


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 12 Model Type & Elevation : 50-04 SYCAMORE ELEVATION A - WOB Purchasers Names : SEON ANDEL JOHNSON		
		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 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
1/	KITCHEN - ENSURE STD KITCHEN LIGHT IS CENTERED OVER ISLAND	5-Jan-17	COLOURS
2/	MASTER ENSUITE - NO INSERTS IN ENSUITE SHOWER	5-Jan-17	COLOURS
3/	MASTER ENSUITE - INSTALL MAAX JAZZ DROP IN TUB IN LIEU OF FREESTANDING INCLUDES TILES ON SKIRT & DECK *NICHES TO REMAIN	5-Jan-17	COLOURS
4/	MASTER ENSUITE - ADD JETS TO ENSUITE SOAKER TUB INCL. ELECTRICAL	5-Jan-17	COLOURS
5/	ELECTRICAL - GREAT/FAMILY RM - 5.5FT ELECTRICAL OUTLET ABOVE (OPT) FIREPLACE	12-Dec-16	PURCHASER EXTRA
6/	ELECTRICAL - MASTER BEDROOM - 5.5FT ELECTRICAL OUTLET	12-Dec-16	PURCHASER EXTRA

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	STD. 300 SERIES PVC CHOCOLATE BROWN	H700BC	STD. #4931K-52 WHITE JUPARANA		
Island	STD. 300 SERIES PVC CHOCOLATE BROWN	H700BC	STD. #4931K-52 WHITE JUPARANA		
Servery	STD. 300 SERIES PVC CHOCOLATE BROWN	H700BC	STD. #4931K-52 WHITE JUPARANA		
Master Ensuite	STD. CONT SLAB MDF ESPRESSO	K300P	STD. #P-344CA INUKSHUK GREY		
Main (SHARED)	STD. CONT SLAB PVC TUXEDO	K300C	STD. #P-345LM INUKSHUK TAUPE		
ENSUITE 4	STD. CONT SLAB PVC TUXEDO	K300C	STD. #P-345LM INUKSHUK TAUPE		
Powder Room	N/A				
Laundry	N/A				
TILES			INSERTS	THRESHOLDS	
Main Foyer	STD. BELLINA GREY (13X13)				
Powder Room	STD. BELLINA GREY (13X13)				
Laundry / MUD ROOM	STD. BELLINA GREY (13X13)				
Kitchen Floor	STD. BELLINA GREY (13X13)				
Breakfast Floor	STD. BELLINA GREY (13X13)				
Servery / Pantry	STD. BELLINA GREY (13X13)				
Kitchen Bk.Splash	DECLINED				
Main Hall	N/A				
Mstr Ensuite Floor	STD. NEW ALBION GREY (13X13)			BIANCO CARRERA	
Mstr Ensuite Shower	STD. NEW ALBION GREY (8X10) ** NO INSERTS				
Master Shower Floor	STD. 2X2 WHITE				
Master Shower Jamb	STD MARBLE - BIANCO CARRERA				
Master Ensuite Deck/Skirt	STD. NEW ALBION GREY (13X13)				
Main Bath Floor	STD. NEW ALBION GREY (13X13)			BIANCO CARRERA	
Main Bath Tub Wall	STD. MELENA CARBON (8X10)				
ENSUITE 4 Bath Floor	STD. NEW ALBION GREY (13X13)			BIANCO CARRERA	
Ensuite 4 Bath Wall	STD. MELENA CARBON (8X10)				
HARDWOOD / CARPET					
Living Room	STD. TORLYS LEXINGTON BUTTER RUM OAK #TL-21007				
Dining Room	STD. TORLYS LEXINGTON BUTTER RUM OAK #TL-21007				
Family/Great Room	STD. TORLYS LEXINGTON BUTTER RUM OAK #TL-21007				
LIBRARY	STD. TORLYS LEXINGTON BUTTER RUM OAK #TL-21007				
Kitchen *(Waiver)	N/A				
Main Foyer *(Waiver)	N/A				
Main Hall	STD. TORLYS LEXINGTON BUTTER RUM OAK #TL-21007				
Upper Hall	STD. PERFORMA III #6304 CANVAS				
Master Bedroom	STD. PERFORMA III #6304 CANVAS				
Bedroom 2	STD. PERFORMA III #6304 CANVAS				
Bedroom 3	STD. PERFORMA III #6304 CANVAS				
Bedroom 4	STD. PERFORMA III #6304 CANVAS				
Carpet Underpad	STANDARD				
COMPUTER NICHE (2ND FLOOR)	STD. PERFORMA III #6304 CANVAS				
FIREPLACES					
LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A
MIRRORS & ACCESSORIES		PLASTER MOULDING			
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 12		
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	

SIGNED COPY WAS
NOT LEGIBLE - THIS
IS ORIGINAL

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STD. NATURAL / CARPET GRADE STAIRS			
White Paint Req'd	N/A			
Main to 2nd Railing Details:	STD STYLE - OAK - NATURAL			
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/Servery	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	
LIBRARY	WARM GREY	Master Ens.	WARM GREY	
Upper Hall/Computer Niche	WARM GREY	Main (SHARED)	WARM GREY	
Laundry	WARM GREY	ENSUITE 4	WARM GREY	
Powder Room	WARM GREY	SERVERY/PANTRY	WARM GREY	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD			
Powder Room	STANDARD			
Master Ensuite	UPGRADED - DROP IN TUB			
MAIN (SHARED)	STANDARD			
ENSUITE 4	STANDARD			
BASEMENT	N/A			
Other	N/A			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES				
Appliance Package received in 'Schedule E'		NO Package Name:		
	UPG (SEE PES)	DECLINED	NOTES	
GAS LINE	STANDARD - BBQ			
WATERLINE to Fridge		X		
Hood Fan Venting SIZE	STANDARD - 6"			
ELECTRICAL for Built-in Oven		X		
ELECTRICAL for Built-in Micro / OTR		X		
ELECTRICAL for Gas Stove / Cooktop		X		
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: 12		
PURCHASER(S):	SEON JOHNSON		X	X
HOME #/CELL #	416.995.7880		Purchaser Signature	
EMAIL:	seon_johnson@yahoo.com		Date	
DÉCOR NOTES			Purchaser Signature	
			Date	
			Purchaser Signature	
		Date		
		Date		
		Date		
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.				
*** PAGE 2 OF 2 ***		Vendor Signature		
		Date		

SIGNED COPY WAS NOT
LEGIBLE - THIS IS DELINATE

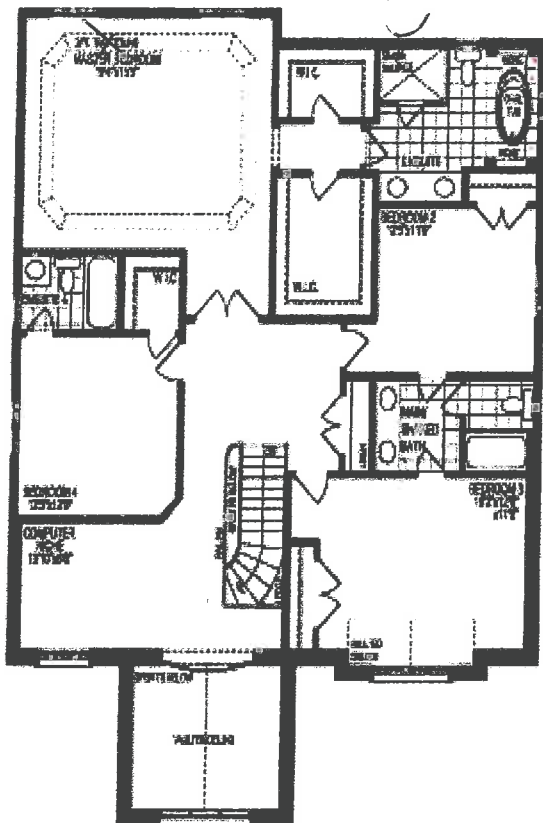
SCHEDULE "B"

FLOOR PLAN

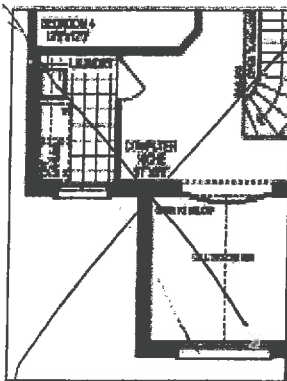
Lot #12
Angus South
NC 9/16

#4/5
UPGRADE TUB
WITH JETS

ELEV 'A'



SECOND FLOOR PLAN, EL. 'A'



OPTIONAL SECOND FLOOR LAUNDRY
CONDITION, EL. 'A'

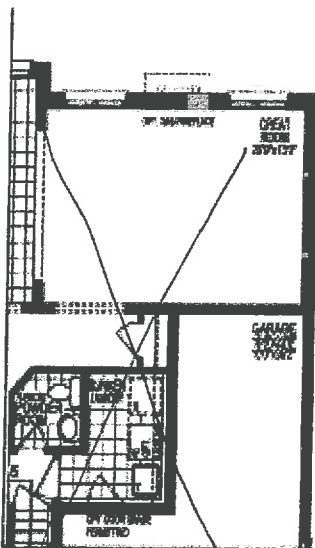
THE SYCAMORE

(Unit: 500sq)

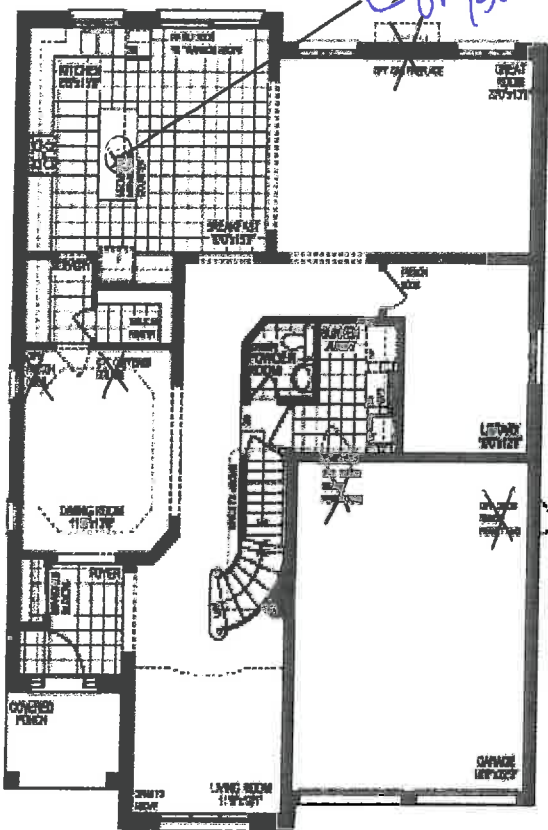
3395sq. ft. Elev. A	3425 sq. ft. Elev. B
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Optional Ground Floor 3255 sq. ft. Elev. A	3285sq. ft. Elev. B
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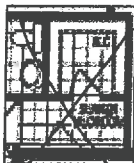
Prices and specifications are subject to change without notice. The patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage rear door entries due to grade. Actual usable floor space may vary from the stated floor area. All signed dimensions are approximate. Room dimensions may change with style chosen. See Sales representative for Style B and/or C. 1/3 readings per architect's concept. E & O E (500sq)



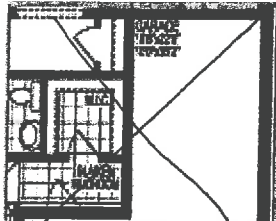
OPTIONAL GROUND FLOOR PLAN
TANDEM GARAGE



GROUND FLOOR PLAN, EL. 'A'



ROOM FOR
OPT. SECOND
FLOOR LAUNDRY



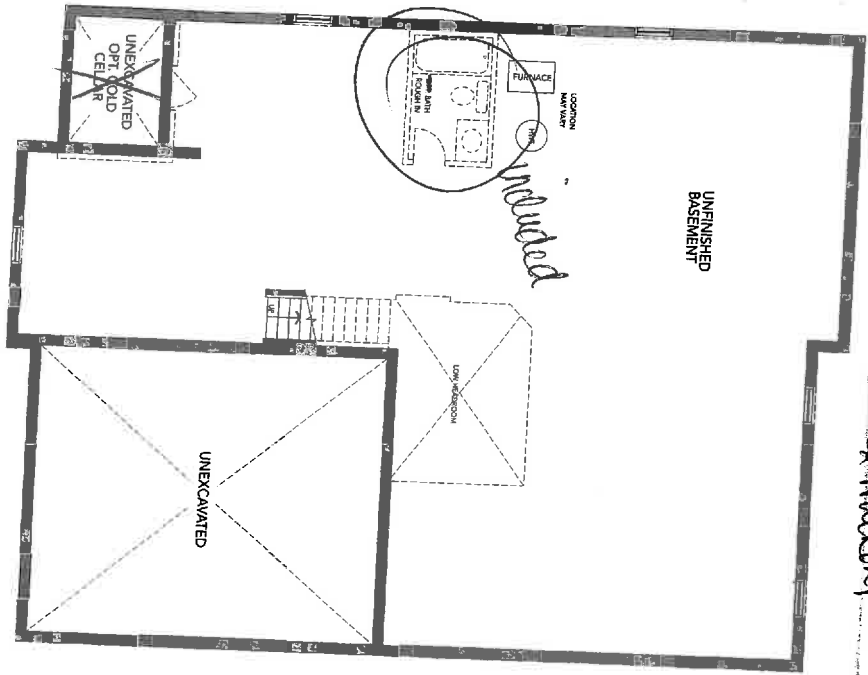
ROOM FOR TANDEM
GARAGE AND OPT. SECOND
FLOOR LAUNDRY



Vendor's Initials
[Signature]

Purchaser's Initials
SJ

*walkout



LOWER LEVEL STYLE 'A'

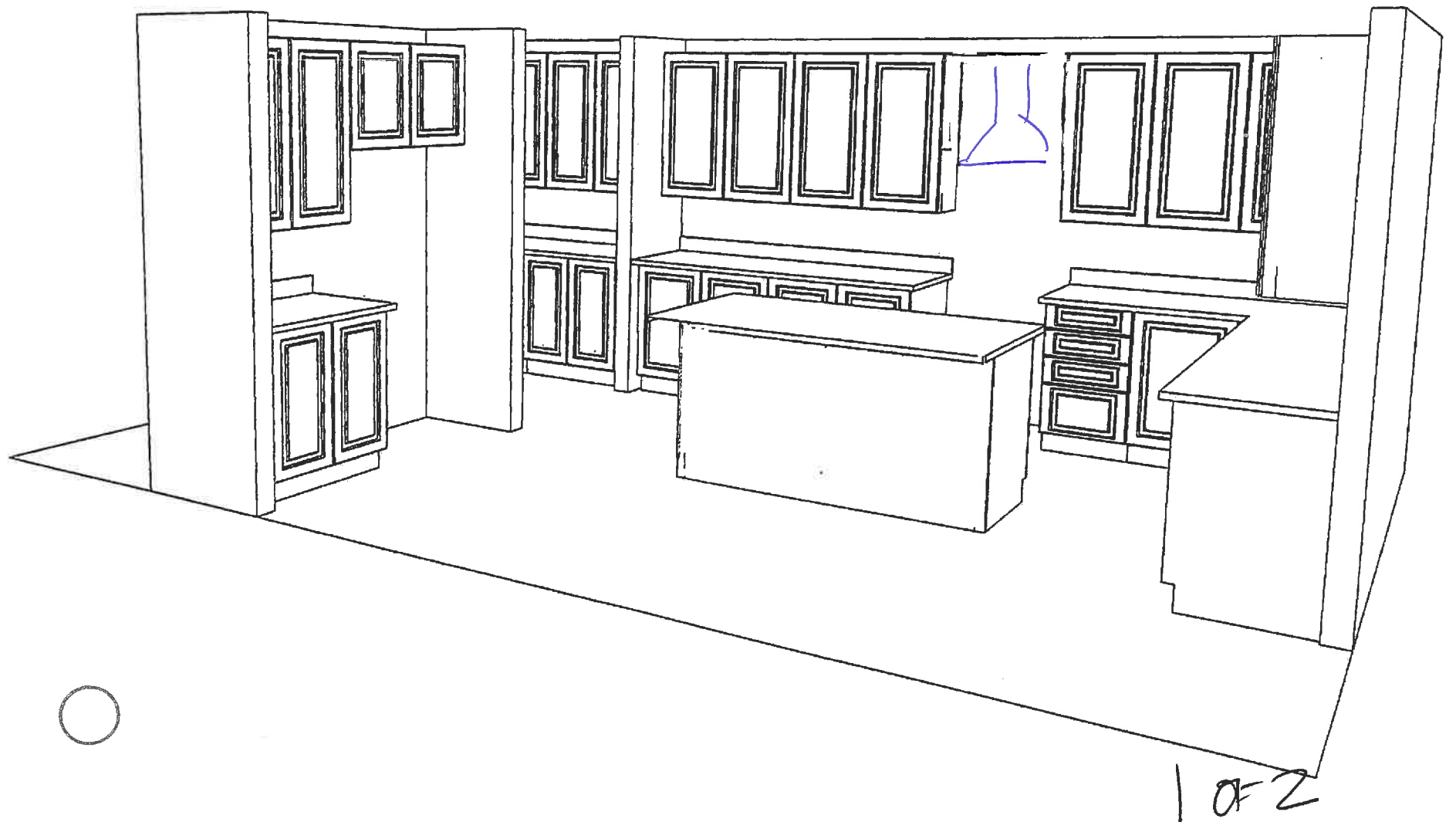
Lot #12
Angus South
NE 9/16



Standard
Layout

5004

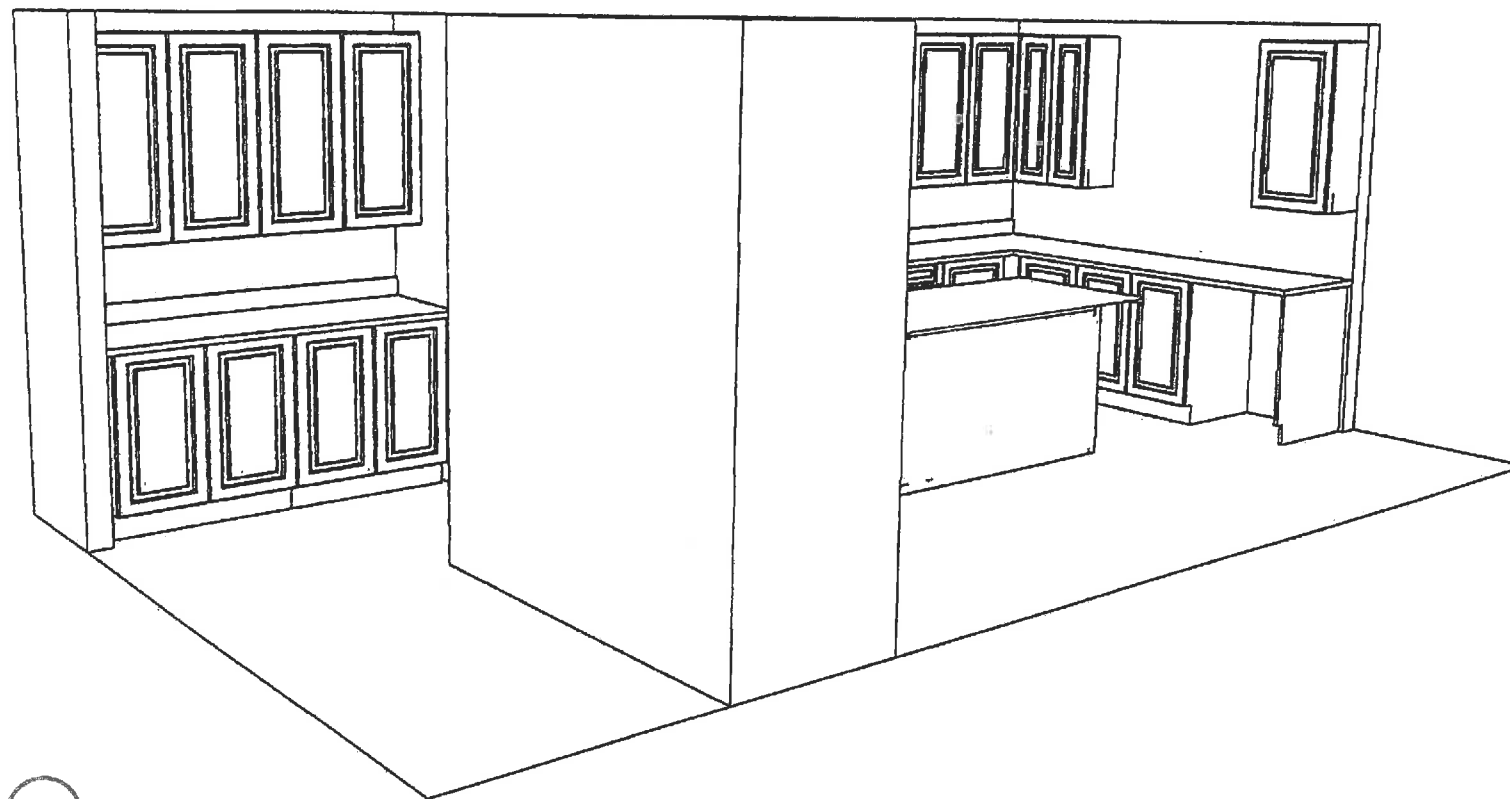
Lot #12
Angus Smith
Dec. 2016



Standard
Layout

5004

Lot #12
Angus South
DEC 9, 2016



2 OF 2



APPLIANCE SPEC INFORMATION SHEET

SITE & LOT:

Angus South - Lot #12

DATE:

Dec 9, 2016

SITING:

☒ Standard

☐ Reverse

RANGE

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

☐ 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
☐ 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 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 Zanacor 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 X

Date X

Purchaser Signature _____

Date _____

INTERIOR FINISHES ACKNOWLEDGEMENT / 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 / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, 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.

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 / LAMINATE 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 12

DATE Dec 13, 2014