

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-04-23 / 2:05 PM / Page 1 of 1

Site:
Lot:
Model:
Purchaser:
Phone/Email:

VILLAGE OF KING
1-5
CAVALLO TH-03 (B2)
ADAMO CASSULLO & LISELLE ALVARES
416-706-0561




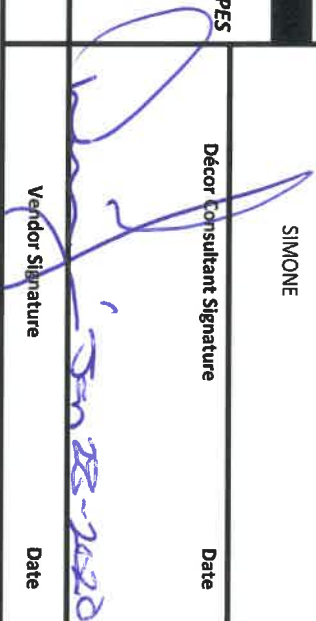


DESCRIPTION		DATE SELECTED
BONUS PACKAGE: Stained 3-1/4" Prefinished Engineered Hardwood on main floor & upper hall (non-tiled areas, excluding bedrooms)	INCLUDED IN APS	
BONUS PACKAGE: Stained Oak Stairs	INCLUDED IN APS	
BONUS PACKAGE: 10 Interior potlights (4") with LED Bulb, white trim	INCLUDED IN APS	
BONUS PACKAGE: 3 pce Kitchen Aid Stainless Steel kitchen appliances w/white Whirlpool front load washer & dryer - <i>Appliance Canada, Steve Miller (905) 660-2424, 8701 Jane Street #1, Concord</i>	INCLUDED IN APS	
#1 ELECTRICAL - (1) 4 INCH POTLIGHT w/LED BULB IN MASTER ENSUITE OVER TOILET *NO CHARGE, INCLUDED IN APS		JANUARY 24 2020
#2 ELECTRICAL - (4) 4 INCH POTLIGHT w/LED BULB IN UPPER HALL ON SEP SWITCH, SEE LOCATION OF STANDARD LIGHT		JANUARY 24 2020
#3 ELECTRICAL - (1) 4 INCH POTLIGHT w/LED BULB IN MAIN BATH TUB, *NO CHARGE, INCLUDED IN APS		JANUARY 24 2020
#4 ELECTRICAL - (4) 4 INCH POTLIGHT w/LED BULB IN MASTER BEDROOM ON SEP SWITCH, STD REMAINS, *NO CHARGE, INCLUDED IN APS		JANUARY 24 2020
#5 INTERIOR DOORS - 8 FEET HIGH IN LIEU OF STANDARD (X6)		JANUARY 24 2020
#6 INTERIOR RAILINGS - UPGRADE 3		JANUARY 24 2020
#7 INTERIOR TRIM - UPGRADE 2		JANUARY 24 2020

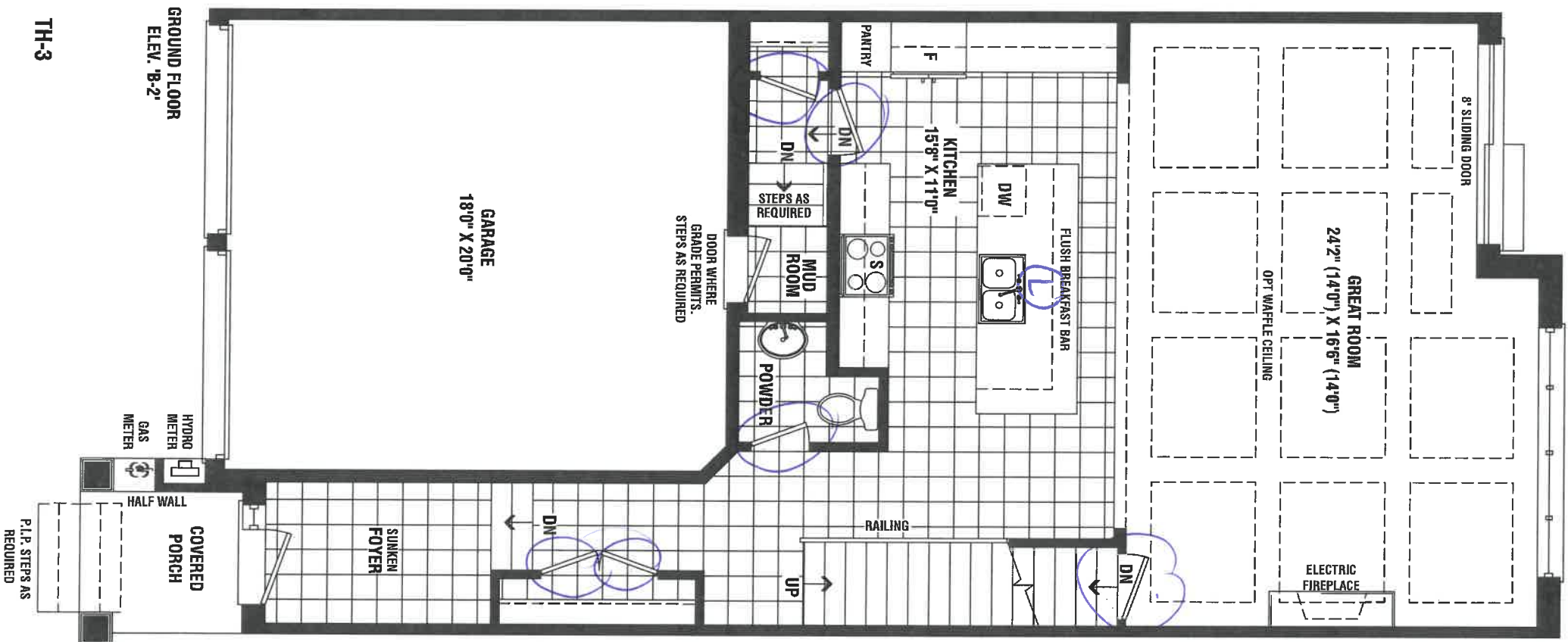
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	2501 MAPLE - SLATE (CAT2)	DH00010	BIANCO SARDO GRANITE		
Island	2501 MAPLE - SLATE (CAT2)	DH00010	BIANCO SARDO GRANITE		
Powder Room	N/A				
Master Ensuite	1022 LAM - BIANCO TX (CAT1)	DH01010	P344-LM		
Main Bath	1022 OLMA CARISMA (CAT1)	DH01010	P344-LM		
Laundry	WHITE LAM SLAB	DH01010	WHITE LAMINATE		
TILES					
Main Foyer	LIVORNO 18 X 18				
Basement Foyer	N/A				
Powder Room	LIVORNO 18 X 18				
Mud Room	LIVORNO 18 X 18				
Main Hall	LIVORNO 18 X 18				
Kitchen	LIVORNO 18 X 18				
Breakfast	LIVORNO 18 X 18				
Kitchen Bk.Splash	N/A				
Laundry	VERSAIS GRIS 18 X 18				
Mstr Ensuite Floor	LOFT DOVE 12 X 24				
Mstr Ensuite Shower WALL	LOFT DOVE 12 X 24				
Master Shower Floor	WHITE 2 X 2				
Master Shower JAMB	BIANCO CARRARA				
Main Bath Floor	LOFT WHITE 12 X 24				
Main Bath Wall	LOFT WHITE 12 X 24				
HARDWOOD / CARPET					
Kitchen	TILE				
Breakfast	TILE				
Great Room	HARDWOOD - VINTAGE NSS WHITE OAK 3-1/4" - BAROQUE				
Dining Room	N/A				
Main hall	TILE				
Library / Den	N/A				
Upper Hall	HARDWOOD - VINTAGE NSS WHITE OAK 3-1/4" - BAROQUE				
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T20				
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T20				
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T20				
Bedroom 4	N/A				
FIREPLACES					
LOCATION	ELECTRIC - BLF34				
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			VILLAGE OF KING 1-5		
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:		OAK STAIRS							
Stain / Paint:		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE							
Main to 2nd PICKETS:		SQUARE OAK PICKET w/CENTRE PANEL							
Main to 2nd POSTS & HANDRAIL:		SQUARE OAK POST w/CENTRE PANEL & SQUARE OAK HANDRAIL							
Main to Basement Railing Details:		N/A							
TRIM									
Casing/Baseboards		UPGRADE 3 - STEP STYLE - 3" CASING x 7-1/4" BASEBOARD							
Interior Doors		STANDARD 2 PANEL SMOOTH							
Interior Door Hardware		STANDARD SATIN NICKEL LEVER							
Exterior Door Hardware		STANDARD GRIPSET							
PAINT									
MAIN FLOOR & UPPER HALL		WARM GREY							
BEDROOMS & BATHS		BIRCH WHITE							
PLUMBING- UPGRADES TO BE DETAILED ON PES									
		FIXTURES	FAUCETS	NOTES					
Kitchen		STANDARD	STANDARD						
Powder room		STANDARD	STANDARD						
Master Ensuite		STANDARD	STANDARD						
Main Bath		STANDARD	STANDARD						
Laundry		STANDARD	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		NO							
WATERLINE to Fridge		YES - STANDARD							
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									
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:		VILLAGE OF KING	LOT:	1-5					
PURCHASER(S):		ADAMO CASSULLO LISELLE ALVARES				 JAN 24 2020			
HOME #/CELL #		416-706-0561				Purchaser Signature  JAN 24 2020			
EMAIL:		A_CASSULLO12@HOTMAIL.COM / ALVARES LISELLE@GMAIL.COM				Purchaser Signature  SIMONE			
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									
*** PAGE 2 OF 2 ***									
Vendor Signature 						Date JAN 28 - 2020			

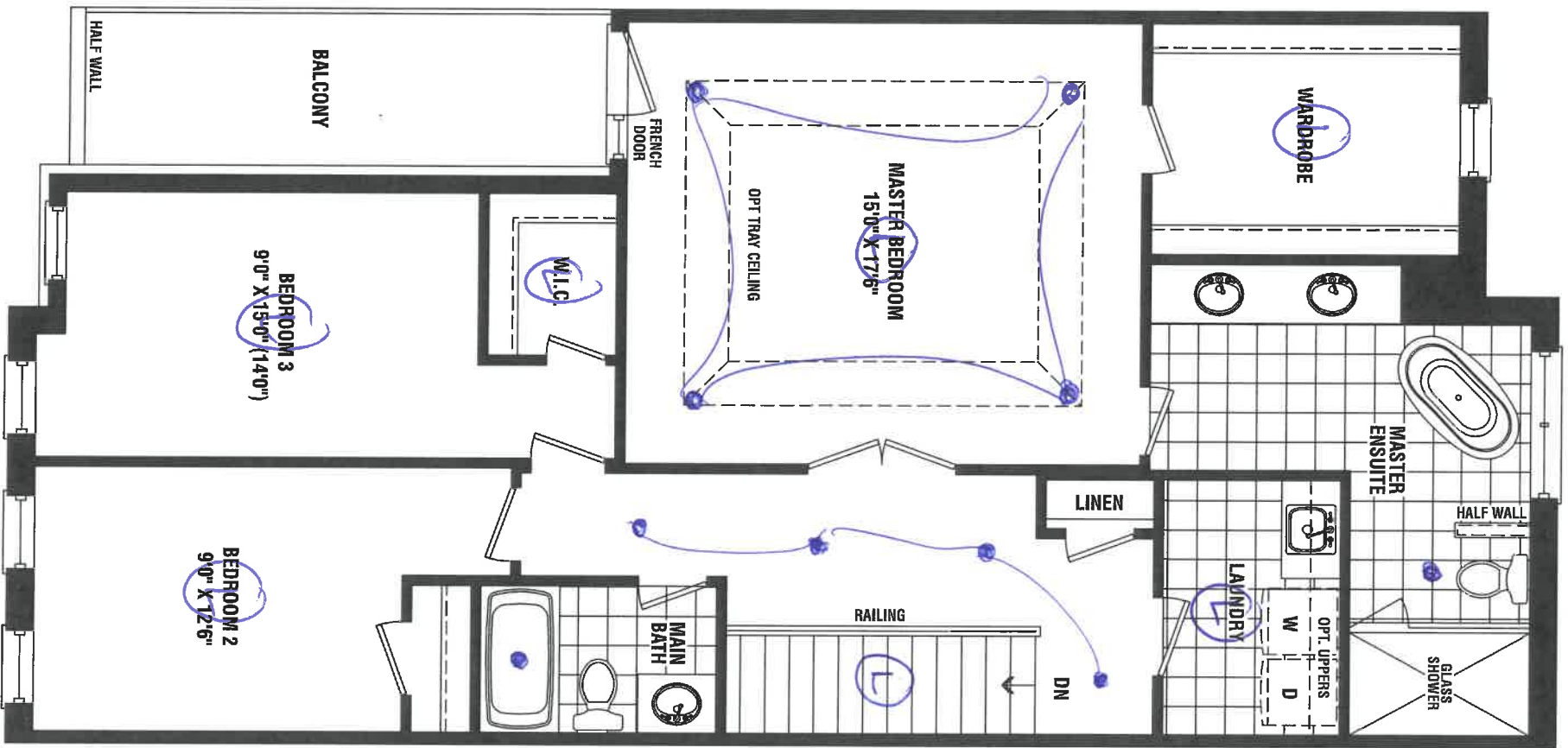
8 FT
INTERIOR
DOORS



Re

1-5

LA



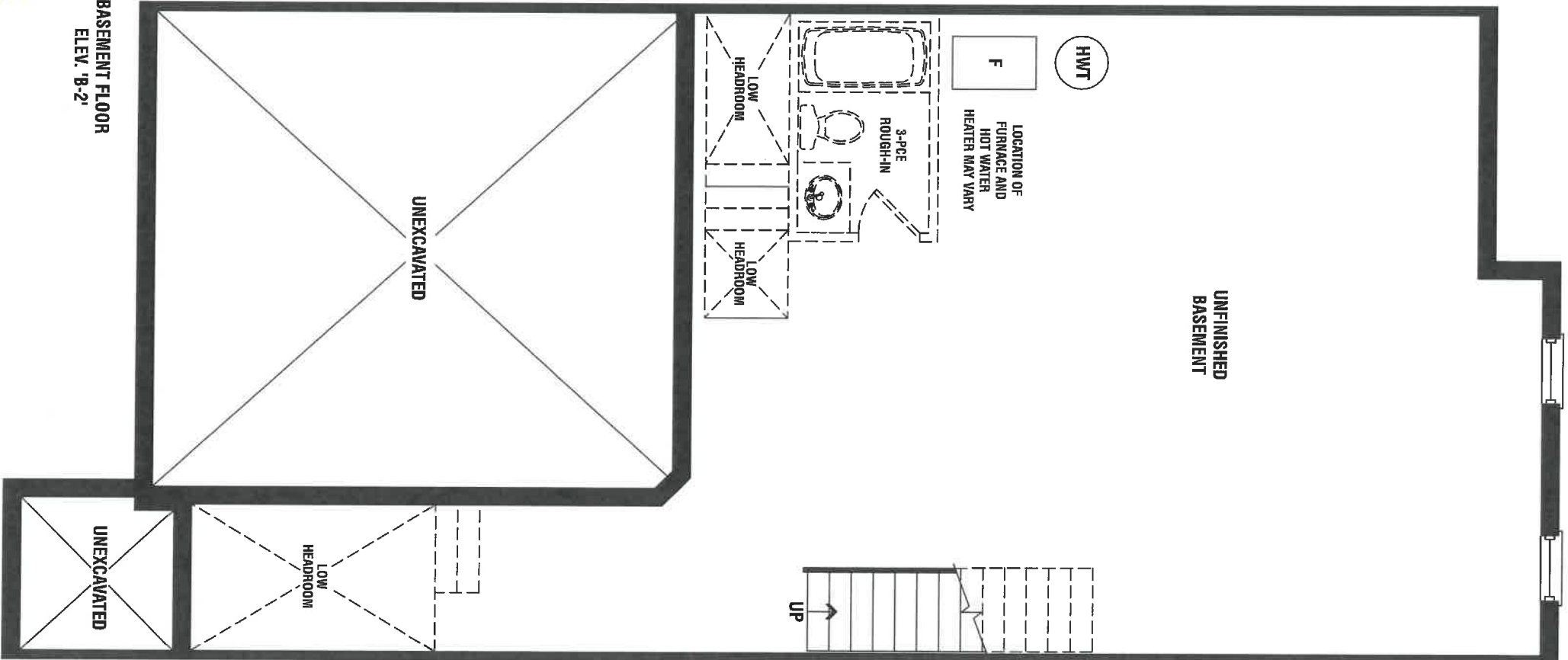
SECOND FLOOR
ELEV. 'B-2'

TH-3

pe

1A

15



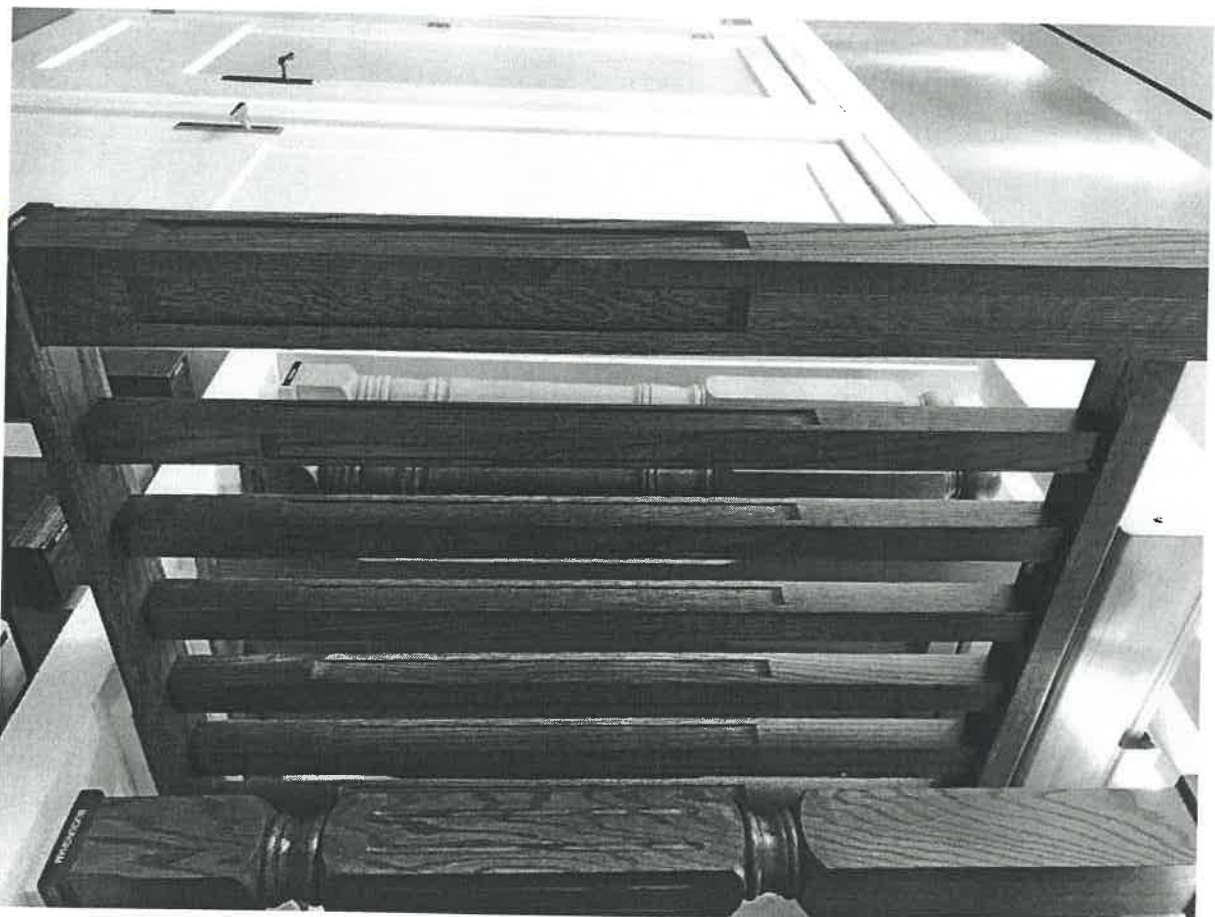
BASEMENT FLOOR
ELEV. '8-2'

TH-3

1A

1-5

- 3-1/4" SQUARE OAK POST w/CENTRE PANEL
- 2-3/4" SQUARE OAK HANDRAIL
- 1-3/4" SQUARE OAK PICKETS w/CENTRE PANEL



Railings

1-5

King Village



QUALITY TOPS & KITCHENS

80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: KITCHEN

JOB NAME

TH-03

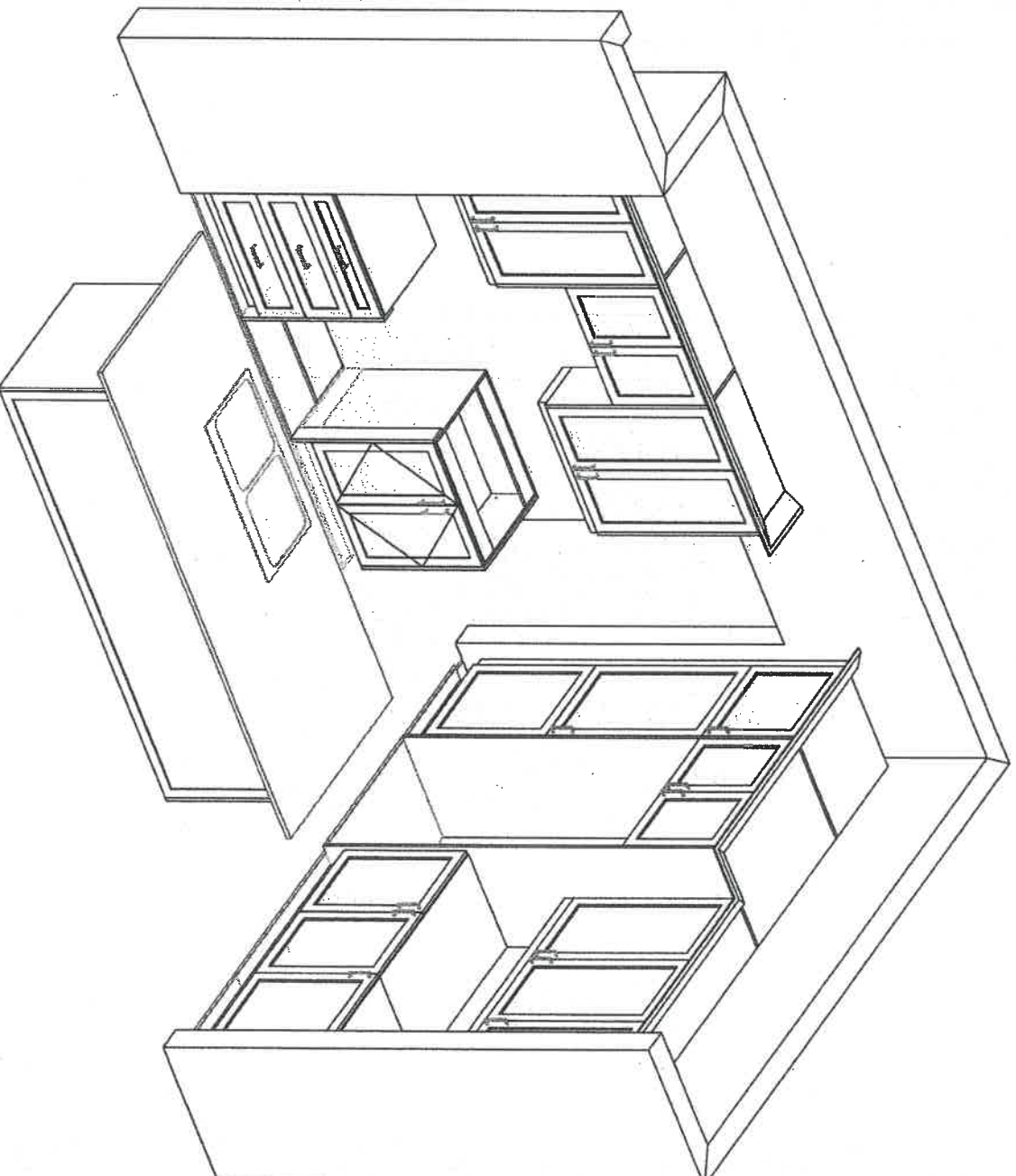
DATE: JAN 08, 2020

LOT #: TH-03

MODEL: TAKE OFF

DOOR STYLE	DOOR PANEL	SPECIES	FINISH	
TOP:	LAYOUT DONE BY :	DOOR HANDLE:	DRW HANDLE:	
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:	
HINGE TYPE:	CABINET LIGHTING TYPE:		DIAMETER:	

MOUNTING HEIGHT:



26

1A

1-5



QUALITY TOPS & KITCHENS

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www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: KITCHEN

JOB NAME

TH-03

DATE: JAN 08, 2020

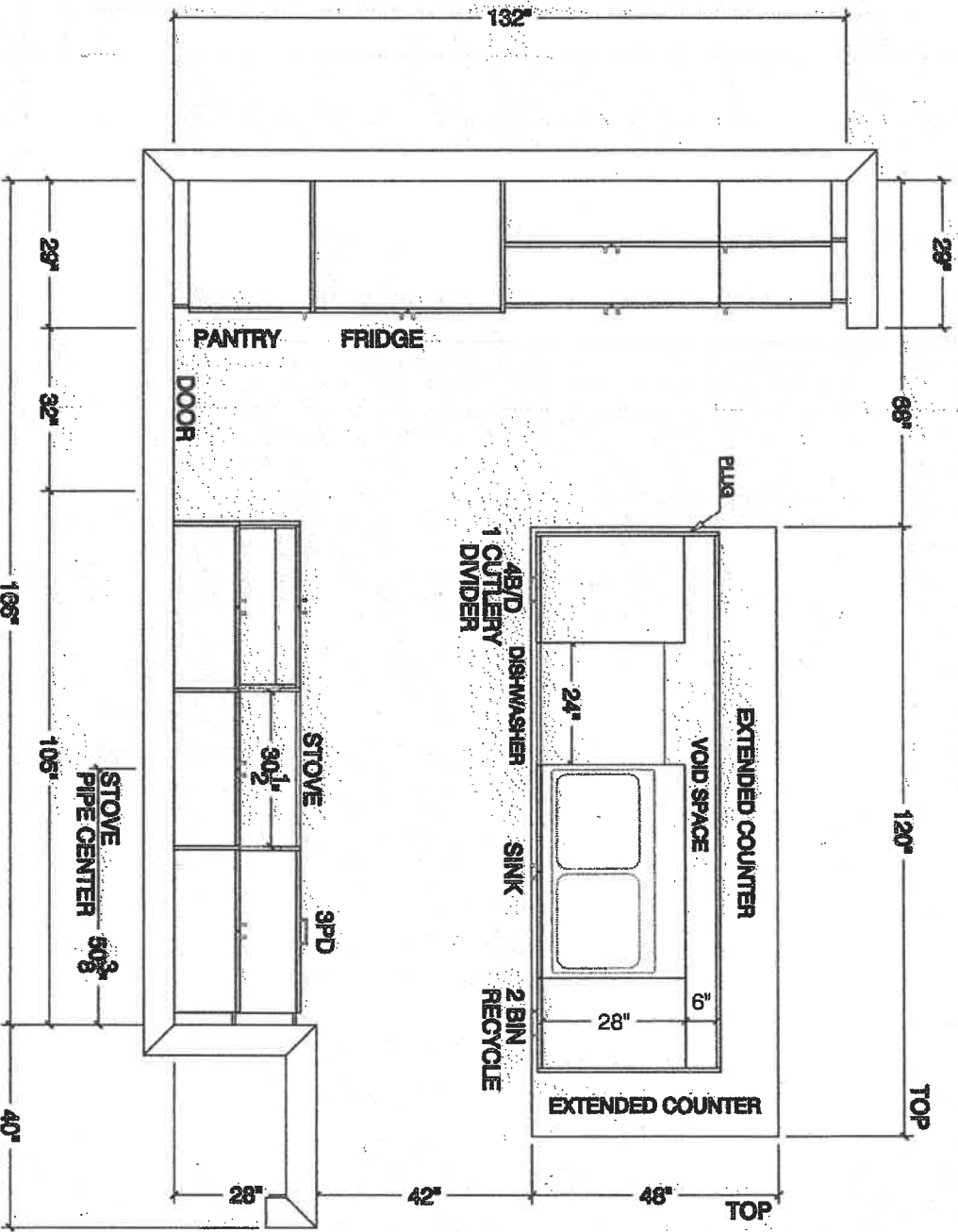
LOT #: TH-03

MODEL: TAKE OFF

DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY :	DOOR HANDLE:	DRW HANDLE:
CT P.O. #	GLASS P.O. #	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE: DIAMETER:		

MOUNTING HEIGHT: 95 1/2"

KITCHEN PLAN



AC

1-5 A

4



QUALITY TOPS &
KITCHENS

80 Schte Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

JOB NAME

ROOM: KITCHEN

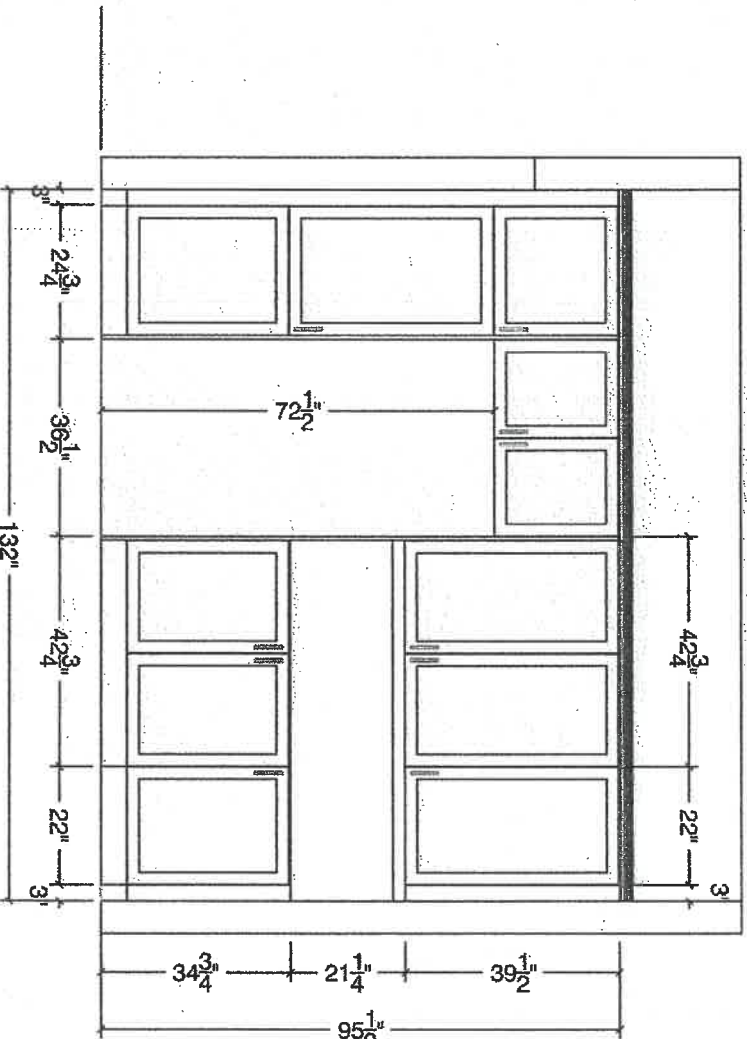
TH-03

DATE: JAN 08, 2020
LOT #: TH-03
MODEL: TAKE OFF

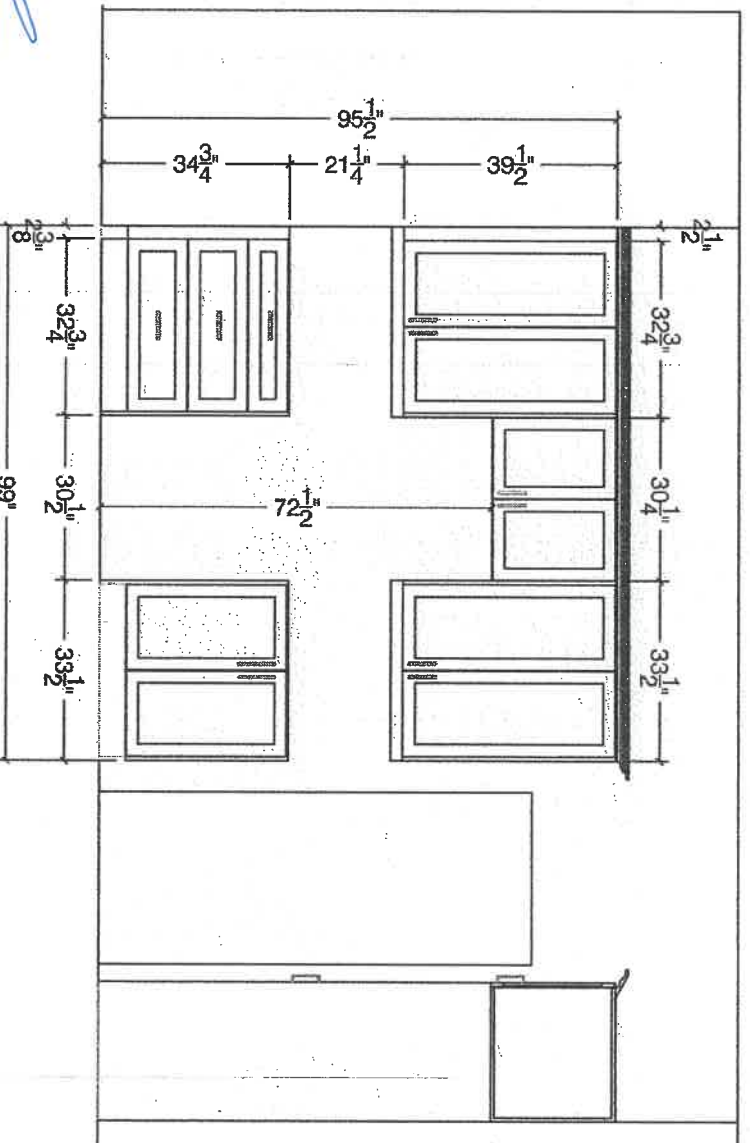
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY :	DOOR HANDLE:	DRW HANDLE:
CT P.O. #	GLASS P.O. #	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

FRIDGE WALL

MOUNTING HEIGHT: 95 1/2"



STOVE WALL



18 1-5



QUALITY TOPS & KITCHENS

80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

DATE: JAN 08, 2020

SITE: VILLAGE AT KINGS RIDGE

JOB NAME

LOT #: TH-03

ROOM: KITCHEN

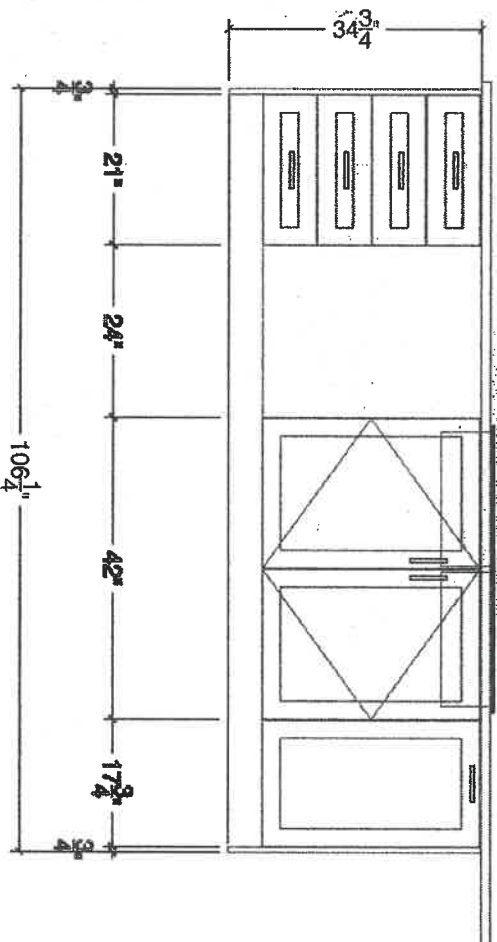
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MODEL: TAKE OFF

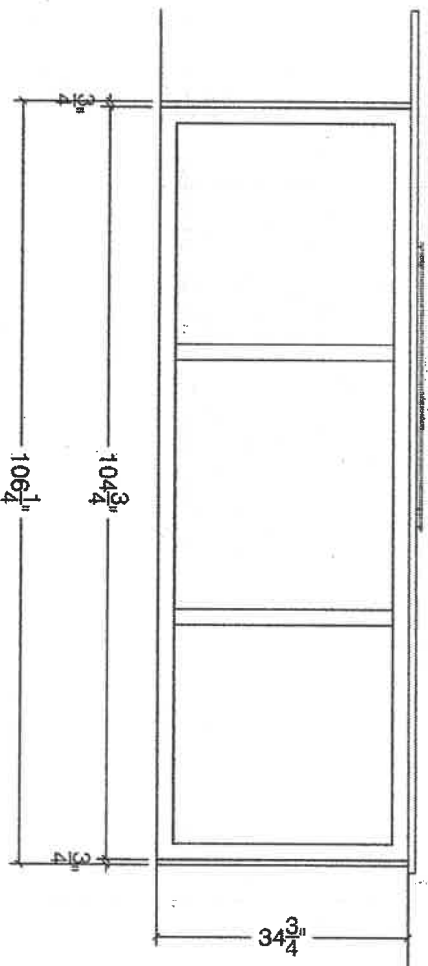
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY:	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIA METER:	

ISLAND FRONT

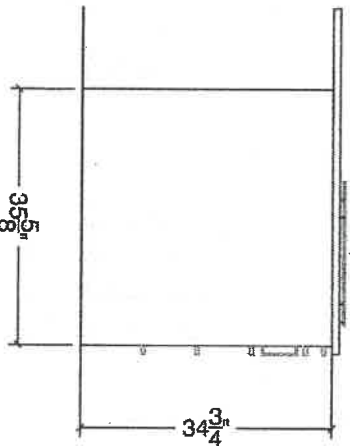
MOUNTING HEIGHT:



ISLAND REAR



ISLAND SIDE



ISLAND SIDE



14

15



QUALITY TOPS & KITCHENS

80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: VANITIES

JOB NAME

TH-03

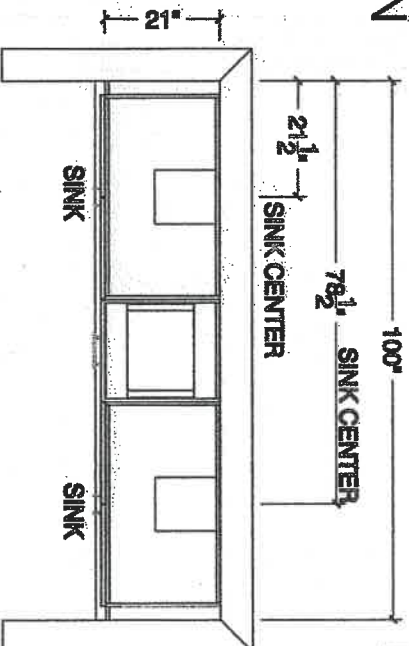
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LOT #: TH-03

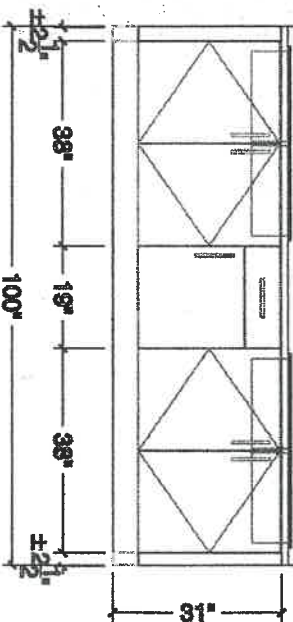
MODEL: TAKE OFF

DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY :	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

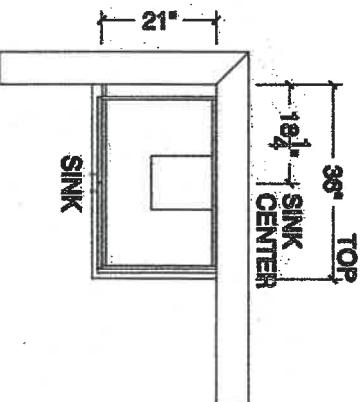
ENSUITE PLAN



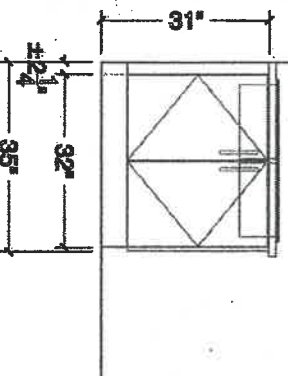
ENSUITE ELEV.



MAIN BATH PLAN



MAIN BATH ELEV.



1-5

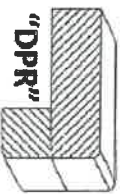
14

THE
GALLERY
BY ZANCOR

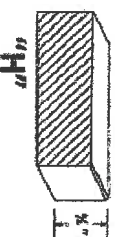
Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

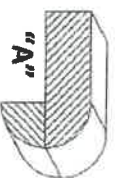
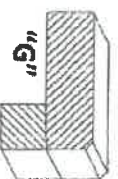
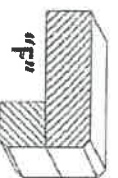
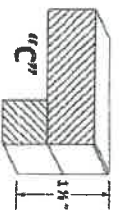


Standard Countertop
Edge in Vanity

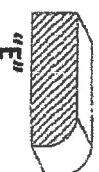


Option 1 – Countertop Edges

Optional Edge in
Kitchen -

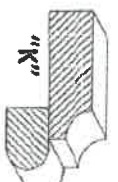
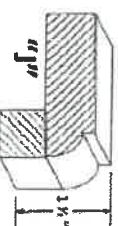
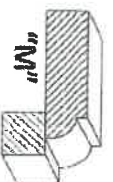
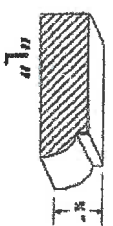


Optional Edge in
Vanity -

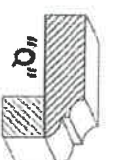
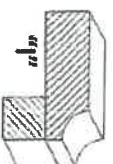
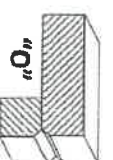
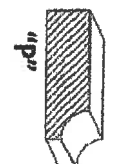


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Optional 2 Edge in
Vanity – Custom \$\$



DATE Jan 24/2020

SITE King

LOT 1-5

Homeowner(s) Initials

AC HA

ZANCOR

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

THE
GALLER Y
BY ZANCOR
APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller @ Appliance Canada (905) 660-2424 / 8401 Jane Street, Unit #1, 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:

SLA/De
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:

SLA/De
HOMEOWNER INITIALS

FRIDGE

☐ Built-In
☐ Paneled / Integrated

☐ Flush Inset
☒ Water Line Required *STD*

RANGE

☐ 36"
☐ 48"
☐ Gas
☐ Induction

☐ Cooktop (Apron front)
☐ Cooktop (Dropin)

**Countertop Cut-out charge required for cooktop

HOOD FAN & VENT

☒ Under Cabinet (Standard)
☐ Chimney (centre vent)
☐ Insert / Liner

☒ 6 Inch (Standard)
☒ 8 Inch
☐ 10 Inch

WALL OVEN & MICRO

☐ Single Oven
☐ Double Oven
☐ Steam Oven

☒ Warming Drawer
☐ Over the Range Microwave
☐ Built-in Microwave (*trim kit required)

DATE *Jan 24/2020*

SITE *King*

LOT *1-5*

**** 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.

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 absorbcency 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 Dec 24/2020

SITE kuig

LOT 1-5

ZANCOR