


ANGUS South.

Item #	Construction Details ANGUS SOUTH: 123L Model Type & Elevation : 30-04 HICKORY ELEVATION B Purchasers Names : DEVIKA ESPINAL AND EDWARD ROGERS		
		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 tiles areas as per plan - SEE ITEM #1</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/	MAIN FLOOR AND STAIRS - UPGRADED LEXINGTON LAMINATE COLOUR ON MAIN FLOOR IN NON TILED AREAS *** INCLUDES STAIN ON STAIRCASE	16-Jan-17	COLOURS
2/	BATHROOMS - DELETE BATHROOM ACCESSORIES	16-Jan-17	COLOURS
3/	STD KITCHEN LIGHT TO BE LOCATED OVER ISLAND, SEE SKETCH	16-Jan-17	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD. CONT SLAB MDF ESPRESSO PAINT	H800BC	STD. #492K-52 MADURA PEARL			
Island	STD. CONT SLAB MDF ESPRESSO PAINT	H800BC	STD. #492K-52 MADURA PEARL			
Master Ensuite	STD. 300 SERIES PVC WHITE	H500BC	STD. #4886-38 PEARL SOAPSTONE			
Main	STD. 300 SERIES PVC CHOCOLATE BROWN	K400BC	STD. #7264-58 LIMESTONE			
Powder Room	N/A					
Laundry (2nd floor)	N/A					
TILES						
Main Foyer	STD. KEATON IVORY (13X13)		INSERTS	THRESHOLDS		
Powder Room	STD. KEATON IVORY (13X13)					
Main Hall	N/A					
Kitchen Floor	STD. KEATON IVORY (13X13)					
Breakfast Floor	STD. KEATON IVORY (13X13)					
Kitchen Bk.Splash	N/A					
Laundry (2nd floor)	STD. GRECO IVORY (13X13)			PERLATO ROYALE		
Mstr Ensuite Floor	STD. LONDON ANTRACITE (13X13)			PERLATO ROYALE		
Mstr Ensuite Shower	STD. CINQ WHITE (8X10)	N/A				
Master Shower Floor	STD. 2X2 WHITE					
Master Shower Jamb	STD. PERLATO ROYALE					
Main Bath Floor	STD. GRECO IVORY (13X13)			PERLATO ROYALE		
Main Bath Tub Wall	STD. KEATON IVORY (8X10)	N/A				
HARDWOOD / CARPET						
Great Room	UPG. TORLYS LEXINGTON HAZLEWOOD OAK #TL-21016					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG. TORLYS LEXINGTON HAZLEWOOD OAK #TL-21016					
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					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	MANTLE			
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding	N/A			
Bathroom Accessories	DELETE	Location	N/A			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				ANGUS SOUTH 123L		

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

ORIGINAL (SIGNED & ATTACHED)

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species:	STAINED TO MATCH LAMINATE - HAZLEWOOD OAK / CARPET GRADE STAIRS
White Paint Req'd	N/A
Main to 2nd Railing Details:	STD OAK STAINED HAZLEWOOD OAK

SPD
RAILINGS

TRIM	
Casing/Baseboards	STANDARD
Interior Doors	STANDARD
Interior Door Hardware	STANDARD
Exterior Door Hardware	STANDARD

PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
		Bedroom 2	WARM GREY
		Bedroom 3	
Great Room	WARM GREY		
		Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry (2nd Floor)	WARM GREY		
Powder Room	WARM GREY		

PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
MAIN BATH	STANDARD	STANDARD	
Other			

ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES

Appliance Package received in 'Schedule E'				YES / NO Package Name:	
	UPG (SEE PES)	DECLINED	NOTES		
GAS LINE	STD. BBQ GAS LINE				
WATERLINE to Fridge		X			
Hood Fan Venting SIZE	STD. 6" VENT				
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 Vendors'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: 123L		
PURCHASER(S):	EDWARD ROGERS DEVIKA ESPINAL		Purchaser Signature	
HOME #/CELL #	705.817.6679 / 705.229.4099			
EMAIL:	devikaespinal@yahoo.ca		Date	
DÉCOR NOTES			Purchaser Signature	
			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.



Décor Consultant Signature

Date

Vendor Signature

Date

ORIGINAL (STAND ATTACHED)

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen Island	STD. CONT. SLAB MDF ESPRESSO	H600BC	STD. #6021 32 MACCHIA PEARL		
	STD. CONT. SLAB MDF ESPRESSO	H600BC	STD. #6021 32 MACCHIA PEARL		
Master Bedroom	STD. 300 SERIES PVC WHITE	H509BC	STD. #6021 32 MACCHIA PEARL		
Bath	STD. 300 SERIES PVC CHOCOLATE BROWN	K400BC	STD. #6021 32 MACCHIA PEARL		
Breakfast Room	N/A				
Laundry (2nd Floor)	N/A				
	N/A				
TILES					
Breakfast Room	STD. KEATON IVORY (13X13)		INSERTS	THRESHOLDS	
Breakfast Room	STD. KEATON IVORY (13X13)				
Breakfast Room	N/A				
Breakfast Room	STD. KEATON IVORY (13X13)				
Breakfast Room	STD. KEATON IVORY (13X13)				
Breakfast Room	N/A				
Breakfast Room	STD. GRECO IVORY (13X13)				
Breakfast Room	STD. LONDON ANTIPODE (13X13)				
Breakfast Room	STD. CINO WHITE (8X10)				
Breakfast Room	STD. 2X2 WHITE				
Breakfast Room	STD. PERLATO ROYALE				
Breakfast Room	STD. GRECO IVORY (13X13)				
Breakfast Room	STD. KEATON IVORY (8X10)				
HARDWOOD / CARPET					
Breakfast Room	UPG. TORUS LEXINGTON HAZLEWOOD OAK #TL-21016				
Breakfast Room					
Breakfast Room	N/A				
Breakfast Room	N/A				
Breakfast Room	UPG. TORUS LEXINGTON HAZLEWOOD OAK #TL-21016				
Breakfast Room	STD. PERFORMA III #6304 CANVAS				
Breakfast Room	STD. PERFORMA III #6304 CANVAS				
Breakfast Room	STD. PERFORMA III #6304 CANVAS				
Breakfast Room	STD. PERFORMA III #6304 CANVAS				
STANDARD					
PREPLACES					
LOCATION	N/A	Opt. Surround	MANTEL		
MIRRORS & ACCESSORIES					
STANDARD		Opt. Crown Moulding	PLASTER MOULDING		
DELETE		Opt. Crown	N/A		
Purchaser has read and understands this colour chart					
FOR TRADE USE					
Any upgrades in the colour chart must be accompanied with a P.E.S. It is the responsibility of all trades to inform the builder of any discrepancies on sketches, P.E.S and/or colour charts PRIOR to installation.					
ANGUS SOUTH			1231		
Purchaser Initial			Vendor		

JAN 16 2016

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR CASES

[illegible]


ZANCON APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES

Appliance Package received in Schedule E	YES / NO	Package Name:	UPG (SEE PES)	DECLINED	NOTES
GAS LINE		STD. BBQ GAS LINE			
MOUNTING TO FRIDGE					
HOOD FAN VENTING SIZE		STD. 6 VENT		X	
ELECTRICAL FOR BUILT-IN OVEN				X	
ELECTRICAL FOR BUILT-IN MICRO / GRILL				X	
ELECTRICAL FOR GAS STOVE / COOKTOP				X	
ELECTRICAL FOR BAR FRIDGE				X	

DISCLAIMER

[illegible]

...for the cost of the \$5,000 administration fee for each...

SITE: ANGUS SOUTH LOT: 123L		
PURCHASER(S): EDWARD ROGERS DEVILKA ESPINAL		
HOME #/CELL # 705.817.6679 / 705.229.4099		
EMAIL: devikaespinal@yahoo.ca		
x		Date: 12/09

Purchaser Signature

Date _____

10

Decor falsificant signature

72/8

JAN 15 2016

Wonder Magazine

Index

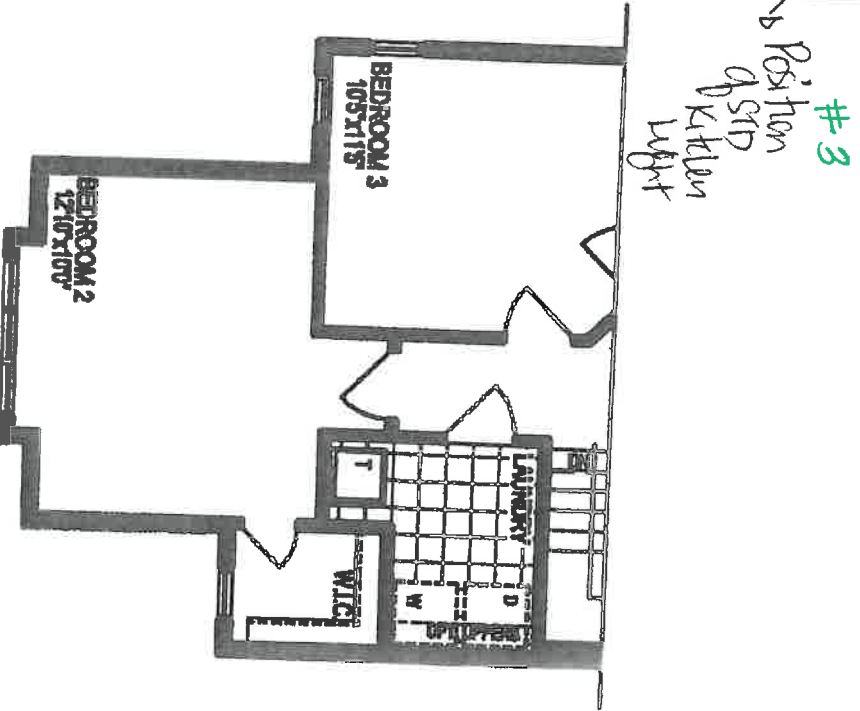
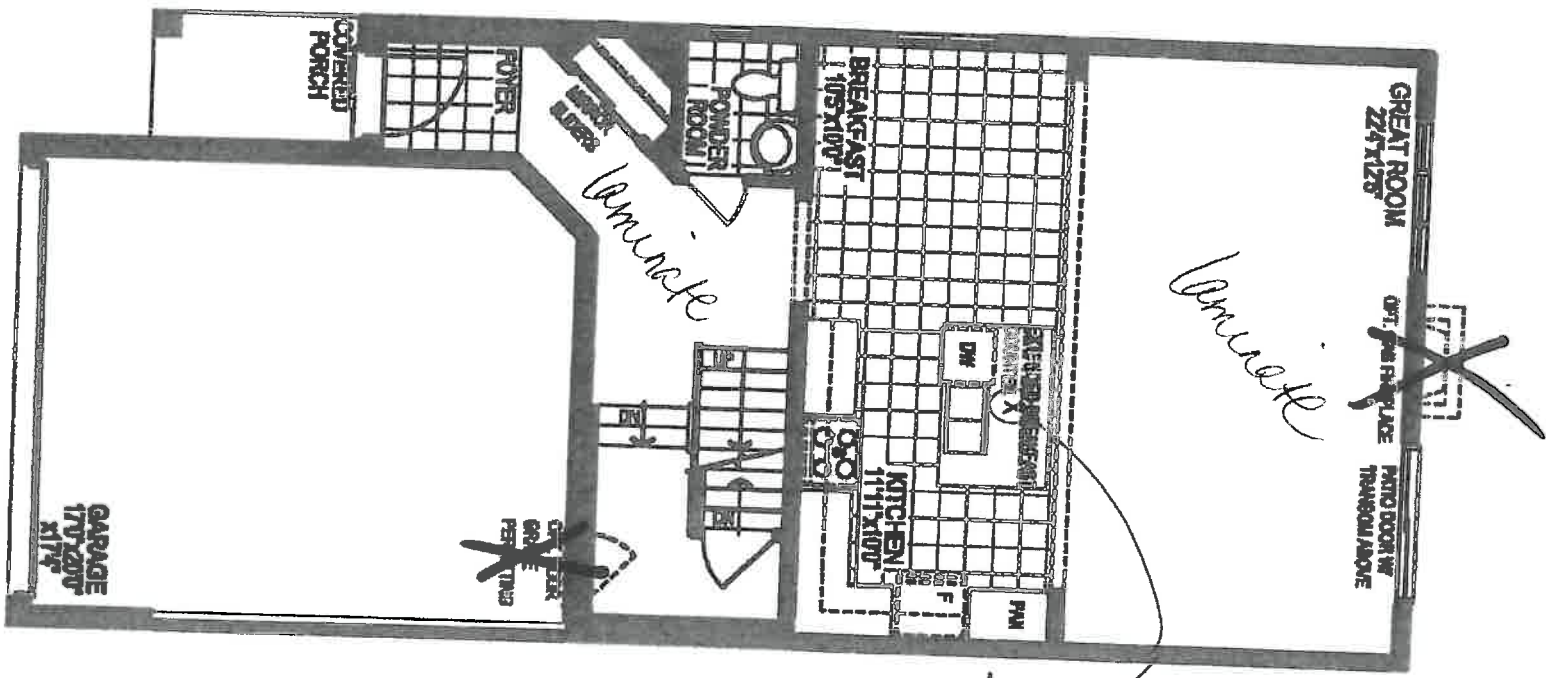
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Any ligatures in the colour chart must be accompanied with a PES.

It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

HICKORY 3004

Lot #123L
NN18.2016
Angus Smith



GROUND FLOOR PLAN, EL. 0'

PART. SECOND FLOOR PLAN, EL. 0'

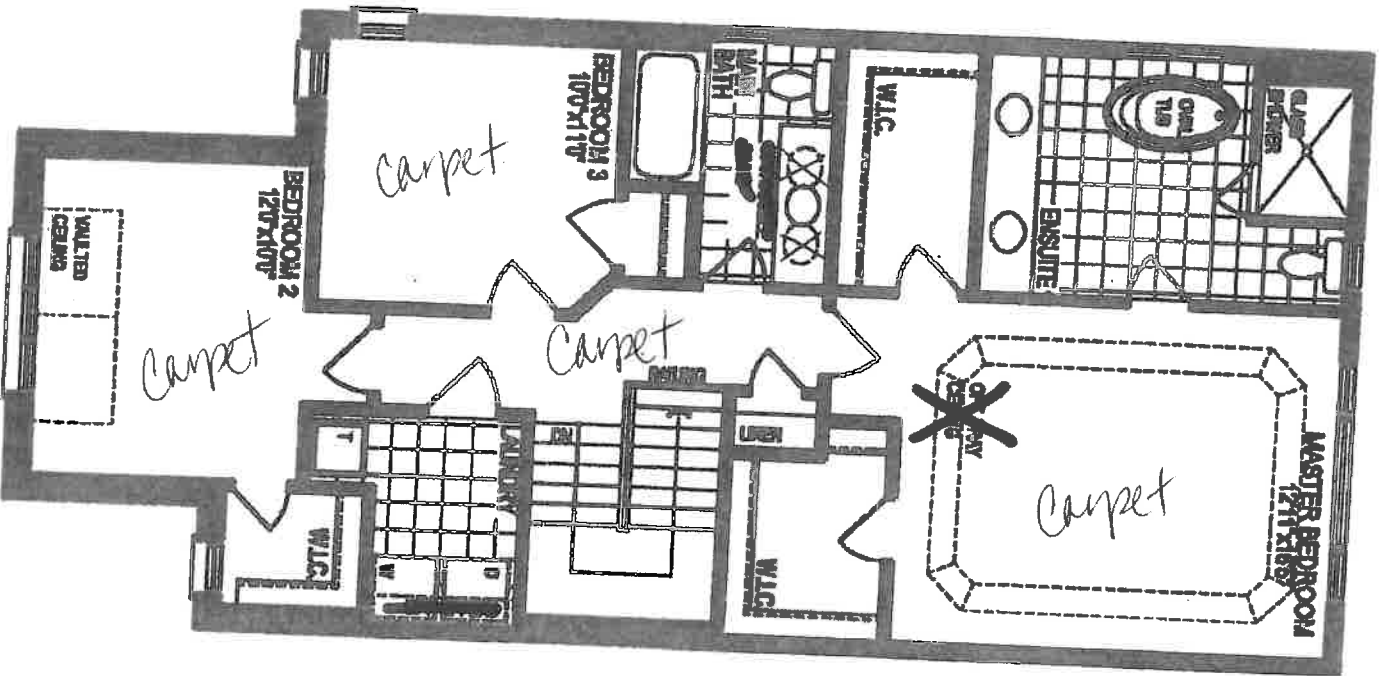
THE HICKORY

[Unit 3004]

1865 sq. ft. | 1875 sq. ft.
Elev. A | Elev. B

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 man door entries due to grade. Actual useable 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. (3004)

Lot # 123L
 NW 18-206
 Angus South

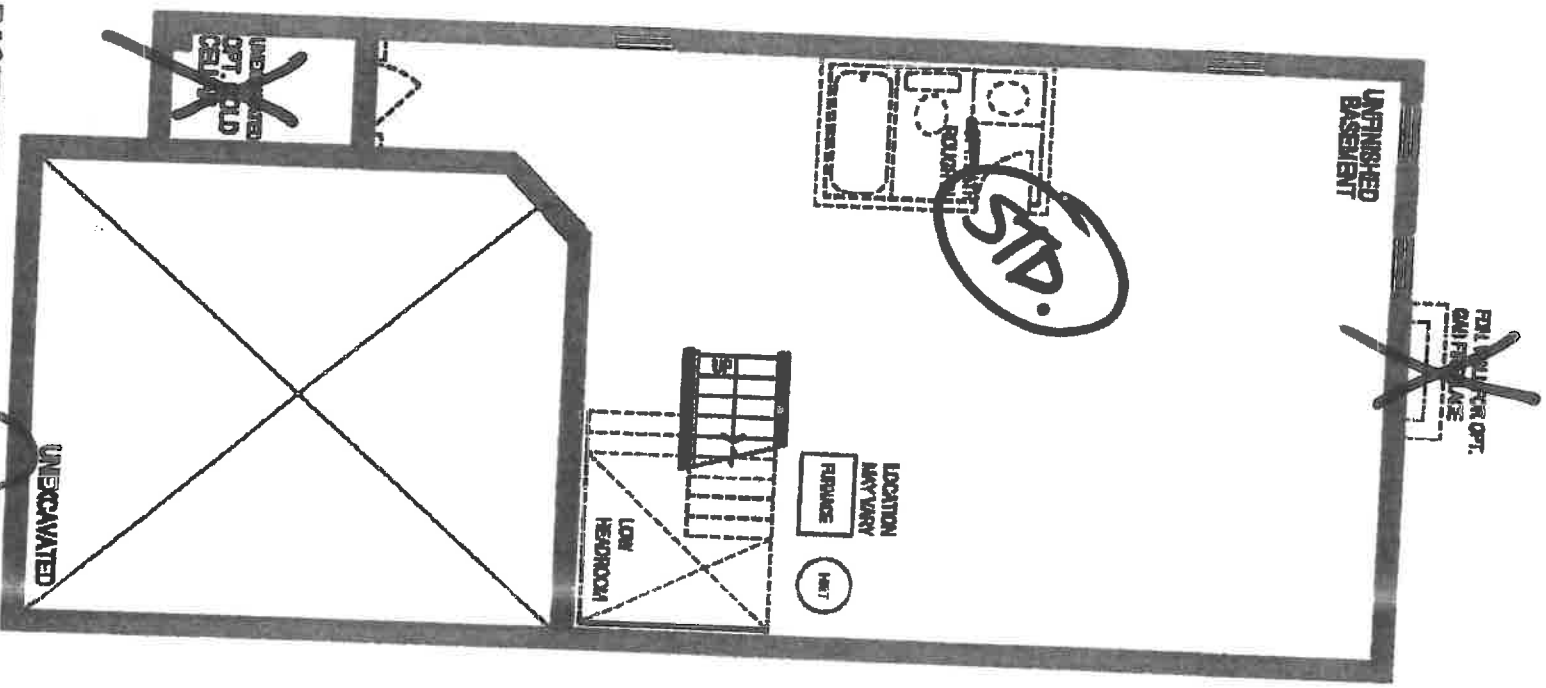


SECOND FLOOR PLAN, EL. 'A'

EL. 'B'

PH

HICKORY 3004



BASEMENT PLAN, EL. 'A' & 'B'

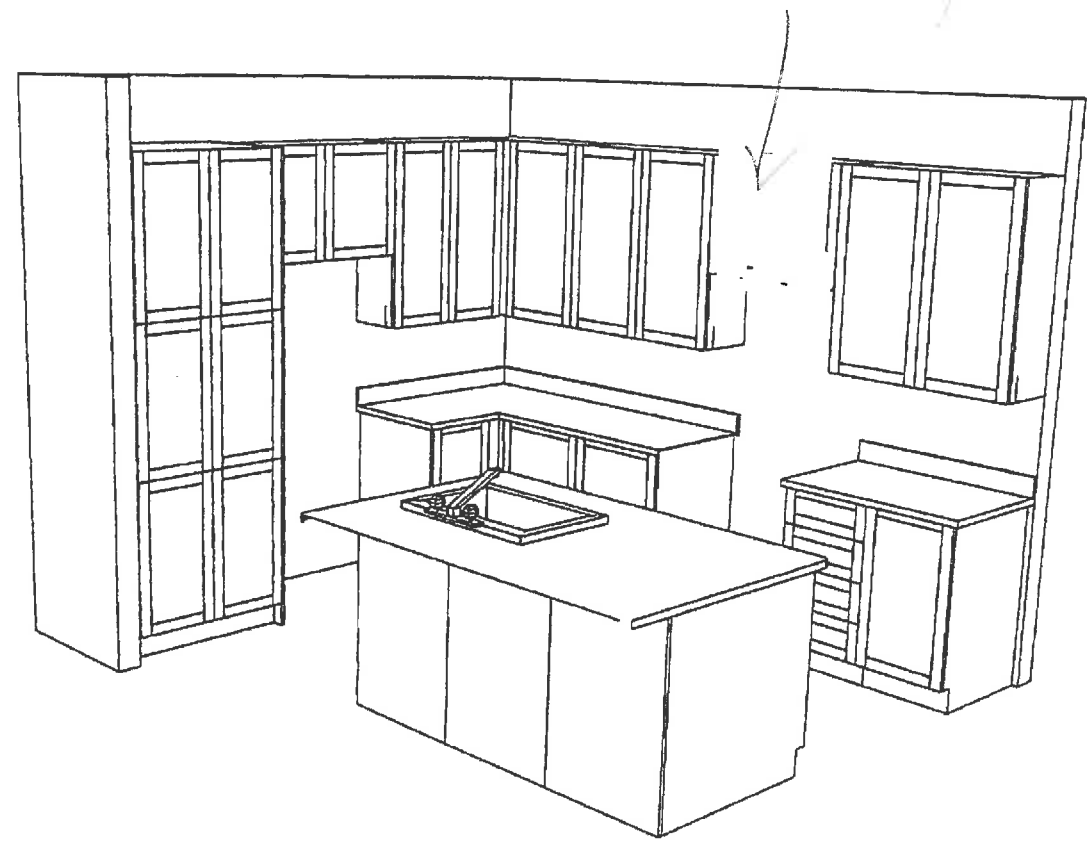
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3004

Lot # 123L
Nov 18. 2016
Angus Smith

Chimney



Standard
Layout

2



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Angus South - Lot #1231

DATE:

Nov 18, 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 _____

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:

Appliance Specs RECEIVED

Purchaser Signature

[Signature]

Date

Nov 18/16

Purchaser Signature

[Signature]

Date

Nov 18/16

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'x8'.

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 finishes 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 or 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 1231

DATE Nov 18 2016