


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 127R Model Type & Elevation : 30-03 CHERRY ELEVATION A Purchasers Names : NAVNEET KAUR GILL		
		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	<i>Carpet Grade Stairs with Oak pickets</i>		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
1/	FRAMELESS GLASS SHOWER IN MASTER ENSUITE	27-Oct-16	COLOURS
2/	KITCHEN - POT & PAN DRAWERS	27-Oct-16	COLOURS
3/	KITCHEN - DEEP UPPER ABOVE FRIDGE	27-Oct-16	COLOURS
4/	TILES - UPGRADE 1 WALL TILES IN MASTER ENSUITE AND MAIN BATH	27-Oct-16	COLOURS

ANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	TERRA OAK MAYFLOWER BROWN STAIN	K 1100 C	PORTICO MARBLE 7735-58		
Master Ensuite	TERRA OAK MAYFLOWER BROWN STAIN	K 1100 C	PORTICO MARBLE 7735-58		
Main Bath	TERRA OAK MAYFLOWER BROWN STAIN	K 1100 C	PORTICO MARBLE 7735-58		
Powder	NA				
Laundry	NA				
TILES				INSERTS	THRESHOLDS
Kitchen Floor	GRECO CINZA 13 X 13				
Breakfast Floor	GRECO CINZA 13 X 13				
Kitchen Bk.Splash	NA				
Main Foyer	GRECO CINZA 13 X 13				
Main Hall	NA				
Powder Room	GRECO CINZA 13 X 13				
Laundry	GRECO CINZA 13 X 13				
Mud Room	NA				
Basement Foyer	NA				
Mstr Ensuite Floor	GRECO CINZA 13 X 13				
Mstr Ensuite Shower wall	SPLENDOR WHITE 8 X 10 UPGRADE # 1		NA		
Master Shower Floor	2 X 2 WHITE				
Master Shower Jamb	BIANCA CARRERA				
Main Bath Floor	GRECO CINZA 13 X 13				
Main Bath Tub Wall	SPLENDOR WHITE 8 X 10 UPGRADE # 1		NA		
	NA				
	NA				
	NA				
	NA				
LAMINATE /HARDWOOD / CARPET					
Living /Dining Room		NA			
Great Room		LEXINGTON BUTTERRUM OAK TL-21007			
Den/Study		NA			
Kitchen *(Waiver)		NA			
Main Foyer *(Waiver)		NA			
Main Hall at Stairs		LEXINGTON BUTTERRUM OAK TL-21007			
Upper Hall		NA			
Master Bedroom		PERFORMA 111 ROMAN AMBER # 6388			
Bedroom 2		PERFORMA 111 ROMAN AMBER # 6388			
Bedroom 3		PERFORMA 111 ROMAN AMBER # 6388			
Treads & Risers Stairs		PERFORMA 111 ROMAN AMBER # 6388			
Carpet Underpad		STANDARD			
Other					
FIREPLACES					
LOCATION	NA	MANTLE		NA	
INSERT & SURROUND	NA	HEARTH		NA	
MIRRORS & ACCESSORIES		PLASTER MOULDING			
Mirrors	STANDARD	Crown Moulding		NA	
Bathroom Accessories	STANDARD	location		NA	
Purchaser has reviewed the colour chart				LOT / SITE	
FOR TRADE USE				LOT 127-R ANGUS SOUTH	
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	

STAIRS, RAILING & PICKETS & STAIR STAIN

Casing/Baseboards	STANDARD
Interior Doors	STANDARD
Interior Door Hardware	STANDARD
Exterior Door Hardware	STANDARD

PLUMBING			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	STANDARD	
BASEMENT	NA		
Other			

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


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Purchaser has checked and acknowledged accuracy of colour and selections before signing.

*****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.



Décor Consultant Signature

[Signature]

F.C

Date

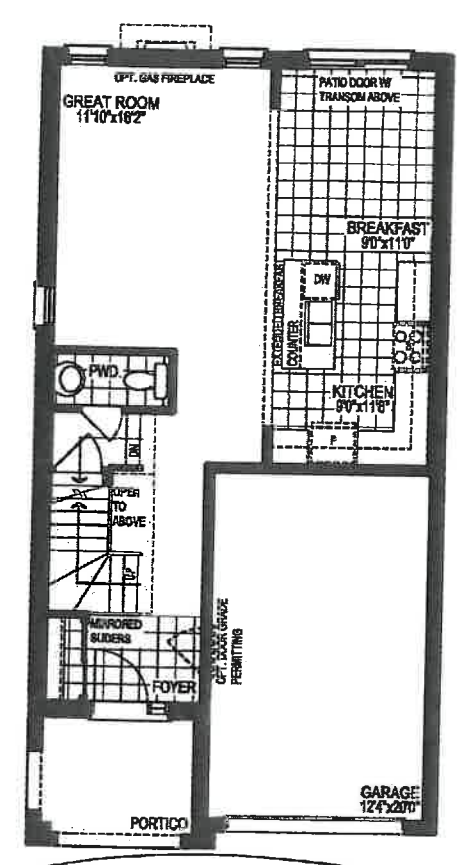
OCT 27 2016

It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

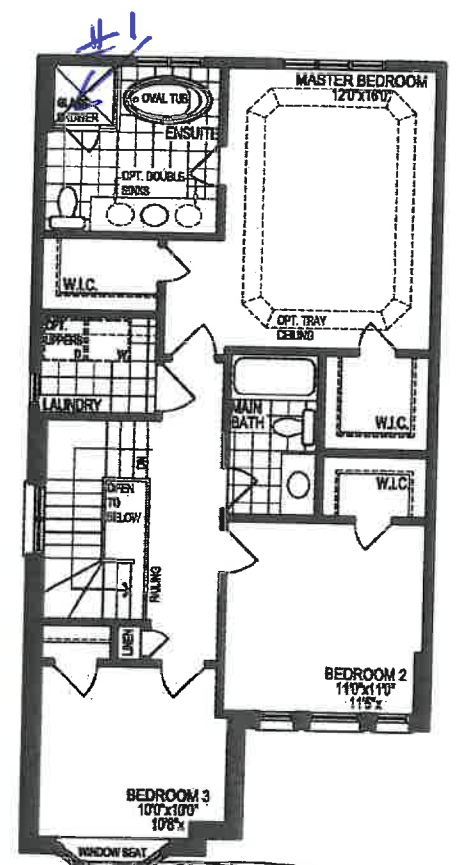
*** PAGE 2 OF 2 ***

SCHEDULE "B" FLOOR PLAN

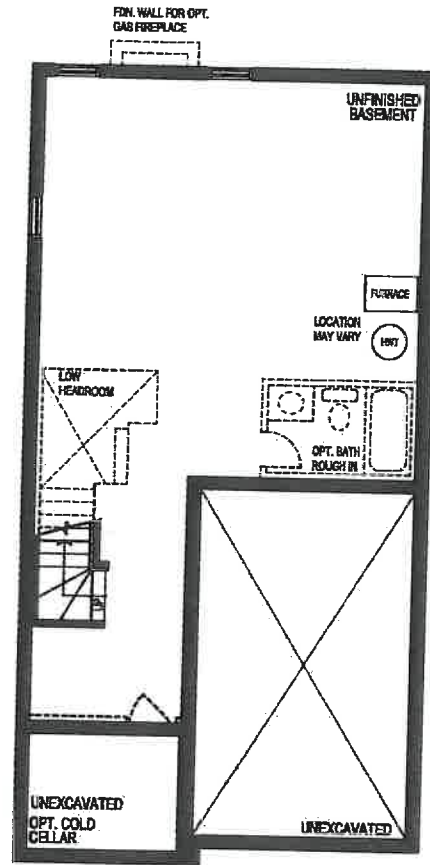
Lot # 127R



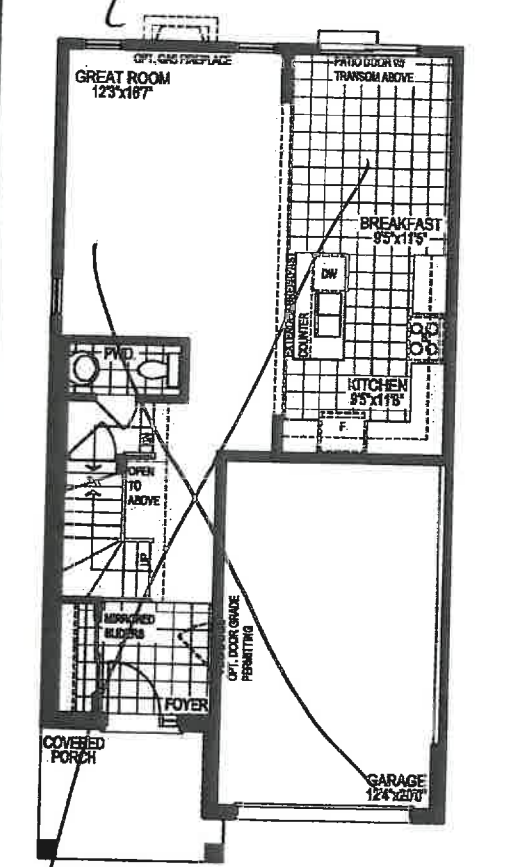
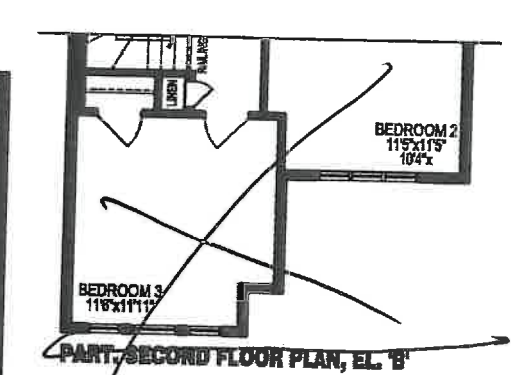
GROUND FLOOR PLAN, EL. 'A'



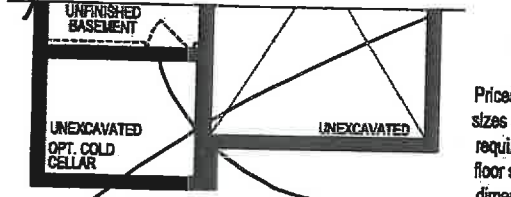
SECOND FLOOR PLAN, EL. 'A'



BASEMENT PLAN, EL. 'A'

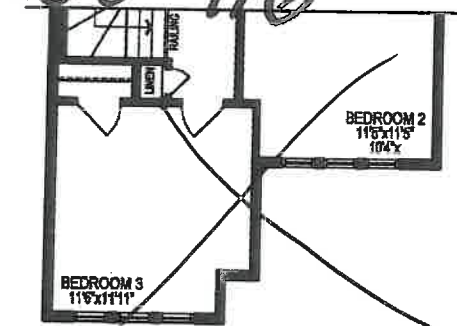


GROUND FLOOR PLAN, EL. 'B'

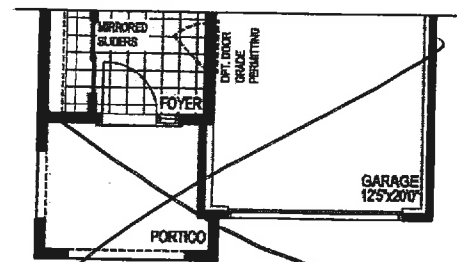


PART BASEMENT PLAN, EL. 'B' & 'C'

Lot 127-R
0620/16



PART SECOND FLOOR PLAN, EL. 'C'



PART GROUND FLOOR PLAN, EL. 'C'

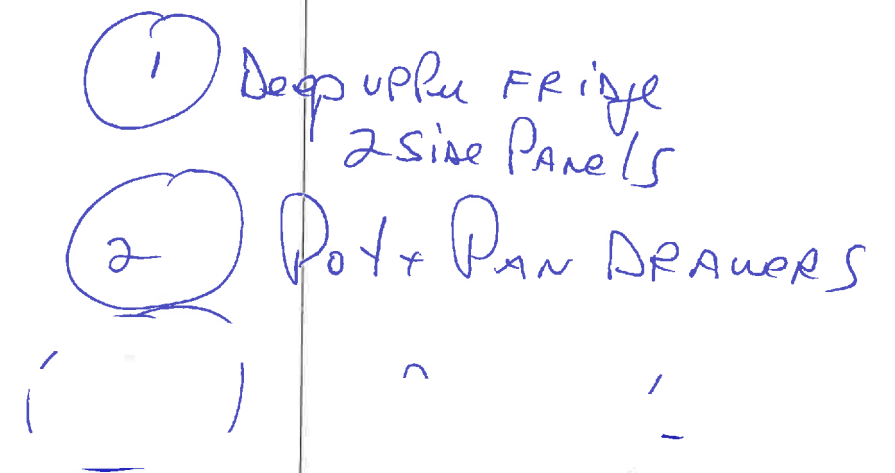
THE CHERRY

[Unit 3003]

1675 sq. ft. Elev. A	1700 sq. ft. Elev. B	1700 sq. ft. Elev. C
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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 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 [3003]

Lot 127-R
0820/16



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STANDARD APPLIANCE OPENINGS

The purchaser acknowledges the following standard spaces for kitchen appliances:

Range Conventional – 30" Width

Hood Fan – 30" Width (must be the same or larger as range opening as per Ontario Building & Fire Code)

Refrigerator – 36" W x 72" H (Approximate - height may change due to bulkheads)

Dishwasher – 24" Width

6" Exhaust Vent above stove

OTHER _____

UPGRADED APPLIANCE OPENINGS

***Check all that apply - NON-STANDARD APPLIANCE OPTIONS**

NOTE: When upgrading appliances, there may be an additional charge to modify cabinetry and/or electrical and plumbing to accommodate the appropriate size from the manufacturer specifications of each appliance.

****MANUFACTURERS SPECIFICATIONS MUST BE ATTACHED****

36" / 42" Stove (Hood fan width will be the same as per Ontario Building Code)

Gas Stove

Slide-In Stove

Cooktop

*(Gas/Electric – Cut-out Charge & Plug Required)

Built-In Wall Oven

Hood Fan (may require larger vent, charges will apply – 6" is standard)

8" Vent / 10" Vent

Chimney hoods **CENTRE VENT ABOVE STOVE (clearance space will be left with this appliance will not butt up against cabinetry)

Built-In Microwave with Trim Kit

Built-In Microwave Drawer with Trim Kit

Warming Drawer

OTR – Over The Range Microwave *Plug required

Built-in Refrigerator/Sub Zero – If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24"

*Applicable charges may apply if required to due to space accommodations

*Note: Refrigerator Door Swing

Wine / Bar Fridge (electrical required)

Steam Oven / Built-In Coffee makers

Cargo Waste Bin systems

Front Load Washer & Dryer *(Specs required if installing counter above)

Stackable Washer & Dryer

N4 **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.

N4 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.

N4 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 Specifications are to be sent to the Zancor Décor Centre no later than _____

Appliance Specifications received _____

Purchaser Signature 

Date 08/20/16

Purchaser Signature _____

Date _____

PROJECT Angos South

LOT 127-R

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 upgrades 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****

SITE Angus South

LOT 1278

DATE 06/20/11