


# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 43  Model Type & Elevation : 40-06 WALNUT ELEVATION A Purchasers Names : JUSTICE OWUSU		
		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 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 #1 AND ITEM #8</i>		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan SEE ITEM #6</i>	-	Bonus Package
Included	<i>USB Outlets (1) Kitchen and (1) Master Bedroom</i>		Bonus Package
1/	OAK GRADE STAIRS IN LIEU OF CARPET	5-Jan-17	COLOURS
2/	BASEMENT WINDOWS - UPGRADE (2) REAR BASEMENT WINDOWS TO BE 30X24 (IF POSSIBLE)	5-Jan-17	COLOURS
3/	GARAGE MAN DOOR (GRADE PERMITTING)	5-Jan-17	COLOURS
4/	COLD CELLAR	5-Jan-17	COLOURS
5/	HVAC - GAS LINE ROUGH IN FOR KITCHEN STOVE - INCLUDES ELECTRICAL 15 AMP	5-Jan-17	COLOURS
6/	MASTER ENSUITE - FRAMELESS GLASS ENCLOSURE IN LIEU OF FRAMED	5-Jan-17	COLOURS
7/	ENSUITE 4 - FRAMELESS GLASS ENCLOSURE	5-Jan-17	COLOURS
8/	MAIN FLOOR - UPGRADE LEXINGTON LAMINATE COLOUR ON NON TILED AREAS ***INCLUDES STAIN ON STAIRS	5-Jan-17	COLOURS
9/	KITCHEN - ENSURE STD KITCHEN LIGHT IS LOCATED OVER ISLAND	5-Jan-17	COLOURS
10/	BATHROOMS - JUNCTION BOXES FOR VANITY LIGHTS	5-Jan-17	COLOURS
11/	ELECTRICAL - GREAT/FAMILY RM - 5.5FT ELECTRICAL OUTLET OVER (OPT) FIREPLACE	23-Dec-16	PURCHASER EXTRA



STRUCTURALS AND COLOURS

JAN 5 2017

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	STD. 300 SERIES PVC TUXEDO ✓	H500BC ✓	STD. 8830-58 ELEMENTAL CONCRETE ✓		
Island	STD. 300 SERIES PVC TUXEDO ✓	H500BC ✓	STD. 8830-58 ELEMENTAL CONCRETE ✓		
Master Ensuite	STD. 300 SERIES PVC WHITE ✓	H700P ✓	STD. #6696-46 CARARRA BIANCO ✓		
Main (SHARED)	STD. 300 SERIES PVC WHITE ✓	H700P ✓	STD. #6696-46 CARARRA BIANCO ✓		
Ensuite #4	STD. 300 SERIES PVC WHITE ✓	H700P ✓	STD. #6696-46 CARARRA BIANCO ✓		
Powder Room	N/A				
Laundry (Main Floor)	N/A				
TILES			INSERTS	THRESHOLDS	
Main Foyer	STD. MALENA ICE (13X13) ✓				
Powder Room	STD. MALENA ICE (13X13) ✓				
Mud Room / LAUNDRY	STD. MALENA ICE (13X13) ✓				
Main Hall	N/A				
Kitchen Floor	STD. MALENA ICE (13X13) ✓				
Breakfast Floor	STD. MALENA ICE (13X13) ✓				
Kitchen Backsplash	DECLINED ✓				
Mstr Ensuite Floor	STD. GRECO CINZA (13X13) ✓			BIANCO CARRERA	
Mstr Ensuite Shower	STD. CINQ WHITE (8X10) ✓				
Mstr Ens Tub Wall/Deck	N/A				
Master Shower Floor	STD. 2X2 WHITE ✓				
Master Shower Jamb	STD MARBLE - BIANCO CARRERA ✓				
Main Bath (SHARED) Floor	STD. GRECO CINZA (13X13) ✓			BIANCO CARRERA	
Main Bath (SHARED) Tub Wall	STD. CINQ WHITE (8X10) ✓			BIANCO CARRERA	
Ensuite 4 Bath Floor	STD. GRECO CINZA (13X13) ✓				
Ensuite 4 Bath Wall	STD. CINQ WHITE (8X10) ✓				
Ensuite 4 Shower Floor	STD. 2X2 WHITE ✓				
Ensuite 4 Shower Jamb	STD MARBLE - BIANCO CARRERA ✓				
HARDWOOD / CARPET					
Living Room	UPG. TORLYS LAMINATE - LEXINGTON HAZLEWOOD OAK #TL-21016				
Dining Room	UPG. TORLYS LAMINATE - LEXINGTON HAZLEWOOD OAK #TL-21016				
Great Room	UPG. TORLYS LAMINATE - LEXINGTON HAZLEWOOD OAK #TL-21016				
Kitchen *(Waiver)	N/A				
Main Foyer *(Waiver)	N/A				
Main Hall	UPG. TORLYS LAMINATE - LEXINGTON HAZLEWOOD OAK #TL-21016				
Upper Hall	STD CARPET - PERFORMA III #4520 WHITE MINK				
Master Bedroom	STD CARPET - PERFORMA III #4520 WHITE MINK				
Bedroom 2	STD CARPET - PERFORMA III #4520 WHITE MINK				
Bedroom 3	STD CARPET - PERFORMA III #4520 WHITE MINK				
Bedroom 4	STD CARPET - PERFORMA III #4520 WHITE MINK				
Carpet Underpad	STANDARD				
Study (2nd Floor)	STD CARPET - PERFORMA III #4520 WHITE MINK				
FIREPLACES					
LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A
MIRRORS & ACCESSORIES					
Mirrors	STANDARD	Opt. Crown Moulding	N/A		
Bathroom Accessories	STANDARD	location	N/A		
Purchaser has reviewed the colour chart				SITE & LOT	
***FOR TRADE USE***				ANGUS SOUTH	43
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	

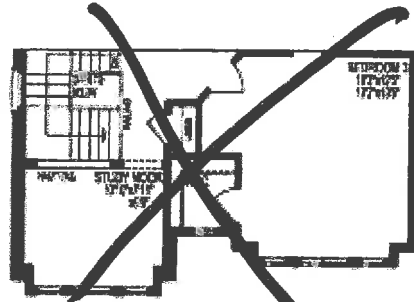
# ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	UPG STAIN TO MATCH HAZLEWOOD OAK LAMINATE / UPGRADE OAK GRADE STAIRS			
White Paint Req'd	N/A			
Main to 2nd Railing Details:	STD. 1 5/16 TURNED OAK / 2 1/2 OVAL HANDRAIL / 2 3/4 TURNED OAK POST			
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	
Great Room	WARM GREY	Bedroom 4	WARM GREY	
Main/Upper Hall	WARM GREY	Master Ens.	WARM GREY	
Laundry / Mud Room	WARM GREY	Main (SHARED)	WARM GREY	
Powder Room	WARM GREY	Ensuite #4	WARM GREY	
		Study (2nd floor)	WARM GREY	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD			
Powder Room	STANDARD			
Master Ensuite	STANDARD			
Main (SHARED)	STANDARD			
Ensuite #4	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	Package Name: 3PC STAINLESS APPLIANCE		
GAS LINE	UPG (SEE PES)	DECLINED	NOTES	
	STD - BBQ / UPG STOVE		KITCHEN - GAS STOVE	
WATERLINE to Fridge		X		
Hood Fan Venting SIZE	STD - 6"			
ELECTRICAL for Built-in Oven		X		
ELECTRICAL for Built-in Micro / OTR		X		
ELECTRICAL for Gas Stove / Cooktop	GAS STOVE		KITCHEN	
ELECTRICAL for Bar Fridge		X		
DISCLAIMER		INITIALS		
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				
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				
SITE:	ANGUS SOUTH	LOT: 43		
PURCHASER(S):	JUSTICE OWUSU		 <div>DEC 21 2016</div>	
HOME #/CELL #	647.831.1320		<div>Purchaser Signature</div> <div>Date</div>	
EMAIL:	justowusu@yahoo.ca		<div>Purchaser Signature</div> <div>Date</div>	
DÉCOR NOTES			<div>Purchaser Signature</div> <div>Date</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>Décor Consultant Signature</div> <div>Date</div>		
*** PAGE 2 OF 2 ***		<div>Vendor Signature</div> <div>Date</div>		

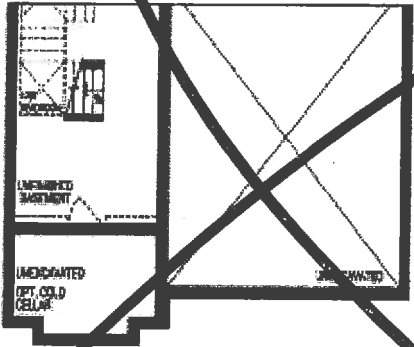


SCHEDULE "B"  
FLOOR PLAN

Lot # 43  
Angus South  
Dec 21, 2016



PART. SECOND FLOOR PLAN, EL. 'B'



PART. BASEMENT PLAN, EL. 'B'

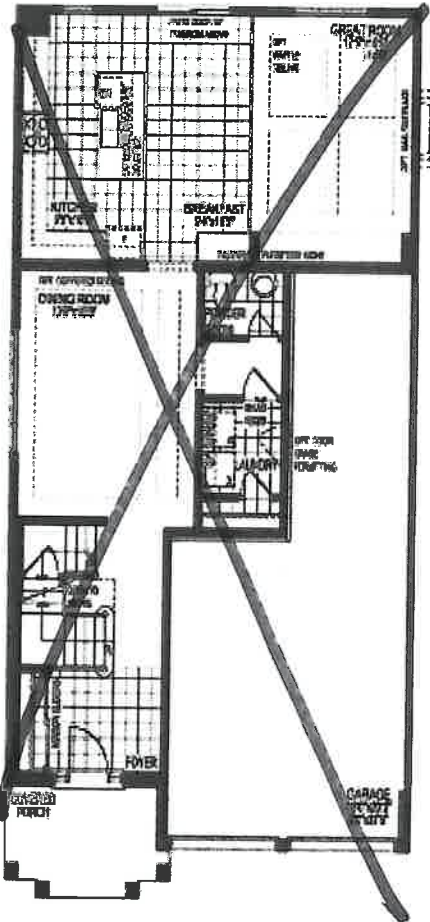
THE WALNUT

(Unit 4006)

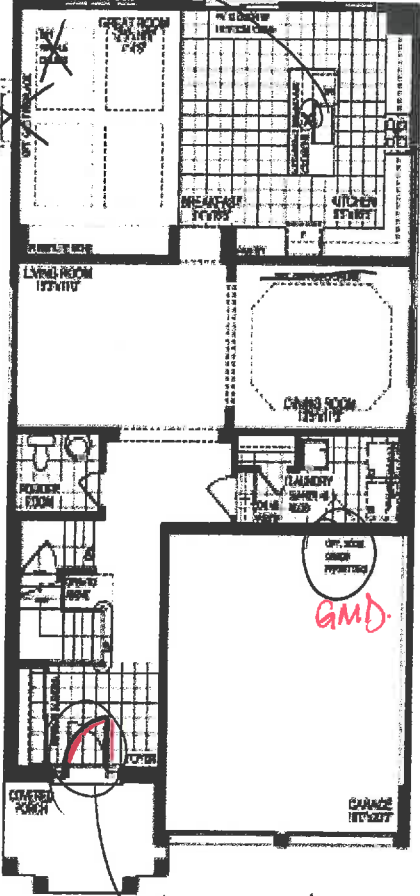
2855 sq. ft. 2885sq. ft.  
Elev. A Elev. B

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 main 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 (4/008)



OPTIONAL GROUND FLOOR PLAN WITH TANDEN GARAGE, EL. 'B'



GROUND FLOOR PLAN, EL. 'B'

Elev. A



Vendor's Initials  
*[Signature]*

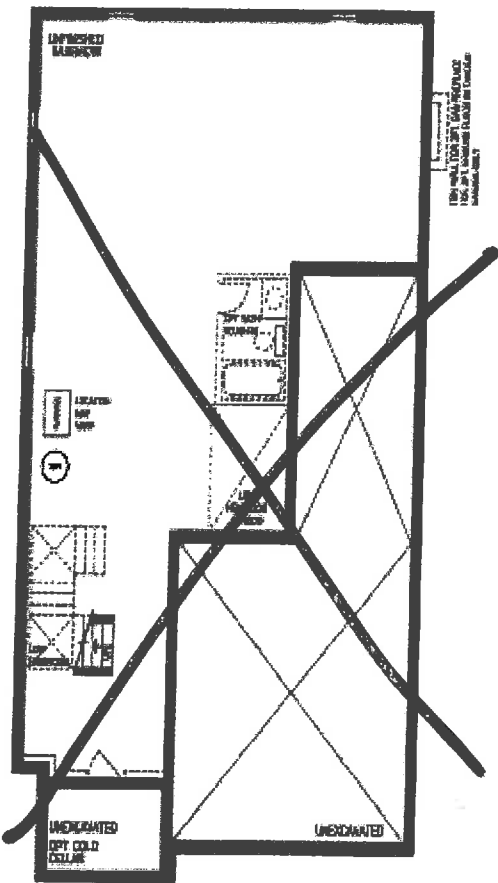
Purchaser's Initials  
*[Signature]*

SCHEDULE "B"

FLOOR PLAN

Lot #43  
Angus South  
DEC 21, 2016

*Handwritten initials in a circle*

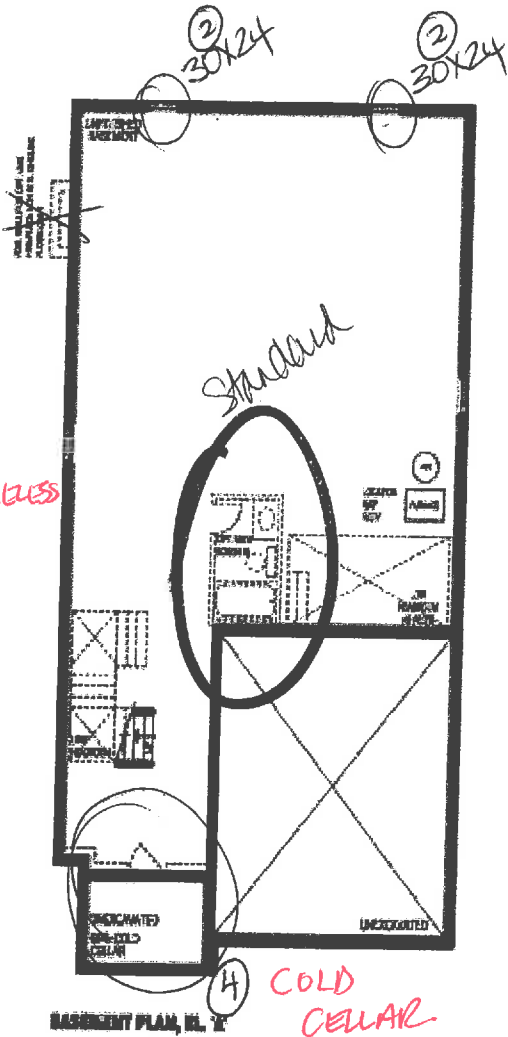


OPTIONAL BASEMENT PLAN  
WITH TANDEM GARAGE, EL. 'A'  
ELEVATION TO BE DETERMINED

THE WALNUT  
(7,911 sq. ft.)

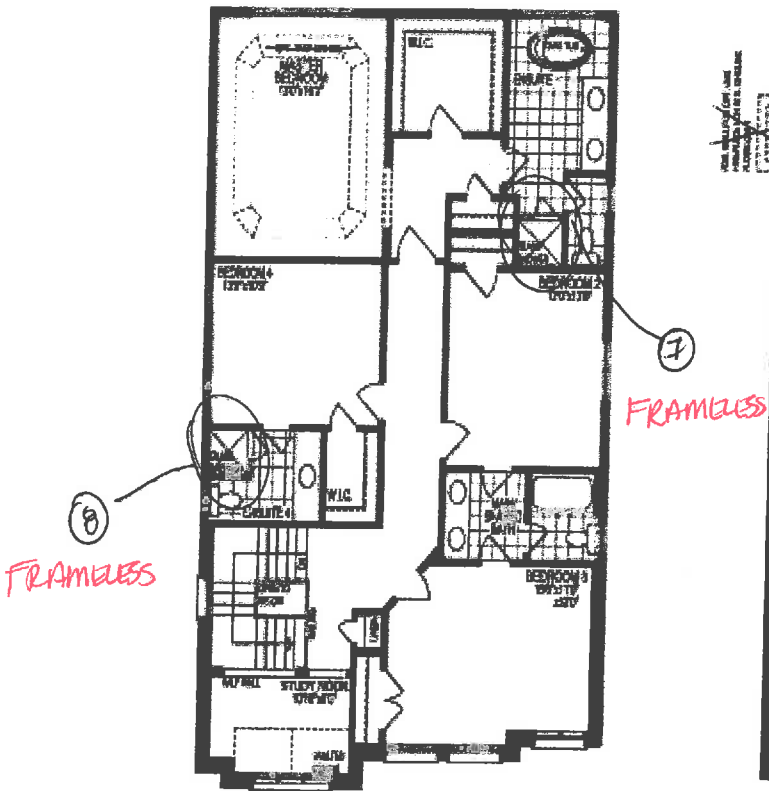
2855 sq. ft. Elev. A	2885 sq. ft. Elev. B
Optional Tandem Garage 2685 sq. ft.	2610 sq. ft.

Prices and specifications are subject to change without notice. This plan 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 ramp 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 representation for Style B and/or C. All renderings are artist's concept. B & C.E. (4000)

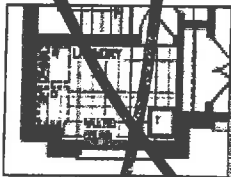


BASEMENT PLAN, EL. 'A'

*Handwritten signature: E. Dev. A*



SECOND FLOOR PLAN, EL. 'A'



OPT. SECOND FLOOR  
LAUNDRY, EL. 'A'  
SIMILAR



Vendor's Initials  
*Handwritten initials*

Purchaser's Initials  
*Handwritten initials*

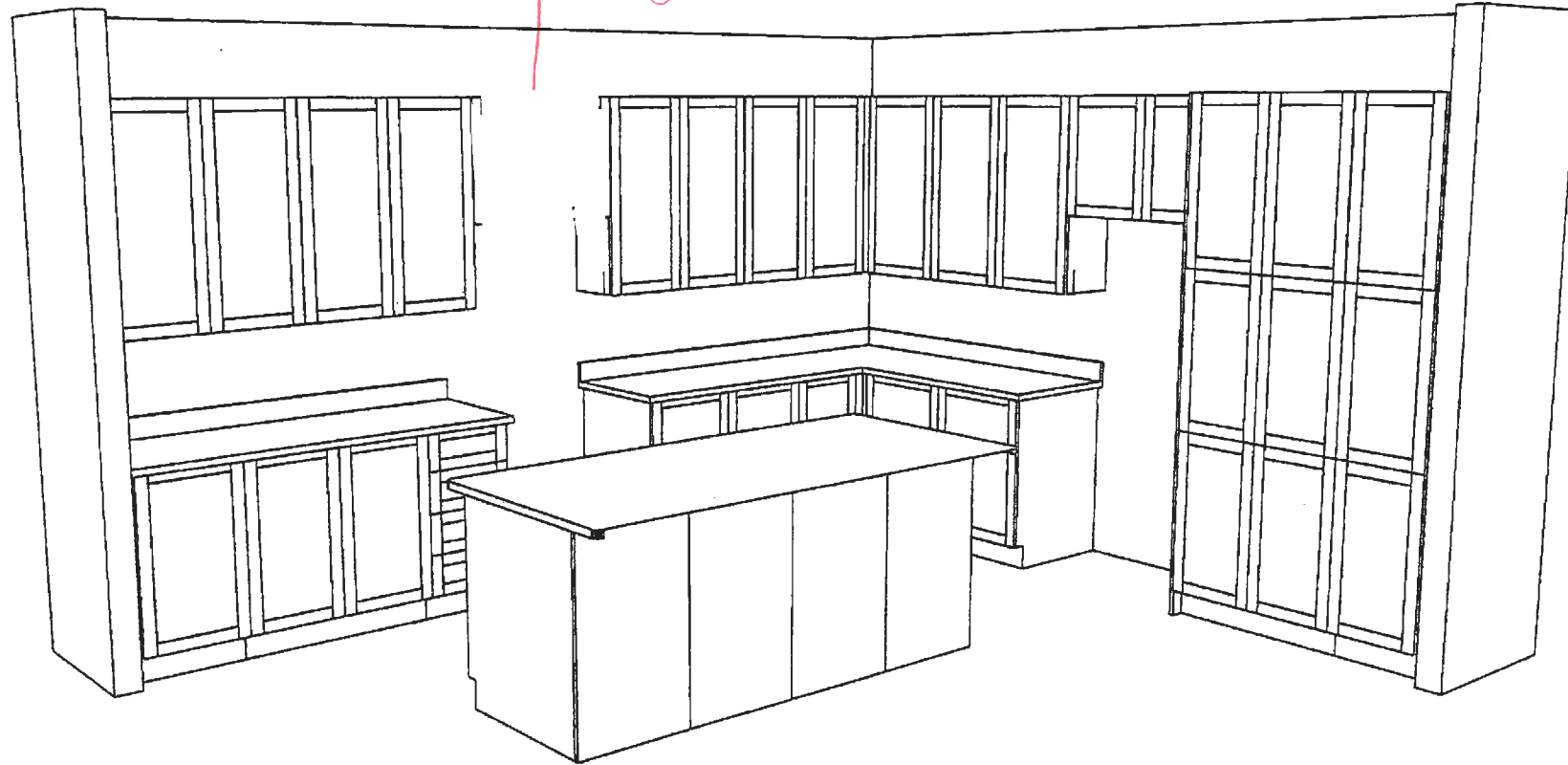
4006

Lot # 43

Dec 21. 2016

Angus Smith

Chimney



Standard  
Layout

~~It's~~

# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Angus Smith - Lot # 43

DATE:

Dec 21/16

SITING:

☐ Standard

☐ Reverse

## RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☒ GAS

☐ AMPS

☐ COOKTOP (APRON)

☐ AMPS

☐ COOKTOP (DROPIN)

☐ AMPS

## REFRIGERATOR

☒ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☐ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

## WALL OVENS

☐ 30"

☐ SINGLE

☐ AMPS

☐ DOUBLE

☐ AMPS

☐ STEAM OVEN

☐ AMPS

☐ WARMING DRAWER

☐ AMPS

## MICROWAVES

☐ BUILT IN MICRO

☐ AMPS

☐ MICRO TRIM KIT

☐ MODEL

☐ OVER THE RANGE

☐ 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:

Appliance Specs RECEIVED

Purchaser Signature



Date

Dec 21-2016

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\*\***

SITE Angus South

LOT 43

DATE Dec 21/16