



CONSTRUCTION SUMMARY

PURCHASER: Okkes Yurektemaz

Cookstown - Zancor Homes (Cookstown) Ltd.

TEL: RES.: 647-454-2429

LOT / PHASE	HOUSE TYPE	PRINT DATE
2 / 1	BATON 50-01 (A)	27-Jul-17


Ref#	Quantity - Description	Approved	Notes
4372	10 FOOT MAIN FLOOR (INLIEU OF 9 FEET) (*INCLUDES 8 FOOT INTERIOR DOORS, 8 FOOT FRONT, REAR AND GARAGE MAN DOOR, TRANSOM ABOVE WINDOWS WHERE POSSIBLE.	27Jul17	
4373	NOTE IF CEILING HEIGHT OF 10 FEET ON THE MAIN FLOOR MAY NOT BE POSSIBLE, IF NOT FULL REFUND TO PURCHASER.	27Jul17	
4374	(5) LARGER BASEMENT WINDOWS- 30" X 24" IN LIEU OF STANDARD, IF POSSIBLE	27Jul17	

This Document is Extremely Time Sensitive - Printed 27 Jul 17 at 13:33

ZANCOR HOMES COLOUR CHART

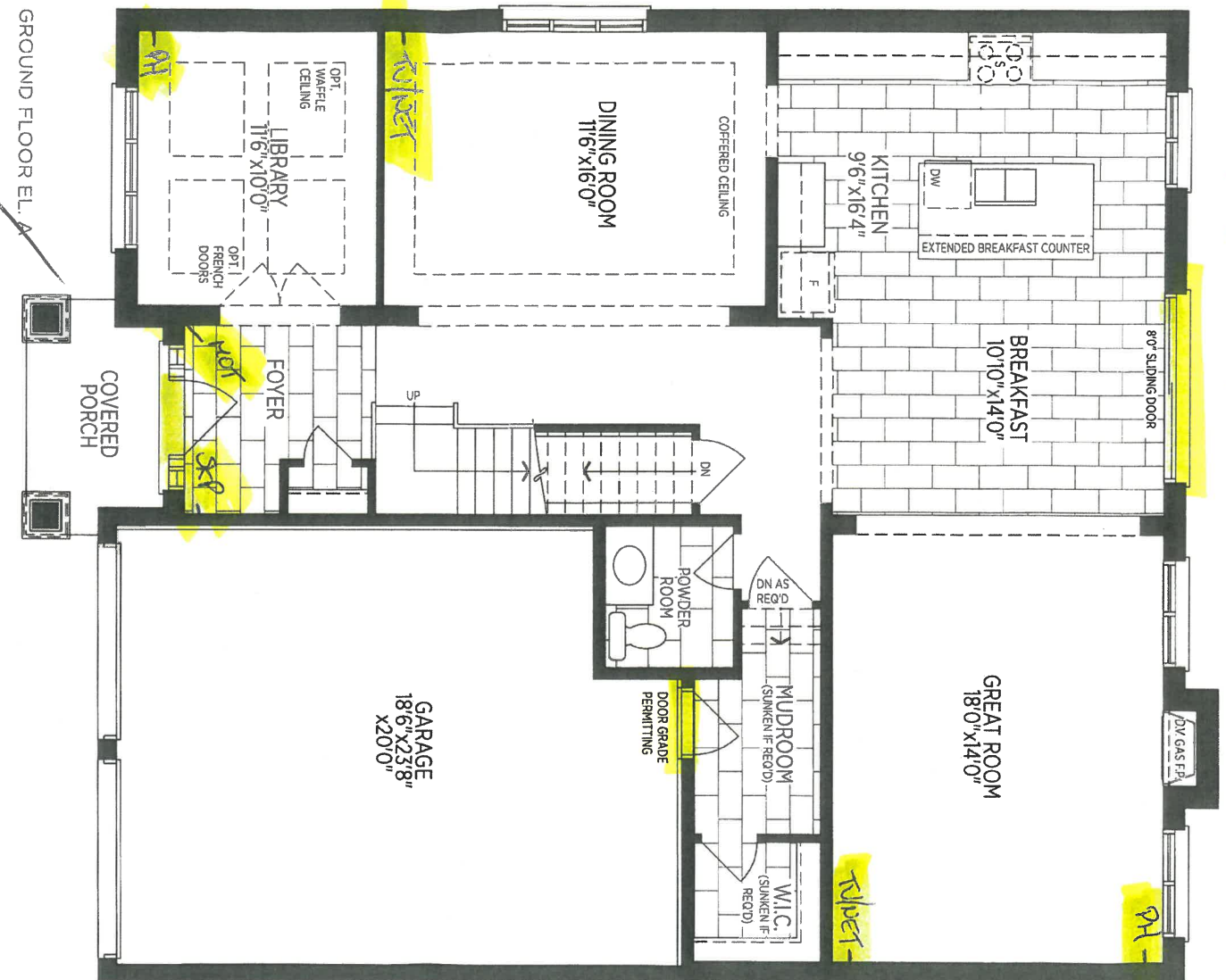
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	QTK 2503 MAPLE SLATE	3487-160	NEW CALEDONIA GRANITE	H 40		
Island	QTK 2503 MAPLE SLATE	3487-160	NEW CALEDONIA GRANITE	H 40		
Servery	NA					
Master Ensuite	QTK 2501 OAK PISTASHIO	305-96SC	SWISS BLANCO STD MARBLE	H 20		
Ensuite # 2 & 3	QTK 2501 OAK PISTASHIO	305-96SC	4925K-07 CALCATTA MARBLE			
Ensuite # 4	QTK 2501 OAK PISTASHIO	305-96SC	4925K-07 CALCATTA MARBLE			
Ensuite ###	NA					
Powder Room	QTK 2501 OAK PISTASHIO	305-96SC	4925K-07 CALCATTA MARBLE			
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	ALLURE GREY 12" X 24 "	INSTALL 1/.4 BRICK				
Basement Foyer	NA				Metal	
Powder Room	ALLURE GREY 12" X 24 "	INSTALL 1/.4 BRICK				
Mud Room	ALLURE GREY 12" X 24 "	INSTALL 1/.4 BRICK				
Main Hall	NA					
Kitchen Floor	ALLURE GREY 12" X 24 "	INSTALL 1/.4 BRICK				
Breakfast Floor	ALLURE GREY 12" X 24 "	INSTALL 1/.4 BRICK				
Kitchen Bk.Splash	NA					
Laundry	CALCATT A GRIS 20" X 20"					
Mstr Ensuite Floor	CALCATT A GRIS 20" X 20"					
Mstr Ensuite Shower	BELLINA 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	CALCATT A GRIS 20" X 20"					
Ensuite # 2&3 shower Wall	BELLINA 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	CALCATT A GRIS 20" X 20"					
Ensuite # 4 Bath Wall	BELLINA GREY 8 X 10		NA			
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Great Room	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Library	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Upper Hall	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Master Bedroom	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Bedroom 2	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Bedroom 3	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Bedroom 4	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Carpet Underpad	NA					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF 8	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	STANDARD	location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				COOKSTOWN		
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.				817 8X		
** PAGE 1 OF 2 **				Purchaser Initial		Vendor

# 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:	STANDARD IRON STD RAIL STD 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	BIRCH WHITE	Master Beds	BIRCH WHITE	
Living Room	NA	Bedroom 2	BIRCH WHITE	
Dining Room	BIRCH WHITE	Bedroom 3	BIRCH WHITE	
Family/Great room	BIRCH WHITE	Bedroom 4	BIRCH WHITE	
Library	BIRCH WHITE	Master Ens.	BIRCH WHITE	
Main/Upper Hall	BIRCH WHITE	ENS # 2 & 3	BIRCH WHITE	
Laundry	BIRCH WHITE	Ensuite # 4	BIRCH WHITE	
Powder Room	BIRCH WHITE	Basement	NA	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD	DOUBLE UNDERMOUNT SINK		
Powder Room	STANDARD			
Master Ensuite	STANDARD	STANDARD OVAL UNDERMOUNT		
Ensuite 2 & 3	STANDARD			
Ensuite # 4	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		O.Y	SX	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs		O.Y	SX	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		O.Y	SX	
SITE: COOKSTOWN	EATON 50-1-A	LOT: 2		
PURCHASER(S):	Ali Yurekkirmaz Okkes Yurekkirmaz			
HOME #/CELL #	647-454-2429			
EMAIL:	okkes.yurekkirmaz@hotmail.com			
DÉCOR NOTES		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.		 <div> <div> Purchaser Signature Date </div> <div> DÉCOR CONSULTANT SIGNATURE Date </div> </div>		
*** PAGE 2 OF 2 ***		Vendor Signature	Date	



# ARTIST'S SKETCH HOMES



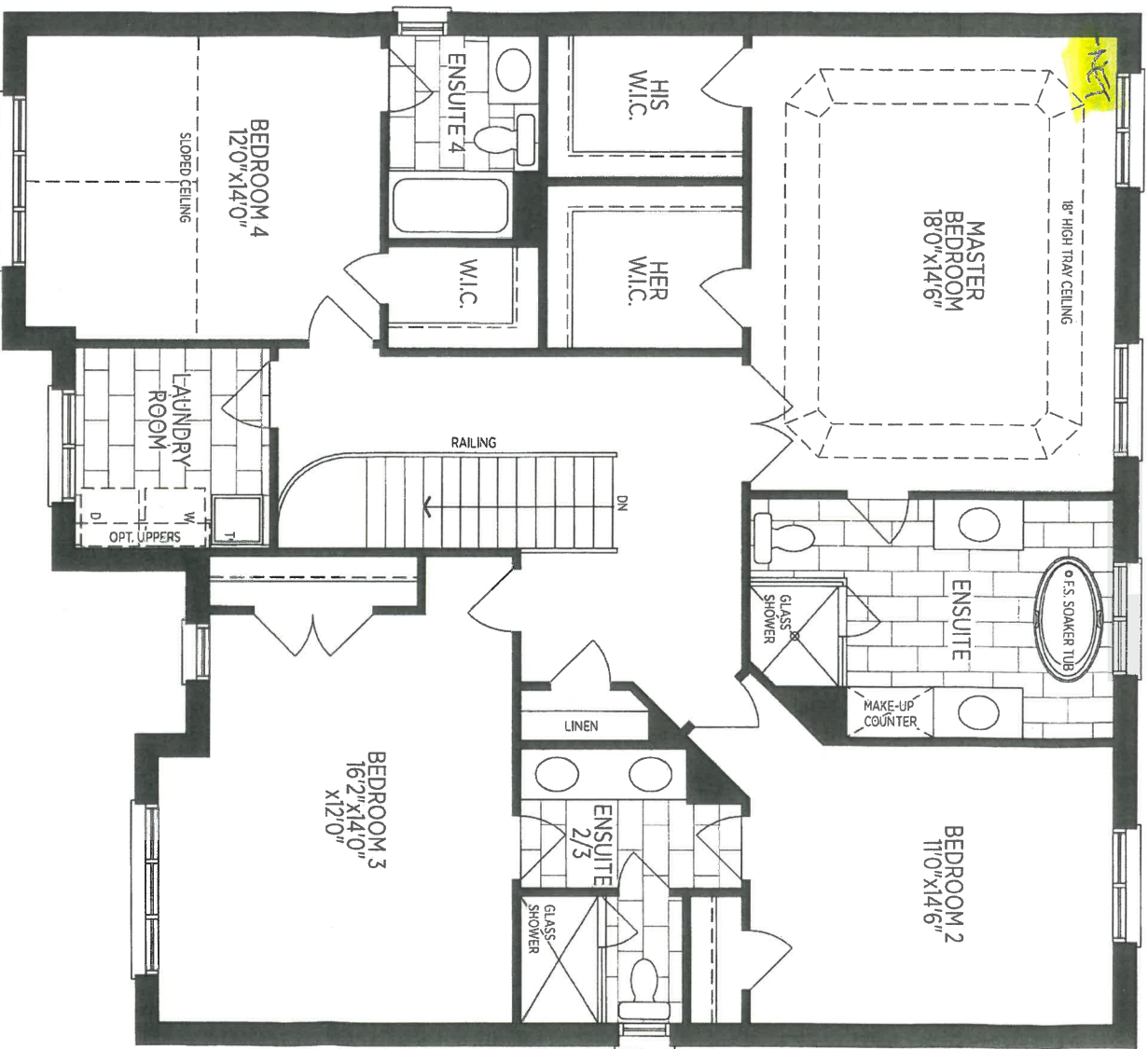
Nov/20/2017

*[Signature]*

COOKSTOWN LOT 2

elev. B

# ALLSIE SMART HOMES



SECOND FLOOR EL. ~~A~~

Nov/20/2017

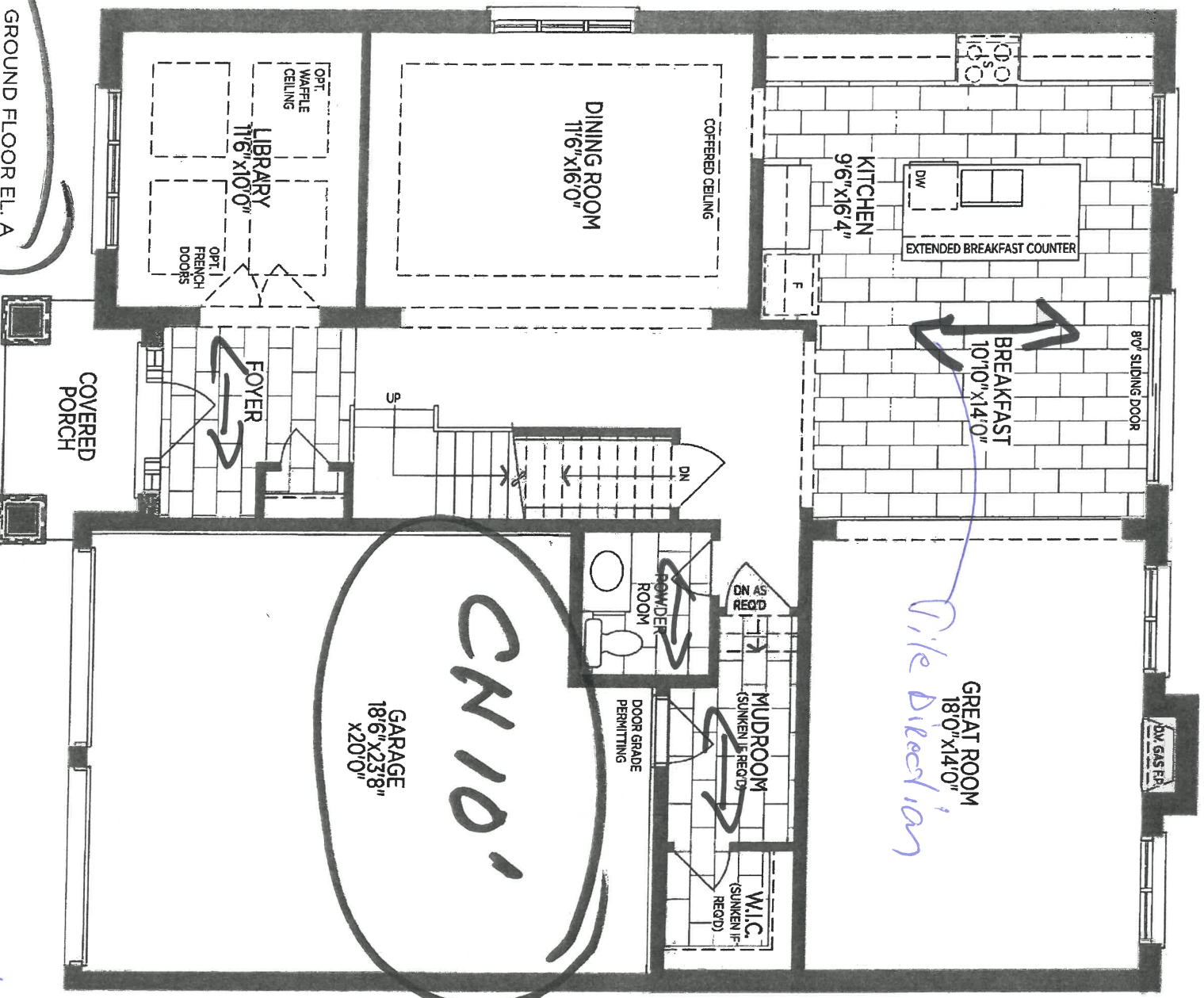


# COOKSTOWN

52

Dev.

June 19/17 Lot 2



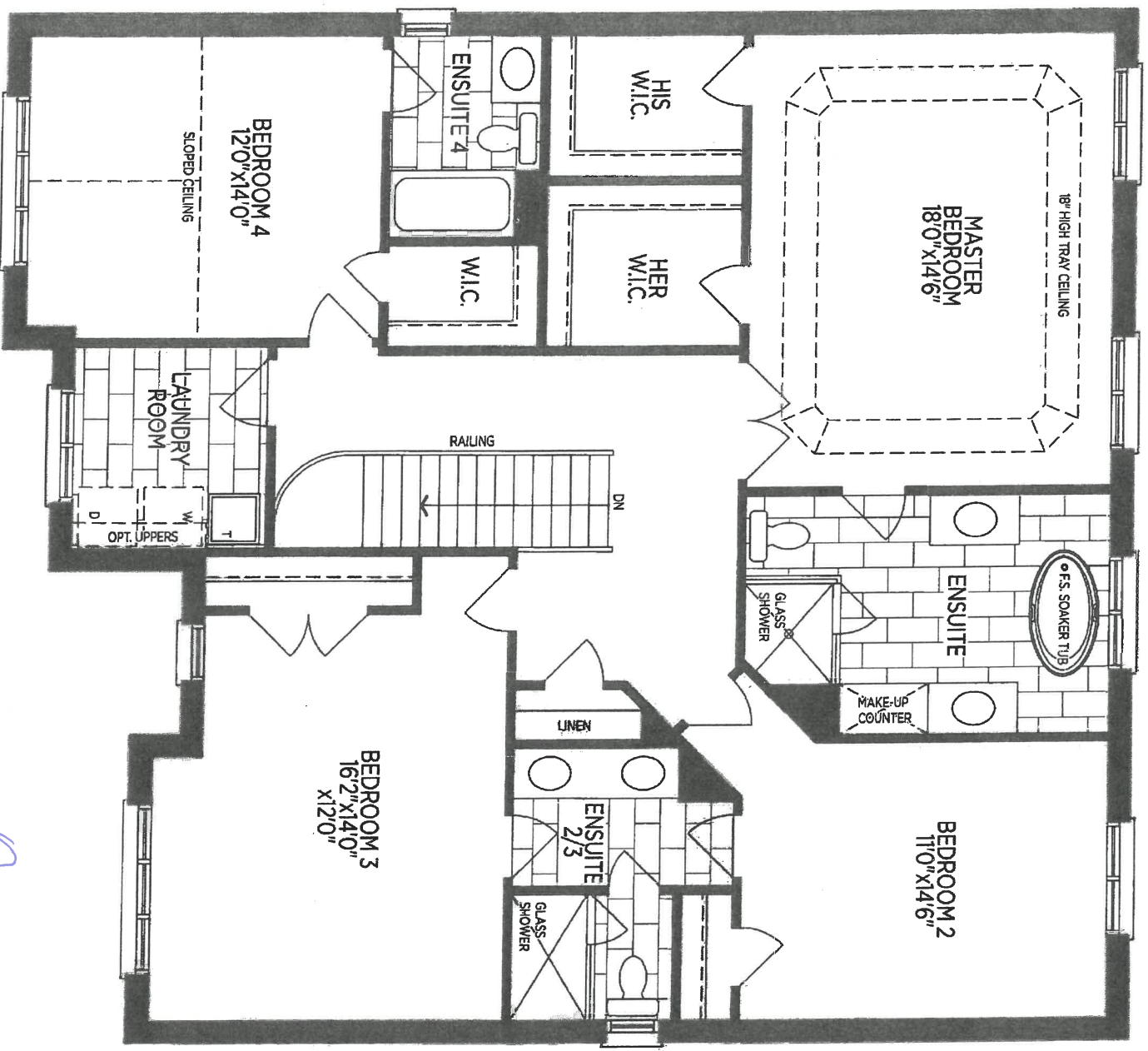
O.Y A.Y

Aug 15/17

O.Y  
S.Y

EATON 50-01

June 19/17 Lot 2



SECOND FLOOR EL. A

O.Y. A.Y.

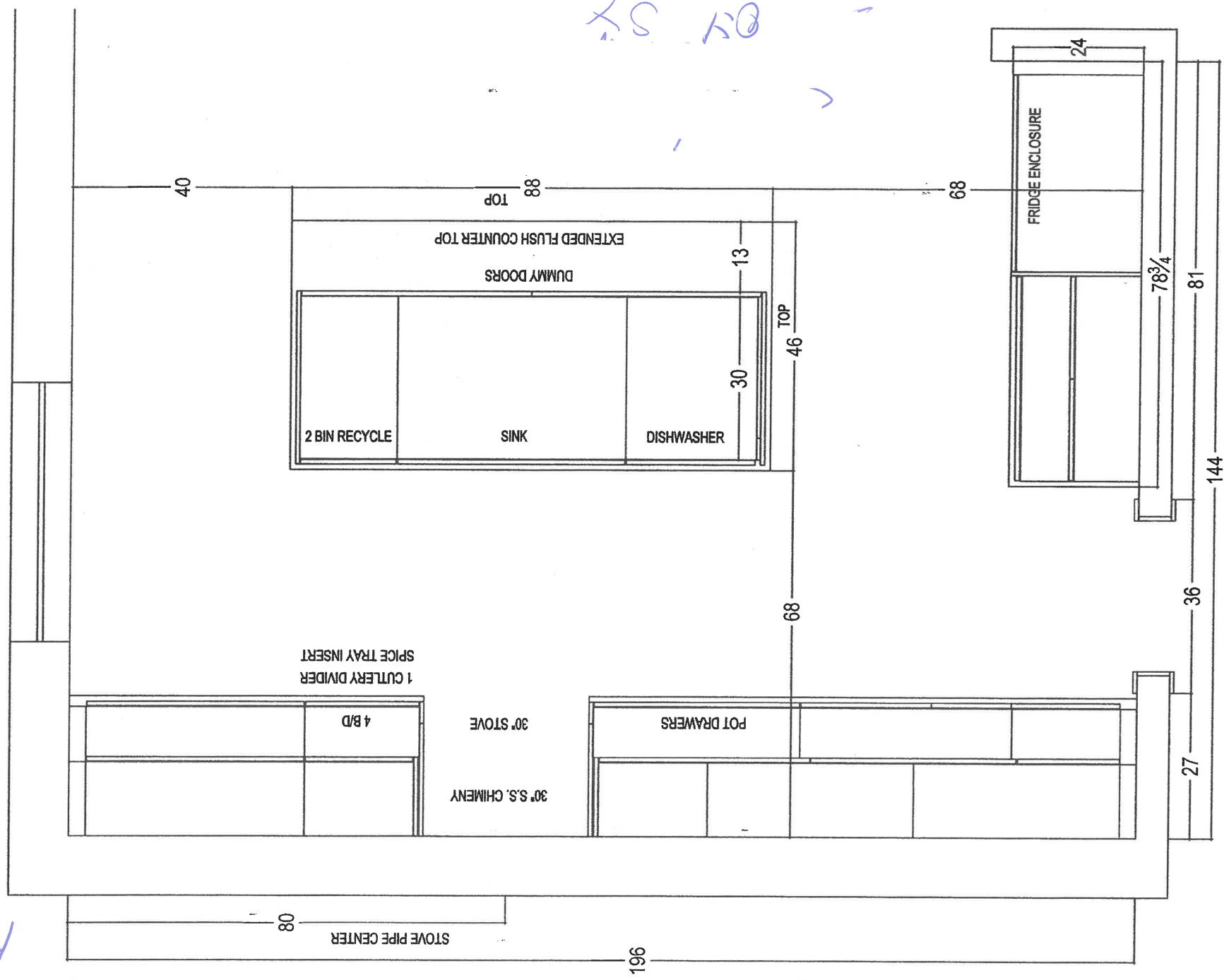
O.Y. SX

Aug 15/17


EATON 50-01



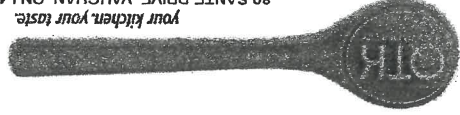
Lot 2  
Aug 15/17



ST 10

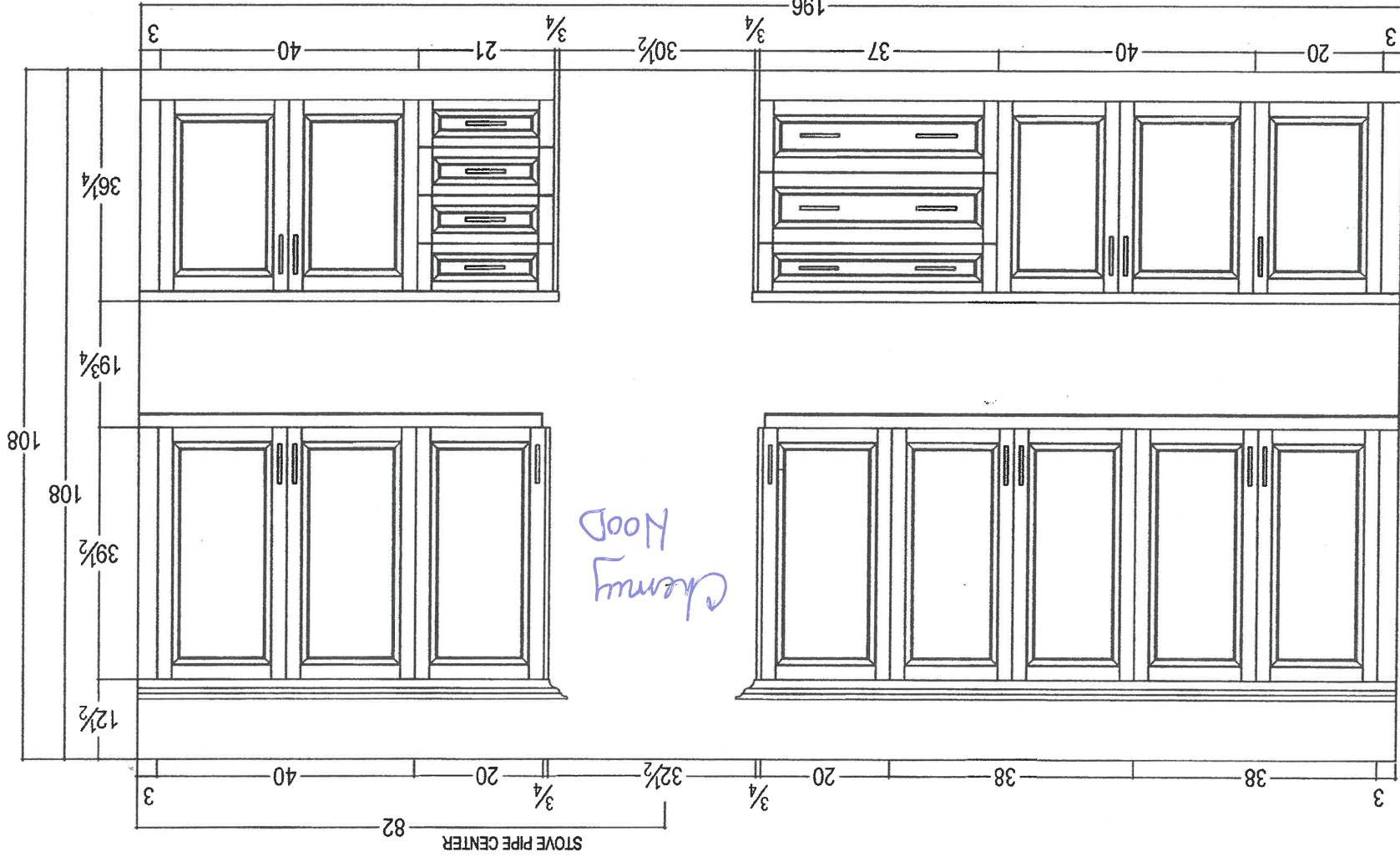
 your kitchen, your taste 80 SANTE DRIVE VAUGHAN, ON L4K 3C4, T: 416 746 1811 F: 905 261 5801	CLIENT: ZANCOR HOMES	JOB NAME: 5001 EATON	ROOM: KITCHEN - PLAN VIEW	DRAWN BY: RP
	SITE: COOKSTOWN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
	PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 14, 2017
	EMAIL: —	SPECIES: —	TOP: —	PAGE: 1/4





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

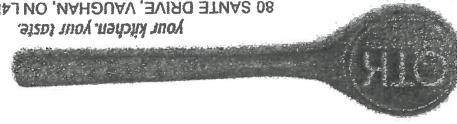
CLIENT: ZANCOR HOMES	JOB NAME: 5001 EATON	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: STOVE WALL ELEVATION
SITE: COOKSTOWN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 14, 2017	
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 2/4	



54  
Q-T

Lot 2  
Aug 15/17

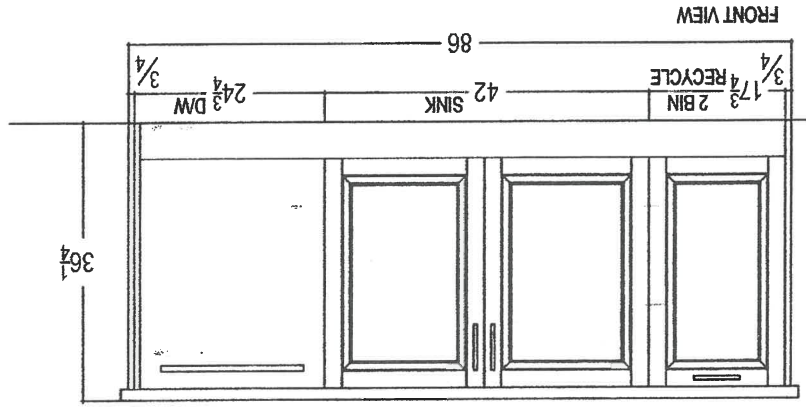
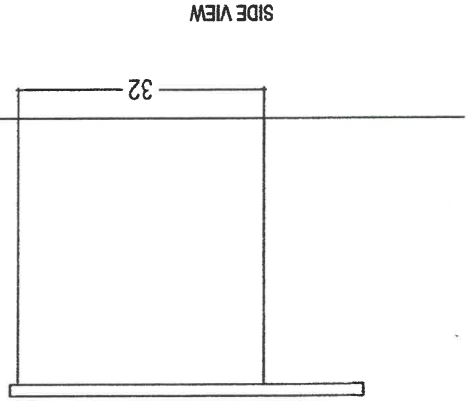
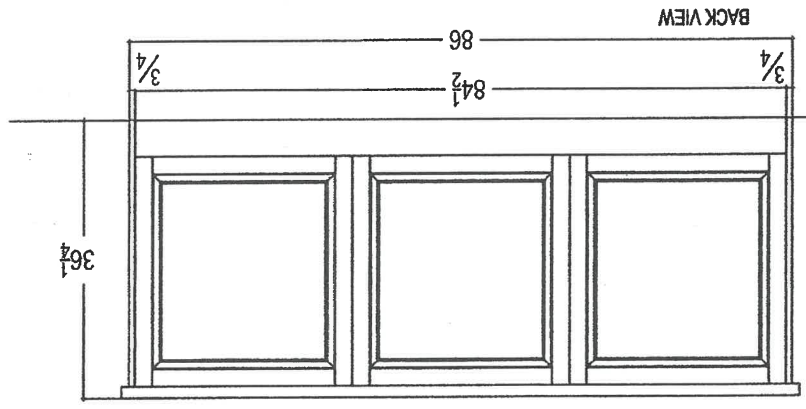
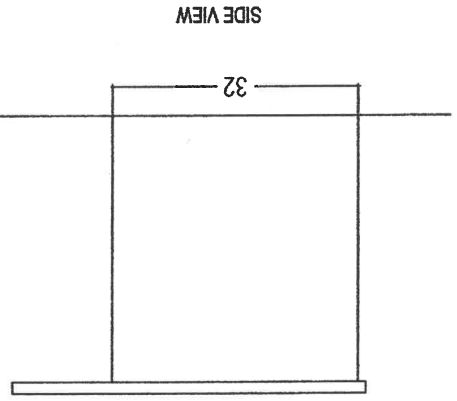
1005



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

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	

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ST



Lot 2  
Aug 15/17

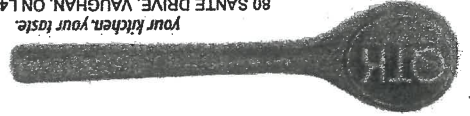
*your kitchen, your taste.*  
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

COMMENTS:

Lot 2  
Aug 15/17



1005

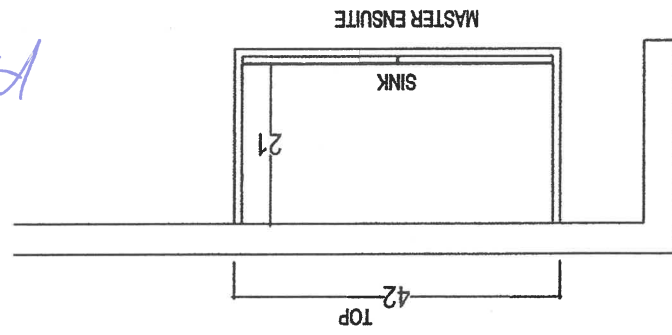
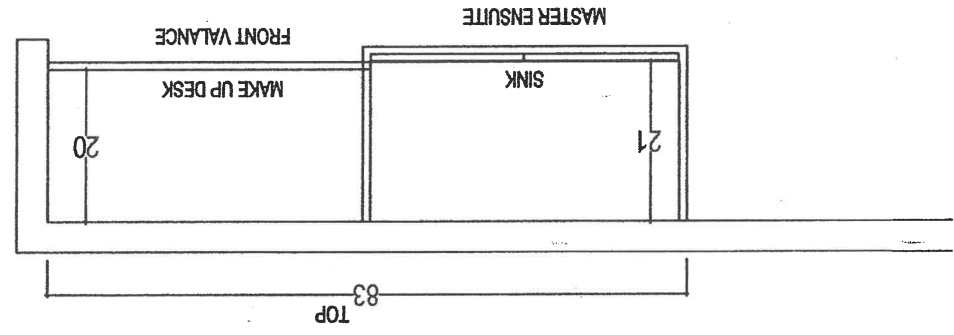
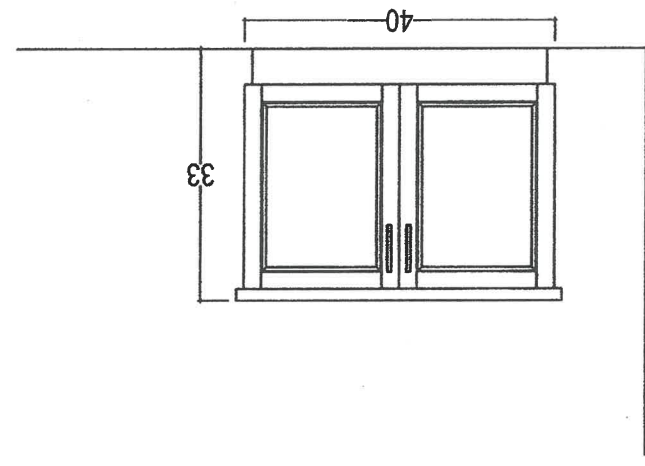
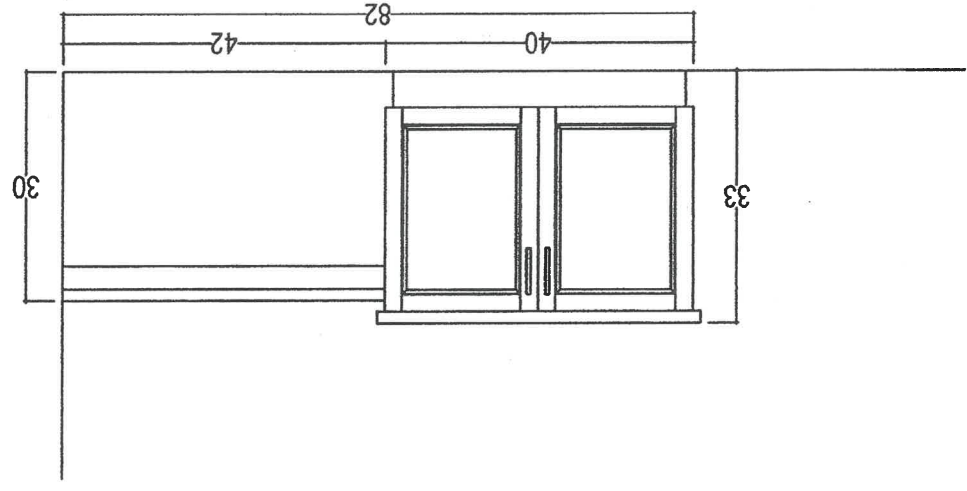


80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: 5001 EATON	ROOM: VANITIES	DRAWN BY: RP
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:

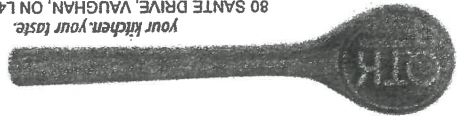
Q-T  
SY



Aug. 25/17

Lot 2

1005

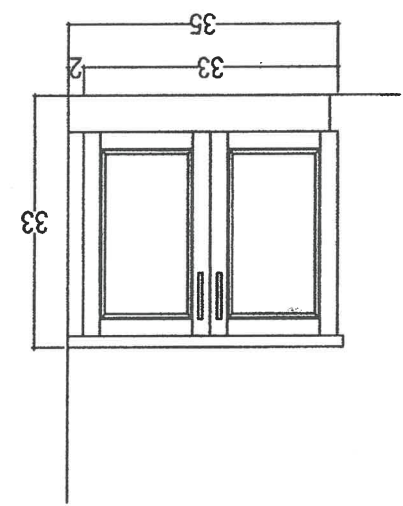


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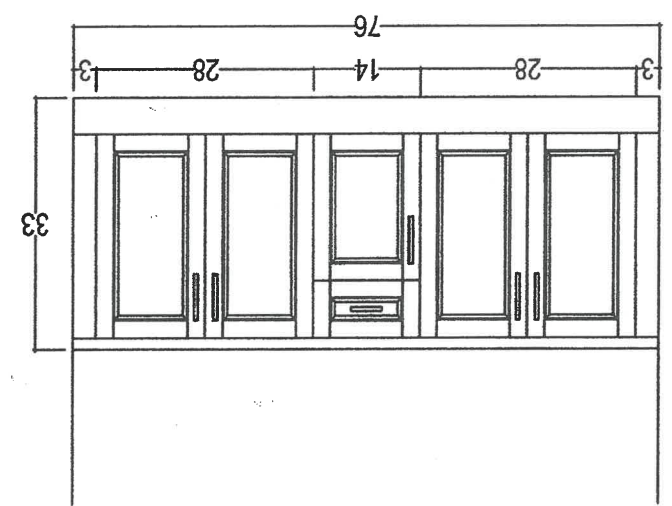
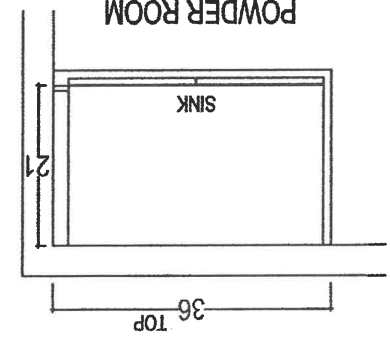
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SITE: COOKSTOWN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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COMMENTS:

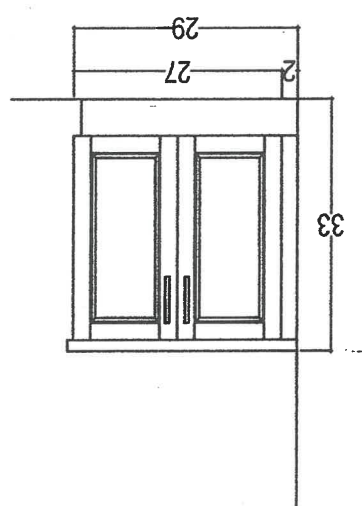
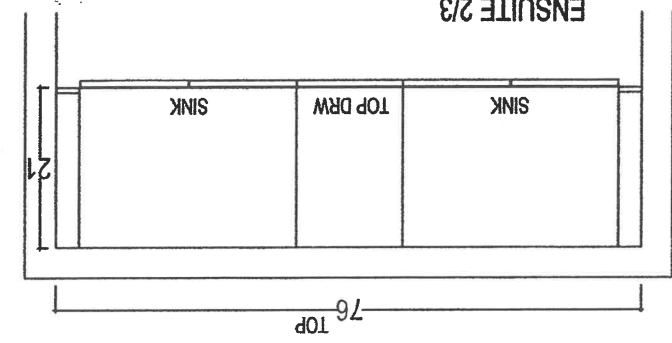
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5-4



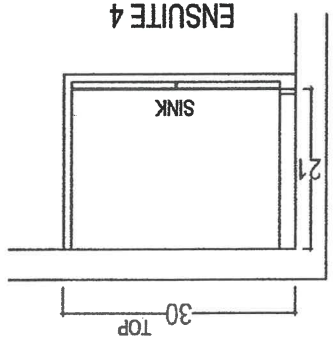
POWDER ROOM



ENSUITE 2/3



ENSUITE 4



Aug 15/17

lot 2

ZANCOR  
COOKSTOWN

Lot 2.

## QTK STANDARD Cabinet Hardware



ALL BATHROOM

0-1

Kitchen





ZANCOR HOMES  
EDGE PROFILES (AURIVIA)

Vanity Standard Edges (20mm)



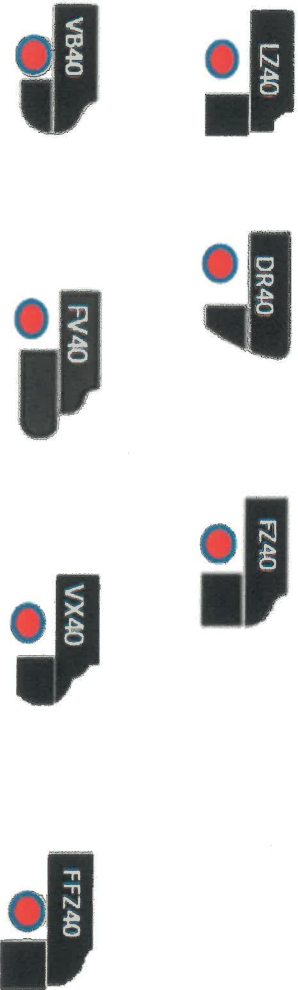
Kitchen Standard Edges (40mm)



Vanity Upgrade Edges (20mm)



Kitchen Upgrade Edges (40mm)



LOT / SITE

*Cooks Town*

PURCHASER SIGNATURE

*[Signature]*

DATE

*Aug 15/17*

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

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

SITE

LOT

DATE

## APPLIANCE SPEC INFORMATION SHEET

STE &amp; LOT:

Cooks Town

DATE:

Aug 15/17

SITING:

☐ StandardLoft☐ 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  
☒ TOP LOAD

ST 0.1 Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

ST 0.1 **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.

ST 0.1 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.

ST 0.1 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

Aug 15/17

Purchaser Signature

ST

Date

Aug 15/17