

CONSTRUCTION SUMMARY OF EXTRAS

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Site: WASAGA
Lot: 143-1
Model: BREEZE TH-01 (B) OPT. LOFT
Purchaser: SERGIO & PHYLLIS MARTINEZ
Phone/Email: 905-399-5143



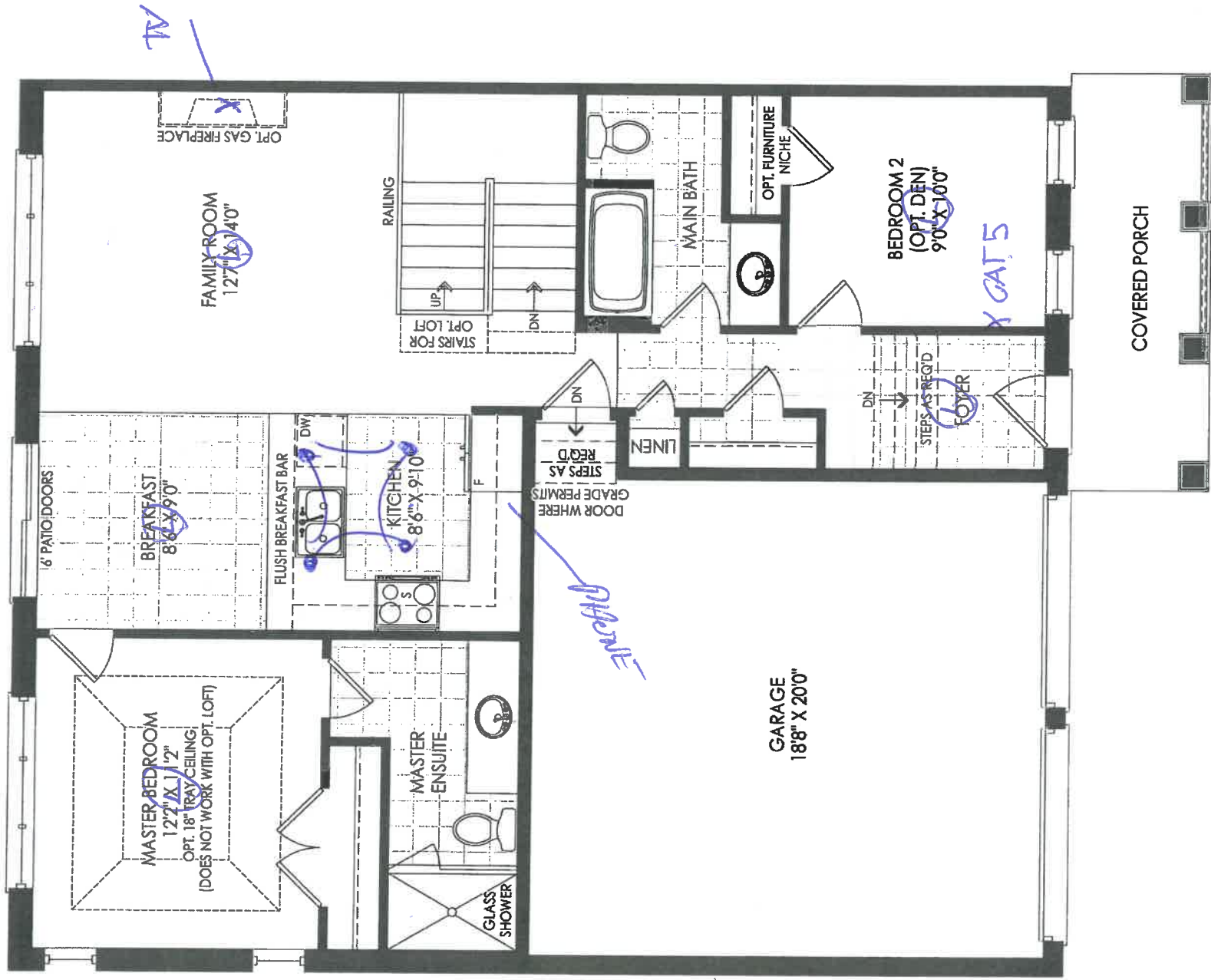
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
AIR CONDITIONING UNIT (INCLUDED AS PER SCHEDULE E IN APS)		INCLUDED IN APS
#1 ELECTRICAL - 4 POTLIGHTS IN KITCHEN AREA, DELETE STD		JULY 22 2020
#2 VINYL FLOORING - ON MAIN FLOOR BEDROOM 2, FAMILY ROOM AND MASTER BEDROOM IN LIEU OF LAMINATE		JULY 22 2020
#3 STAIRS TO REMAIN AS VARNISH ONLY **STAIRS WILL NO MATCH THE VINYL FLOORING		JULY 22 2020
#4 KITCHEN - EXTENDED UPPERS TO BE 39-1/2"		JULY 22 2020
#5 CARPET - UPGRADE 1 WITH UPGRADE 1 UNDERPAD		JULY 22 2020
#6 PLUMBING - LOFT BATH - HANDHELD WITH SLIDE BAR IN LIEU OF THE STANDARD SHOWER HEAD		JULY 22 2020
#7 PLUMBING - LOFT BATH - VICHY SINGLE HOLE FAUCET (X1)		JULY 22 2020
#8 CABINETS - ADD DRAWERS IN LOFT BATHROOM		JULY 22 2020
#9 N/A		JULY 22 2020
#10 PLUMBING - MAIN BATH - HANDHELD WITH SLIDE BAR IN LIEU OF THE STANDARD SHOWER HEAD		JULY 22 2020
#11 PLUMBING - MAIN BATH - VICHY SINGLE HOLE FAUCET (X1)		JULY 22 2020
#12 KITCHEN BACKSPLASH - UPGRADE 2		JULY 22 2020
#13 WATERLINE TO FRIDGE		JULY 22 2020

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	EURO SLAB - LARICE BIANCO	H800BC	P948-CA	
Master Ensuite	EURO SLAB - LARICE BIANCO	H800BC	P948-CA	
Main Bath	EURO SLAB - OLMO CARISMA	H800BC	P948-CA	
Loft Bath	EURO SLAB - LARICE BIANCO	H800BC	P948-CA	
Laundry	N/A			
TILES				
Main Foyer		LOFT ASH 12 X 24 *BRICK		
Basement Foyer		CARPET		
Kitchen		LOFT ASH 12 X 24 *BRICK		
Breakfast		LOFT ASH 12 X 24 *BRICK		
Kitchen Bk.Splash	Colours + Dimensions 4x16 Acrylic White Diamond Deco			
Laundry		N/A		Beige HT
Mstr Ensuite Floor	NEW BYZANTINE ASSURO 12 X 24 *BRICK			
Mstr Ensuite Shower WALL	UNI WALL TENDER GREY 8 X 10			
Master Shower Floor	WHITE 2 X 2			
Master Shower Jamb	BIANCO CARRARA			
Main Bath Floor	LOFT ASH 12 X 24 *BRICK			
Main Bath Tub Wall	KEATON ICE 8 X 10			
Loft Bath floor	LOFT ASH 12 X 24 *BRICK			
Loft Bath Tub Wall	CINO GREY 8 X 10			
HARDWOOD / CARPET				
Kitchen		TILE		
Breakfast		TILE		
Family Room	VINYL PLANKS - TORLYS EVERWOOD PREMIER 4-3/8" - COLOUR BEACH HOUSE in lieu of laminate			
Main hall		TILE		
Loft Hall	CARPET - LANDSLIDE - COLOUR 937 OPAL SLATE w/I/UPGRADE 1 UNDERPAD (1)			
Master Bedroom	VINYL PLANKS - TORLYS EVERWOOD PREMIER 4-3/8" - COLOUR BEACH HOUSE in lieu of laminate			
Bedroom 2	VINYL PLANKS - TORLYS EVERWOOD PREMIER 4-3/8" - COLOUR BEACH HOUSE in lieu of laminate			
Bedroom 3 (LOFT)	CARPET - LANDSLIDE - COLOUR 937 OPAL SLATE w/I/UPGRADE 1 UNDERPAD (1)			
Bedroom 4 (LOFT)	CARPET - LANDSLIDE - COLOUR 937 OPAL SLATE w/I/UPGRADE 1 UNDERPAD (1)			
Basement Rec Room	CARPET - LANDSLIDE - COLOUR 937 OPAL SLATE w/I/UPGRADE 1 UNDERPAD (1)			
FIREPLACES				
LOCATION	N/A	MANTLE	N/A	
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			WASAGA	143-1
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 Stain / Species:	VARNISH ONLY **STAIR COLOUR WILL NOT MATCH THE VINYL FLOORING			
Main to 2nd Railing Details:	STANDARD - METAL - SINGLE COLLAR WITH ALT. PLAIN. OVAL HANDRAIL, TURNED OAK POST			
Main to Basement Railing Details:	STANDARD - METAL - SINGLE COLLAR WITH ALT. PLAIN. OVAL HANDRAIL, TURNED OAK POST			
TRIM				
Casing/Baseboards	STANDARD			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
THROUGHOUT	BIRCH WHITE			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD		
Island	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Main Bath	STANDARD	UPGRADE	SINGLE HOLE	
Loft Bath	STANDARD	UPGRADE	SINGLE HOLE	
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 NO			
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			MM	SM
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			MM	SM
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			MM	SM
SITE:	WASAGA	LOT: 143-1	JULY 22 2020	
PURCHASER(S):	SERGIO & PHYLLIS MARTINEZ		Purchaser Signature Date	
HOME #/CELL #	905-399-5143		Purchaser Signature Date	
EMAIL:			Purchaser Signature Date	
DÉCOR NOTES			Purchaser Signature Date	
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	
*** PAGE 2 OF 2 ***			Vendor Signature Date	

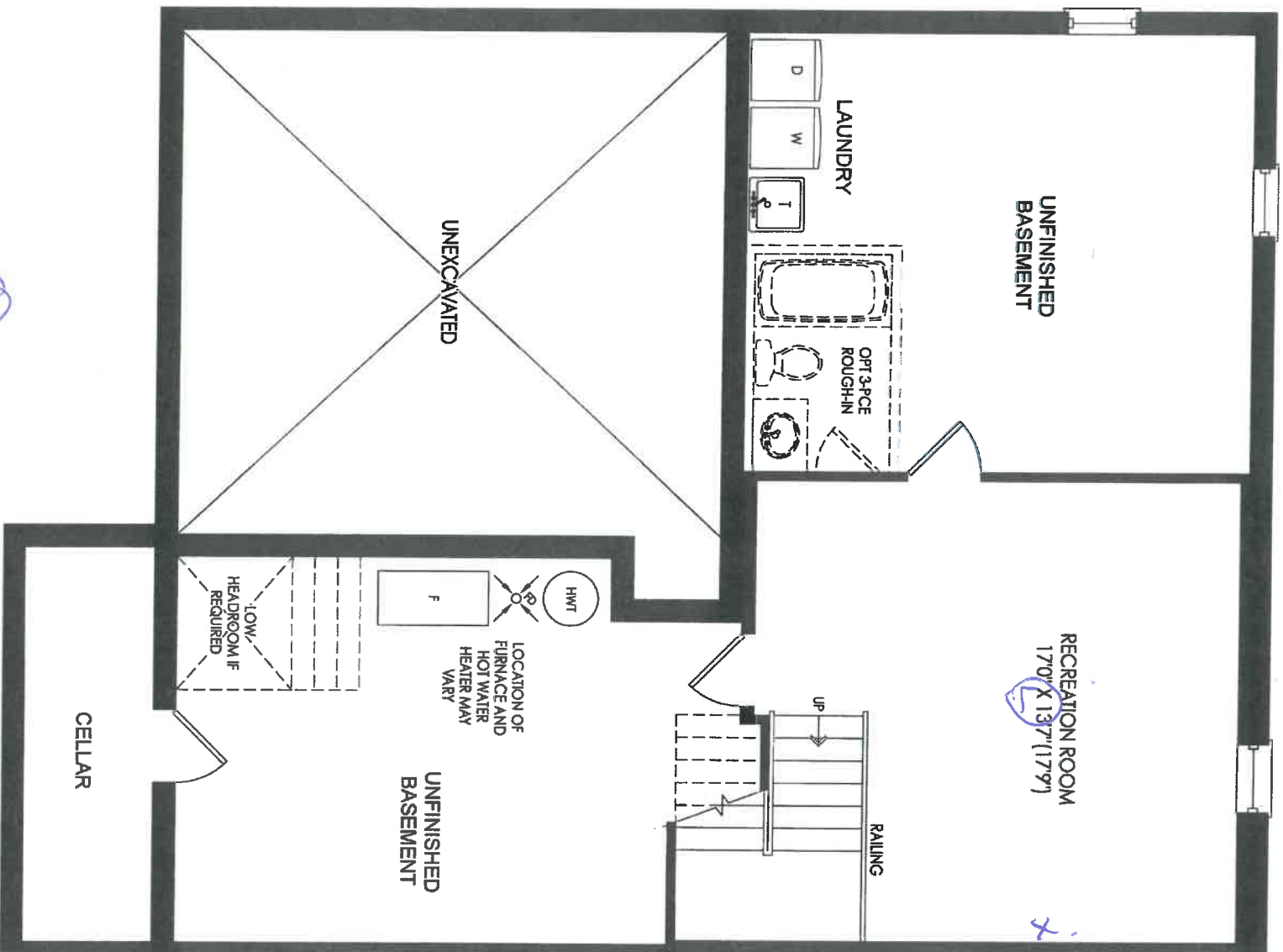


GROUND FLOOR EL. A

WALK
SW

THE BREEZE TH-01

143-1



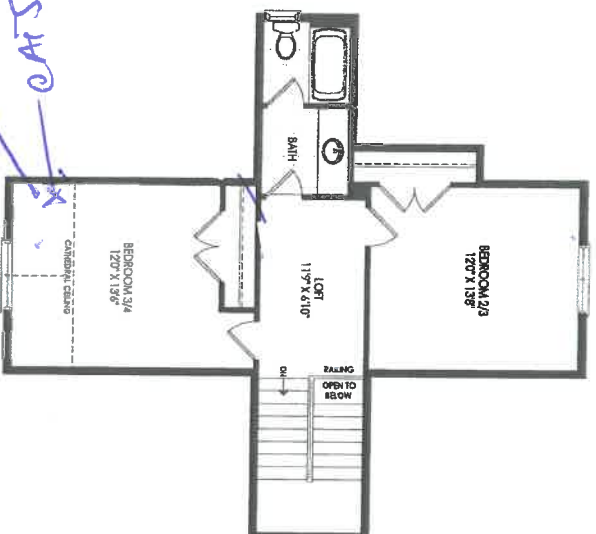
BASEMENT EL. A & B

mm
sm

143-1

THE BREEZE TH-01

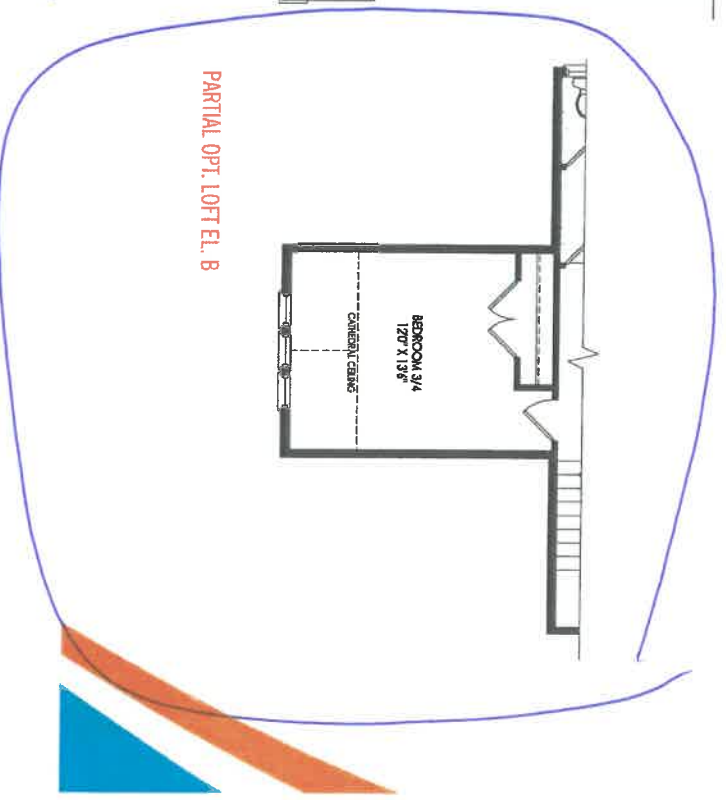
OTHER PARTIALS AND PLANS



OPT. LOFT EL. A



PARTIAL GROUND FLOOR EL. B



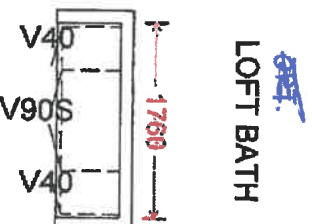
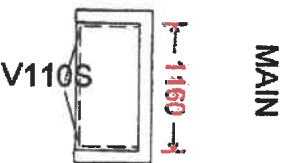
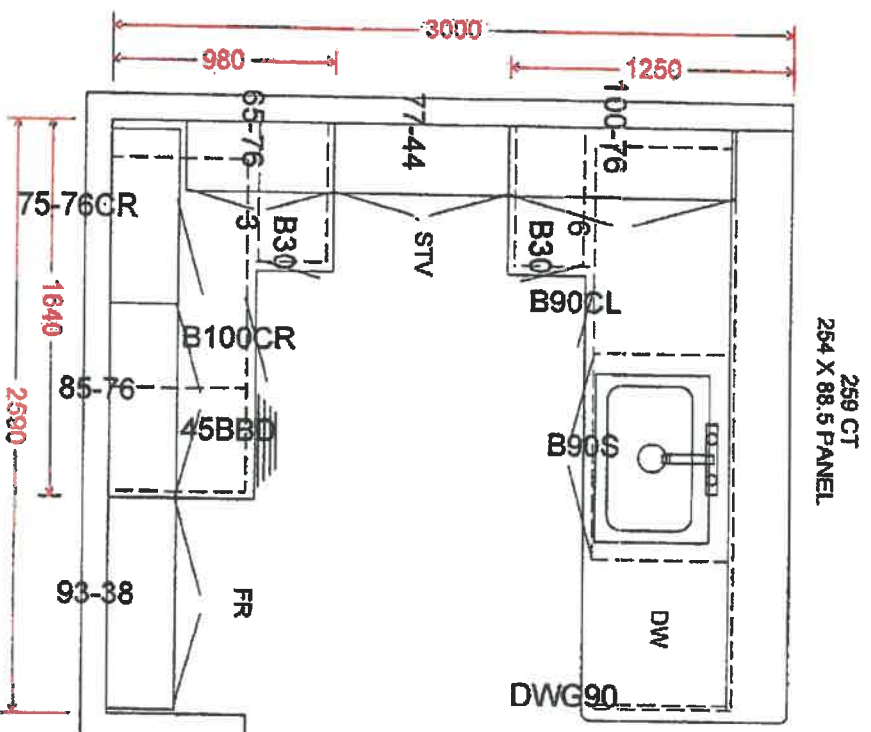
PARTIAL OPT. LOFT EL. B

WPA
San

THE BREEZE TH-01

143-1

NEW IMAGE KITCHENS INC			
Sketch	Approved by:	Drawn by: VINCE	
Date: 20/07/12		Kitchen:	
ZANGOR HOMES			
TH-1 WASAGA		Brake number:	

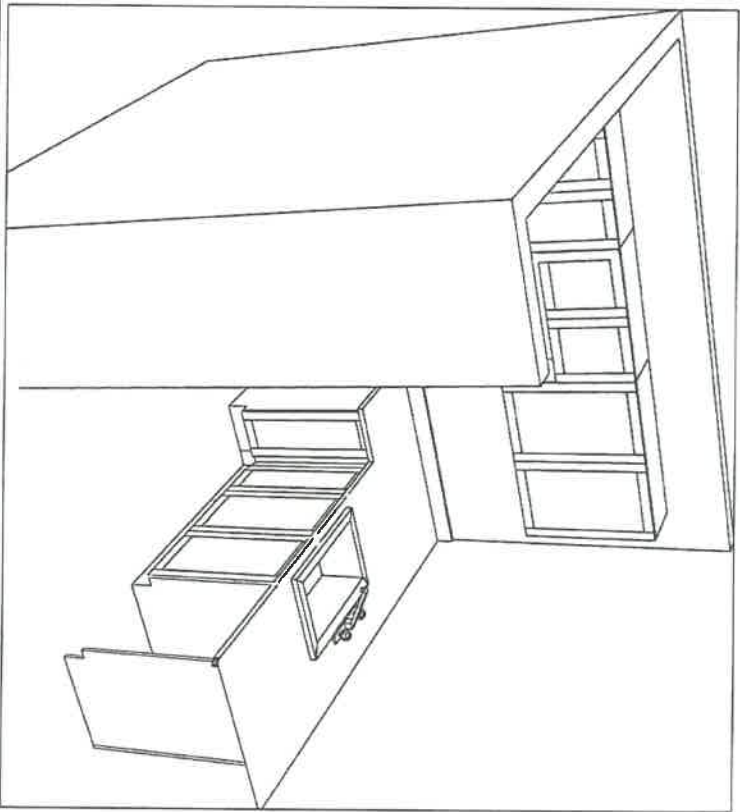
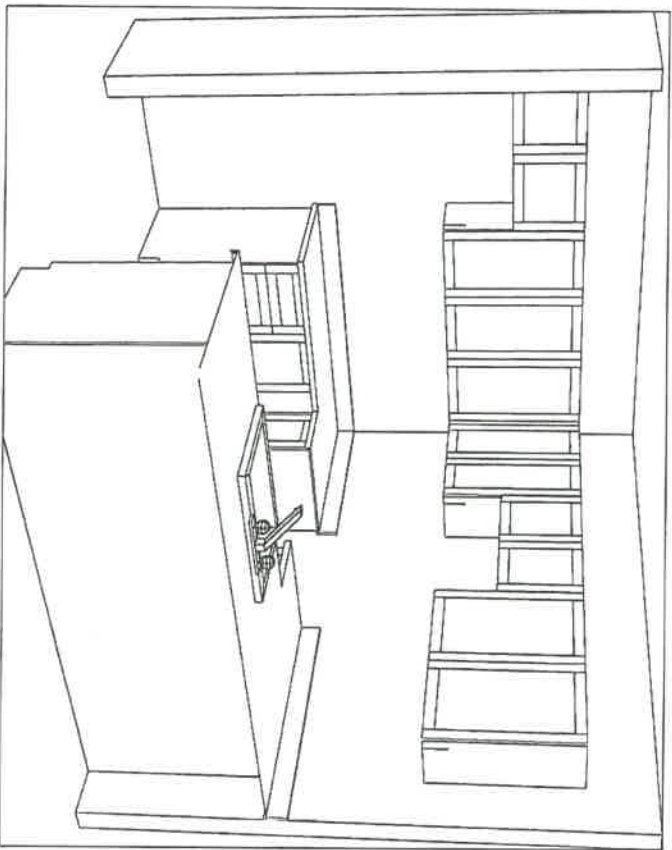


39 1/2" Uppers

143-1

mm
mm

NEW IMAGE KITCHENS INC	
Scale:	Drawn by: VICE
Date: 30/1/17	Revised:
ZANCOR HOMES	
TH-1 WASAGA	Drawing number:



in plan
gus

143-1

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 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:

John Sun
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:

John Sun
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 checked="" 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 &
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 *July 22/20* SITE *Wassaga* LOT *143-1*

** 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

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE:

HOMEOWNERS:

DATE:

143-1 Masaga
Martinez

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: Smart -Tech Systems Ltd.

Phone: (905) 761-6469

Rep: Ricky Khairi

Location: 200 Millway Avenue, Unit #8
Concord, Ont L4K 5K8

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.

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 on to 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 July 22/20 SITE 110889a LOT 143-1

ZANCOR