



CONSTRUCTION SUMMARY  
Cookstown - Zancor Homes (Cookstown) Ltd.

PURCHASER: Sachindev Gaya

TEL: RES: 416-909-2397

LOT / PHASE	HOUSE TYPE	PRINT DATE
1 / 1	Beaumont (50-05) Elev B	20-Feb-18


Ref#	Quantity	Description	Approved	Notes
4366	ADD (6)	8 FOOT INTERIOR DOORS *MAIN FLOOR, STANDARD DOOR STYLE PER DOOR	27Jul17	
4367	ADD FRENCH DOORS (STD HEIGHT), IN LIEU OF SLIDING DOOR, AS PER PLAN **8 FEET HIGH		27Jul17	
4368	ADD 8 FOOT HIGH FRENCH DOOR		27Jul17	
4369	ADD WATERLINE TO FRIDGE		27Jul17	
4759	COUNTER TOP POWDER ROOM STANDARD UPGRADE INCLUDES OVAL UNDERMOUNT SINK		14Sep17	
4760	COUNTER TOP ENSUITE 2 & 3 UPGRADE # 2 INCLUDES 2 OVAL UNDERMOUNT SINKS		14Sep17	
4761	COUNTER TOP ENSUITE # 4 UPGRADE # 2 INCLUDES OVAL UNDERMOUNT SINK		14Sep17	
4762	PAINT STAIN INTERIOR OAK STAIRS		14Sep17	
4763	RAILINGS UPGRADE TO SQUARE OAK POSTS		14Sep17	
4764	TRIM UPGRADE # 1 STEP BASEBOARD AND CASING		14Sep17	
4765	TILE DELETE ALL BATHROOM ACCESSORIES		14Sep17	
4766	TILE MASTER ENSUITE UPGRADE # 4 FLOOR TILE INSTALLED ON SHOWER WALL INSTALL STACKED AND VERTICAL		14Sep17	
4767	HARDWOOD UPGRADE # 1		14Sep17	
4768	CABINETS KITCHEN UPGRADE CABINET UPPERS TO 44" HIGH SINGLE DOOR W TRIPLE STEP CROWN E 62 MLD 100 TO CEILING FOR 9 FT CEILING		14Sep17	
4769	ELECTRICAL SHIFT STANDARD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED CENTERED ABOVE KITCHEN ISLAND		14Sep17	
5609	ADD (1) PLUG ABOVE THE FIREPLACE IN THE GREAT ROOM (AS PER SKETCH)		20Feb18	

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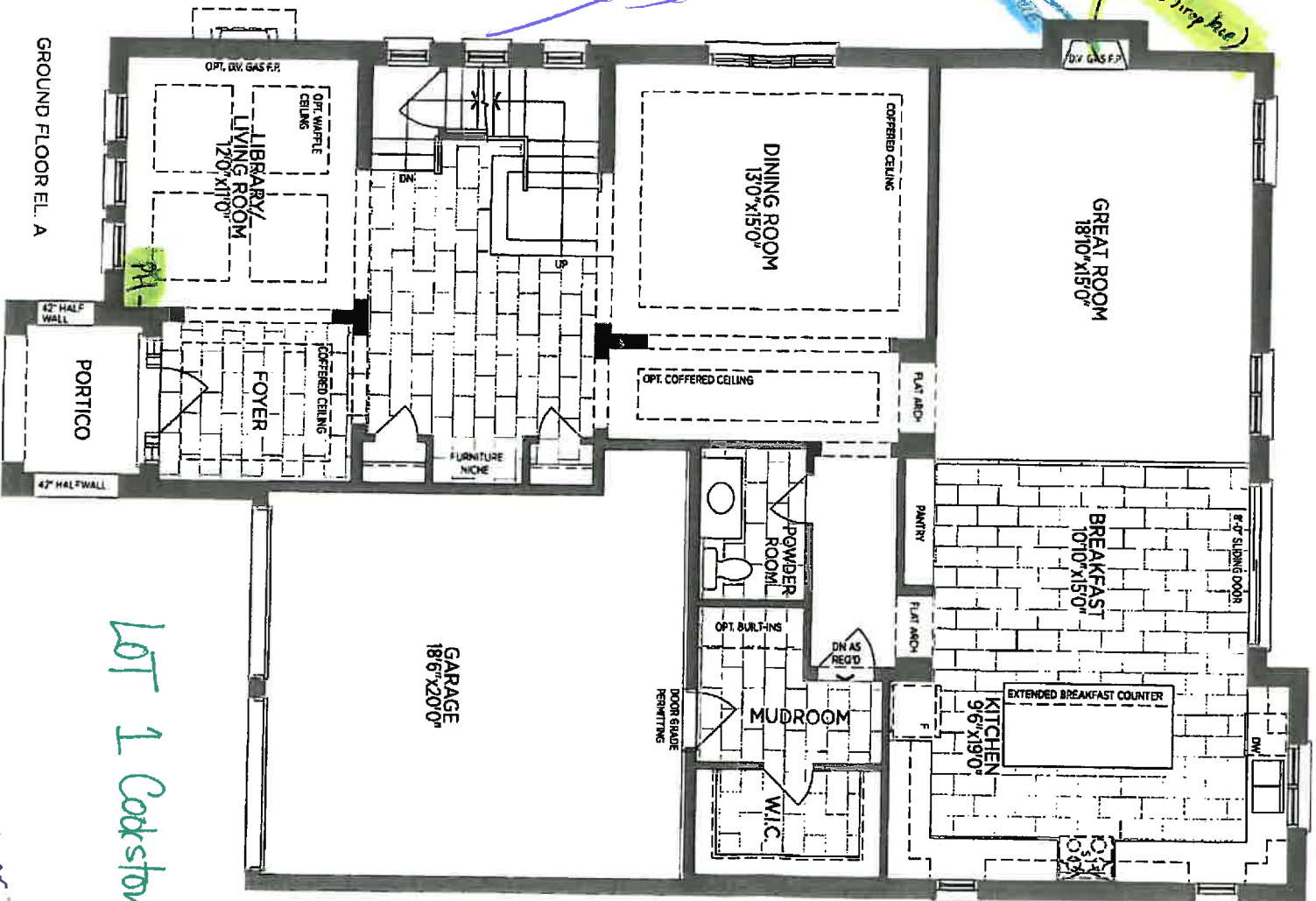
LANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	QT 1501 IVORY FIBERBOARD	0855-96CHROME	CALEDONIA GRANITE	FE40		
Island	QT 1501 IVORY FIBERBOARD	0855-96CHROME	CALEDONIA GRANITE	FE40		
Servery	NA					
Master Ensuite	QT 1022 CHILL LP LAM	3487-160	SWISS BLANCO MARBLE	FE20		
Ensuite # 4	QT 2501 OAK PISTASHIO	250 SC	WHITE ASH # 9260 (2)	FE20		
Ensuite # 2 & 3	QT 2501 OAK PISTASHIO	250 SC	WHITE ASH # 9260 (2)	FE20		
Ensuite ###	NA					
Powder Room	QT 2501 OAK PISTASHIO	250 SC	CALEDONIA GRANITE (1)	FE20		
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS    THRESHOLDS		
Main Foyer	CALCATTIA GRIS 20" X 20"					
Basement Foyer	NA					
Powder Room	CALCATTIA GRIS 20" X 20"					
Mud Room	CALCATTIA GRIS 20" X 20"					
Main Hall	CALCATTIA GRIS 20" X 20"					
Kitchen Floor	CALCATTIA GRIS 20" X 20"					
Breakfast Floor	CALCATTIA GRIS 20" X 20"					
Kitchen Bk.Splash	NA					
Laundry	NEW BYZANTINE GREY 12 X 24 INSTALL 1/4 BR					
Mstr Ensuite Floor	ALLURE GREY 12 X 24 INSTALL 1/4 BRICK		NA			
Mstr Ensuite Shower	ALLURE GREY 12 X 24 INSTALL STACKED VERTICAL					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 x 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Ensuite # 2& 3 Bath Floor	NEW BYZANTINE GREY 12 X 24 INSTALL 1/4 BR					
Ensuite # 2&3 shower Wall	KEATON ICE 8 X 10		NA			
Ensuite # 2 & 3 shower Floor	2 x 2 WHITE					
Ensuite # 2& 3Shower Jamb	BIANCA CARRERRA					
Ensuite # 4 Bath Floor	NEW BYZANTINE GREY 12 X 24 INSTALL 1/4 BR					
Ensuite # 4 Bath Wall	KEATON ICE 8 X 10		NA			
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	VINTAGE U-LOC RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Great Room	VINTAGE U-LOC RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Library	VINTAGE U-LOC RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Dining Room	VINTAGE U-LOC RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Upper Hall	VINTAGE U-LOC RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Master Bedroom	VINTAGE U-LOC RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Bedroom 2	VINTAGE U-LOC RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Bedroom 3 & 4	VINTAGE U-LOC RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Media Room	VINTAGE U-LOC RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Carpet Underpad	NA					
Basement Foyer	NA					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE	N F 17	
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding			NA	
Bathroom Accessories	DELETE ALL BATHROOMS	location			NA	
Purchaser has reviewed the colour chart					SITE & LOT	
***FOR TRADE USE***					COOKSTOWN	1
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:	STAIN OAK STAIRS TO MATCH GRYPHON		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD IRON/STANDARD OAK HANDRAIL/UPGRADE SQUARE POSTS		
Main to top of Basement door Railing	STANDARD IRON/STANDARD OAK HANDRAIL/UPGRADE SQUARE POSTS		
TRIM			
Casing/Baseboards	UPGRADE # 1 STEP		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
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/Upper Hall	WARM GREY	Ensuite 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	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK
Powder Room	UPGRADE	STANDARD	OVAL UNDERMOUNT SINK
Master Ensuite	UPGRADE	STANDARD	OVAL UNDERMOUNT SINK
Ensuite 2 & 3	UPGRADE	STANDARD	OVAL UNDERMOUNT SINK
Ensuite 3 4	UPGRADE	STANDARD	OVAL UNDERMOUNT SINK
BASEMENT	NA	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			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE: COOKSTOWN	BEAUMONT 50-5-B	LOT: 1	
PURCHASER(S):	SACHINDEV GAYA 416 909 2397		
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.			
		D décor Consultant Signature	
		Date	
		SEP 07 2017	
		Vendor Signature	
		Date	





#5500 Aug

(above fireplace)

Lot 1 Codrstown

AKTSTIC

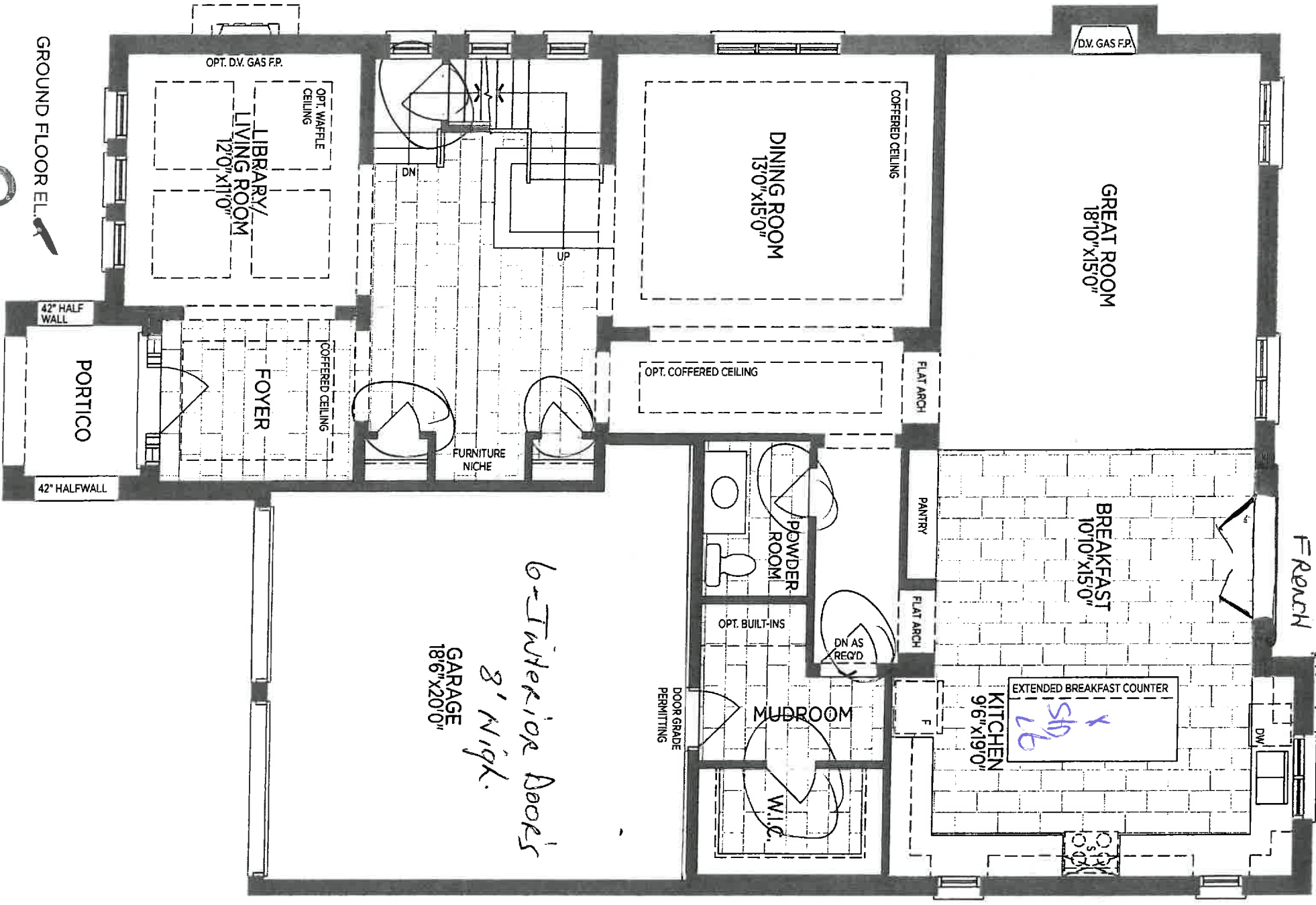
P. Brown  
Nov 12/14

Spd 4/17

4/17

Lot 1

8' Nigh.  
Double Doors  
FRENCH  
June 16, 2017



6-Interior Doors  
8' Nigh.  
GARAGE  
18'6" x 20'0"

GROUND FLOOR EL.

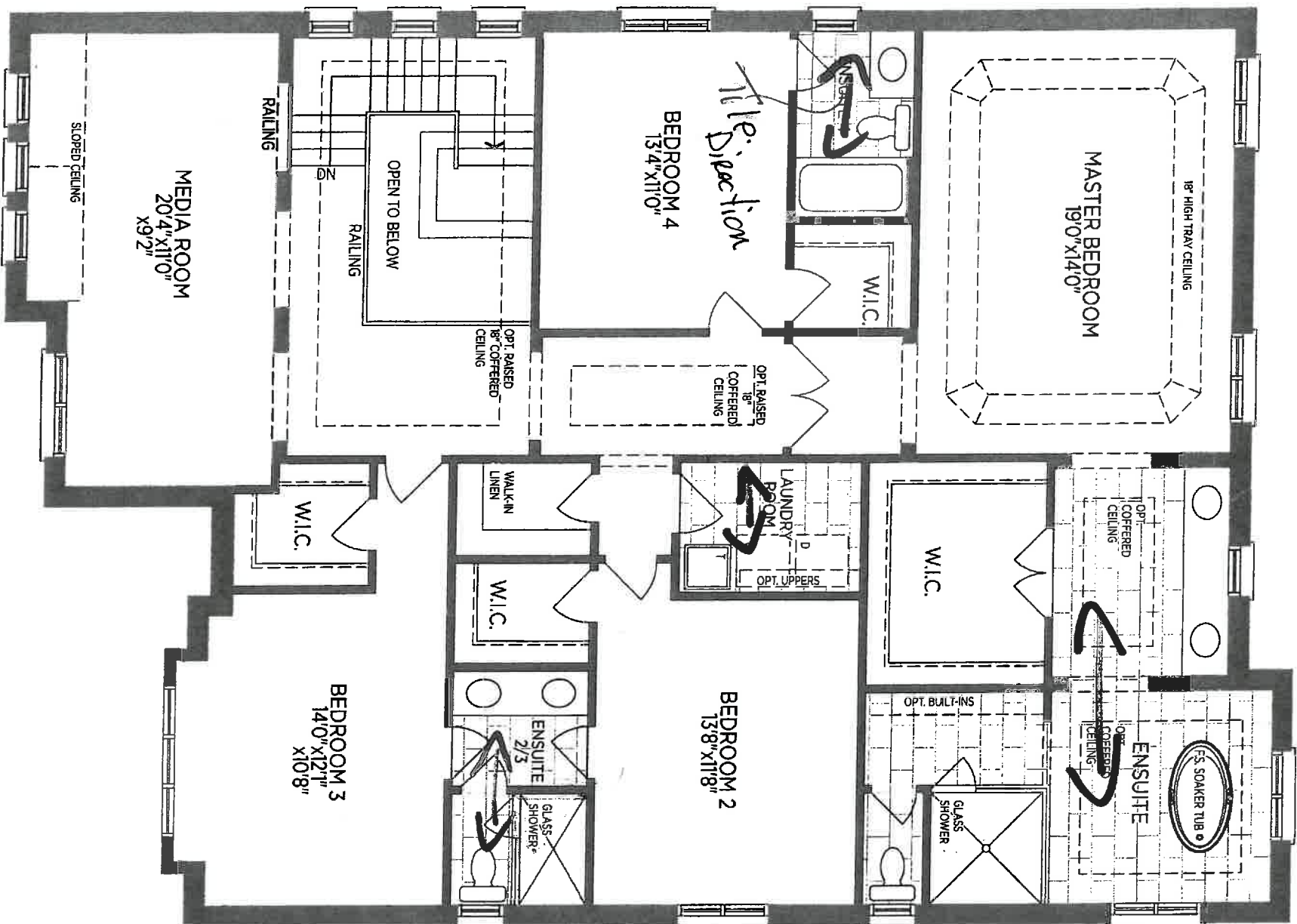
3

BEAUMONT 50-05

4/17

Spb 1/17

Lot 1  
June 16/17



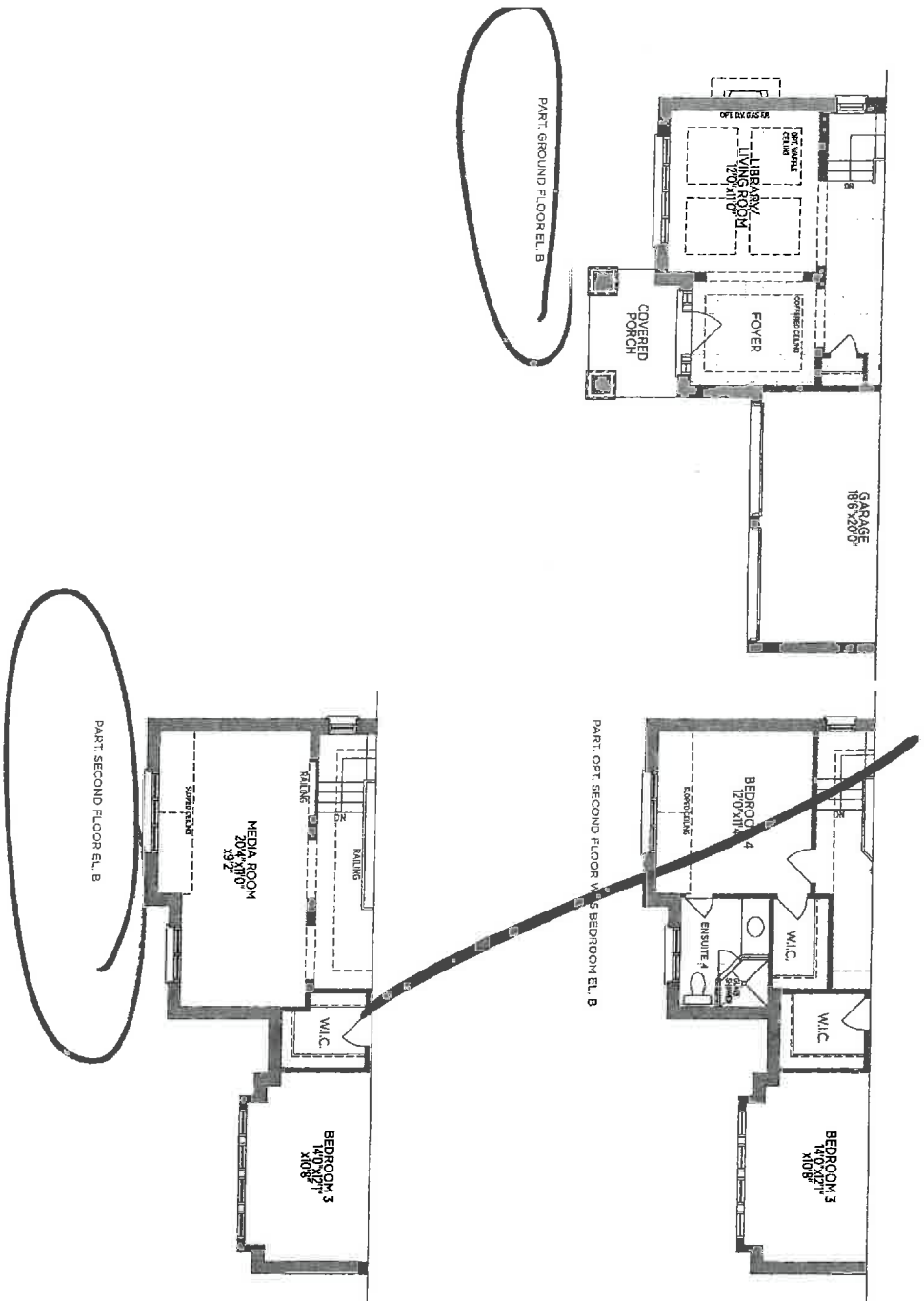
SECOND FLOOR EL. **B**

BEAUMANT 50-05

Spb

Spb 1/17

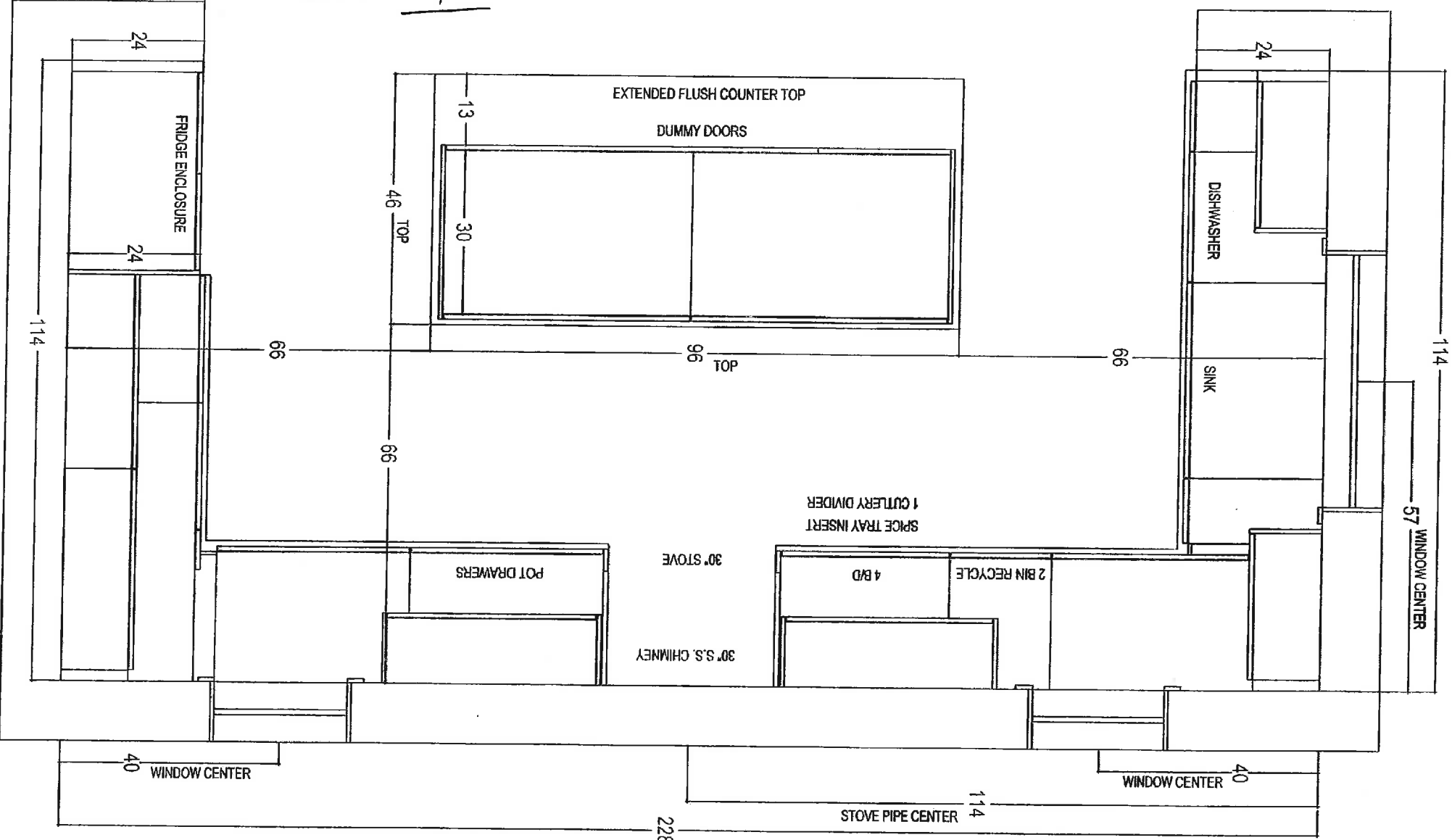
Lot 1  
June 16/17



BAUMANT 50-05

1/17

5/11/17



CLIENT: ZANCOR HOMES		JOB NAME: 5005 BEAUMONT TAKEOFF		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: 1/5	

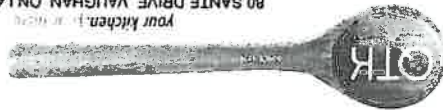


80 SANTE DRIVE, WAUGHAM, ON L4K 3C4  
T: 416-748-1811 F: 505-761-5801

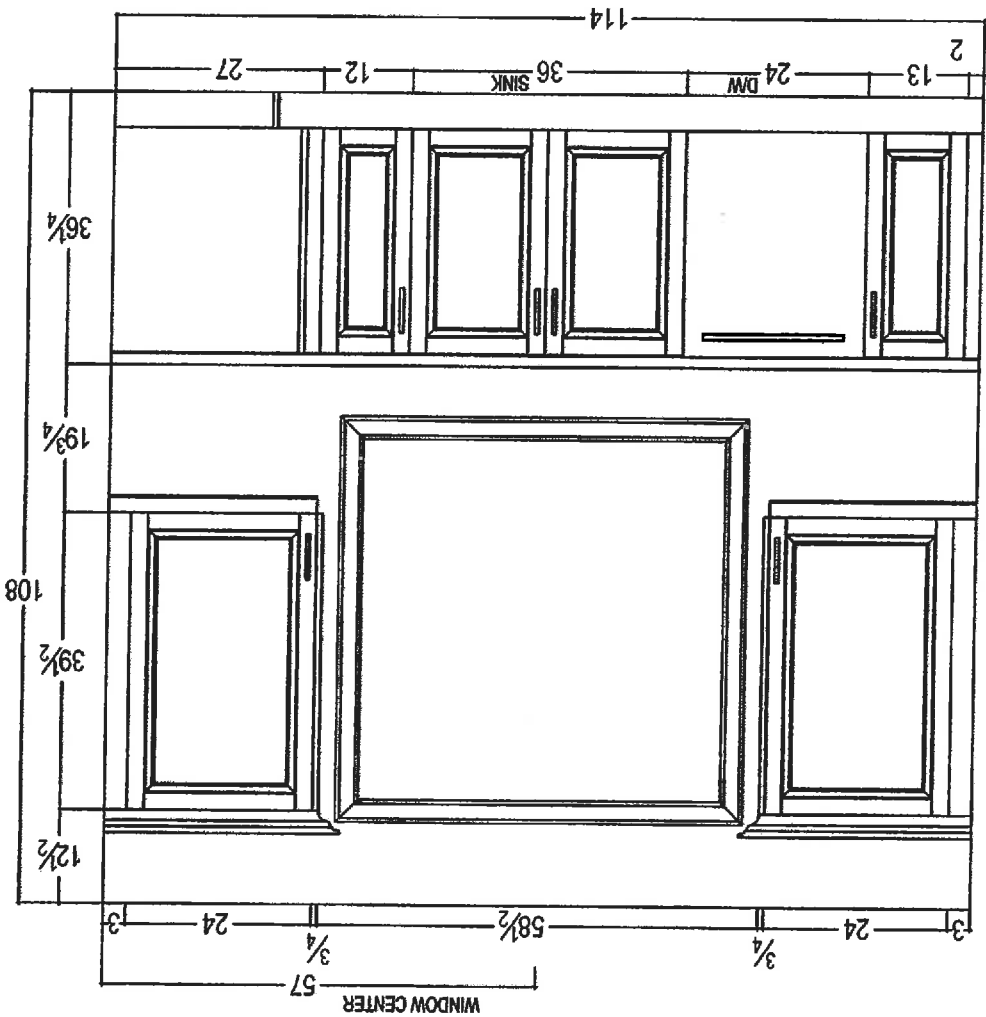
1061

5005





CLIENT: ZANCOR HOMES	JOB NAME: 5005 BEAUMONT - TAKEOFF	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: SINK 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: 2/5	



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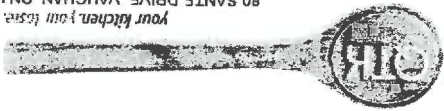
UPGRADE  
 UPGRAD UP to  
 44" High.  
 Appliances to ceiling

5061/17

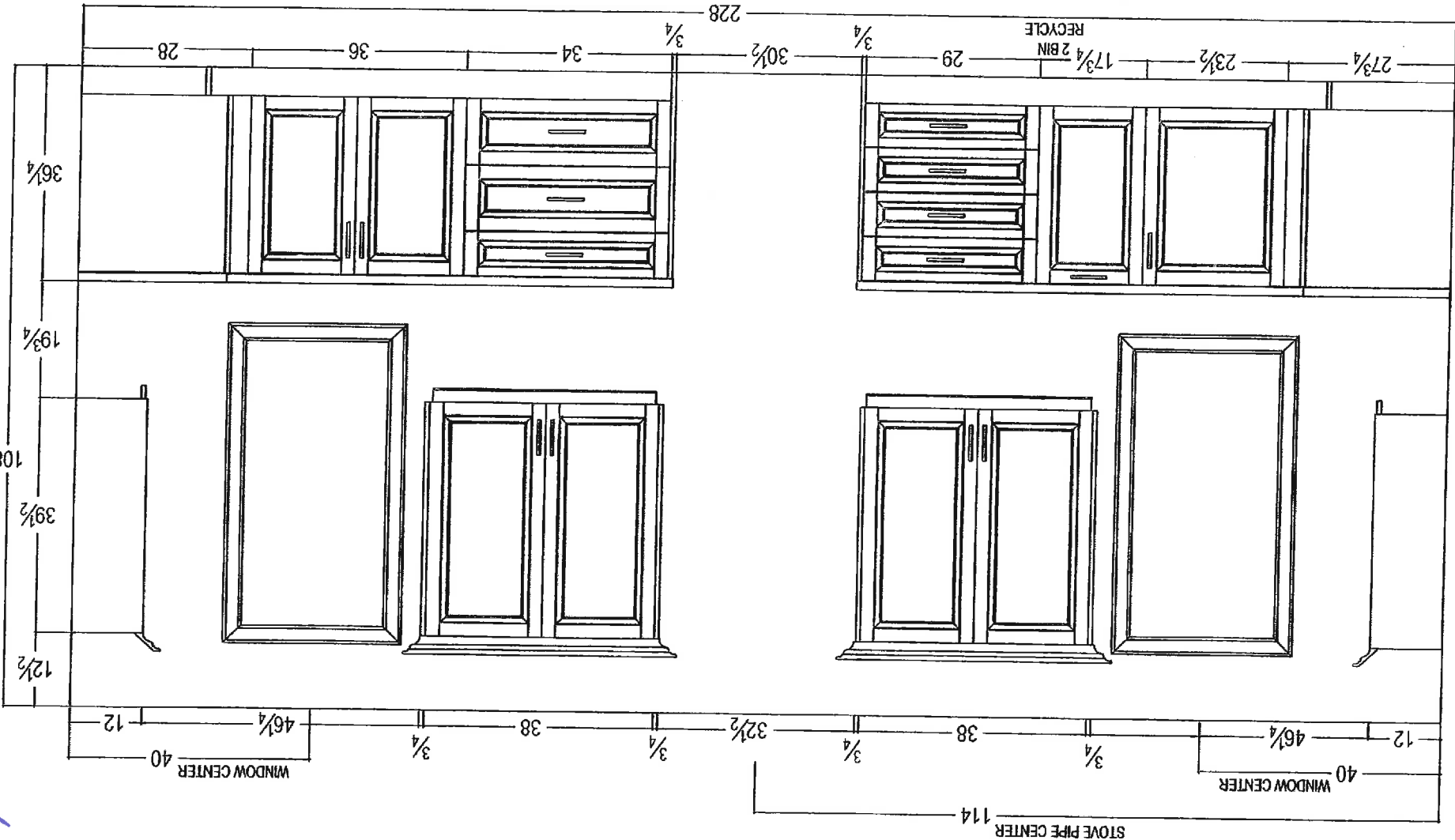
5005

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

Your kitchen, our focus.



CLIENT: ZANCOR HOMES	JOB NAME: 5005 BEAUMONT - TAKEOFF	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: 3/6	



5005

Sp81/17

Lo61

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CLIENT: ZANCOR HOMES

JOB NAME: 5005 BEAUMONT - TAKEOFF

ROOM: KITCHEN

DRAWN BY: RP

COMMENTS:

FRIDGE & PANTRY WALL ELEVATION

SITE: COOKSTOWN

DOOR STYLE: —

DOOR HANDLE: —

SCALE: 1/2" = 1'-0"

FINISH: —

DRW HANDLE: —

DATE: JULY 14, 2017

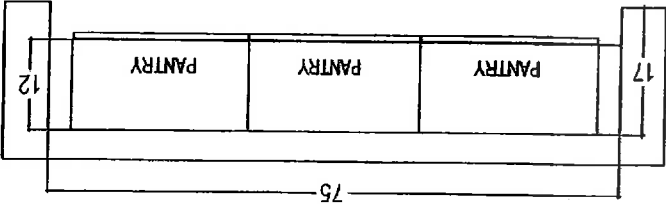
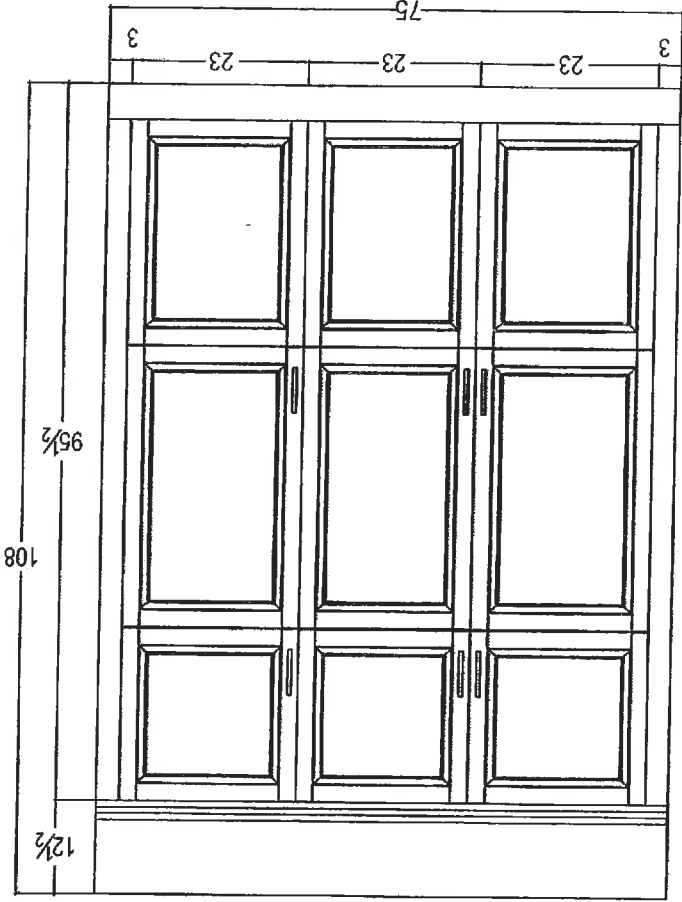
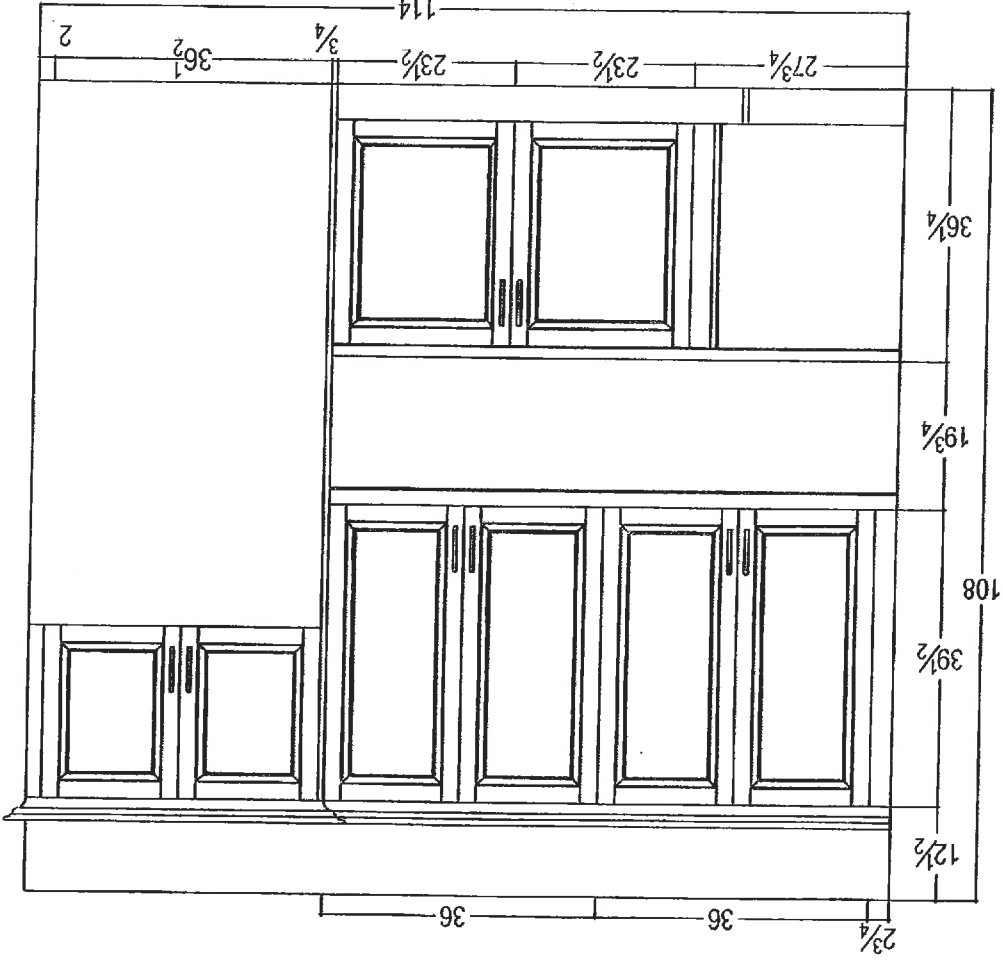
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SPECIES: —

TOP: —

Handwritten initials "STH" in blue ink.



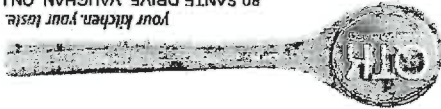
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Handwritten note: STH

Handwritten note: 6/1

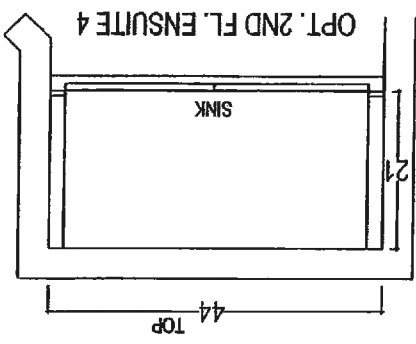
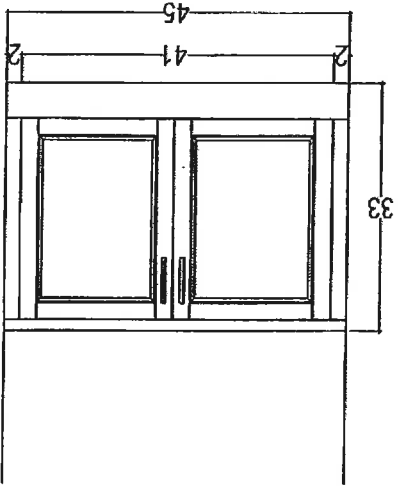
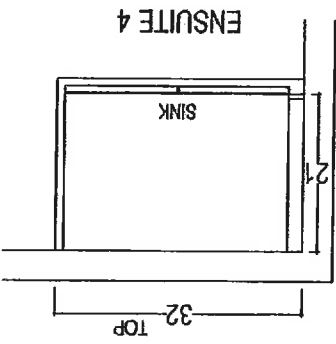
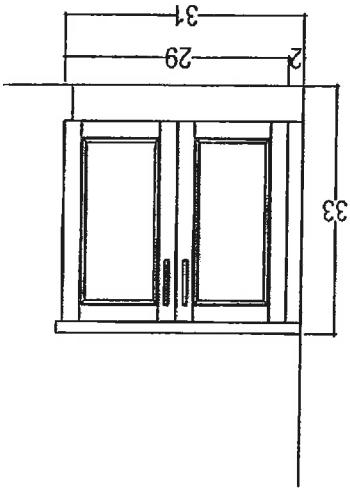
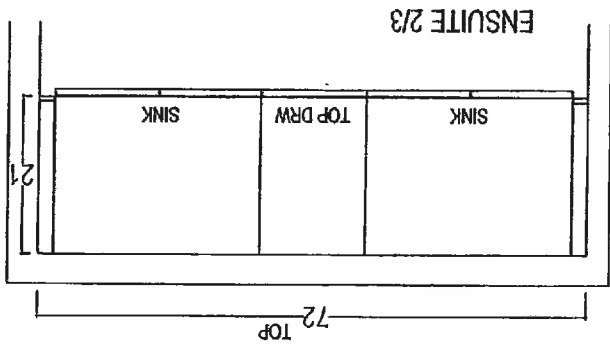
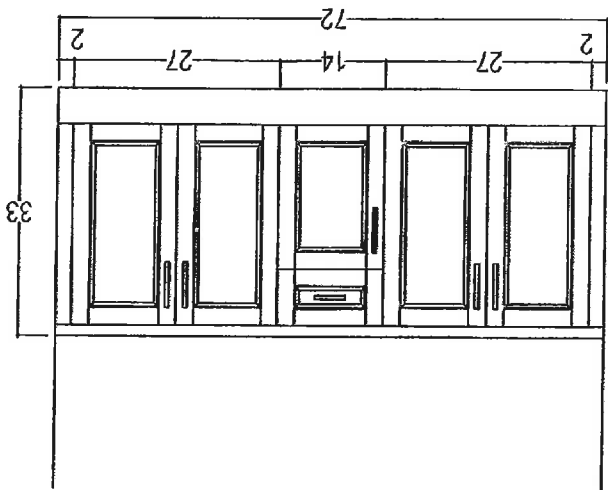
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

Your kitchen, your taste.



CLIENT: ZANCOR HOMES	JOB NAME: 5005 BEAUMONT - TAKEOFF	ROOM: VANITIES	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: NONE	PAGE: 2/2

COMMENTS:



5005

Sp84/17

Lot 1





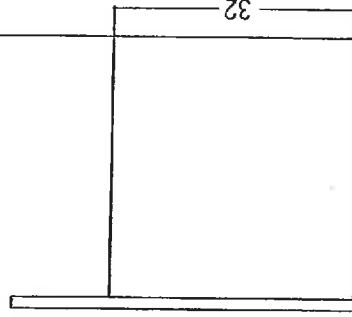
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*Your kitchen, your taste.*

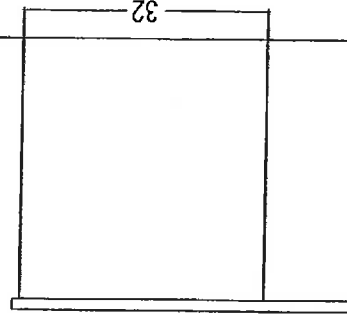
CLIENT: ZANCOR HOMES	JOB NAME: 5005 BEAUMONT - TAKEOFF	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS:
SITE: COOKSTOWN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	ISLAND ELEVATION
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 14, 2017	
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 5/5	

2/27

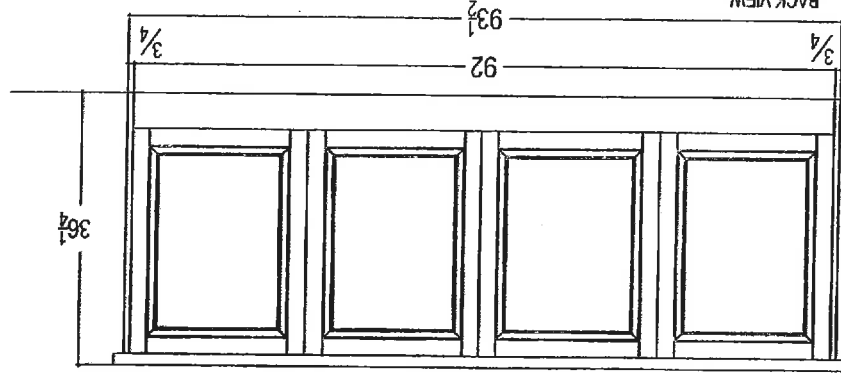
SIDE VIEW



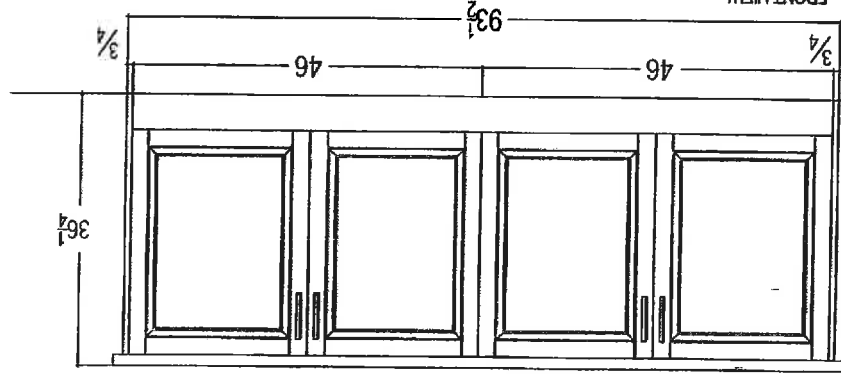
SIDE VIEW



BACK VIEW



FRONT VIEW

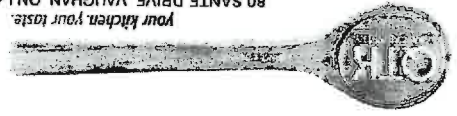


Lo 61  
5/28/17

5005

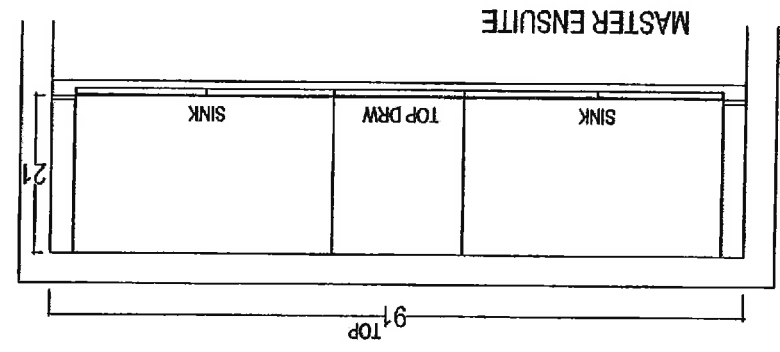
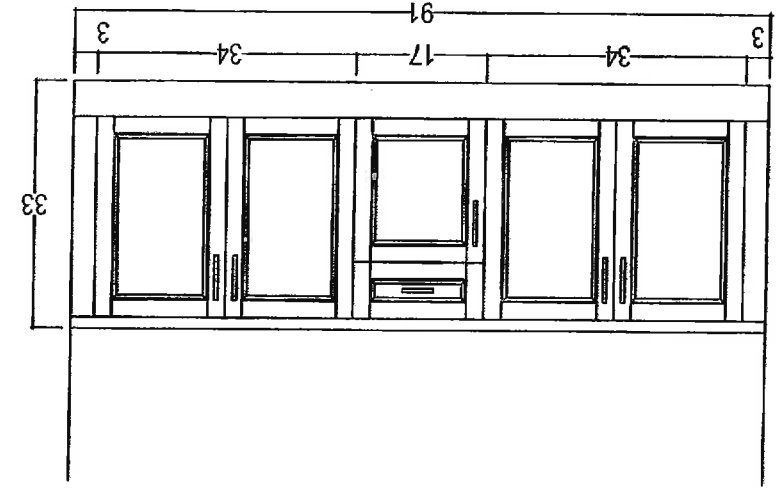
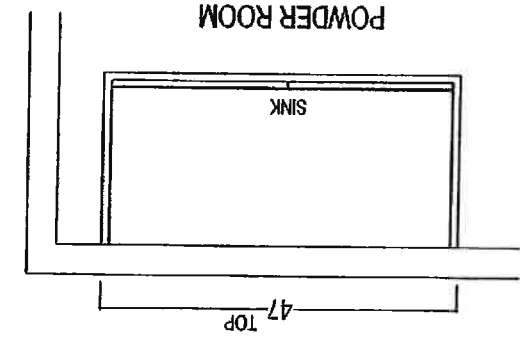
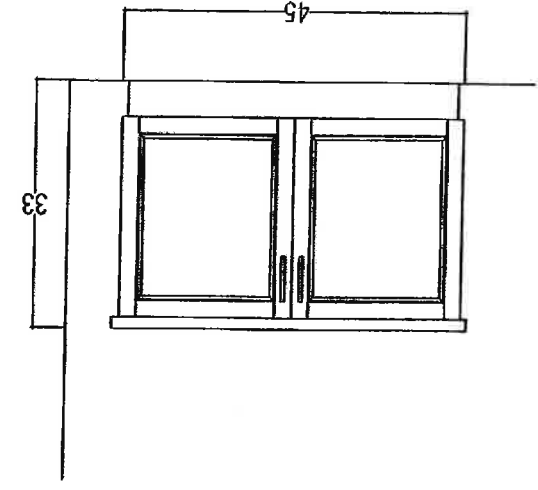
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CLIENT: ZANCOR HOMES	JOB NAME: 5005 BEAUMONT - TAKEOFF	ROOM: VANITIES	DRAWN BY: RP
SITE: COOKSTOWN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 14, 2017
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 1/2

COMMENTS:

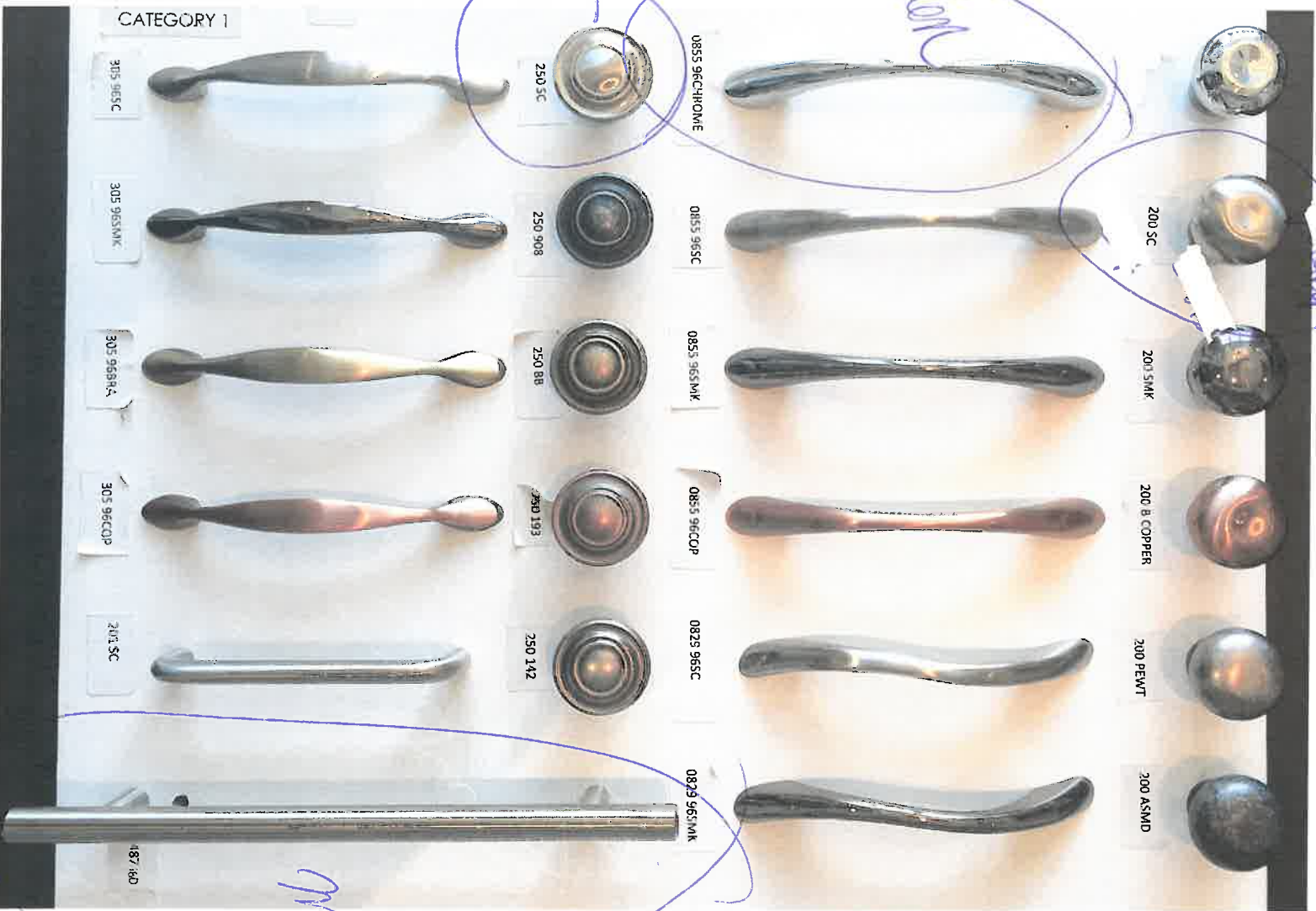


5005  
Sg8/1/17  
Lo 6/



QTK STANDARD Cabinet Hardware

Lot 1  
9/26/17





ZANCOR HOMES

EDGE PROFILES (AURIVIA)

*ALL*  
Vanity Standard Edges (20mm)



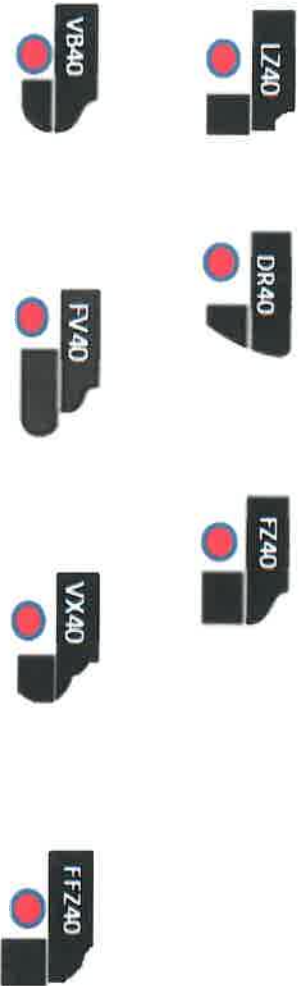
Kitchen Standard Edges (40mm)



Vanity Upgrade Edges (20mm)



Kitchen Upgrade Edges (40mm)



*6061-Cookstown*  
LOT / SITE

PURCHASER SIGNATURE

*2026/1/17*  
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

LOT

DATE



# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Cockstoun

DATE:

Spb 1/17

SITING:

☐ Standard

LoB1

☐ 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

☒ TOP LOAD

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 Manufacturer's 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

[Signature]

Date

Spb 1/17

Purchaser Signature

Date