


# ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 155-2  Model Type & Elevation : 23-01 DAISY ELEVATION A Purchasers Names : SEYED-ALI MORADI		
		Date	Note
Included	<i>Rough-in for 3 Piece in basement</i>		Bonus Package
Included	<del>3-piece stainless steel kitchen appliances with white top loading washer and dryer</del>	-	Bonus Package
Included	<i>Chimney Hood Fan</i>		Bonus Package
Included	<del>Natural finish laminate flooring on main floor in non tiles areas as per plan</del>	-	Bonus Package
Included	<i>9' main floor ceilings, 8 ft ceilings on second and basement</i>		Bonus Package
Included	<i>Glass shower in Master Ensuite as per plan</i>		Bonus Package
Included	<i>USB Outlets (1) Kitchen (1) Master Bedroom</i>		Bonus Package
Included	<b>3-1/4" NATURAL OAK PREFINISHED ENGINEERED HARDWOOD TO MAIN FLOOR (EXCLUDES TILES AREAS AND BEDROOMS) SEE ITEM #2</b>		INCL IN OFFER
Included	<b>OAK STAIRS IN LIEU OF CARPET GRADE SEE ITEM #3 STAIN</b>		INCL IN OFFER
1/	HARDWOOD - UPPER HALLWAY - UPGRADE 2 IN LIEU OF CARPET	5-Apr-17	COLOURS
2/	HARDWOOD - MAIN FLOOR - UPGRADE 2 IN LIEU OF STD	5-Apr-17	COLOURS
3/	PAINTING - STAIN OAK STAIRS	5-Apr-17	COLOURS
4/	TILES - DELETE ALL BATHROOM ACCESSORIES	5-Apr-17	COLOURS

## ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERA OAK MAYFLOWER BROWN-PAINT ✓	H800BC	CALCUTTA MARBLE-4925-07	STD		
Island	STD SIERA OAK MAYFLOWER BROWN-PAINT ✓	H800BC	CALCUTTA MARBLE-4925-07	STD		
Master Ensuite	STD CONT SLAB PVC TUXEDO ✓	H800BC	GOLDEN JUPARANA-4932K-52	STD		
Powder Room	N/A					
TILES						
Main Foyer	GRECO IVORY 13 X13 ✓		INSERTS	THRESHOLDS		
Powder Room	GRECO IVORY 13 X 13 ✓					
Main Hall	N/A					
Kitchen Floor	GRECO IVORY 13 X 13 ✓					
Breakfast Floor	GRECO IVORY 13 X 13 ✓					
Laundry	N/A					
Mstr Ensuite Floor	MELENA IVORY 13X13 ✓					
Mstr Ens Tub Wall/Deck	MELENA IVORY 8 X10 ✓	PERLATO ROYALE				
HARDWOOD / CARPET						
Great Room	UPG 2 VINTAGE 3 1/4" OAK ANTIQUE BROWN HARDWOOD					✓
Kitchen * (Waiver)	N/A					
Main Foyer * (Waiver)	N/A					
Main Hall BY POWDER RM	UPG 2 VINTAGE 3 1/4" OAK ANTIQUE BROWN HARDWOOD					✓
Upper Hall	UPG 2 VINTAGE 3 1/4" OAK ANTIQUE BROWN HARDWOOD					✓
Master Bedroom	STANDARD OPENING NIGHT CARPET - T-04					
Bedroom 2	STANDARD OPENING NIGHT CARPET - T-04					
Bedroom 3	STANDARD OPENING NIGHT CARPET - T-04					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE		N/A
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding		N/A		
Bathroom Accessories	DELETE ALL WHITE CERAMICS	Location :		N/A		
Purchaser has reviewed the colour chart				SITE & LOT		
***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 1 OF 2 **				Purchaser Initial	Vendor	

# ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species:

White Paint Req'd

Main to 2nd Railing Details:

Main to Basement Railing Details:

STAIN TO MATCH AS CLOSE AS POSSIBLE TO ANTOQUE BROWN

N/A

STANDARD

STANDARD

TRIM

Casing/Baseboards

Interior Doors

Interior Door Hardware

Exterior Door Hardware

STANDARD

STANDARD

STANDARD

STANDARD

PAINT

Kitchen/Breakfast

Family/Great room

Main/Upper Hall

Laundry

Powder Room

WARM GREY

WARM GREY

WARM GREY

N/A

WARM GREY

Master Beds

Bedroom 2

Bedroom 3

Master Ens.

WARM GREY

WARM GREY

WARM GREY

WARM GREY

PLUMBING- UPGRADES TO BE DETAILED ON PES

FIXTURES

FAUCETS

NOTES

Kitchen

Powder Room

Master Ensuite

Main/Twin

2nd Ensuite

BASEMENT

Other

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

STANDARD

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

WATERLINE to Fridge

Hood Fan Venting SIZE

ELECTRICAL for Built-in Oven

ELECTRICAL for Built-in Micro / OTR

ELECTRICAL for Gas Stove / Cooktop

ELECTRICAL for Bar Fridge

NO

NO

YES 6"

NO

NO

NO

NO

✓

✓

✓

✓

✓

BUILDERS STANDARD

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

Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs

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

SITE:

PURCHASER(S):

EMAIL:

DÉCOR NOTES

PINE RIVER SOUTH

LOT: 155-2

SEYED-ALI MORADI

647-686-4249

procreator@outlook.com

Purchaser Signature

Date

Purchaser Signature

Date

Purchaser Signature

Date

Purchaser Signature

Date

\*\*\*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.

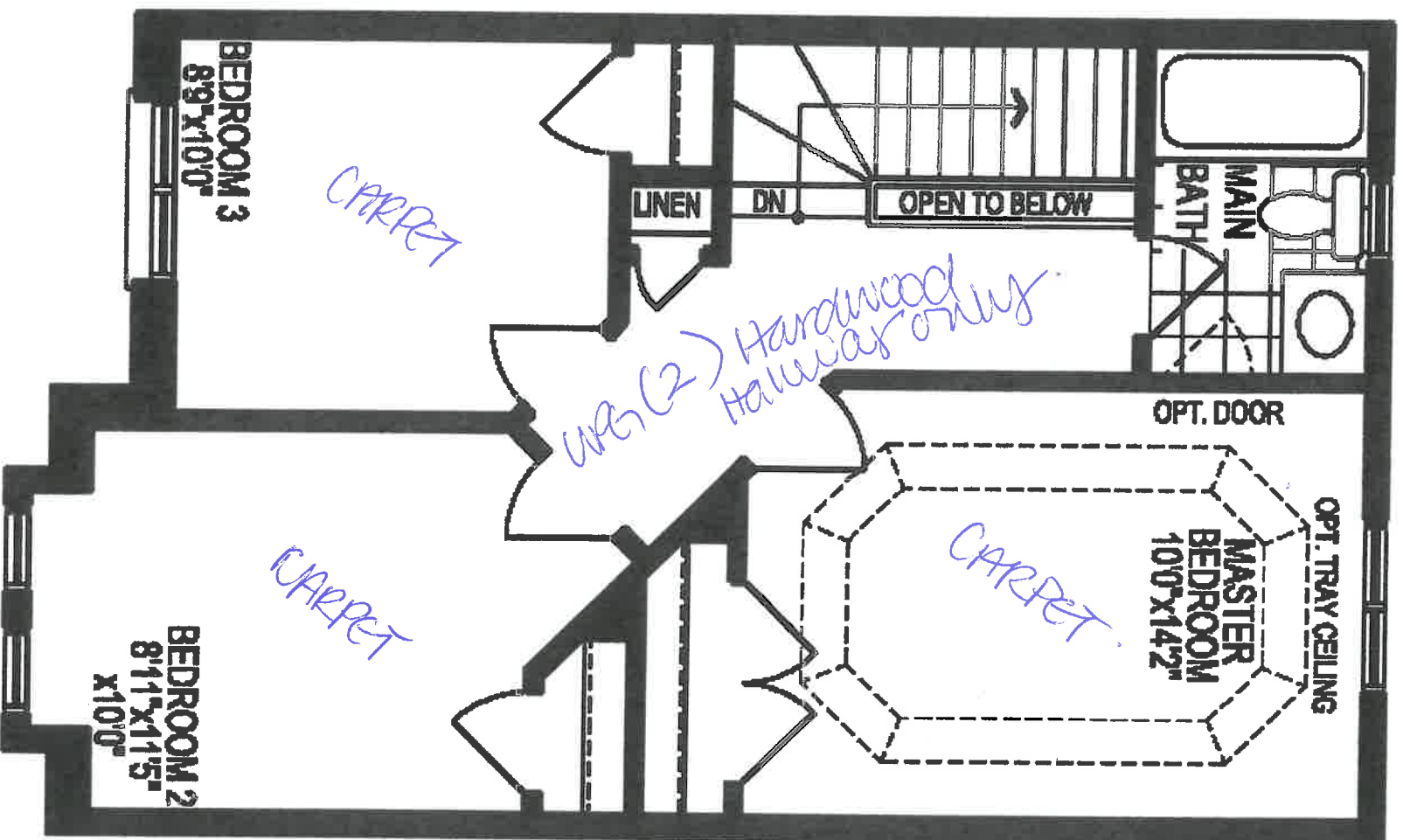
\*\*\* PAGE 2 OF 2 \*\*\*

ZANCOR HOMES

Vendor Signature

Date

ANGUS SOUTH - 23-01

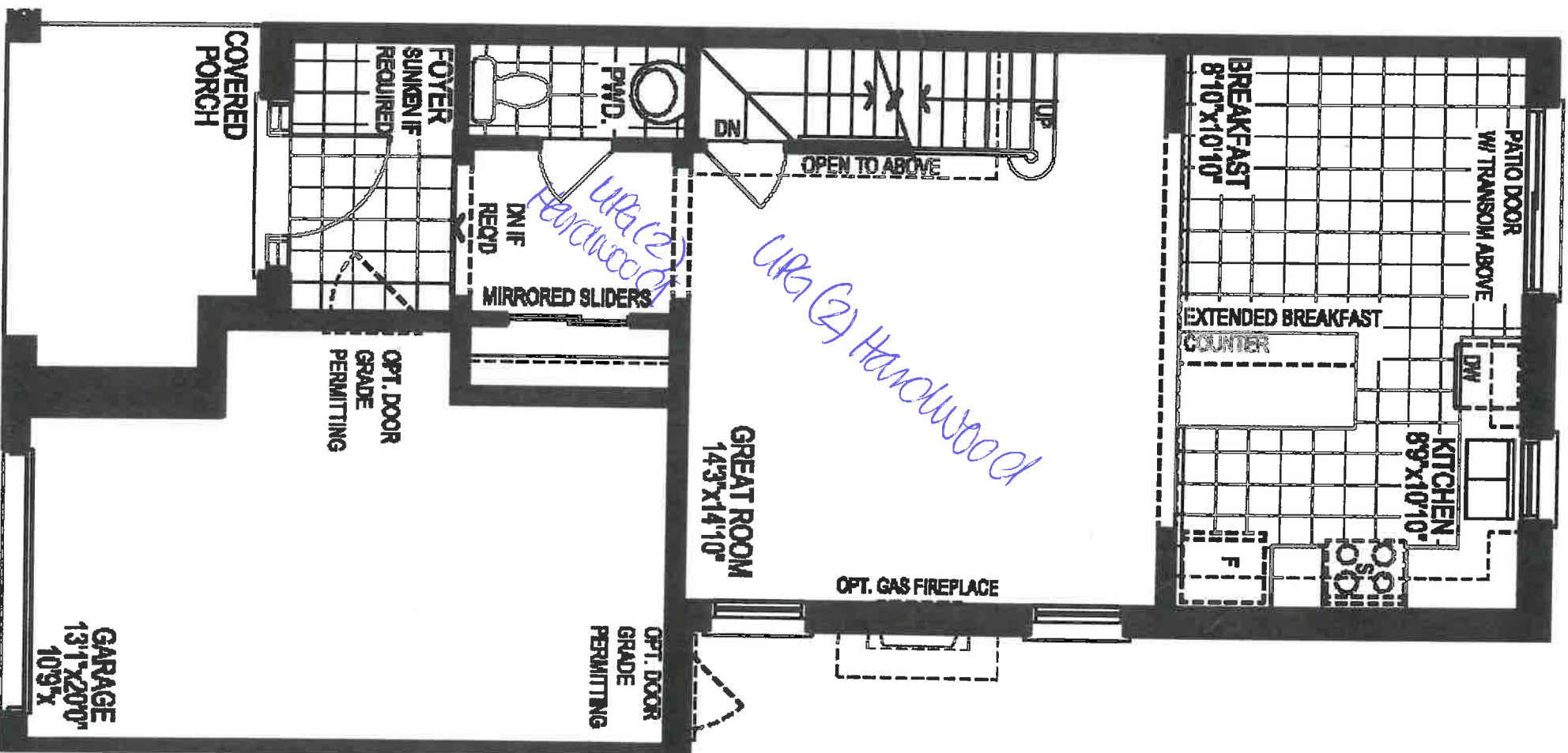


SECOND FLOOR PLAN, EL. 'A'

LOT 155-2 Pin River South

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ANGUS SOUTH - 23-01



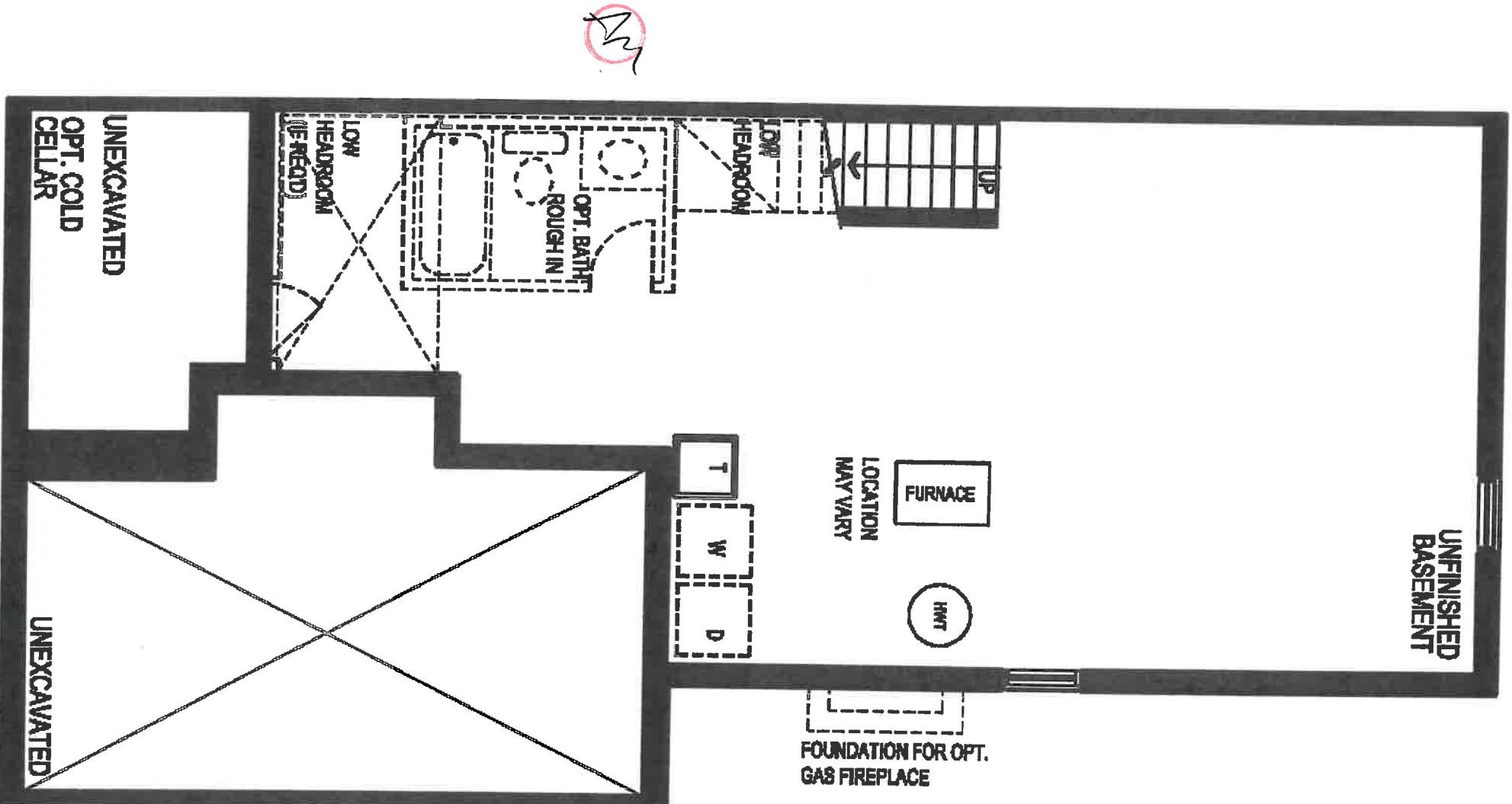
GROUND FLOOR PLAN, EL. 'A'

AM

LOT 155-2 Pin Pine South



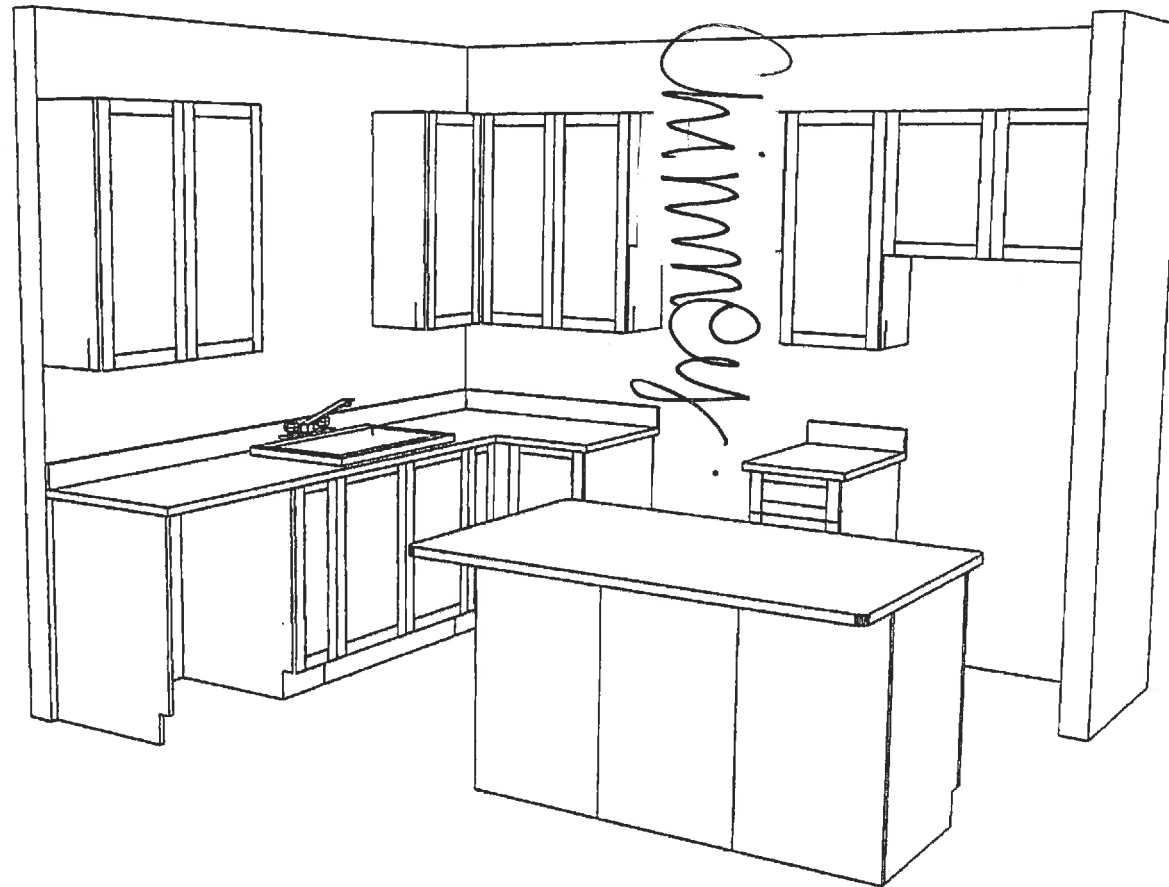
ANGUS SOUTH - 23-01



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

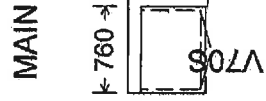
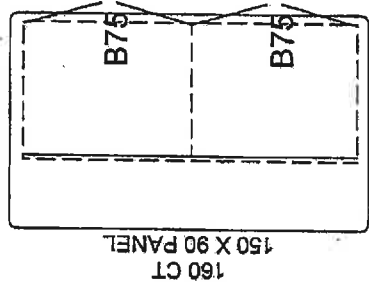
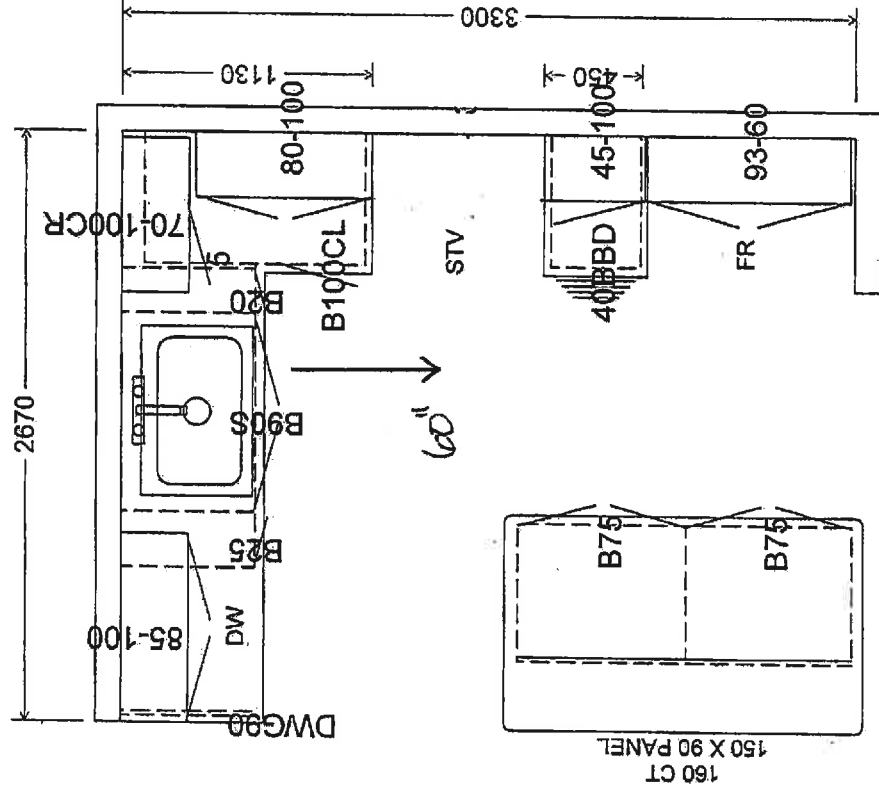
Lot 155-2 Priv Drive South

2301



LOT 155-2 Pine River South. (S)

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VANCE
Date: 8/2/16		Revised:	
ZANCOR HOMES			
ANGUS SOUTH 2301			
		Drawing number:	



Lot 155-2 Pine River South *Ang*



**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 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 **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 Five River Street

LOT 135-2

DATE March 17, 17

## APPLIANCE SPEC INFORMATION SHEET

STE &amp; LOT: Pine River Street Lot 135-2

DATE: March 17, 2017

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☐ 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

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 (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

March 17, 2017

Purchaser Signature

Date