


# ANGUS South

Item #	Construction Details ANGUS SOUTH: LOT 26  Model Type & Elevation : BASSWOOD 40-04 ELEVATION A Purchasers Names : UNATHINI THAYASEELAN		
		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 tiles areas as per plan</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</i>		Bonus Package
Included	<i>Glass shower (framed) in Master Ensuite as per plan</i>		Bonus Package
1/	OPTIONAL GARAGE MAN DOOR	20-Oct-16	COLOURS
2/	RAILING - UPGRADE #3	20-Oct-16	COLOURS
3/	OPTIONAL GAS FIREPLACE (B3ONTRE) INCLUDES PAINT GRADE MANTEL, WITH GRANITE SURROUND **INCLUDES FOUNDATION BUMP OUT	20-Oct-16	COLOURS
4/	FOYER - UPGRADE 6 TILES (INSTALLED STACKED)	20-Oct-16	COLOURS
5/	CABINETS - NIKI 1 KITCHEN CABINETS	20-Oct-16	COLOURS
6/	CABINETS - UPPER ANGLE CABINET	20-Oct-16	COLOURS
7/	CABINETS - POT AND PAN DRAWERS	20-Oct-16	COLOURS
8/	CABINETS - DEEP UPPER OVER FRIDGE WITH SIDE PANELS	20-Oct-16	COLOURS
9/	CABINETS - 2 BIN RECYCLE INSTALL ON ISLAND **NEW IMAGE TO INFORM BUILDER IF 2 BIN CANNOT WORK	20-Oct-16	COLOURS
10/	CABINETS - UPGRADE KITCHEN CABINET HARDWARE	20-Oct-16	COLOURS
11/	ELECTRICAL - PLUG OVER FIREPLACE PLACE 5.5FT (REQUIRED AS PER SMART TECH)	20-Dec-16	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	KINGSTON MAPLE MAYFLOWER BROWN STAIN ✓	K 800 BC ✓	BORDEAUX JURPARNA 4929K-52,			
	KITCHEN NIKI 1					
Master Ensuite	SHAKER OAK ESPRESSO STAIN ✓	K 400 P ✓	CALCATTIA MARBLE 4925K-07 ✓			
Main Bath	KINGSTON OAK AVOCADO ✓	K 400 BC ✓	BORDEAUX JURPARNA 4929K-52 ✓			
Powder	NA					
Laundry	NA					
TILES						
			INSERTS	THRESHOLDS		
Kitchen Floor	BEACH BEIGE 13 X 13	✓				
Breakfast Floor	BEACH BEIGE 13 X 13	✓				
Kitchen Bk.Splash	NA					
Main Foyer	STONE RAIN POLISHED TAUPE 12 X 24 UP# 6 STACKED	✓				
Main Hall	NA					
Powder Room	BEACH BEIGE 13 X 13	✓				
Laundry	BEACH BEIGE 13 X 13	✓				
Mud Room	NA					
Basement Foyer	NA					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13	✓				
Mstr Ensuite Shower wall	NEW ALBION GREY 8 X 10	✓	YES			
Master Shower Floor	2 X 2 WHITE	✓				
Master shower Jamb	BIANCA CARRERRA	✓				
Main Bath Floor	NEW ALBION BEIGE 13 X 13	✓				
Main Bath Tub Wall	NEW ALBION BEIGE 8 X 10	✓	YES			
2nd Ensuite Floor	NA					
2nd Ensuite Wall	NA					
2nd Ensuite Shower	NA					
LAMINATE /HARDWOOD / CARPET						
Dining Room	STANDARD NATURAL LAMINATE (Butternut Oak)					
Great Room	STANDARD NATURAL LAMINATE (Butternut Oak)					
Den/Study	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall at Dining Room	STANDARD NATURAL LAMINATE (Butternut Oak)					
Upper Hall	NA					
Master Bedroom	PERFORMA 111 SAND PIPER #4375 ✓					
Bedroom 2	PERFORMA 111 SAND PIPER #4375 ✓					
Bedroom 3	PERFORMA 111 SAND PIPER #4375 ✓					
Bedroom 4	PERFORMA 111 SAND PIPER #4375 ✓					
STAIRS TREADS & RISERS	PERFORMA 111 SAND PIPER #4375 ✓					
Carpet Underpad	STANDARD					
Other						
FIREPLACES						
LOCATION	GREAT ROOM	✓	MANTLE	NF 8		
INSERT & SURROUND	UBA TUBA	✓	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***						
LOT 26 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.						
** PAGE 1 OF 2 **			Purchaser Initial	Vendor		

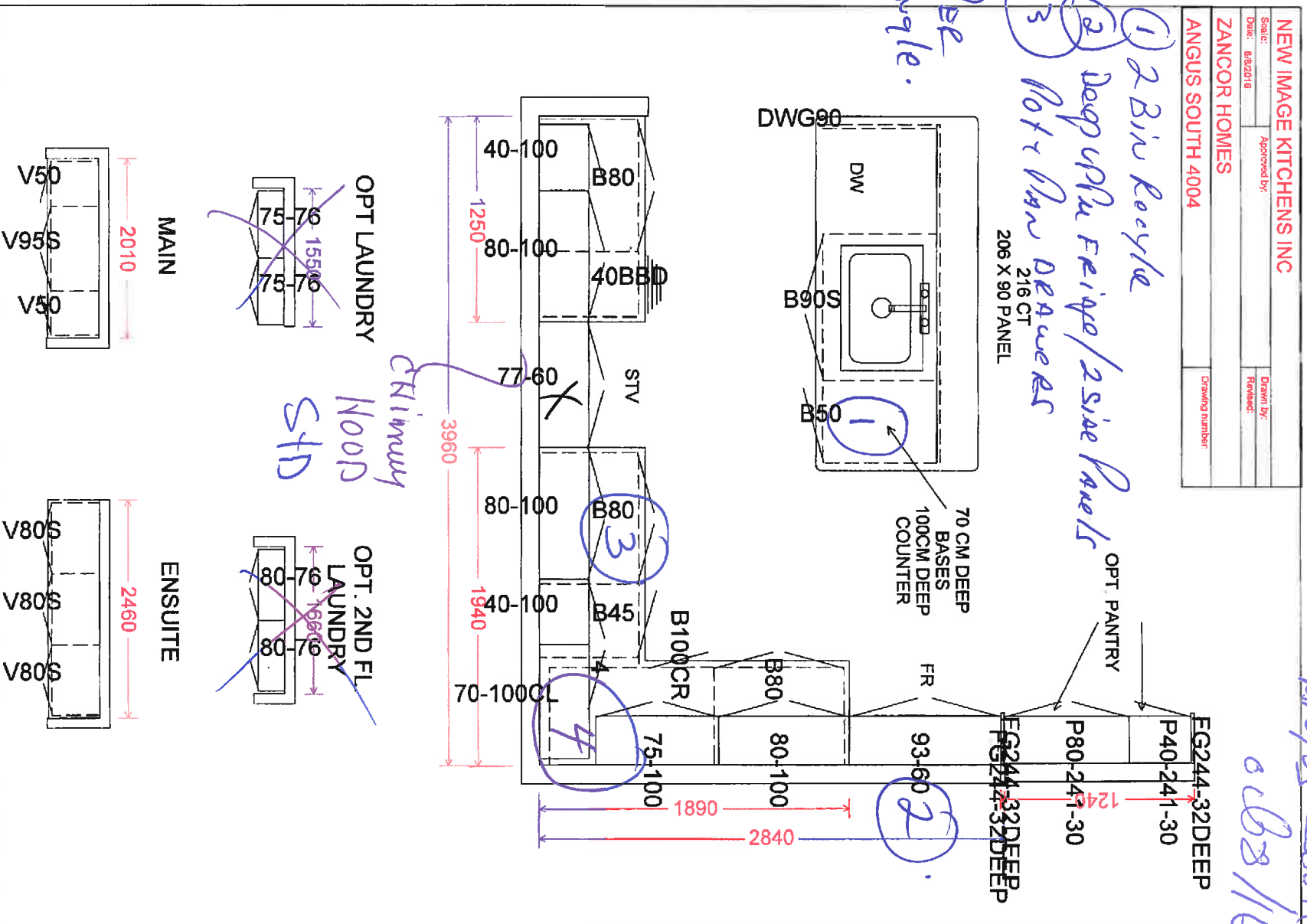
# ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STANDARD NATURAL/TREADS & RISERS CARPET ✓		
Main to 2nd Railing Details:	PICKETS 2 TURNING NO FLUTES/ POSTS 3 1/4" 2" TURNING NO FLUTES WITH FANCY CAP		
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	OYSTER WHITE	Master Bedroom	OYSTER WHITE
		Bedroom 2	OYSTER WHITE
Dining Room	OYSTER WHITE	Bedroom 3	OYSTER WHITE
Family/Great room	OYSTER WHITE	Bedroom 4	OYSTER WHITE
Main/Upper Hall	OYSTER WHITE	Main/Twin	OYSTER WHITE
Laundry	OYSTER WHITE	Ensuite	OYSTER WHITE
Powder Room	OYSTER WHITE		
PLUMBING			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	STANDARD	
2nd Ensuite	NA		
BASEMENT	NA		
Other			
ZANCOR APPLIANCE REQUIREMENTS			
Appliance Package received in 'Schedule E'		DECLINED	NOTES
GAS LINE BBQ	UPG (SEE PES)		
WATERLINE to Fridge	STANDARD		
STOVE Venting SIZE	NA		
ELECTRICAL for Built-in Oven	6" STANDARD		
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 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 Vendors'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		T-u	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		T-u	
SITE:ANGUS SOUTH	40-4-A BASSWOOD	LOT: 26 ✓	
PURCHASER(S):	Umthini Thayaseelan		
HOME #:	647-802-0459		
CELL #:			
EMAIL:			
***FOR TRADE USE***			
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.		Katherine 10/8/16	
ZANCOR HOMES		Purchaser Signature	
		Date 10/8/16	
*** PAGE 2 OF 2 ***		Vendor Signature	
		OCT 9 2016	

Drawing number

Dot Dan DEANES  
216CT

4)  $\angle PBE$  Angle.



10626

068/16

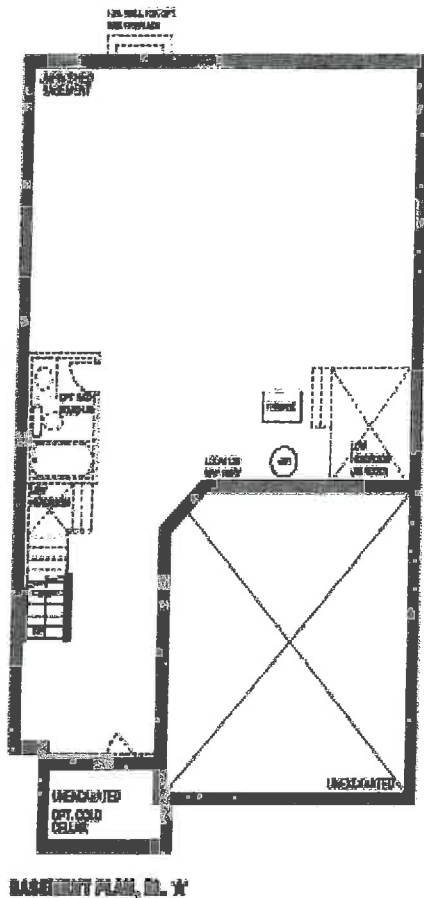
$$\sqrt{2}$$



SCHEDULE "B"

FLOOR PLAN

Lot 26  
06/2/16

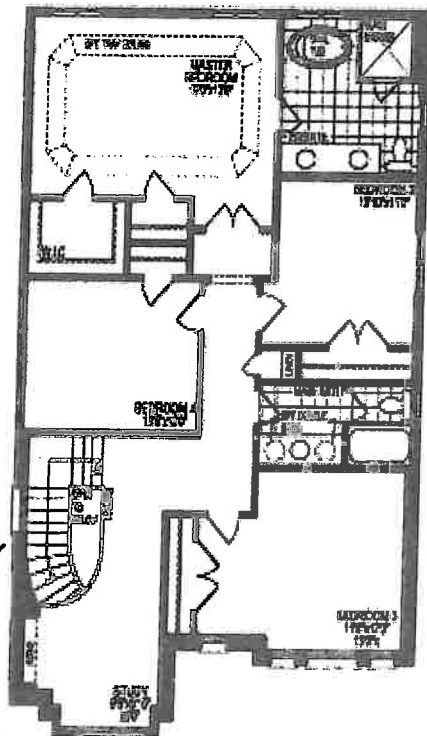


THE BASSWOOD

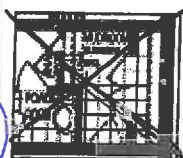
(Unit 4004)

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

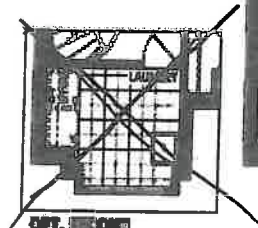
Prices and specifications are subject to change without notice. The pictures may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage main door entries due to grade. Actual usable floor space may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



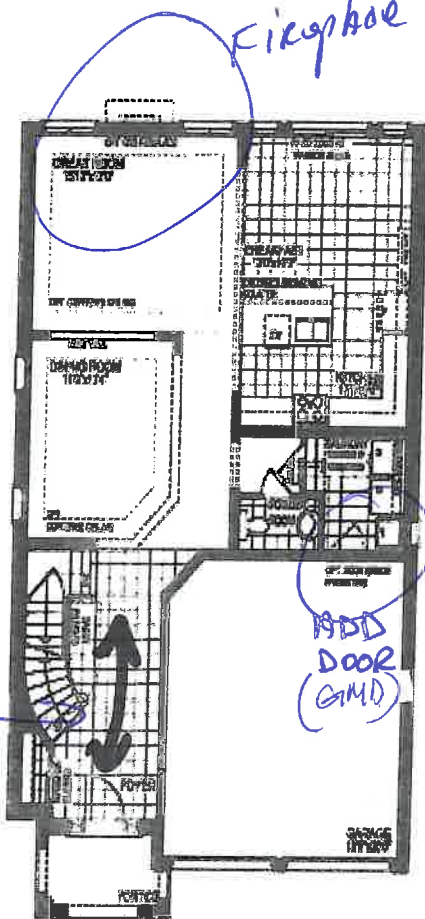
SECOND FLOOR PLAN, EL. 'A'



GROUND FLOOR PLAN FOR OPT. SECOND FLOOR LAUNDRY



OPT. SECOND FLOOR LAUNDRY EL. 'A'



GROUND FLOOR PLAN, EL. 'A'



OCT 2 0 2016

Vendor's Initials

Handwritten initials 'JC'.

12x24  
Tile  
Direction

Purchaser's Initials

T-4  
T-4

**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 \_\_\_\_\_

**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

**T-u** **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.

**T-u** 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.

**T-u** 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 P. Umduy

Date 08/08/16

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

Date \_\_\_\_\_

PROJECT Angus South

LOT 26

**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 August South.

LOT 26

DATE 002/16