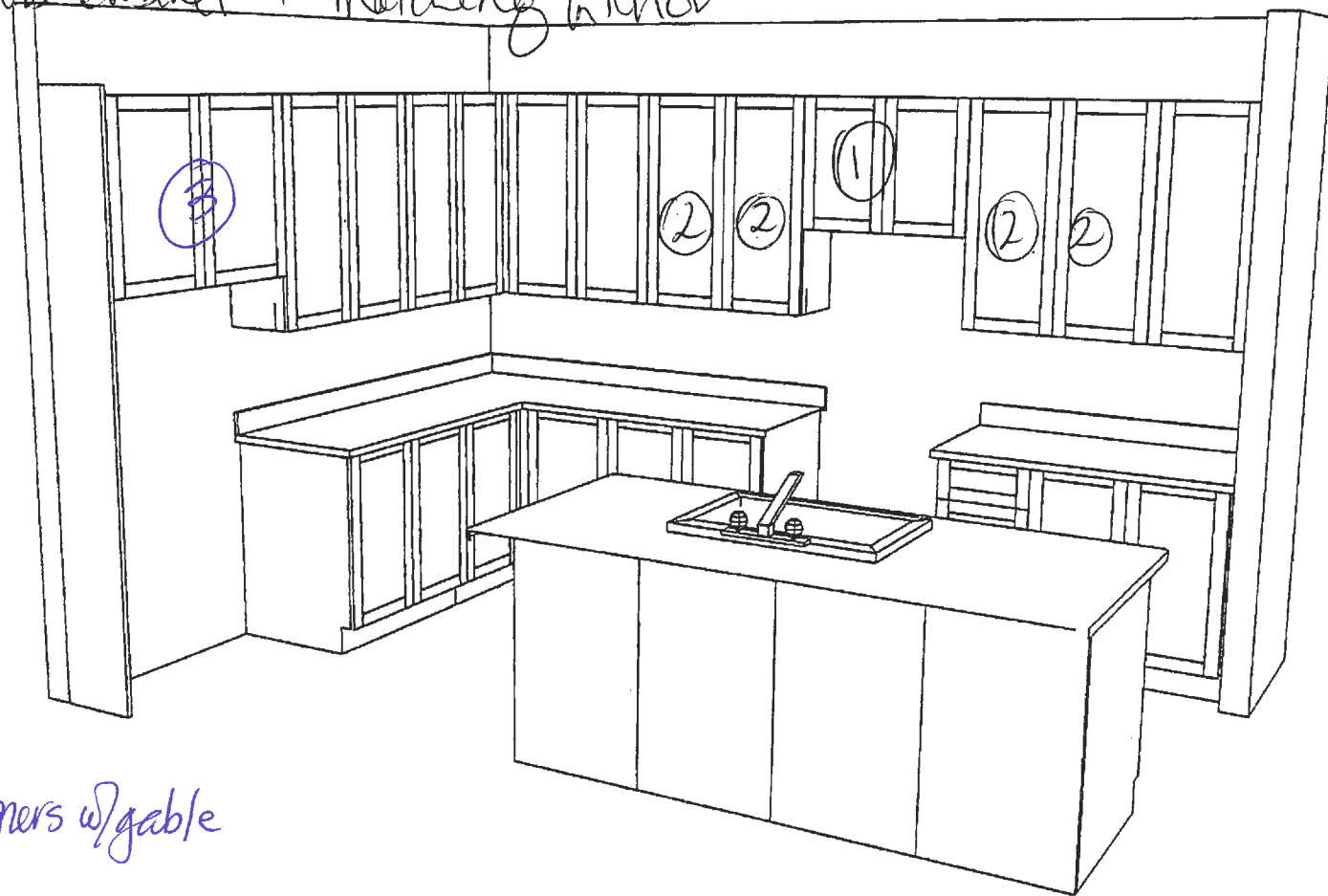
DATE

11/05/2016

① Accomodate chimney style
exhaust (STB)

4004

② Plain glass ~~door~~ cabinet & matching interior



③ Deep uppers w/ gable

Lot #45
Angus South
Nov 11, 2016

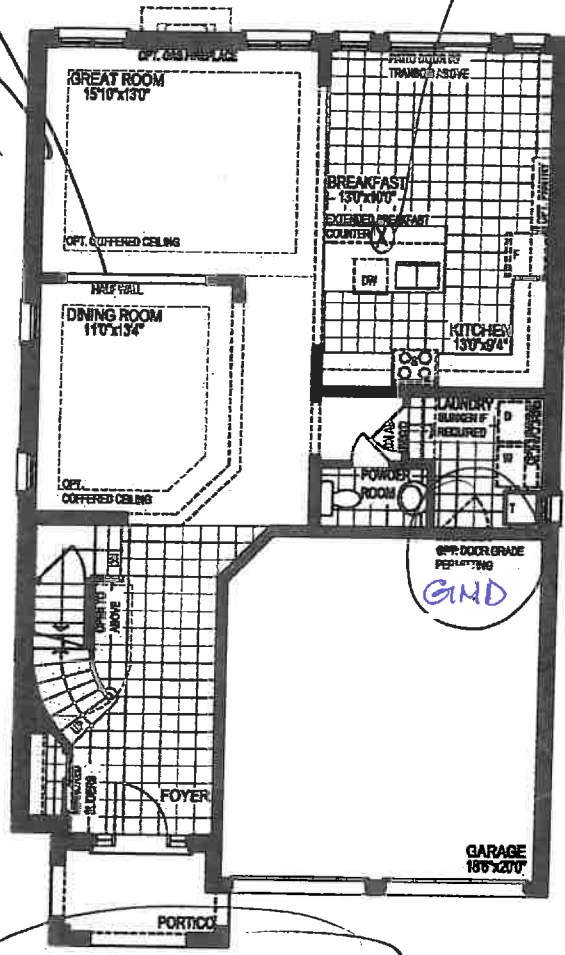
5A

A.A

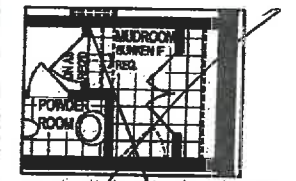
Lot #45 Angus South
Nov 11/16

SA
AA

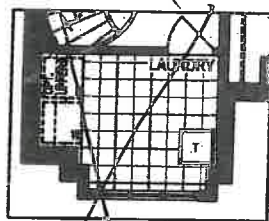
CAPPED R/I
OVER ISLAND
SEP SWITCH



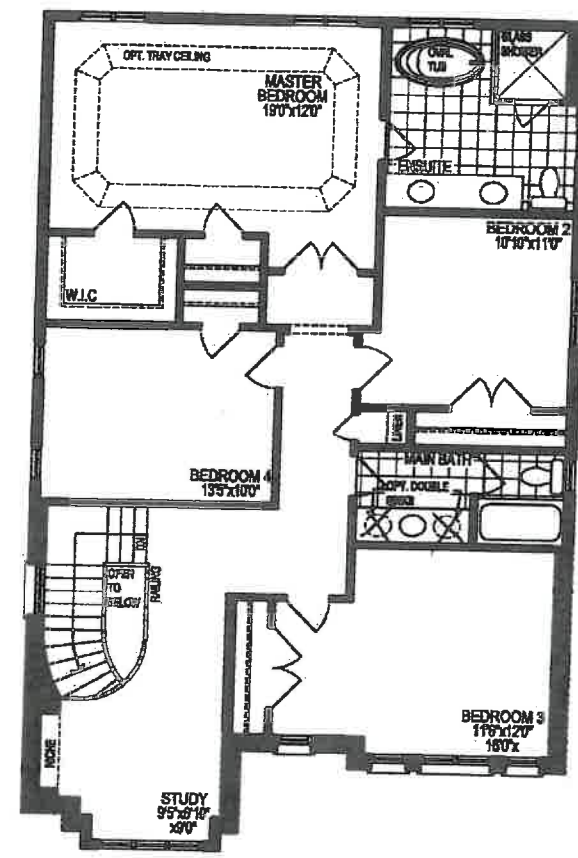
GROUND FLOOR PLAN, EL 'A'



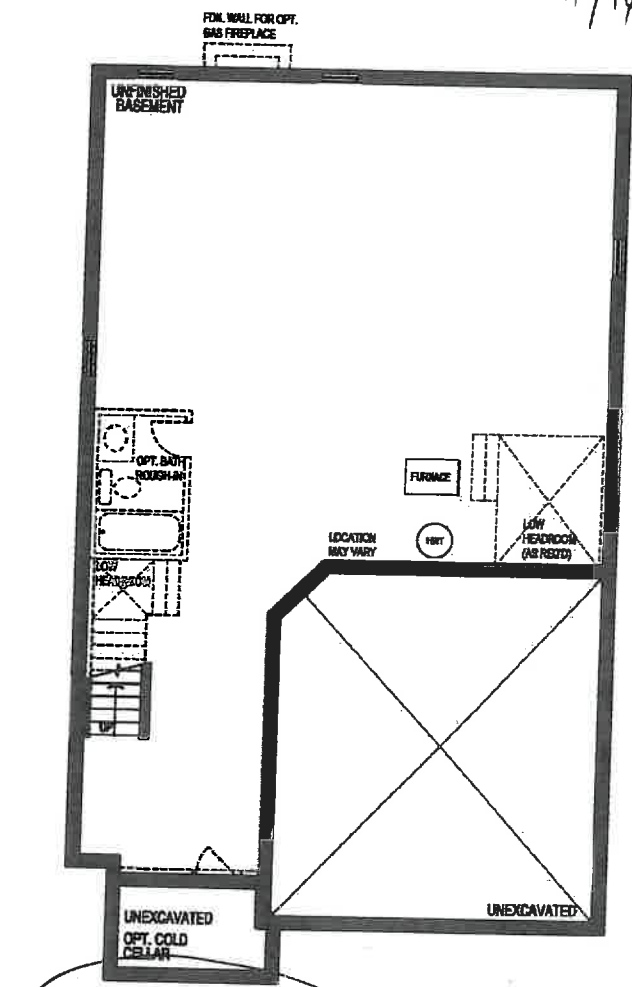
GROUND FLOOR PLAN FOR
OPT. SECOND FLOOR
LAUNDRY



OPT. SECOND
FLOOR LAUNDRY
EL 'A'



SECOND FLOOR PLAN, EL 'A'



BASEMENT PLAN, EL 'A'

SCHEDULE 'B'
FLOOR PLAN

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 & C E 1/10/16

LOT 45 ANGUS SOUTH.



AA SA

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Angie Smith

DATE:

Nov 11, 2016

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

SA

AA

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

SA

AA

NOTE: It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications after closing.

SA

AA

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.

SA

AA

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: _____

Appliance Specs RECEIVED _____

Purchaser Signature

Angie Smith

Date

Nov 11/2016

Purchaser Signature

Angie Smith

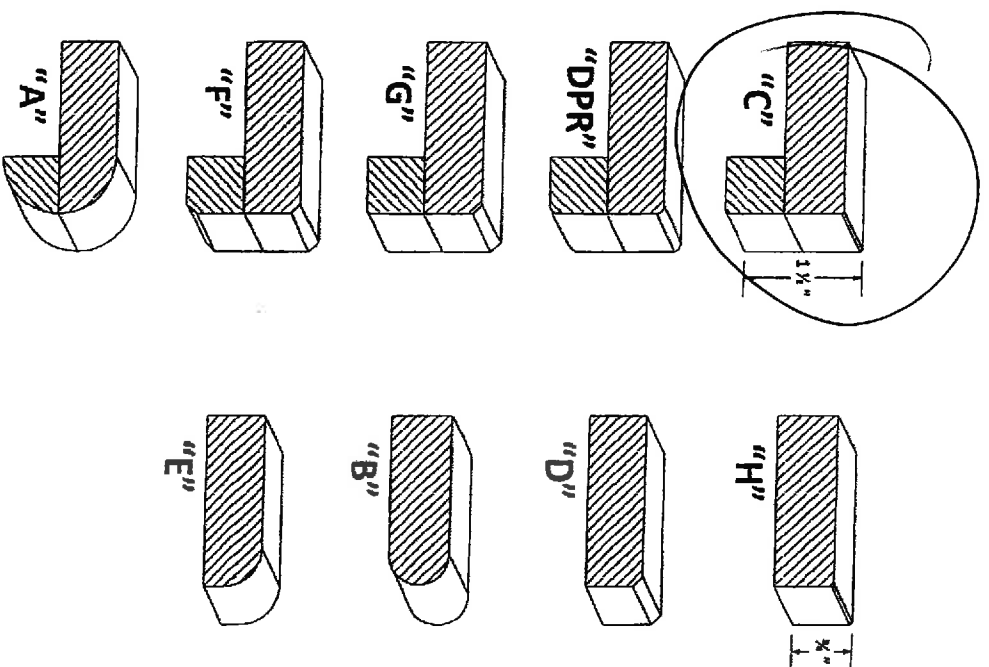
Date

November 11, 2016

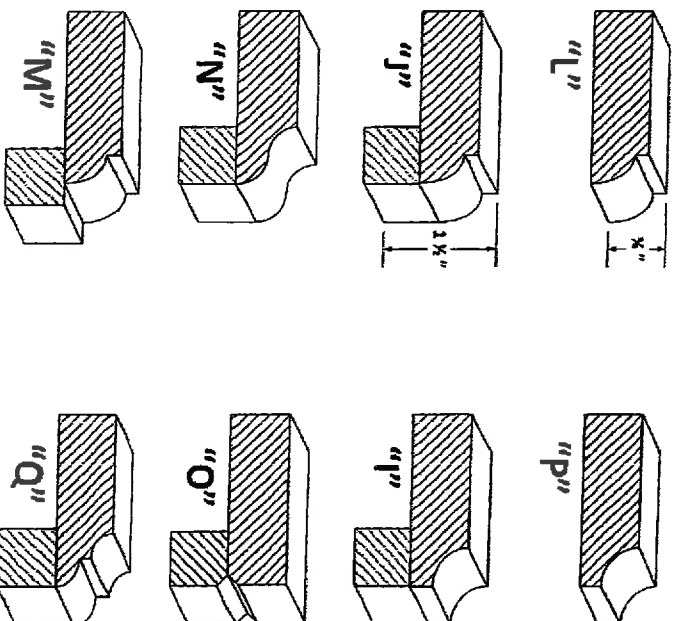
ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

11/14/15
Angus Smith
Nov 11/16

STANDARD



UPGRADES



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, TARION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE Angus Smith

LOT 445

DATE Nov 11, 2016