

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-04-23 / 3:36 PM / Page 1 of 1

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

VILLAGE OF KING  
2-11  
LINCOLN TH-06 (A1)  
NELLA SPROVIERI & GIOCANNI FILIPPELLI  
647-669-7291 / 416-414-6022



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 - Appliance Canada, Steve Miller (905) 660-2424, 8701 Jane Street #1, Concord	INCLUDED IN APS
#1	WAFFLE CEILING IN GREAT ROOM	FEBRUARY 25 2020
#2	ELECTRICAL - (6) POTLIGHTS w/LED BULB IN GREAT ROOM **NO CHARGE FOR FIVE, INCLUDED IN DEAL **STANDARD LIGHT TO REMAIN	FEBRUARY 25 2020
#3	ELECTRICAL - (5) POTLIGHTS w/LED BULB IN KITCHEN**NO CHARGE, INCLUDED IN DEAL, **RELOCATED STANDARD TO BE OVER ISLAND	FEBRUARY 25 2020
#4	ELECTRICAL - ADD PLUG ABOVE FIREPLACE FOR FUTURE TELEVISION *APPROX 5'5" AFF	FEBRUARY 25 2020
#5	8 FOOT INTERIOR DOOR AT FRONT HALL CLOSET & BASEMENT DOOR	FEBRUARY 25 2020
#6	KITCHEN - DELETE UPPERS AND CENTRE VENT FOR FUTURE CHIMNEY HOOD FAN	FEBRUARY 25 2020
#7	HARDWOOD - UPGRADE 1 IN ALL BEDROOMS IN LIEU OF CARPET	FEBRUARY 25 2020
#8	KITCHEN COUNTERTOP - UPGRADE 3	FEBRUARY 25 2020

ZANCOR HOMES COLOUR CHART

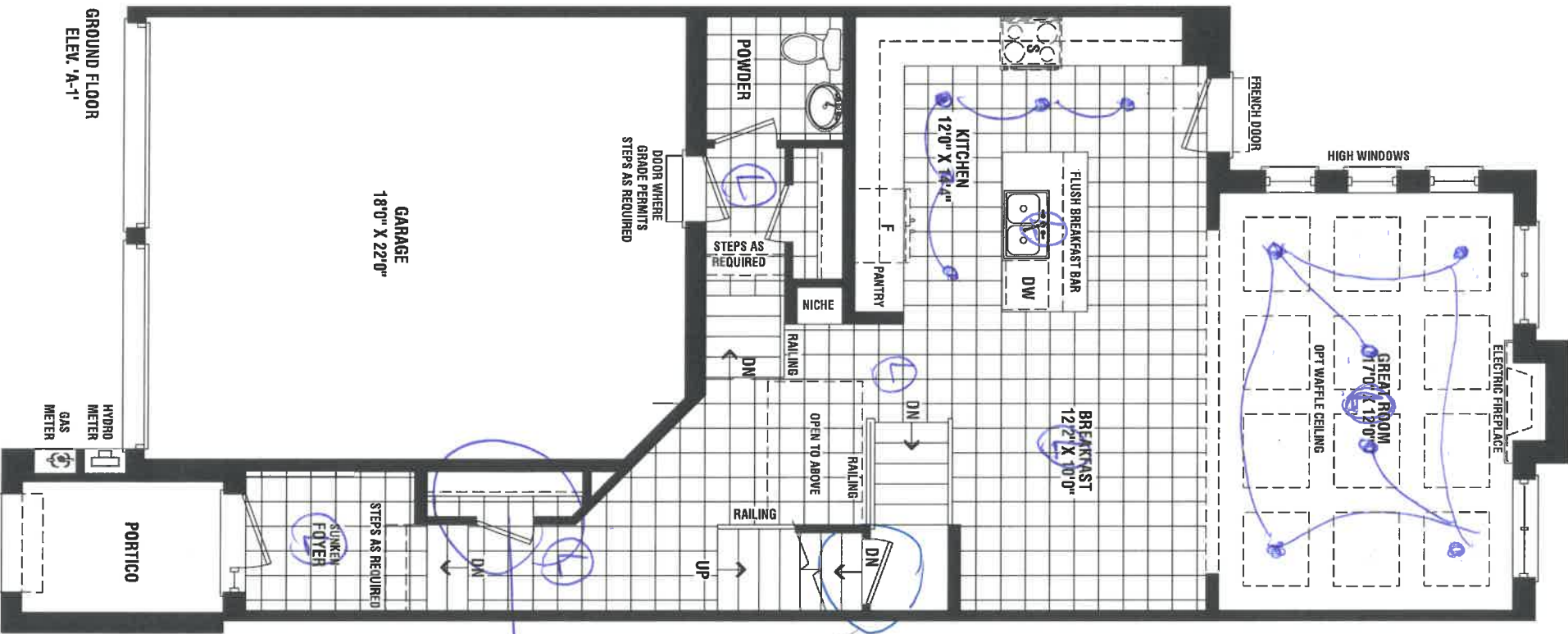
CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	2501 FIBREBOARD - WHITE (CAT 2)	DH00010	CMP LACTEA (3)	
Island	2501 FIBREBOARD - WHITE (CAT 2)	DH00010	CMP LACTEA (3)	
Powder Room	N/A			
Master Ensuite	1203 FIBREBOARD - WHITE (CAT 1)	DH00010	1573-60	
Main Bath	1203 FIBREBOARD - WHITE (CAT 1)	DH00010	1573-60	
Ensuite 2	N/A			
Laundry	1022 LAM - WHITE SLAB	DH00010	1573-60	
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		LIVORNO 18 X 18		
Mstr Ensuite Floor		LIVORNO 18 X 18		
Mstr Ensuite Shower WALL		LIVORNO 18 X 18		
Master Shower Floor		WHITE 2 X 2		
Master Shower JAMB		BIANCO CARRARA		
Main Bath Floor		LIVORNO 18 X 18		
Main Bath Wall		LIVORNO 18 X 18		
HARDWOOD / CARPET				
Kitchen		TILE		
Breakfast		TILE		
Great Room		HARDWOOD - MIRAGE OAK 3-5/16" - GRAPHITE		
Dining Room		N/A		
Main hall		TILE		
Upper Hall		HARDWOOD - MIRAGE OAK 3-5/16" - GRAPHITE		
Master Bedroom		HARDWOOD - MIRAGE OAK 3-5/16" - GRAPHITE (1)		
Bedroom 2		HARDWOOD - MIRAGE OAK 3-5/16" - GRAPHITE (1)		
Bedroom 3		HARDWOOD - MIRAGE OAK 3-5/16" - GRAPHITE (1)		
Bedroom 4		N/A		
FIREPLACES				
LOCATION		ELECTRICAL - 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	2-11
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 TO MARCH HARDWOOD AS CLOSE AS POSSIBLE ✓							
Main to 2nd PICKETS:		STANDARD METAL - SINGLE COLLAR WITH ALT PLAIN ✓							
Main to 2nd POSTS & HANDRAIL:		STANDARD TURNED OAK POST w/OVAL OAK HANDRAIL ✓							
Main to Basement Railing Details:		N/A							
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		✗ STANDARD 2 PANEL SMOOTH - BIT OF HALL CASES							
Interior Door Hardware		STANDARD SATIN NICKEL LEVER							
Exterior Door Hardware		STANDARD GRIPSET							
PAINT									
Throughout		WARM GREY ✓							
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				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:		VILLAGE OF KING	LOT:	2-11					
PURCHASER(S):		NELLA SPROVIERI & GIOCANNI FILIPPELLI							
HOME #/CELL #		647-669-7291 / 416-414-6022							
EMAIL:		NSPROVIERI@HOTMAIL.COM / GFILIPPELLI20@GMAIL.COM							
		Purchaser Signature							
		Date							
***FOR TRADE USE***									
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of <u>all trades</u> to inform the builder of any discrepancies on sketches. PES and/or colour charts <u>PRIOR</u> to installation.									
		Purchaser Signature							
		Date							
		Décor Consultant Signature							
		Date							
		Vendor Signature							
		Date							

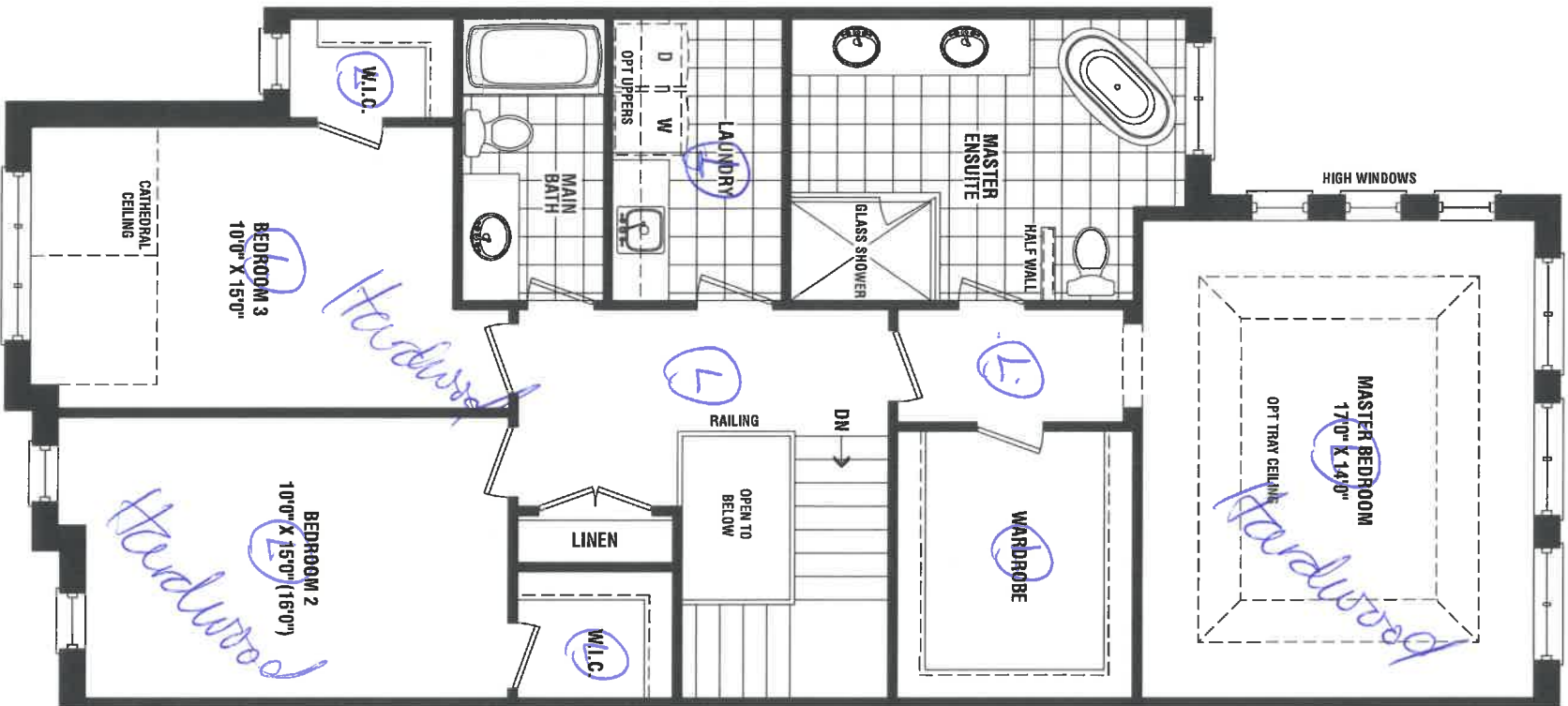


TH-6



8'600  
Door

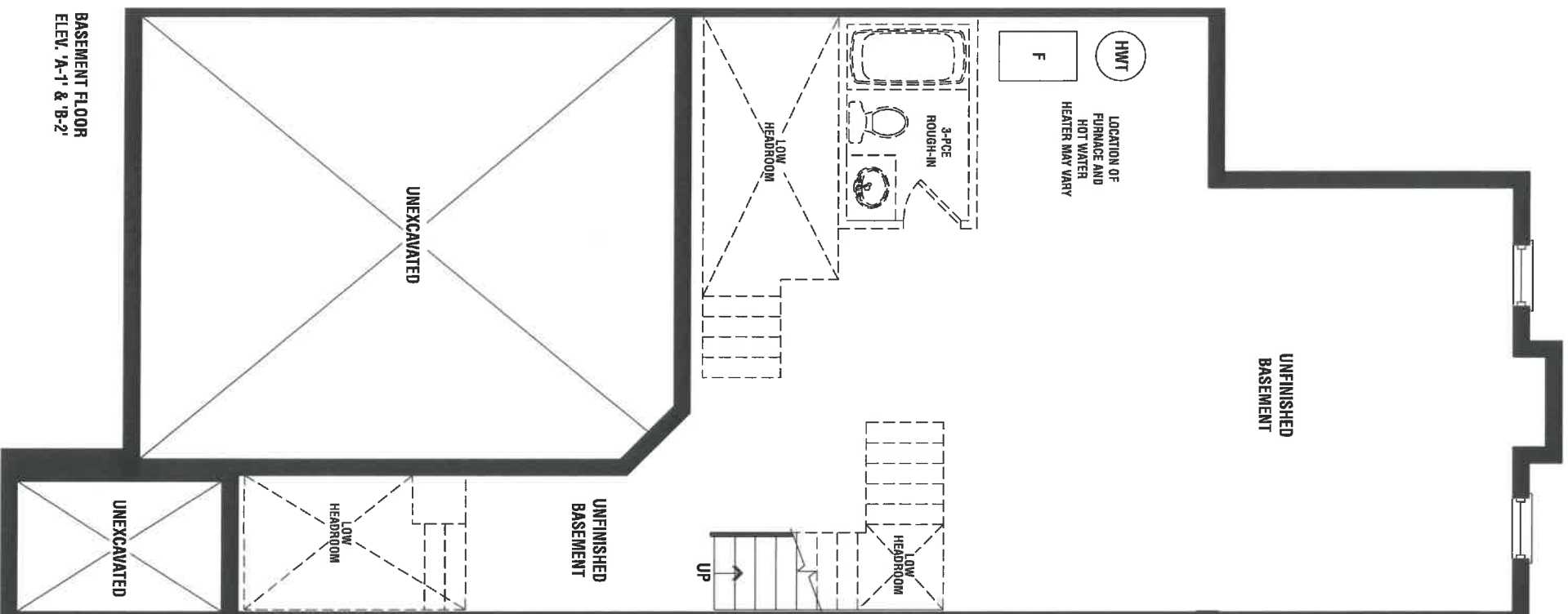
2-11  
K.



SECOND FLOOR  
ELEV. 'A-1'

TH-6





BASEMENT FLOOR  
ELEV. 'A-1' & 'B-2'

TH-6

2/1/14



# 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

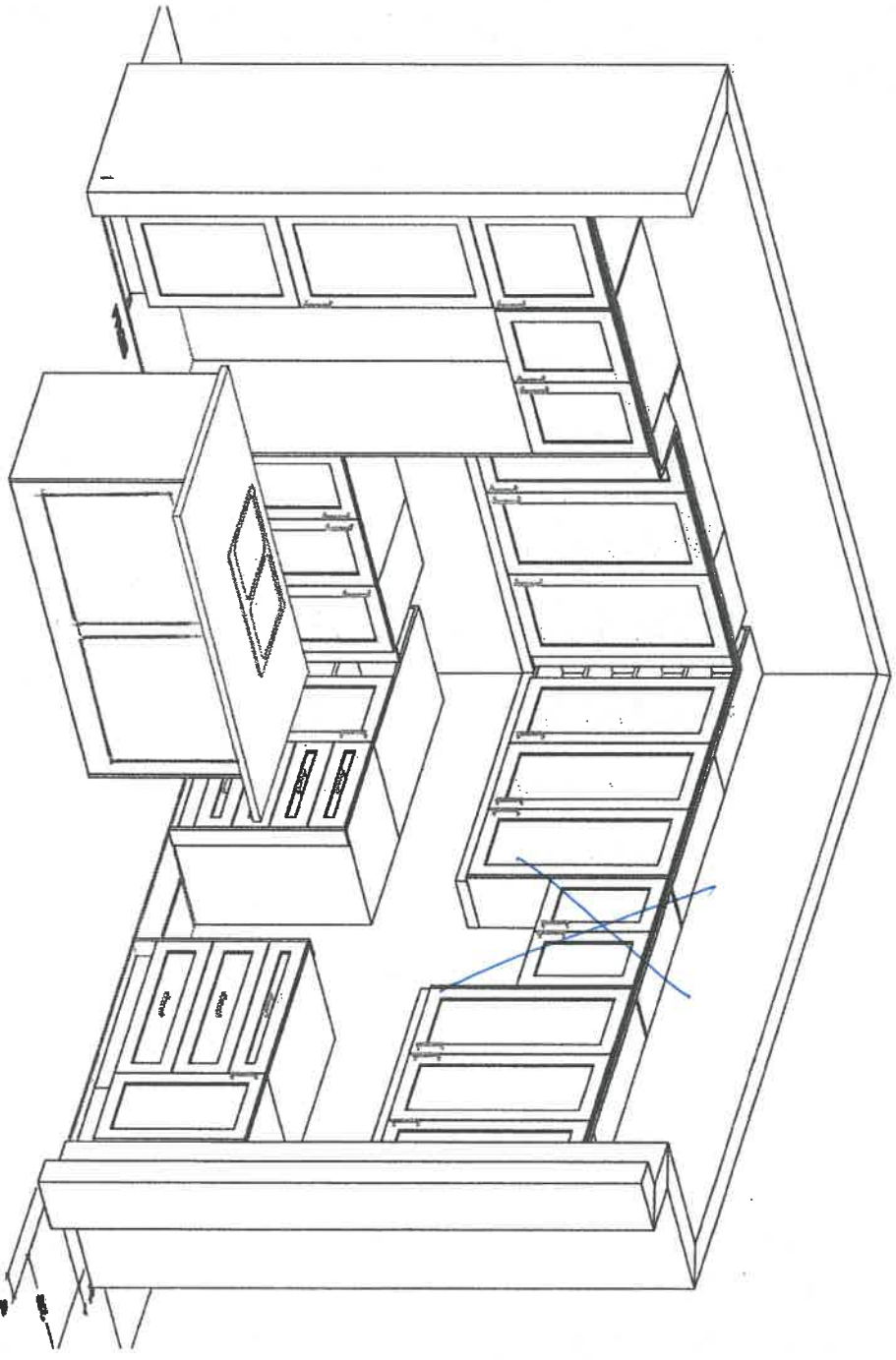
JOB NAME  
TH-06

DATE: JAN 06, 2020  
LOT #: TH-06

MODEL: TAKE OFF

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

MOUNTING HEIGHT: 95 1/2"



2-1/2" #



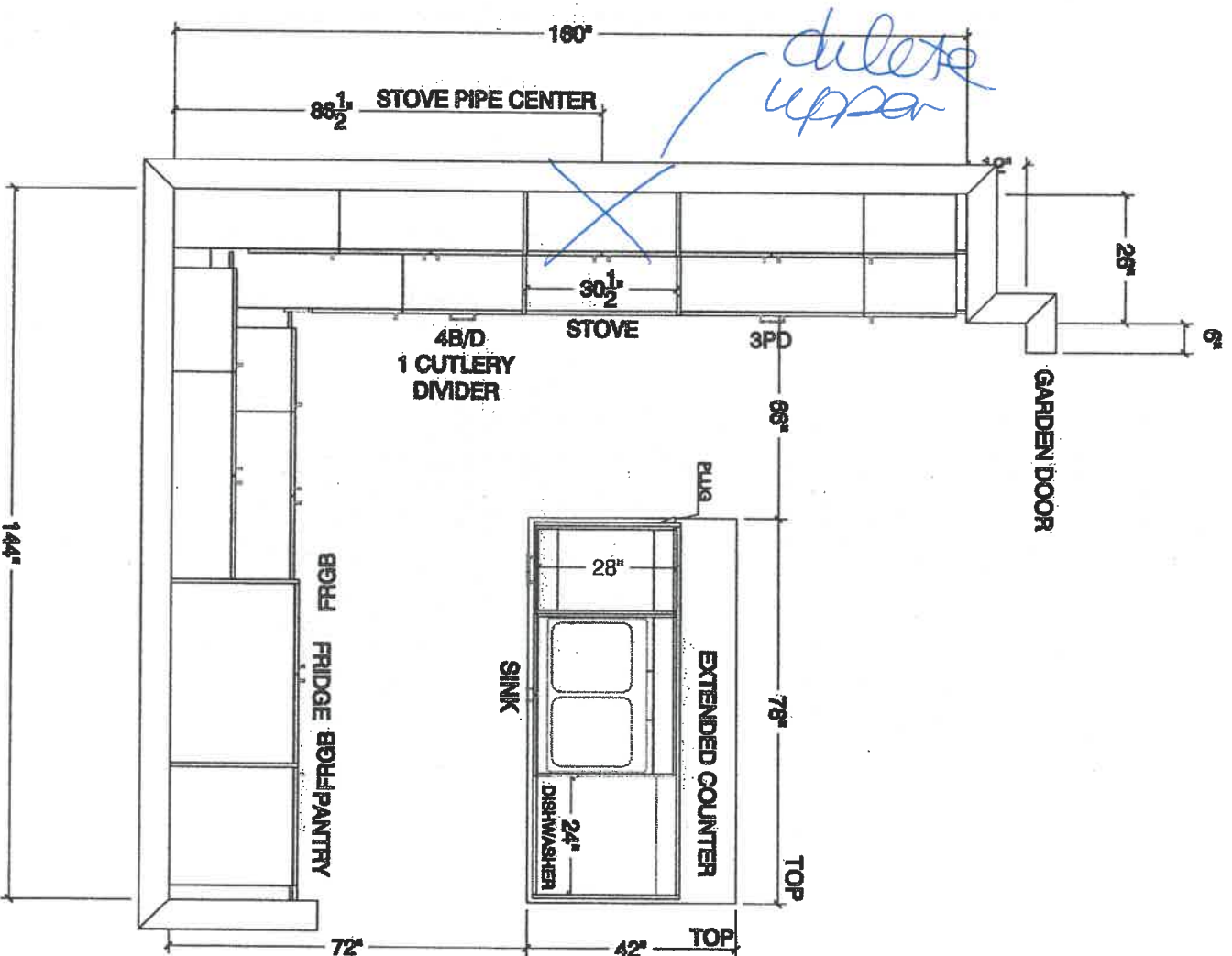
80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES  
SITE: VILLAGE AT KINGS RIDGE  
ROOM: KITCHEN  
JOB NAME  
TH-06

DATE: JAN 06, 2020  
LOT #: TH-06  
MODEL: TAKE OFF

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

MOUNTING HEIGHT: 95 1/2"



2-11

64





# 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-06

DATE: JAN 06, 2020

LOT #: TH-06

MODEL: TAKE OFF

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

160"

158 1/8" 18 1/2" 37 3/4" 30 1/4" 37 3/4" 18 1/2" 2 1/8"

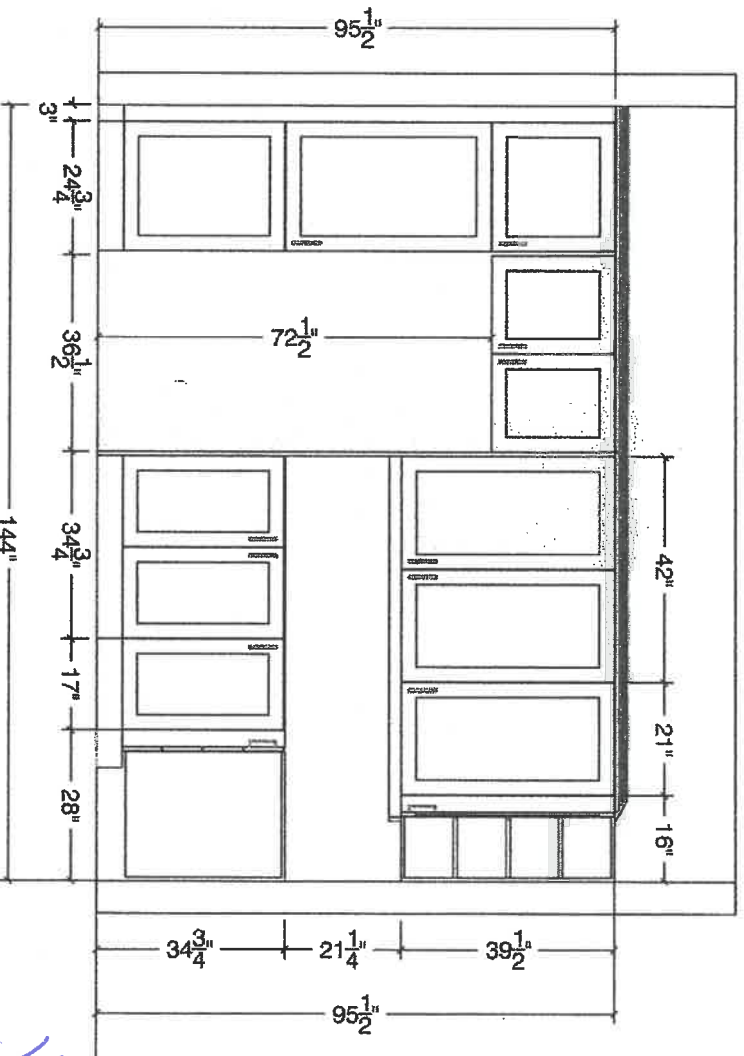
28" 18 1/2" 24 3/4" 30 1/2" 37 3/4" 18 1/2" 2"

1 x Cutlery Insert

72 1/2"

34 3/4" 21 1/4" 39 1/2" 95 1/2"

## STOVE WALL



## FRIDGE WALL

8-11-18  
64



QUALITY TOPS &  
KITCHENS

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www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: KITCHEN

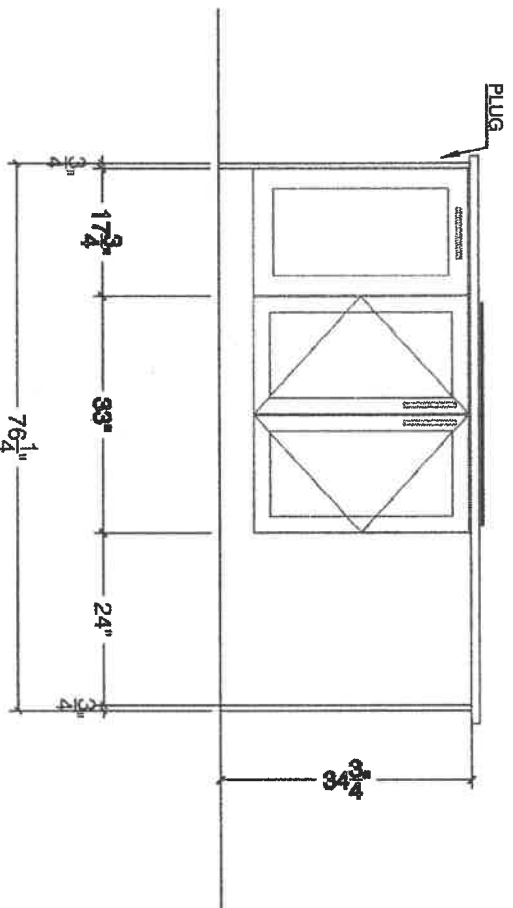
JOB NAME  
TH-06

DATE: JAN 06, 2020  
LOT #: TH-06  
MODEL: TAKE OFF

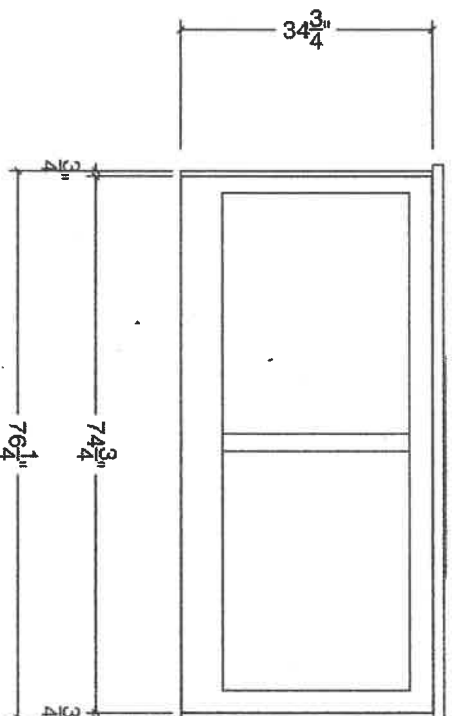
DOOR STYLE		DOOR PANEL	SPECIES	FINISH	
TOP:	LAYOUT DONE BY:		DOOR HANDLE: DIRECTION:		DRW HANDLE: LOCATION:
CT P.O. #		GLASS P.O. #		DIAMETER:	
HINGE TYPE:		CABINET LIGHTING TYPE:			

## ISLAND FRONT

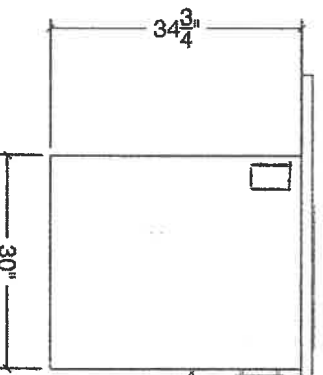
MOUNTING HEIGHT: 95 1/2"



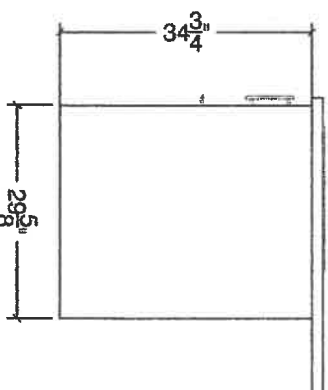
## ISLAND REAR



## ISLAND SIDE



## ISLAND SIDE



2-11

4



80 Sante Drive, Vaughan, ON L4K 3C4  
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www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

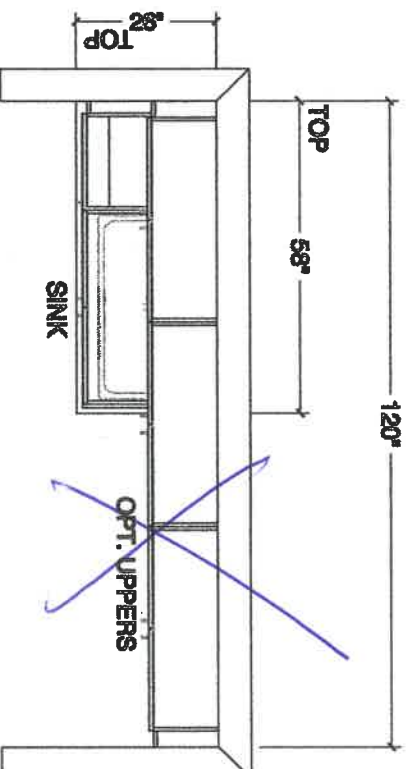
ROOM: LAUNDRY

JOB NAME  
TH-06

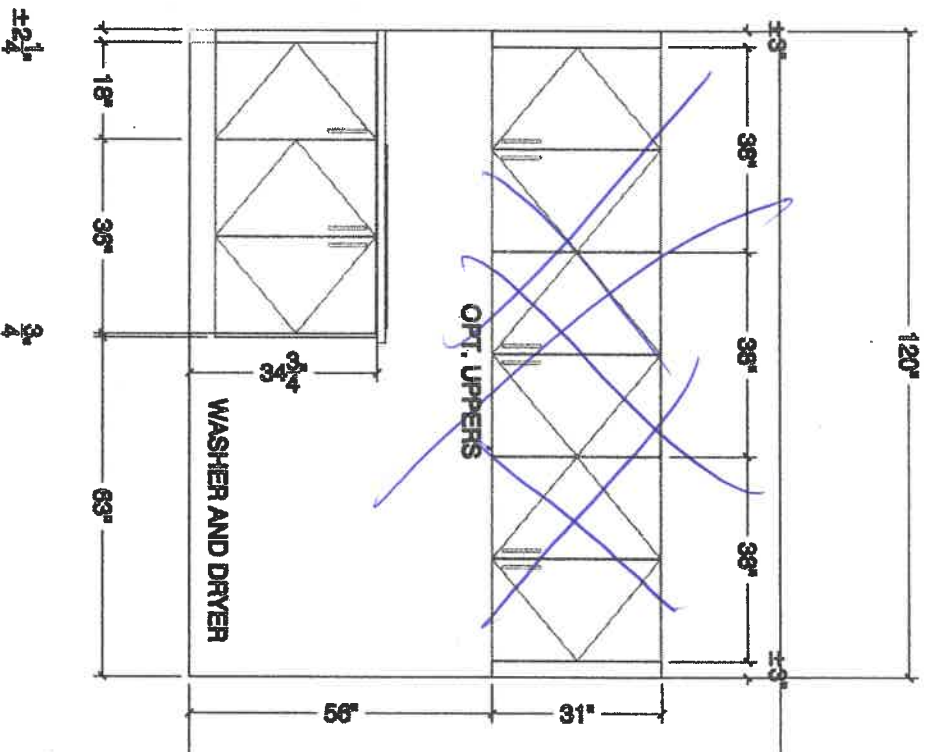
DATE: JAN 06, 2020  
LOT #: TH-06  
MODEL: TAKE OFF

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

## LAUNDRY



## LAUNDRY ELEV.



TH-06



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

JOB NAME

ROOM: VANITIES

TH-06

DATE: JAN 06, 2020

LOT #: TH-06

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:			
MAIN BATH						MOUNTING HEIGHT:	
MAIN BATH ELEV.							
ENSUITE							
ENSUITE ELEV							

7-11 R



THE  
**GALLERY**  
BY ZANCOR

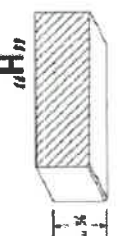
**Stone Countertop Edge Profiles**

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

Standard Countertop  
Edge in Kitchen

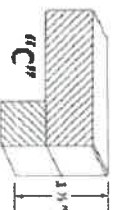


Standard Countertop  
Edge in Vanity

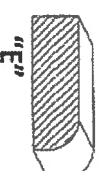
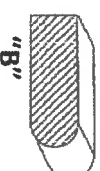
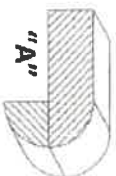
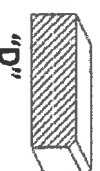


**Option 1 – Countertop Edges**

Optional Edge in  
Kitchen - \$250

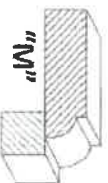
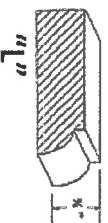


Optional Edge in  
Vanity - \$125

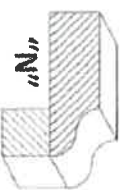
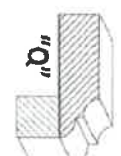
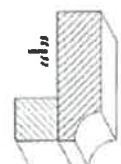
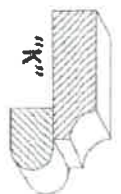
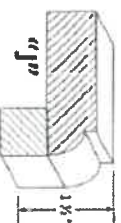
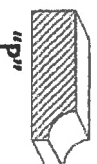


**Option 2 – Countertop Edges**

Option 2 Edge in  
Kitchen – Custom \$\$



Optional 2 Edge in  
Vanity – Custom \$\$



DATE Jan 30/2020

SITE 4109

LOT 2-11

Homeowner(s) Initials

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 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

SITE

LOT

ZANCOR

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:**

**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 <b>STD</b>

RANGE	<input type="checkbox"/> 36"	<input type="checkbox"/> Cooktop (Apron front)
	<input type="checkbox"/> 48"	<input checked="" 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 checked="" type="checkbox"/> Chimney (centre vent)	<input type="checkbox"/> 8 Inch
	<input type="checkbox"/> Insert / Liner	<input type="checkbox"/> 10 Inch

WALL OVEN & MICRO	<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"/> Steam Oven	<input type="checkbox"/> Built-in Microwave (*trim kit required)

DATE	<u>Jun 30/2020</u>	SITE	<u>K1009</u>	LOT	<u>2-11</u>
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**\*\* 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**

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