



CONSTRUCTION SUMMARY
Cookstown - Zancor Homes (Cookstown) Ltd.

PURCHASER: Jun Zhang

TEL: RES: 416-268-8288

LOT / PHASE	HOUSE TYPE	PRINT DATE
17 / 1	Eaton (50-01) Elev A	6-Oct-17

Ref#	Quantity	Description	Approved	Notes
4353		ADD 10 FOOT MAIN FLOOR (IN LIEU OF 9 FOOT) (* INCLUDES 8 FOOT INTERIOR DOORS, 8 FOOT FRONT, REAR AND GARAGE MAIN DOOR, TRANSOM ABOVE WINDOWS WHERE POSSIBLE	27Jul17	
4606		HARDWOOD UP # 1	06Oct17	
4607		PAINT STAIN INTERIOR OAK STAIRS	06Oct17	

This Document is Extremely Time Sensitive - Printed 6 Oct 17 at 9:36

* smart tech locations/package attached.

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	QT 2503 MAPLE SLATE	3487-160	GRIGIO SARDO GRANITE	T 40		
Island	QT 2503 MAPLE SLATE	3487-160	GRIGIO SARDO GRANITE	T 40		
Servery	NA					
Master Ensuite	QT 1022 STORM LP LAMINATE	3487-160	SWISS BLANCO MARBLE	C 20		
Ensuite # 2 & 3	QT 1022 STORM LP LAMINATE	3487-160	4925K-07 CALCATTA MARBLE			
Ensuite # 4	QT 1022 STORM LP LAMINATE	3487-160	4925K-07 CALCATTA MARBLE			
Ensuite ###	NA					
Powder Room	QT 1022 STORM LP LAMINATE	3487-160	4925K-07 CALCATTA MARBLE			
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	CALCATTa GRIS 20" X 20"					
Basement Foyer	NA					
Powder Room	CALCATTa GRIS 20" X 20"					
Mud Room	CALCATTa GRIS 20" X 20"					
Main Hall	NA					
Kitchen Floor	CALCATTa GRIS 20" X 20"					
Breakfast Floor	CALCATTa GRIS 20" X 20"					
Kitchen Bk.Splash						
Laundry	CALCATTa GRIS 20" X 20"					
Mstr Ensuite Floor	CALCATTa GRIS 20" X 20"					
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	PERLATO ROYALE					
Ensuite # 2&3 Bath Floor	CALCATTa GRIS 20" X 20"					
Ensuite # 2&3 shower Wall	NEW ALBION GREY 8 X 10	NA				
Ensuite # 2&3 shower Floor	2 X 2 WHITE					
Ensuite # 2&3 Shower Jamb	PERLATO ROYALE					
Ensuite # 4 Bath Floor	CALCATTa GRIS 20" X 20"					
Ensuite # 4 Bath Wall	NEW ALBION GREY 8 X 10	NA				
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
NA						
Living Room	VINTAGE U-LOC SELECT V PEARL GRYPHON 4 1/4" UP # 1					
Dining Room	VINTAGE U-LOC SELECT V PEARL GRYPHON 4 1/4" UP # 1					
Great Room	VINTAGE U-LOC SELECT V PEARL GRYPHON 4 1/4" UP # 1					
Library	VINTAGE U-LOC SELECT V PEARL GRYPHON 4 1/4" UP # 1					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE U-LOC SELECT V PEARL GRYPHON 4 1/4" UP # 1					
Upper Hall	VINTAGE U-LOC SELECT V PEARL GRYPHON 4 1/4" UP # 1					
Master Bedroom	VINTAGE U-LOC SELECT V PEARL GRYPHON 4 1/4" UP # 1					
Bedroom 2	VINTAGE U-LOC SELECT V PEARL GRYPHON 4 1/4" UP # 1					
Bedroom 3	VINTAGE U-LOC SELECT V PEARL GRYPHON 4 1/4" UP # 1					
Bedroom 4	VINTAGE U-LOC SELECT V PEARL GRYPHON 4 1/4" UP # 1					
Carpet Underpad	NA					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MAINTLE	NF 8	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	STANDARD	location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				COOKSTOWN 17		

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.

23

Purchaser Initial

Vendor

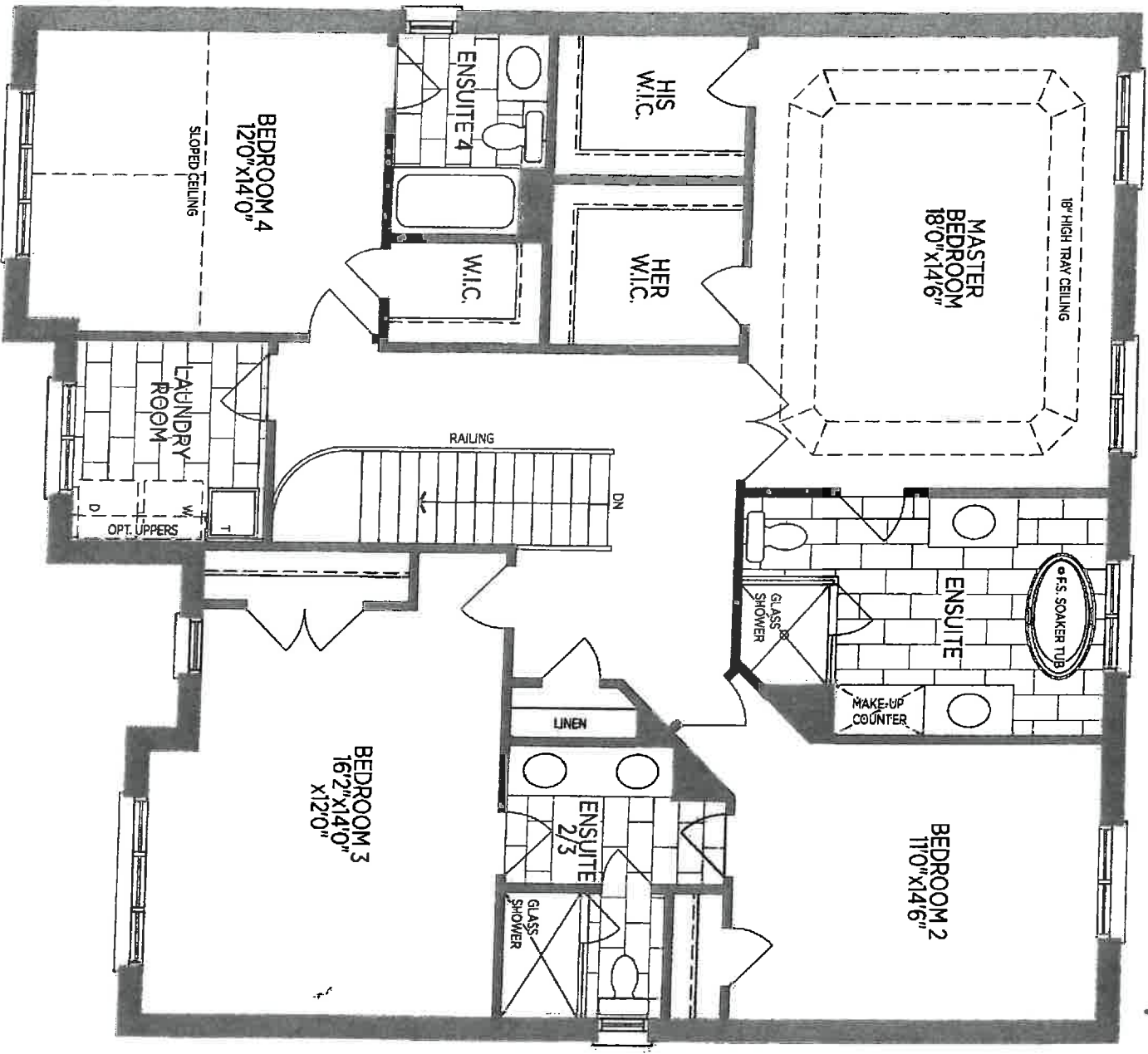
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH GRYPHON		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD IRON PICKETS /STD OAK HANDRAIL/POSTS		
Main to Basement Railing Details:	NA		
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	NA	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Library	WARM GREY	Master Ens.	WARM GREY
Main/Uppper Hall	WARM GREY	ENS # 2 & 3	WARM GREY
Laundry	WARM GREY	Ensuite # 4	WARM GREY
Powder Room	WARM GREY	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES		FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	DOUBLE UNDERMOUNT SINK
Powder Room	STANDARD	STANDARD	OVAL UNDERMOUNT SINKS
Master Ensuite	STANDARD	STANDARD	
Ensuite 2 & 3	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	STANDARD		
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			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs		22	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		23	
SITE: COOKSTOWN EATON 50-1-A LOT: 17		25	
PURCHASER(S):	JUN ZHANG 416 268 8288	Jun Zhang Aug 16, 2017	
HOME #/CELL #		Purchaser Signature Date	
EMAIL:		Purchaser Signature Date	
DÉCOR NOTES		Purchaser Signature Date	
FOR TRADE USE		Purchaser Signature Date	
Any upgrades in the colour chart must be accompanied with a PES.		DÉCOR CONSULTANT SIGNATURE Date	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		AUG 17 2017	
*** PAGE 2 OF 2 ***		Vendor Signature Date	

23

Aug 16/17

Lot 617
June 12/17

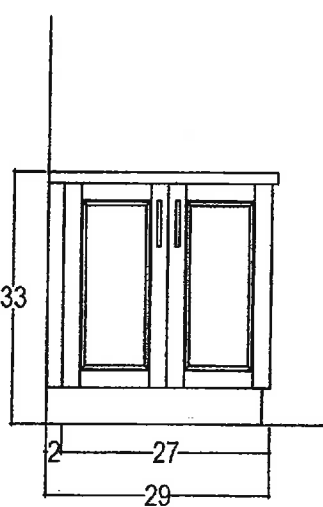
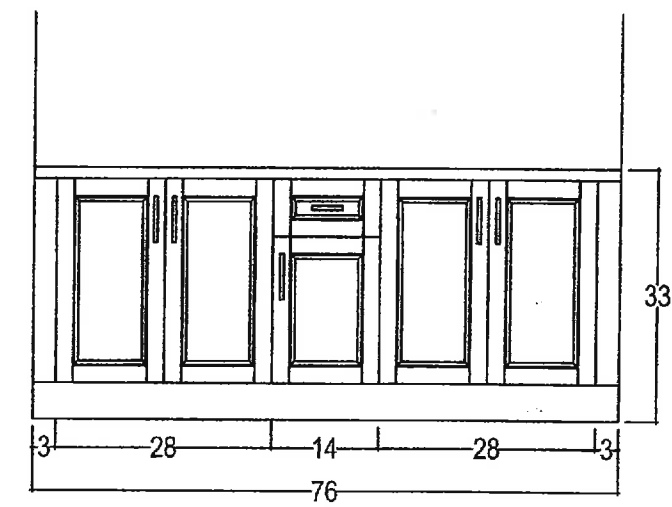
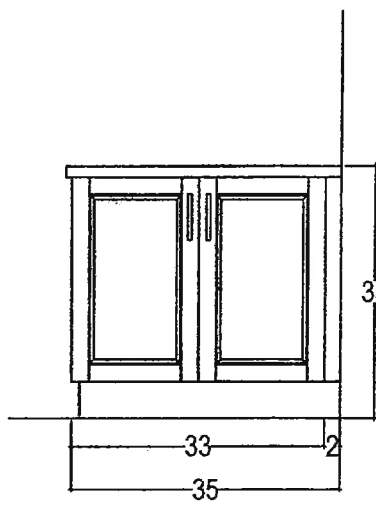
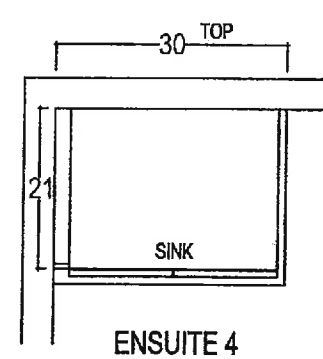
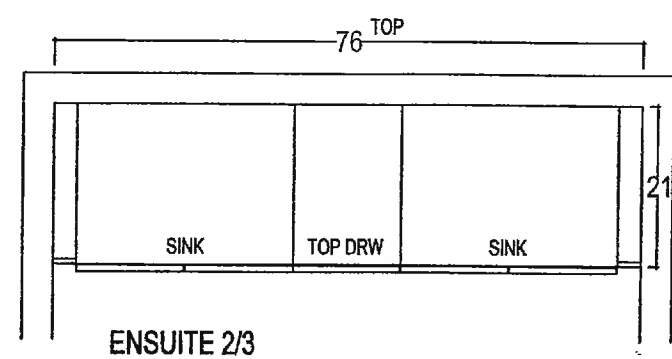
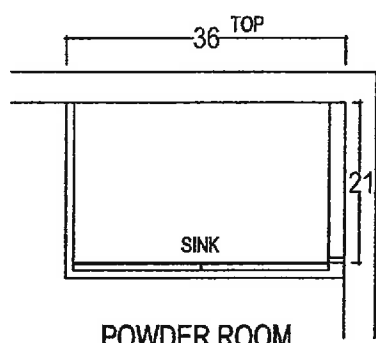


SECOND FLOOR E.L.A

23

EATON 50-01

Lob 17
Aug 16/17



2

5001

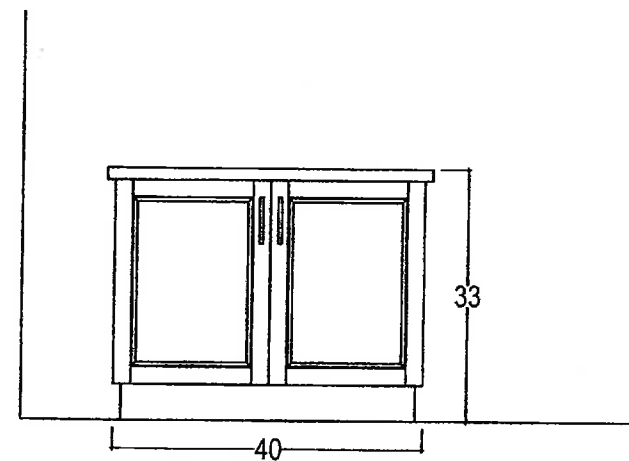
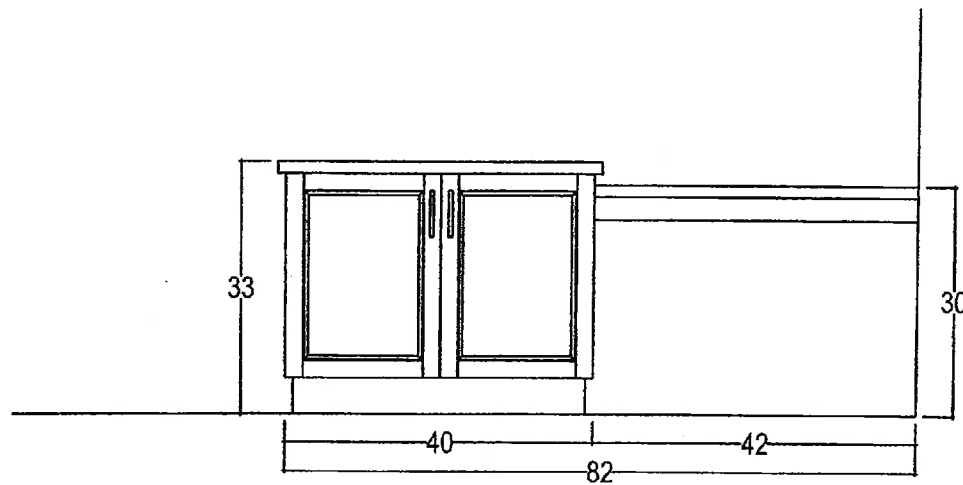
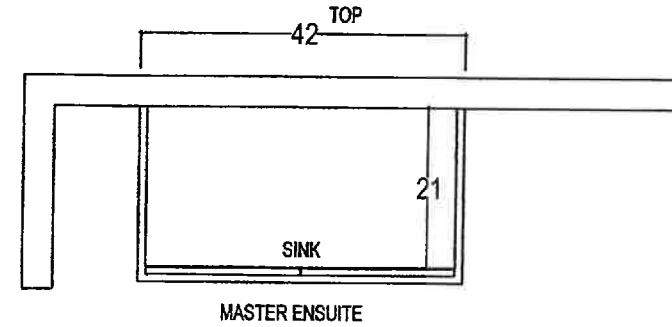
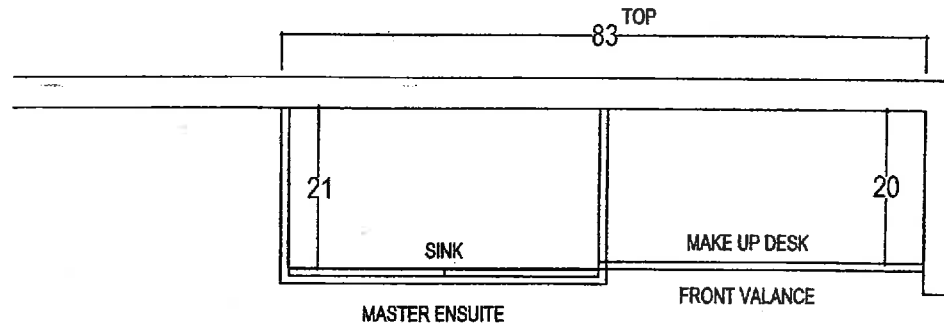


80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: 5001 EATON	ROOM: VANITIES	DRAWN BY: RP	COMMENTS:
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JULY 14, 2017	
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 1/2	

Lob 17

Aug 16/17



2J

5001

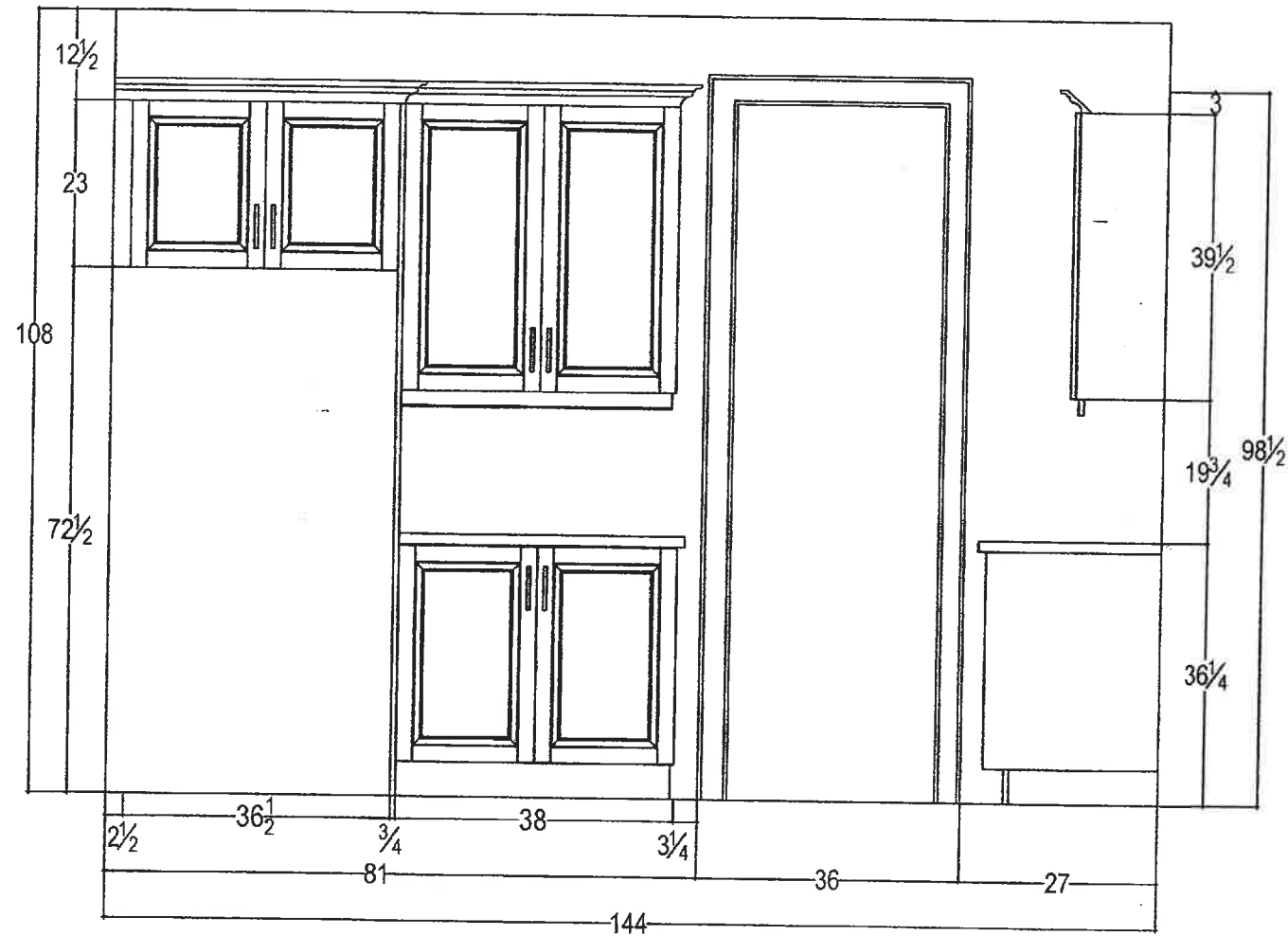


your kitchen. your taste.
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: 5001 EATON	ROOM: VANITIES	DRAWN BY: RP	COMMENTS:
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JULY 14, 2017	
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Lob 17

Aug 16/17



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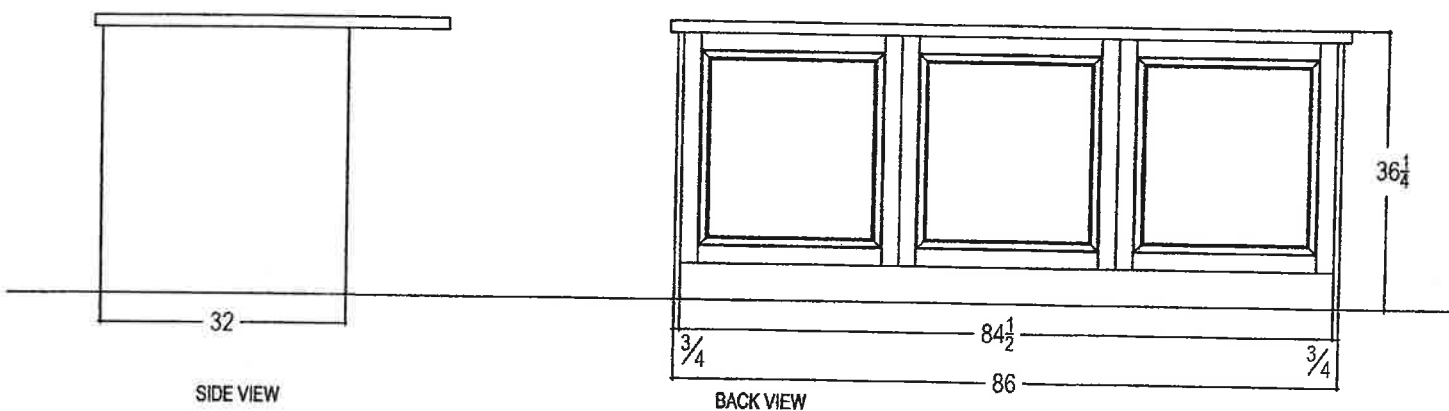
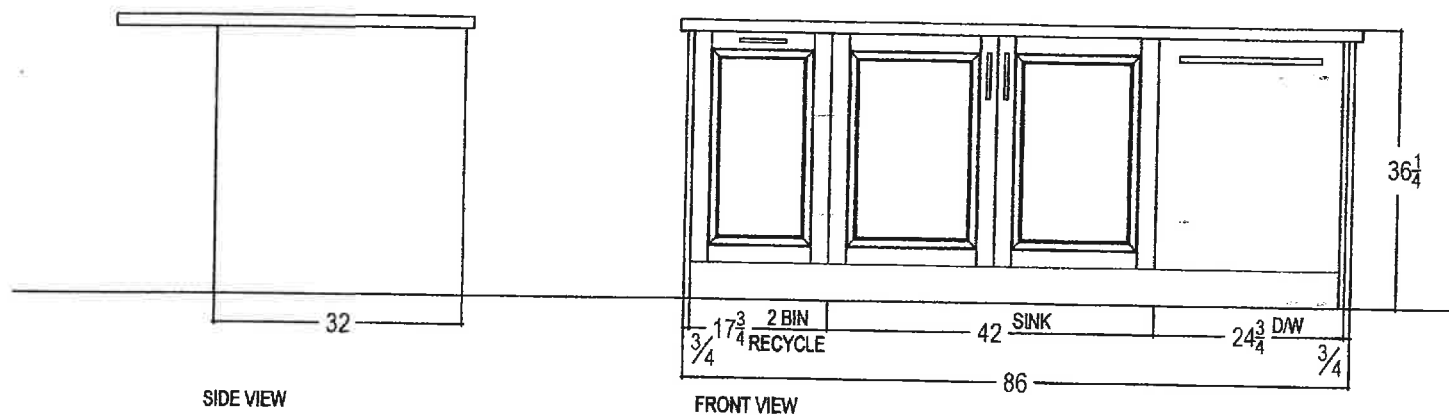


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80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: 5001 EATON	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: FRIDGE WALL ELEVATION
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JULY 14, 2017	
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 3/4	

Lob17

Aug 16/17



2J

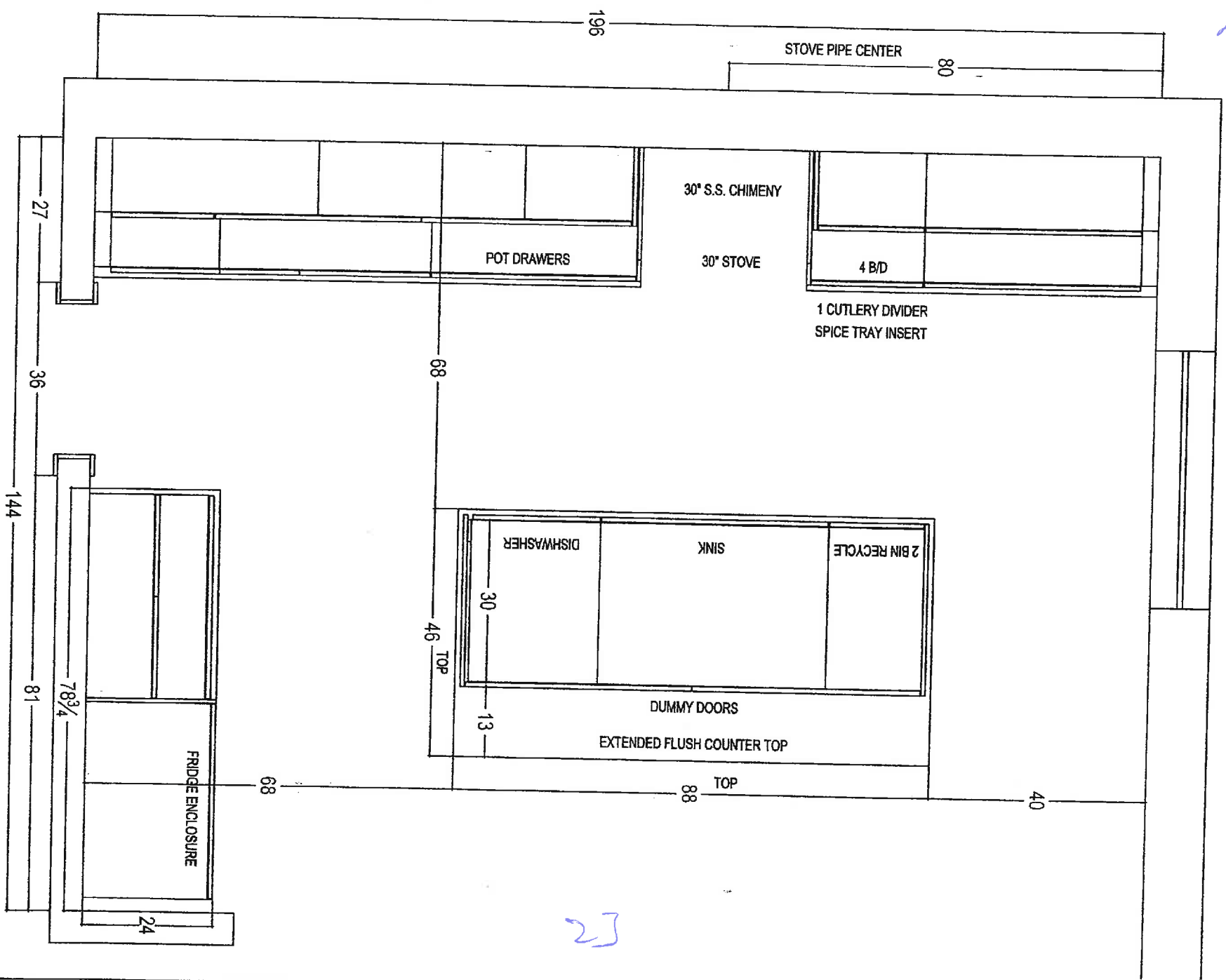


80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: 5001 EATON	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: ISLAND ELEVATION
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JULY 14, 2017	
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 4/4	

5001

Lo6.17
Aug 16/17



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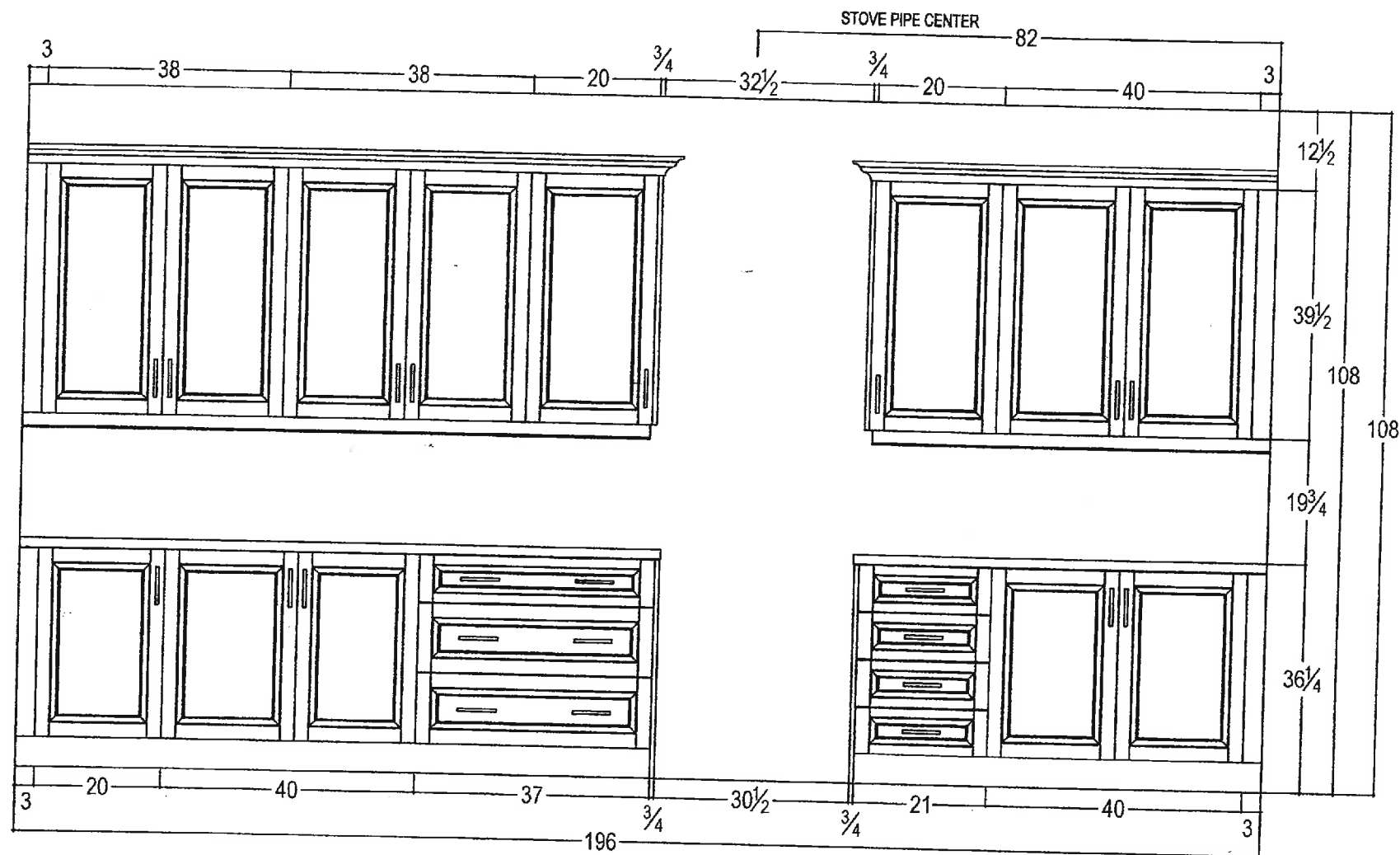


your kitchen, your future.
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416-746-1811 F: 416-761-1801

CLIENT: ZANCOR HOMES	JOB NAME: S001 EATON	ROOM: KITCHEN - PLAN VIEW	DRAWN BY: RP
SITE: COOKSTOWN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 14, 2017
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1/4

20617

Aug 16/17



STANDARD Kitchen



your kitchen. your taste.
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5801

CLIENT: ZANCOR HOMES	JOB NAME: 5001 EATON	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: STOVE WALL ELEVATION
SITE: COOKSTOWN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 14, 2017	
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 2/4	

5001



QTK STANDARD Cabinet Hardware

Lab 17

Aug 16/17



23



ZANCOR HOMES
EDGE PROFILES (AURIVIA)

Vanity Standard Edges (20mm)



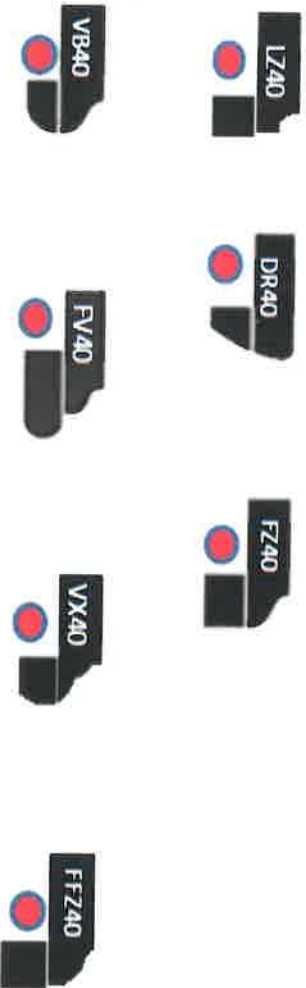
Kitchen Standard Edges (40mm)



Vanity Upgrade Edges (20mm)



Kitchen Upgrade Edges (40mm)



17 Cookstown
LOT / SITE

Jan 24
PURCHASER SIGNATURE

21/9/16/17
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'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.

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, TARIION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE Larkslawn LOT 17 DATE Aug 16/17



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

20617
Locks town

DATE:

Aug 16/17

SITING:

☐

Standard

☐

Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ AMPS

☐ AMPS

☐ AMPS

☒ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☐ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

REFRIGERATOR

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

☒ TOP LOAD

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

23 **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.

23 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.

23 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

Sam Zhang

Date

Aug 16/17

Purchaser Signature

Date

Audio Video Proposal



Zancor Homes Cookstown Lot #17

Jun Zhang

(416) 268-8288

Prepared by:
Artistic Smart Homes Inc.
Frank Pasquzi
info@artisticsmarthomes.com

Artistic Smart Homes Inc.

8601 Jane Street
Vaughan, ON L4K 2N2
(905) 850-9386

System Design For
Jun Zhang
(416) 268-8288

ZANCOR HOMES COOKSTOWN LOT #17

KITCHEN

- 1 TELEPHONE PROVO

Area Total

Labor \$0.00

Equipment

MASTER BEDROOM

- 1 TELEPHONE PROVO
- 1 TELEVISION PROVO RG6 GREEN
- 1 NETWORK PROVO
Cable Cable run from desired room to electrical panel

Area Total

Labor \$0.00

Equipment

GREAT ROOM

- 1 TELEVISION PROVO RG6 GREEN
- 1 NETWORK PROVO
Cable Cable run from desired room to electrical panel

Area Total

Labor

Equipment

LIBRARY

Lot 17 cool

- 1 NETWORK
PROVO
Cable Cable run from desired room to electrical panel

Area Total

Labor \$0.00

Equipment

FRONT ENTRY

- 1 SECURITY KEYPAD WIRING
PROVO

Area Total

Labor \$0.00

Equipment

HALLWAY MAIN FLOOR

- 1 MOTION DETECTOR WIRING
PROVO

Area Total

Labor \$0.00

Equipment

MAIN FLOOR

- 1 DOOR CONTACT WIRING
PROVO
Pre-wire from door to basement electrical area. This wire can be utilized to connect to an Alarm Door Contact component

- 1 WINDOW CONTACT WIRING
PROVO
QUAD CABLE VOLET

Area Total

Labor :

Equipment :

BASEMENT

1 WINDOW CONTACT WIRING
PROVO
QUAD CABLE VIOLET

Area Total

Labor \$0.00

Equipment

GARAGE

1 Central Vac Rough In

Area Total

Labor \$0.00

Equipment

PROJECT SUMMARY

Equipment Total
Tax
TOTAL

LOT 17 COAL

ARTISTIC SMART HOMES

Hello,

Artistic Smart Homes would again like to extend a sincere thank you for choosing us to be a part of your new home. As you are already aware we are a highly specialized custom integration firm with extensive experience designing and installing sophisticated electronic solutions. As licensed contractors, we take responsibility for all aspects of our projects, from initial design through finished installation, training and long-term maintenance.

For your security concerns and the safety of your home we are unable to install your UPGRADED STRUCTURAL FEATURES until you take full possession of your home. Once you have confirmed this please call Artistic Smart Homes and our team will organize a date upon availability for our technicians to install all items purchased.

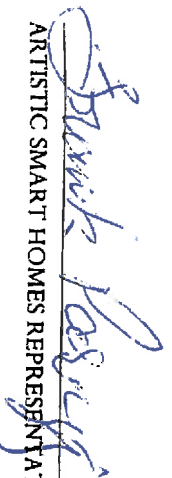
Please be advised our technicians do not work on weekends or statutory holidays. Should you require service outside of business hours a premium rate shall be applied. All service calls outside of warranty issues will have a charge of \$75 per hour per technician, with a minimum of a 2 hour service call plus material.

All hardware model numbers are subject to change without notice. Artistic Smart Homes reserves the right to substitute product with newer or equivalent models within the same price point.

All sales are final and any future changes to drawings or service agreement will have a \$75 per line item charge plus administrative charges.

Please confirm below with a signature that you are happy with the purchase of your upgraded features as per your invoice.

Thank you.


ARTISTIC SMART HOMES REPRESENTATIVE

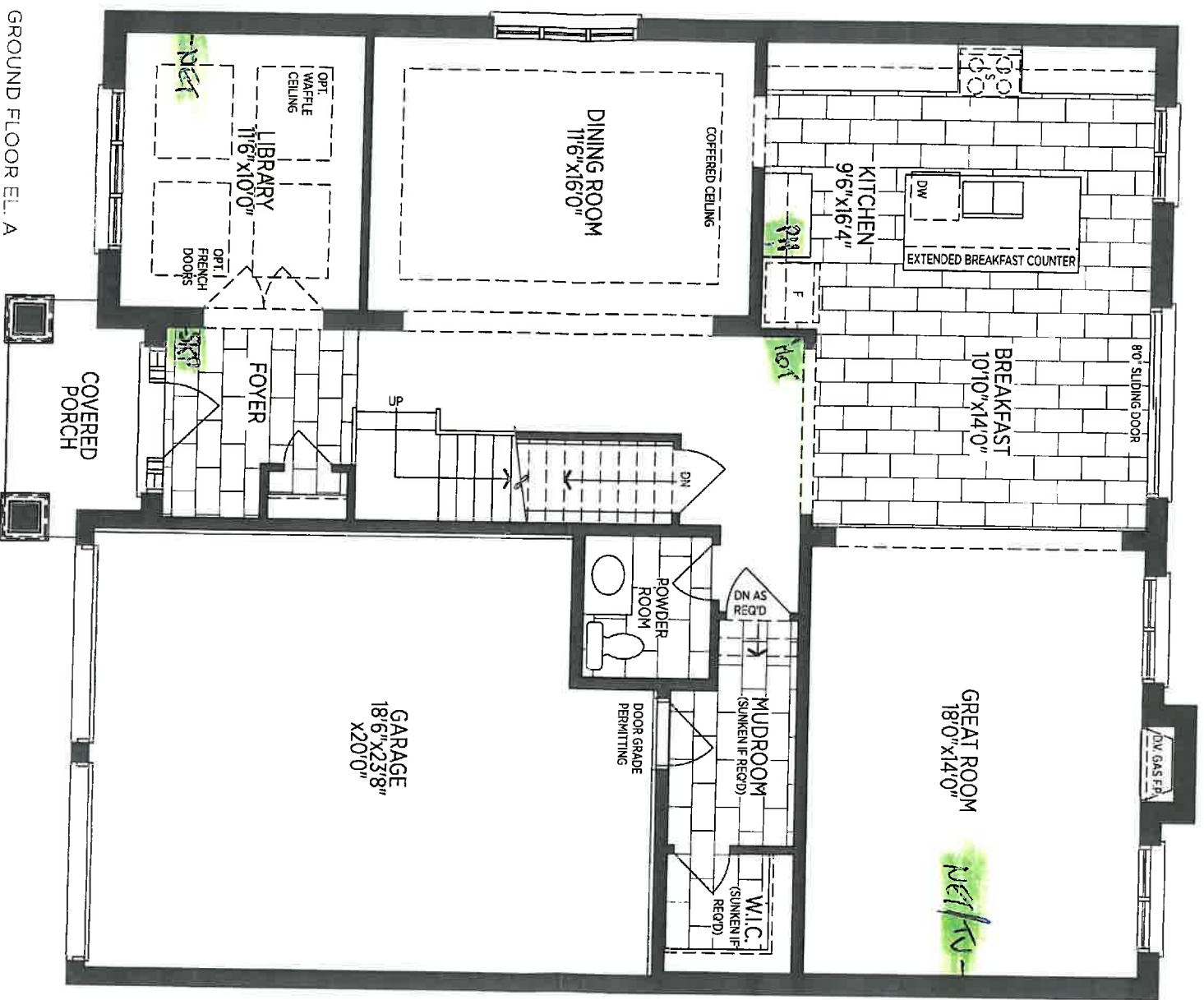

DATE August 4, 2017


CUSTOMER PRINT NAME

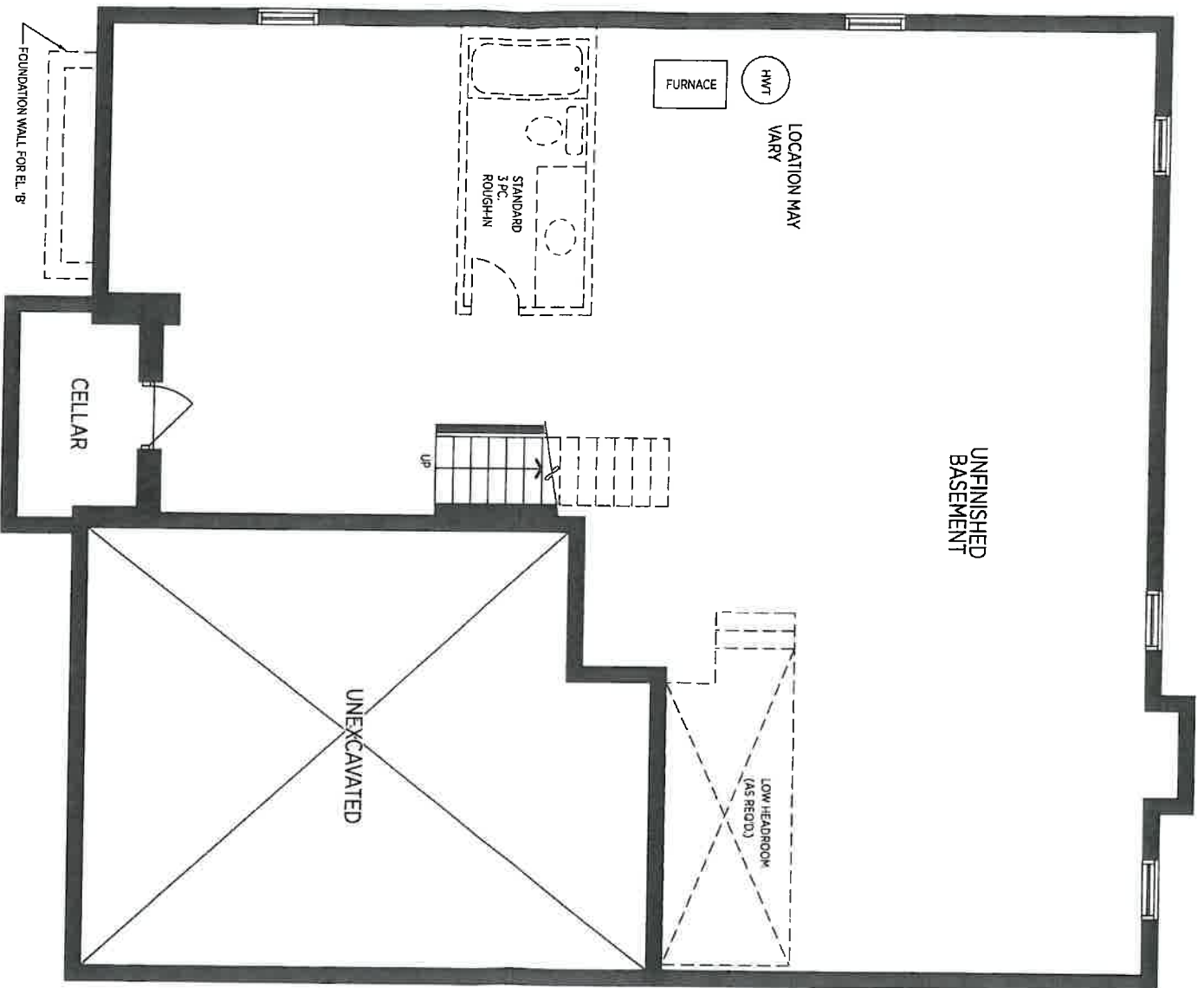

CUSTOMER SIGNATURE

CUSTOMER PRINT NAME

CUSTOMER SIGNATURE



Jun 26 Aug 4 2017



BASEMENT EL. A (EL. B SIMILAR)

Seen Zhang Aug 4, 2017