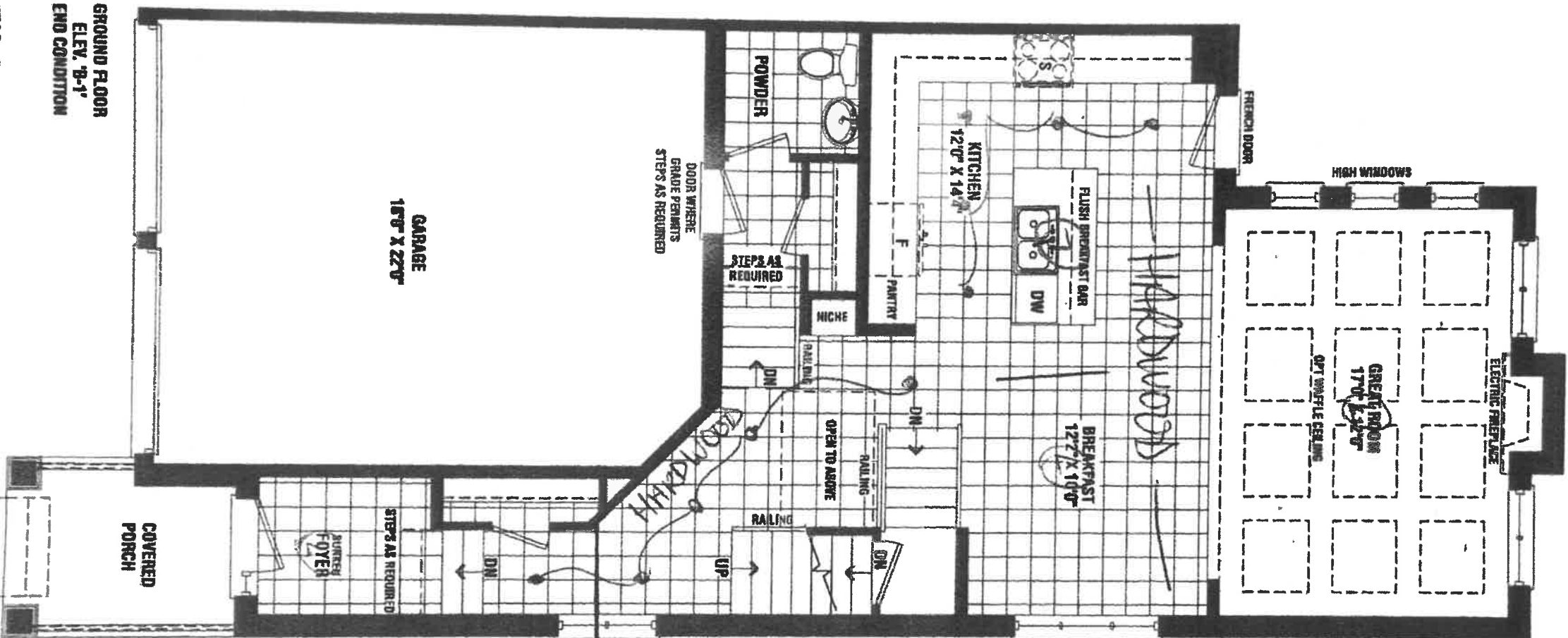


CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-10-06 / 2:29 PM / Page 1 of 1

Site: VILLAGE OF KING
Lot: 3-18
Model: LINCOLN TH-06 ELEV. B1
Purchaser: FATTANEH MOHAJERI & ASGHAR GOLZADEH
Phone/Email: 416-305-4170



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	HARDWOOD IN KITCHEN IN LIEU OF TILE	JUNE 30 2020
#2	HARDWOOD IN BREAKFAST IN LIEU OF TILE	JUNE 30 2020
#3	HARDWOOD IN MASTER BEDROOM IN LIEU OF CARPET	JUNE 30 2020
#4	HARDWOOD IN BEDROOM 2 IN LIEU OF CARPET	JUNE 30 2020
#5	HARDWOOD IN BEDROOM 3 IN LIEU OF CARPET	JUNE 30 2020
#6	TRIM - UPGRADE 1 STEP STYLE	JUNE 30 2020
#7	COUNTERTOP IN KITCHEN - UPGRADE 2	JUNE 30 2020
#8	KITCHEN - 44" HIGH UPPER CABINET w/TRIPLE STEP WITH E62 MLD100	JUNE 30 2020
#9	GAS LINE TO STOVE **INCLUDES 15 AMP PLUG	JUNE 30 2020
#10	DO NOT DRILL HOLES IN CABINETS IN KITCHEN & BATHROOMS ***SEE WAIVER	JUNE 30 2020
#11	N/A	JUNE 30 2020
#12	WAFFLE CEILING IN GREAT ROOM	JUNE 30 2020
#13	KITCHEN - CABERNET w/CLEAR GLASS DOOR - ONE ON EITHER SIDE OF THE STOVE	JUNE 30 2020
#14	ELECTRICAL - 5 POTLIGHTS IN KITCHEN ON SEP SWITCH, STD TO BE LOCATED OVER ISLAND **IN APS	JUNE 30 2020
#15	ELECTRICAL - 5 POTLIGHTS IN MAIN HALL, DELETE STD **INCLUDED IN APS	JUNE 30 2020
#16	KITCHEN - DELETE CABINETS ABOVE STOVE	JUNE 30 2020
#17	**APPLIANCES TO BE CONFIRMED, HOMEOWNER MIGHT REQUIRED PANELS	JUNE 30 2020
#18	KITCHEN - ADD BUILT IN MICROWAVE BESIDE FRIDGE	JUNE 30 2020
#19	KITCHEN - ELECTRICAL REQUIRED FOR BUILT-IN MICROWAVE	JUNE 30 2020
#20	ELECTRICAL - SURGE PROTECTION ON PANEL	JUNE 30 2020
#21	HARDWOOD - IN MAIN HALL IN LIEU OF TILE **SEE DRAWING FOR SEPARATION	JUNE 30 2020
	ADDITIONAL	
#1	ELECTRICAL - ADD PLUG ABOVE FIREPLACE **REQUIRED AS PER ARTISTIC SMART HOMES	AUG 10 2020



WAFLE
CEILING

HARDWOOD

TILE

LINE
FOR
HARDWOOD/
TILE

TH-6

GROUND FLOOR
ELEV. '8-1'
END CONDITION

GARAGE
18'0" X 22'0"

KITCHEN
12'0" X 14'0"

FLUSH BREAKFAST BAR
DW

BREAKFAST
12'2" X 10'0"

GREAT ROOM
17'0" X 12'0"

OPT WAFLE CEILING

ELECTRIC FIREPLACE

NICHE

STEPS AS
REQUIRED

DOOR WHERE
GRADE PERMITS
STEPS AS REQUIRED

OPEN TO ABOVE

RAILING

DN

UP

DN

STEPS AS REQUIRED

ENTRY
FOYER

COVERED
PORCH

P.L.P. STEPS AS
REQUIRED

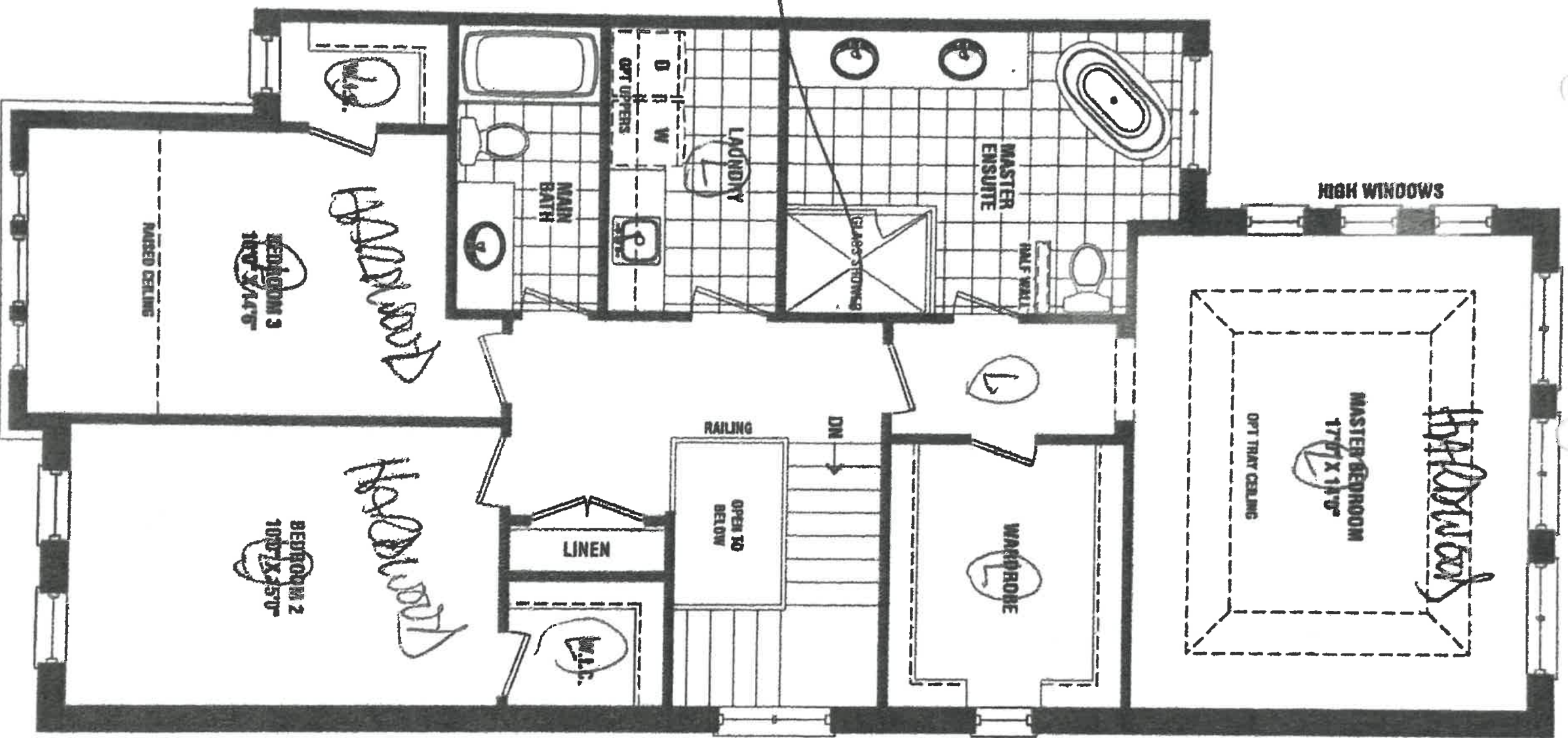
3-18

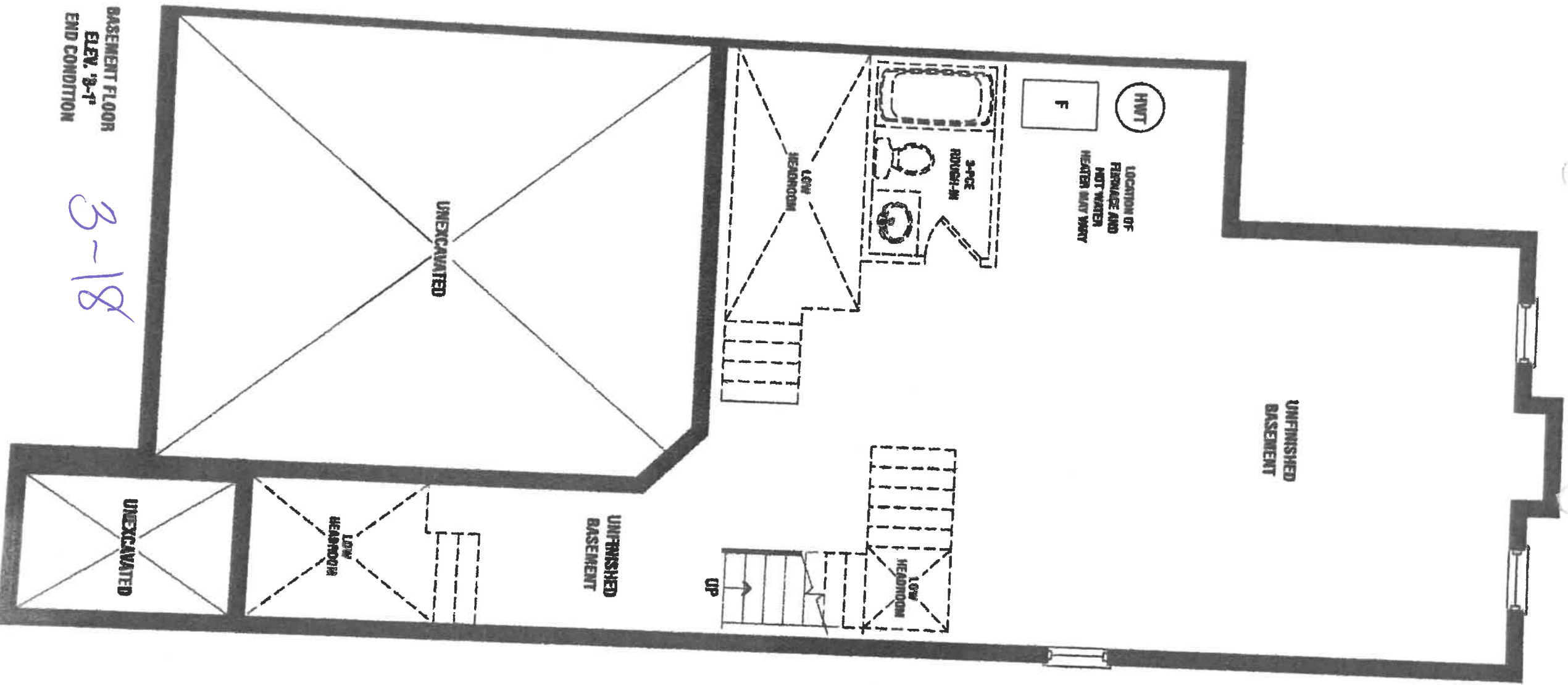
f.n
4/5

3-18

Shower
Niche
16'6" x 14'6"

SECOND FLOOR
ELEV. '8-1'
END CONDITION





BASEMENT FLOOR
ELEV. '8-1'
END CONDITION

3-18



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

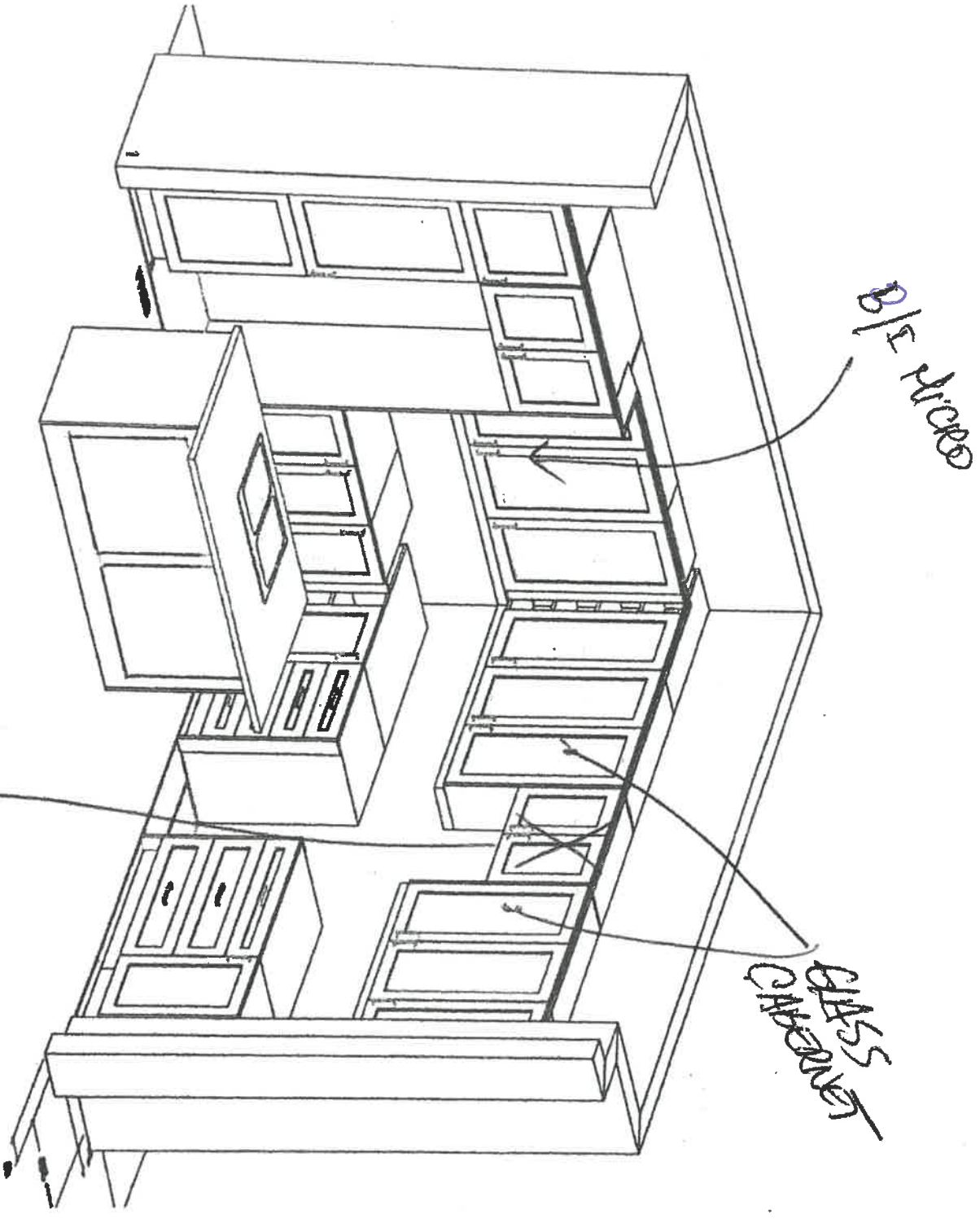
DATE: JAN 06, 2020

LOT #: TH-06

MODEL: TAKE OFF

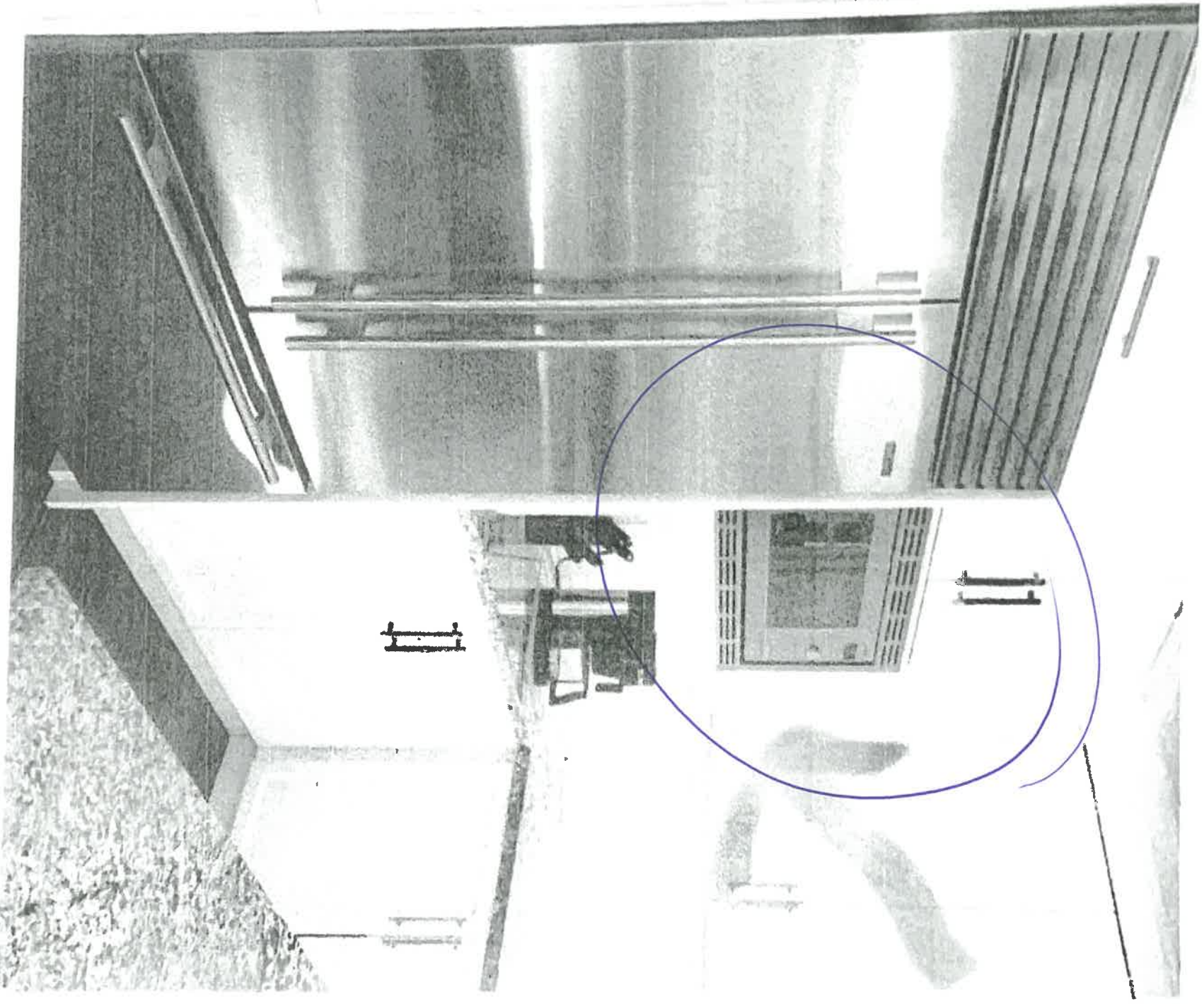
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY:	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAETER:	

MOUNTING HEIGHT: 95 1/2"



LOT 3-18 KING VILLAGE

BUILT-IN MICROWAVE





JN, ON LAK 3C4
 F 905.761.5901
 info@qtk.ca

SITE: VILLAGE AT KINGS RIDGE

ROOM: KITCHEN

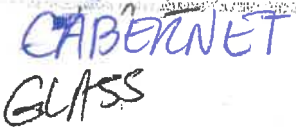
JOB NAME

TH-06

LOT #: TH-06

MODEL: TAKE OFF:

MONTHLY HEIGHT: 85 1/2"



44" High ligatus w/ triple sept + down

AS



80 Sartin 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

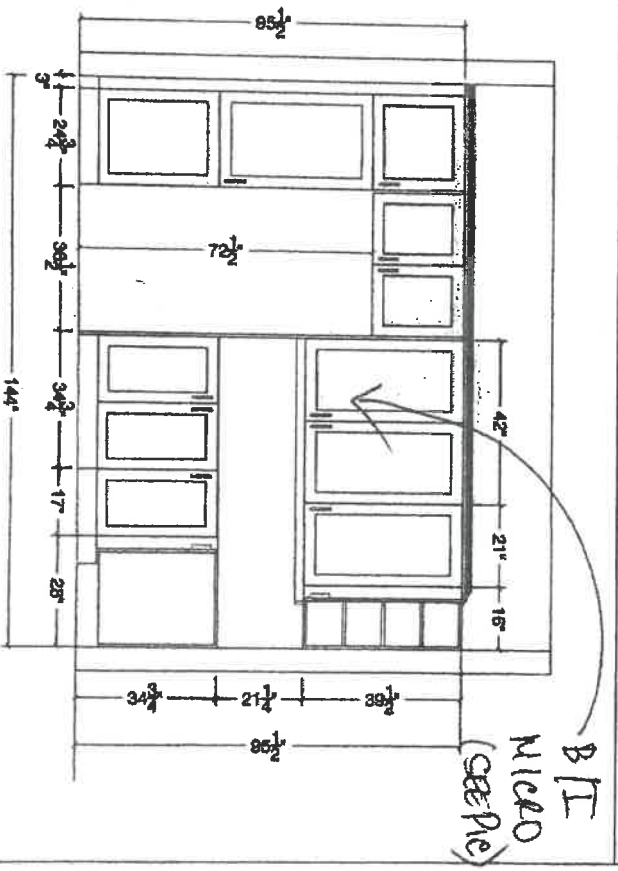
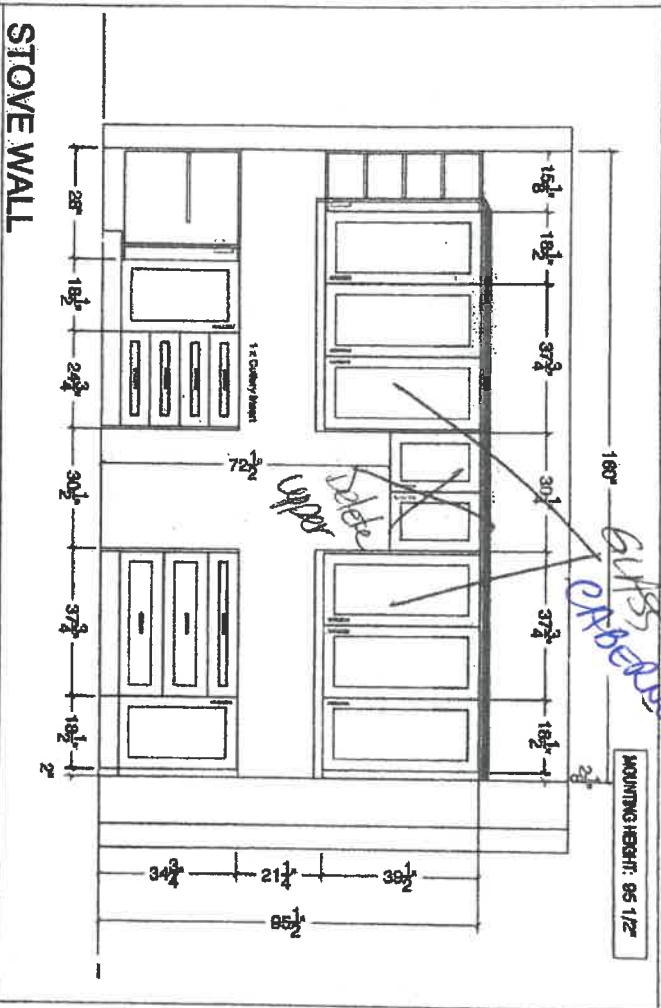
JOB NAME
TH-06

DATE: JAN 06, 2020

LOT #: TH-06

MODEL: TAKE OFF

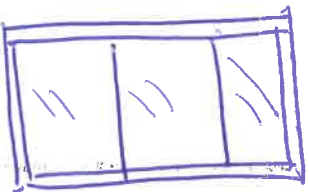
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY:	DOOR HANDLE:	DRAW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE	DIMETER	



3-18

4

2.5
4.5





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

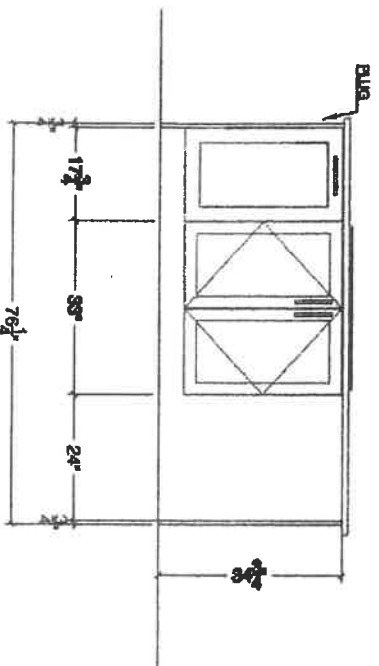
JOB NAME
TH-06

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

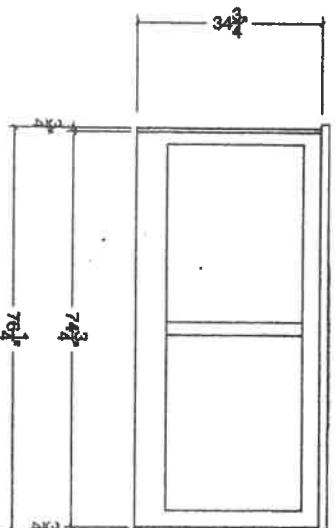
MODEL: TAKE OFF

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 USHING TYPE		DIAMETER:	

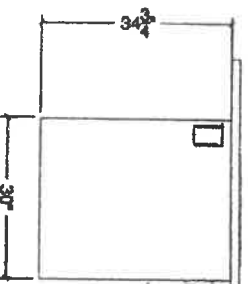
ISLAND FRONT



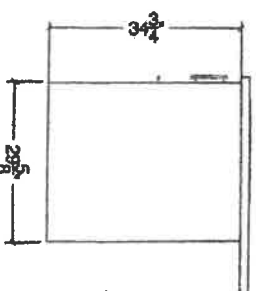
ISLAND REAR



ISLAND SIDE



ISLAND SIDE



3-18

P.M.
K51



80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5701
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: VANITIES

JOB NAME
TH-06

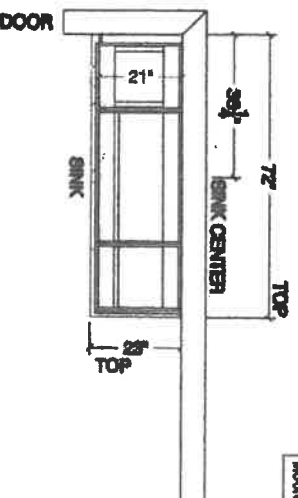
DATE: JAN 06, 2020

LOT #: TH-06

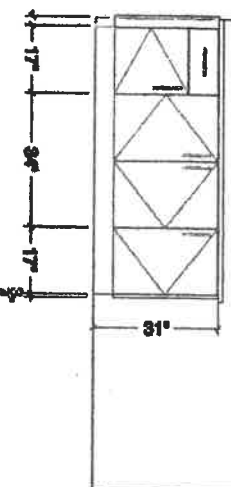
MODEL: TAKE OFF

DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DOOR BT:	DOOR HANDLE: DIRECTION:	DRAW HANDLE: LOCATION:
CT P.O.#	GLASS P.O.#	DOOR LIFTING TYPE:	DIAETER:
HINGE TYPE:			

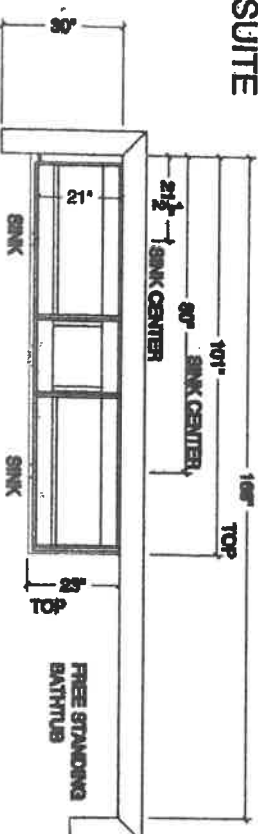
MAIN BATH



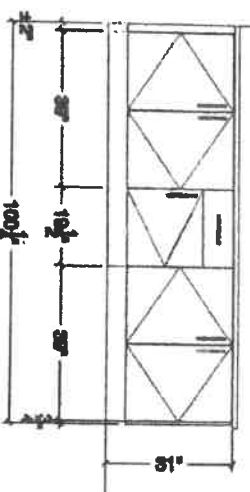
MAIN BATH ELEV.



ENSUITE



ENSUITE ELEV



3-18
F.S.
F.S.



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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

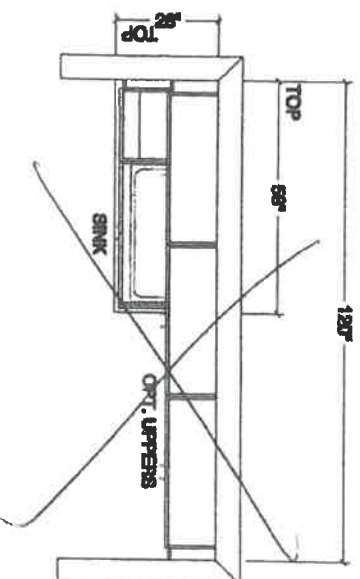
LOT #: TH-06

MODEL: TAKE OFF

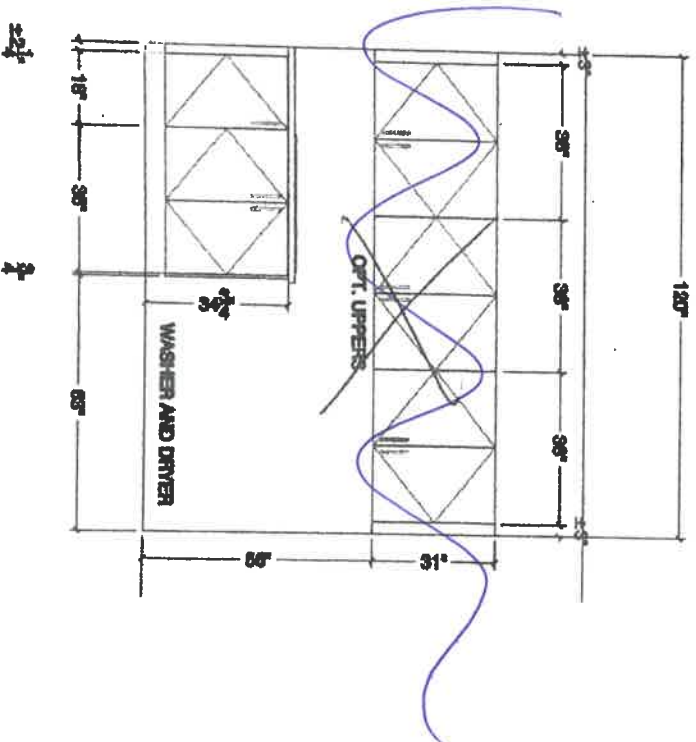
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY:	DOOR HANDLE: DIRECTION:	DRYV HANDLE: LOCATION:
CT P.O.#	GLASS P.O.#	CABINET USING TYPE	DWIELER:
HINGE TYPE:			

LAUNDRY

MOUNTING HEIGHT: D5 1/2"



LAUNDRY ELEV.



3-18

P.S.
45

THE
GALLERY
BY ZANCOR

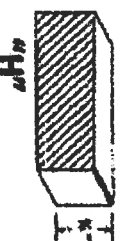
Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

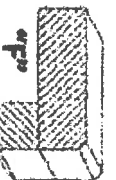


Standard Countertop
Edge in Vanity

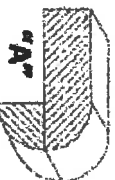


Option 1 – Countertop Edges

Optional Edge in
Kitchen - \$250

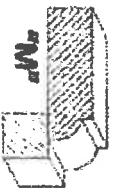


Optional Edge in
Vanity - \$125

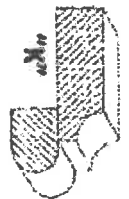
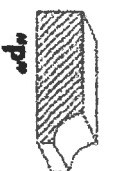


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Option 2 Edge in
Vanity – Custom \$\$



DATE May 26/20

SITE KIN6 VILLAGE

LOT 3-18

Homeowner(s) Initials

ZANCOR

THE
GALLERY
BY ZANCOR

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller @ Appliances Canada (905) 660-3424 / #401 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 ☐ Built-In ☐ Flush Inset
☐ Paneled / Integrated ☒ Water Line Required STD

? RANGE ☐ 36" ☐ Cooktop (Apron front)
☐ 48" ☐ Cooktop (Dropin)
☐ Gas **Countertop Cut-out change 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 May 26/20 SITE King Village LOT B-18

**Any upgrades identified in this appliance form must be accompanied with specs provided by the Purchaser.

*We take the responsibility of the order to inform the Builder of any discrepancies with specs, sketches, colour and/or cabinet chart PRIOR to production/delivery.

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.

STAIN 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 hall, laundry & general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mosaic 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 May 26/12

SITE King Village

LOT 3-18

ZANCOR

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

f.m
K.G



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

PURCHASER: _____ JOB NAME: _____

**CUSTOMER WAIVER FOR CUSTOMERS SELECTING TO SUPPLY AND/OR INSTALL THEIR
OWN HANDLES OR KNOBS ON CABINETRY**

Customers are strongly recommended to select a handle from QTK's vast selection of decorative hardware at the time of door style and finish selections.

Please be advised, if the customer selects to not have decorative hardware (handles or knobs) installed by QTK, QTK will not be responsible for correcting any damages that may arise. This includes but is not limited to any scratches or touch ups required on any doors. The customer accepts full responsibility for any damage caused by installing their own hardware.

Customer acknowledges and understands that if they later decide they want QTK to install handles or knobs that either the customer has purchased from QTK or from another source that the customer will be responsible for the charges as per the QTK Fees & Charges Schedule set out in the Purchase Terms Form in addition to the cost of the actual hardware and installation of the hardware.

Please note that the cost QTK charges to drill & install the handles on site will be SIGNIFICANTLY higher than when they are drilled and installed in the factory - the reason is all our decorative handle drilling is completed by CNC machinery which makes the process very accurate and reliable.

By signing below the customer acknowledges and understands all of the items listed above and is forfeiting their warranty on the finish of the doors.

CUSTOMER SIGNATURE: _____ DATE: May 26/20
CUSTOMER SIGNATURE: _____ DATE: May 26/20

lot 3-18

King Village

P.M.
PKS