


ANGUS SOUTH

Item #	Construction Details ANGUS SOUTH: LOT 139L ✓ Model Type & Elevation : IRIS 30-02 ELEVATION B ✓ Purchasers Names : MATHEW WEEKS AND ALYSSA SHAW ✓		
		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 - SEE ITEM #5		Bonus Package
Included	9' main floor ceilings, 8 ft ceilings on second and basement		Bonus Package
Included	Carpet Grade Stairs with Oak pickets - SEE ITEM #5 STAIN ON STAIRS		Bonus Package
Included	Glass shower in Master Ensuite as per plan		Bonus Package
1/	FIREPLACE - OPTIONAL 30" (B3ONTRE) GAS FIREPLACE IN GREAT ROOM INCLUDES STANDARD PAINT GRADE MANTLE AND MARBLE SURROUND WITH BUMP OUT ✓	15-Dec-16	COLOURS
2/	WINDOWS - 1 EXTRA WINDOW OPERATOR IN GREAT ROOM ✓	15-Dec-16	COLOURS
3/	WINDOWS - UPGRADE 1 BASEMENT WINDOW TO 30" X 24" IN LIEU OF STANDARD ✓	15-Dec-16	COLOURS
4/	PLUMBING - WATERLINE TO FRIDGE ✓	15-Dec-16	COLOURS
5/	UPGRADE LAMINATE FLOOR TO STAIN INCLUDES STAIN ON STAIRS ✓	15-Dec-16	COLOURS
6/	ELECTRICAL - ADD (1) 15 AMP PLUG ABOVE FIREPLACE ✓ + STD CABLE	15-Dec-16	COLOURS
7/	ELECTRICAL - LED POTLIGHTS (2) MAIN FLOOR HALLWAY ON SAME SWITCH **DELETE STD LIGHT ✓	15-Dec-16	COLOURS
8/	ELECTRICAL - LED POTLIGHTS (4) GREAT ROOM ON SEPARATE SWITCH, STD TO REMAIN ✓	15-Dec-16	COLOURS
9/	CABINETS - UPGRADE #1 KITCHEN CABINETS ✓	15-Dec-16	COLOURS
10/	CABINETS - ADD 1 SET OF POT AND PAN DRAWERS ✓	15-Dec-16	COLOURS
11/	CABINETS - ADD OPTIONAL PANTRY IN LIEU OF UPPERS AND LOWERS - 24" DEPTH ✓	15-Dec-16	COLOURS
12/	DELETE ALL BATHROOM ACCESSORIES ✓	15-Dec-16	COLOURS
13/	ELECTRICAL - INSTALL STD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND ✓	15-Dec-16	COLOURS

COLOURS
DEC 15 2016

Jan
12/15/16

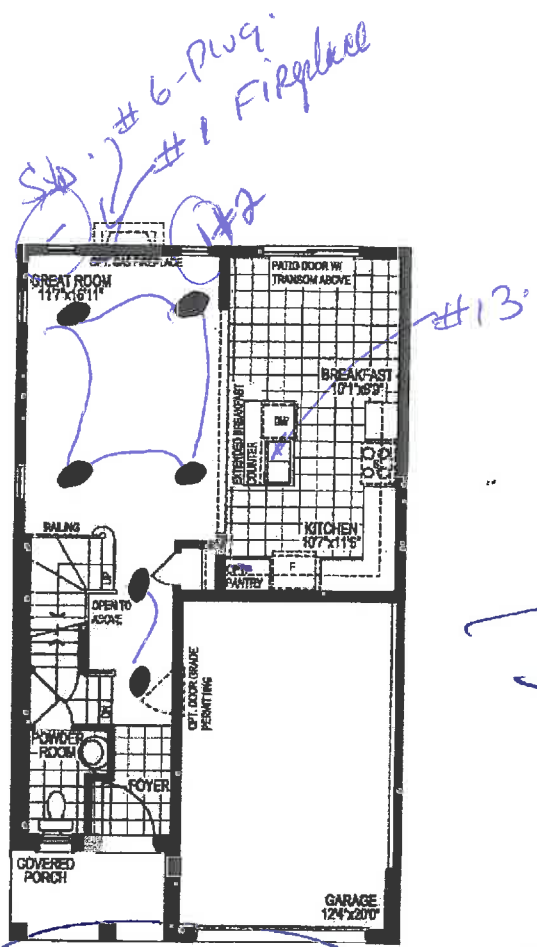
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA MDF 1 PCE WHITE UP # 1 ✓	H 800 BC ✓	INUKSHUK TAUPE P 345 LM ✓			
Island	SIERRA MDF 1 PCE WHITE UP # 1 ✓		INUKSHUK TAUPE P 345 LM ✓			
Servery	NA					
Master Ensuite	SIERRA OAK ESPRESSO <i>STAIN</i>	H 500 BC ✓	CARRERRA BIANCA 6696-46			
Main	SIERRA OAK ESPRESSO <i>STAIN</i>	H 500 BC ✓	PORTICO MARBLE 7735-58			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	CINQ WHITE 13 X 13 ✓		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	CINQ WHITE 13 X 13 ✓					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	CINQ WHITE 13 X13 ✓					
Breakfast Floor	CINQ WHITE 13 X13 ✓					
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	CINQ GREY 13 X 13 ✓			BIANC CARR		
Mstr Ensuite Shower	CINQ GREY 8 X 10 ✓					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE ✓					
Master Shower Jamb	BIANCA CARRERA ✓					
Main Bath Floor	MELINA ICE 13 X 13 ✓			BIANC CARR		
Main Bath Tub Wall	MELINA ICE 8 X 10 ✓					
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/LAMINATE						
Living Room		NA				
Dining Room		NA				
Family/Great Room	LEXINGTON ROCKINGHAM OAK TL-21015					
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hailly Stairs	LEXINGTON ROCKINGHAM OAK TL-21015					
Upper Hall	PERFORMA 111 CANVAS # 6304					
Master Bedroom	PERFORMA 111 CANVAS # 6304					
Bedroom 2	PERFORMA 111 CANVAS # 6304					
Bedroom 3	PERFORMA 111 CANVAS # 6304					
TREADS & RISERS	PERFORMA 111 CANVAS # 6304					
Carpet Underpad						
Basement Foyer						
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NERO MARQUINA	MANTLE	NF 8	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding			NA	
Bathroom Accessories	DELETE ALL	Location			NA	
Purchaser has reviewed the colour chart						
FOR TRADE USE						
			ANGUS SOUTH		139 L	
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.						
			Purchaser Initial		Vendor	

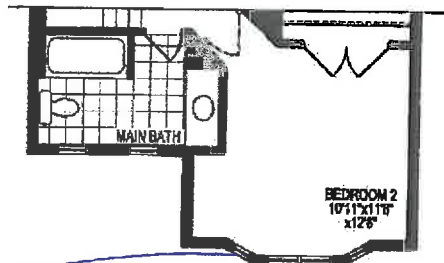
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN ROCKINGHAM OAK/			TREADS & RISERS CARPET				
White Paint Req'd					NA				
Main to 2nd Railing Details:					STANDARD				
Main to top of Basement door Railing					STANDARD				
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/Twin		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		UPGRADE							
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. 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.						M/3		D	
						M/3		D	
						M/3		D	
						M/3		D	
SITE: ANGUS SOUTH		30-02 -B IRIS		LOT: 139L					
PURCHASER(S):		Mathew Weeks				Dec 7/16			
HOME #/CELL #		Alyssa Shaw		705-441-3421		Dec 7/16			
EMAIL:						Dec 7/16			
DÉCOR NOTES						Dec 7/16			
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		DÉCOR CONSULTANT SIGNATURE		Date		Date	
				Vendor Signature		Date		Date	

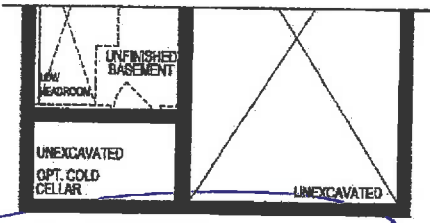
SCHEDULE "B"
FLOOR PLAN
Lot #139L
IRIS "B"



GROUND FLOOR PLAN, EL. 'B'

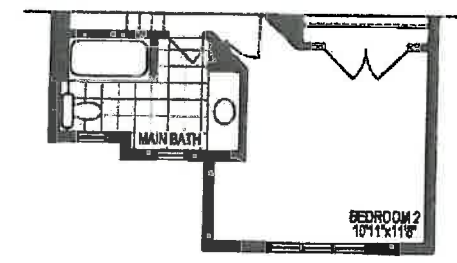


PART. SECOND FLOOR PLAN, EL. 'B'

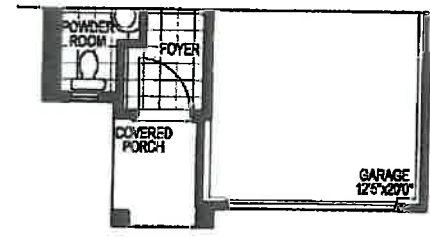


PART. BASEMENT PLAN, EL. 'B'

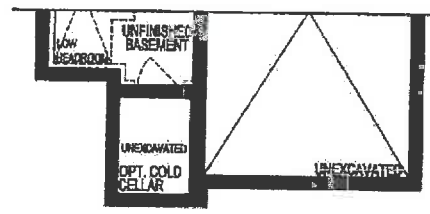
Lot 139L
Dec 7/16



PART. SECOND FLOOR PLAN, EL. 'C'



PART. GROUND FLOOR PLAN, EL. 'C'



PART. BASEMENT PLAN, EL. 'C'



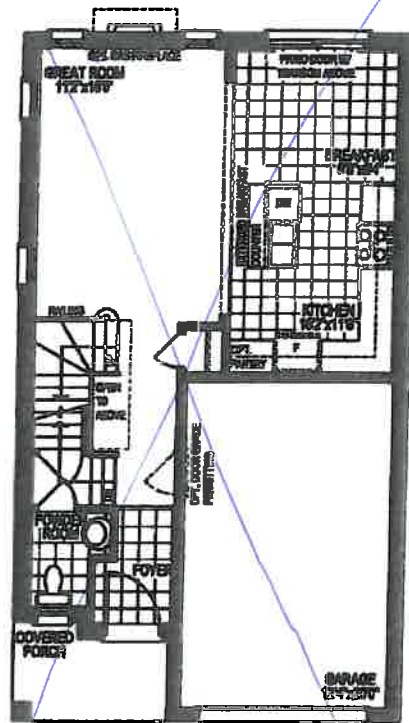
Potholes #7
#8
NW

THE IRIS

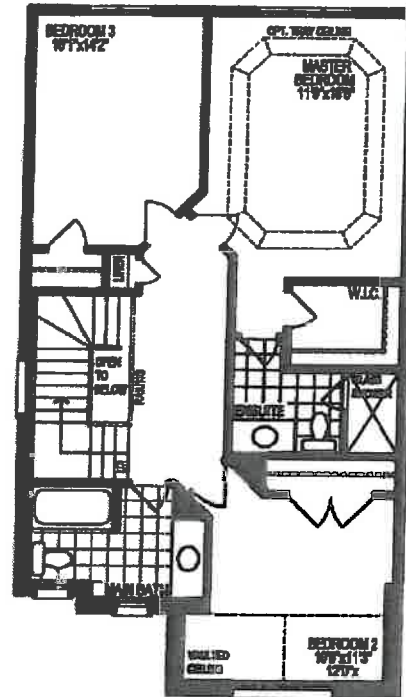
[Unit 3002]

1560 sq. ft. Elev. A	1565 sq. ft. Elev. B	1550 sq. ft. Elev. C
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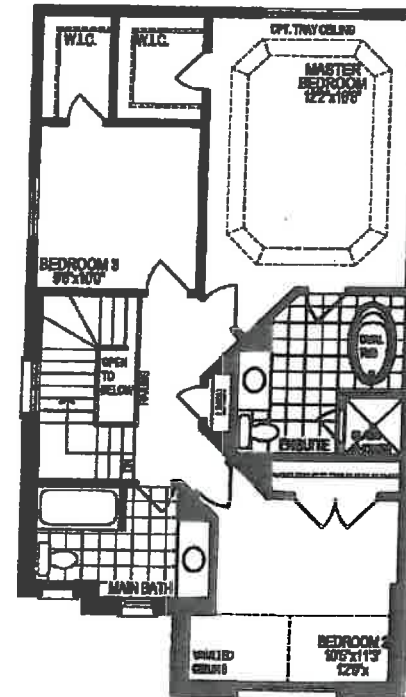
Prices and specifications are subject to change without notice. Tile patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage man door entries due to grade. Actual usable floor space may 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 [3002]



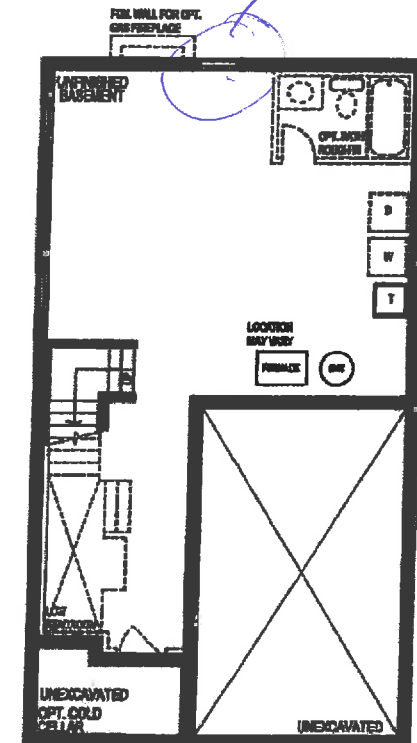
GROUND FLOOR PLAN, EL. 'A'



SECOND FLOOR PLAN, EL. 'A'



OPT. SECOND FLOOR PLAN, EL. 'A' (EL. B & C SIMILAR)



BASEMENT PLAN, EL. 'A'

Elev. B

Elev. B
THE IRIS



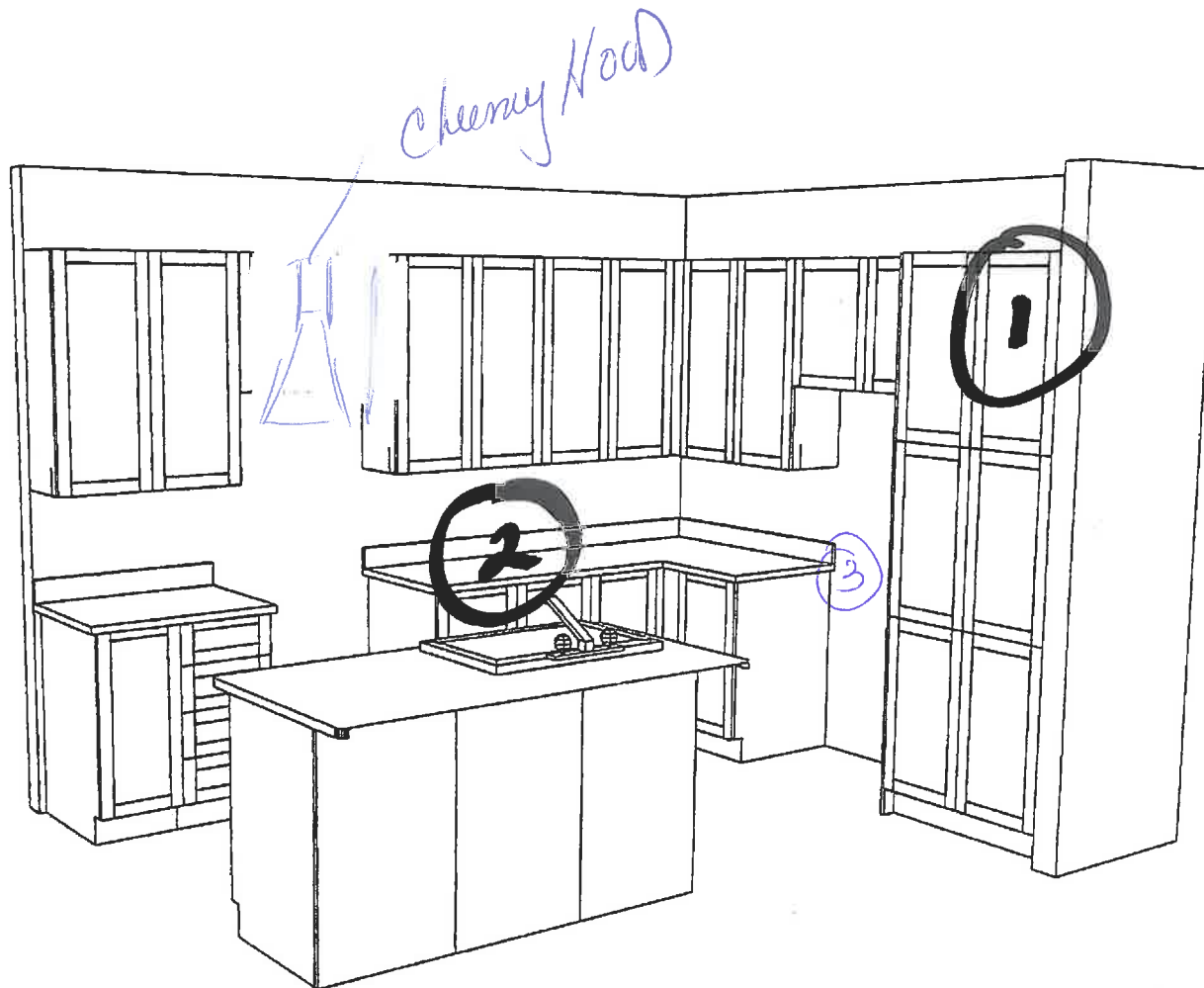
1560 sq. ft. Elev. A	1565 sq. ft. Elev. B	1550 sq. ft. Elev. C
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Prices and specifications are subject to change without notice. Tile patterns may vary. Window sizes and location may vary. Location of furnace and water tank are approximate. Steps may be required at front entries, rear entries and garage 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. [3002]

3002

Lot 139L

Dec 7/16



① optional Pantry
24" deep

② Pot + Pan
DRAWERS

③ Waterline for
Fridge

MW &



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

August South

DATE:

Dec 2/16

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)

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 not received, DUE BY: _____

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.

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

Avenue

1897

8 Dec 7/16