

ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 35	Model Type & Elevation : 40-04 BASSWOOD ELEV. B	Purchasers Names : AMANDA OSMOND AND RICHARD OSMOND
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 tiles areas as per plan		Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
Included	USB Outlets (1) Kitchen (1) Master Bedroom		Bonus Package
Included	3-1/4" NATURAL OAK PREFINISHED ENGINEERED HARDWOOD TO MAIN FLOOR (EXCLUDES TILES AREAS AND BEDROOMS) - SEE ITEM #2		
Included	OAK STAIRS IN LIEU OF CARPET GRADE - SEE ITEM #1		
1/	OAK STAIRS - STAIN TO MATCH AS POSSIBLE TO HARDWOOD COLOUR	2-Mar-17	COLOURS
2/	HARDWOOD - UPGRADE #2 IN MAIN FLOOR AREAS (NON-TILED)	2-Mar-17	COLOURS
3/	GARAGE MAN DOOR - DOOR GOING INTO LAUNDRY ROOM AREA - 2 RISER SUNKEN LAUNDRY ROOM	2-Mar-17	COLOURS
4/	BASEMENT WINDOWS - INCREASE 2 REAR BASEMENT WINDOWS (30" X 24") IN LIEU OF STD (SEE SKETCH)	2-Mar-17	COLOURS
5/	MIRRORS - DELETE ALL MIRRORS THROUGHOUT	2-Mar-17	COLOURS
6/	TILES - DELETE ALL WHITE CERAMIC ACCESSORIES	2-Mar-17	COLOURS

COLOURS - ANGUS SOUTH LOT 35
MARCH 2, 2017

CHECKED BY WJ LIPS MARCH 8.2017



Date

Note

CODE # P-344-LM

MAR 02 2017
PAGE 1 OF 2
2/17/2017

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				OAK STAIRS	
Stair Stain / Species:		STAIR STAIN FINISH TO BE RED OAK ANTIQUE BROWN TO FINISHED AREAS			
		AND OAK PICKETS, HANDRAIL, AND NOSING, AS CLOSE AS POSSIBLE			
Main to 2nd Railing Details:		STANDARD			
Main to Basement Railing Details:		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	
			Bedroom 2	WARM GREY	
Dining Room		WARM GREY	Bedroom 3	WARM GREY	
Great Room		WARM GREY	Bedroom 4	WARM GREY	
			Master Ens.	WARM GREY	
Main/Upper Hall		WARM GREY	Main	WARM GREY	
Laundry		WARM GREY			
Powder Room		WARM GREY			
PLUMBING- UPGRADES TO BE DETAILED ON PES					
FIXTURES		FAUCETS	NOTES		
Kitchen		STANDARD			
Powder Room		STANDARD			
Master Ensuite		STANDARD			
Main		STANDARD			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES					
Appliance Package received in 'Schedule E'		YES / NO	Package Name:		
GAS LINE		UPG (SEE PES)	DECLINED	NOTES	
		NO	✓		
WATERLINE to Fridge		NO	✓		
Hood Fan Venting SIZE 6"		YES	✓	BUILDERS STANDARD	
ELECTRICAL for Built-in Oven		NO	✓		
ELECTRICAL for Built-in Micro / OTR		NO	✓		
ELECTRICAL for Gas Stove / Cooktop		NO	✓		
ELECTRICAL for Bar Fridge		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 Vendors selection must be accepted by the purchaser			WAO		
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			WAO		
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			WAO		
SITE:	PINE RIVER SOUTH	LOT: 35			
PURCHASER(S):	AMANDA OSMOND RICHARD OSMOND				
HOME #/CELL #	705-795-8166				
EMAIL:	amanda.i.byrne@gmail.com				
DÉCOR NOTES			Purchaser Signature	Date	
			17 Feb 2017		
			Purchaser Signature	Date	
			02/17/17		
			Décor Consultant Signature	Date	
			17 Feb 2017		
Any upgrades in the colour chart must be accompanied with a PES.		ZANCOR HOMES			
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 ***					

This floor plan shows a house with the following rooms and features:

- GREAT ROOM:** 16'3" x 13'5". Includes a fireplace and a gas prep area. Handwritten note: "UGP (22) Hardwood".
- DINING ROOM:** 11'5" x 13'4". Includes a half wall. Handwritten note: "UGP (22) Hardwood".
- BREAKFAST:** 13'5" x 10'5". Includes an extended breakfast counter.
- KITCHEN:** 13'5" x 8'4". Includes a sink and a window.
- LAUNDRY:** Includes a window.
- POWDER ROOM:** Includes a toilet and a sink.
- FOYER:** Includes a staircase.
- GARAGE:** 18'6" x 20'0".
- COVERED PORCH:**

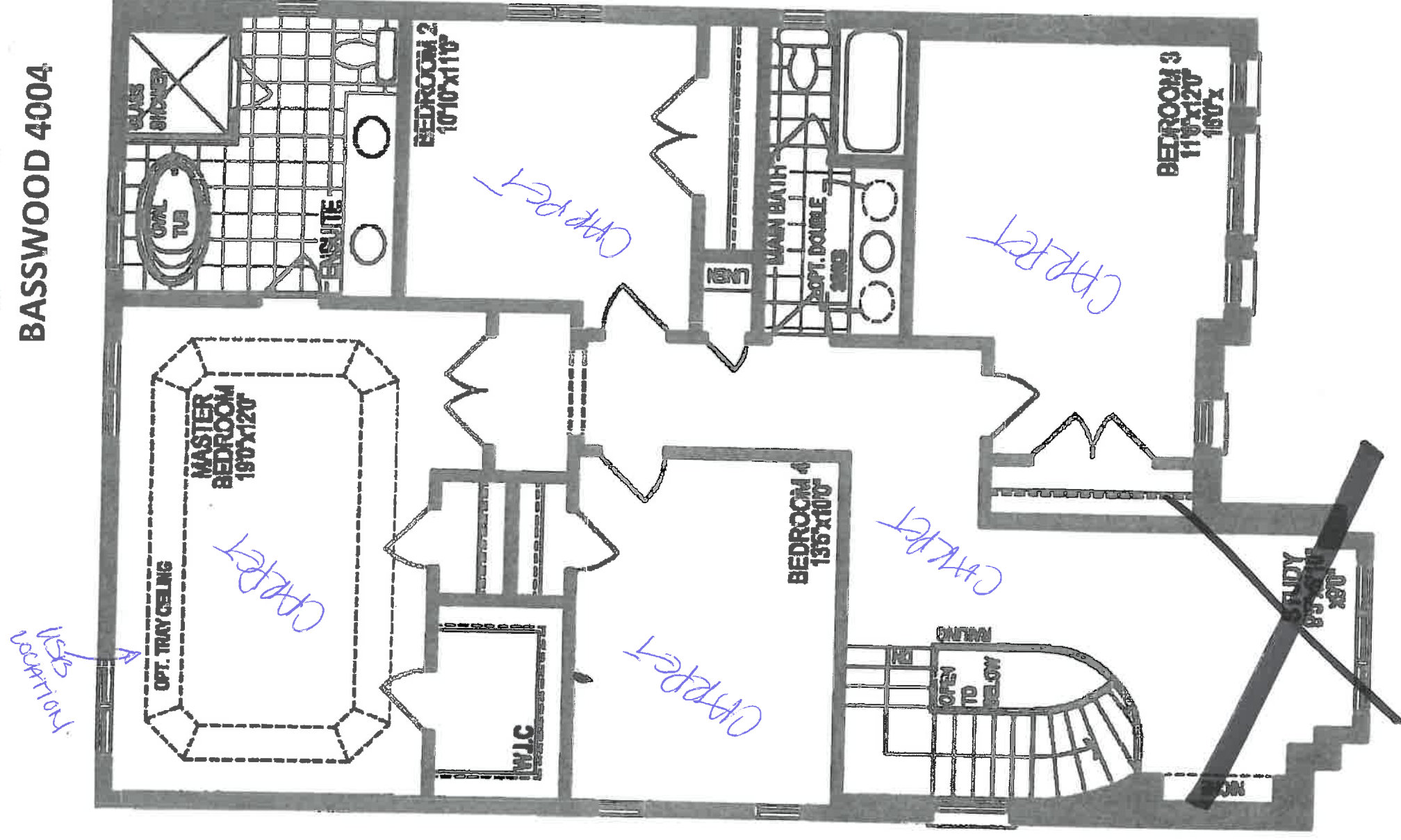
Handwritten notes in blue ink include:

- "UGP (22) Hardwood" in the Great Room and Dining Room.
- "USB LOCATION!" with an arrow pointing to the wall between the Dining Room and Kitchen.
- "GND TO LAUNDRY ROOM AREA" with a red arrow pointing from the Foyer area to the Laundry Room.
- "OPT. DOOR GROUND PERMITTING" with a red circle around the door to the Laundry Room.

Other features include a fireplace, a gas prep area, a half wall, a staircase, and a covered porch.

Lot 35 Pine River bath.

BASSWOOD 4004



SECOND FLOOR PLAN, EL. 'A'

40' DESIGN

4 BED / 2.5 BATH

[illegible]ZANCOR
HOMES

INCREASE
BOTH WINDS
TO 36 "X 24" .



3PC
Rowett-115

OPT. SECOND LEVEL
LAUNDRY STYLE 'A'

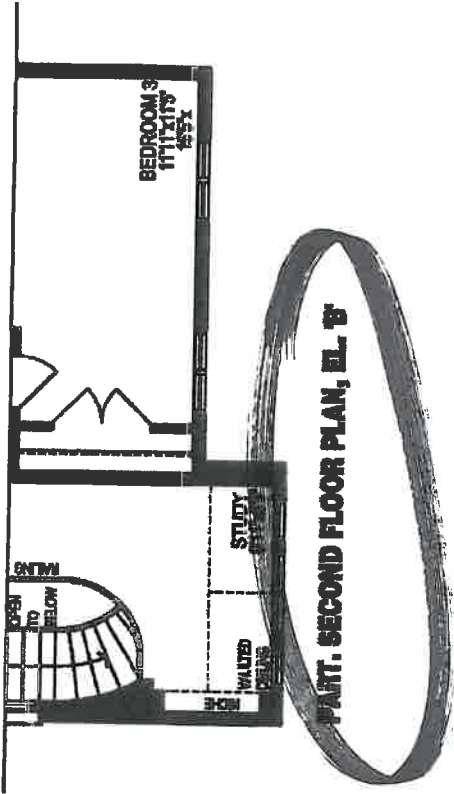
LOWER LEVEL STYLE 'A'

hot 35 - fine River growth.

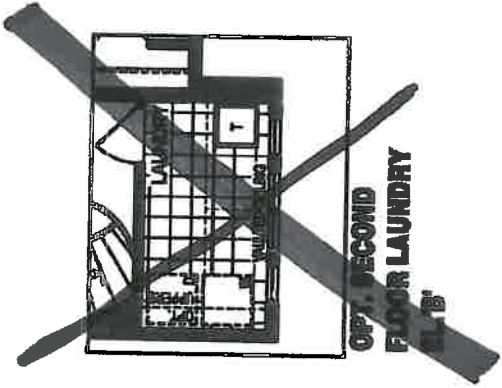
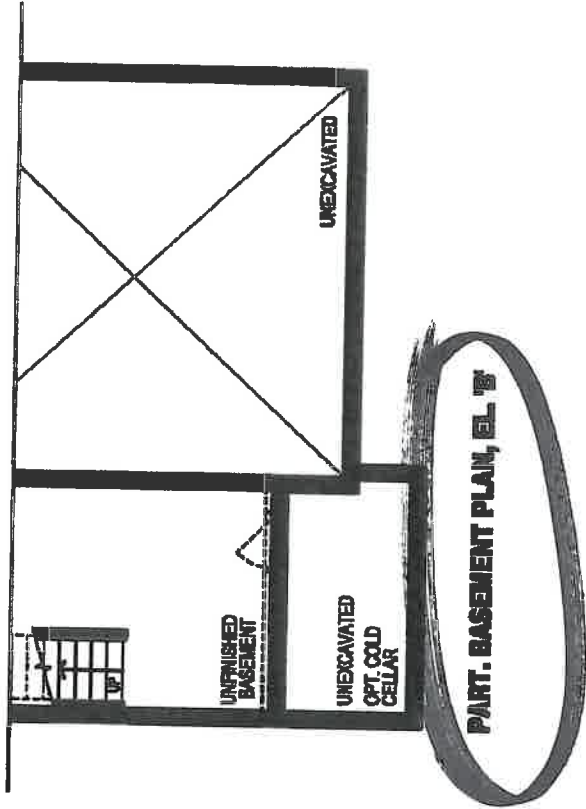
BASSWOOD 4004

Riverbush South

2nd Floor 22
De



22
De *Basement*



THE BASSWOOD

[Unit 4004]

~~2515 sq. ft.~~ | ~~2475 sq. ft.~~
~~Elev. A~~ | ~~Elev. B~~

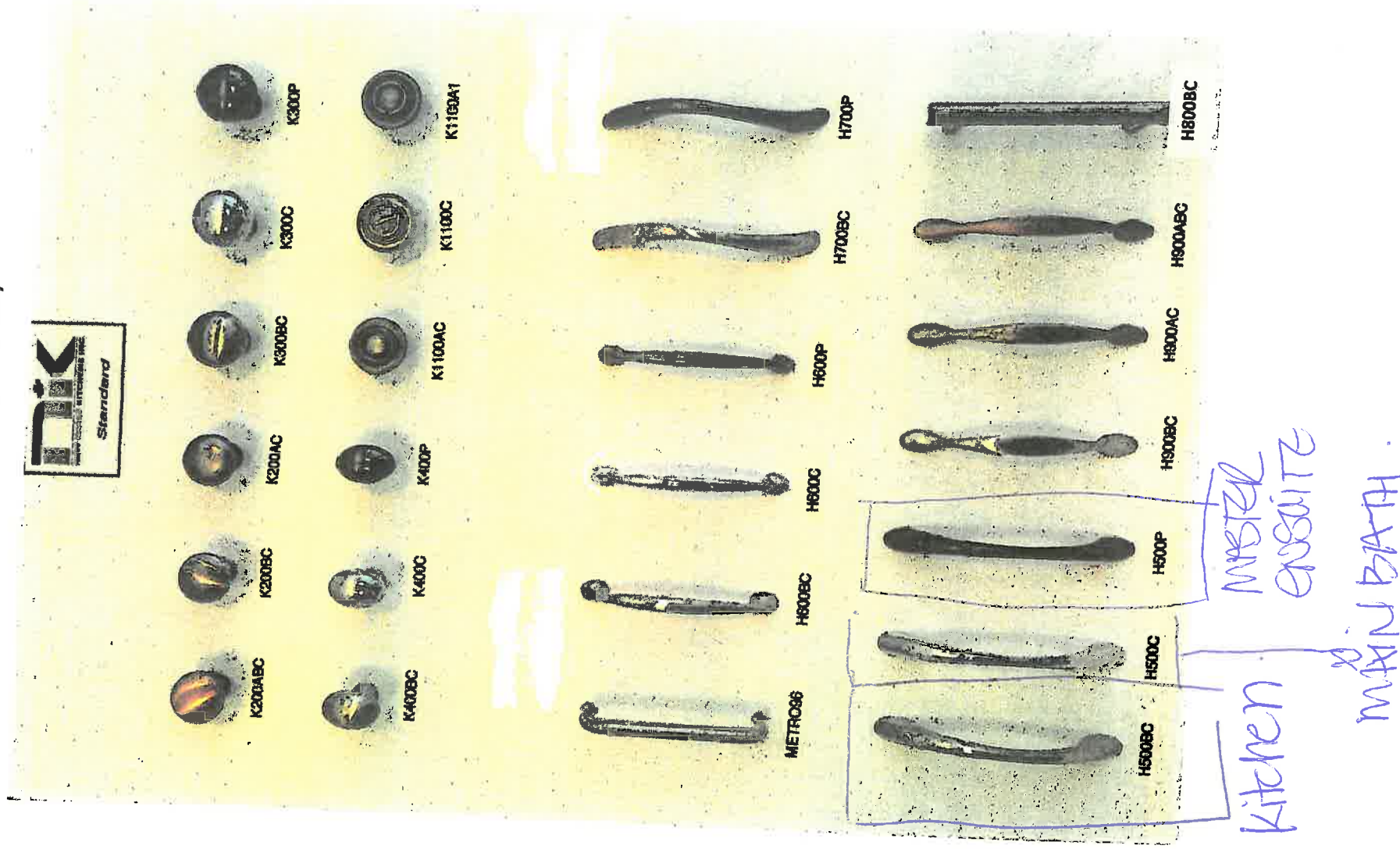
Prices and specifications are subject to change without notice. The parties may vary. Wind sizes and location may vary. Location of furnace and water tank are approximate. Steps may required at front entries, rear entries and garage man door entries due to grade. Actual useat floor space may vary from the stated floor area. All stated dimensions are approximate. Rox dimensions may change with style chosen. See Sales representative for Style B and/or C. J renderings are artist's concept. E & O.E [4004]

22
De *lot 35*
Pine Riverbush

Lot 35 Pine Lrvel bath

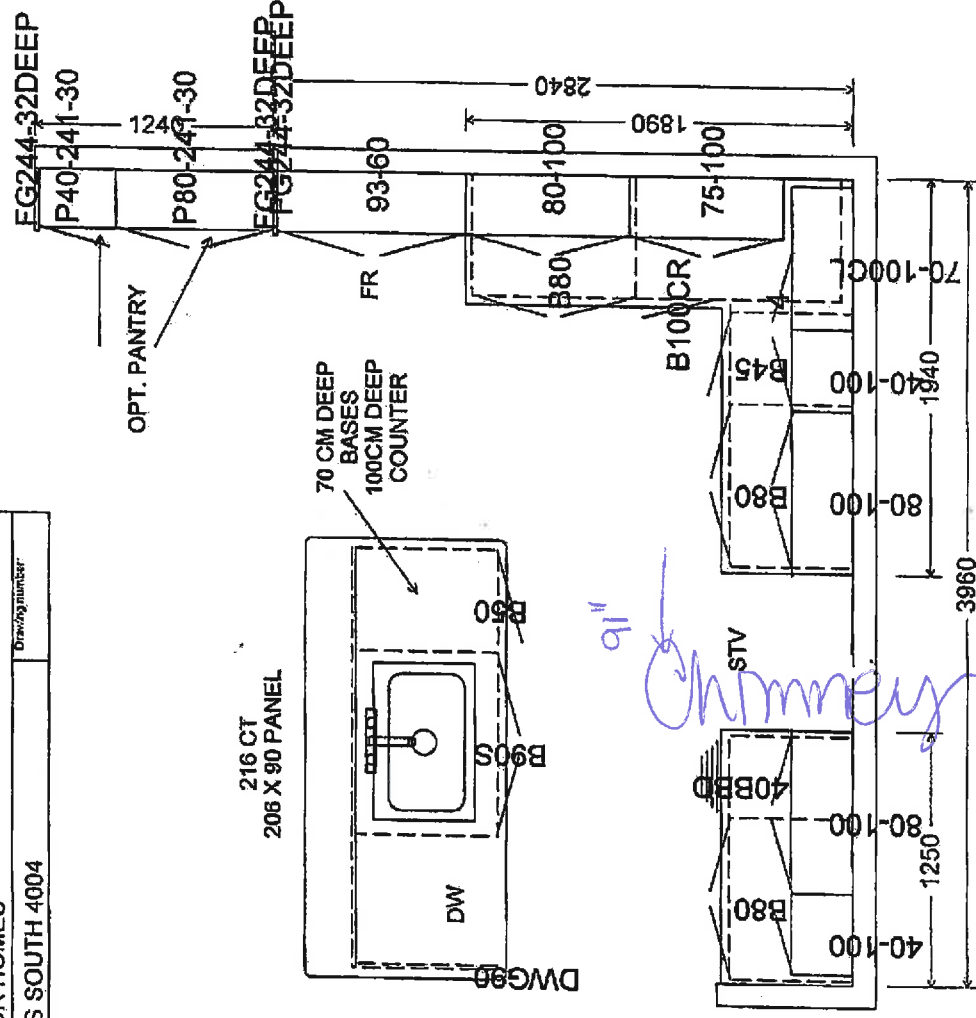
STANDARD CABINET HARDWARE

(New Image Kitchens)

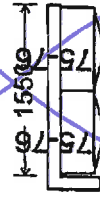


lot 35
Angus River South

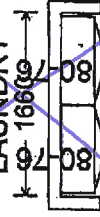
NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 8/22/2018	RD/RS
ZANCOR HOMES	
ANGUS SOUTH 4004	



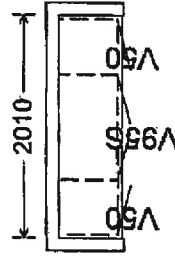
~~OPT LAUNDRY~~



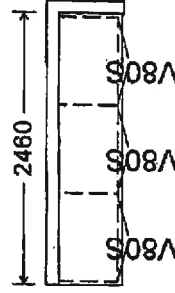
~~OPT 2ND FL. LAUNDRY~~

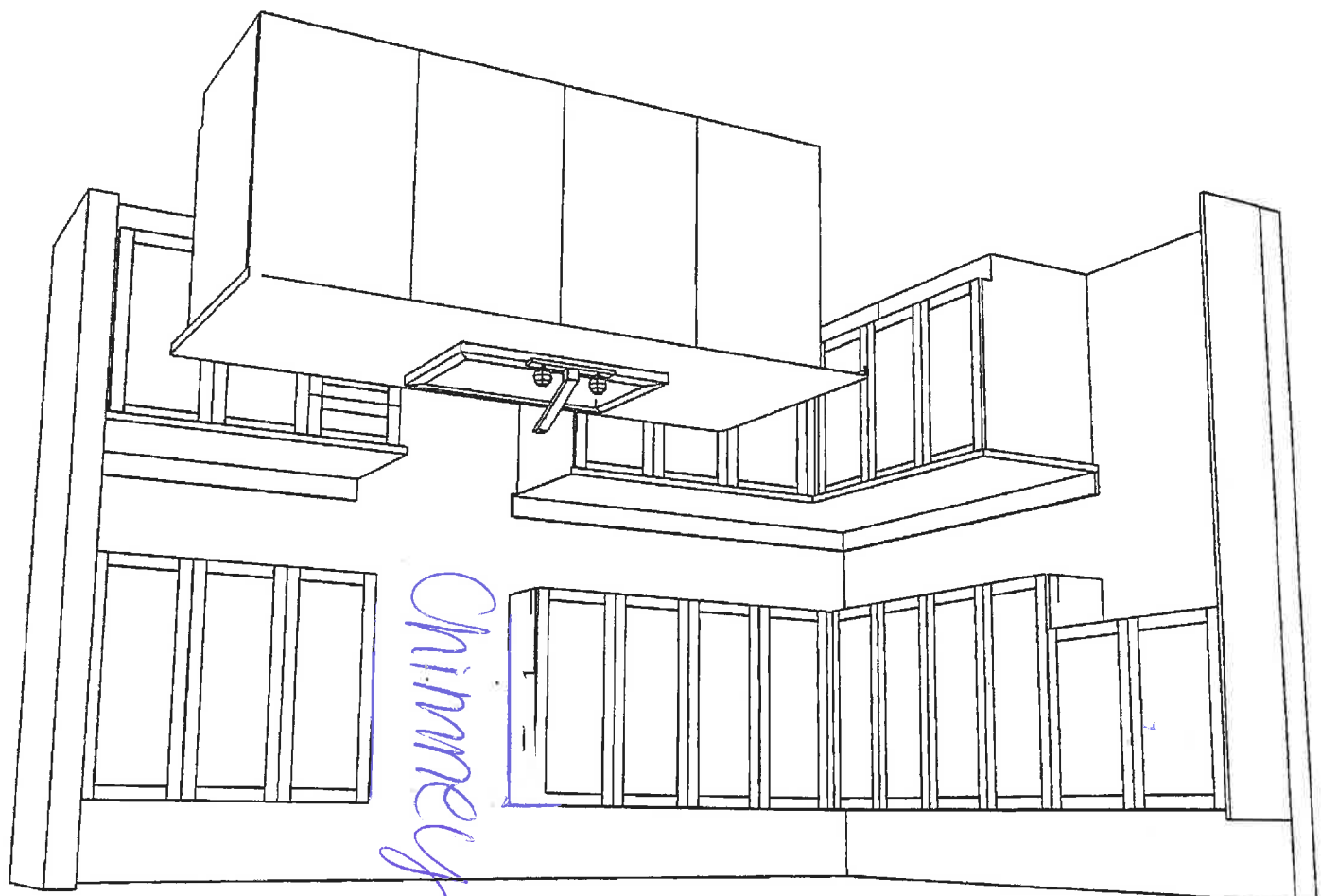


MAIN



ENSUITE





Chimney.

4004

Lot 35 Pine River South.



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.

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 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****

Pine River South

SITE

LOT 35

LOT

Feb 17 2017

DATE



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

LOT 35, Pine River South

DATE:

FEB 17, 2017

SITING:

☒ Standard

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ AMPS

☐ COOKTOP (APRON)

☐ AMPS

☐ COOKTOP (DROPIN)

☐ AMPS

REFRIGERATOR

☒ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☐ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

WALL OVENS

☐ 30"

☐ SINGLE

☒ AMPS

☐ DOUBLE

☐ AMPS

☐ STEAM OVEN

☐ AMPS

☐ WARMING DRAWER

☐ AMPS

MICROWAVES

☐ BUILT IN MICRO

☒ AMPS

☐ MICRO TRIM KIT

☐ MODEL

☐ OVER THE RANGE

☐ AMPS

☐ MICRO SHELF

☐ AMPS

HOOD FANS

☒ CHIMNEY (CENTRE VENT)

☒ 6 INCH (STD)

☐ UNDER CABINET

☐ 8 INCH

☐ FLUSH INSET

☐ 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 are DUE:

2 WEEKS FROM SIGNED DATE BELOW – Specs received after this date, if accepted and changes are required, an administration fee of minimum \$250 will apply

Appliance Specs
RECEIVED

MARCH 1, 2017

Purchaser Signature

[Signature]

Purchaser Signature

[Signature]