

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2019-12-04 / 10:43 AM / Page 1 of 1

Site:

Lot:

Model:

Purchaser:

Phone/Email:

COOKSTOWN

17

ABBEY 50-07 (A)

VITO STEA & JELLY CANDELON DIAZ

416-561-0705 / VITOSTEFA1963@GMAIL.COM



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
#1 OPTIONAL PLAN WITH SERVICE STAIR & SIDE DOOR ✓		NOV 1 2019
#2 HARDWOOD - UPGRADE 1 THROUGHOUT ✓		NOV 1 2019
#3 COUNTERTOP KITCHEN - UPGRADE 2 ✓		NOV 1 2019
#4 COUNTERTOP ENSUITE 2/3 - UPGRADE 1, SWISS BLANCO **INCLUDES OVAL UNDERMOUNT SINKS ✓		NOV 1 2019
#5 COUNTERTOP ENSUITE 4 - UPGRADE 1, SWISS BLANCO **INCLUDES OVAL UNDERMOUNT SINK ✓		NOV 1 2019
#6 COUNTERTOP POWDER ROOM - UPGRADE 1, SWISS BLANCO **INCLUDES OVAL UNDERMOUNT SINK ✓		NOV 1 2019
#7 STAIN MAIN STAIRS FROM MAIN TO SECOND FLOOR AND MAIN TO BASEMENT **SERVICE STAIRS TO REMAIN STANDARD ✓		NOV 1 2019
#8 LARGER BASEMENT WINDOWS TO BE 30 X 24 ON SIDE OF HOME ONLY (X3) **REAR TO BE STD ✓		NOV 1 2019
#9 N/A		NOV 1 2019
#10 ELECTRICAL - PLUG ABOVE THE FIREPLACE ✓		NOV 1 2019
#11 LAUNDRY - BASE CABINET AROUND LAUNDRY SINK ON SECOND FLOOR ✓		NOV 1 2019
#12 ELECTRICAL - LED STRIP LIGHTING IN KITCHEN **VALANCE ALREADY INCLUDED ✓		NOV 1 2019
#13 8 FOOT HIGH INTERIOR DOORS TO MAIN FOYER CLOS, POWDER ROOM AND MUDROOM ✓		NOV 1 2019
#14 ELECTRICAL - ADD 1 POTLIGHT OVER THE KITCHEN SINK		NOV 1 2019
#15 REQUEST - INSTALL AIR CONDITIONING UNIT ON SIDE OF HOME CLOSEST TO BELL BUILDING, IF POSSIBLE		NOV 1 2019

ARTISTE - SEE FLOOR PLAN FOR STD ROUGH-IN LOCATIONS

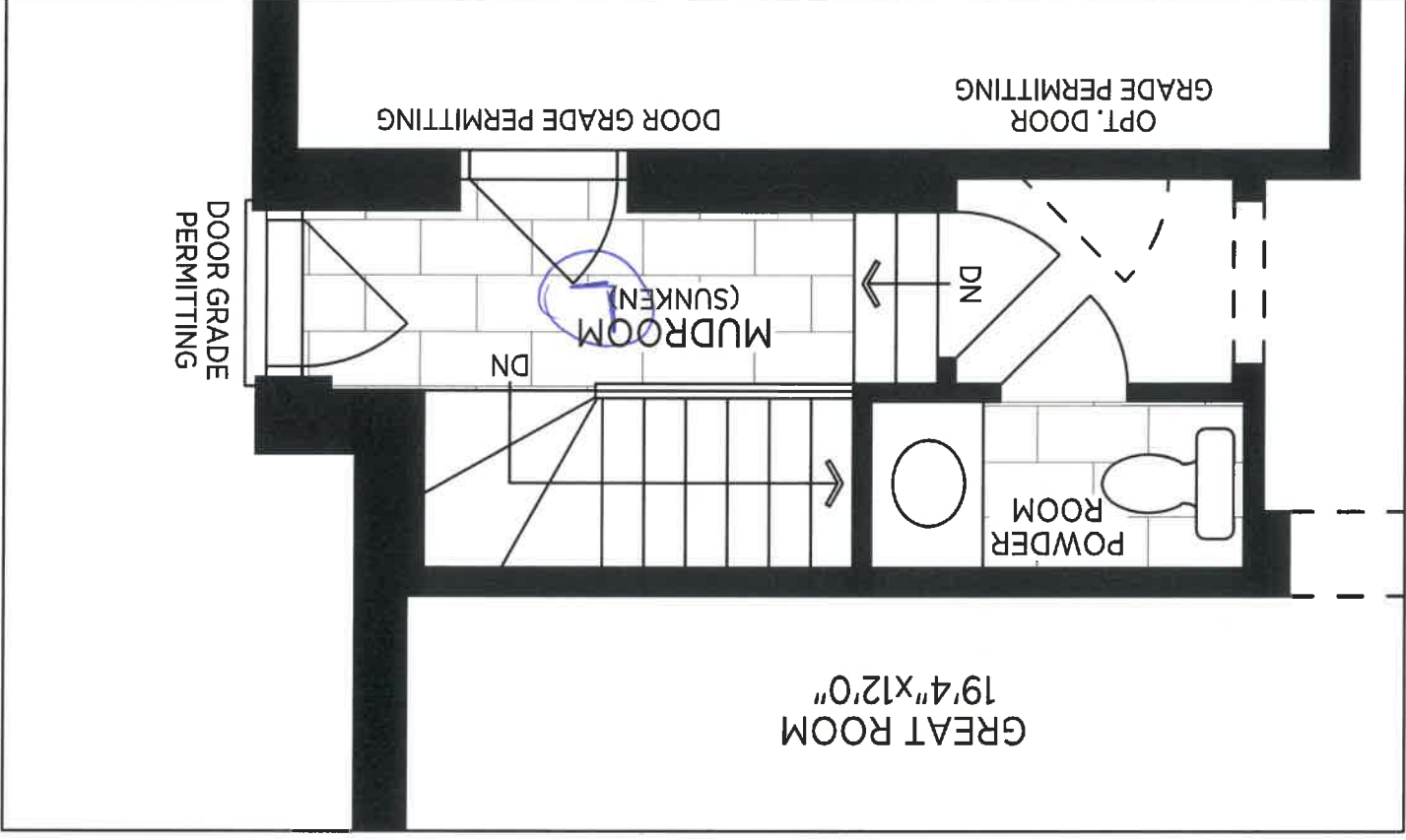
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	2101 FIBREBOARD - WHITE	DH00010	EMERSTONE - PURE BLANCO (2)	
Island	2101 FIBREBOARD - WHITE	DH00010	EMERSTONE - PURE BLANCO (2)	
Powder Room	1203 FIBREBOARD - WHITE	DH00010	SWISS BLANCO (1)	
Master Ensuite	1203 FIBREBOARD - WHITE	DH00010	SWISS BLANCO (1)	
Ensuite 2/3	1203 FIBREBOARD - WHITE	DH00010	SWISS BLANCO (1)	
Ensuite 4	1203 FIBREBOARD - WHITE	DH00010	SWISS BLANCO (1)	
Laundry	STANDARD WHITE SLAB	DH00010	WHITE LAMINATE	
TILES				
Main Foyer		LIVORNO 18 X 18		
Basement Foyer		LIVORNO 18 X 18		
Powder Room		LIVORNO 18 X 18		
Mud Room		LIVORNO 18 X 18		
Kitchen		LIVORNO 18 X 18		
Breakfast		LIVORNO 18 X 18		
Kitchen Bk.Splash		N/A		
Laundry		LIVORNO 18 X 18		
Mstr Ensuite Floor		LIVORNO 18 X 18		
Mstr Ensuite Shower WALL		KEATON ICE 8 X 10		
Master Shower Floor		WHITE 2 X 2		
Master Shower JAMB		BIANCO CARRARA		
Ensuite 2/3 Floor		LIVORNO 18 X 18		
Ensuite 2/3 Tub Wall		KEATON ICE 8 X 10		
Ensuite 4 Floor		LIVORNO 18 X 18		
Ensuite 4 Shower Wall		KEATON ICE 8 X 10		
Ensuite 4 Shower Floor		WHITE 2 X 2		
Ensuite 4 Shower Jamb		BIANCO CARRARA		
HARDWOOD / CARPET				
TILES				
TILES				
Kitchen				
Breakfast				
Family Room	MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM			
Dining / LIVING Room	MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM			
Main hall	MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM			
Library	N/A			
Upper Hall	MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM			
Master Bedroom	MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM			
Bedroom 2	MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM			
Bedroom 3	MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM			
Bedroom 4	MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM			
FIREPLACES				
LOCATION		MANTLE		
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	YES	Location	N/A	
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.				
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species: (MAIN TO BASEMENT & MAIN TO SECOND)		STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE	
Service stairs:		STANDARD VARNISH	
Main to 2nd Railing Details:		METAL - SINGLE COLLAR WITH ALT PLAIN, STARDARD TUPOST & OVAL HANDRAIL	
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD STYLE - 8 FOOT ON THE MAIN FLOOR FOYER CLOSET, POWDER & MUD ROOM		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	BIRCH WHITE		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Island	STANDARD	STANDARD	
Powder room		STANDARD	
Master Ensuite		STANDARD	
Ensuite 2/3		STANDARD	
Ensuite 4		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 TO STOVE	NO		
WATERLINE to Fridge	YES		
Hood Fan Venting SIZE	6 INCH		
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	NO		
ELECTRICAL for Gas Stove / Cooktop	NO		
ELECTRICAL for Bar Fridge	NO		
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			CP
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			JD
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			VP
SITE:	COOKSTOWN	LOT: 17	
PURCHASER(S):	VITO STEA JELLY CANDELON DIAZ		OCT 31 2019
HOME #/CELL #	416-561-0705		
EMAIL:	VITOSTEA1963@GMAIL.COM		
DÉCOR NOTES	Purchaser Signature		
	Date		
	OCT 31 2019		
***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.			
ZANCOR HOMES		Décor Consultant Signature	
		Date	
		Nov 7/19.	
*** PAGE 2 OF 2 ***		Vendor Signature	
		Date	

PARTIAL OPT. GROUND  
FLOOR PLAN W/ SERVICE STAIR,  
EL. 'A' + 'B'



Lot 17  
Cockstown

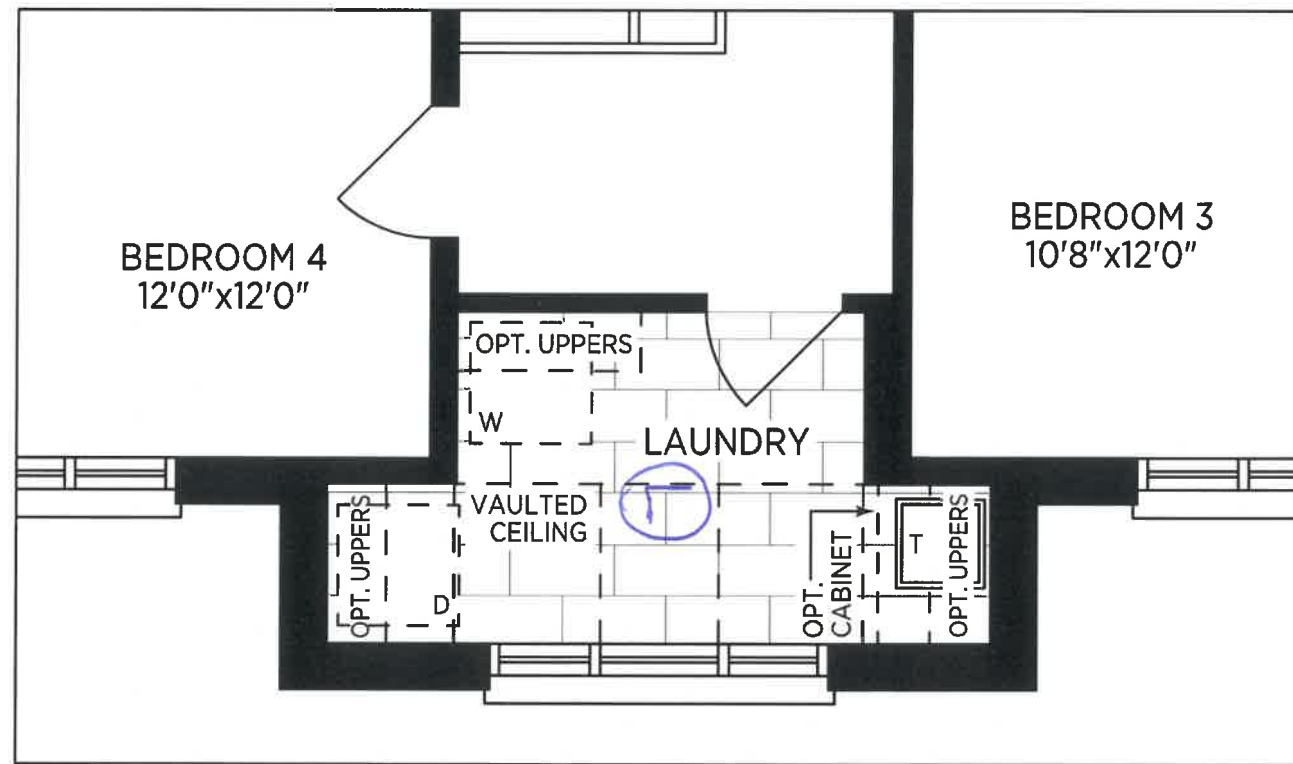
JP  
A

Item # 1



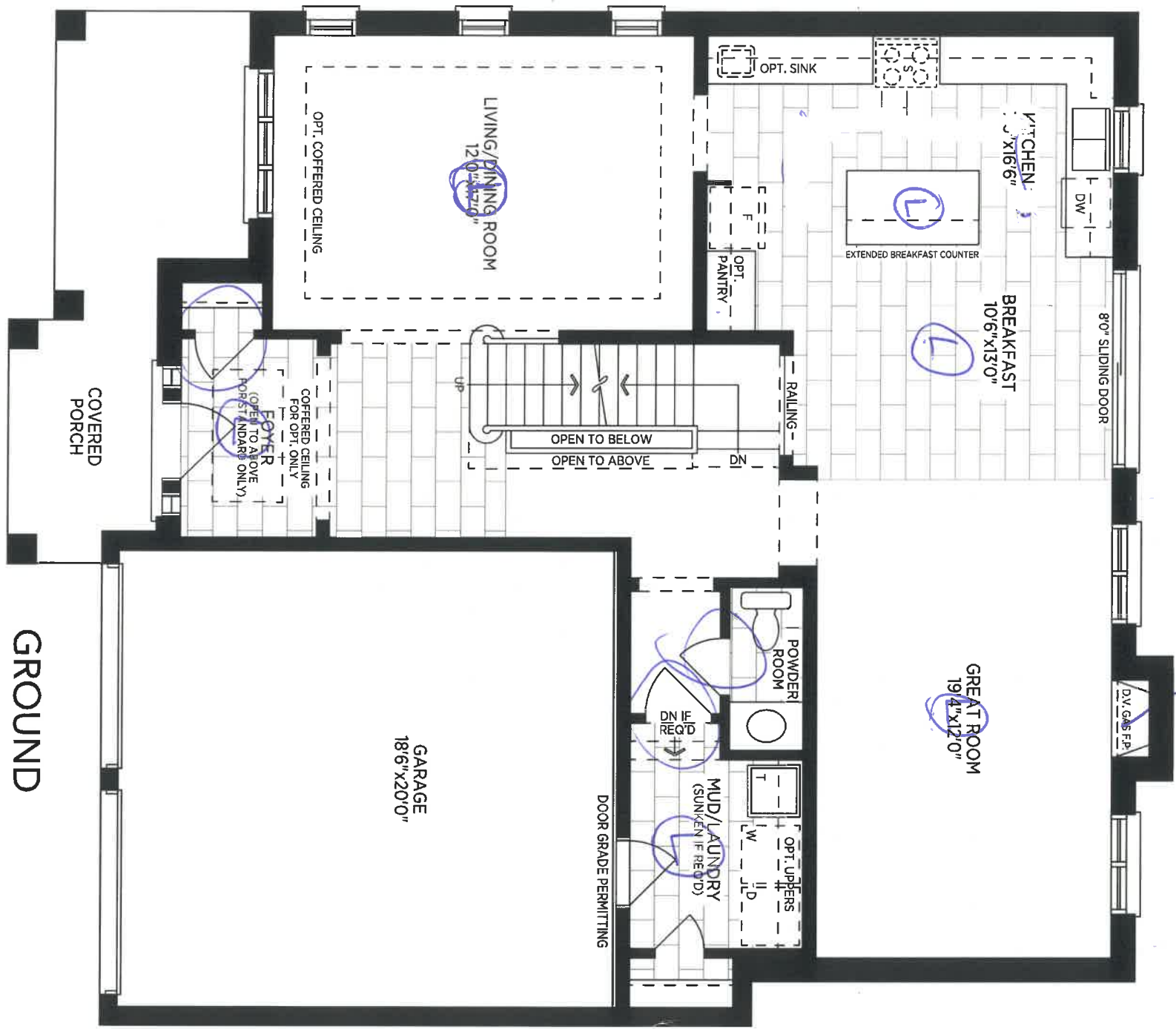
JP  
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## PARTIAL SECOND FLOOR PLAN FOR OPT. SERVICE STAIR, EL. 'A'



Item #1  
not 17  
Cedarstar

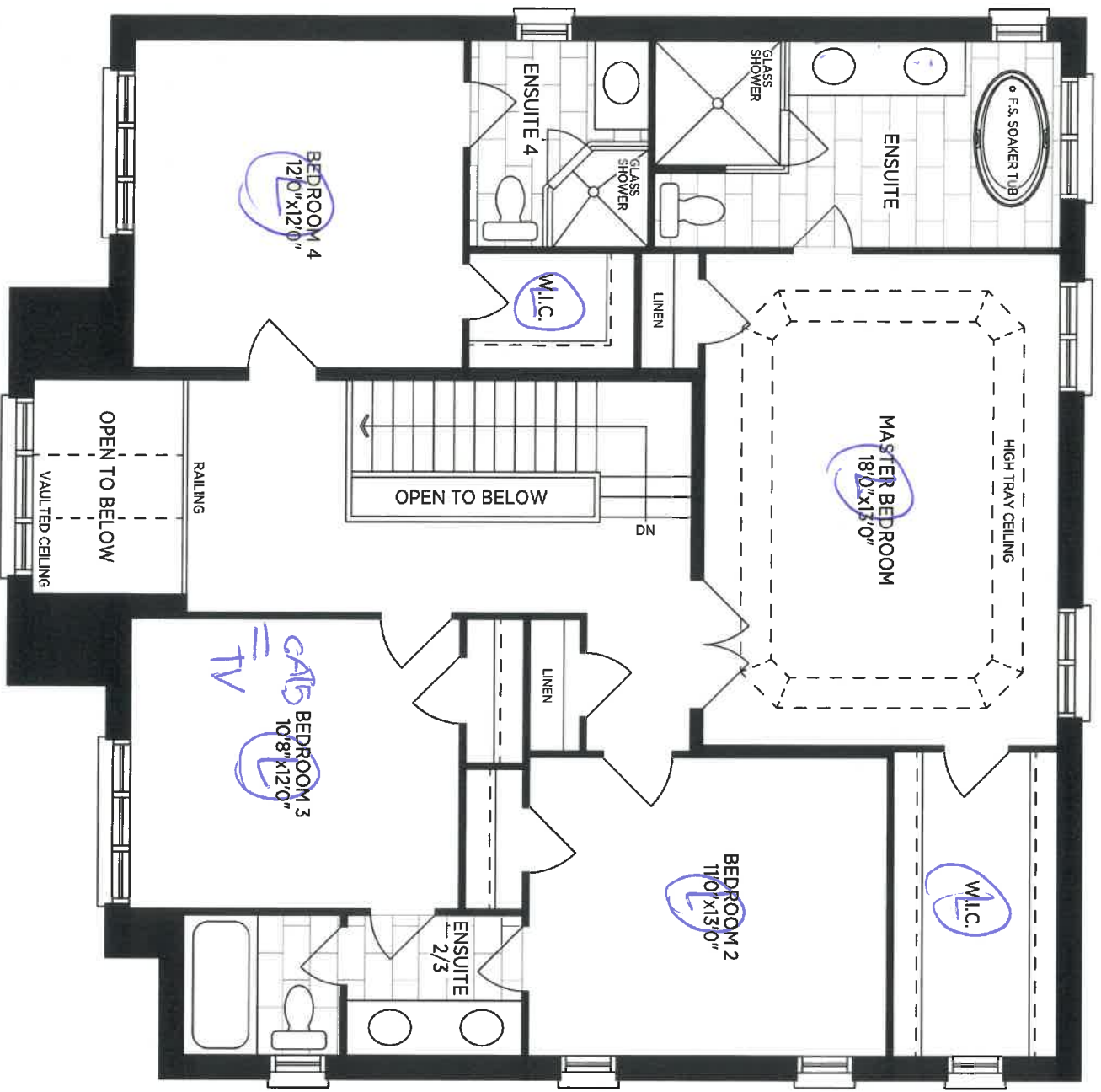
Plug + TV + CAT5



GROUND FLOOR PLAN, EL. 'A'

UD 8

LOT 17 Cobbsboro



SECOND  
FLOOR PLAN, EL. 'A'

UP

Lot 17  
Cedar Bluffs

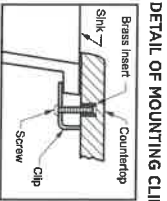
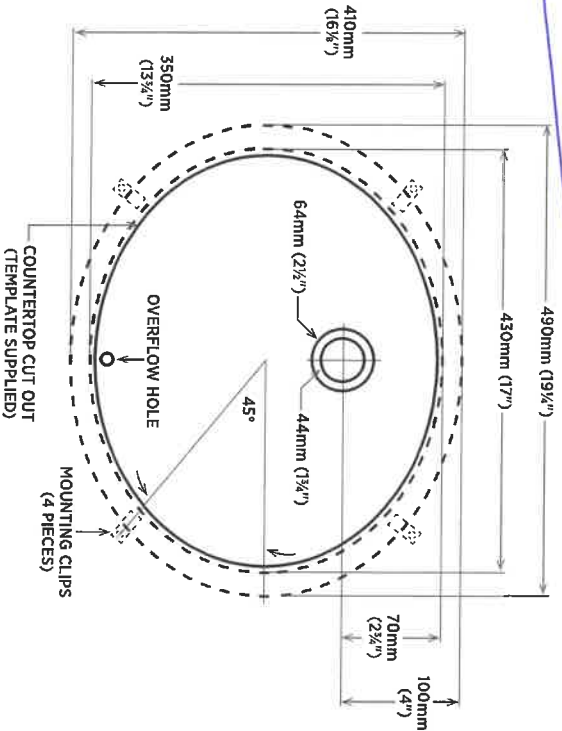
CALVIN  
19¼" OVAL UNDERMOUNT SINK

4220CFY Undermount Sink

- PRODUCT SPECS:**
- Vitreous china
  - Front overflow hole
  - Template and mounting hardware supplied
- COMPLIANCE CERTIFICATIONS**
- Meets or exceeds the following:
- IAPMO cUPC
  - ASME A112.19.2 / CSA B45.1

- DIMENSIONS:**
- Outer:**
- 490mm W x 410mm D x 195mm H
- 19¼" W x 16½" D x 7¾" H
- Inner:**
- 430mm W x 350mm D x 145mm H
- 17" W x 13¾" D x 5¾" H
- SHIPPING**
- Cube 1.53
- GW 19 lbs

Powder  
Master  
Ensure 2/3  
Ensure 4



**Note:**

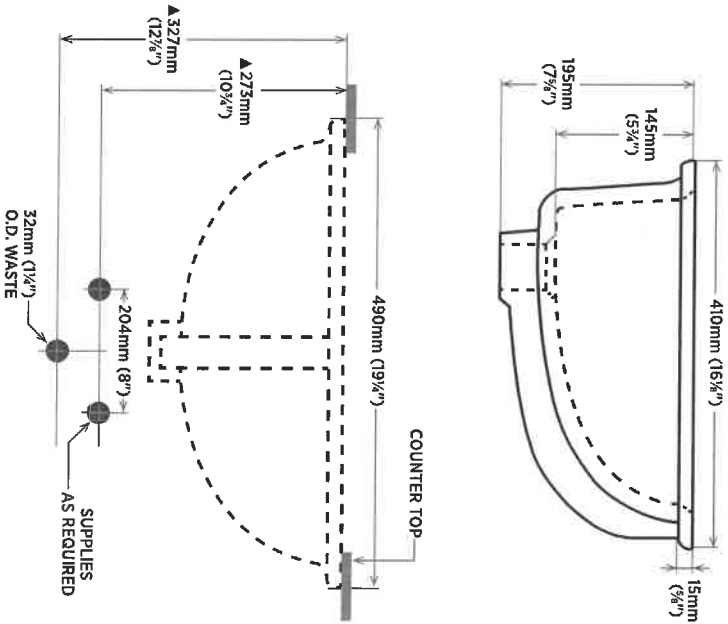
▲ Dimensions shown for location of supplies and "P" trap are suggested.



**TO BE SPECIFIED**

Colour: ☐ Soft White

**NOTES:** Dimensions of fixtures are nominal and may vary within the range of tolerances established by ASME standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.





THE  
**GALLERY**  
BY ZANCOR  
**APPLIANCE ACKNOWLEDGEMENT**

**CONTACT: Wayne @ Coast Appliances (905) 303-6909 / 1748 Credit Stone Circle, Vaughan**

- ▶ NOTE: Any upgraded appliances are to be paid by the Purchaser, directly to the appliances company.
- ▶ Additional charges to the Purchaser may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.
- ▶ It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance where it exceeds the standard openings. Zancor Homes will not be responsible for appliances not fitting due to late changes.
- ▶ 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.
- ▶ Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

**STANDARD OPENINGS ACCEPTED BY PURCHASER:**

**HOMEOWNER INITIALS**

Fridge Opening	▶ 36" (+/-) x 74" (+/-)	**Space above the fridge is required due to proper air flow
Stove Opening	▶ 30"	Hood Fan Opening ▶ 30"
Dishwasher Opening	▶ 24"	Hood Fan Vent ▶ 6"

**Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE (if not received during appointment)**

**\*\*\*Specs that require changes/modifications after this date will not be accepted\*\*\***

**UPGRADE APPLIANCE OPENING REQUIREMENTS:**

**HOMEOWNER INITIALS**

**FRIDGE**

<input type="checkbox"/> Built-In	<input type="checkbox"/> Flush Inset
<input type="checkbox"/> Paneled / Integrated	<input type="checkbox"/> Water Line Required

**RANGE**

<input type="checkbox"/> 36"	<input type="checkbox"/> Cooktop (Apron front)
<input type="checkbox"/> 48"	<input type="checkbox"/> Cooktop (Dropin)
<input type="checkbox"/> Gas	**Countertop Cut-out charge required for cooktop
<input type="checkbox"/> Induction	

**HOOD FAN &  
VENT**

<input type="checkbox"/> Under Cabinet (Standard)	<input checked="" type="checkbox"/> 6 Inch (Standard)
<input type="checkbox"/> Chimney (centre vent)	<input type="checkbox"/> 8 Inch
<input type="checkbox"/> Insert / Liner	<input type="checkbox"/> 10 Inch

**WALL OVEN &**

<input type="checkbox"/> Single Oven	<input type="checkbox"/> Warming Drawer
<input type="checkbox"/> Double Oven	<input type="checkbox"/> Over the Range Microwave
<input type="checkbox"/> MICRO Steam Oven	<input type="checkbox"/> Built-in Microwave (*trim kit required)

DATE Oct 31/19

SITE Codestown

LOT 17

**\*\* Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.**

**\*\*It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.**

**ZANCOR**

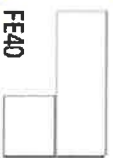
221 North Rivermede Road, Concord, Ontario L4K 3N7 \* T: (905) 738.7010 F: (905) 738.5948

THE  
GALLERY  
BY ZANCOR

Stone Countertop Edge Profiles (Aurivia)

\*\*Where applicable as per site specifications\*\*

Standard Countertop  
Edge in Kitchen



FE40

Standard Countertop  
Edge in Vanity



FE20

Upgrade 1 – Countertop Edges

Optional Edge in  
Kitchen – See book for  
model specific pricing



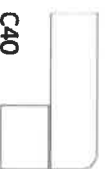
H40



T40



DR40



C40



Z40

Optional Edge in  
Vanity – See book for  
model specific pricing



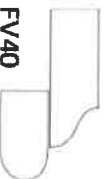
C20



H20

Upgrade 2 – Countertop Edges

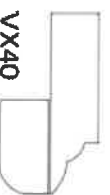
Option 2 Edge in  
Kitchen – Custom \$\$



FV40



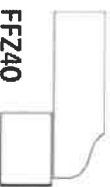
FZ40



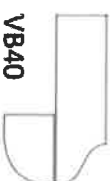
VX40



LZ40



FFZ40



VB40

Option 2 Edge in  
Vanity – Custom \$\$



I20



F20

DATE

Aug. 31/19

SITE

COOKSTOVE

LOT

17

Homeowner(s) Initials

JD

ZANCOR

221 North Rivermede Road, Concord, Ontario L4K 3N7 \* T: (905) 738.7010 F: (905) 738.5948

THE  
GALLERY  
BY ZANCOR

HOME AUTOMATION  
(Cable, CAT5, Telephone)

LOT / SITE: 17 Codrington  
HOMEOWNERS: STRA/DIAZ  
DATE: OCT 31/19

OPTION 1

I/we the Homeowner(s) have chosen to contact the Home Automation Company to select the locations of the rough-ins for Cable, CAT5, Telephone as included in our Agreement of Purchase Sale.

I/we the Homeowner(s) will contact the trade within 4 weeks of the date of this release to select locations of the standard rough-ins review other optional products for purchase.

Trade: Artistic Smart Homes  
Phone: (905) 850-9386  
Location: 8601 Jane St.  
Vaughan, Ont. L4K 5N9

~~Should the homeowner not make these selections within the sufficient time provided, the rough-ins as mentioned above will be installed in locations at the Vendor's discretion.~~

\_\_\_\_\_  
Homeowner(s) Initial

OPTION 2

I/we the Homeowner(s) have chosen to not contact the home automation company. I/we the Homeowner(s) have selected the locations for the standard rough-ins for Cable, CAT5, Telephone that are included in the Agreement of Purchase and Sale directly with a décor rep.

UD  
\_\_\_\_\_  
Homeowner(s) Initial

ZANCOR

THE  
GALLERY  
BY ZANCOR

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 absorpency 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\*\***

DATE

SITE

LOT

ZANCOR