


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 29 Model Type & Elevation : WALNUT 40 -06 ELEV. A Purchasers Names : NICHOLA & WARREN THOMPSON		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	3-piece stainless steel kitchen appliances with white top loading washer and dryer	-	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 in Master Ensuite & ENS 4 as per plan* *SEE #5 & 6</i>		Bonus Package
1/	INCREASE (2) BASEMENT WINDOWS TO 30 X 24 IN LIEU OF STANDARD	19-Dec-16	STR & COLOURS
2/	GARAGE MAN DOOR INTO MUDROOM	19-Dec-16	STR & COLOURS
3/	SMOOTH CEILINGS ON MAIN FLOOR ONLY	19-Dec-16	STR & COLOURS
4/	OPTIONAL FIREPLACE 30" (B30NTRE) GAS INCLUDES PAINT GRADE MANTLE	19-Dec-16	STR & COLOURS
5/	FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STANDARD	19-Dec-16	STR & COLOURS
6/	FRAMELESS GLASS SHOWER IN ENSUITE 4 IN LIEU OF STANDARDS	19-Dec-16	STR & COLOURS
7/	WATERLINE TO FRIDGE	19-Dec-16	STR & COLOURS
8/	KITCHEN - UPGRADE CABINET HARDWARE	19-Dec-16	STR & COLOURS
9/	KITCHEN - MICROWAVE SHELF	19-Dec-16	STR & COLOURS
10/	KITCHEN ELECTRICAL - 15 AMP SEP CIRCUIT REQUIRED FOR FUTURE MICROWAVE	19-Dec-16	STR & COLOURS
11/	KITCHEN HVAC - GAS LINE TO STOVE ***INCLUDES 15 AMP PLUG, 40 AMP TO REMAIN	19-Dec-16	STR & COLOURS
12/	TILES - ADD TILE TO CEILING OF TUB ENCLOSURE IN TWIN BATH	19-Dec-16	STR & COLOURS
13/	ELECTRICAL - PLUG ABOVE FIREPLACE 5.5 FT (REQUIRED AS PER SMART TECH)	19-Dec-16	STR & COLOURS
14/	DELETE MIRRORS IN MSATER ENSUITE, ENSUITE 4 & POWDER ROOM	19-Dec-16	STR & COLOURS

**STRUCTURALS AND
COLOURS
12/23/2016**

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
DOOR STYLE		HARDWARE		COUNTERTOP	EDGE	
Kitchen	CONT SLAB WHITE OAK /	H 700 P		BRONZITE 4971K-52 ✓		
Master Ensuite	CONT SLAB MDF STONE GREY /	K 300 BC ✓		CARRERA BIANCO 6696-46 ✓		
Twin Bath	CONT SLAB MDF ESPRESSO /	K 300 BC ✓		PEARL SOAPSTONE 4886-38 ✓		
Ensuite # 4	CONT SLAB PVC ALMOND /	K 300 BC ✓		PALOMA BISQUE 6729-46 ✓		
Powder Room	NA					
Laundry	NA					
TILES				INSERTS	THRESHOLDS	
Kitchen Floor	MELINA CARBON 13 X 13	INSTALL ON ANGLE	STD INSTALL			
Breakfast Floor	MELINA CARBON 13 X 13	INSTALL ON ANGLE	STD INSTALL			
Kitchen Bk.Splash	NA					
Main Foyer	MELINA CARBON 13 X 13 /					
Main Hall	NA					
Powder Room	MELINA CARBON 13 X 13 /					
Laundry	MELINA CARBON 13 X 13 /					
Mud Room	NA					
Basement Foyer	NA					
Mstr Ensuite Floor	GRECO CINZA 13 X 13 /				PER ROYALE	
Mstr Ensuite Shower	CINQ WHITE 8 X 10 /					
Master Shower Floor	2 X 2 WHITE /					
Master Shower Jamb	BIANCO CARRERA /					
Twin Bath Floor	MALINA ICE 13 X 13 /				PER ROYALE	
Twin Bath Tub Wall	MALINA ICE 8 X 10 /					
Ensuite # 4 Floor	MALINA IVORY 13 X 13 /				PER ROYALE	
Ensuite # 4 Shower wall	MALINA IVORY 8 X 10 /					
Ensuite # 4 Shower Floor	2 X 2 BONE /					
Ensuite # 4 shower Jamb	PERLATO ROYALE /					
HARDWOOD / CARPET/LAMINATE						
Living Room	LEXINGTON BUTTERUM OAK TL-21007					
Dining Room	LEXINGTON BUTTERUM OAK TL-21007 ✓					
Family/Great Room	LEXINGTON BUTTERUM OAK TL-21007					
Den/Study	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall BY STAIRS	LEXINGTON BUTTERUM OAK TL-21007					
Upper Hall/Study Nook	PERFROMA 111 SANDPIPER # 4375					
Master Bedroom	PERFROMA 111 SANDPIPER # 4375					
Bedroom 2	PERFROMA 111 SANDPIPER # 4375					
Bedroom 3	PERFROMA 111 SANDPIPER # 4375					
Bedroom 4	PERFROMA 111 SANDPIPER # 4375					
Carpet Underpad	STANDARD					
TREADS & RISERS STAIRS	PERFROMA 111 SANDPIPER # 4375					
Other						
FIREPLACES						
LOCATION	FAMILY ROOM		MANTLE	NF 20		
INSERT & SURROUND	NA		HEARTH	NA		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	DELETE POWDER/MASTER ENS#4	Crown Moulding		NA		
Bathroom Accessories	STANDARD	Location		NA		
Purchaser has reviewed the colour chart				LOT / SITE		
FOR TRADE USE				LOT 29 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		

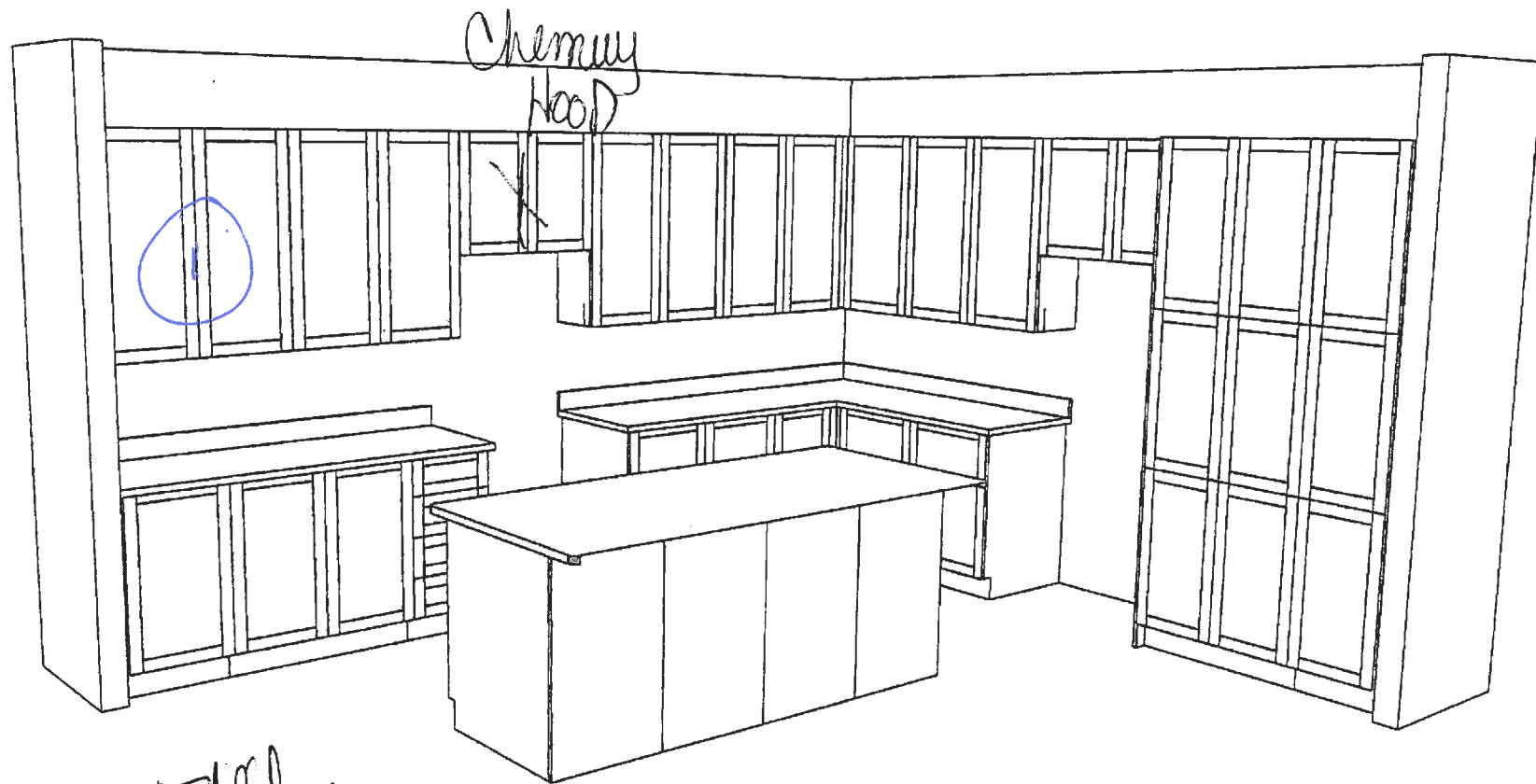
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	NATURAL OAK FINISH/TREADS & RISERS CARPET			✓
Main to 2nd Railing Details:	1 5/16" TURNED OAK PICKETS 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 PICKETS 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	4th Ensuite	WARM GREY	
Powder Room	WARM GREY	STUDY NOOK	WARM GREY	
PLUMBING				
FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD	STANDARD		
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Twin	STANDARD	STANDARD		
4TH Ensuite	STANDARD	STANDARD		
BASEMENT	NA			
LAUNDRY Room				
ZANCOR APPLIANCE REQUIREMENTS				
Appliance Package received in 'Schedule E'		DECLINED	NOTES	
GAS LINE BBQ	STANDARD			
WATERLINE to Fridge	UPGRADE ✓			
STOVE Venting SIZE	6"			
ELECTRICAL for Built-in Oven	NA			
ELECTRICAL for Microwave shelf	UPGRADE ✓			
ELECTRICAL for Gas Stove / Cooktop	UPGRADE ✓			
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			<div> <div></div> <div></div> </div>	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				
SITE:ANGUS SOUTH	40-06 -A WALNUT	LOT: 29		
PURCHASER(S):	Nichola Thompson Warren Thompson		<div> <div></div> <div></div> </div>	
HOME #:	647-302-8491		<div> <div></div> <div></div> </div>	
CELL #:			<div> <div></div> <div></div> </div>	
EMAIL:			<div> <div></div> <div></div> </div>	
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.			<div> <div></div> <div></div> </div>	
<div> <div></div> <div></div> </div>			<div> <div></div> <div></div> </div>	
*** PAGE 2 OF 2 ***			<div> <div></div> <div></div> </div>	

① microwave
SHELF

Lot 29

4006



7/8/14
W

UPGRADE HARDWARE

SCHEDULE "B"

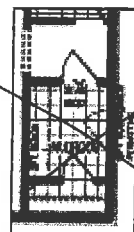
FLOOR PLAN

Lot 29

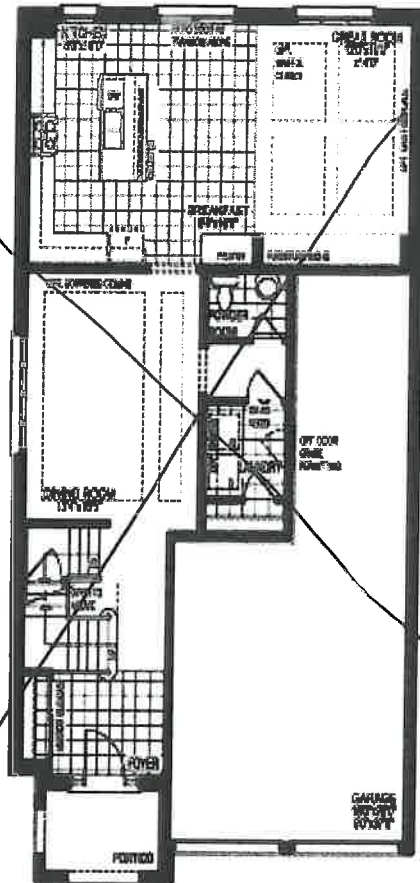
0626/16
Wt
W

9107 £2,130

2.7



MUDROOM FOR OPT.
SECOND FLOOR
LAUNDRY



OPTIONAL GROUND FLOOR PLAN
WITH TANDEM GARAGE, EL. 'X'

THE WALNUT

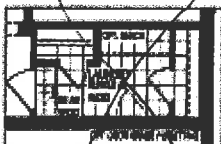
(Unit 4006)

2855 sq. ft. Elev. A 2885 sq. ft. Elev. B

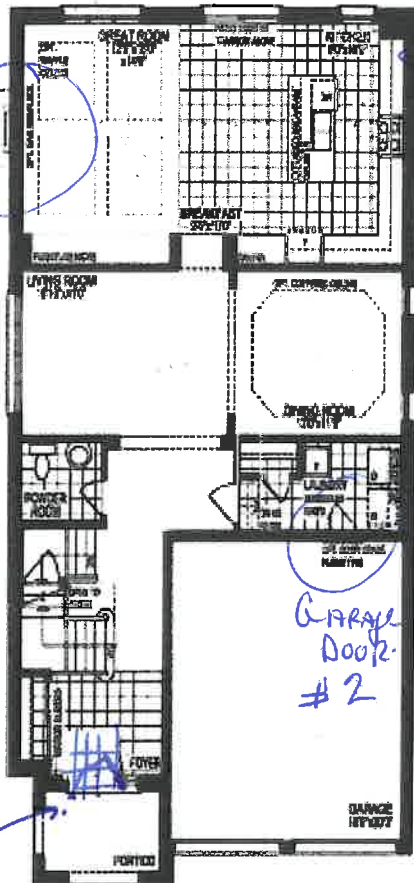
Optional Tandem Garage 2685 sq. ft. 2610 sq. ft.

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 rear 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. (4006)

MWSHEP.
#9



MUDROOM FOR OPT.
SECOND FLOOR LAUNDRY



GROUND FLOOR PLAN, EL. 'X'

ADD
Fireplace.
#4

Garage
Door.
#2

DOOR
SWING



Vendor's Initials

Purchaser's Initials

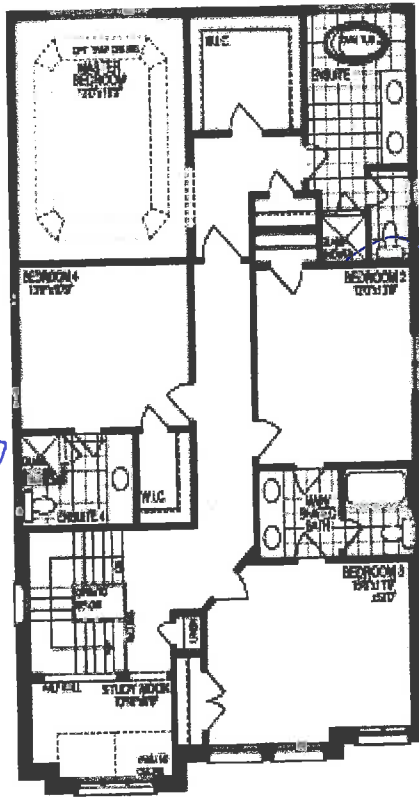
Purchaser's Initials

Lot 26.

Vendor's Initials

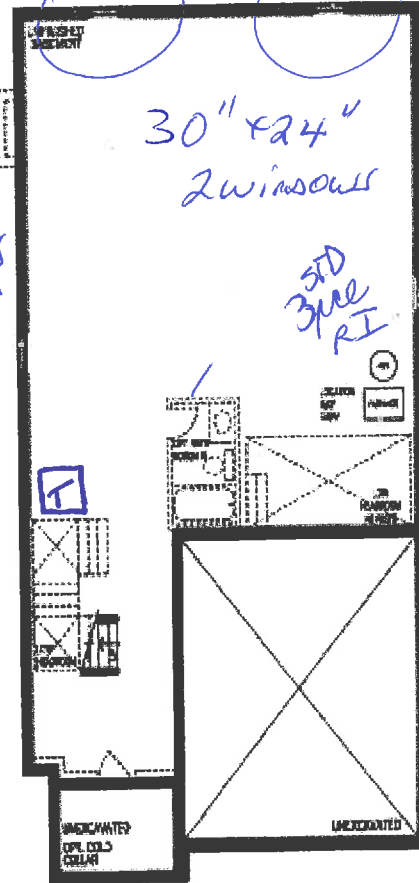
[Handwritten signature]

FRAMELESS GLASS #6

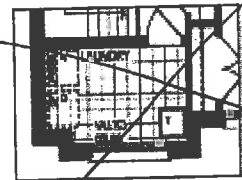


SECOND FLOOR PLAN, EL. 'A'

#5 FRAMELESS GLASS



BASMENT PLAN, EL. 'A'



OPT. SECOND FLOOR LAUNDRY, EL. 'A' (1' x 1' SHIRLAP)



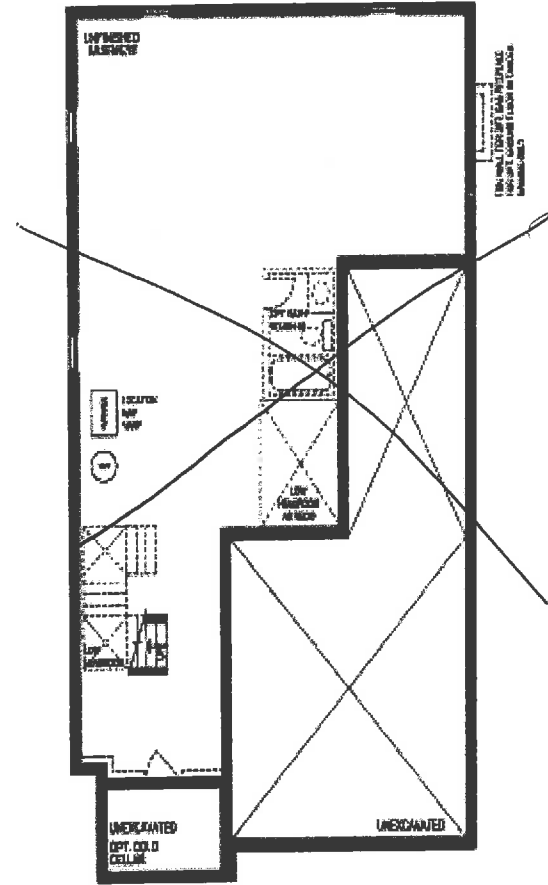
Lot 29.

Oct 26/16

[Handwritten initials]

9102 L 2 130

[Handwritten initials]



OPTIONAL BASEMENT PLAN WITH TANDER GARAGE, EL. 'A' BLANTON'S SIMILAR

SCHEDULE "B"
FLOOR PLAN

THE WALNUT

[Unit 4006]

2855 sq. ft. Elev. A 2885sq. ft. Elev. B

Optional Tandem Garage 2685 sq. ft. 2610 sq. ft.

Prices and specifications are subject to change without notice. The photos may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entrance, rear entrance and garage rear door entrance 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. (4006)

Purchaser's Initials

Purchaser's Initials

[Handwritten signature]

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Angos. South

DATE:

Oct 29/16

SITING:

☐ Standard

☐ Reverse

RANGE

☐ 30" (STD)

☐ 36"

☐ 48"

☒ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ AMPS

☐ AMPS

☐ AMPS

☐ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☒ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

REFRIGERATOR

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 not received, DUE BY:

Nov 26/16

Appliance Specs RECEIVED

Specs to follow. m.w, stove, fridge, chimney?

Purchaser Signature

[Signature]

Date

Oct 26/16

Purchaser Signature

[Signature]

Date

Oct 26/16

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 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 upgrades 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 29

DATE Feb 26/15