


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 146R Model Type & Elevation : 30-02 IRIS ELEVATION B WITH OPT 2ND FLOOR Purchasers Names : AINSLEY HOSKINS AND PETER WANDZEL		
		Date	Note
Included	Rough-in for 3 Piece in basement		Bonus Package
Included	3 piece stainless steel kitchen appliances with white top loading washer and dryer		Bonus Package
Included	Chimney Hood Fan		Bonus Package
Included	Natural finish laminate flooring on main floor in non tiled areas as per plan - SEE ITEM #7 - STAINED		Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	Carpet Grade Stairs with Oak pickets SEE ITEM #3 - UPGRADED RAILING		Bonus Package
Included	Glass shower in Master Ensuite as per plan - SEE ITEM #4	-	Bonus Package
1/	CARPET - UPGRADE UNDER PAD ON 2ND FLOOR AND STAIRS (UPG 1)	26-Jan-17	COLOURS
2/	CABINETS - ADD MICROWAVE SHELF IN KITCHEN (NO ELECTRICAL)	26-Jan-17	COLOURS
3/	RAILING - UPGRADE #3 RAILING	26-Jan-17	COLOURS
4/	FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STD FRAMED	26-Jan-17	COLOURS
5/	CABINETS - NO PANTRY - STANDARD UPPERS AND LOWERS	26-Jan-17	COLOURS
6/	DELETE ALL STD BATHROOM ACCESSORIES	26-Jan-17	COLOURS
7/	LAMINATE - UPGRADE MAIN FLOOR AREAS TO STAINED	26-Jan-17	COLOURS



ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	TERRA OAK ESPRESSO STAINED	✓ K 200 AC	CALCATTa MARBLE 4925K-07			
Island	TERRA OAK ESPRESSO STAINED	✓ K 200 AC	CALCATTa MARBLE 4925K-07			
Servery	NA					
Master Ensuite	MOSAIC OAK TIMBER GREY	✓ K300 BC	INUKSHUK GREY P 344 LM			
Main	MOSAIC OAK TIMBER GREY	✓ K300BC	INUKSHUK GREY P 344 LM			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO CINZA 13 X 13	✓				
Basement Foyer	NA					
Powder Room	GRECO CINZA 13 X 13	✓				
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	GRECO CINZA 13 X 13	✓				
Breakfast Floor	GRECO CINZA 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	CINQ WHITE 13 X 13	✓			Bianca Carrerra	
Mstr Ens Suite Shower	CINQ GREY 8 X 10	✓	NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	BIANCA CARRERRA	✓				
Main Bath Floor	CINQ WHITE 13 X 13	✓			Bianca Carrerra	
Main Bath Tub Wall	CINQ GREY 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	LEXINGTON CAFÉ WALNUT TL 21003					
Den/Study/parlour/Library			NA			
Kitchen *(Waiver)			NA			
Main Foyer *(Waiver)			NA			
Main Hall By Stairs	LEXINGTON CAFÉ WALNUT TL 21003					
Upper Hall			OPENING NIGHT T -04			
Master Bedroom			OPENING NIGHT T -04			
Bedroom 2			OPENING NIGHT T -04			
Bedroom 3			OPENING NIGHT T -04			
Bedroom 4			NA			
Carpet Underpad	UPGRADE (1)		✓			
TREADS & RISERS STAIRS		OPENING NIGHT T -04				
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	✓	Opt. Crown Moulding	NA		
Bathroom Accessories	DELETE ALL		Location	NA		
Purchaser has reviewed the colour chart						
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.			ANGUS SOUTH	146R		
			PL	JD	Donor 2017	
** PAGE 1 OF 2 **			Purchaser Initial	Vendor		

STAIRS, RAILING & PICKETS & STAIR STAIN

TRIM

PAIN

WARM GREY	Master Beds	WARM GREY
NA	Bedroom 2	WARM GREY
NA	Bedroom 3	WARM GREY
WARM GREY	Bedroom 4	NA
WARM GREY	Master Ens.	WARM GREY
WARM GREY	Main	WARM GREY
NA	Twin	NA
WARM GREY	Basement	NA

ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES




DECLINED	NOTES
----------	-------

NO ELECTRICAL FOR N140

76

34



Purchaser Signature	Date
	
Purchaser Signature	Date
	Jan 13 / 13

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

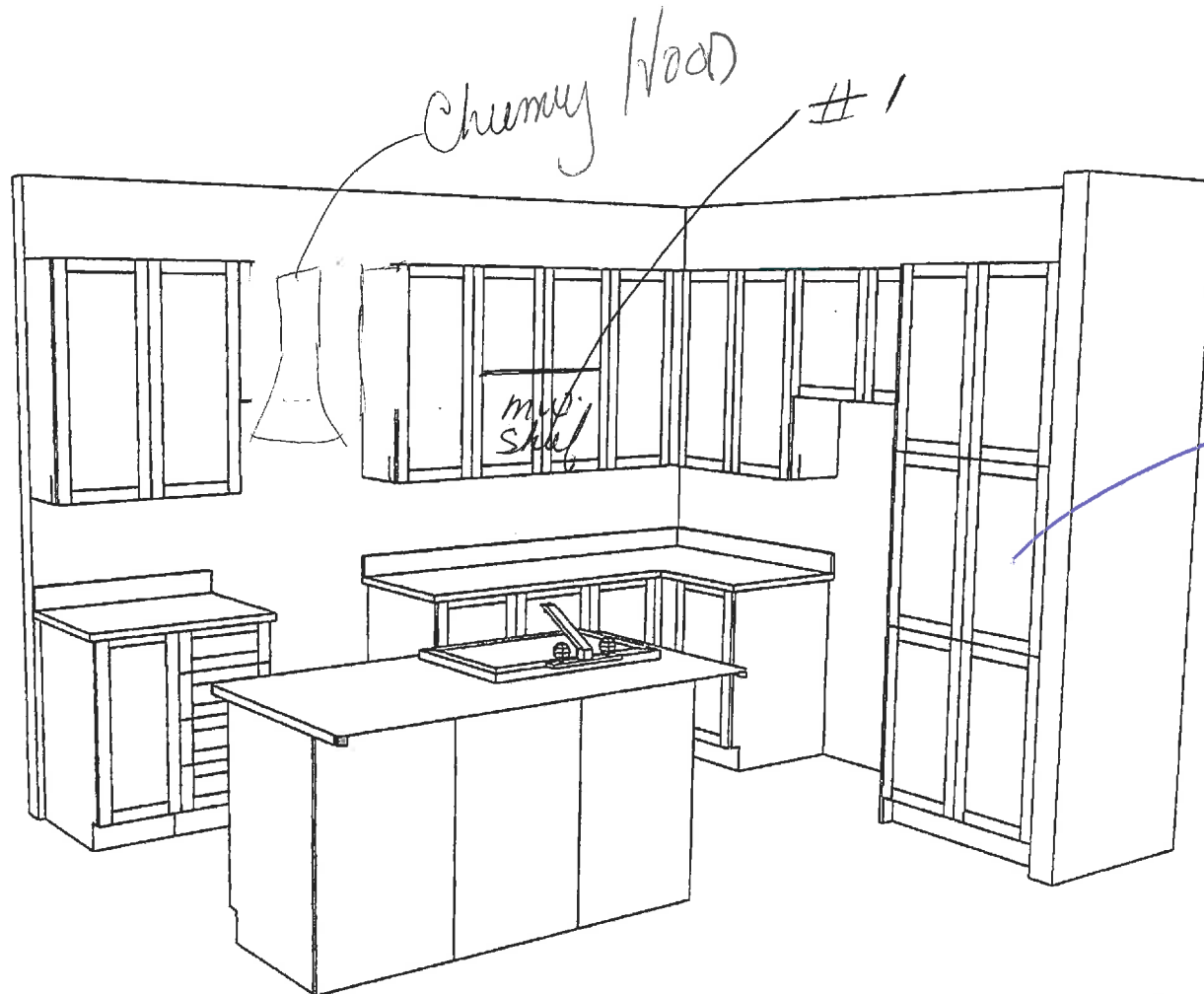


Vendor Signature _____ **Date** _____

3002

Lo 6146R.

Jan 13/17



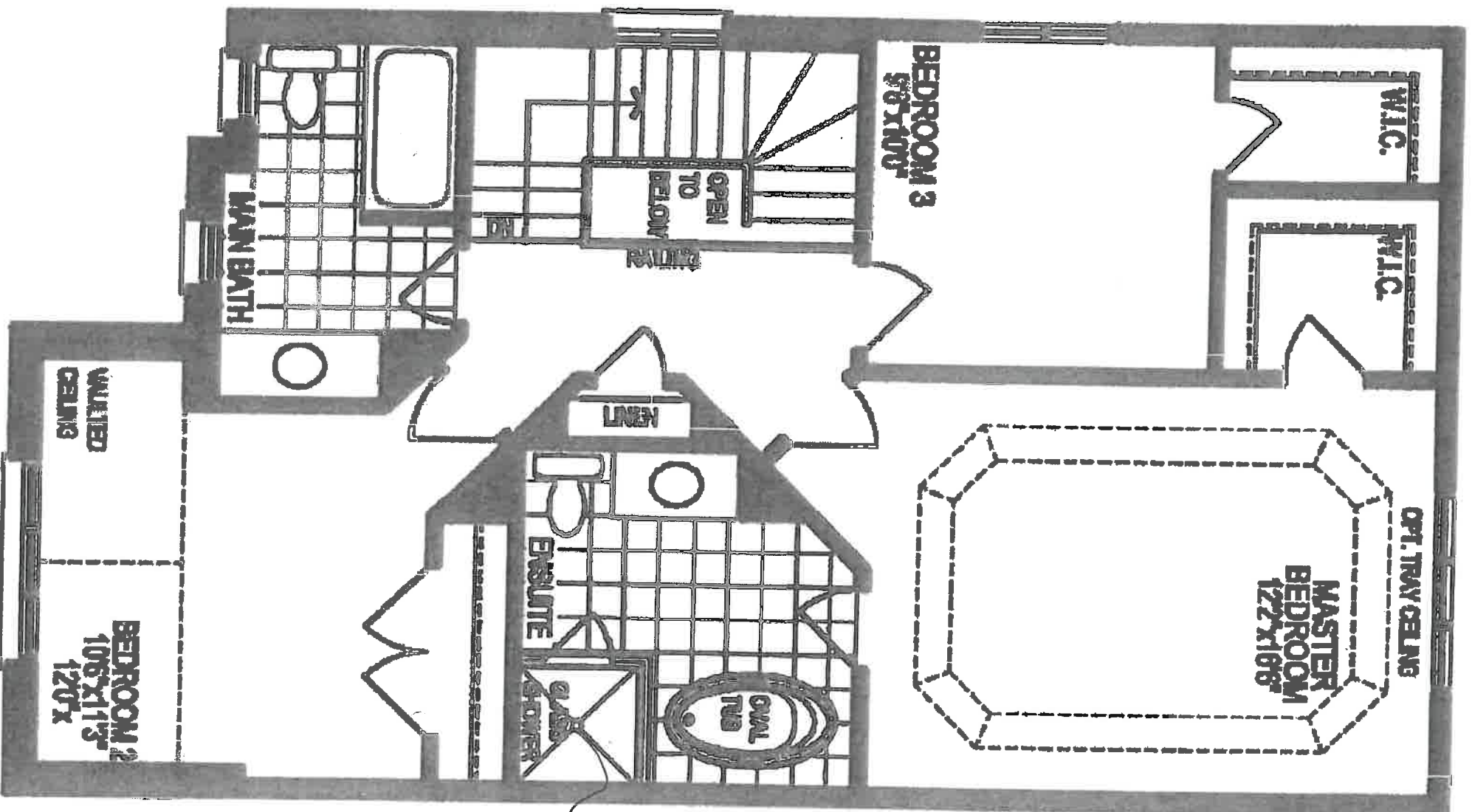
no Pantry
STANDARD
UPPER / LOWER

① microwave
shelf

PM
①

Lot 146R

Jan 13/17
IRIS 3002



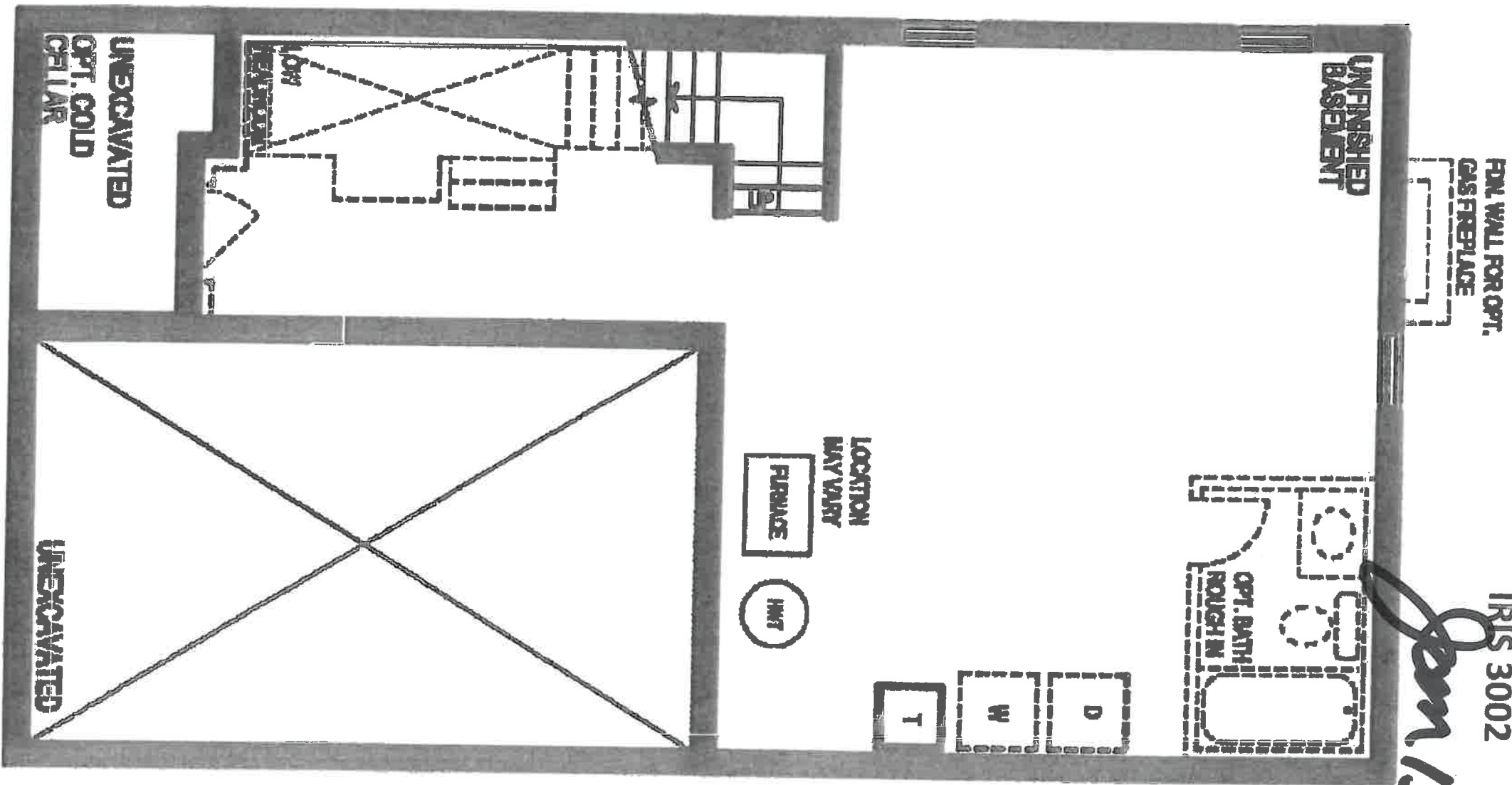
Handwritten notes: #4, Framesless Glass

OPT. SECOND FLOOR PLAN, EL. A (EL. B & C SIMILAR)
See Plan B.

Lot 146R

IRIS 3002

Jan 13/17



BASEMENT PLAN, E. 1/4 B

Vendor's Initials

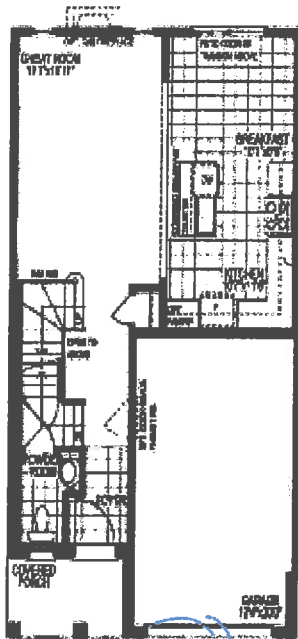
[Handwritten signature]

Purchaser's Initials

[Handwritten initials PW]

Purchaser's Initials

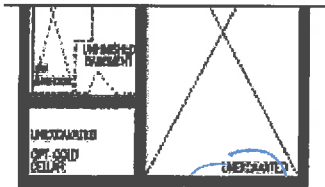
[Handwritten initials PW]



GROUND FLOOR PLAN, EL. B



PART. SECOND FLOOR PLAN, EL. B

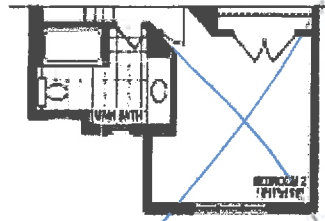


PART. BASEMENT PLAN, EL. B

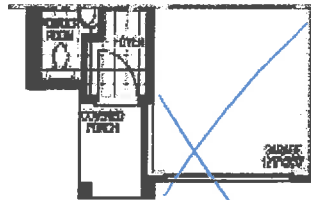
Lot 146R

Jan 13/17

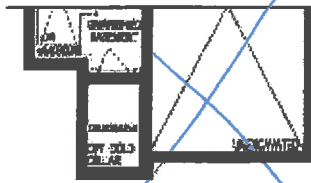
[Handwritten initials PW]



PART. SECOND FLOOR PLAN, EL. C



PART. GROUND FLOOR PLAN, EL. C



PART. BASEMENT PLAN, EL. C

SCHEDULE "B"
FLOOR PLAN

THE IRIS

(Unit 3002)

1560 sq. ft. | 1565 sq. ft. | 1550 sq. ft.
Elev. A | Elev. B | Elev. C

Please note specifications are subject to change without notice. The patterns may vary. Window sizes and location may vary. Location of terrace and water tank are approximate. Steps may be required at front entries, rear entries and garage rain 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 choices. See Sales representative for Style B and/or C. All renderings are artist's concept. E & O.E. (2012)

elev. B
Opt. 2nd floor
with Apr ensuite

APPLIANCE SPEC INFORMATION SHEET

10/14/16

STE & LOT:

August South

DATE:

Jan 13 / 17

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

no microwave

HOOD FANS

☒ CHIMNEY (CENTRE VENT)

☐ UNDER CABINET

☐ FLUSH INSET

☒ 6 INCH (STD)

☐ 8 INCH

☐ 10 INCH

LAUNDRY

DISHWASHER

☒ 24" (STD SIZE)

☐ 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 13 / 17

Purchaser Signature

[Signature]

Date

Jan 13 / 17

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.

CABINETS: 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 146 R.

DATE Jan 13/17