

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-07-07 / 4:15 PM / Page 1 of 1

Site: VILLAGE OF KING
Lot: 4-21
Model: HIGHLAND TH-04 (A-1)
Purchaser: LOREDANA MAGNELLI
Phone/Email: 416-303-1529



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 8 FOOT INTERIOR DOORS (FOYER CLOSET, POWDER, POWDER CLOSET, PANTRY)	JULY 6 2020	
#2 8 FOOT HIGH TRIMMED ARCH AT DEN WITH FULL SIDE WALLS IN LIEU OF HALF	JULY 6 2020	
#3 8 FOOT HIGH GARAGE MAN DOOR, IF POSSIBLE	JULY 6 2020	
#4 42 INCH WIDE FRONT DOOR WITH MULTIPPOINT, NO SIDE LITE (SEE SPEC)	JULY 6 2020	
#5 ELECTRICAL - FAMILY ROOM - INSTALL (6) POTLIGHTS IN GREAT ROOM, DELETE THE STANDARD **INCLUDED IN APS	JULY 6 2020	
#6 ELECTRICAL - MAIN HALL - INSTALL (4) POTLIGHTS IN GREAT ROOM, DELETE THE STANDARD **INCLUDED IN APS	JULY 6 2020	
#7 KITCHEN - CATEGORY 3 CABINETS	JULY 6 2020	
#8 HARDWOOD - UPGRADE 2 - MAIN FLOOR & UPPER HALL (STANDARD AREAS)	JULY 6 2020	
#9 HARDWOOD - UPGRADE 2 - KITCHEN IN LIEU OF TILE	JULY 6 2020	
#10 HARDWOOD - UPGRADE 2 - BREAKFAST IN LIEU OF TILE	JULY 6 2020	
#11 MAIN BATH - CATEGORY 3 CABINETS	JULY 6 2020	
#12 MASTER ENSUITE - CATEGORY 2 CABINETS	JULY 6 2020	
#13 HVAC - HUMIDIFIER (LENNOX WB3)	JULY 6 2020	
#14 TRIM - UPGRADE 2 STEP	JULY 6 2020	
#15 RAILINGS - UPGRADE SQUARE OAK POST & SQUARE OAK HANDRAIL	JULY 6 2020	
#16 MASTER ENSUITE - SHOWER FLOOR MARBLE	JULY 6 2020	
#17 MASTER ENSUITE - SHOWER JAMB	JULY 6 2020	
#18 HVAC - GAS LINE TO STOVE INCLUDES 15 AMP PLUG	JULY 6 2020	
#19 KITCHEN - UPGRADE 3 COUNTERTOP	JULY 6 2020	
#20 KITCHEN SINK - BLANCO SUPER SINGLE 401518	JULY 6 2020	

ZANCOR HOMES COLOUR CHART

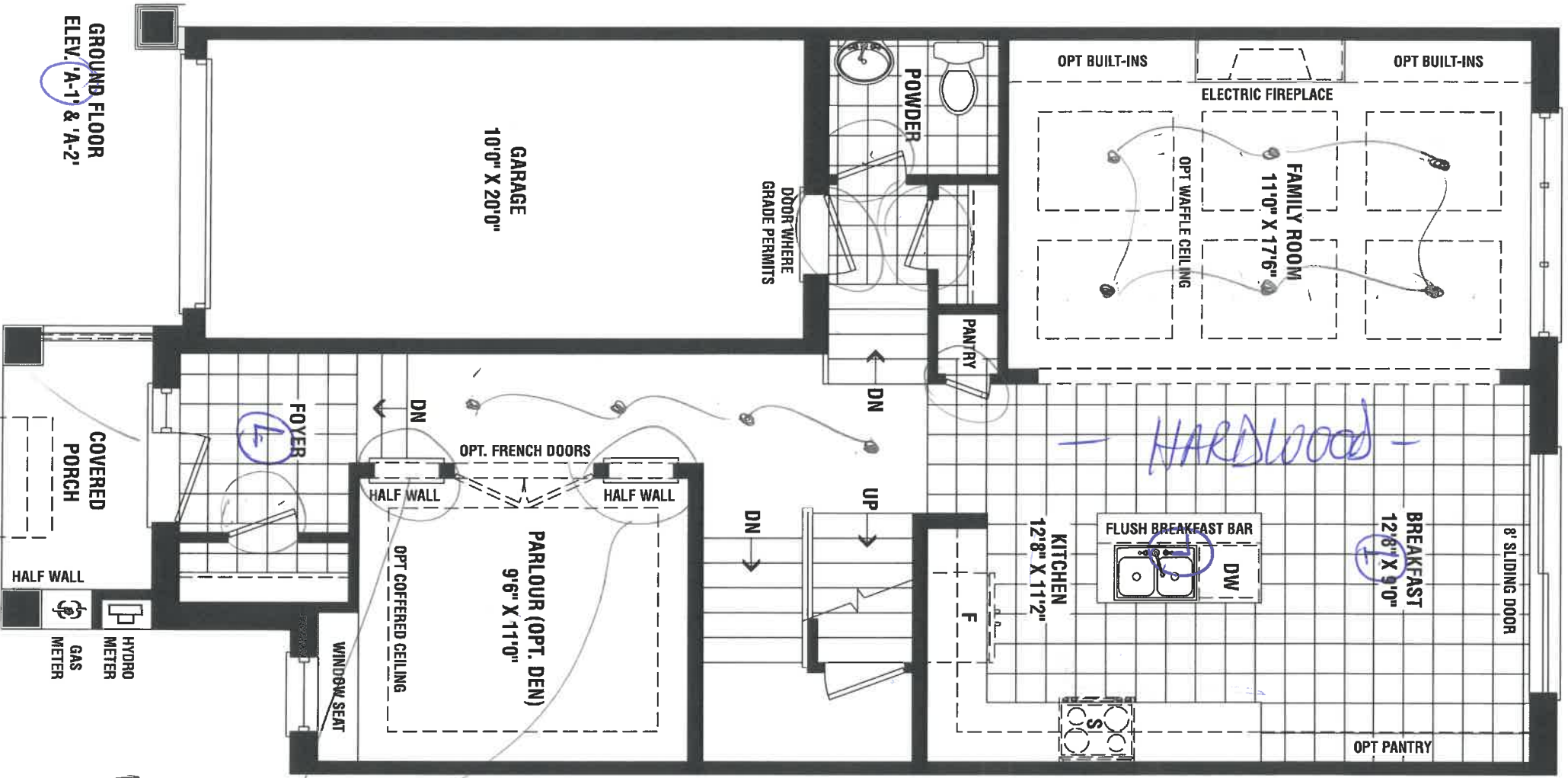
CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	✓ 3801 FB - OXFORD WHITE (CAT 3)	DH00010	EMERSTONE STAUÁRIO (3)	
Island	✓ 3801 FB - OXFORD WHITE (CAT 3)	DH00010	EMERSTONE STAUÁRIO (3)	
Powder Room	N/A			
Master Ensuite	1022 LAM - REFLEXION (CAT 2)	✓ DH01320	LAMINATE WHITE - 1573-60	
Main Bath	1022 LAM - FEATHER WHITE (CAT 3)	✓ DH01320	LAMINATE WHITE - 1573-60	
Laundry	BASE CABINET - WHITE 1022 SLAB	DH00010	WHITE LAMINATE	
TILES				
Main Foyer	NEW BYZANTINE ASSURO 12 X 24	**STACKED		
Basement Foyer	N/A			
Powder Room	NEW BYZANTINE ASSURO 12 X 24	**STACKED		
Side Hall	NEW BYZANTINE ASSURO 12 X 24	**STACKED		
Main Hall	HARDWOOD			
Kitchen	HARDWOOD			
Breakfast	HARDWOOD			
Kitchen Bk.Splash	N/A			
Laundry	NEW BYZANTINE ASSURO 12 X 24	**STACKED		
Mstr Ensuite Floor	NEW BYZANTINE ASSURO 12 X 24	**STACKED		
Mstr Ensuite Shower WALL	NEW BYZANTINE ASSURO 12 X 24	**STACKED		
Master Shower Floor	MARBLE ORIENTAL WHITE 2 X 2			
Master Shower jamb	MARMOLINE - SNOW			
Main Bath Floor	NEW BYZANTINE ASSURO 12 X 24	**STACKED		
Main Bath Wall	NEW BYZANTINE ASSURO 12 X 24	**STACKED		
HARDWOOD / CARPET				
Kitchen	HARDWOOD - KENTWOOD 5" BRUSHED OAK - COHO in lieu of tile			
Breakfast	HARDWOOD - KENTWOOD 5" BRUSHED OAK - COHO in lieu of tile			
Great Room	HARDWOOD - KENTWOOD 5" BRUSHED OAK - COHO			
Den	HARDWOOD - KENTWOOD 5" BRUSHED OAK - COHO			
Main hall	HARDWOOD - KENTWOOD 5" BRUSHED OAK - COHO			
Upper Hall	HARDWOOD - KENTWOOD 5" BRUSHED OAK - COHO			
Master Bedroom	CARPET - OPENING NIGHT COLOUR T20			
Bedroom 2	CARPET - OPENING NIGHT COLOUR T20			
Bedroom 3	CARPET - OPENING NIGHT COLOUR T20			
FIREPLACES				
LOCATION	GREAT ROOM - ELECTRIC BLF34	MANTEL	NOT REQUIRED	
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****			VILLAGE OF KING	4-21
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

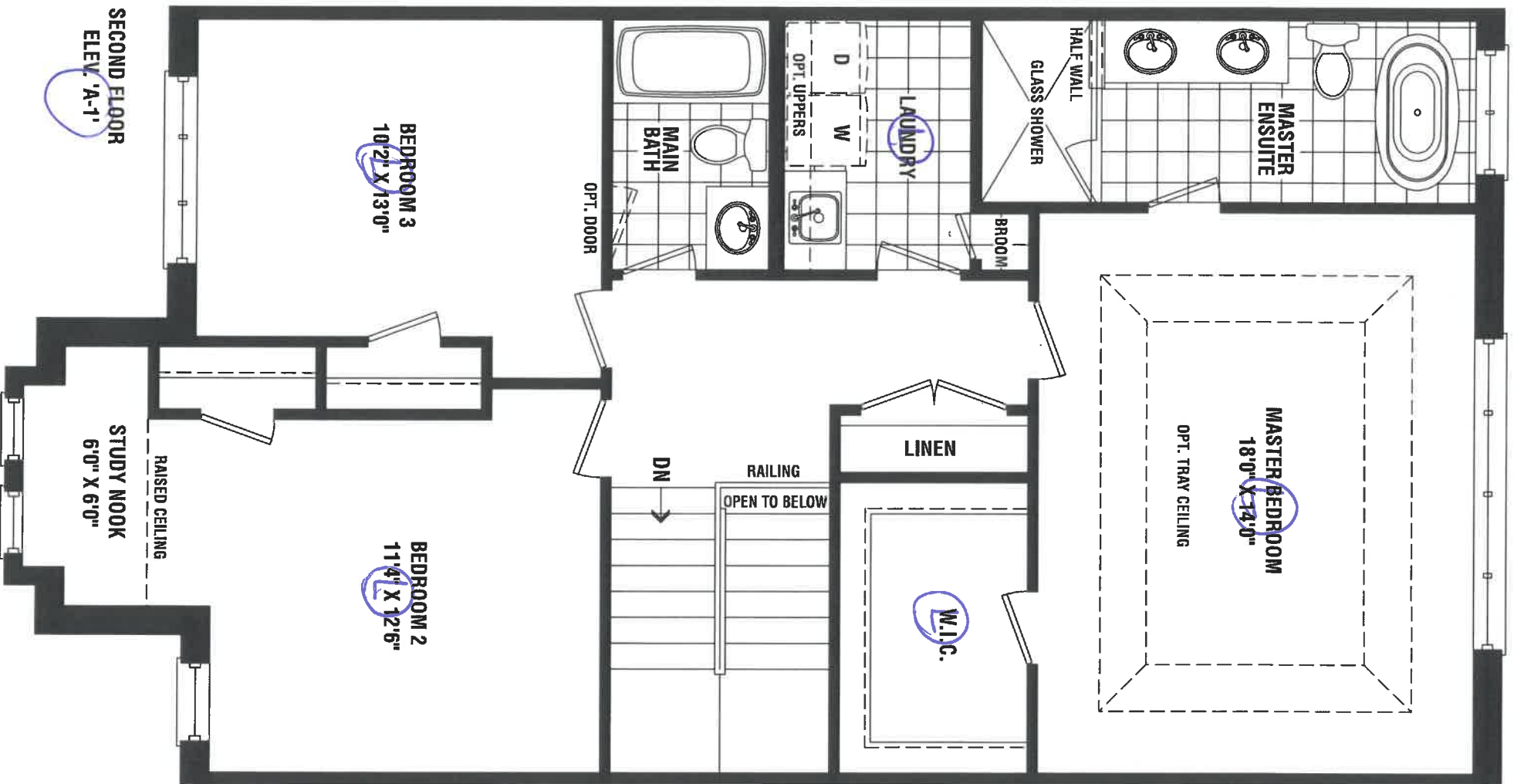
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair:		OAK STAIRS							
Stain / Paint:		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE							
Main to 2nd PICKETS:		METAL - SINGLE COLLAR ALT. PLAIN							
Main to 2nd POSTS & HANDRAIL:		POST - SQUARE OAK W/BEVEL CORNERS & GROOVED OAK HANDRAIL							
Main to Basement Railing Details:		N/A							
TRIM									
Casing/Baseboards		UPGRADE 2 - STEP							
Interior Doors		STANDARD 2 PANEL SMOOTH **8 FOOT ON MAIN FLOOR							
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		UPGRADE		STANDARD		BUTTERO SUPER SINGLE			
Powder room		STANDARD		STANDARD					
Master Ensuite		UPGRADE SINK		STANDARD					
Main Bath		UPGRADE SINK		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 TO STOVE		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						Am			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						Am			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						Am			
SITE:		VILLAGE OF KING		LOT: 4-21					
PURCHASER(S):		LOREDANA MAGNELLI							
HOME #/CELL #		905-303-1529				Purchaser Signature			
EMAIL:						Date			
DÉCOR NOTES						Purchaser Signature			
						Date			
						Décor Consultant Signature			
						Date			
						Vendor 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.



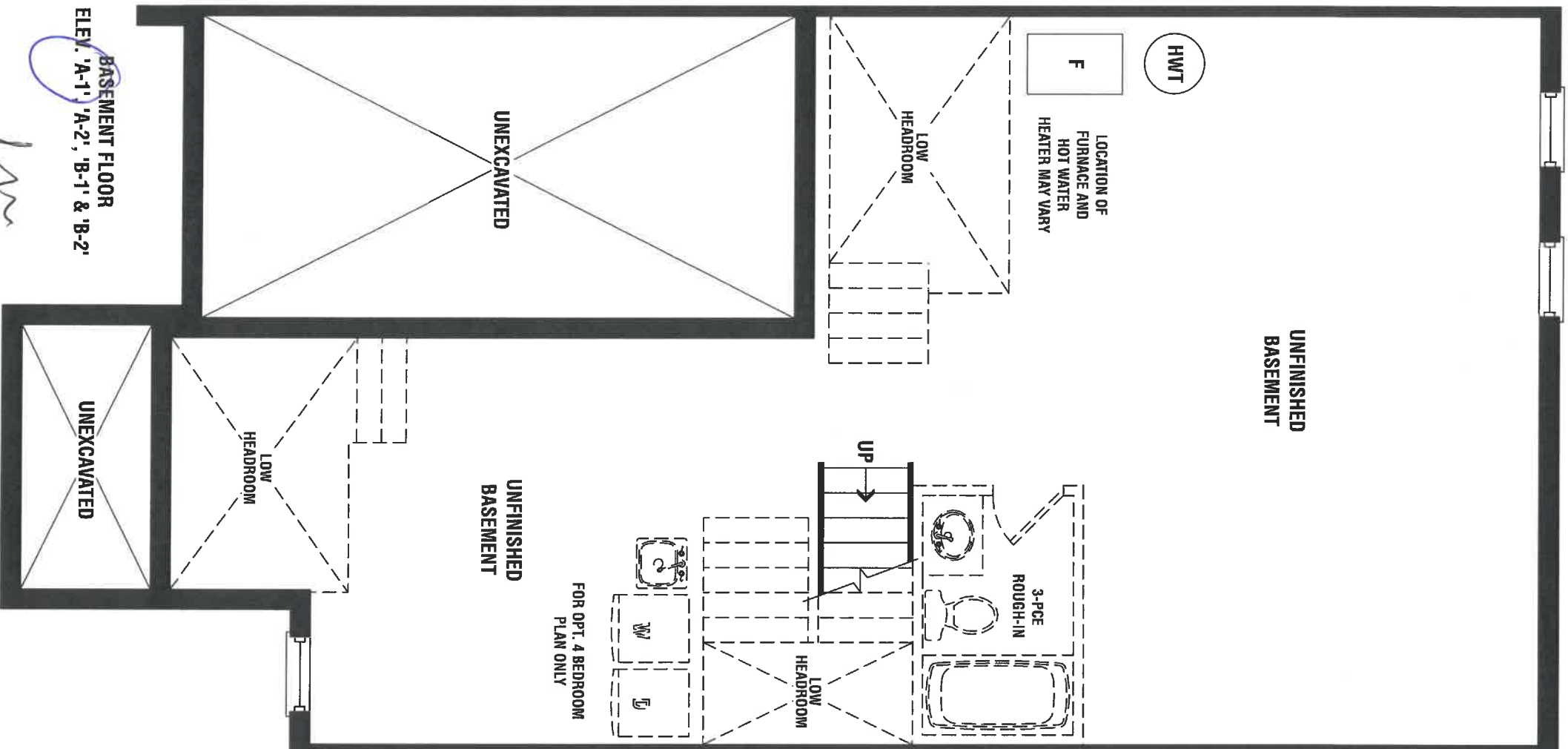


SECOND FLOOR
ELEV. 'A-1'

TH-4



4-21



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



TH-4

4-21



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 KINGS RIDGE

ROOM: KITCHEN

JOB NAME

TH-04

DATE: JAN 9, 2020

LOT #:

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:

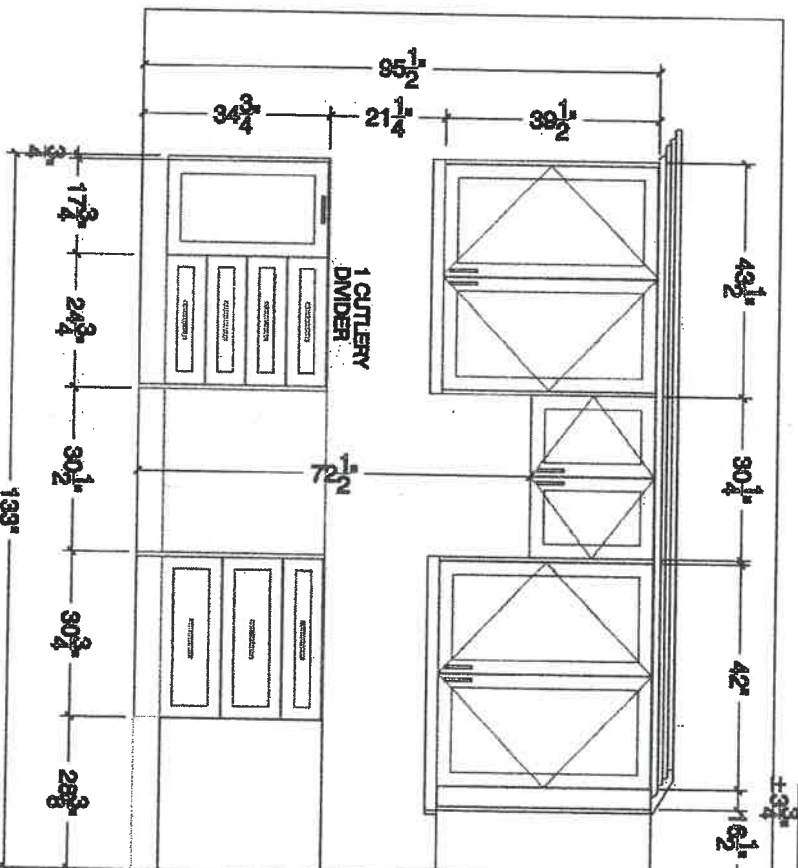
HINGE TYPE:

CABINET LIGHTING TYPE:

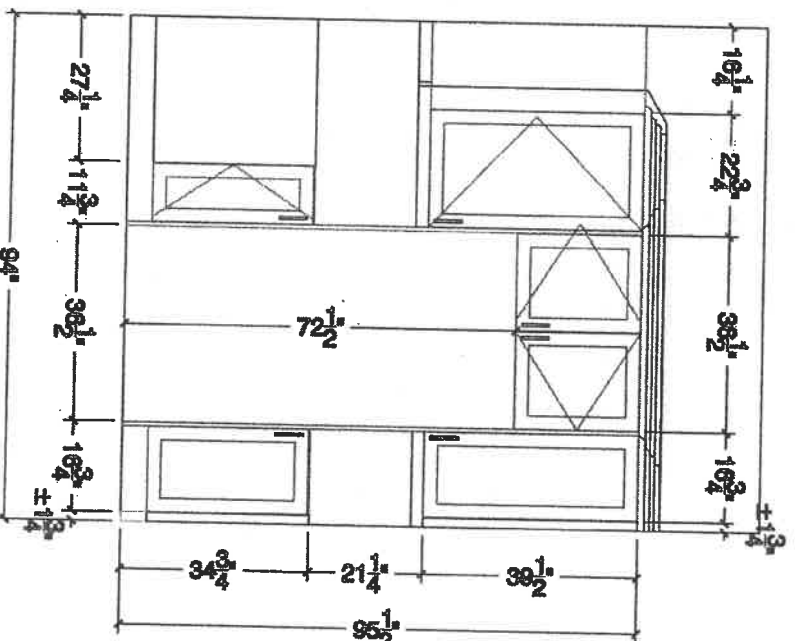
DIAMETER:

STOVE WALL

MOUNTING HEIGHT: 95 1/2"



FRIDGE WALL



4-21

4



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 KINGS RIDGE

ROOM: KITCHEN

JOB NAME
TH-04

DATE: JAN 9, 2020

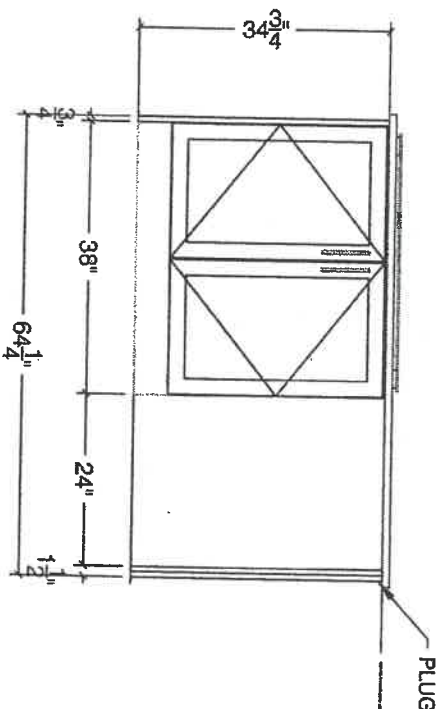
LOT #:

MODEL: TAKE OFF

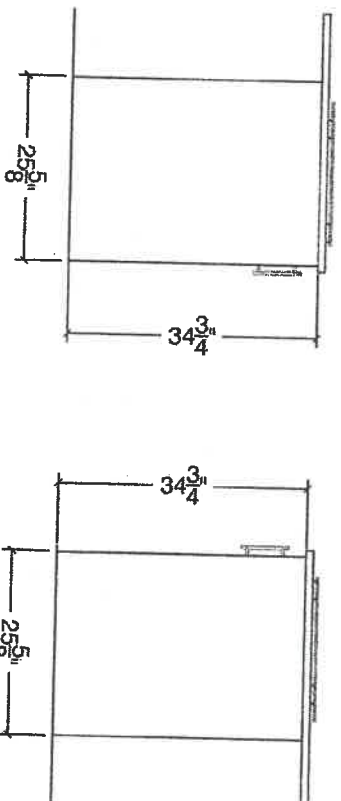
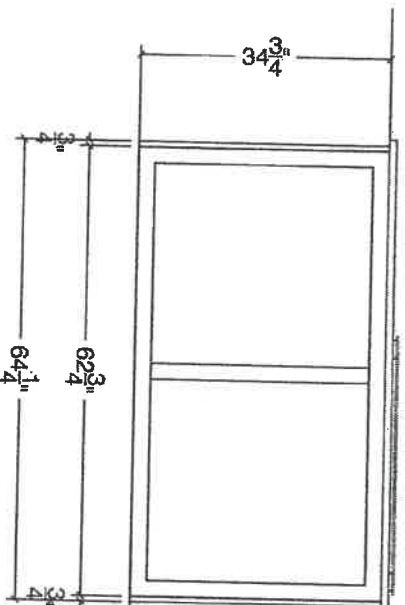
DOOR STYLE		DOOR PANEL	SPECIES	FINISH	
TOP:	LAYOUT DONE BY:	DOOR HANDLE:		DRW HANDLE:	
CT P.O.#	GLASS P.O.#	DIRECTION:		LOCATION:	
HINGE TYPE:		CABINET LIGHTING TYPE:		DIAMETER:	

ISLAND FRONT

MOUNTING HEIGHT:



ISLAND REAR



4-21



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 KINGS RIDGE
ROOM: LAUNDRY

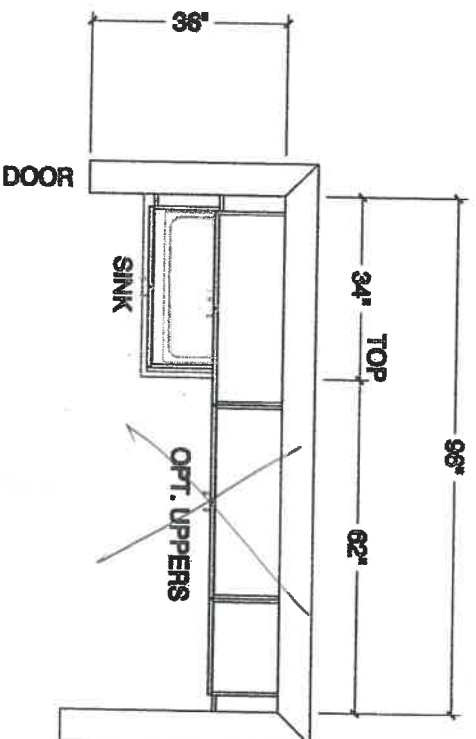
JOB NAME
TH-04

DATE: JAN 9, 2020
LOT #:
MODEL: TAKE OFF

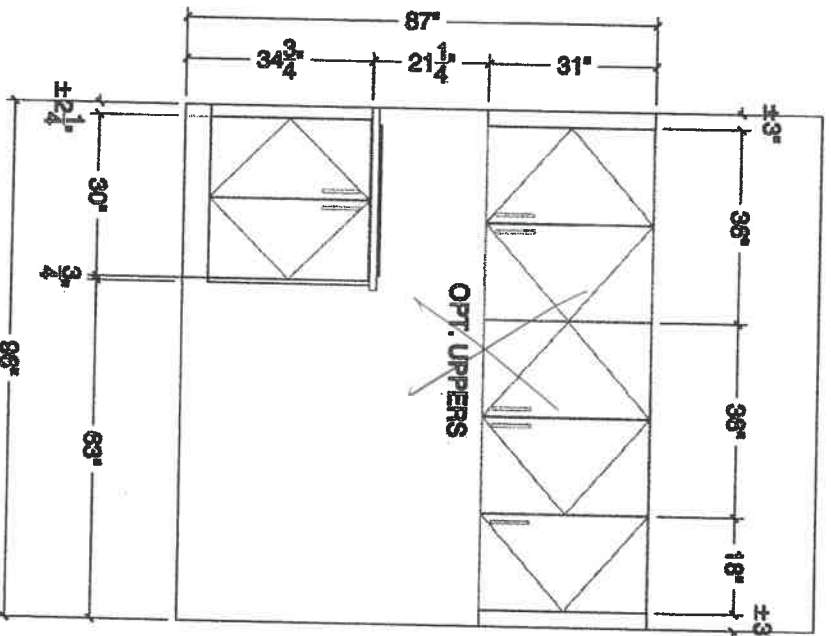
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY:	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

LAUNDRY PLAN

MOUNTING HEIGHT: 87"



LAUNDRY ELEV.



4-21

4

THE
GALLERY
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 Purchasers 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 **Countertop Cut-out charge required for cooktop

☐ Induction

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 June 29/20 SITE King LOT 4-21

** 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

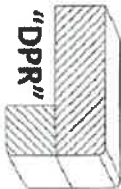
221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

THE
GALLERY
BY ZANCOR

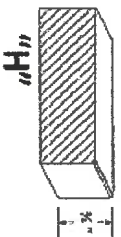
Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

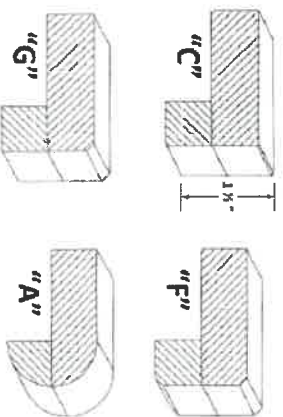


Standard Countertop
Edge in Vanity

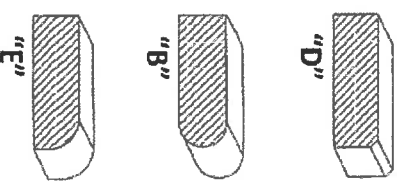


Option 1 – Countertop Edges

Optional Edge in
Kitchen - \$250

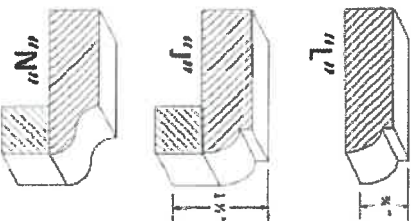


Optional Edge in
Vanity - \$125

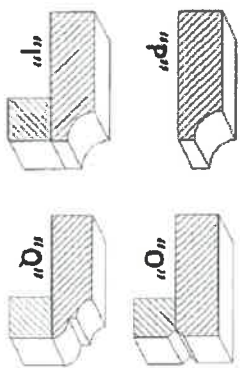


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Option 2 Edge in
Vanity – Custom \$\$



DATE June 29/20

SITE King

LOT 4-21

Jim
Homeowner(s) Initials



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 June 29/20

SITE 419

LOT 4-21

ZANCOR

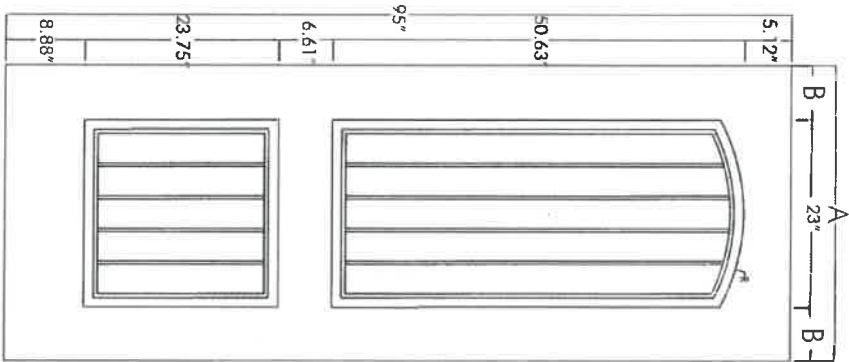


4211

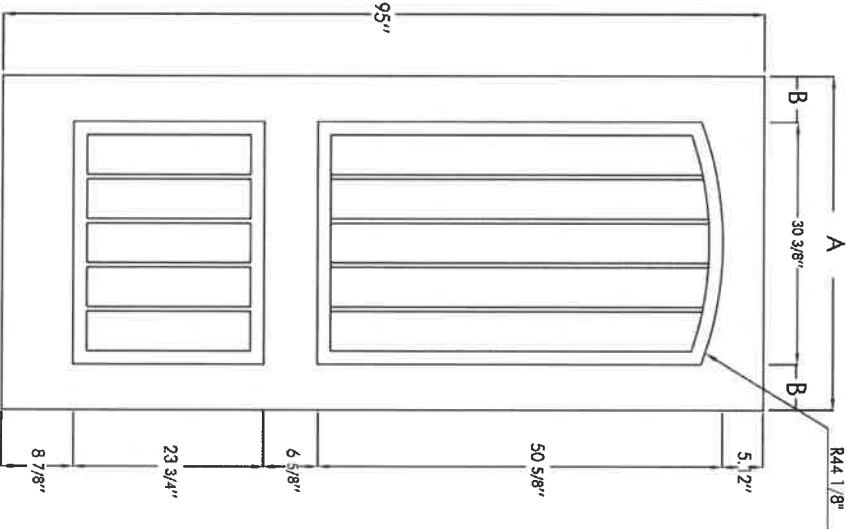
Fiberglass Entry Doors

8' RP - Rustic Panel

PRICE PER SINGLE DOOR,
8 FOOT HIGH w/MULTIPOINT LOCK:



Panel Sizes: 2/8, 2/10, 3/0



Panel Sizes: 3/4, 3/6

- Provides an authentic looking stained wood and smooth finish. We capture and feel the warm texture of real wood without the disadvantages of wood door natural deterioration.
- Our discrete door skins are made of a high impact, compression molded, fiberglass, in addition to being corrosion free, it also resists warping, splits, bowing and cracking
- The polyurethane core provides insulating properties that are six times greater than any wood door. In addition, our formula is free of chlorofluorocarbons

Size	A	B	Smooth	Oak	Mahogany
2/8	31-3/4"	4-3/8"	-	-	MAH8-RP-32
2/10	33-3/4"	5-3/8"	-	-	MAH8-RP-34
3/0	35-3/4"	6-3/8"	-	-	MAH8-RP-36
3/4	40"	6-1/4"	-	-	MAH8-RP-40
3/6	41-3/4"	5-5/8"	-	-	MAH8-RP-42

4-21