

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-04-03 / 9:31 AM / Page 1 of 2

Site: WASAGA  
Lot: 144-2  
Model: SAND TH-06 (A)  
Purchaser: KAREN & RANDY VIRAGH  
Phone/Email: 705-441-3735 / KARENVIRAGH@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	ELECTRICAL - REINFORCE BREAKFAST LIGHT	MARCH 2 2020
#2	ELECTRICAL - REINFORCE FOYER LIGHT	MARCH 2 2020
#3	ELECTRICAL - REINFORCE LIGHT AT STAIR LANDING GOING TO BASEMENT	MARCH 2 2020
#4	MASTER ENSUITE - FRAMELESS GLASS SHOWER	MARCH 2 2020
#5	ELECTRICAL - GREAT ROOM SEE SKETCH FOR STANDARD PLUG LOCATION & ADD PLUG APPROX 5'5" ABOVE FLOOR FOR FUTURE TELEVISION	MARCH 2 2020
#6	ELECTRICAL - PLUG IN HALL CLOSET, IF POSSIBLE	MARCH 2 2020
#7	WATERLINE TO FRIDGE	MARCH 2 2020
#8	DELETE ALL MIRRORS AND CERAMIC ACCESSORIES	MARCH 2 2020
#9	ELECTRICAL - POTLIGHTS w/LED BULBS IN KITCHEN (X6)	MARCH 2 2020
#10	ELECTRICAL - POTLIGHTS w/LED BULBS IN GREAT ROOM (X8) ***NOTE - LINE UP WITH KITCHEN LIGHT LOCATIONS	MARCH 2 2020
#11	ELECTRICAL - POTLIGHTS w/LED BULBS IN GREAT ROOM (X2)	MARCH 2 2020
#12	ELECTRICAL - POTLIGHTS w/LED BULBS IN BASEMENT (X8) <i>NOTE: (6) ONLY = SEE #3 ADDITONALS</i>	MARCH 2 2020
#13	ELECTRICAL - POTLIGHTS w/LED BULBS IN BASEMENT (X4)	MARCH 2 2020
#14	ELECTRICAL - POTLIGHTS w/LED BULB IN GREAT ROOM IN FRONT OF WINDOW (X1)	MARCH 2 2020
#15	SMOOTH CEILINGS MAIN FLOOR AND BASEMENT	MARCH 2 2020
#16	DELETE CLOSET IN BEDROOM AND WALL BETWEEN VANITY & TOILET IN BASEMENT	MARCH 2 2020
#17	8 FOOT INTERIOR DOORS ON MAIN FLOOR	MARCH 2 2020
#18	<i>N/A</i>	MARCH 2 2020
#19	PLUMBING - EVA 6400 (MASTER AND BASEMENT BATH)	MARCH 2 2020
#20	RAILINGS - UPGRADE 3 - METAL - ALL PLAIN, SQUARE POST WITH REVEAL, SQUARE HANDRAIL	MARCH 2 2020
#21	TRIM - UPGRADE 1, STEP STYLE THROUGHOUT	MARCH 2 2020
#22	ELECTRICAL - KITCHEN - CAPPED ROUGHIN ONLY WITH SWITCH FOR FUTURE LIGHT VALANCE	MARCH 2 2020
#23	REQUEST / CONFIRMATION - BULKHEAD IN KITCHEN?	MARCH 2 2020
	KITCHEN	MARCH 2 2020
#24	KITCHEN COUNTERTOP - UPGRADE 5	MARCH 2 2020
#25	KITCHEN - UPGRADE SINK TO BLANCO SUPER SINGLE 401518	MARCH 2 2020
#26	KITCHEN - SOFT CLOSE DOORS AND DRAWERS	MARCH 2 2020
#27	KITCHEN - UPGRADE 2 CABINETS	MARCH 2 2020
#28	KITCHEN - EXTENDED UPPERS TO 39-1/2"	
#29	KITCHEN - FRIDGE ENCLOSURE	
#30	KITCHEN - MATCHING VALANCE	
#31	KITCHEN - HUTCH OPEN TO COUNTER **LOOK LIKE KITCHEN C IN DÉCOR CENTRE, NO GLASS **24" WIDE, 22" DEEP ***REQUEST FOR KITCHEN DRAWING PURCHASER APPROVAL BEFORE PRODUCTION	
#32	REQUEST FOR TOUCH LATCH ON HUTCH **WAITING FOR PRICE FROM NIK	
#33	WAITING ON PRICING/STYLE FOR UPGRADED KITCHEN HANDLES	
#34	ELECTRICAL - PLUG FOR MICROWAVE ON SEP CIRCUIT	
#35	ELECTRICAL - PLUG INSIDE LOWER PART OF HUTCH	
#36	KITCHEN BACKSPLASH - UPGRADE 6	
#37	KITCHEN - POT DRAWERS, SOFT CLOSE, TOP DRAWER TO BE SPLIT INTO TWO	
#38	KITCHEN - SEE ISLAND FOR DIVISION OF CABINET BOXES	

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144-2  
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DESCRIPTION		DATE SELECTED
MASTER ENSUITE		
#39	MASTER ENSUITE FLOOR - TILES - UPGRADE 5	
#40	MASTER ENSUITE SHOWER FLOOR - UPGRADE 1	
#41	MASTER ENSUITE - SHOWER WALL TILES - UPGRADE 2	
#42	MASTER ENSUITE COUNTERTOP - UPGRADE 2 STONE **INCLUDES OVAL UNDERMOUNT SINK	
#43	MASTER ENSUITE - BM6X18 FOR SHOWER DOOR	
#44	STAIN STAIRS TO MATCH FLOORING AS CLOSE AS POSSIBLE, REQUEST SAMPLE FIRST	
#45	VINYL FLOORING - GREAT ROOM, MASTER BEDROOM, BASEMENT RECROOM	
#46	VINYL FLOORING - IN KITCHEN IN LIEU OF TILE	
#47	FOYER & POWDER ROOM - FLOOR TILES - UPGRADE 5	
#48	CARPET - UPGRADE 1 BEDROOM 2 AND 3	
#49	CARPET - RUNNER ON STAIRS, UPGRADE 1	
ADDITIONS		
#1	N/A	
#3	CANCELLED - ELECTRICAL - REMOVE 2 POTLIGHTS IN BASEMENT ***6 TO REMAIN INSTALLED LIKE MODEL HOME 129-3	
#5	***KITCHEN NOTE - DRAWING REQUESTED AND TO BE SIGNED OFF BY HOMEOWNER BEFORE PRODUCTION	
#6	***KITCHEN HUTCH - TO BE 22 INCHES WIDE	

ZANCOR HOMES COLOUR CHART

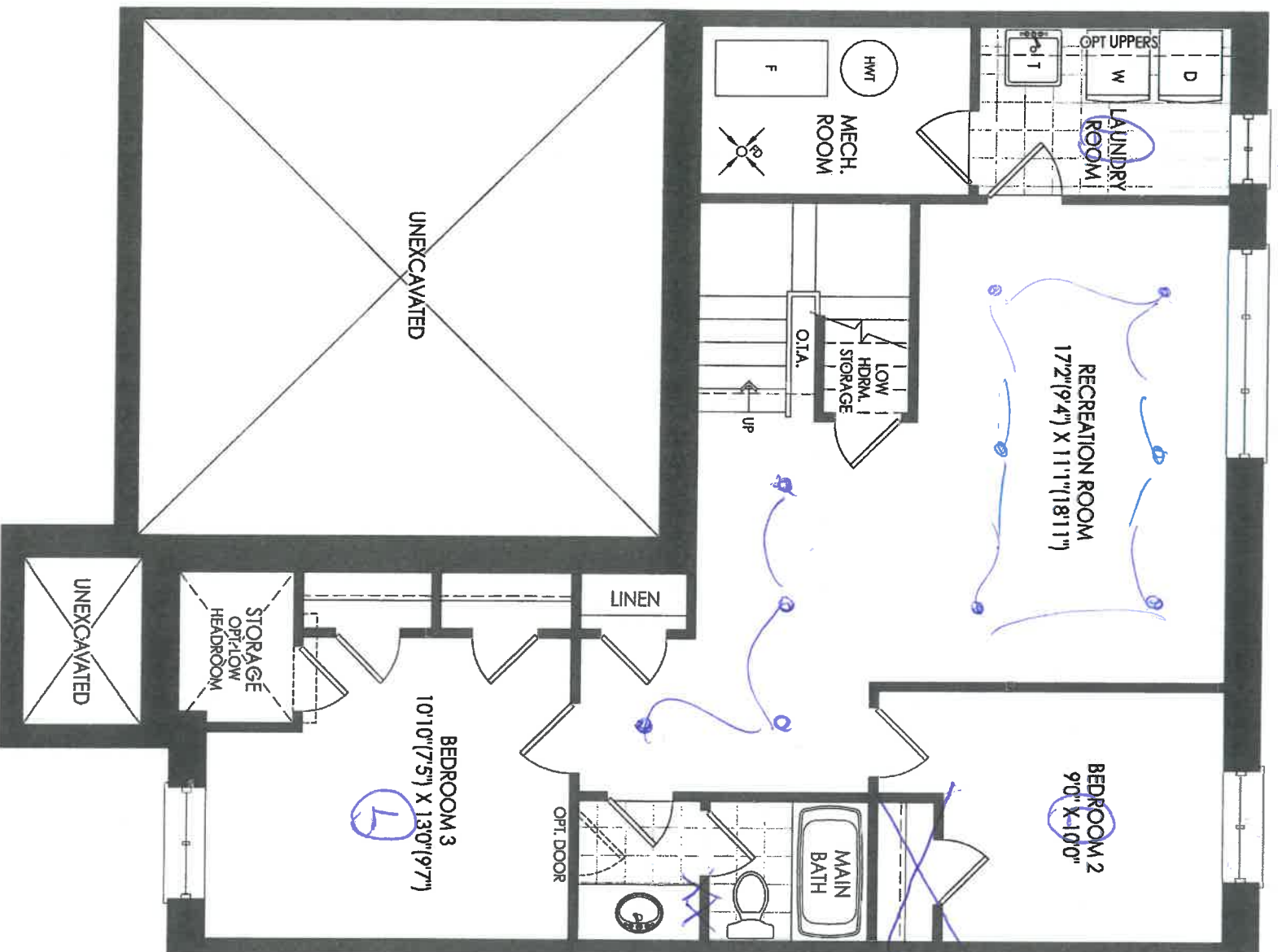
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN STAIRS TO MATCH FLOORING AS CLOSE AS POSSIBLE, REQUESTING SAMPLE FIRST			
Main to Basement Railing Details:	METAL - ALL PLAIN, SQUARE OAK POST WITH REVEAL, SQUARE HANDRAIL			
TRIM				
Casing/Baseboards	UPGRADE 1 - STEP STYLE			
Interior Doors	8 FOOT ON MAIN FLOOR - <del>STANDARD</del> 8 STYLE			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
THROUGHOUT	WARM GREY			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	UPGRADED SINK	STANDARD	SINGLE SINK	
Powder room	STANDARD	STANDARD		
Master Ensuite	UPGRADE SINK	UPGRADE	SINGLE HOLE FAUCET	
BASEMENT	UPGRADE SINK	UPGRADE	SINGLE HOLE FAUCET	
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	NO			
WATERLINE to Fridge	YES			
Hood Fan Venting SIZE	6 VENT			
ELECTRICAL for Built-in Oven	NO			
ELECTRICAL for Built-in Micro / OTR	YES			
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				
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:	WASAGA	LOT:	144-2	
PURCHASER(S):	RANDY & KAREN VIRAGH		MARCH 2 2020	
HOME #/CELL #	705-441-3735		Date	
EMAIL:	KARENVIRAGH@GMAIL.COM		MARCH 2 2020	
DÉCOR NOTES			Purchaser Signature	Date
			Purchaser Signature	Date
***FOR TRADE USE***		Décor Consultant Signature	Date	
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		Vendor Signature		
*** PAGE 2 OF 2 ***		Date		



ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	DOUBLE SHAKER MDF - GLACIER (2)	TBD	EMERSTONE BORGHINI SILVER (5)	
Island	DOUBLE SHAKER MDF - GLACIER (2)	TBD	EMERSTONE BORGHINI SILVER (5)	
Powder Room	N/A			
Master Ensuite	EURO HIGH GLOSS WHITE (STD)	H800BC	CAESARSTONE QUARTZ REFLECTION (2)	
basement Bath	EURO LARICE BIANCO (STD)	H800BC	PP345-LM	
Laundry	N/A		N/A	
TILES				
Main Foyer	REX REGIOUS CHARM 12 X 24 (5) *STACKED			
Basement Foyer	VINYL			
Powder Room	REX REGIOUS CHARM 12 X 24 (5) *STACKED			
Mud Room	N/A			
Kitchen	VINYL			
Breakfast	VINYL			
Kitchen Bk.Splash	BIANCO CARRARA ARABESQUE MOSAIC 4" (6)			
Laundry	NEW BYZANTINE GREY 12 X 24 *STACKED			
Mstr Ensuite Floor	REX REGIOUS CHARM 12 X 24 (5) *STACKED			
Mstr Ensuite Shower WALL	COLOURS & DIMENSIONS ARCTIC WHITE BRIGHT DIAMOND DÉCOR 4 X 16 (2)			
Master Shower Floor	ONTARIO SERIES DARK GREY 2 X 2 (1)			
Master Shower JAMB	BIANCO CARRARA			
BASEMENT BATH Floor	NEW BYZANTINE GREY 12 X 24 *STACKED			
BASEMENT BATH TUB WALL	UNI/WALL TENDER GREY 8 X 10			
HARDWOOD / CARPET				
Kitchen	VINYL - TORLYS EVERWOOD PREMIER - AVALON 4-7/8" IN LIEU OF TILE			
Breakfast	VINYL - TORLYS EVERWOOD PREMIER - AVALON 4-7/8"			
Great Room	VINYL - TORLYS EVERWOOD PREMIER - AVALON 4-7/8"			
Master Bedroom	VINYL - TORLYS EVERWOOD PREMIER - AVALON 4-7/8"			
Bedroom 2	CARPET - LANDSLIDE - 937 OPAL SLATE w/STANDARD UNDERPAD (1)			
Bedroom 3	CARPET - LANDSLIDE - 937 OPAL SLATE w/STANDARD UNDERPAD (1)			
BASEMENT REC	VINYL - TORLYS EVERWOOD PREMIER - AVALON 4-7/8"			
CARPET RUNNER	CARPET - LANDSLIDE - 937 OPAL SLATE w/STANDARD UNDERPAD (1)			
FIREPLACES				
LOCATION	N/A	MANTLE		
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	DELETE	Opt. Crown Moulding	N/A	
Bathroom Accessories	DELETE	Location	N/A	
Purchaser has reviewed the colour chart			SITE & LOT	
***FOR TRADE USE***			WASAGA	144-2
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 <u>PRIOR</u> to installation.				
** PAGE 1 OF 2 **			Purchaser Initial	Vendor





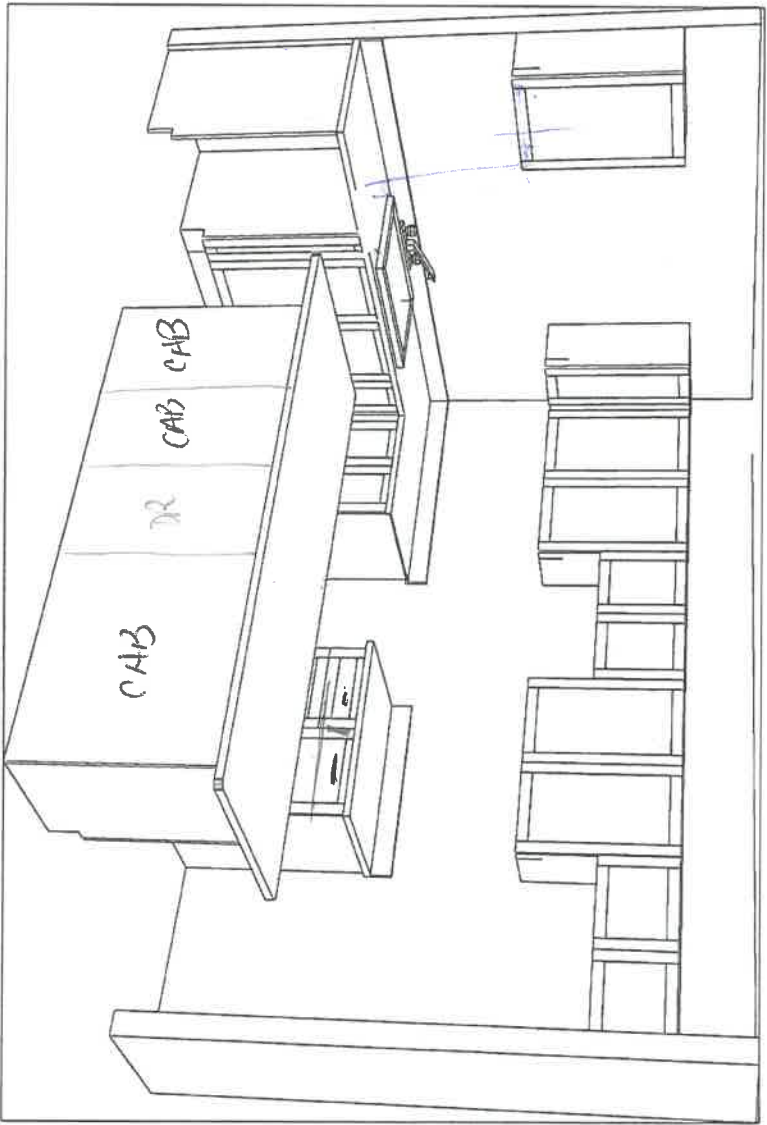
BASEMENT EL. A & B

THE SAND TH-06

*Handwritten signature*  
*144-2*



NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 3/27/17	Drawn by: WNCB
Reviewed:	
ZANCOR HOMES	
TH-6 ZANCOR	Drawing number:

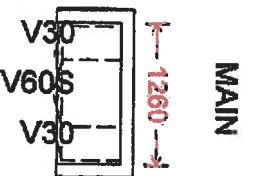
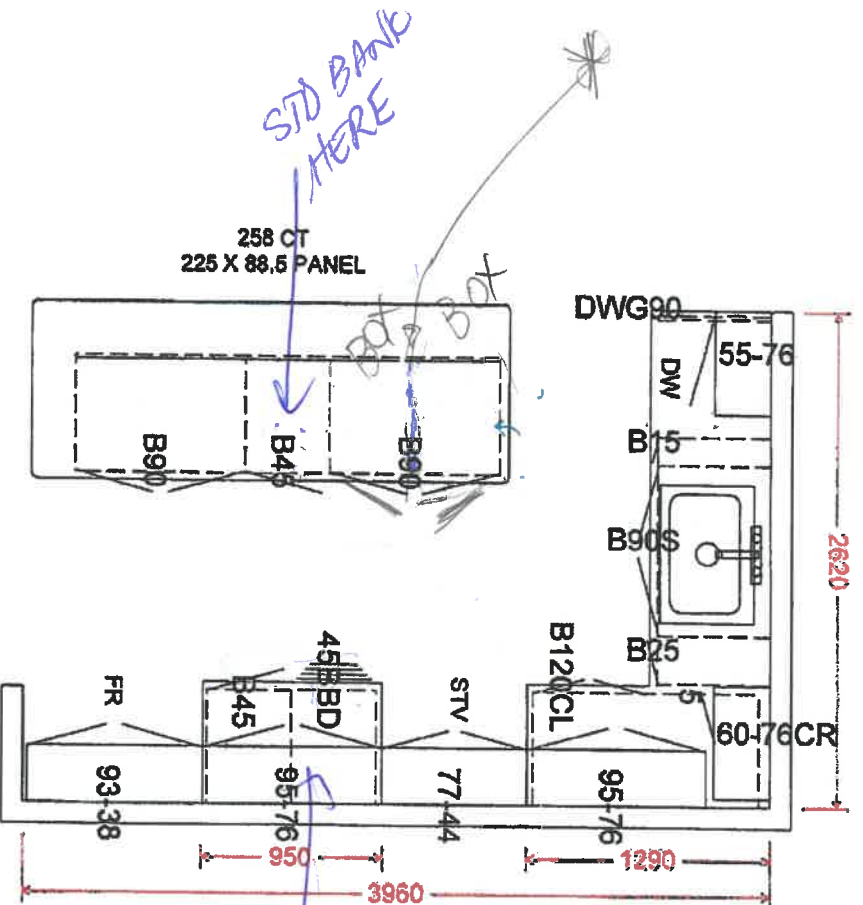


144-2

John



NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawing by: MTC	
Unit: 32/07		INTERIOR	
ZANÇOR HOMES		Drawing number:	
TH-6 ZANÇOR		The SHAD	



- Valence
- Pot drawers
- extended upper
- Fridge enclosure

144-2

after  
uphol



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  
☐ Built-In ☐ Flush Inset  
☐ Paneled / Integrated ☒ Water Line Required

RANGE  
☐ 36" ☐ Cooktop (Apron front)  
☐ 48" ☐ Cooktop (Dropin)  
☐ Gas ☐ Induction \*\*Countertop Cut-out charge required for cooktop

HOOD FAN &  
VENT  
☒ Under Cabinet (Standard) ☒ 6 Inch (Standard)  
☐ Chimney (centre vent) ☐ 8 Inch  
☐ Insert / Liner ☐ 10 Inch

WALL OVEN &  
MICRO  
☐ Single Oven ☐ Warming Drawer  
☐ Double Oven ☐ Over the Range Microwave  
☐ Steam Oven ☐ Built-in Microwave (\*trim kit required)

DATE Nov 2/2020 SITE Meserve LOT 144-2

\*\* 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

**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.

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**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\*\***

DATE Nov 2/2020

SITE Wagga

LOT 144-2

ZANCOR