


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 132R Model Type & Elevation : 30-05 DAFFODIL ELEVATION A Purchasers Names : JUSTIN PETTIPAS-LIZAK		
		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 tiled areas as per plan SEE ITEM #3 UPGRADED STAIN</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 #3 STAIN STAIRS</i>		Bonus Package
Included	Glass shower in Master Ensuite as per plan SEE ITEM #6		Bonus Package
1/	FIREPLACE - ADD FIREPLACE MODEL 30" (B3ONTRE) GAS FIREPLACE IN GREAT RM ***INCLUDES PAINT GRADE MANTEL.	6-Feb-17	COLOURS
2/	PLUMBING - ADD EXTRA SINK IN MAIN BATH INCLUDES STD SINK AND FAUCET	6-Feb-17	COLOURS
3/	LAMINATE/PAINT - UPGRADE MAIN FLOOR LAMINATE FLOORING TO STAINED ***INCLUDES STAIN ON STAIRS	6-Feb-17	COLOURS
4/	LAMINATE - ADD LAMINATE FLOORING IN UPPER HALL IN LIEU OF CARPET	6-Feb-17	COLOURS
5/	PLUMBING - WATER LINE TO FRIDGE	6-Feb-17	COLOURS
6/	MASTER ENSUITE - ADD FRAMELESS GLASS SHOWER IN LIEU OF STD FRAMED	6-Feb-17	COLOURS
7/	TILES - DELETE STD SOAP DISH IN MASTER ENSUITE ONLY	6-Feb-17	COLOURS
8/	KITCHEN CABINETS - ADD POT AND PAN DRAWERS	6-Feb-17	COLOURS
9/	ELECTRICAL - ADD (4) EXTERIOR SOFFIT POTLIGHTS ON SEPARATE SWITCH	6-Feb-17	COLOURS
10/	TILES - UPGRADE MASTER ENSUITE SHOWER FLOOR	6-Feb-17	COLOURS



ZANCOR HOMES COLOUR CHART

CABINETS / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER STAINED ESPRESSO OAK ✓	H 800 BC	WINTER CARNIVAL 1874K-52			
Island	SHAKER STAINED ESPRESSO OAK ✓	H 800 BC	WINTER CARNIVAL 1874K-52			
Servrey	NA					
Master Ensuite	300 SERIES PVC CHOCOLATE BROWN ✓	H500 BC	PORTICO MARBLE 7735-58			
Main	300 SERIES PVC CHOCOLATE BROWN ✓	H 900 BC	CALCATTIA MARBLE 4925K-07			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	GRECO CINZA 13" X 13" ✓		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	MELINA ICE 13 X 13 ✓					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	GRECO CINZA 13" X 13" ✓					
Breakfast Floor	GRECO CINZA 13" X 13" ✓					
Kitchen Bk.Splash	NA					
Laundry	GRECO IVORY 13" X 13" ✓					
Mstr Ensuite Floor	MELINA ICE 13" X 13 " ✓			BIAN CARR		
Mstr Ensuite Shower	MELINA ICE 8 "X 10" ✓					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	BIANCO LUNA MARBLE 2" X 2" ✓					
Master Shower Lamb	BIANCA CARRERA ✓					
Main Bath Floor	NEW ALBION GREY 13" X 13" ✓			BIAN CARR		
Main Bath Tub Wall	NEW ALBION GREY 8" X 10" ✓		YES			
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	LEXINGTON MIDNIGHT OAK TL-21006					
Family/Great Room	LEXINGTON MIDNIGHT OAK TL-21006					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	LEXINGTON MIDNIGHT OAK TL-21006					
Upper Hall	LEXINGTON MIDNIGHT OAK TL-21006					
Master Bedroom	OPENING NIGHT T-03					
Bedroom 2	OPENING NIGHT T-03					
Bedroom 3	OPENING NIGHT T-03					
Bedroom 4	NA					
Carpet Underpad	STANDARD					
TREADS & RISERS STAIRS	OPENING NIGHT T-03					
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF8	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE SOAP DISH MASTER EN	location		NA		
Purchaser has reviewed the colour chart						
FOR TRADE USE						
				ANGUS SOUTH	132R	
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

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

ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES

DISCLAIMER

77

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5

FOR TRADE USE

Date _____ **Décor Consultant Signature** _____



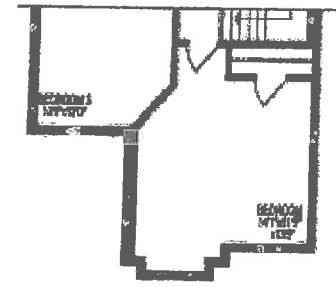
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Date _____

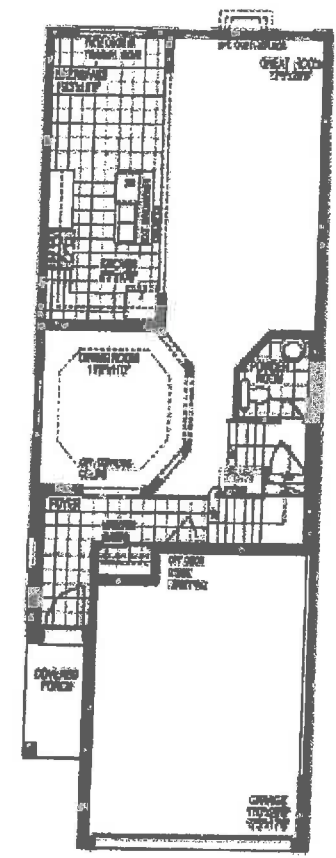
Date _____

Lot 132R
Jan
20/17

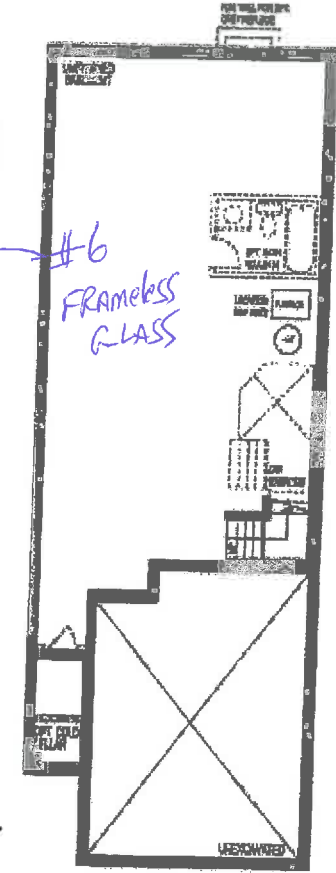
SCHEDULE "B"
FLOOR PLAN



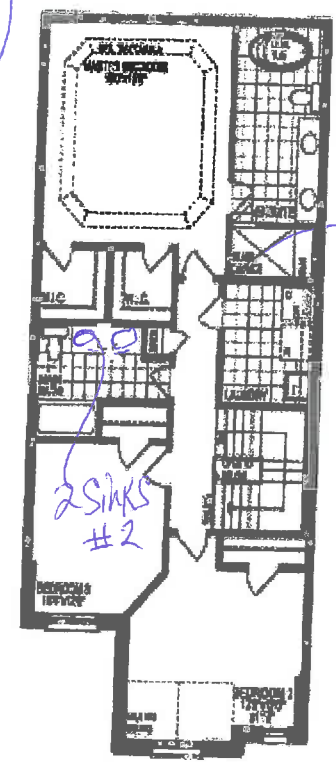
PART. SECOND FLOOR PLAN, EL. 'B'



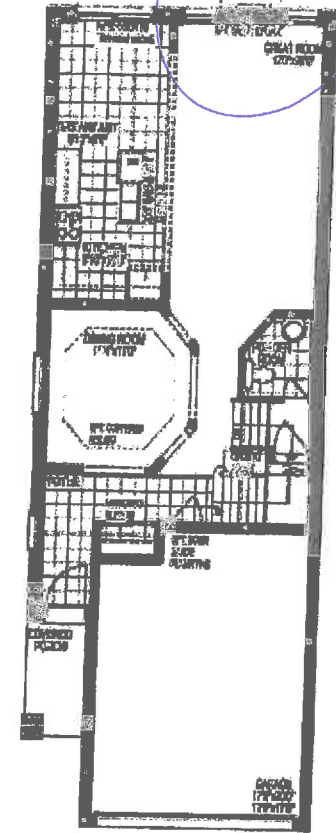
GROUND FLOOR PLAN, EL. 'B'



BASMENT PLAN, EL. 'A' & 'B'



SECOND FLOOR PLAN, EL. 'B'



GROUND FLOOR PLAN, EL. 'B'



THE DAFFODIL

(Unit 3003)

2000 sq. ft. | 2005 sq. ft.
Elev. A | Elev. B

Plans and specifications are subject to change without notice. The patterns may vary. Window sizes and locations may vary. Location of furnace and water tanks are approximate. Slope may be required at front entrance, rear entrance and garage entry door location due to grade. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. Floor dimensions may change with style changes. See Sales representative for Style B and/or C. All measurements are subject to change. E & OE (2005)

Vendor's Initials

FC

Purchaser's Initials

JL

FEB 06 2017

nsq_016.cpx 22may14

Lot No.: 132R Phase: South Plan No.: Vendor: ZANCOR HOMES (ANGUS SOUTH) LTD.

4 FRONT
SOFFIT Potlights

Lot 132R

THE
DAFFODIL
— 30' DESIGN —
2000 SQ. FT.

Jan 20/17



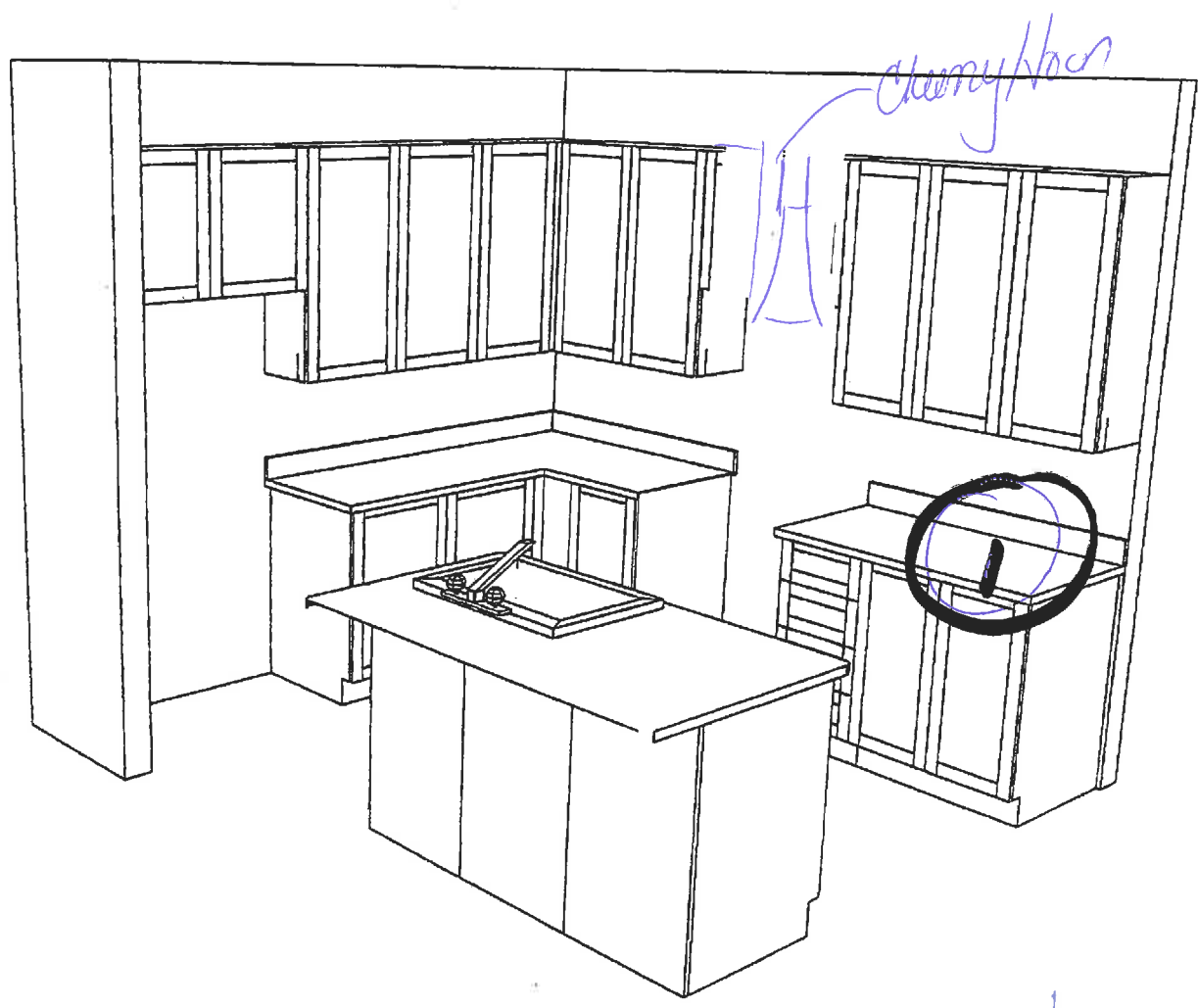
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STYLE 'A'

J.L

Fire place

3005



① Pot + Pan
Drawers

J-L

Lot
132R

Jan 20/17

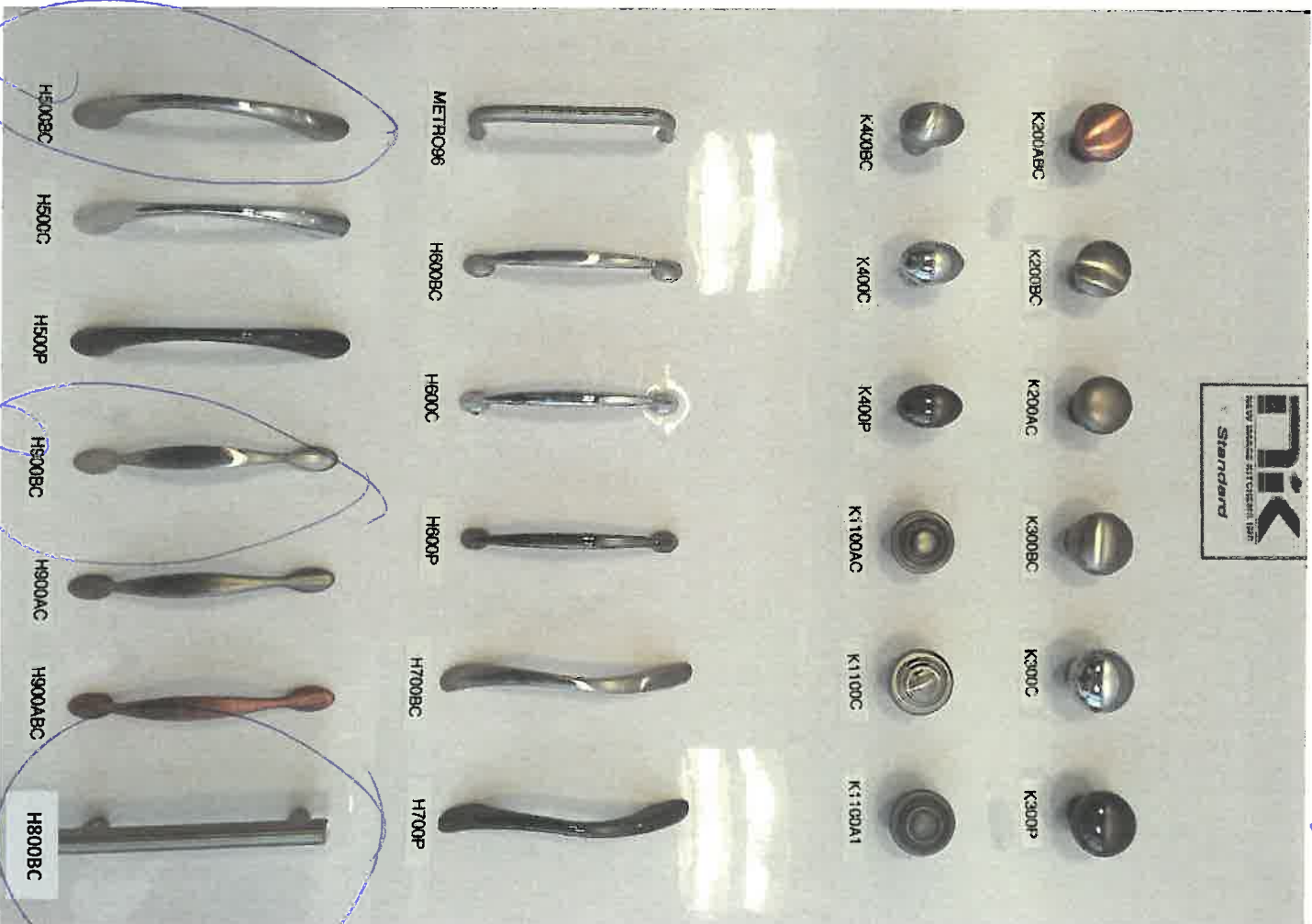
FEB 06 2017

Job 132R.

Jan 20/16

STANDARD CABINET HARDWARE

(New Image Kitchens)



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Angus South

DATE:

Jan 20/19

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

☐ 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)

☐ FRONT LOADING SIDE BY SIDE

☐ STACKABLE

LAUNDRY

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

JK **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.

JK 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.

JK 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: AROUND
2 WEEKS FROM SIGNED DATE BELOW – Specs received after this date, if accepted, an administration fee of minimum \$250 will apply

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.

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.**

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 tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections 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'x8'.

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.

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 Phase 8 sub

LOT 1328

DATE Jan 20/17