


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 126R ✓ Model Type & Elevation : 30-03 CHERRY ELEV. B ✓ Purchasers Names : HOAI HOANG ✓		
		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 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) ✓		INCL IN OFFER
Included	OAK STAIRS IN LIEU OF CARPET GRADE - SEE ITEM #4 ✓		INCL IN OFFER
1/	ELECTRICAL - SMART TECH- GREAT/FAMILY ROOM - 5.5FT ELECTRICAL OUTLET (SEE SKETCH)	27-Feb-17	PURCHASER EXTRA
2/	WINDOWS - (1) TRIPLE PANE WINDOW APPROXIMATELY 84" X 64" IN LIEU OF 2 SINGLE PANE WINDOWS IN GREAT ROOM (SEE SKETCH)	2-Mar-17	COLOURS
3/	PLUMBING - ADD WATER LINE TO FRIDGE	2-Mar-17	COLOURS
4/	OAK STAIRS - TO BE LEFT UNFINISHED (PURCHASER TO FINISH AFTER CLOSING)	2-Mar-17	COLOURS

5/ ELECTRICAL OUTLET OVER FIREPLACE 5.5FT AS PER SMARTTECH

PURCH. EXTRAS



ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC CHOCOLATE BROWN ✓	H 700 P	ARGENTO ROMANO 6697-46			
Island	300 SERIES PVC CHOCOLAT BROWN ✓	H 700 P	ARGENTO ROMANO 6697-46			
Servery	NA					
Master Ensuite	300 SERIES PVC TUXEDO ✓	H 700 BC	MADURA PEARL 4922K-52			
Main	300 SERIES PVC CHOCOLAT BROWN ✓	H 700 P	BORDEAUX JUPARNA 4929K-52			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	NEW ALBION GREY 13 X 13 ✓					
Basement Foyer	NA					
Powder Room	NEW ALBION GREY 13 X 13 ✓					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	NEW ALBION GREY 13 X 13 ✓					
Breakfast Floor	NEW ALBION GREY 13 X 13 ✓					
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	MALINA ICE 13 X 13 ✓			BIAN CARR		
Mstr Ensuite Shower	MALINA ICE 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	MALENA IVORY 13 X 13 ✓					
Main Bath Tub Wall	MALENA IVORY 8 X 10 ✓		NA	BIAN CARR		
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	3 1/4" NATURAL FINISH HARDWOOD					
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall	3 1/4" NATURAL FINISH HARDWOOD					
Upper Hall		OPENING NIGHT T-13				
Master Bedroom		OPENING NIGHT T-13				
Bedroom 2		OPENING NIGHT T-13				
Bedroom 3		OPENING NIGHT T-13				
Bedroom 4		NA				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES						
LOCATION	NA	Opt. Surround	INA	MANTLE	NA	
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	STANDARD	Location		NA		
Purchaser has reviewed the colour chart						
FOR TRADE USE			ANGUS SOUTH	126R		

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.

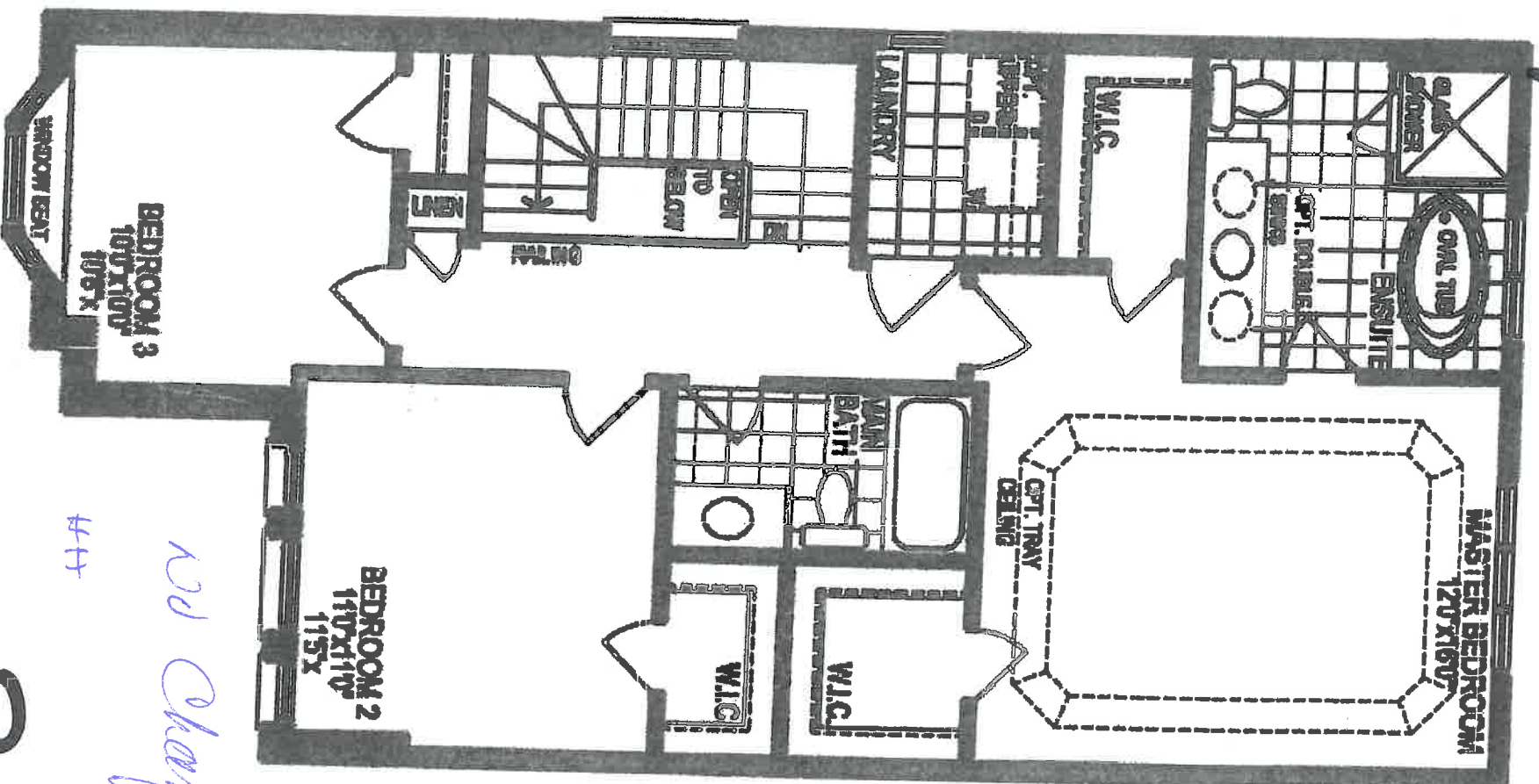
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Purchaser Initial
Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		OAK STAIRS LEFT UNFINISHED							
White Paint Req'd		NA							
Main to 2nd Railing Details:		STANDARD							
Main to Basement Railing Details:		NA							
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
Kitchen/Breakfast		BIRCH WHITE		Master Beds		BIRCH WHITE			
Living Room		NA		Bedroom 2		BIRCH WHITE			
Dining Room		NA		Bedroom 3		BIRCH WHITE			
Family/Great room		BIRCH WHITE		Bedroom 4		NA			
Den/Study		NA		Master Ens.		BIRCH WHITE			
Main/Upper Hall		BIRCH WHITE		Main		BIRCH WHITE			
Laundry		BIRCH WHITE		Twin		NA			
Powder Room		BIRCH WHITE		Basement		NA			
PLUMBING- UPGRADES TO BE DETAILED ON PES									
KITCHEN		FIXTURES		FAUCETS		NOTES			
Kitchen		STANDARD		STANDARD					
Powder Room		STANDARD		STANDARD					
Master Ensuite		STANDARD		STANDARD					
Main		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:					
GAS LINE BBQ		UPG (SEE PES)		DECLINED		NOTES			
WATERLINE to Fridge		STANDARD							
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 Vendors's selection must be accepted by the purchaser						HH			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						HH			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						HH			
SITE: ANGUS SOUTH		30-3-B CHERRY		LOT: 126R					
PURCHASER(S):		Hoai Hoang		647-769-0289					
HOME #/CELL #						Purchaser Signature Date			
EMAIL:						Purchaser Signature Date			
DÉCOR NOTES						DÉCOR CONSULTANT SIGNATURE Date			
FOR TRADE USE						ZANCOR HOMES Vendor Signature Date			
Any upgrades in the colour chart must be accompanied with a PES.						MAR 02 2017			
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 ***									

Feb 17 2017



SECOND FLOOR PLAN, EL. A
B.

THE CHERRY

[Unit 3003]

1675 sq. ft. | 1700 sq. ft. | 1700 sq. ft.
Elev. A | Elev. B | Elev. C

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 main 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 [3003]

FOR WALL FOR OPT.
OVER FIREPLACE

UNFINISHED
BASEMENT

no changes

LOCATION
MAY VARY

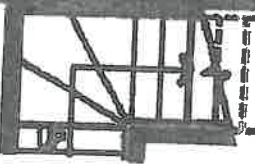
FURNACE

HWT

OPT. BATH
ROUGH IN

HA

LOFT
HEADROOM



UNECAVATED
OPT. COLD
CELLAR

UNECAVATED

BASEMENT PLAN, EL. A

B

THE CHERRY

[Unit 3003]

1675 sq. ft.

Elev. A

1700 sq. ft.

Elev. B

1700 sq. ft.

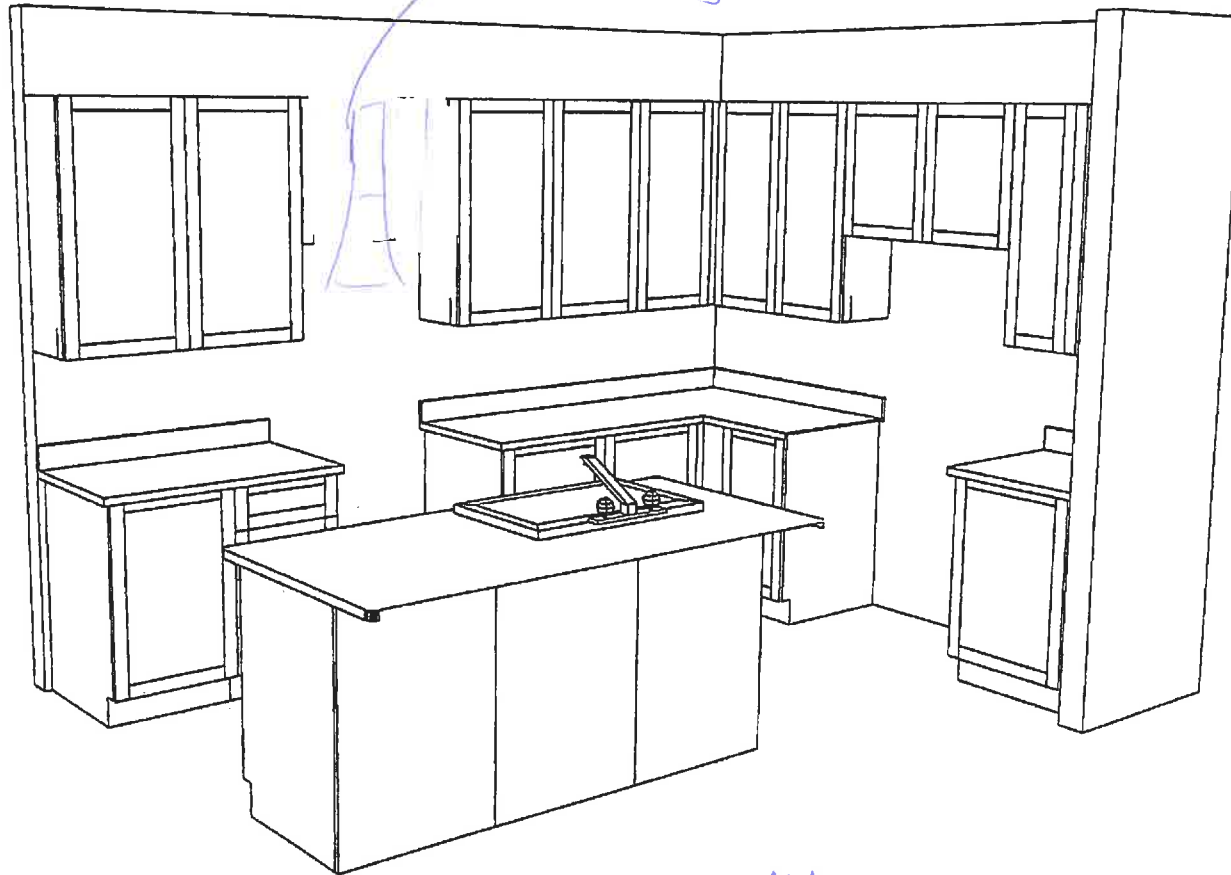
Elev. C

Prices and specifications are subject to change without notice. Tile 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 main 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 measurements and square footage provided F. & O. P. 10/1/21

3003

Lot 126 R
Feb 21/17

Chemmy Hood



HH

NO
Changes



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

1268

PLAN No.

HOMEOWNER(S)

Mel' Huang

CIVIC ADDRESS

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, _____(City)_____ and the Town of Langus, of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

I/We read and understand the above terms and conditions.

Dated at King, this 21 day of Feb, 2014

Purchaser

Mel' Huang

Witness

[Signature]

Purchaser

Witness

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

LOT

DATE

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

126R Angus Sub DATE: 10/21/18

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

MICROWAVES

☐ BUILT IN MICRO

☐ MICRO TRIM KIT

☐ OVER THE RANGE

☐ MICRO SHELF

☐ AMPS

☐ MODEL

☐ AMPS

☐ 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

144 Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

144 **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.

144 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.

144 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: ABOVE
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

Purchaser Signature Steve

Purchaser Signature _____