


# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 148L ✓  Model Type & Elevation : HICKORY 30-04 ELEVATION A ✓ Purchasers Names : LILSI ASSAI AND PETER MRKONJIC		
		Date	Note
Included	Rough-in for 3 Piece in basement ✓		Bonus Package
Included	3 piece stainless steel kitchen appliances **Chimney Hood Fan with white top loading washer and dryer ✓		Bonus Package
Included	Natural finish laminate flooring on main floor in non tiles areas as per plan SEE #3		Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	<del>Carpet Grade Stairs with Oak pickets</del> — SEE ITEM #1		Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
1/	OAK STAIRS IN LIEU OF CARPET	17-Nov-16	COLOURS
2/	(1) ONE OPERABLE WINDOW IN MASTER BEDROOM	17-Nov-16	COLOURS
3/	STAIN LAMINATE FLOORING INCLUDES STAIN ON OAK STAIRS (UPGRADED LAMINATE)	17-Nov-16	COLOURS
4/	CABINETS - 24" DEEP UPPER OVER FRIDGE WITH 1 SIDE PANEL	17-Nov-16	COLOURS
5/	CABINETS - UPPER ANGLE CORNER CABINET	17-Nov-16	COLOURS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC CHOCOLATE BROWN ✓	H 700 BC	7022-58 NATURAL CANVAS			
Island	300 SERIES PVC CHOCOLATE BROWN ✓	H700 BC	7022 -58 NATURAL CANVAS			
Serveny	NA					
Master Ensuite	CONT SLAB OAK ESPRESSO ✓	H 500 C	PORTICO MARBLE 7735-58			
Main	CONT SLAB OAK TIMBER OAK ✓	H500 C	EBONY FUSION 179K-07			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO BEIGE 13 X 13 ✓					
Basement Foyer	NA					
Powder Room	GRECO BEIGE 13 X 13 ✓					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	GRECO BEIGE 13 X 13 ✓					
Breakfast Floor	GRECO BEIGE 13 X 13 ✓					
Kitchen Bk.Splash	NA					
Laundry	GRECO IVORY 13 X 13 ✓					
Mstr Ensuite Floor	MALINA ICE 13 X 13 ✓			PER ROY		
Mstr Ensuite Shower	MALINA ICE 8 X 10 ✓		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE ✓					
Master Shower Jamb	BIANCA CARRERA ✓					
Main Bath Floor	GRECO IVORY 13 X 13 ✓			PER ROY		
Main Bath Tub Wall	CORTE MILA BISCUIT 8 X 10 ✓		YES			
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/LAMINATE						
Living Room		NA				
Dining Room		NA				
Family/Great Room	LEXINGTON ROCKINGHAM OAK TL-21015					
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall By Stairs	LEXINGTON ROCKINGHAM OAK TL-21015					
Upper Hall	PERFORMA 11 SANDPIPER # 4375					
Master Bedroom	PERFORMA 11 SANDPIPER # 4375					
Bedroom 2	PERFORMA 11 SANDPIPER # 4375					
Bedroom 3	PERFORMA 11 SANDPIPER # 4375					
Bedroom 4	NA					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround		MANTLE		NA
LOCATION	NA	Opt. Surround		MANTLE		NA
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding			NA	
Bathroom Accessories	STANDARD	location			NA	
Purchaser has reviewed the colour chart			SITE & LOT			
***FOR TRADE USE***			ANGUS SOUTH 148L			

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

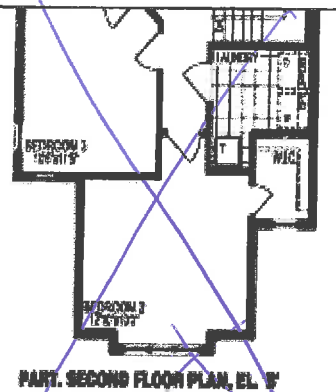
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN ROEGLINGHAM OAK / OAK STAIRS							
White Paint Req'd		NA							
Main to 2nd Railing Details:		STANDARD							
Main to Top Of Basement Door Railing		STANDARD							
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		NA		Bedroom 2		WARM GREY			
Dining Room		NA		Bedroom 3		WARM GREY			
Family/Great room		WARM GREY		Bedroom 4		NA			
Den/Study		NA		Master Ens.		WARM GREY			
Main/Upper Hall		WARM GREY		Main		WARM GREY			
Laundry		WARM GREY		Twin		NA			
Powder Room		WARM GREY		Basement		NA			
PLUMBING- UPGRADES TO BE DETAILED ON PES									
		FIXTURES		FAUCETS		NOTES			
Kitchen		STANDARD		9P					
Powder Room		STANDARD							
Master Ensuite		STANDARD							
Main/Twin		STANDARD		↑					
2nd Ensuite		NA							
BASEMENT		NA							
Other		NA							
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 BBQ		STANDARD							
WATERLINE to Fridge		NA							
Hood Fan Venting SIZE		6" STANDARD							
ELECTRICAL for Built-in Oven		NA							
ELECTRICAL for Built-in Micro / OTR		NA							
ELECTRICAL for Gas Stove / Cooktop		NA							
ELECTRICAL for Bar Fridge		NA							
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						LA		PM	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						LA		PM	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						LA		PM	
SITE: ANGUS SOUTH		30-4 A HICKORY		LOT: 148L					
PURCHASER(S):		Lisi Assai Peter Mrkonjic				Purchaser Signature Date Nov 16 2016			
HOME #/CELL #		647-526-0507				Purchaser Signature Date 11/16/2017			
EMAIL:						Purchaser Signature Date			
DÉCOR NOTES						Décor Consultant 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.									
*** PAGE 2 OF 2 ***				Vendor Signature		Date 11/17/16			

SCHEDULE "B"  
FLOOR PLAN

A

Lot 148 L  
20016/16



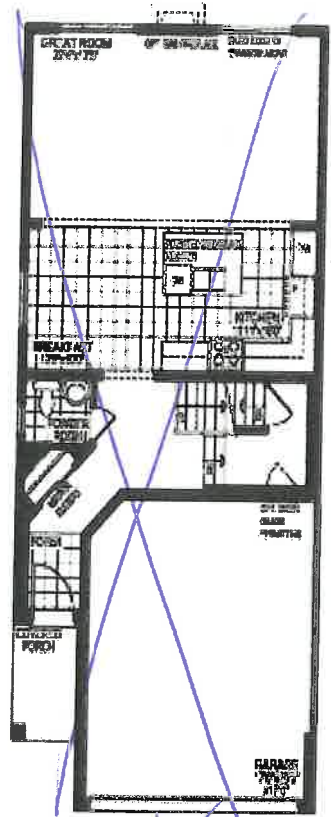
PART. SECOND FLOOR PLAN, EL. 'B'

THE HICKORY

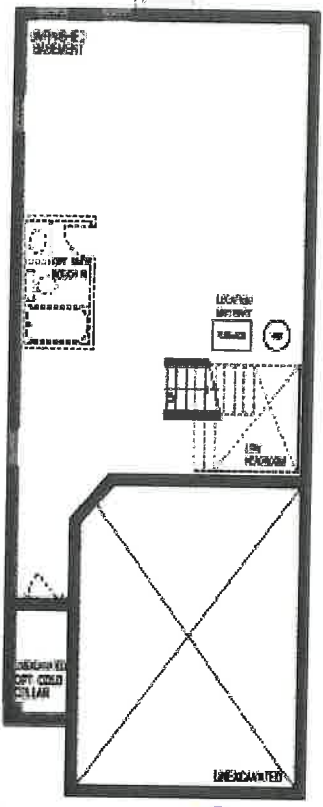
(Unit 3004)

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

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 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 & OE 2004

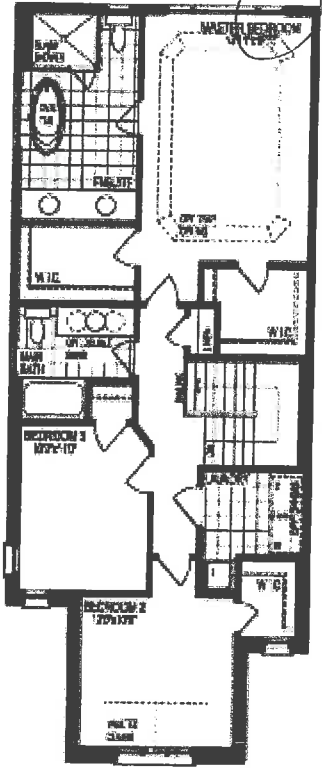


GROUND FLOOR PLAN, EL. 'B'



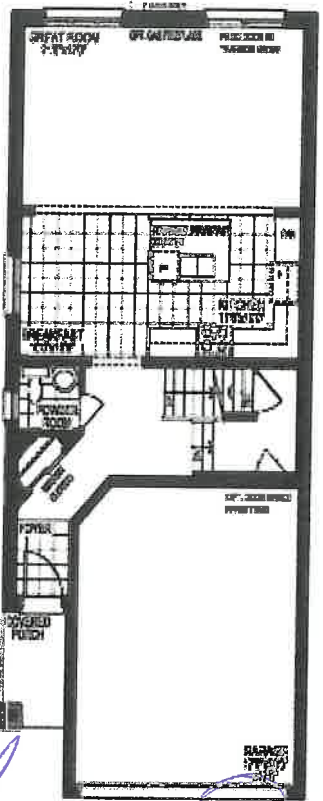
BASEMENT PLAN, EL. 'A' & 'B'

A



SECOND FLOOR PLAN, EL. 'A'

L.A. P.M. #2  
EXPLANATION



GROUND FLOOR PLAN, EL. 'A'



Vendor's Initials

Handwritten initials 'L.A.' and a signature.

Purchaser's Initials

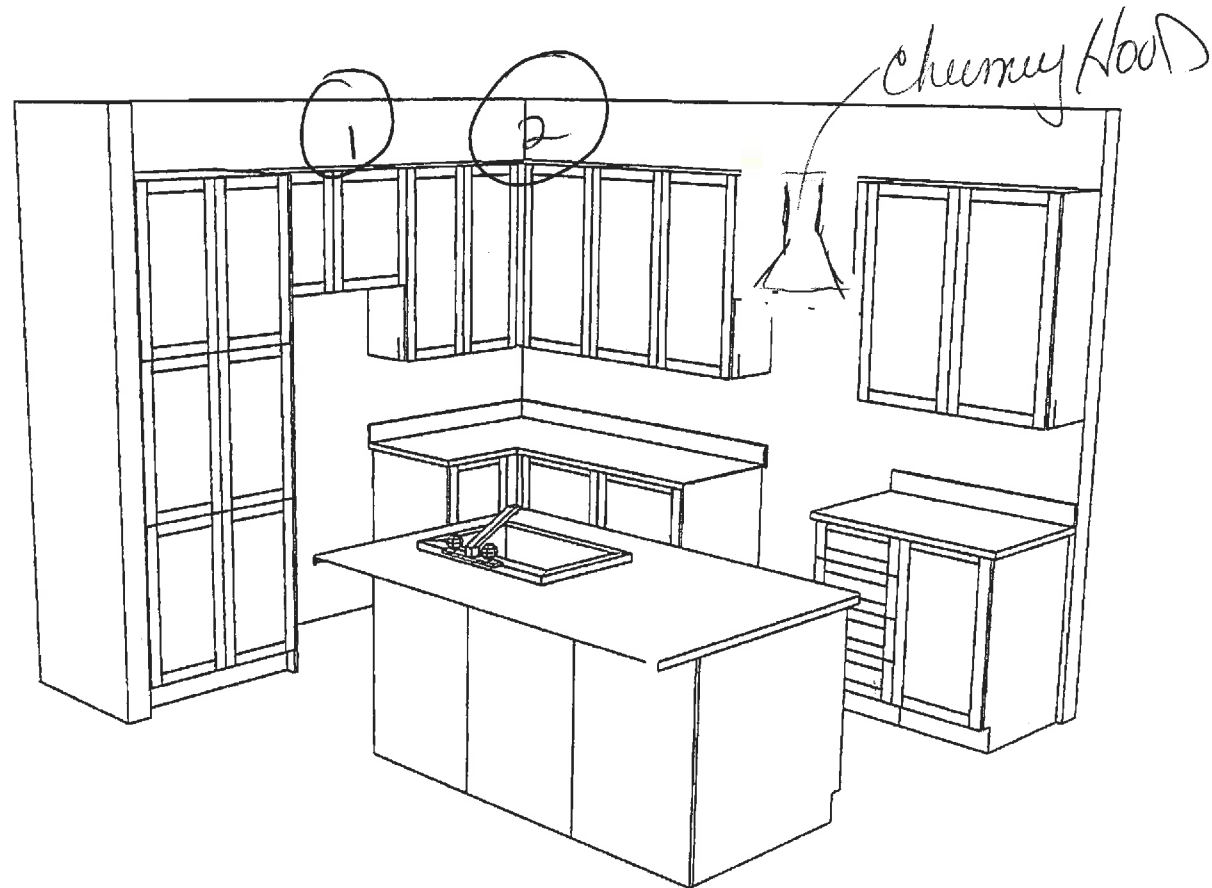
Handwritten initials 'L.A.' and a signature.

Purchaser's Initials

Handwritten initials 'P.M.' and a signature.

Lot 148.L.

3004



L.A.  
P.M.

① Top Upper  
FRise  
1-Side Panel

L.A.  
P.M.

② UPPER  
Angle



# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

148-L Argus Sock

DATE:

Nov 16/16.

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 \_\_\_\_\_

## 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

*Atsao*

Date

Nov 16/16

Purchaser Signature

*Atsao*

Date

Nov 16/16

**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'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 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 August 2014 LOT 1482 DATE 22 Oct 16 / 16