


# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 140L Model Type & Elevation : 30-02 IRIS ELEVATION A Purchasers Names : TANYA SINGH		
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 #9</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- s SEE ITEM #2 AND ITEM #8 AND ITEM #9</i>	-	Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
1/	WINDOWS - INCREASE (1) BASEMENT REAR WINDOW TO 30"X24" IF GRADE PERMITS	23-Jan-17	COLOURS
2/	STAIRS - OAK STAIRS IN LIEU OF CARPET GRADE	23-Jan-17	COLOURS
3/	FIREPLACE - ADD OPT FIREPLACE MODEL 30" (B3ONTRE) WITH PAINT GRADE MANTLE - NOTE: BUMP OUT FOUNDATION	23-Jan-17	COLOURS
4/	HVAC - ADD 2.5 TON AIR CONDITIONER 13 XCX	23-Jan-17	COLOURS
5/	MAIN FLOOR - ADD SMOOTH CEILINGS	23-Jan-17	COLOURS
6/	HVAC - GAS LINE STOVE INCL 15 AMP **STD ELECTRICAL TO REMAIN	23-Jan-17	COLOURS
7/	PLUMBING - ADD WATER LINE TO FRIDGE	23-Jan-17	COLOURS
8/	RAILING - UPGRADE #1 OAK RAILING	23-Jan-17	COLOURS
9/	UPGRADE MAIN FLOOR TO UPGRADE #1 HARDWOOD INCLUDES STAINING OAK STAIRS	23-Jan-17	COLOURS
10/	CABINETS - ADD SHOWER SEAT WITH STD MARBLE MASTER ENSUITE	23-Jan-17	COLOURS
11/	FRAMING - ADD 1/2 WALL BESIDE TOILET IN MASTER ENSUITE SHOWER TO ACCOMMODATE SHOWER SEAT	23-Jan-17	COLOURS
12/	CABINETS - ADD MICROWAVE SHELF MAKE SHELF 18' DEEP	23-Jan-17	COLOURS
13/	ELECTRICAL - ADD 15 AMP SEPARATE CIRCUIT FOR MICROWAVE	23-Jan-17	COLOURS
14/	CABINETS - ADD UPPER ANGLE CORNER CABINET	23-Jan-17	COLOURS

*SW*  
*GH*  
*Wh*

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	MOSAIC OAK TIMBER GREY	✓	H 600 BC	AUTUMN CARNIVAL 1877K-52		
Island	MOSAIC OAK TIMBER GREY	✓	H 600 BC	AUTUMN CARNIVAL 1877K-52		
Servery	NA					
Master Ensuite	CONT SLAB PVC TUXEDO	✓	K 1100 A1	ARGENTO ROMANO 6697-46		
Main	CONT SLAB PVC TUXEDO	✓	K 1100 A1	ARGENTO ROMANO 6697-46		
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALENA ICE 13 X 13	✓				
Basement Foyer	NA					
Powder Room	MALENA ICE 13 X 13	✓				
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	MALENA ICE 13 X 13	✓				
Breakfast Floor	MALENA ICE 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	MALENA ICE 13 X 13	✓				BIANC CARR
Mstr Ensuite Shower	MALENA ICE 8 X 10	✓	NA			
Master Shower Seat	MARBLE SEAT BIANCA CARRERRA					
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	BIANCA CARRERRA	✓				
Main Bath Floor	MALENA ICE 13 X 13	✓				BIANC CARR
Main Bath Tub Wall	MALENA ICE 8 X 10	✓	NA			
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room		NA				
Dining Room		NA				
Family/Great Room	U-LOC COLLECTION SELECT V-PEARL RED OAK GRYPHON 4 1/4"					UP #1
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall By Stairs	U-LOC COLLECTION SELECT V-PEARL RED OAK GRYPHON 4 1/4"					UP #1
Upper Hall	PERFORMA 11 WHITE MINK 4520					
Master Bedroom	PERFORMA 11 WHITE MINK 4520					
Bedroom 2	PERFORMA 11 WHITE MINK 4520					
Bedroom 3	PERFORMA 11 WHITE MINK 4520					
Bedroom 4	NA					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE		NF8
LOCATION	NA	Opt. Surround	NA	MANTLE		NA
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	STANDARD	location		NA		
Purchaser has reviewed the colour chart						
***FOR TRADE USE***				ANGUS SOUTH	1401	
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.				AS		
** PAGE 1 OF 2 **				Purchaser Initial	Vendor	

# STAIRS, RAILING & PICKETS & STAIR STAIR

STAIR TO MATCH CONDO-ON

NA

THE RAILING DETAILS:	1 5/16" SQUARE OAK PICKET 2 1/2" OVAL OAK HANDRAIL 2 3/4" SQUARE OAK POST
TOP OF BASEMENT DOOR RAILING	1 5/16" SQUARE OAK PICKET 2 1/2" OVAL OAK HANDRAIL 2 3/4" SQUARE OAK POST

## TRIM

Baseboards	STANDARD
Doors	STANDARD
Door Hardware	STANDARD
Door Hardware	STANDARD

## PAINT

Breakfast Room	WARM GREY	Master Beds	WARM GREY
Room	NA	Bedroom 2	WARM GREY
Room	NA	Bedroom 3	WARM GREY
Great room	WARM GREY	Bedroom 4	NA
Living	NA	Master Ens.	WARM GREY
Per Hall	WARM GREY	Main	WARM GREY
Room	WARM GREY	Twin	NA
Room	WARM GREY	Basement	NA

5

FIXTURES	FAUCETS	NOTES
STANDARD	STANDARD	
STANDARD	STANDARD	
STANDARD	STANDARD	
STANDARD	STANDARD	
STANDARD	STANDARD	
NA	NA	
NA	NA	
NA	NA	

Package received in 'Schedule E' YES / NO Package Name:

BBQ	UPG (SEE PES)	DECLINED	NOTES
NE to Fridge	STANDARD		YES-TO STOVE
Venting SIZE	UPGRADE		
6" STANDARD			
AL for Built-in Oven	NA		
AL for Built-in Micro / OTR	UPGRADE		
AL for Gas Stove	UPGRADE		
AL for Bar Fridge	NA		

## DISCLAIMER

If materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in mg/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendor's list be accepted by the purchaser

to the colour chart after signing are subject to a \$5000 administration fee plus costs

as checked and acknowledged accuracy of colour and selections before signing.

ANGUS SOUTH	30-02-A IRIS	LOT: 140 L	
USER(S):	Tanya Singh		
1/CELL #	647-296-2429		
COR NOTES			

FOR TRADE USE

in the colour chart must be accompanied with a PES

ZANCO

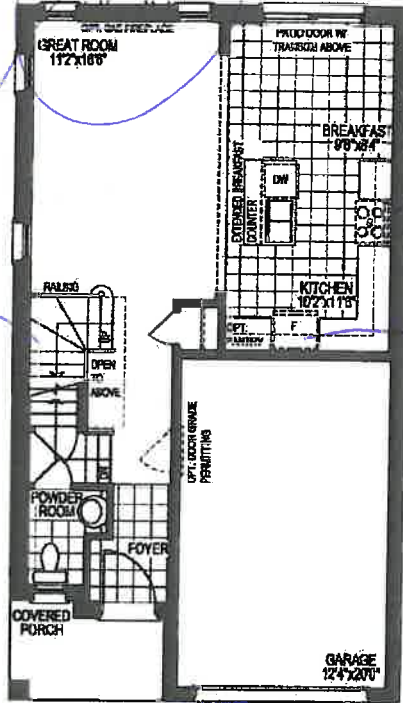
Purchaser Signature Date

JAN 23 2017



#2  
Oak stairs  
in view of  
carpet

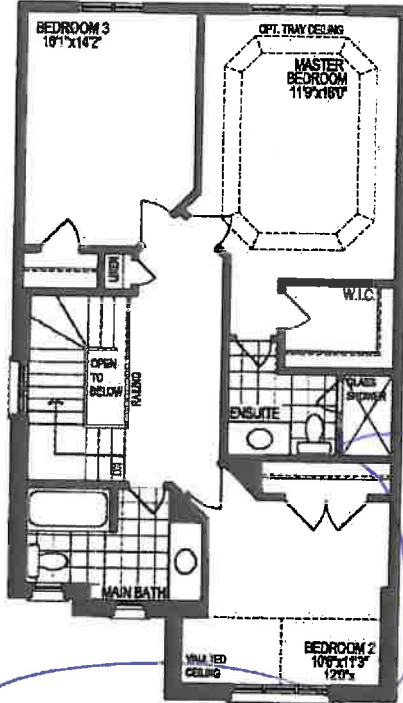
SCHEDULE "B"  
IRIS "A"



Fireplace  
#3

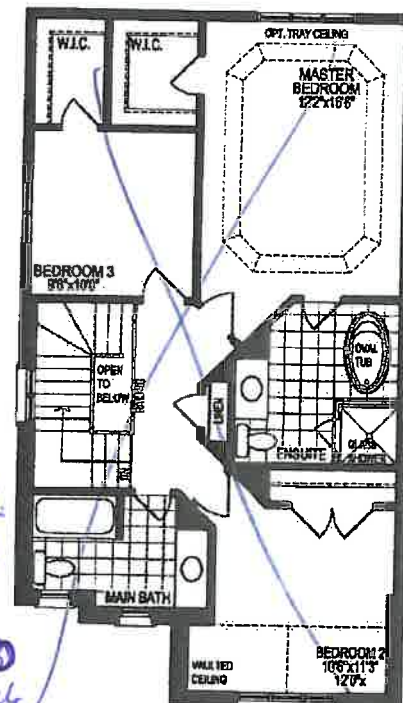
#6 Gasline

#7 Waterline



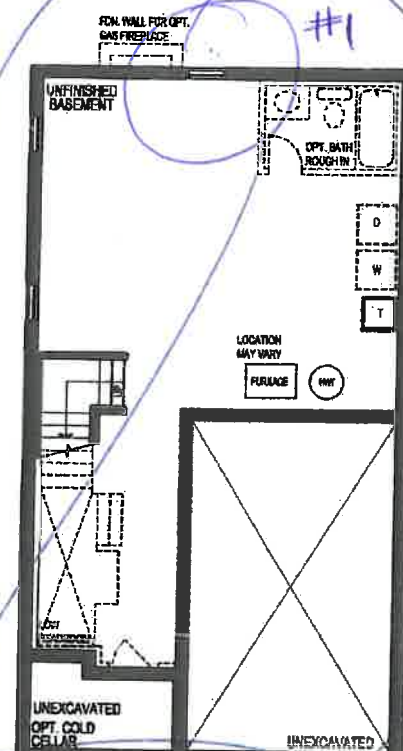
#12 WALL  
#10

#10  
SNOOPY  
SEAT



Lot 140A  
JAN 5/16

Window #1  
30' x 24'



#1



#5 Smooth ceiling (main floor only)

#2 Oak stairs  
#8 Oak Railing w/gel

# THE IRIS

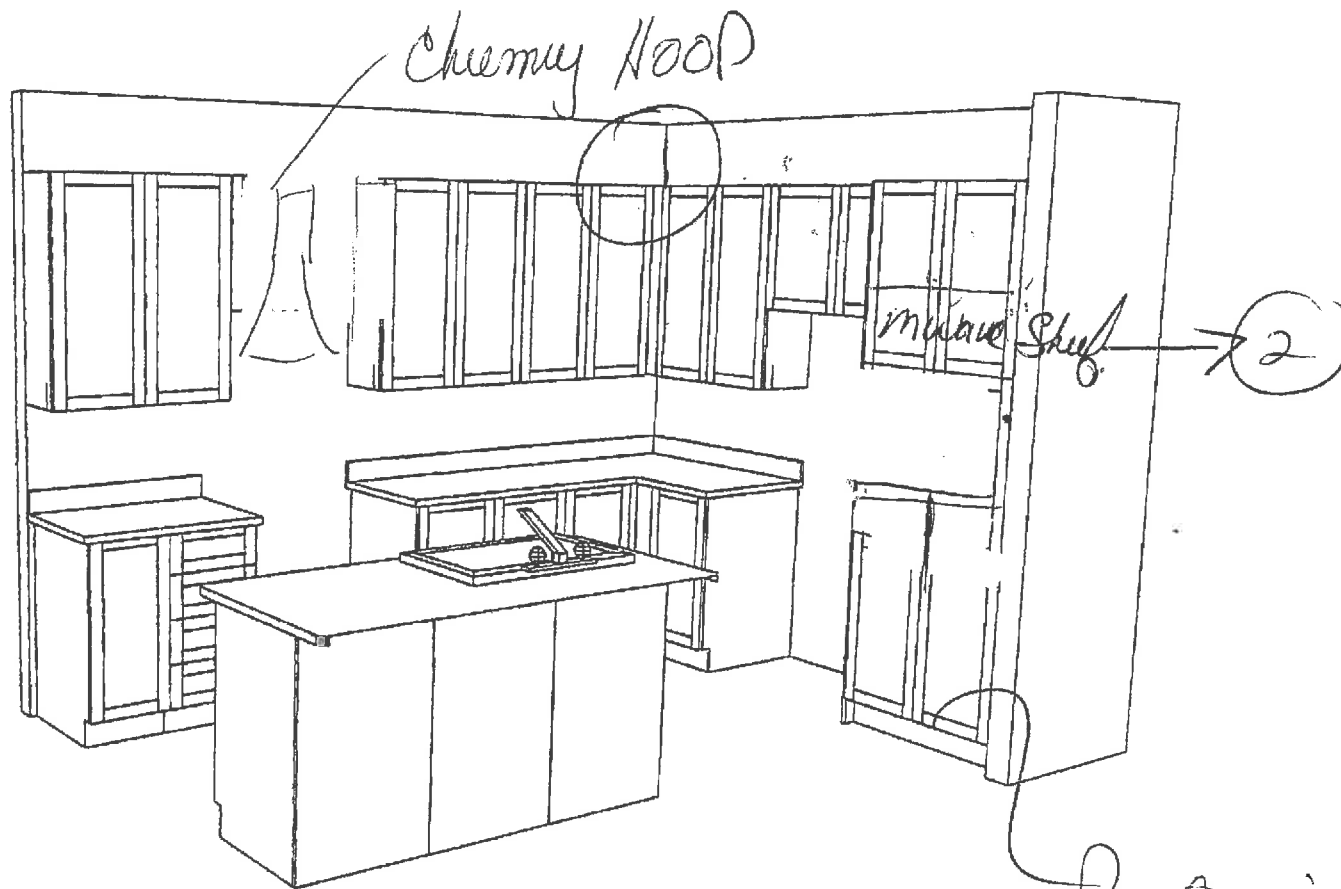
1560 sq. ft. Elev. A	1565 sq. ft. Elev. B	1550 sq. ft. Elev. C
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Prices and specifications are subject to change without notice. Tile patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage man door entries due to grade. Actual 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. [3002]

3002

Lot 140L

Jan 5/17



① UP ~~of~~ Angle  
CABINET



② microwave  
Shelf.

Shelf to Be  
18" Apert.

Pantry is optional

# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

August South

DATE:

Jan 5/17

SITING:

☐ Standard

1402

☐ Reverse

## RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPPIN)

☐ 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 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 are DUE:

2 WEEKS FROM SIGNED DATE BELOW – Specs received after this date, if accepted, an administration fee of minimum \$250 will apply

Appliance Specs  
RECEIVED

Purchaser Signature

[Signature]

Date

Jan 5/17

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.

**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.**

**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 tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections 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.

**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 August South LOT 140A DATE Jan 5/17