


ANGUS

Item #	Construction Details ANGUS SOUTH: 150R Model Type & Elevation : 30-03 CHERRY ELEVATION A Purchasers Names : SHARIF KHALID AND SHAZIA JALIL		
		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 tiles areas as per plan SEE ITEM #4</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 ITEM #1 AND #4</i>	-	Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan SEE ITEM #6</i>		Bonus Package
1/	STAIRS - UPGRADE TO OAK STAIRCASE IN LIEU OF CARPET ✓	17-Jan-17	COLOURS
2/	ADD GARAGE MAN DOOR, IF GRADE PERMITS ✓	17-Jan-17	COLOURS
3/	CABINETS - ADD VANITY BANK OF DRAWERS IN MASTER ENSUITE ✓	17-Jan-17	COLOURS
4/	HARDOOD/STAIN - UPGRADE #1 MAIN FLOOR HARDWOOD INCLUDES STAINING OF OAK STAIRS ✓	17-Jan-17	COLOURS
5/	HARDWOOD - UPGRADE #1 OAK HARDWOOD 2ND FLOOR HALLWAY ✓	17-Jan-17	COLOURS
6/	UPGRADE TO FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF FRAMED ✓	17-Jan-17	COLOURS




ZANCOR HOMES COLOUR CHART

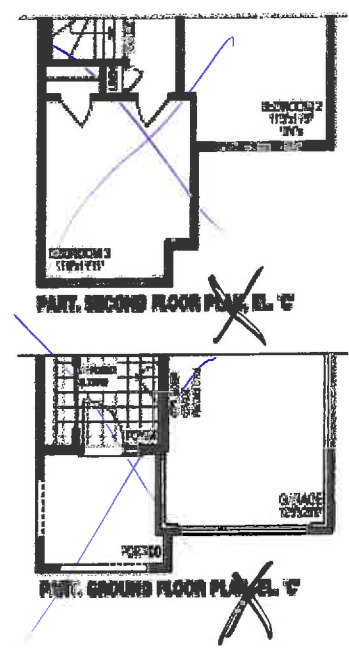
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CONT SLAB OAK ESPRESSO STAIN ✓	H 800 BC	CALCATTa MARBLE 4925K-07			
Island	CONT SLAB OAK ESPRESSO STAIN /	H800 BC	CALCATTa MARBLE 4925K-07			
Servrey	NA					
Master Ensuite	CONT SLAB OAK ESPRESSO ✓	H 800 BC	BRAZILIAN GRANITE 6222-58			
Main	300 SERIES WHITE PVC ✓	H 600 C	BRONZITE 4971K-52			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO IVORY 13 X 13 ✓					
Basement Foyer	NA					
Powder Room	GRECO IVORY 13 X 13 ✓					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	GRECO IVORY 13 X 13 ✓					
Breakfast Floor	GRECO IVORY 13 X 13 ✓					
Kitchen Bk.Splash	NA					
Laundry	MELINA CARBON 13 X 13 ✓					
Mstr Ensuite Floor	NEW ALBION TAUPE 13 X 13 ✓			PER ROY		
Mstr Ensuite Shower	NEW ALBION TAUPE 8 X 10 ✓		YES			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 BONE ✓					
Master Shower Jamb	PERLATO ROYALE ✓					
Main Bath Floor	MELINA CARBON 13 X 13 ✓			PER ROY		
Main Bath Tub Wall	MELINA CARBON 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/LAMINATE						
Living Room	NA					
Dining Room	NA					
Family/Great Room	VINTAGE U -LOC SELECT V PEARL RED OAK COCOA 4 1/4" UPGRADE # 1					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Stairs	VINTAGE U -LOC SELECT V PEARL RED OAK COCOA 4 1/4" UPGRADE # 1					
Upper Hall	VINTAGE U -LOC SELECT V PEARL RED OAK COCOA 4 1/4" UPGRADE # 1					
Master Bedroom	PERFORMA 111 WHITE MINK # 4520					
Bedroom 2	PERFORMA 111 WHITE MINK # 4520					
Bedroom 3	PERFORMA 111 WHITE MINK # 4520					
Bedroom 4	NA					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
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				SITE & LOT		
FOR TRADE USE				ANGUS SOUTH 150R		
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 OAK STAIRS COCOA			
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	BIRCH	Master Beds	BIRCH	
Living Room	NA	Bedroom 2	BIRCH	
Dining Room	NA	Bedroom 3	BIRCH	
Family/Great room	BIRCH	Bedroom 4	NA	
Den/Study	NA	Master Ens.	BIRCH	
Main/Upper Hall	BIRCH	Main	BIRCH	
Laundry	BIRCH	Twin	NA	
Powder Room	BIRCH	Basement	NA	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD		
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Main/Twin	STANDARD	STANDARD		
2nd Ensuite	NA			
BASEMENT	NA			
Other				
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 BRQ	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				
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: ANGUS SOUTH		CHERRY 30-3-A	LOT: 150R	
PURCHASER(S):		Sharif Khalid Shazia Jaili		
HOME #/CELL #		647 771 4830		
EMAIL:				
DÉCOR NOTES				
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.				
ZANCOR HOMES		Purchaser Signature		
DÉCOR Consultant Signature		Date		
Vendor Signature		Date		

SCHEDULE "A"
FLOOR PLAN

Lot 150R
Dec 2/16.
x —
gr

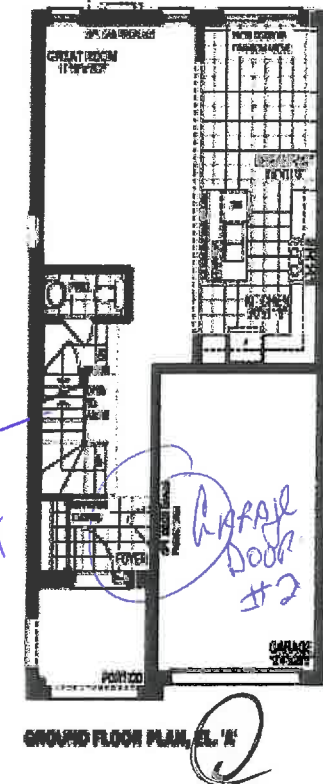
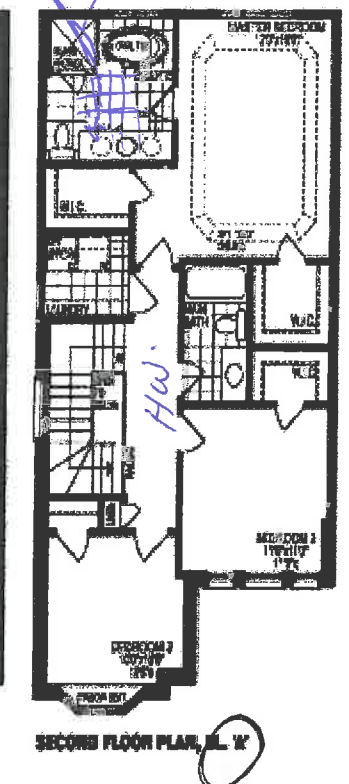
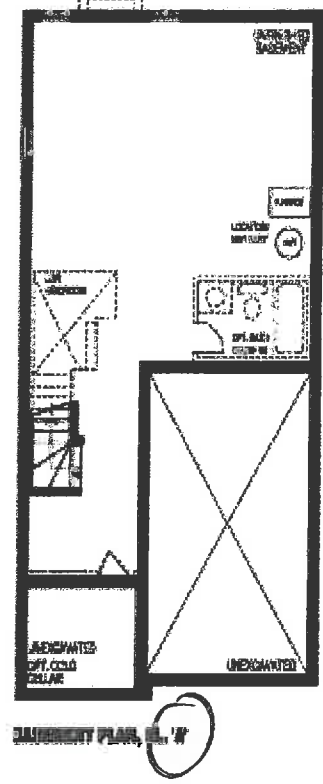
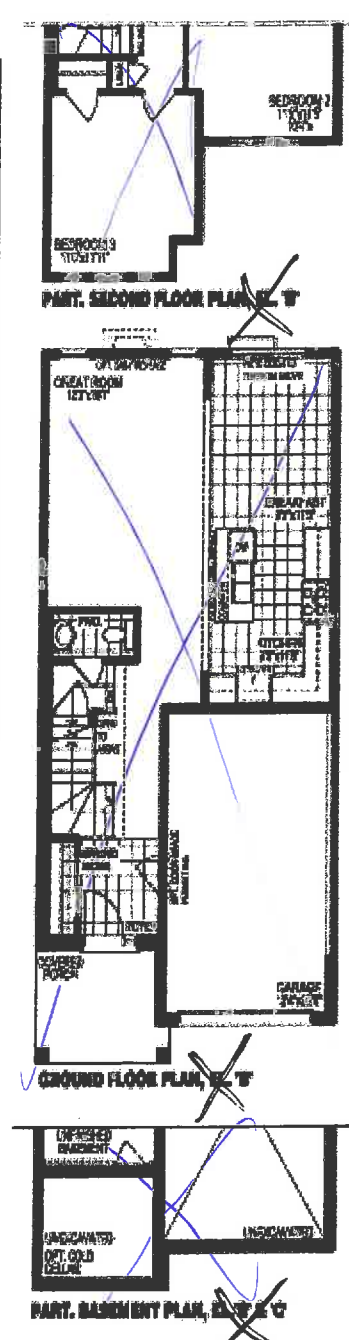


THE CHERRY

(Unit 3023)

1675 sq. ft. Elev. A
1770 sq. ft. Elev. B
1770 sq. ft. Elev. C

Prices and specifications are subject to change without notice. This schedule may vary. Window sizes and location may vary. Location of fixtures and water tank are approximate. Steps may be required at front entrance, rear entrance and garage mass door entrance due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Room descriptions may change with style choices. See Sales representation for Style B and/or C. All measurements are artist's concept. E & O.R. (2008)



#3 MASTEREN SUITE
VANITY (AS PER SPEC)
BANK OF DRAWERS #7
#1 FRAMELESS SHOWER
IN MASTER ENSUITE

Vendor's Initials

#1 OAK STAIRS
IN LIEU
OF CARPET

Garage
Door #2



Purchaser's Initials

Purchaser's Initials

3003

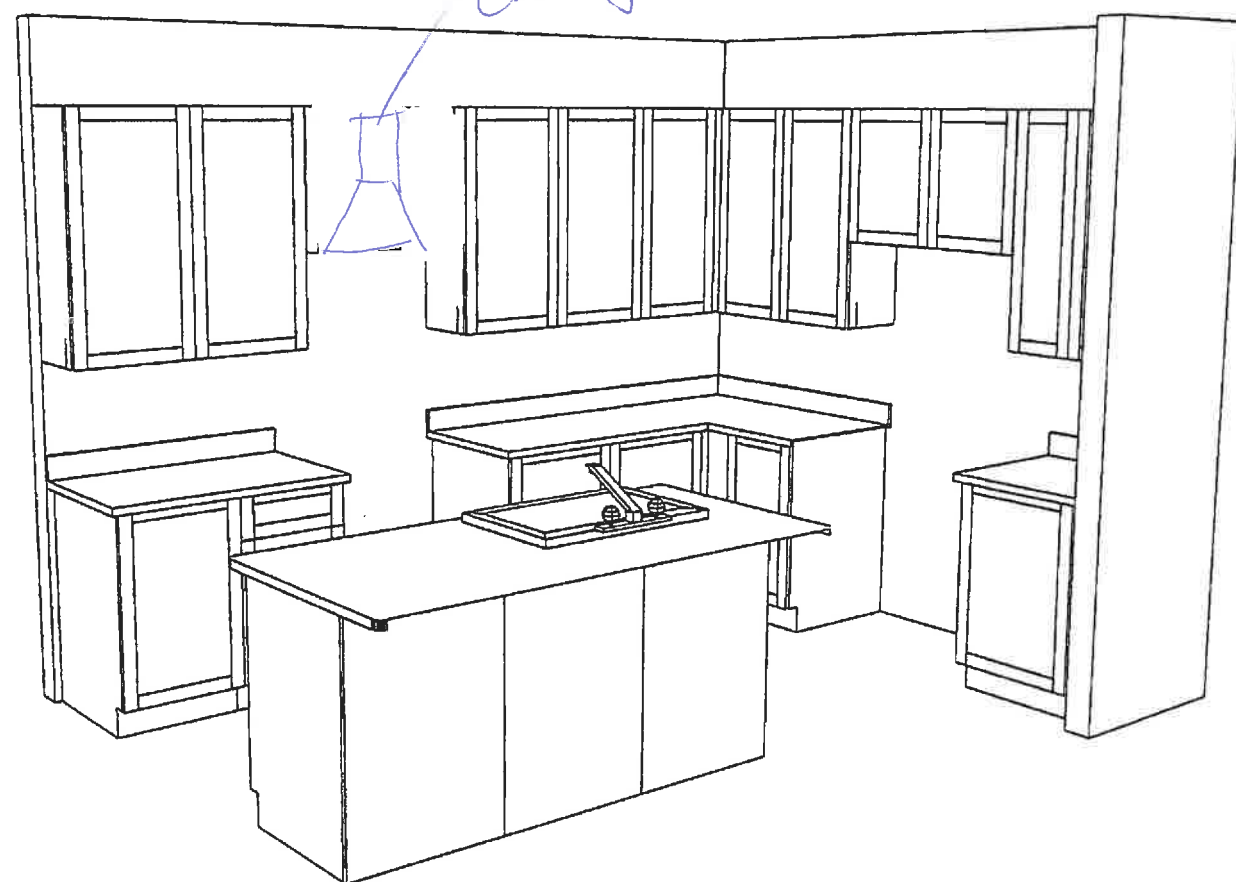
Standard
Chemmy Hood

Lot 150R

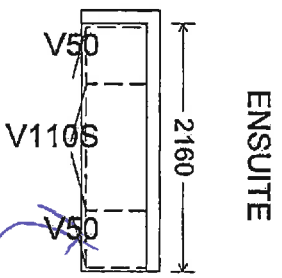
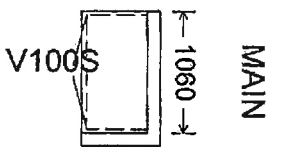
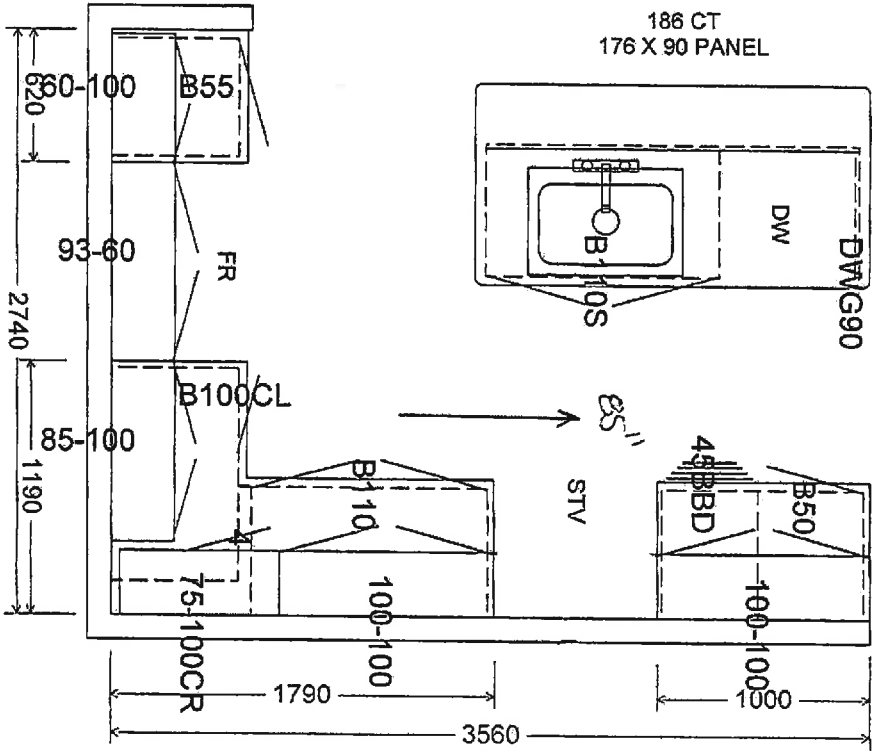
Dec 2/16

NO Changes

SK



NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: VINCE	
Date: 07/16	Revised:		
ZANCOR HOMES			Drawing number:
ANGUS SOUTH 3003			



MSICE

Bank of

Drawers

See 2/16

lob 150

g/c

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1508 Angus Rd DATE: Dec 2/16

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 _____

Date _____

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.

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 / 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.

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 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 Argus South

LOT 150R

DATE Dec 2/16