


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 144L Model Type & Elevation : 30-02 IRIS ELEVATION A Purchasers Names : MICHAEL TROMBI AND ANGELICA SABBUN		
		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 tiled areas as per plan - SEE ITEM #2</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 - SEE ITEMS #1 AND #2</i>	-	Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
1/	OAK STAIRS IN LIEU OF CARPET GRADE, INCL OAK VENEER RISERS AND STRINGERS ✓	9-Jan-17	COLOURS
2/	UPGRADE MAIN FLOOR LEXINGTON LAMINATE TO HAZELWOOD OAK ***INCLUDES STAIN TO STAIRS ✓	9-Jan-17	COLOURS
3/	MASTER ENSUITE - BUILT IN TILE NICHE ✓ (14"x18")	9-Jan-17	COLOURS
4/	GAS LINE AND 15AMP, 40AMP WILL REMAIN ✓	9-Jan-17	COLOURS
5/	ELECTRICAL - ONE POT LIGHT IN KITCHEN WITH SEP SWITCH ✓	9-Jan-17	COLOURS
6/	ELECTICAL - GREAT RM - ONE POT LIGHT WITH SEP SWITCH ✓	9-Jan-17	COLOURS
7/	CABINETS - KITCHEN - ONE OPT PANTRY (24" DEEP) ✓	9-Jan-17	COLOURS
8/	ELECTRICAL - ADD A CAPPED CEILING LIGHT OVER KITCHEN ISLAND, STD KITCHEN LIGHT AND CAPPED LIGHT TO BE CENTERED OVER ISLAND AND BOTH TO BE CONNECTED TO STD KITCHEN SWITCH ✓	9-Jan-17	COLOURS
9/	LIGHTING - ALL LIGHTING TO BE CENTERED IN EACH ROOM AS PER DRAWINGS ✓	9-Jan-17	COLOURS
10/	LIGHTING - ALL BATHROOM VALANCE LIGHTING TO BE CENTERED OVER VANITY SINKS ✓	9-Jan-17	COLOURS
11/	DELETE ALL BATHROOM ACCESSORIES AND MIRRORS ✓	9-Jan-17	COLOURS

COLOURS
JANUARY 9 2017

Jan
(Signature)

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD CONT SLAB-VANILLA MILKSHAKE ✓	H800BC	BRONZITE-4971-52	STD		
Island	STD CONT SLAB-VANILLA MILKSHAKE ✓	H800BC	BRONZITE -4971K-52	STD		
Servery	N/A					
Master Ensuite	STD CONT SLAB-VANILLA MILKSHAKE ✓	H500C	INUKSHUK GREY-P-344LM	STD		
Main	STD CONT SLAB-STONE GREY ✓	H500P	CALCUTTA MARBLE-4925K-07	STD		
Twin	N/A					
Ensuite ###	NA					
Powder Room	N/A					
Laundry	N/A					
Basement Bath	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MELENA CARBON 13 X13 ✓					
Basement Foyer	N/A					
Powder Room	MELENA CARBON 13 X13 ✓					
Mud Room	N/A					
Main Hall	N/A					
Kitchen Floor	MELENA CARBON 13 X13 ✓					
Breakfast Floor	MELENA CARBON 13 X13 ✓					
Kitchen Bk.Splash	N/A					
Laundry	BASEMENT - N/A ✓					
Mstr Ensuite Floor	MELENA ICE 13 X13 ✓	ANCO CARRA				
Mstr Ensuite Shower	MELENA ICE 8 X10 ✓					
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	WHITE 2X2 ✓					
Master Shower Jamb	BIANCO CARRARA ✓					
Main Bath Floor	GRECO CINZA 13 X 13 ✓	ANCO CARRA				
Main Bath Tub Wall	MELENA CARBON 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		N/A				
Great Room	LAMINATE LEXINGTON HAZELWOOD OAK -TL21016					
Den/Study/parlour/Library		N/A				
Kitchen *(Waiver)		N/A				
Main Foyer *(Waiver)		N/A				
Main Hall	LAMINATE LEXINGTON HAZELWOOD OAK -TL21016					
Upper Hall	LAMINATE LEXINGTON HAZELWOOD OAK -TL21016 ✓					
Master Bedroom	PEARL WHITE -4576					
Bedroom 2	PEARL WHITE -4576					
Bedroom 3	PEARL WHITE -4576					
Bedroom 4	PEARL WHITE -4576					
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	DELETE ALL MIRRORS	Opt. Crown Moulding		N/A		
Bathroom Accessories	DELETE ALL ACCESSORIES	location		N/A		
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				PINE RIVER SOUTH	144L	

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.

45

MT

** PAGE 1 OF 2 **

Purchaser Initial

Vendor

STAIRS, RAILING & PICKETS & STAIR STAIN

PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living Room	WARM GREY	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Twin	N/A
Powder Room	WARM GREY	Basement	N/A


ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES

DISCLAIMER

A-5	MT
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A5 mT

AS
MI

Purchaser Signature	Date
	6/23/2014
Purchaser Signature	Date

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

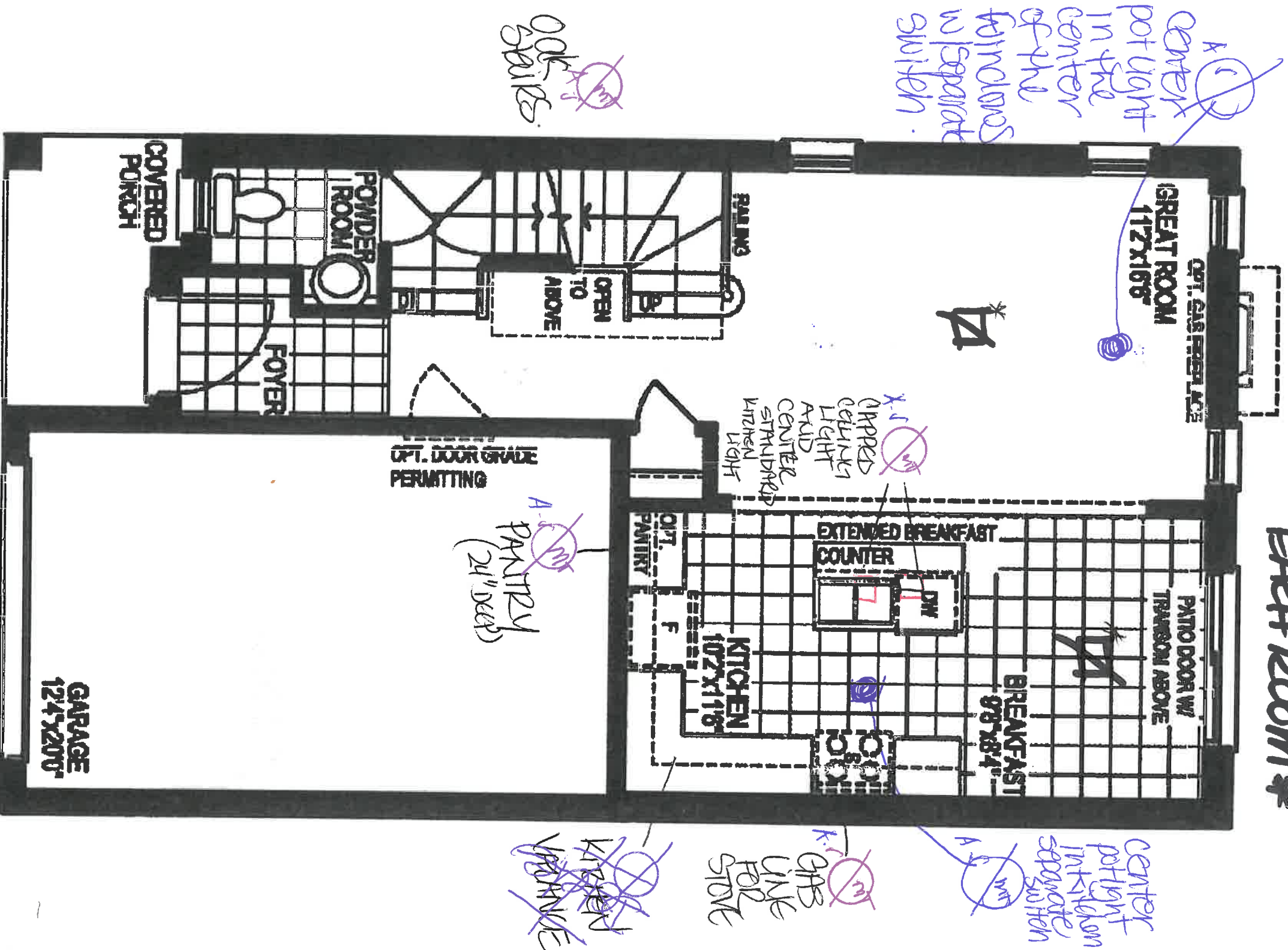


Date _____

JAN 09 2016

Date _____

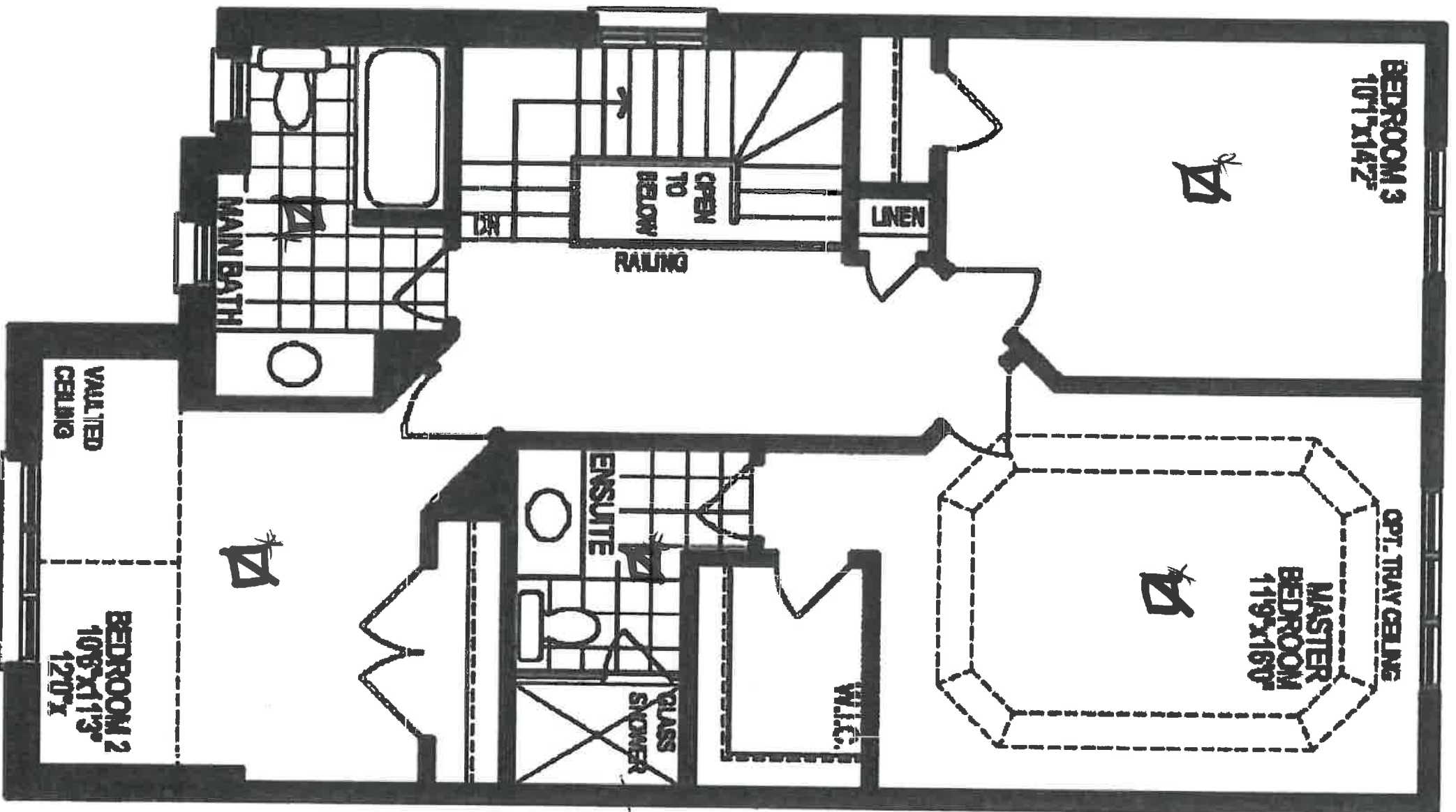
* ALL LIGHTING (STD) TO BE CENTERED IN EACH ROOM *



GROUND FLOOR PLAN, EL. 'A'

LOT 1444 IRS 30-02 A.

MULTIPLE UTILITIES TO BE CENTERED IN EACH ROOM



SECOND FLOOR PLAN, EL. 'A'

LOT 1444 RIS 30-02-A.

FON. WALL FOR OPT.
GAS FIREPLACE

UNFINISHED
BASEMENT

~~A 2 1/2"~~

OPT. BATH
ROUGH IN

~~A 2 1/2"~~

D
W

T

LOCATION
MAY VARY

FIREPLACE

HWT

UNEXCAVATED
OPT. COLD
CELLAR

UNEXCAVATED

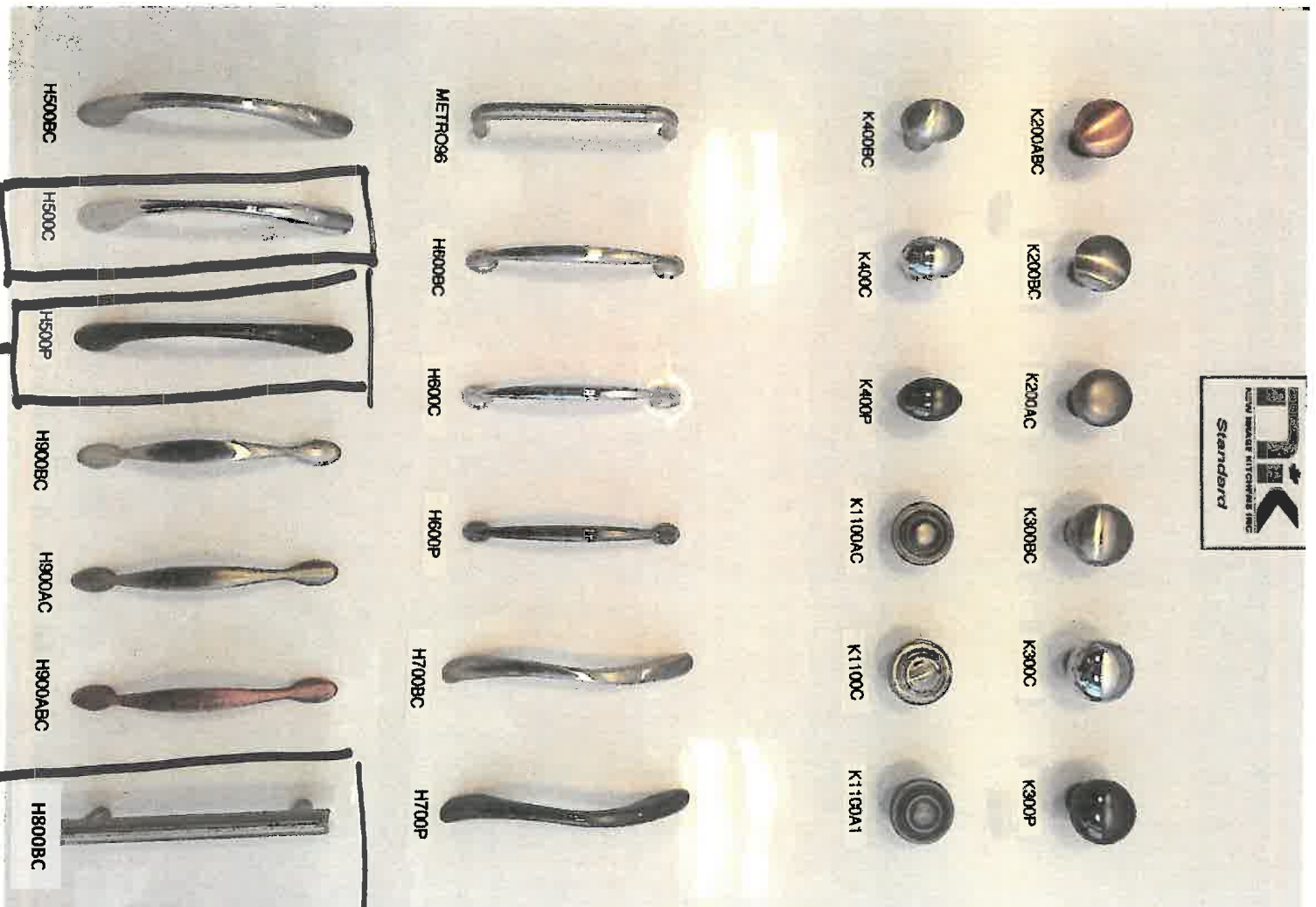
BASEMENT PLAN, EL. 'A'


LOT 144L 1215 30-02A.


LOT 144L

STANDARD CABINET HARDWARE

(New Image Kitchens)

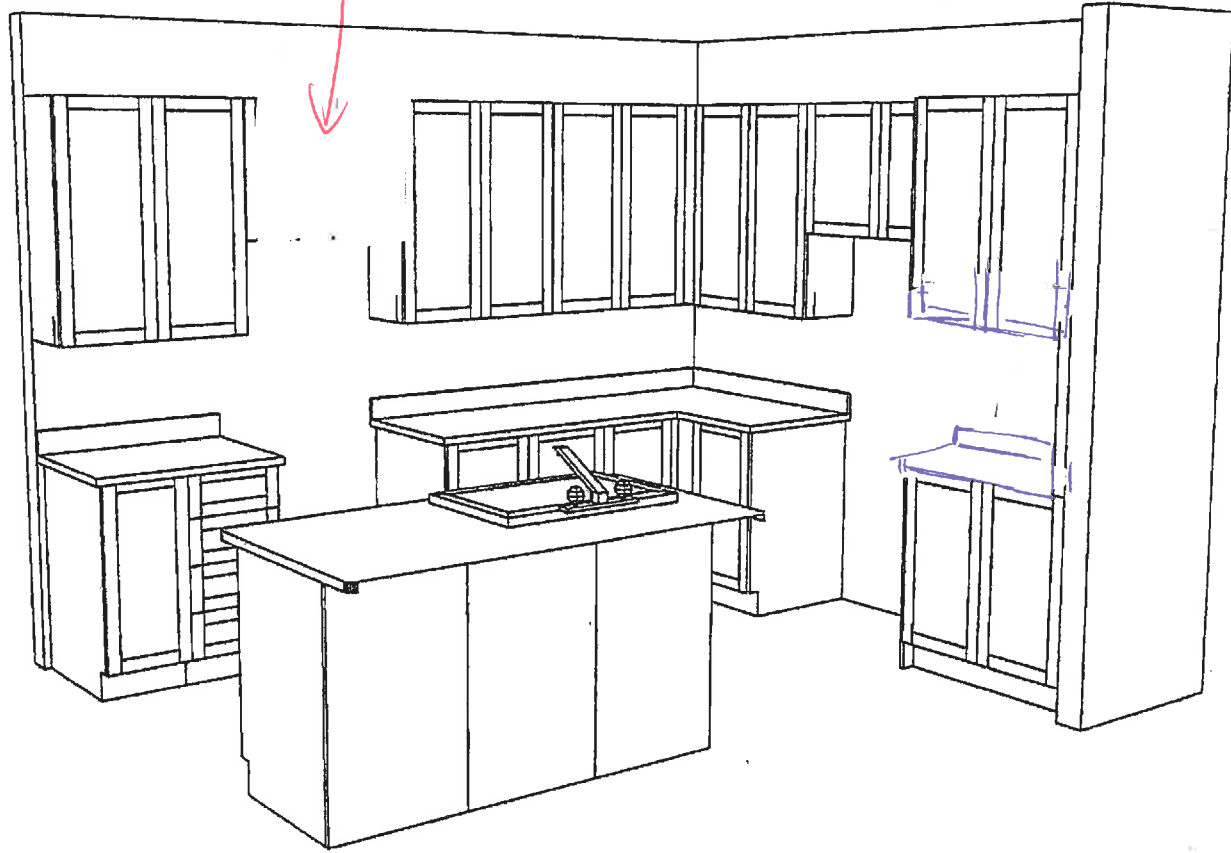


A-500  MASTER ENBAITE BATHROOM

A-600  KITCHEN & SLIPKID

3002

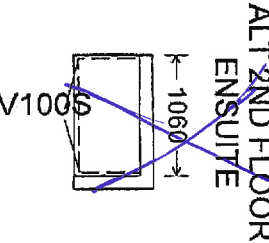
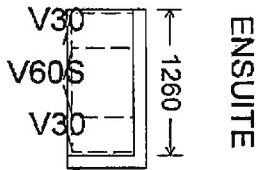
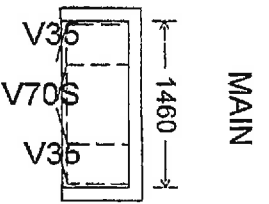
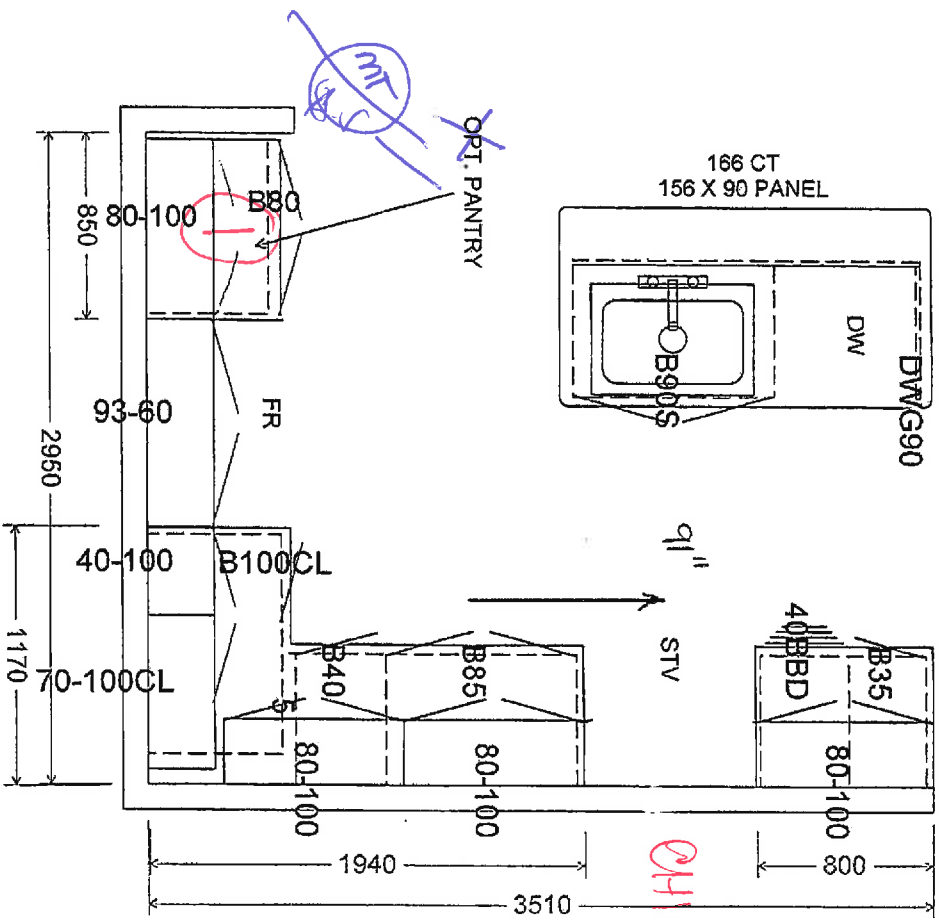
Chimney



LOT 1447



NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: VANCE	
Date: 6/7/16	Revised:	Drawing number:	
ZANCOR HOMES			
ANGUS SOUTH 3002			



LOT 1444 L

A-6 MT

Opt Pantry 24" D

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, 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****

P. Kerner
SITE

1444
LOT

Dec 23 2016
DATE



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

RD 1000 South 144L

DATE:

Dec 23/16

SITING:

☒ Standard

☐ Reverse

RANGE

- ☒ 30" (STD)
☐ 36"
☐ 48"
☐ GAS
☐ COOKTOP (APRON)
☐ COOKTOP (DROP IN)

☐ 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 _____
☐ 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 changes 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:

JAN. 30 2017

Appliance Specs RECEIVED

JAN. 21 2017.

Purchaser Signature

[Signature]

Date

Dec. 23. 2016

Purchaser Signature

[Signature]

Date

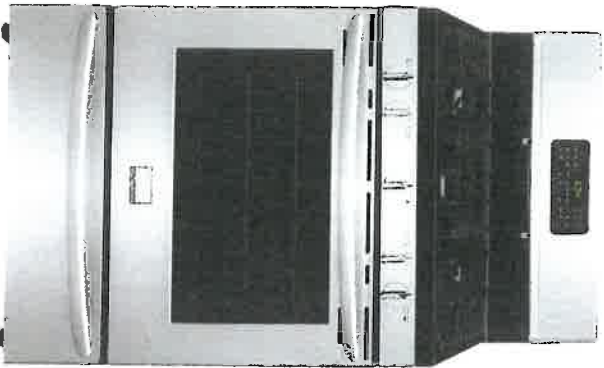
Dec. 23. 2016.

FRIGIDAIRE
GALLERY

LOT 1444 Price
Kyrer
South

Freestanding Range
FGGF30S58RF

30" Gas

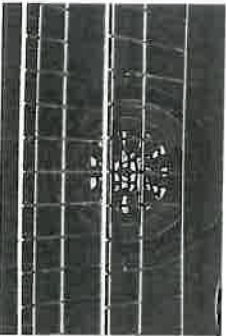


Griddle Included

Signature Features



Quick Preheat
Preheat in just a few minutes.¹



True Convection
Single convection fan circulates hot air throughout the oven for faster and more even multi-rack baking.



One-Touch Quick Self Clean
Your oven cleans itself — so you don't have to. Self clean options available in 2-, 3- and 4-hour cycles.



Smudge-Proof™ Stainless Steel
Resists fingerprints and cleans easily.

Product Dimensions

Height (Max.)	47-3/4"
Width	29-7/8"
Depth (Including Handle)	28-13/32"

More Easy-To-Use Features

Effortless™ Convection

Takes the guesswork out of convection cooking — our oven automatically adjusts standard baking temperatures to convection temperatures for consistent results.

Power Burner

Power Burner offers more power and faster boil time.

Effortless™ Temperature Probe with Auto Keep Warm

The Effortless™ Temperature Probe allows you to set the desired finished temperature and alerts you when that temperature has been reached. The oven then holds the desired temperature of the meat by switching to a Keep Warm function for better cooking results.

Continuous Corner-to-Corner Grates

Move heavy pots & pans without lifting with continuous, corner-to-corner grates.

Low Simmer Burner

Perfect for cooking delicate foods and sauces.

Precision Set™ Controls

Adjust heat levels more precisely, providing exceptional temperature control.

Sabbath Mode (Star-K® Certified)

Available in:

Stainless (F)	
Burners	
Right Front	18,000 BTU
Right Rear	5,000
Left Front	9,500
Left Rear	12,000
Centre Oval	10,000

¹Based on single rack cooking performance, not set temperature, using Quick Preheat.

FRIGIDAIRE
GALLERY.

Hot White Pine

Black
Grates

Freestanding Range

FGGF30S8RF 30" Gas

Features

Oven Control/Timing System	Express-Select® Controls
Surface Type	Black Porcelain
Sealed Gas Burners	Yes
Grates	Continuous Cast Iron w/Black Matte Finish
Window	Extra-Large
Exterior Door Finish	Smudge-Proof™
Handle Design	Stainless Steel
Exterior Finish (Side Panels)	Stainless Steel
Convection System	Black
Oven Cleaning System	True Convection
Drawer Functionality	Self Clean Storage

Oven Controls

Bake/Broil	Yes/Variable (400-550°F)
Effortless™ Convection Conversion	Yes
Convection Bake/Broil/Roast	Yes
Quick Bake Convection	Yes/No/Yes
Quick Preheat	Yes
My Favourite	
Effortless™ Temperature Probe	Yes
Pizza Button	Yes
Keep Warm	Yes
Add-a-Minute	
Delay Start	
Self Clean	2, 3, 4 Hours
Quick Clean Option	Yes
Delay Clean	2, 3, 4 Hours
Kitchen Timer/Timed Cook Option	Yes/No
Auto Oven Shut-Off	
Oven Lockout	Yes
Lower Drawer Control	

Cooktop Features

Right Front Burner (BTU)	18,000
Right Rear Burner (BTU)	5,000
Left Front Burner (BTU)	9,500
Left Rear Burner (BTU)	12,000
Centre Extra Zone Burner (BTU)	10,000

Oven Features

Capacity (Cu. Ft.)	5.0
Oven Light	1
Rack Configuration	3 Standard
Baking System	Even Baking Technology
Broiling System	Var-Broil™ Hi/Lo
Bake Burner/Broil Burner (BTU)	18,000/13,500
Drawer Racks	

Optional Accessories

LP Gas Conversion Kit	PN# GRLP4
Griddle	Included

Certifications

Sabbath Mode (Star-K® Cert.)	Yes
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Specifications

Oven Interior (H x W x D)	18-5/8" x 24-3/8" x 19-1/8"
Power Supply Connection Location	Left Bottom Rear
Gas Supply Connection Location	Right Bottom Rear
Voltage Rating	120V/60Hz/15A
Amps @ 120 Volts	15
Shipping Weight (Approx.)	215 Lbs.

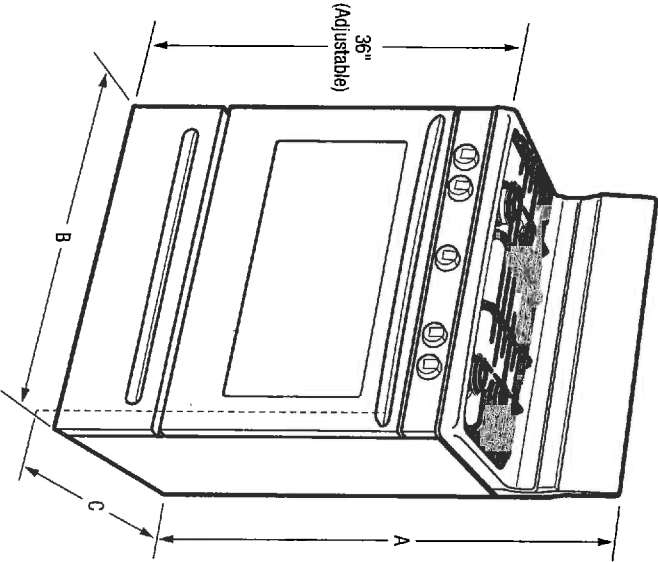
Product Dimensions

A - Height (Max.)	47-3/4"
B - Width	29-7/8"
C - Depth (Including Handle)	28-13/32"
Depth with Door Open 90°	46-5/8"

Cabinet Cutout Dimensions

Height (Standard)	36"
Width (Min.)	30"
Depth (Min.)	24"

NOTE: For planning purposes only. Always consult local and national electric and gas codes. Refer to Product Installation Guide for detailed installation instructions on the web at frigidaire.ca.



FRIGIDAIRE

CANADA • 5855 Terry Fox Way • Mississauga, ON L5V 3E4 • 1-800-265-8352 • frigidaire.ca
FGGF30S8RF 08/15

Accessories information available
on the web at frigidaire.ca

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Specifications
subject to change
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