

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2020-07-29 / 5:02 PM / Page 1 of 1

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

WASAGA
143-1
BREEZE TH-01 (B) OPT. LOFT
SERGIO & PHYLLIS MARTINEZ
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- SEE ADDITIONAL	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	
ADDITIONAL		
#1 STAIN STAIRS SIMILAR TO THE VINTAGE "OTHELLO" COLOUR TO MATCH THE FLOORING AS CLOSE AS POSSIBLE **TWO FLIGHTS**	JULY 27 2020	

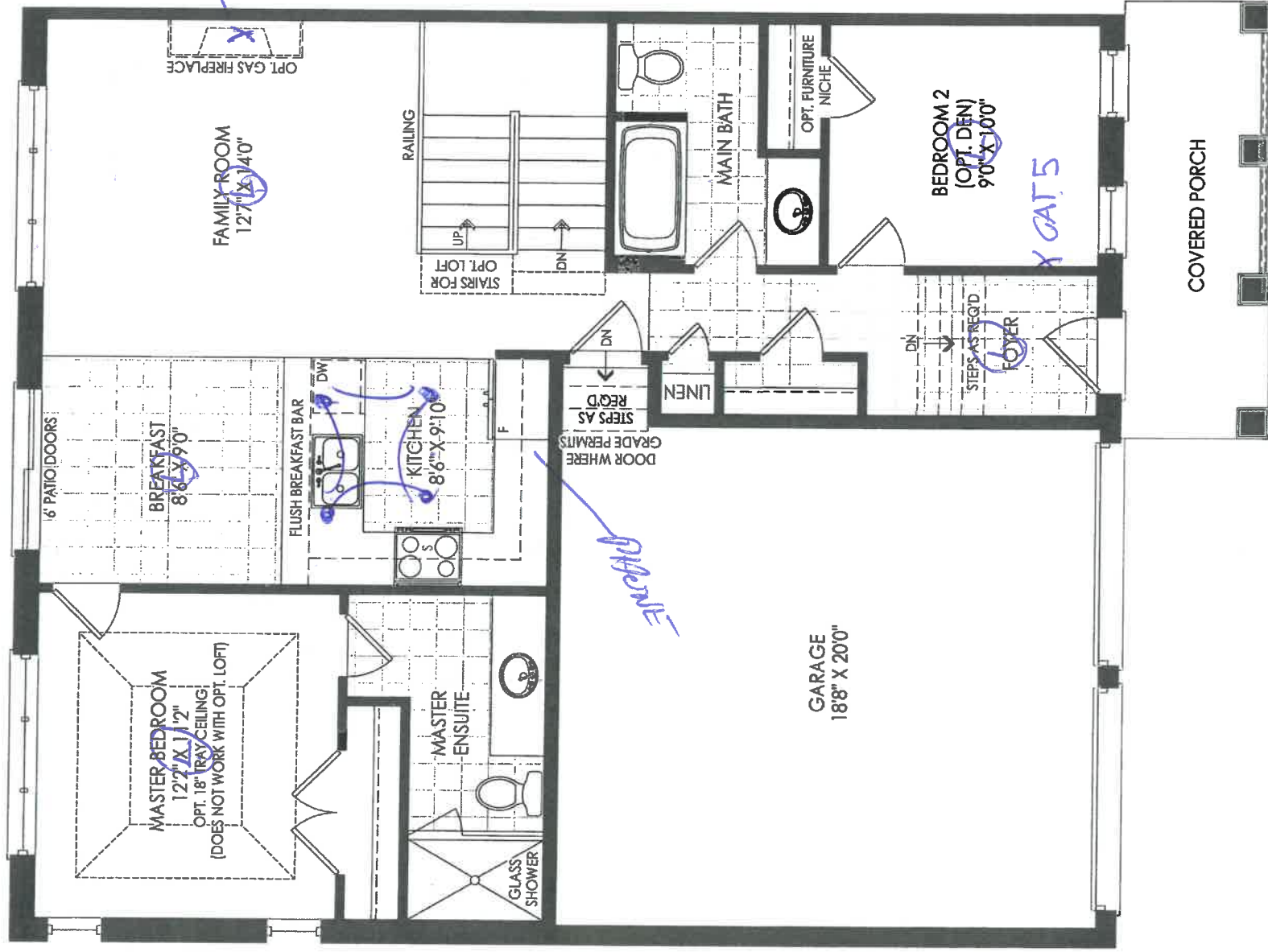
NCOR HOMES COLOUR CHART

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 ARTE WHITE Diamond Decore			
Laundry		N/A		Beige HT (2)
Mstr Ensuite Floor		NEW BYZANTINE ASSURO 12 X 24 *BRICK		
Mstr Ensuite Shower WALL		UNIWALL 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		CINQ 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 PRIOR to installation.				
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

NCOR 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		
Island	STANDARD		
Master Ensuite	STANDARD		
Main Bath	STANDARD	SINGLE HOLE	
Loft Bath	STANDARD	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	
PURCHASER(S):	SERGIO & PHYLLIS MARTINEZ		M. Martinez JULY 22 2020
HOME #/CELL #	905-399-5143		Purchaser Signature Date
EMAIL:			Purchaser Signature JULY 22 2020
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.			Décor Consultant Signature Date
ZANCOR HOMES			Vendor Signature Date
*** PAGE 2 OF 2 ***			

* STAIN STAIRS TO MATCH FLOORING
AS CLOSE AS POSSIBLE *

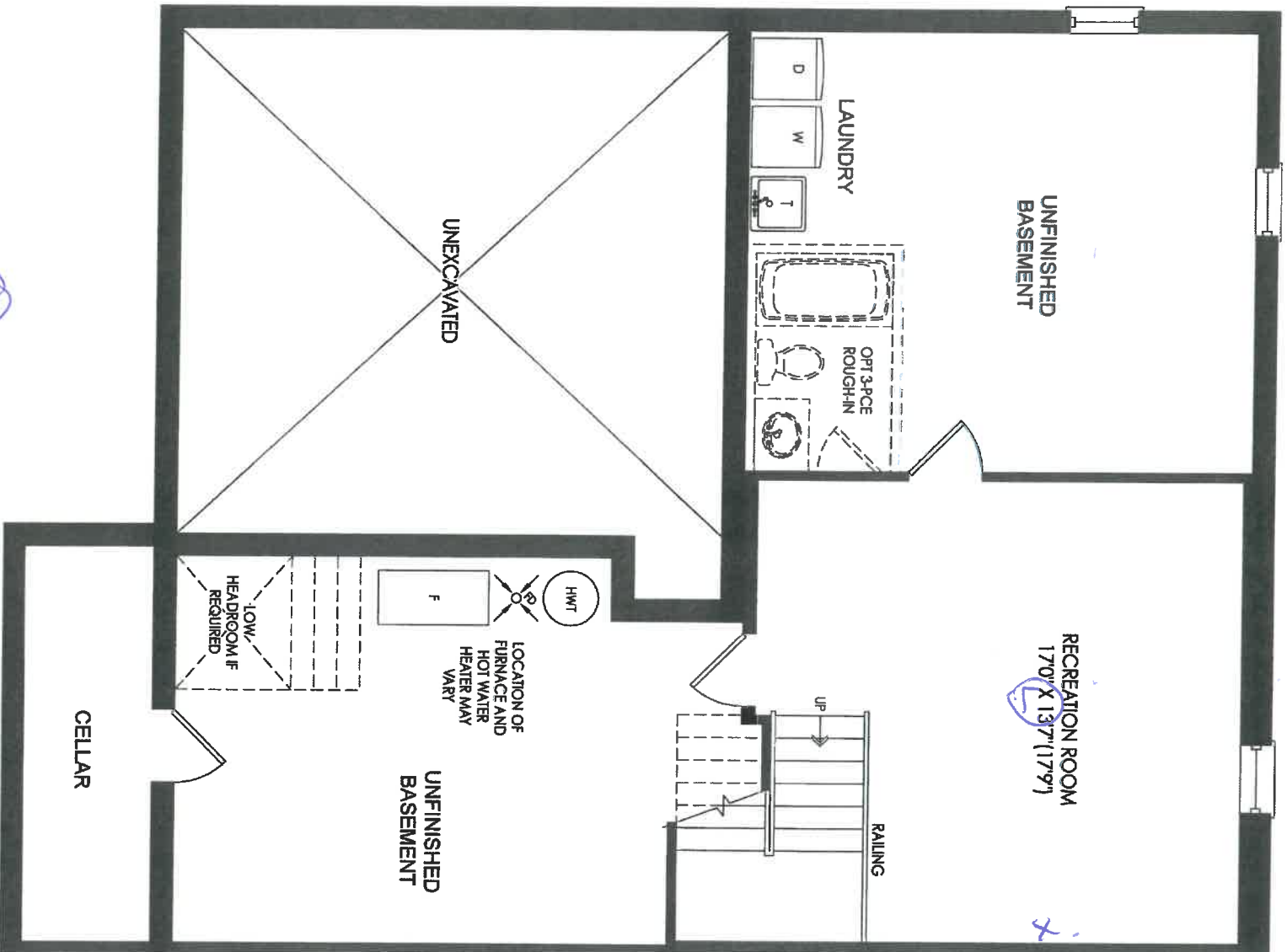


GROUND FLOOR EL. A B

mm
Sm

THE BREEZE TH-01

143-1



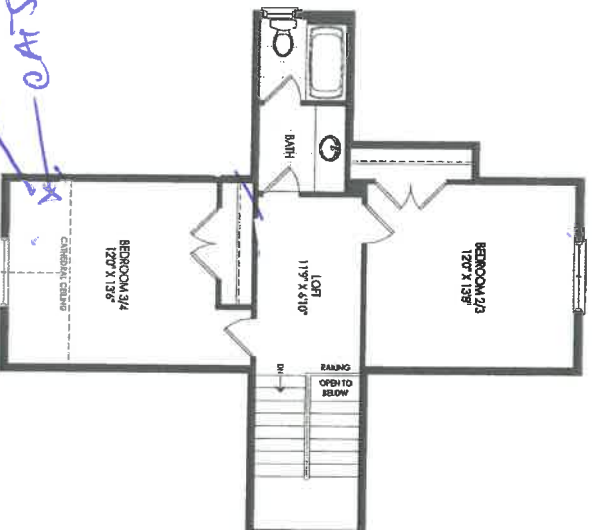
BASEMENT EL. A & B

mm
sm

143-1

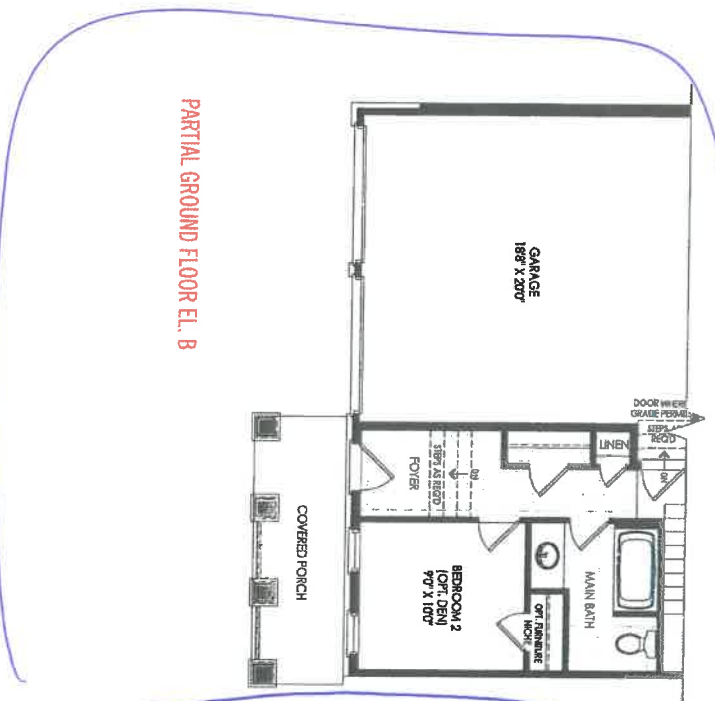
THE BREEZE TH-01

OTHER PARTIALS AND PLANS

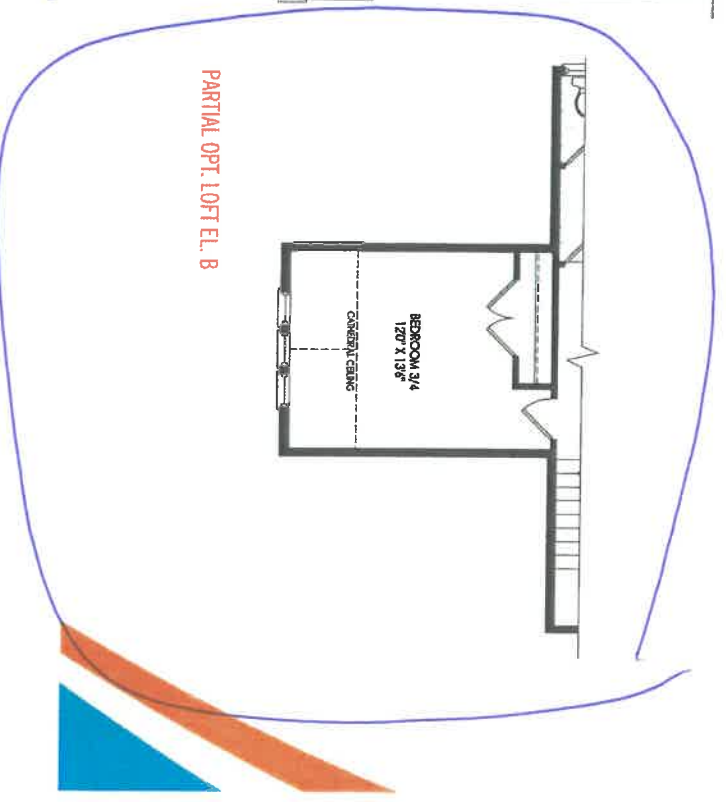


OPT. LOFT EL. A

phone
CATS



PARTIAL GROUND FLOOR EL. B



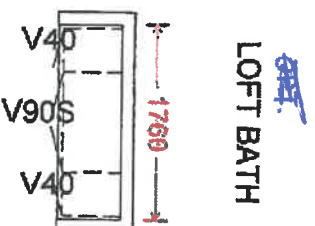
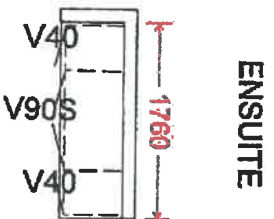
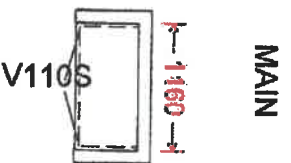
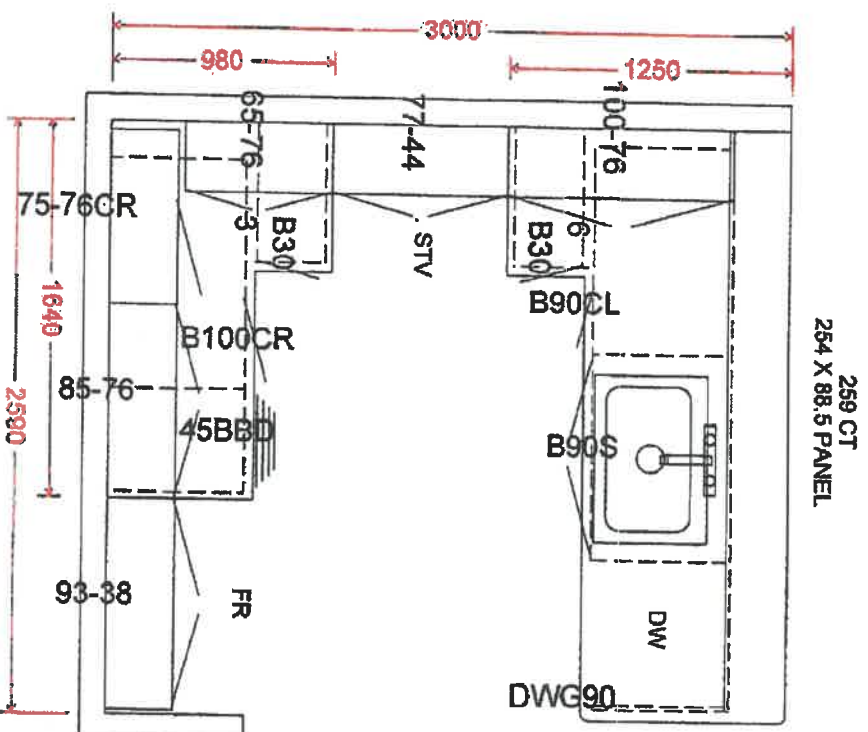
PARTIAL OPT. LOFT EL. B

mm
5m

THE BREEZE TH-01

143

NEW IMAGE KITCHENS INC			
Order:	202112	Approved by:	
ZANGOR HOMES		Revised:	WJCE
TH-1 WASAGA		Drawing number:	

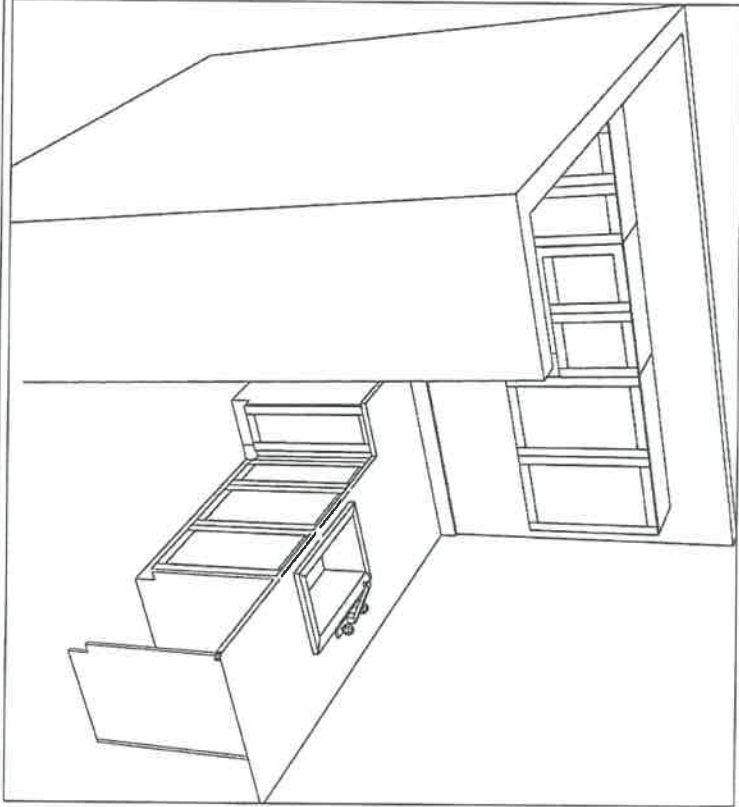
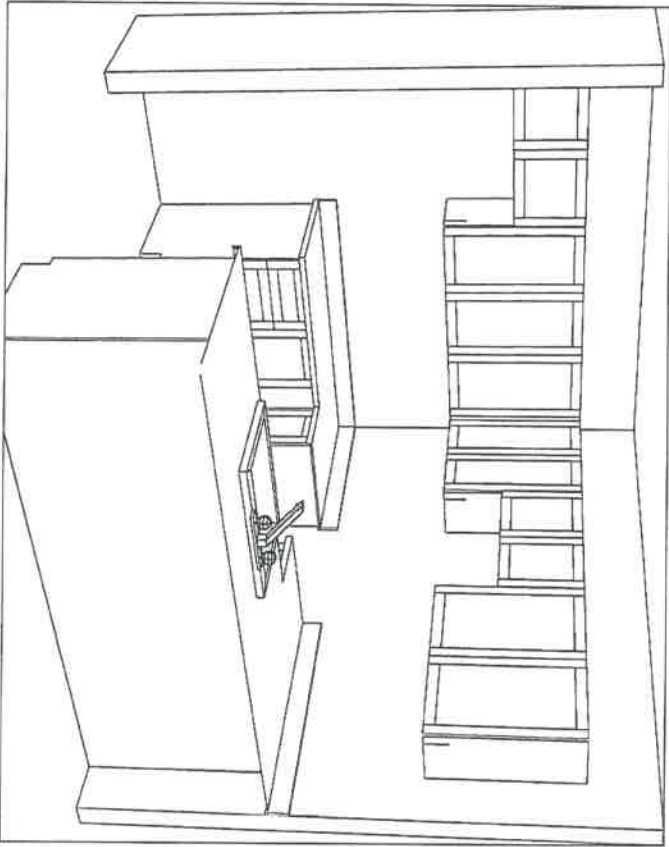


39 1/2" Uppers

143-1

mm
mm

NEW IMAGE KITCHENS INC	
Scale:	Drawn by: VANCE
Date: 3/23/17	Revised:
ZANCOR HOMES	
TH-1 WASAGA	Drawing number:



in pk
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 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:

Wm Sm
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:

Wm Sm
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 *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.** MM Sun

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. MM Sun

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'. MM Sun

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. MM Sun

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. MM Sun

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. MM Sun

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.** MM Sun

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. MM Sun

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). MM Sun

"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." MM Sun

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**** MM Sun

DATE July 22/20 SITE 110889a LOT 143-1 MM Sun

ZANCOR