


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 151-1 Model Type & Elevation : 23-04 JASMINE ELEVATION B Purchasers Names : TED PSAROS		
		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 tiles areas as per plan</i>		Bonus Package
Included	<i>9' main floor ceilings, 8 ft ceilings on second and basement</i>		Bonus Package
Included	Carpet Grade Stairs with Oak pickets SEE ITEM #1	-	Bonus Package
Included	<i>Glass shower (framed) in Master Ensuite as per plan</i>		Bonus Package
1/	STAIRS - OAK STAIRS IN LIEU OF CARPET ✓	23-Jan-17	COLOURS
2/	KITCHEN UGRADE #4 CABINETS REGAL PLUS VENEZIA MDF WHITE ✓	23-Jan-17	COLOURS
3/	KITCHEN/ISLAND - COUNTERTOP/ISLAND UPGRADE 1 KSTONE K-309 ✓	23-Jan-17	COLOURS
4/	KITCHEN - FURRING AND CROWN TO CEILING ✓	23-Jan-17	COLOURS
5/	MASTER ENSUITE - STANDARD SHOWER HEAD RELOCATED IN CEILING ✓	23-Jan-17	COLOURS

Sum *W* *\$*

ZANCOR HOMES COLOUR CHART


CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	UPG (4) REGAL PLUS VENEZIA MDF WHITE	H500BC	UPG (1) K-STONE K-309	C		
Island	UPG (4) REGAL PLUS VENEZIA MDF WHITE	H500BC	UPG (1) K-STONE K-309	C		
Servery	N/A		N/A			
Master Ensuite	STD 300 SERIES PVC CHOCOLATE BROWN	H800BC	PALOMA POLAR-6698-46	STD		
Main	STD 300 SERIES PVC WHITE	H800BC	ELEMENTAL CONCRETE-8830-58	STD		
Twin	N/A					
Ensuite ###	N/A					
Powder Room	N/A					
Laundry	N/A					
Basement Bath	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALENA IVORY 13 X13					
Basement Foyer	N/A					
Powder Room	MALENA IVORY 13 X13					
Mud Room	N/A					
Main Hall	N/A					
Kitchen Floor	MALENA IVORY 13 X13					
Breakfast Floor	MALENA IVORY 13 X13					
Kitchen Bk.Splash	N/A					
Laundry	GRECO IVORY 13 X13					
Mstr Ensuite Floor	GRECO IVORY 13 X13		PERLATO	ROYALE		
Mstr Ensuite Shower	TUSCANY GREY 8 X10					
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	BONE 2X2					
Master Shower Jamb	PERLATO ROYALE SHOWER JAM					
Main Bath Floor	LONDON BRANCO 13 X13		PERLATO	ROYALE		
Main Bath Tub Wall	MELENA ICE 8 X10					
Twin Bath Floor	N/A					
Twin Ensuite Tub Wall	N/A					
Ensuite ### Bath Floor	N/A					
Ensuite ### Bath Wall	N/A					
Basement Ensuite Floor	N/A					
Basement Ensuite Wall	N/A					
HARDWOOD / CARPET						
Living Room	N/A					
DINING ROOM	LAMINATE LEXINGTON - BUTTER RUM OAK TL-21007					
GREAT ROOM	LAMINATE LEXINGTON - BUTTER RUM OAK TL-21007					
Den/Study/parlour/Library	N/A					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	LAMINATE LEXINGTON - BUTTER RUM OAK TL-21007					
Upper Hall	(STD) OPENING NIGHT COLLECTION -T21					
Master Bedroom	(STD) OPENING NIGHT COLLECTION -T21					
Bedroom 2	(STD) OPENING NIGHT COLLECTION -T21					
Bedroom 3	(STD) OPENING NIGHT COLLECTION -T21					
Bedroom 4	N/A					
Carpet Underpad	STANDARD					
Basement Foyer	N/A					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding	N/A			
Bathroom Accessories	DELETE ALL CERAMIC ACCESSORIES	Location				
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				PINE RIVER SOUTH	151-1	

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.

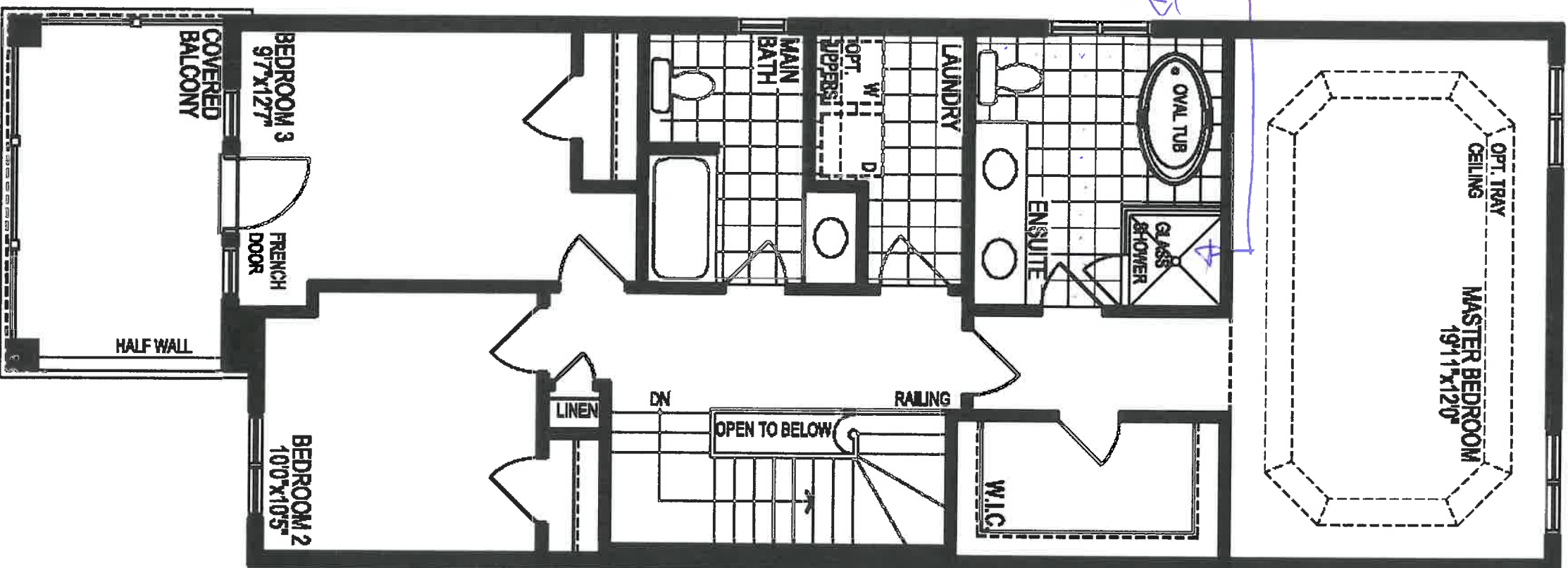
**** PAGE 1 OF 2 ****

Purchaser Initial Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	OAK STAIRS IN LIEU OF CARPET - VARNISH ONLY		
Main to 2nd Railing Details:	STANDARD		
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	OYSTER WHITE	Master Beds	OYSTER WHITE
		Bedroom 2	OYSTER WHITE
Dining Room	OYSTER WHITE	Bedroom 3	OYSTER WHITE
Family/Great room	OYSTER WHITE		
		Master Ens.	OYSTER WHITE
Main/Upper Hall	OYSTER WHITE	Main	OYSTER WHITE
Laundry	OYSTER WHITE		
Powder Room	OYSTER WHITE		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	STD SHOWER HEAD RELOCATED IN CEILING
Main/Twin	STANDARD	STANDARD	
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	NO	NO	
WATERLINE to Fridge	NO	NO	
Hood Fan Venting SIZE 6'	YES		BUILDER'S STD 6 INCH
ELECTRICAL for Built-in Oven	NO	NO	
ELECTRICAL for Built-in Micro / OTR	NO	NO	
ELECTRICAL for Gas Stove / Cooktop	NO	NO	
ELECTRICAL for Bar Fridge	NO	NO	
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:	PINE RIVER SOUTH	LOT: 151-1	
PURCHASER(S):	TED PSAROS		
HOME #/CELL #	905-716-8372		
EMAIL:	tedpsaros@hotmail.com		
DÉCOR NOTES	Purchaser Signature		Date
	Purchaser Signature		Date
	Purchaser Signature		Date
<div> <div> <div>***FOR TRADE USE***</div> <div>Any upgrades in the colour chart must be accompanied with a PES.</div> <div>It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.</div> </div> <div>  </div> </div>		<div> <div> <div>Décor Consultant Signature</div> <div>Date</div> </div> <div> <div>JAN 23 2017</div> </div> </div>	
Vendor Signature		Date	

ANGUS SOUTH - 23-04



9.1. S/D SHOWER HEAD RELOCATED IN CEILING

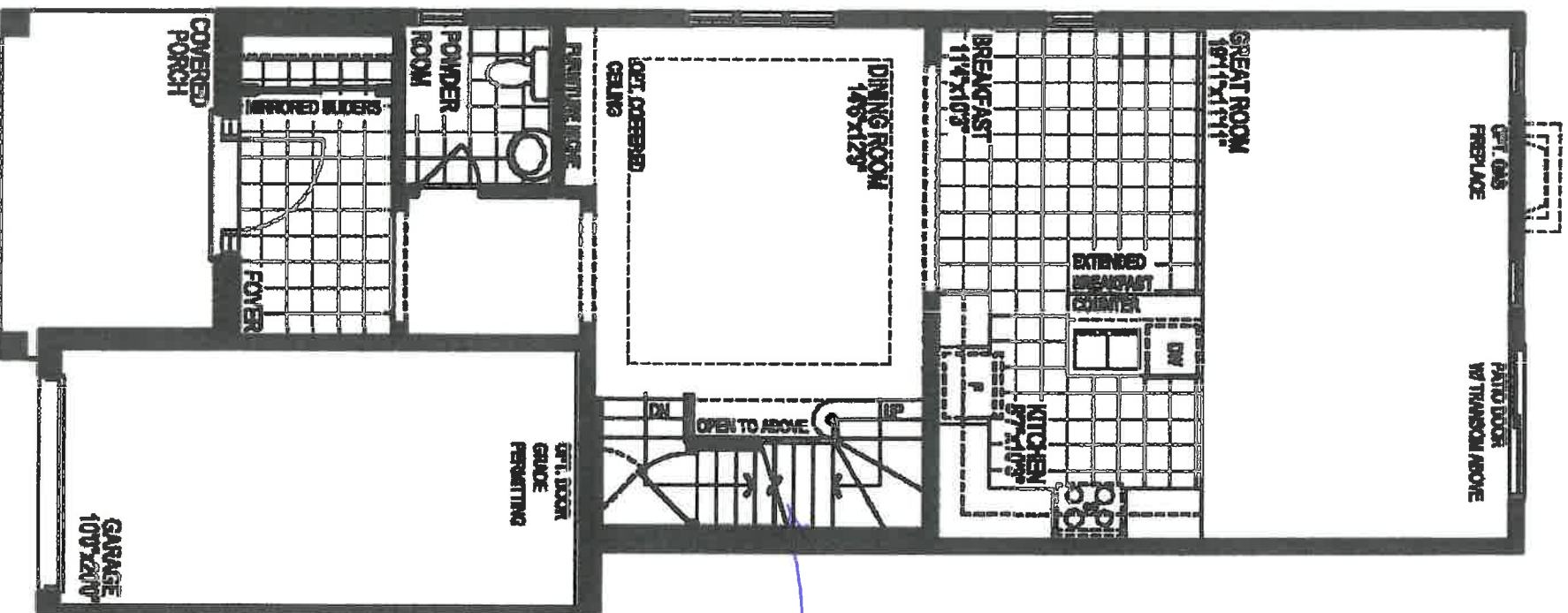
9.1. OAK STAIRS IN LIEU OF CARPET

SECOND FLOOR PLAN, EL. 'B'

JAN 23 2017

Rive River South

LOT 151-1



①
OAK
STRIPS
INCLUDED
OF CARPET

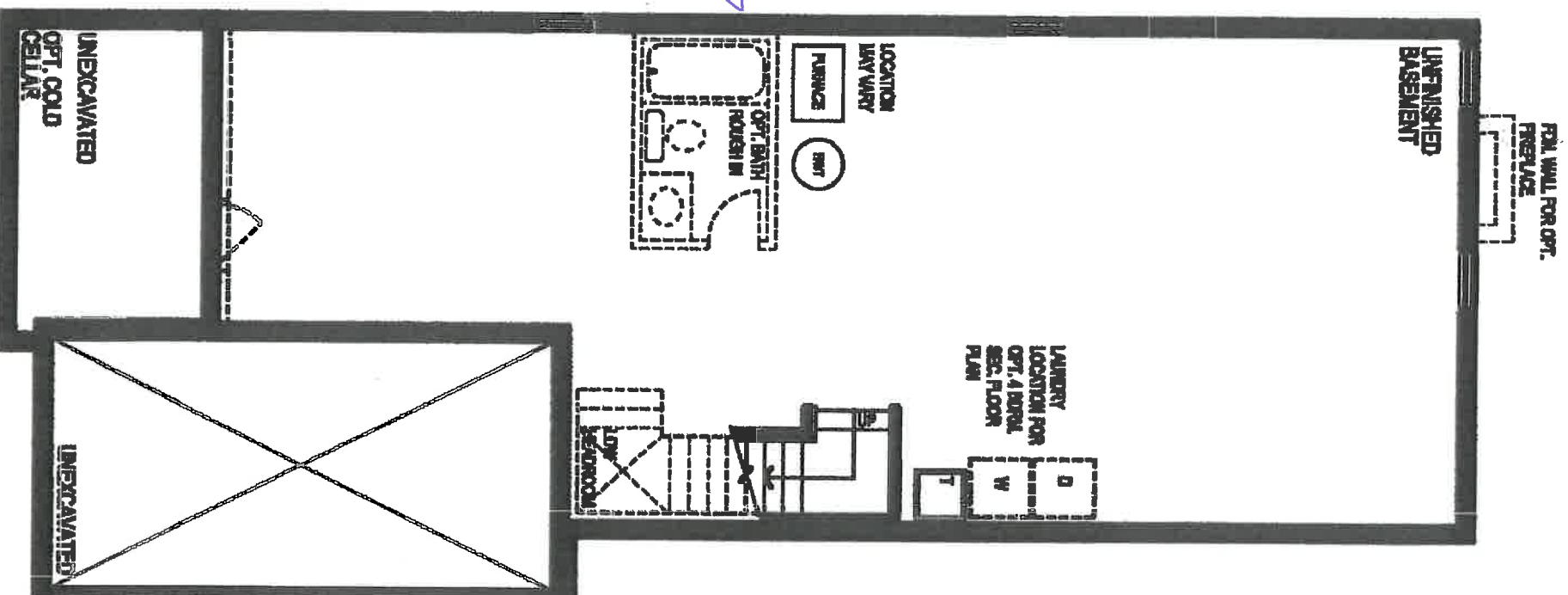
GROUND FLOOR PLAN, EL. 'B'
(END CONDITION ONLY)

JASMINE 2304

JAN 23 2017

The River South LOT 151-1

LOT 151-1
Pike
River
South



3pc
Polyn-111.

BASMENT PLAN, EL. 'A'
(END CONDITION ONLY)

THE JASMINE

[Unit 2304] * (END CONDITION ONLY) *

2000 sq. ft. | 1990 sq. ft.

Elev. A

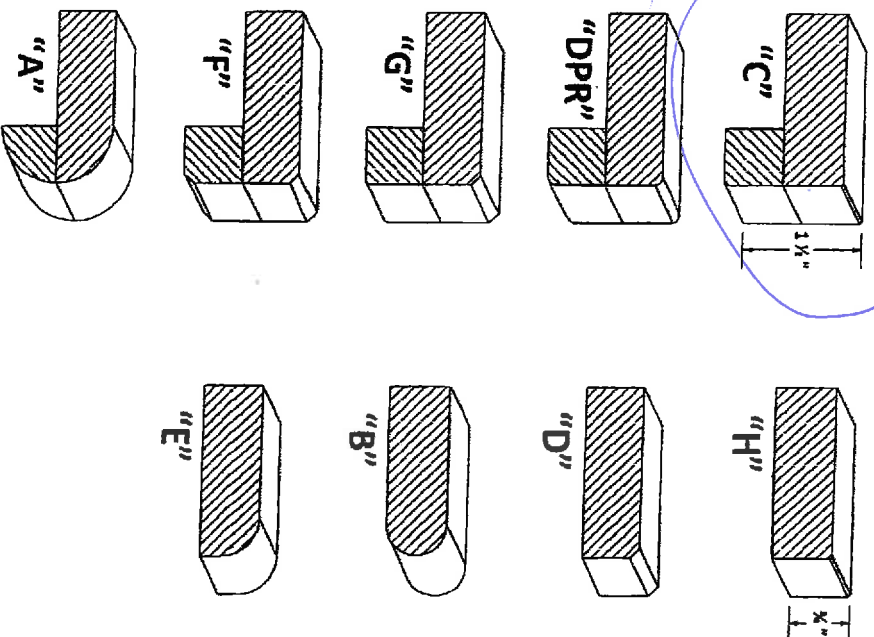
Elev. B

JAN 23 2017

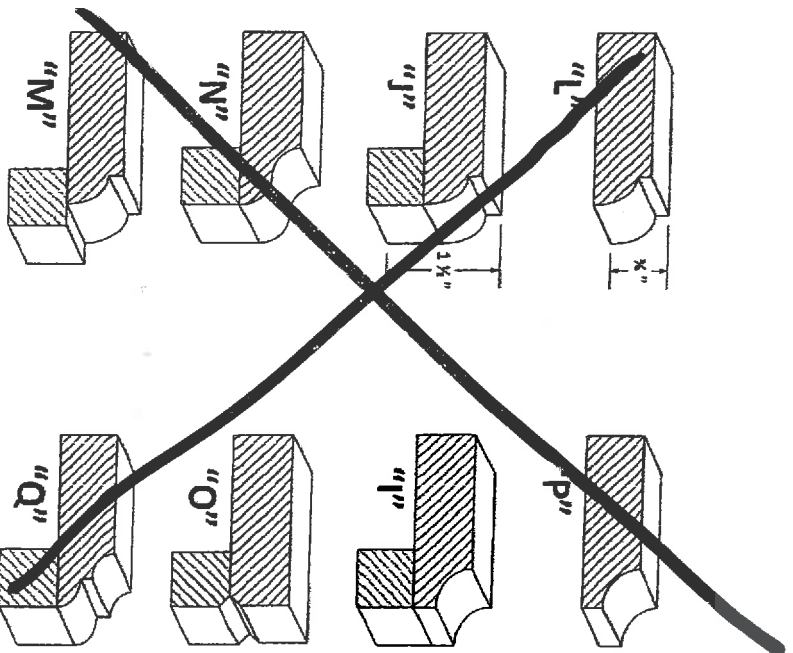
Prices and specifications are subject to change without notice. The patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage man door entries due to grade. Actual usable floor space may vary 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 [2304]

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



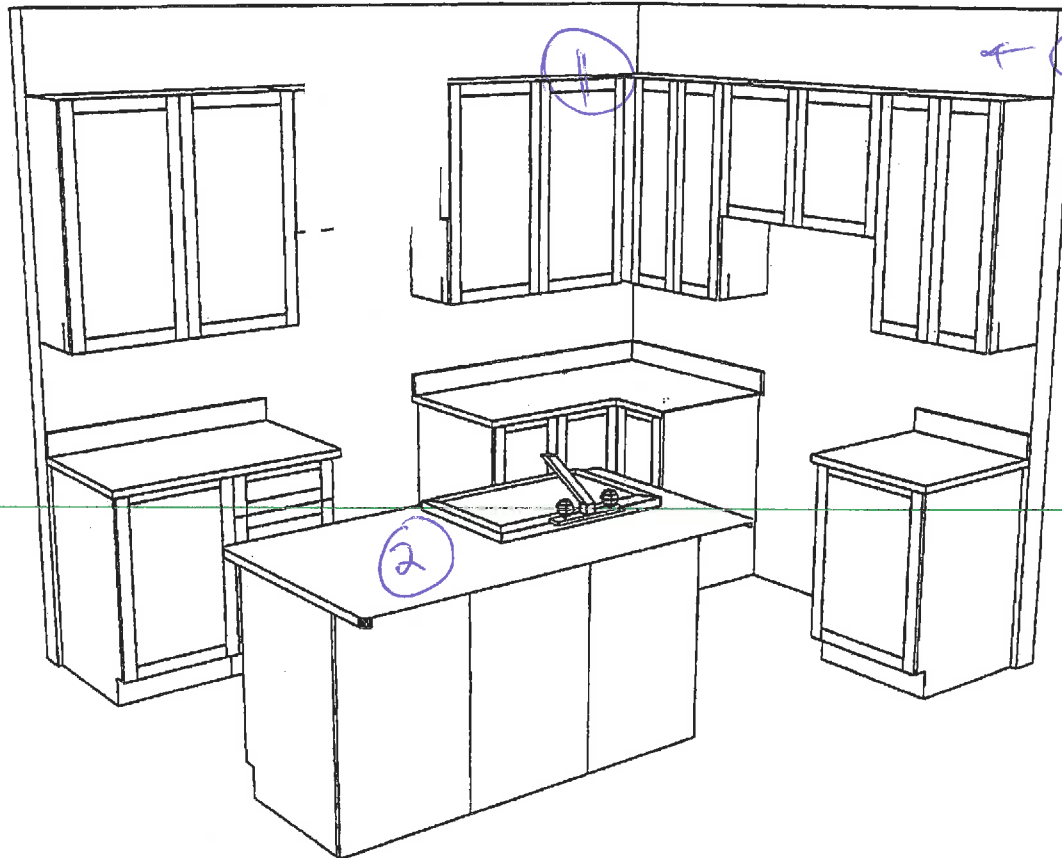
LOT 151-1 Pike River South.

① (UPG) (4) CABINETS
REGAL PLUS VENEZIA
MDF WHITE

2-304

② COUNTERTOP / ISLAND
(UPG) K-STONE K-309

+ ③ FURRING & CROWN
TO CEILING



JAN 23 2017

LOT 151-1 P.F. PINE RIVER SOUTH.

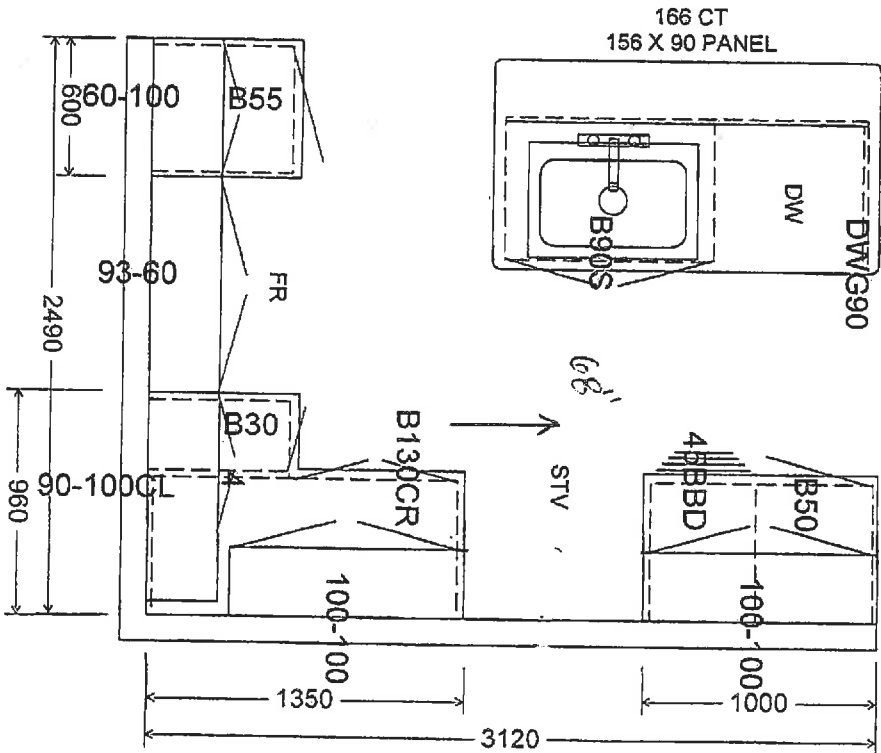
Pine River South

Lot 151-1

NEW IMAGE KITCHENS

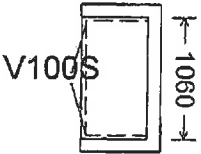
Scale:	Approved by:	Drawn by:
Date: 6/7/16		WACE
ZANCOR HOMES		Revised:
ANGUS SOUTH 2304		Drawing number:

21

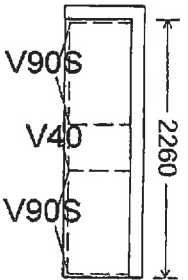


~~OPT LAUNDRY
DPPERS~~

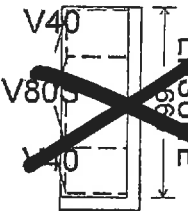
MAIN



ENSUITE



~~OPT 4 B/D
ENSUITE~~



~~ATTENS AT
LAUNDRY~~

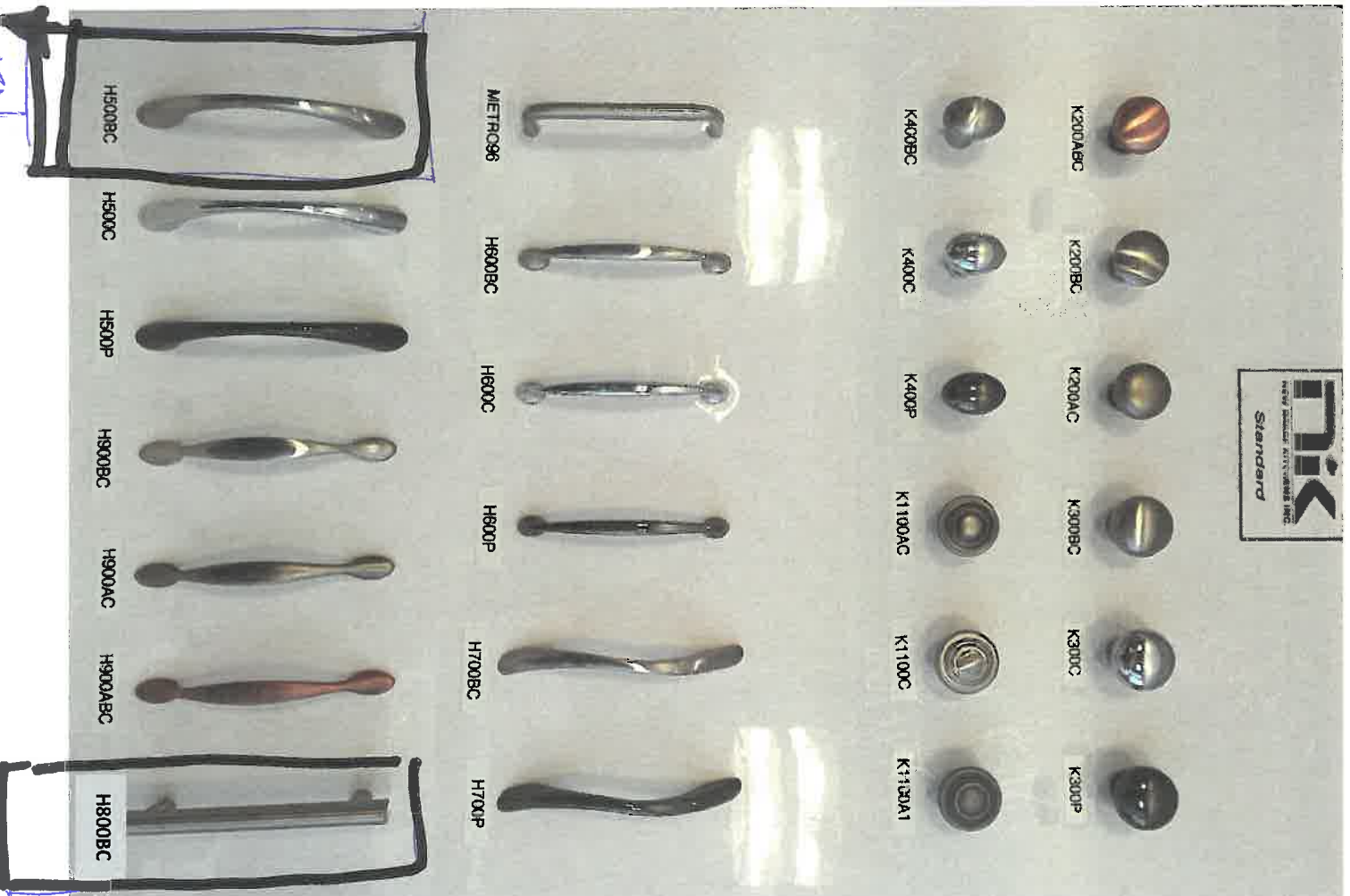


PIKE RIVER SOUTH.

LOT 151-1

STANDARD CABINET HARDWARE

(New Image Kitchens)



KITCHEN
& ISLAND

Q.

MASTER SUITE
BATHROOM

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

The River South
Lot 151-1

DATE:

January 7, 2017

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 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

JAN 20 2017

Purchaser Signature _____

J.B.

Date _____

January 7, 2017

Purchaser Signature _____

Date _____

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'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 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, felled-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, TARIOR and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

Five River South 151-1

SITE

LOT

DATE

January 7, 2017