




ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 37 Model Type & Elevation : 40-06 WALNUT ELEVATION A Purchasers Names : MOHAMMAD ASHKIANI		
		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 tiled 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
Included	<i>USB Outlets (1) Kitchen and (1) Master Bedroom</i>		Bonus Package
1/	OPTIONAL DOOR FROM GARAGE INTO LAUNDRY ROOM (IF GRADE PERMITS)	4-Jan-17	STURCTURALS
2/	ALL INTERIOR FINISHES ARE STANDARD AS PER COLOUR CHART - NO UPGRADES	27-Mar-17	COLOURS
3/	TILES - DELETE ALL BATHROOM ACCESSORIES	27-Mar-17	COLOURS

COLOURS
MARCH 27 2017 ✓
Prepared by Lily

 1 OF 1 

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	300 SERIES PVC TUXEDO	H 800 BC	CALCITTA MARBLE 4925K-07		
Island	300 SERIES PVC TUXEDO	H 800 BC	CALCITTA MARBLE 4925K-07		
Servery	NA				
Master Ensuite	300 SERIES PVC TUXEDO	H 800 BC	PORTICO MARBLE 7735-58		
Main	NA				
Twin	300 SERIES PVC TUXEDO	H 800 BC	CARRERRA BIANCO 6696-46		
Ensuite #4	300 SERIES PVC TUXEDO	H 800 BC	CARRERRA BIANCO 6696-46		
Powder Room					
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	NEW ALBION GREY 13 X 13				
Mstr Ensuite Floor	RUSTIC GREY 13 X 13				PER ROY
Mstr Ensuite Shower	CORTE MILA SILVER 8 X 10		YES		
Mstr Ens Tub Wall/Deck	NA				
Master Shower Floor	2 X 2 WHITE				
Master Shower Jamb	BIANCA CARRERRA				
Main Bath Floor	NA				
Main Bath Tub Wall	NS				
Twin Bath Floor	MALUNA ICE 13 X 13				PER ROY
Twin Ensuite Tub Wall	MALUNA ICE 8 X 10		NA		
Ensuite #4Bath Floor	MAUNA ICE 13 X 13				
Ensuite #4Bath Wall	MALUNA ICE 8 X 10		NA		PER ROY
Basement Ensuite Floor	NA				
Basement Ensuite Wall	NA				

HARDWOOD / CARPET	
Living Room	BUTTERUM OAK TL-210007
Dining Room	BUTTERUM OAK TL-210007
Great Room	BUTTERUM OAK TL-210007
Den/Study/parlour/Library	NA
Kitchen *(Waiver)	NA
Main Foyer *(Waiver)	NA
Main Hall	BUTTERUM OAK TL-210007
Upper Hall	OPENING NIGHT T-04
Master Bedroom	OPENING NIGHT T-04
Bedroom 2	OPENING NIGHT T-04
Bedroom 3 & 4	OPENING NIGHT T-04
Study Nook	OPENING NIGHT T-04
Carpet Underpad	STANDARD
TREADS & RISERS STAIRS	OPENING NIGHT T-04

FIREPLACES			
LOCATION	NA	Opt. Surround	NA
MIRRORS & ACCESSORIES		MANTLE	
		NA	
Mirrors	STANDARD	Opt. Crown Moulding	PLASTER MOULDING
Bathroom Accessories	DELETE ALL	Location	NA

Purchaser has reviewed the colour chart

FOR TRADE USE

ANGUS SOUTH

37

SITE & LOT

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

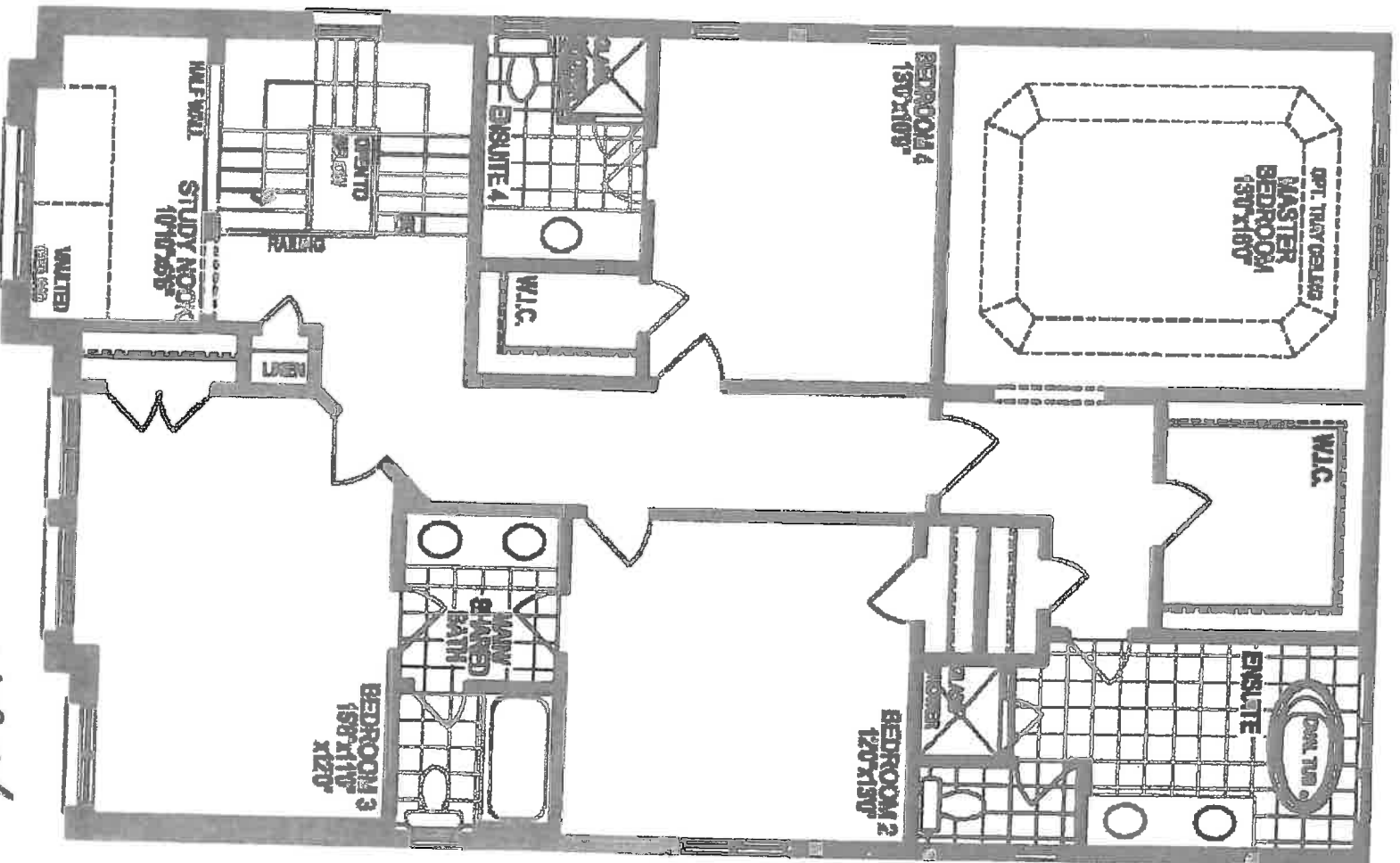
MAR 22 2017

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:		NATURAL CLEAR VARNISH	
White Paint Req'd		NA	
Main to 2nd Railing Details:		OAK HANDRAIL, POSTS, PICKETS, STRINGERS, TREADS & RISERS CARPET T-04	
Main to top of Basement door Railing		OAK HANDRAIL, POSTS, PICKETS, STRINGERS, TREADS & RISERS CARPET T-04	
TRIM			
Casing/Baseboards		STANDARD	
Interior Doors		STANDARD	
Interior Door Hardware		STANDARD	
Exterior Door Hardware		STANDARD	
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living Room	WARM GREY	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	NA	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Study Nook	WARM GREY
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin	STANDARD	STANDARD	
Ensuite # 4	STANDARD	STANDARD	
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 BBQ	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			M.A.
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			M.A.
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			M.A.
SITE: ANGUS SOUTH	40-06-A WALNUT	LOT: 37	
PURCHASER(S):	Mohammad Ashkiani		
	401-965-3973		
HOME #/CELL #			
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.			
*** PAGE 2 OF 2 ***			
ZANCOR HOMES			
Purchaser Signature		Date	
Purchaser Signature		Date	
Vendor Signature		Date	
MAR 22 2017			

Lo637

mar 11/12



SECOND FLOOR PLAN, EL. 'A'

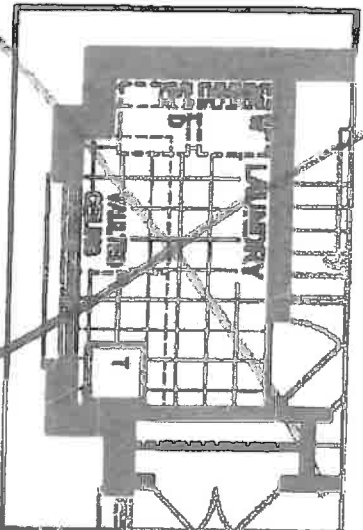
no changes

WALNUT 4006

X *Mand G*

Pine
River

~~OPT. SECOND FLOOR
LAUNDRY, EL. 'A' (P
SIMILAR)~~



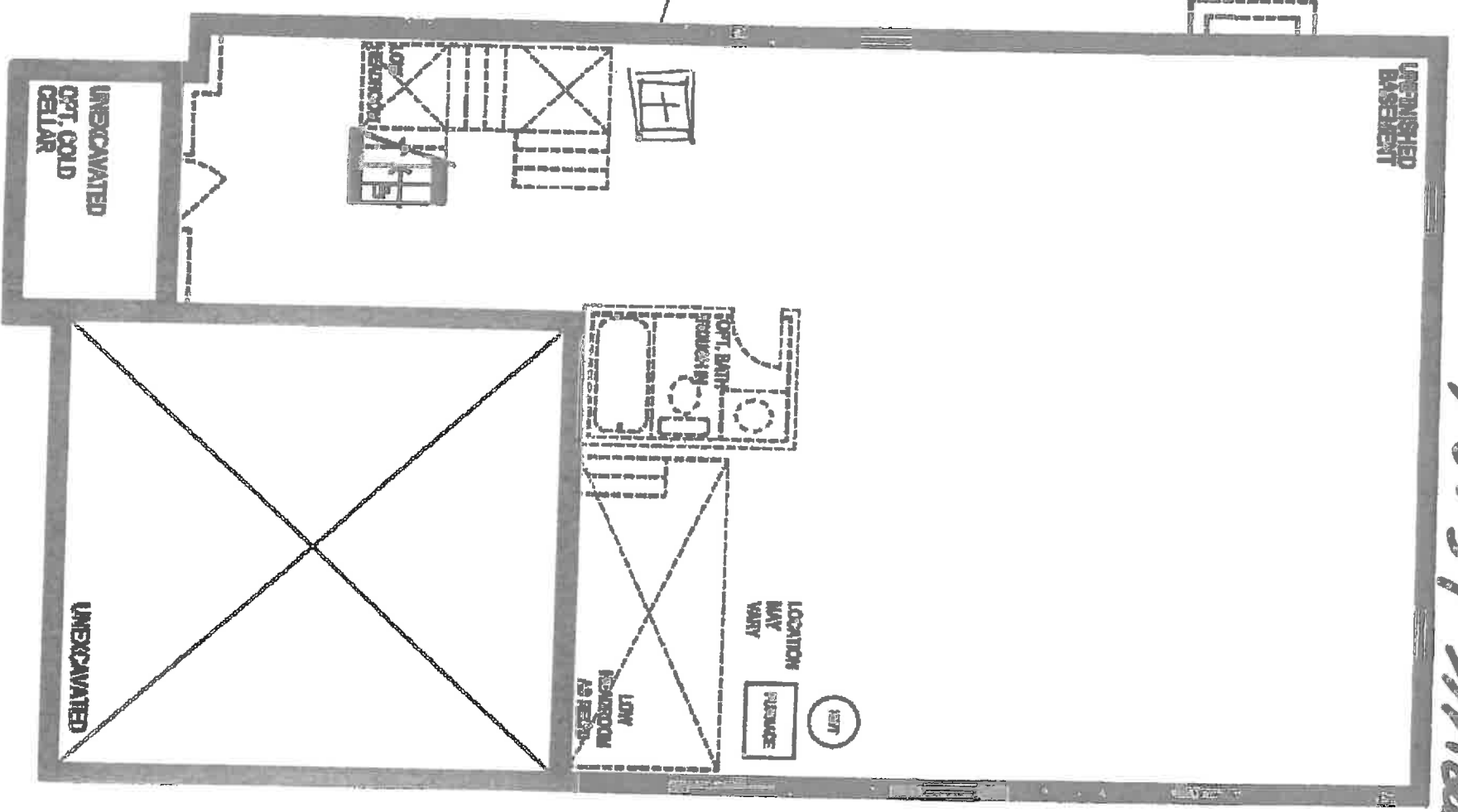
Lot 37 meadow

FOR WALL FOR OPT. GAS
FIREPLACE FOR STD. GROUND
FLOOR ONLY

UNFINISHED
BASEMENT

LAUNDRY
TUB

X
Meadow

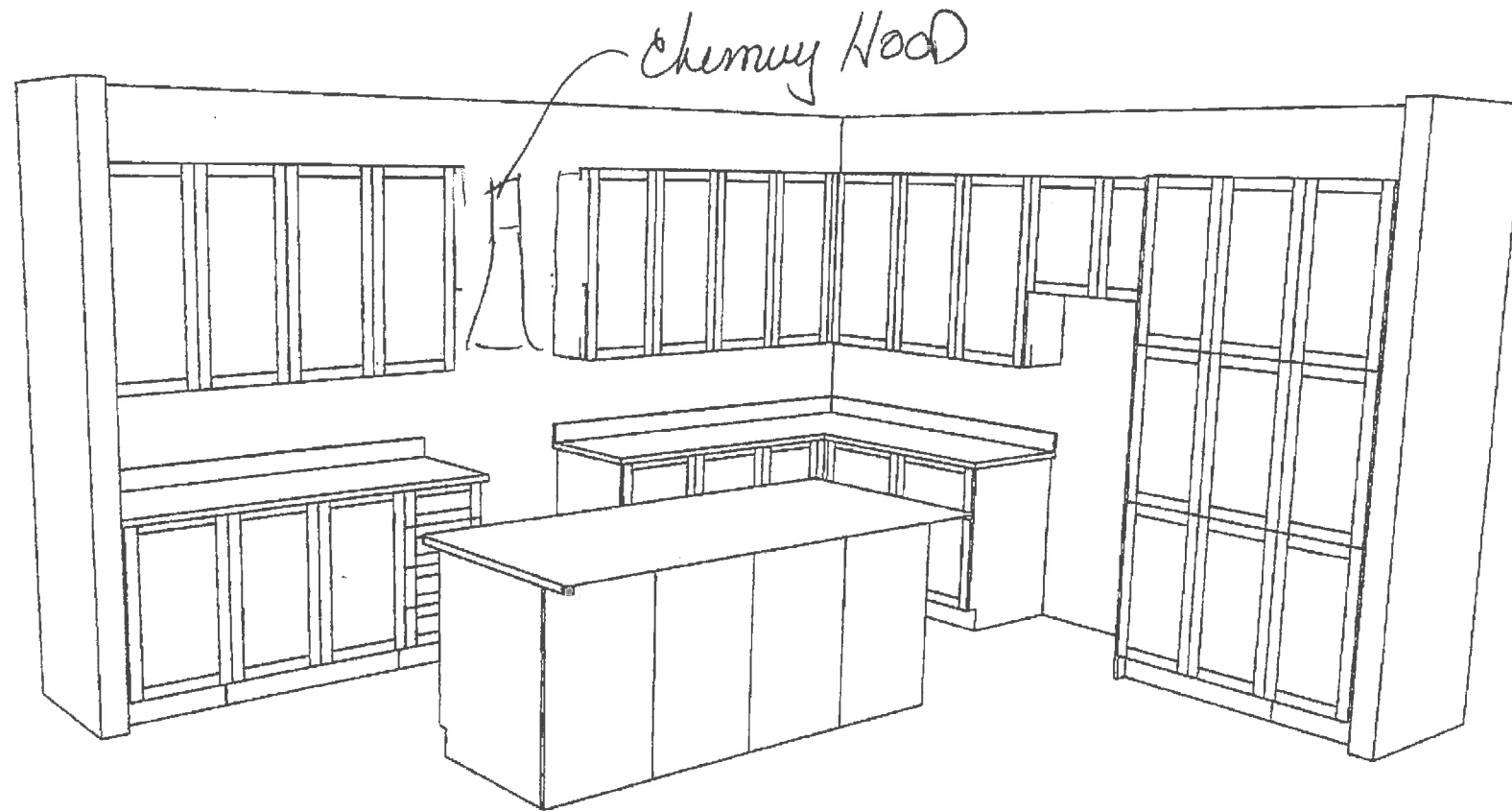


BASMENT PLAN, EL. 'A'

WALNUT 4006

4006
WALTON

Lot 37
March 11/17



STANDARD
Kitchen
WC
Choyer

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Lot 37
August South

DATE:

M Pauck 11/17

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

Initial 4 Pauck

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

M.A. **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.

M.A. 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.

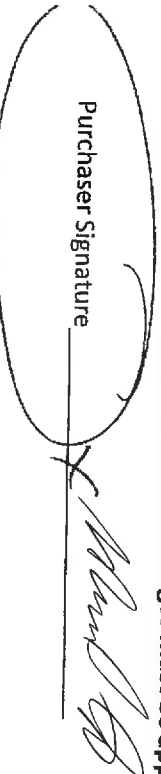
M.A. If specs not received, the standard openings as determined by Zancor Homes will be provided. If rework/repair is required due to late specs received, additional costs will be applied.

Appliance Specs are DUE (if not received during appointment):


2 WEEKS FROM SIGNED DATE ABOVE – Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.

*Changes must be approved by head office.

Purchaser Signature



Date



Purchaser Signature

Date

ZANCOR
HOMES

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 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****

SITE August 2011

LOT 37

DATE 07/24/11