


ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 48 Model Type & Elevation : 40-07 MAGNOLIA ELEVATION B - 5 BEDROOM PLAN Purchasers Names : HUYEN NGOC HOANG		
		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 tiled 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 as per plan</i>		Bonus Package
Included	<i>USB Outlets (1) Kitchen and (1) Master Bedroom</i>		Bonus Package
Included	5 Bedroom Plan		Bonus Package
1/	KITCHEN - POTS AND PAN DRAWERS (3 DRAWERS)	23-Nov-16	COLOURS
2/	BASEMENT - ADD ONE BASEMENT WINDOWS (30X14) "IF POSSIBLE"	23-Nov-16	COLOURS




STRUCTURALS AND COLOURS

NOV 23 2016

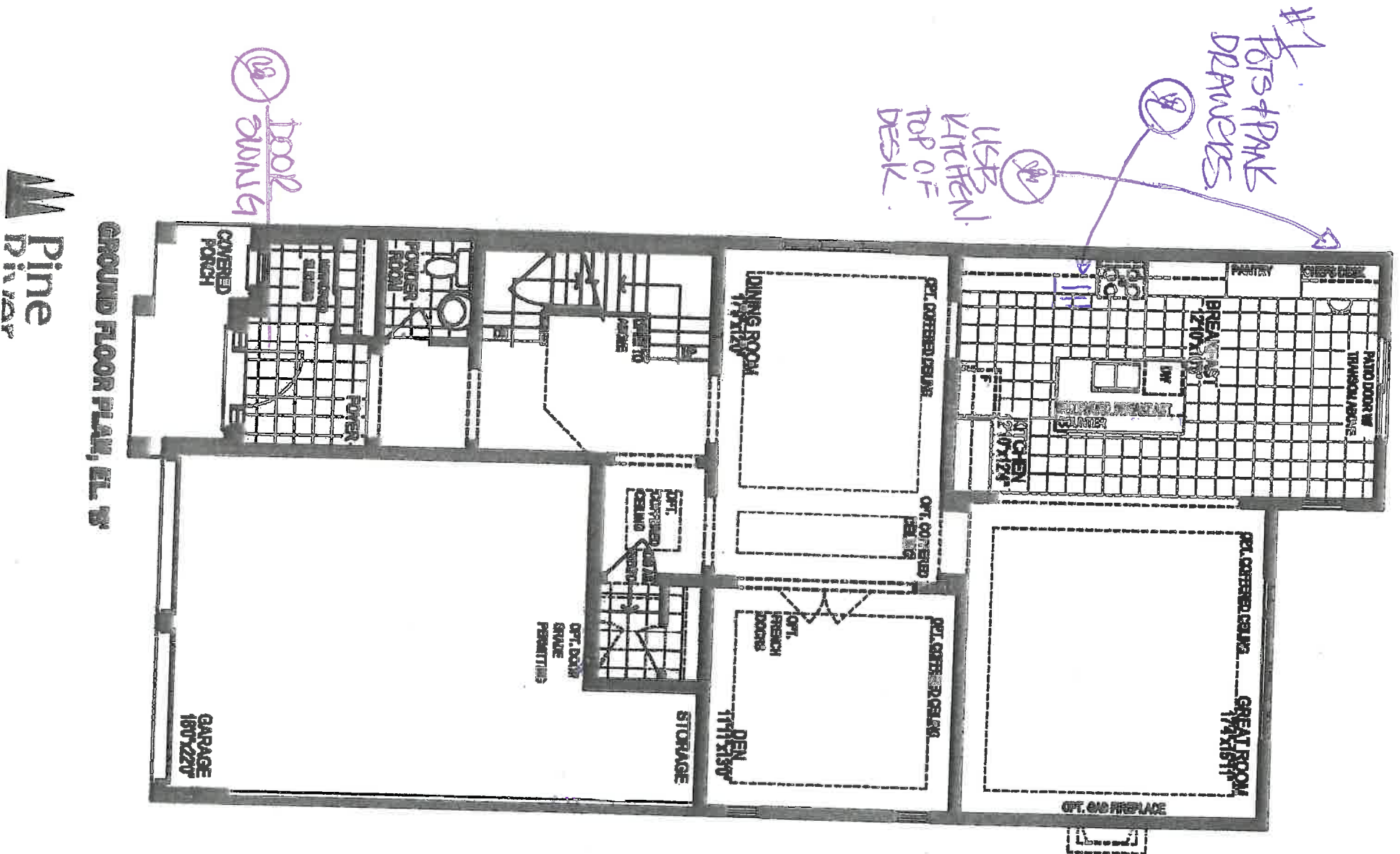
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERRA OAK -EXPRESSO -	B600BC	CALCUTTA MARBLE-4925K-07	STD		
Island	STD SIERRA OAK-EXPRESSO -	H600BC	CALCUTTA MARBLE-4925K-07	STD		
Severyn	N/A					
Master Ensuite	STD MOSAIC OAK-TIMBER GREY	H50DP	INUKSHUK TAUPE P-345-LM	STD		
Main	STD SIERRA OAK - EXPRESSO	H70DP	INUKSHUK GREY P-355-LM	STD		
Twin	STD SIERRA OAK MAYFLOWER BROWN PAINT	H70DP	PORTICAL MARBLE-7735-58	STD		
Ensuite ###	N/A					
Powder Room	N/A					
Laundry	N/A					
Basement Bath	N/A					
TILES				INSERTS THRESHOLDS		
Main Foyer	BELLINA CREAM 13 X 13					
Basement Foyer	N/A					
Powder Room	BELLINA CREAM 13 X 13					
Mud Room	LONDON ANTRACITE 13 X 13					
Main Hall	N/A					
Kitchen Floor	BELLINA CREAM 13 X 13		CAPPARA			
Breakfast Floor	BELLINA CREAM 13 X 13					
Kitchen Bk.Splash	NO					
Laundry 2ND FLOOR	KEATON IC 13 X 13					
Master Ensuite Floor	BELLINA GREY 13 X13		PERLATO			
Master Ensuite Shower	BELLINA GREY 8 X 10					
Master Ens Tub Wall/Deck	N/A					
Master Shower Floor	BONE 2X2					
Master Shower Lamb	PERLATO ROYALE SHOWER JAM					
Main Bath Floor	BELLINA GREY 13 X13					
Main Bath Tub wall	BELLINA GREY 8 X 10					
Twin Bath Floor	KEATON IVORY 13 X 13					
Twin Ensuite Tub Wall	CINQ CREAM 8 X10					
Ensuite ### Bath Floor	N/A					
Ensuite ### Bath Wall	N/A					
Basement Ensuite Floor	N/A					
Basement Ensuite Wall	N/A					
HANDWOOD / CARPET						
Living Room	N/A					
Dining Room	LAMINATE BUTTER RUM OAK -TL-2607- STD					
Family/Great Room	LAMINATE BUTTER RUM OAK -TL-2607- STD					
Den/Study/parlour/Library	LAMINATE BUTTER RUM OAK -TL-2607- STD					
Kitchen (Waiver)	N/A					
Main Foyer (Waiver)	N/A					
Main Hall	LAMINATE BUTTER RUM OAK -TL-2607- STD					
Upper Hall	RUSTIC WOOL-6590- STD					
Master Bedroom	RUSTIC WOOL-6590- STD					
Bedroom 2	RUSTIC WOOL-6590- STD					
Bedroom 3	RUSTIC WOOL-6590- STD					
Bedroom 4	RUSTIC WOOL-6590- STD					
Carpet Underpad	STANDARD					
Basement Foyer	N/A					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE		
LOCATION	N/A	Opt. Surround	N/A	MANTLE		
MIRRORS & ACCESSORIES						
MIRRORS	DELETE ALL MIRRORS	Opt. Crown Moulding	NO			
Bathroom Accessories	DELETE ALL ACCESSORIES	location	N/A			
Purchaser has reviewed the colour chart						
SITE & LOT				LOT 48		
PINE RIVER ANGUS						
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:	VIRALIST ONLY		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	STANDARD - N/A		
Main to Basement Railing Details:	N/A		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	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	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY	Basement	N/A
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	STANDARD	
2nd Ensuite	STANDARD	STANDARD	
BASEMENT	N/A	N/A	
Other	N/A	N/A	
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in Schedule E	YES / NO Package Name:		
GAS LINE	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge		NO	
Hood Fan Venting SIZE		STD	AS PER BUILDER STD 6"
ELECTRICAL for Built-in Oven		NO	
ELECTRICAL for Built-in Micro / OTR		NO	
ELECTRICAL for Gas Stove / Cooktop		NO	
ELECTRICAL for Bar Fridge		NO	
DISCLAIMER			
<p>Colors of all materials are as close as possible to Builders selection but not necessarily identical due to the variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or mislabeled. In this event the Vendor's selection must be accepted by the purchaser.</p> <p>Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs.</p> <p>Purchaser has checked and acknowledged accuracy of colour and selections before signing.</p>			
PINE RIVER ANGUS	4007 - B	LOT: 48	
PURCHASER(S):	HUYN NGOC HOANG		
HOME #/CELL #	647-522-0509		
EMAIL:	dtt56@yahoo.com		
Purchaser Signature		Date	
		NOV 23 2016	
DECOR NOTES		Purchaser Signature  Date NOV 23 2016	
Any upgrades in the colour chart must be accompanied with a PCS.			
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PCS and/or colour charts PRIOR to installation.			
*** PAGE 2 OF 2 ***		Vendor Signature  Date 11/24/16	

MAGNOLIA 4007



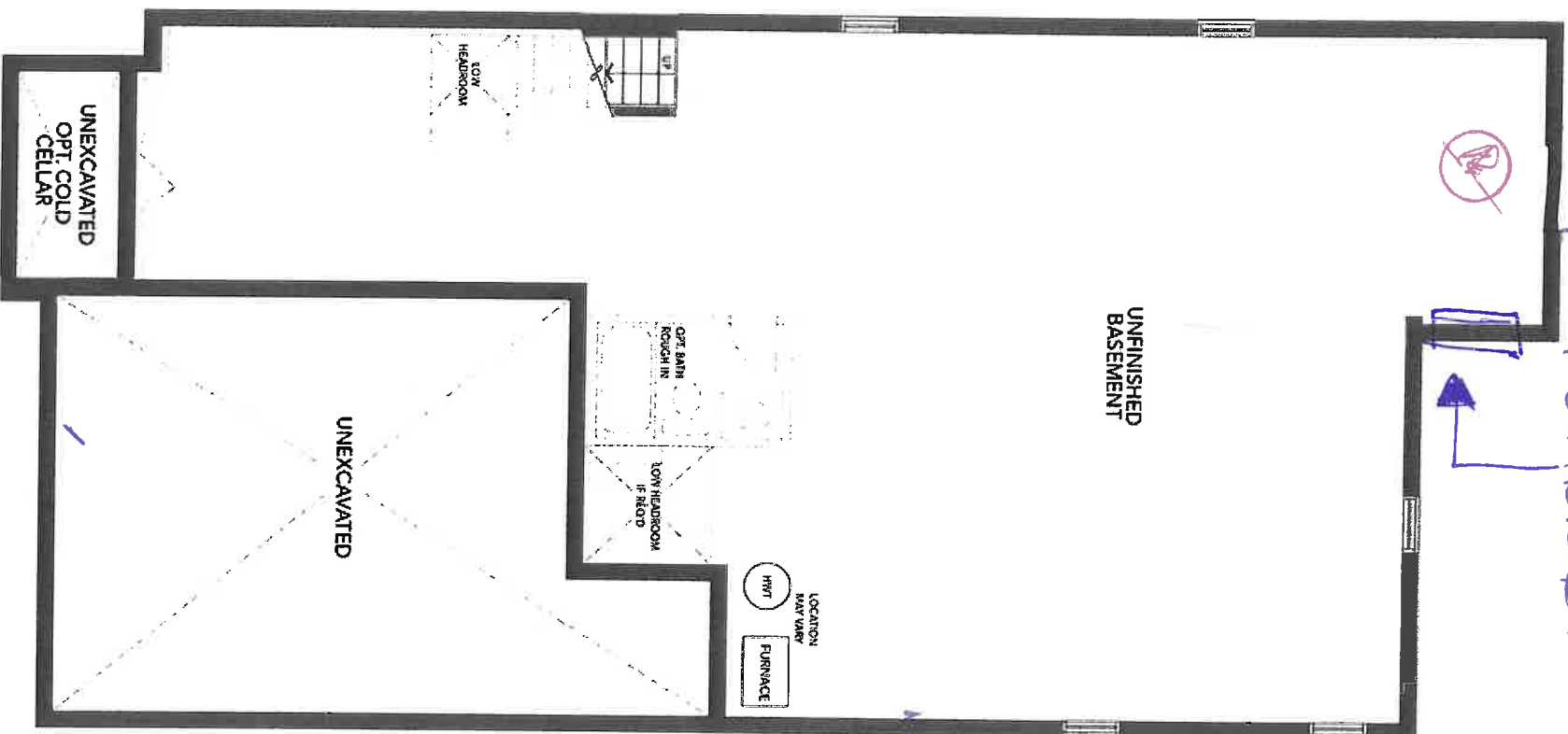
NOV. 23 2016

LOT 400
Angus South

#2 "IF POSSIBLE"

MAGNOLIA 4007

Basement window
30'x14' centered.



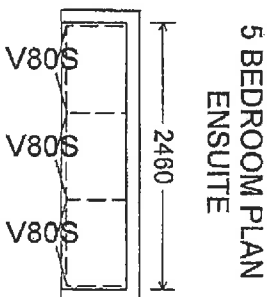
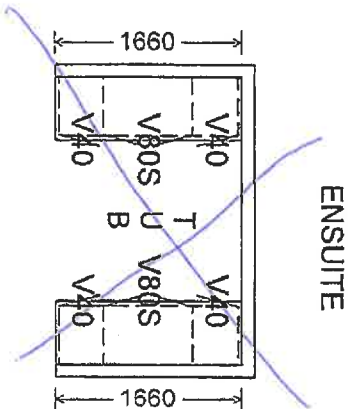
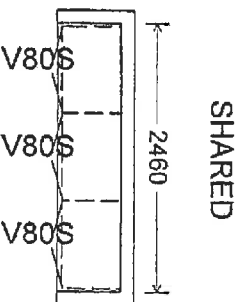
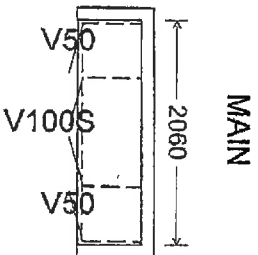
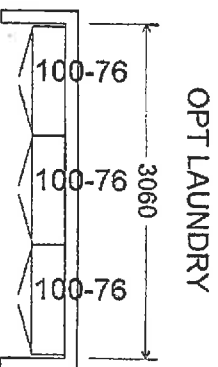
LOT 48.

NOR. 23. 2016. Angus South

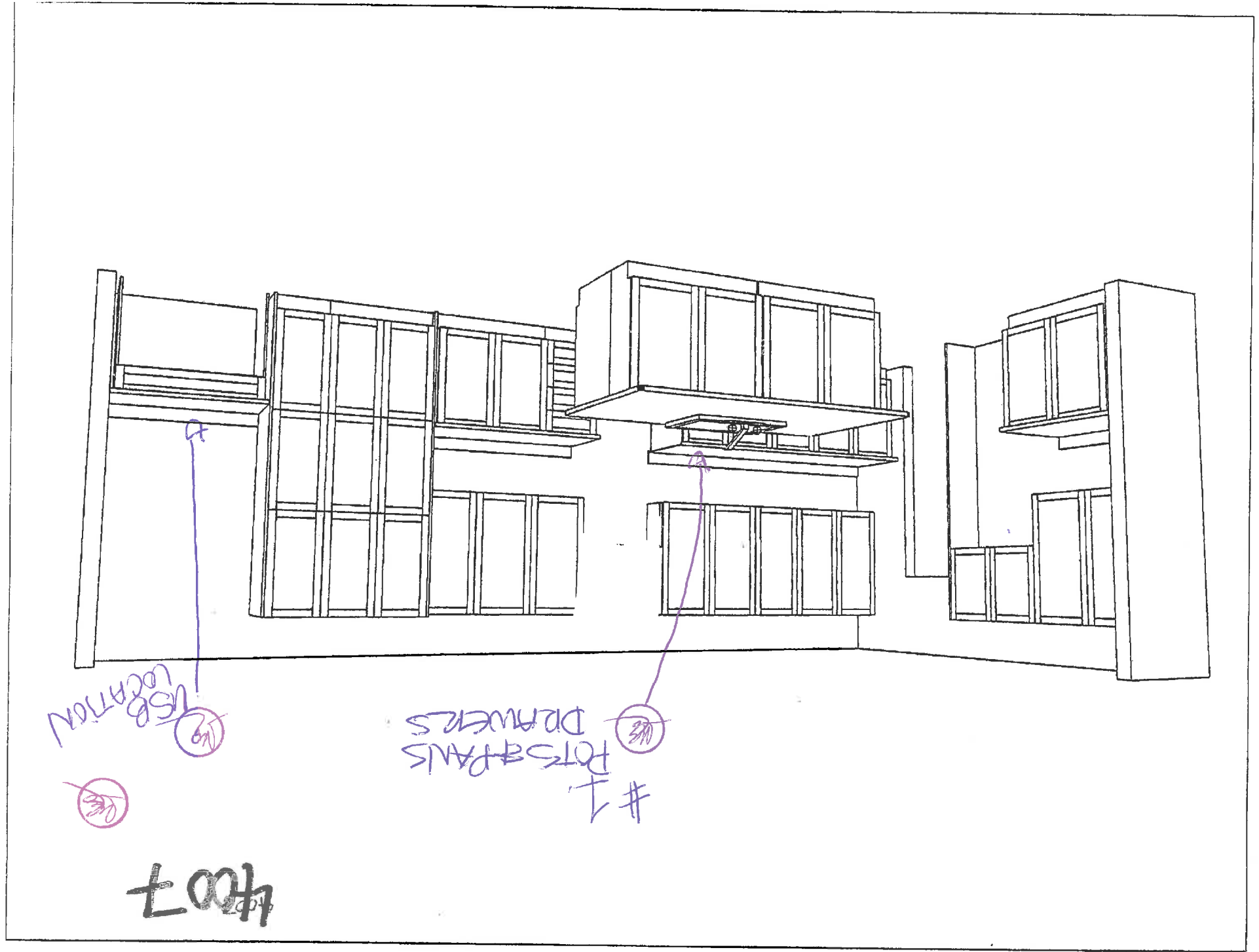
LOT 48

NEW IMAGE KITCHENS INC			
Scale:		Drawn by: VANCE	
Date: 05/18		Revised:	
ZANCOR HOMES		Drawing number:	
ANGUS SOUTH 4007			

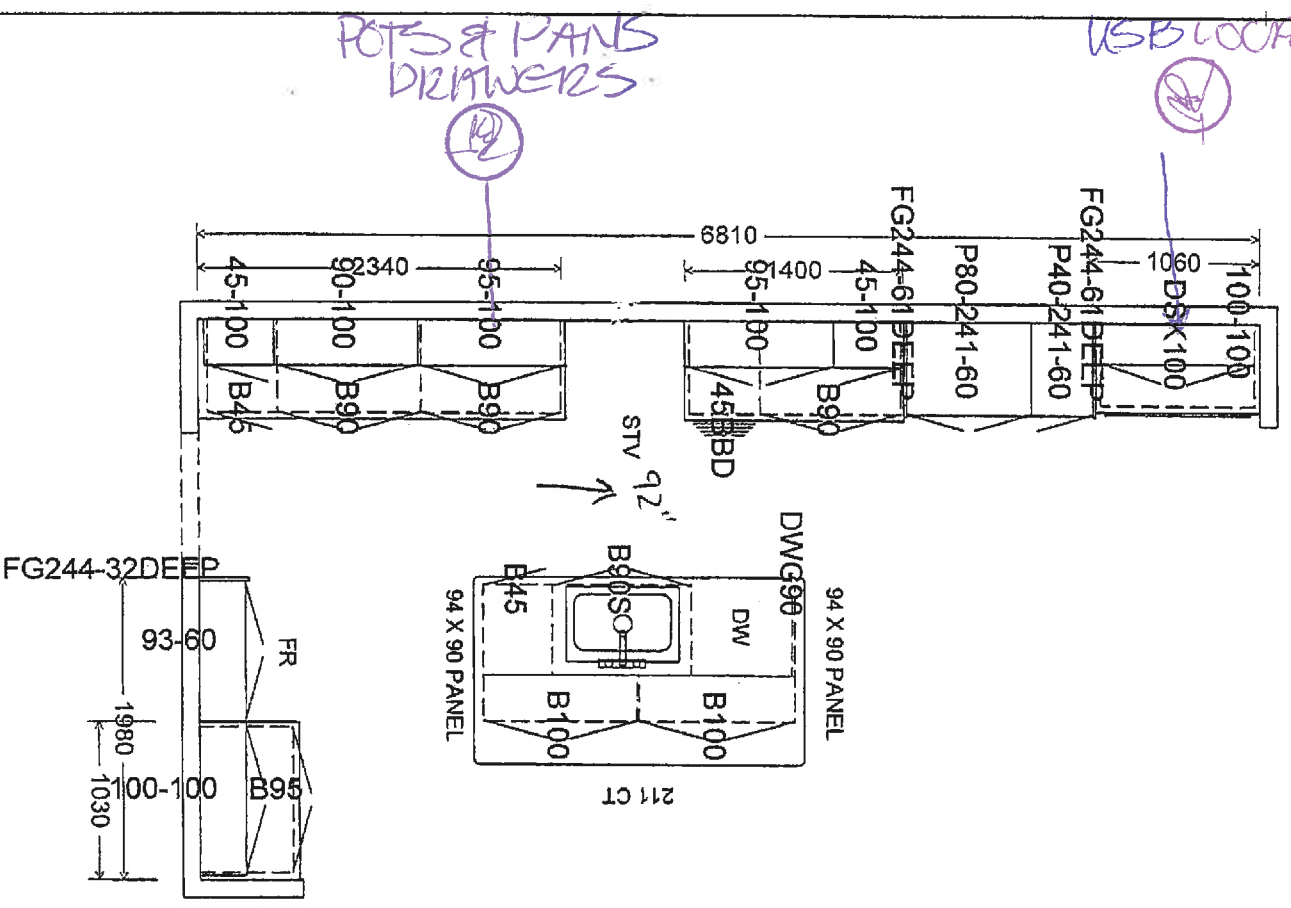
(Signature)



LOT 48



NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	WJCE
Date: 8/9/18		Revised:	
ZANCOR HOMES		Drawing number:	
ANGUS SOUTH 4007			



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: *Laanvate*

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 absorbcency 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****

Blue River S.
(Angus)

SITE

LOT

DATE

48

NOV 23 2016

LOT 48



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

PineRiver (South)

DATE:

NOV. 14 2016.

SITING:

☒ Standard

☐ Reverse

RANGE

- ☒ 30" (STD)
☐ 36"
☐ 48"
☐ GAS
☐ COOKTOP (APRON)
☐ COOKTOP (DROP IN)

REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"
☐ BUILT IN FRIDGE
☐ WATERLINE REQUIRED
☐ PANELLED/INTEGRATED
☐ FLUSH INSET

WALL OVENS

- ☒ 30"
☐ SINGLE
☐ DOUBLE
☐ STEAM OVEN
☐ WARMING DRAWER

MICROWAVES

- ☐ BUILT IN MICRO
☐ MICRO TRIM KIT
☐ OVER THE RANGE

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 Manufacturer's 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-23-2016

Appliance Specs RECEIVED

23/11/16.

Purchaser Signature

Date

NOV. 23. 2016

Purchaser Signature

Date