


ANGUS

Item #	Construction Details ANGUS SOUTH: LOT 47 Model Type & Elevation : 40-04 BASSWOOD ELEVATION B Purchasers Names : P. SUTHANHARAN AND V. SUTHAHARAN		
		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	Carpet Grade Stairs with Oak pickets SEE ITEM #4 -	-	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
1/	HVAC - GAS LINE FOR STOVE ***INCLUDES 15 AMP PLUG	14-Dec-16	COLOURS
2/	KITCHEN CABINETRY- POTS AND PANS DRAWER (PER UNIT)	14-Dec-16	COLOURS
3/	PLUMBING - WATERLINE FOR FRIDGE	14-Dec-16	COLOURS
4/	OAK STAIRS IN LIEU OF CARPET GRADE STAIRS INCLUDES OAK VENEER RISERS AND STRINGERS	14-Dec-16	COLOURS

STRUCTURALS AND COLOURS

DEC 14 2016

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD MOSAIC OAK- TIMBER GREY ✓	H500BC	MILANO BROWN 4725K-52	STD		
Island	STD MOSAIC OAK- TIMBER GREY ✓	H500BC	MILANO BROWN 4725K-52	STD		
Servery	N/A			STD		
Master Ensuite	STD 300 SERIES PVC- WHITE ✓	H800BC	CALCUTTA MARBLE 4925K-07	STD		
Main	STD CONT SLAB PVC CHOCOLATE BROWN ✓	H700BC	WHITE JUPARANA 4931K-52	STD		
Twin	N/A					
Ensuite ###	N/A					
Powder Room	N/A					
Laundry	N/A					
Basement Bath	N/A					
TILES						
			INSERTS	THRESHOLDS		
Main Foyer	GRECO BEIGE 13 X13 ✓					
Basement Foyer	N/A					
Powder Room	GRECO BEIGE 13 X13 ✓					
Mud Room / LAUNDRY	GRECO BEIGE 13 X13 ✓					
Main Hall	N/A					
Kitchen Floor	GRECO BEIGE 13 X13 ✓					
Breakfast Floor	GRECO BEIGE 13 X13 ✓					
Kitchen Bk.Splash	N/A					
Laundry	GRECO BEIGE 13 X13 ✓					
Mstr Ensuite Floor	NEW ALBION GREY 13X13 ✓		PERLUMITO			
Mstr Ensuite Shower	NEW ALBION GREY 8 X10 ✓					
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	WHITE 2X2 ✓					
Master Shower Lamb	BIANCO CARRARA ✓					
Main Bath Floor	NEW ALBION TAUPE 13 X13 ✓		PERLUMITO			
Main Bath Tub Wall	NEW ALBION TAUPE 8 X10 ✓		PERLUMITO			
Twin Bath Floor	N/A					
Twin Ensuite Tub Wall	N/A					
Ensuite ### Bath Floor	N/A					
Ensuite ### Bath Wall	N/A					
Basement Ensuite Floor	N/A					
Basement Ensuite Wall	N/A					
HARDWOOD / CARPET						
Living Room		N/A				
Dining Room		LAMINATE BUTTER RUM TL-21007 ✓				
Family/Great Room		LAMINATE BUTTER RUM TL-21007 ✓				
Den/Study/parlour/Library		N/A				
Kitchen *(Waiver)		N/A				
Main Foyer *(Waiver)		N/A				
Main Hall		N/A				
Upper Hall		SANDPIPER CARPET #4375 ✓				
Master Bedroom		SANDPIPER CARPET #4375 ✓				
Bedroom 2		SANDPIPER CARPET #4375 ✓				
Bedroom 3		SANDPIPER CARPET #4375 ✓				
Bedroom 4		SANDPIPER CARPET #4375 ✓				
Carpet Underpad		STANDARD				
Basement Foyer		N/A				
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A	
LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A	
MIRRORS & ACCESSORIES						
Mirrors	YES	Opt. Crown Moulding		N/A		
Bathroom Accessories	YES	location		N/A		
Purchaser has reviewed the colour chart						
SITE & LOT						
PINE RIVER ANGLU				47		

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.

FOR TRADE USE

** PAGE 1 OF 2 **

Purchaser Initial

Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Stair nos.
 White Paint Rng'd
 Main to 2nd Railing Details:
 Main to Basement Railing Details:

OAK STAIRS/VARISH ONLY

Stair Stain / Stair nos.
 White Paint Rng'd
 Main to 2nd Railing Details:
 Main to Basement Railing Details:

STANDARD N/A

Casing/Baseboards

TRIM

Interior Doors

STANDARD

Interior Door Hardware

STANDARD

Exterior Door Hardware

STANDARD

Kitchen/Breakfast

PAINT

Living Room

WARM GREY

Master Beds

WARM GREY

Dining Room

WARM GREY

Bedroom 2

WARM GREY

Family/Great room

WARM GREY

Bedroom 3

WARM GREY

Den/Study

WARM GREY

Bedroom 4

WARM GREY

Master/Upper Hall

WARM GREY

Master Ens.

WARM GREY

Laundry

WARM GREY

Main

WARM GREY

Powder Room

WARM GREY

Twin

N/A

Basement

WARM GREY

Basement

N/A

Kitchen

FIXTURES

FAUCETS

NOTES

Powder Room

STANDARD

STANDARD

Master Ensuite

STANDARD

STANDARD

Master/Twin

STANDARD

STANDARD

2nd Ensuite

N/A

N/A

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:

CASLINE

UPG (SEE PES)

DECLINED

NOTES

WATERLINE to Fridge

YES

YES

Wood Fan Venting SIZE

STANDARD

6" BUILDER STANDARD

ELECTRICAL for Built-in Oven

STANDARD

ELECTRICAL for Built-in Micro / OTR

STANDARD

ELECTRICAL for Gas Stove / Cooktop

STANDARD

ELECTRICAL for Bar Fridge

STANDARD

ELECTRICAL for Bar Fridge

STANDARD

ELECTRICAL for Bar Fridge

STANDARD

ELECTRICAL for Bar Fridge

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ELECTRICAL for Bar Fridge

STANDARD

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Stair nos.
 White Paint Rng'd
 Main to 2nd Railing Details:
 Main to Basement Railing Details:

OAK STAIRS/VARISH ONLY

Stair Stain / Stair nos.
 White Paint Rng'd
 Main to 2nd Railing Details:
 Main to Basement Railing Details:

STANDARD N/A

Casing/Baseboards

TRIM

Interior Doors

STANDARD

Interior Door Hardware

STANDARD

Exterior Door Hardware

STANDARD

Kitchen/Breakfast

PAINT

Living Room

WARM GREY

Master Beds

WARM GREY

Dining Room

WARM GREY

Bedroom 2

WARM GREY

Family/Great room

WARM GREY

Bedroom 3

WARM GREY

Den/Study

WARM GREY

Bedroom 4

WARM GREY

Master/Upper Hall

WARM GREY

Master Ens.

WARM GREY

Laundry

WARM GREY

Main

WARM GREY

Powder Room

WARM GREY

Twin

N/A

Basement

WARM GREY

Basement

N/A

Kitchen

FIXTURES

FAUCETS

NOTES

Powder Room

STANDARD

STANDARD

Master Ensuite

STANDARD

STANDARD

Master/Twin

STANDARD

STANDARD

2nd Ensuite

N/A

N/A

Basement

N/A

N/A

ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES

Appliance Package received in 'Schedule E'

YES / NO Package Name:

CASLINE

UPG (SEE PES)

DECLINED

NOTES

WATERLINE to Fridge

YES

YES

Wood Fan Venting SIZE

STANDARD

6" BUILDER STANDARD

ELECTRICAL for Built-in Oven

STANDARD

ELECTRICAL for Built-in Micro / OTR

STANDARD

ELECTRICAL for Gas Stove / Cooktop

STANDARD

ELECTRICAL for Bar Fridge

STANDARD

ELECTRICAL for Bar Fridge

STANDARD

ELECTRICAL for Bar Fridge

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ELECTRICAL for Bar Fridge

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STANDARD

Purchaser Signature

NOV 24 2016

Purchaser Signature

NOV 24 2016

Purchaser Signature

NOV 24 2016

NOV 24 2016

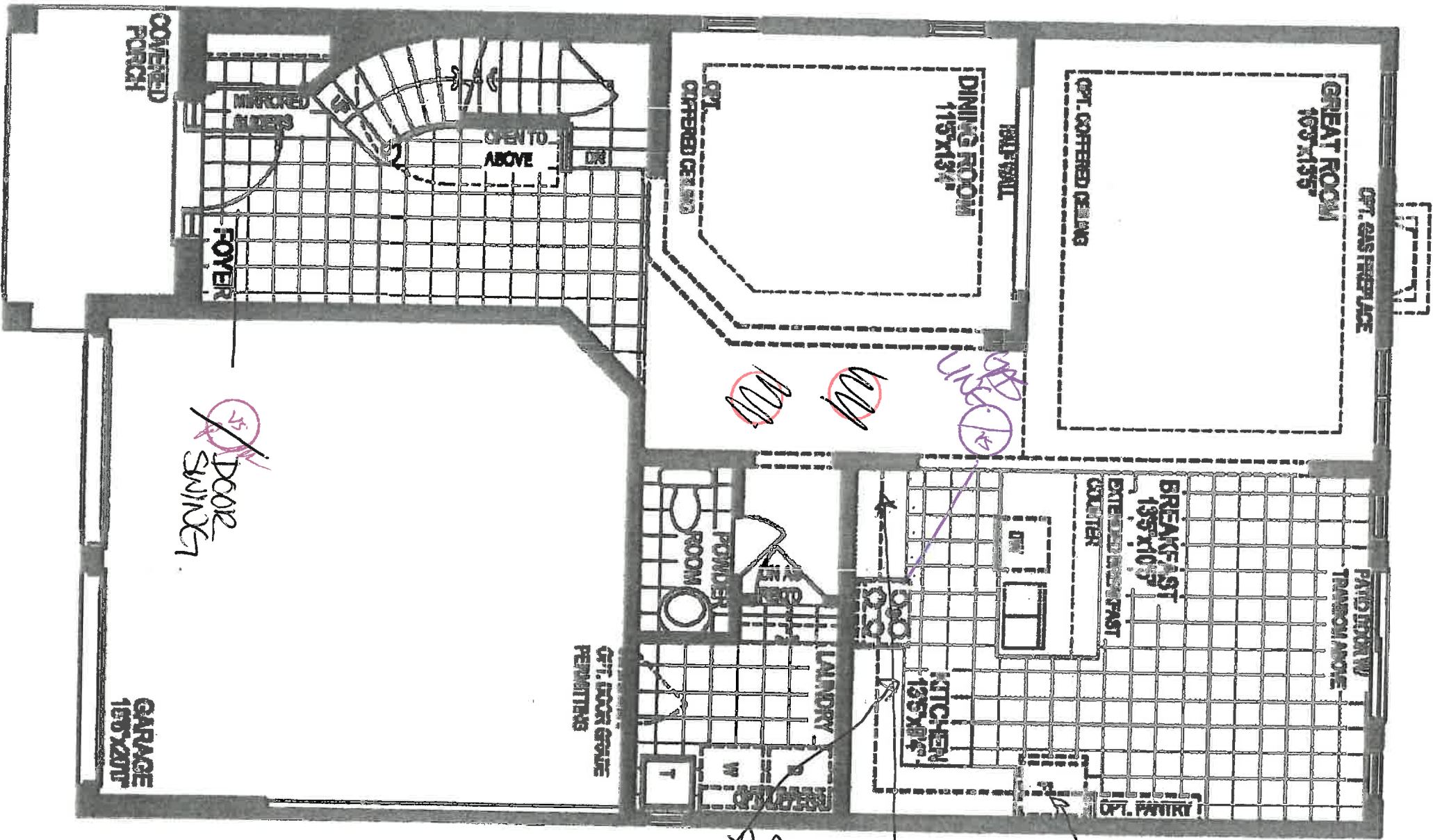
NOV 24 2016

INITIALS

Vendor Signature

NOV 14/16

BASSWOOD 4004



GROUND FLOOR PLAN, EL. 'B'

47 Angus South

LINE
WATER

USED
OUTLET

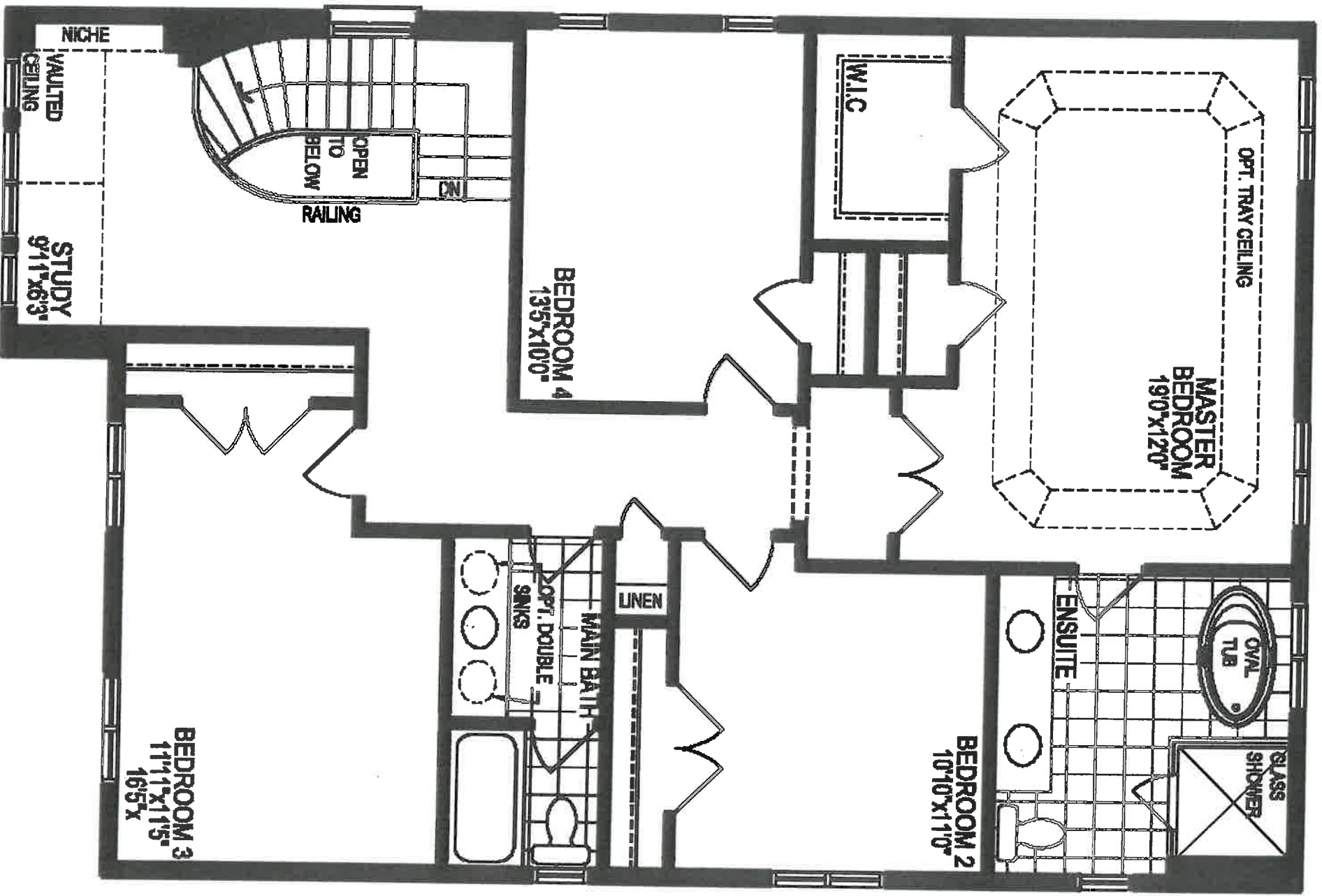
POT
PLANT
DRIVERS

DOOR
SWING

ANGUS SOUTH – 40-04 THE BASSWOOD

~~MSB~~
IN MASTER
BEDROOM

47 Angus South

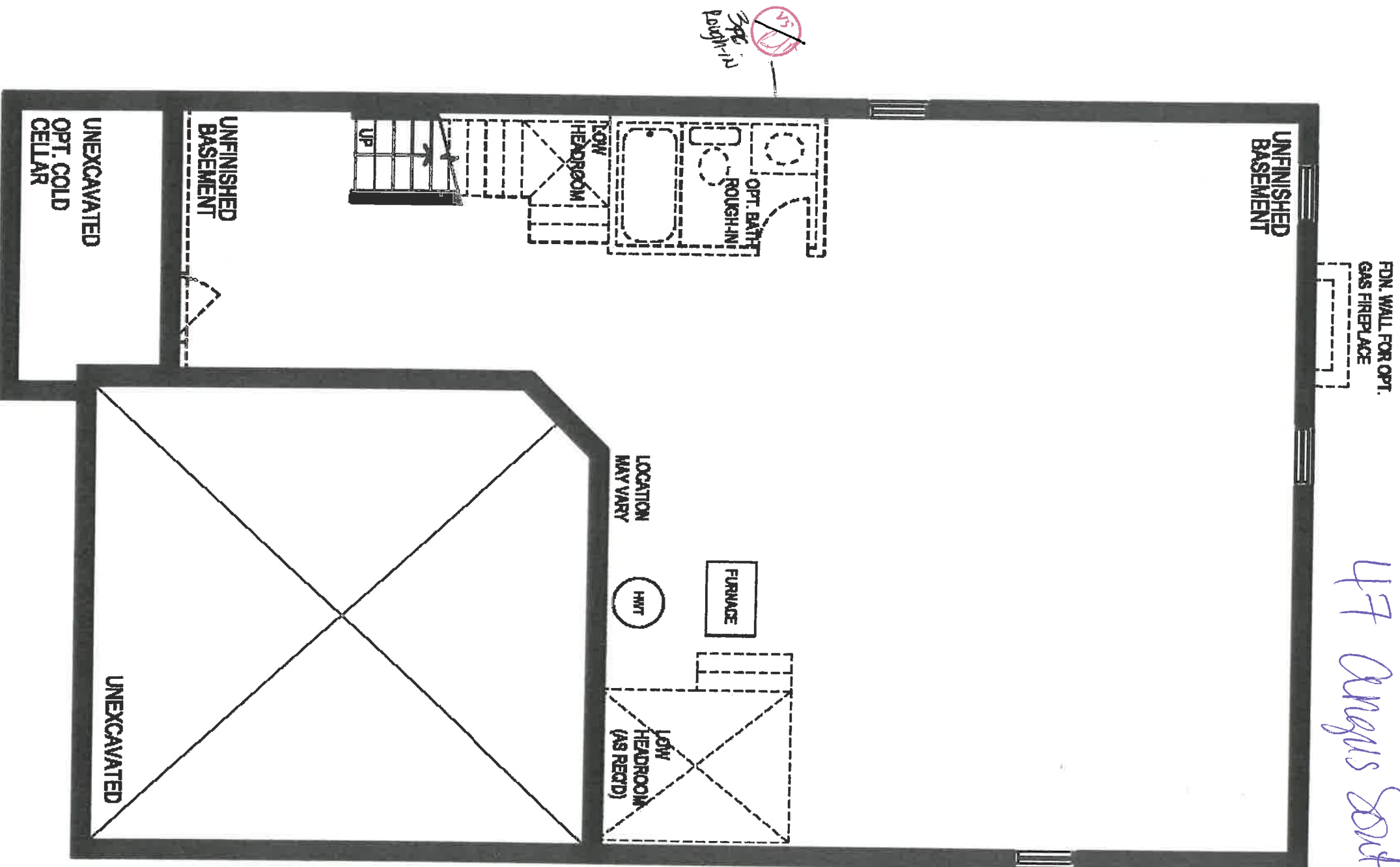


SECOND FLOOR PLAN, EL. 'B'

~~MSB~~

ANGUS SOUTH – 40-04 THE BASSWOOD

47 Angus South



PART. BASEMENT PLAN, EL. 'B'

47

4004

#2

POTS & PANS
DRAWERS

#1

GAS
LINE
FOR STOVE

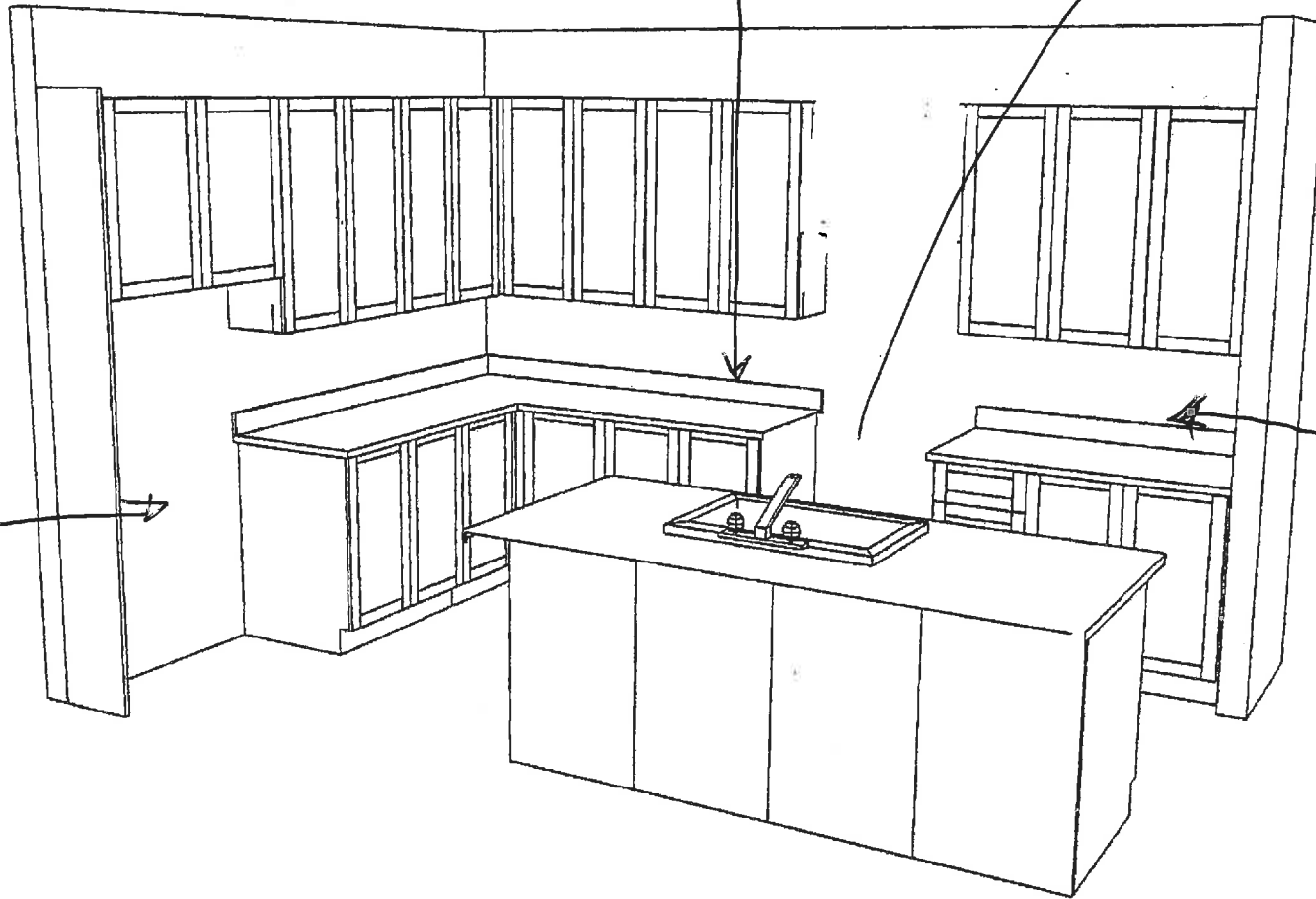
47
Angus
South

#3

FRIDGE
WATER
LINE

VS

USB
OUTLET



~~5~~

[illegible]

APPLIANCE SPEC INFORMATION SHEET

STE & LOT: lot 47DATE: NOV. 24. 2016

SITING:

☒ Standard☐ Reverse

RANGE

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

☐ 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

STANDARD

- ☒ 6 INCH (STD)
☐ 8 INCH
☐ 10 INCH

BUILDER'S STD.

DISHWASHER

- ☒ 24" (STD SIZE)

LAUNDRY

- ☐ FRONT LOADING SIDE BY SIDE
☐ STACKABLE

BUILDER'S STANDARD.

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. 30. 2016

Appliance Specs RECEIVED _____

Purchaser Signature

N. S. S. S.

Date

Nov 24 / 16.

Purchaser Signature _____

Date _____

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****

Pine River South
SITE

47
LOT

NOV. 24. 2016
DATE