

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-10-07 / 2:02 PM / Page 1 of 1

Site: WASAGA  
Lot: 136-5  
Model: SAND TH-06 (A)  
Purchaser: KENNETH & PAULINA ROBERTSON  
Phone/Email: 705-818-2326



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
#1 KITCHEN - EXTENDED UPPERS TO 39-1/2	SEPT 25 2020	
#2 KITCHEN - TWO TONE **ISLAND TO BE A DIFFERENT COLOUR	SEPT 25 2020	
#3 KITCHEN - UPGRADE HANDLES	SEPT 25 2020	
#4 KITCHEN - FRIDGE ENCLOSURE (DEEP UPPERS)	SEPT 25 2020	
#5 KITCHEN - POT DRAWERS IN ISLAND	SEPT 25 2020	
#6 KITCHEN - COUNTERTOP - STON EUPGRADE 3	SEPT 25 2020	
#7 KITCHEN SINK - BLANCO PRECIS 401705 UNDERMOUNT (WHITE)	SEPT 25 2020	
#8 KITCHEN - BACKSPASH - UPGRADE 3 **MATCH GROUT AS CLOSE AS POSSIBLE	SEPT 25 2020	
#9 KITCHEN - MATCHING VALANCE	SEPT 25 2020	
#10 ELECTRICAL - PLUG FOR FUTURE MICROWAVE	SEPT 25 2020	
#11 ELECTRICAL - LED STRIP LIGHTING IN KITCHEN	SEPT 25 2020	
#12 N/A	SEPT 25 2020	
#13 HVAC - GAS LINE IN BASEMENT FOR FUTURE FIREPLACE BY PURCHASER	SEPT 25 2020	
#14 ELECTRICAL - ADD PLUG 5'5" AFF IN GREAT ROOM **LOCATED BESIDE STANDARD CABLE ROUGH-IN	SEPT 25 2020	
#15 VINYL - ON MAIN FLOOR STANDARD AREAS	SEPT 25 2020	
#16 VINYL - IN KITCHEN IN LIEU OF TILE	SEPT 25 2020	
#17 STAIN STAIRS TO MATCH FLOOR AS CLOSE AS POSSIBLE	SEPT 25 2020	
#18 KITCHEN - UPGRADE FAUCET TO MOEN RILEY CHROME	SEPT 25 2020	
#19 MASTER ENSUITE - STONE COUNTERTOP WITH OVAL UNDERMOUNT SINK	SEPT 25 2020	
#20 MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF FRAMED	SEPT 25 2020	
#21 MASTER ENSUITE & BASEMENT BATH - PLUMBING - UPGRADE SINK FAUCET TO MOEN VICHY **SINGLE HOLE	SEPT 25 2020	
#22 BASEMENT BATH - STONE COUNTERTOP WITH OVAL UNDERMOUNT SINK	SEPT 25 2020	
#23 CARPET - UPGRADE 1 IN BASEMENT REC ROOM AND BEDROOMS	SEPT 25 2020	
#24 FOYER TILES - UPGRADE 4	SEPT 25 2020	
#25 POWDER ROOM FLOOR TILES - UPGRADE 4	SEPT 25 2020	
#26 ELECTRICAL - ADD TWO CAPPED OUTLETS OVER ISLAND ALONG WITH STANDARD LIGHTS	SEPT 25 2020	
#27 ELECTRICAL - SWITCHED RECEPTACLE IN GREAT ROOM **DELETE STD CEILING LIGHT	SEPT 25 2020	
#28 HVAC - FULL AIR CONDITIONING UNIT (LENNOX)	SEPT 25 2020	
#29 LAUNDRY ROOM - UPPER CABINETS & BASE SINK CABINET	SEPT 25 2020	
#30 CARPET RUNNER ON STAIRS	SEPT 25 2020	
#31 N/A	SEPT 25 2020	
#32 LAUNDRY ROOM - ADD COUNTERTOP OVER WASHER AND DRYER	SEPT 25 2020	
#33 MASTER ENSUITE - UPGRADE SHOWER JAMB	SEPT 25 2020	
#34 MASTER ENSUITE - UPGRADE FLOOR TILES (4)	SEPT 25 2020	
#35 MASTER ENSUITE - UPGRADE SHOWER FLOOR TILES	SEPT 25 2020	
#36 MASTER ENSUITE - UPGRADE TOILET TO CONTRAC CALL ONE PIECE	SEPT 25 2020	

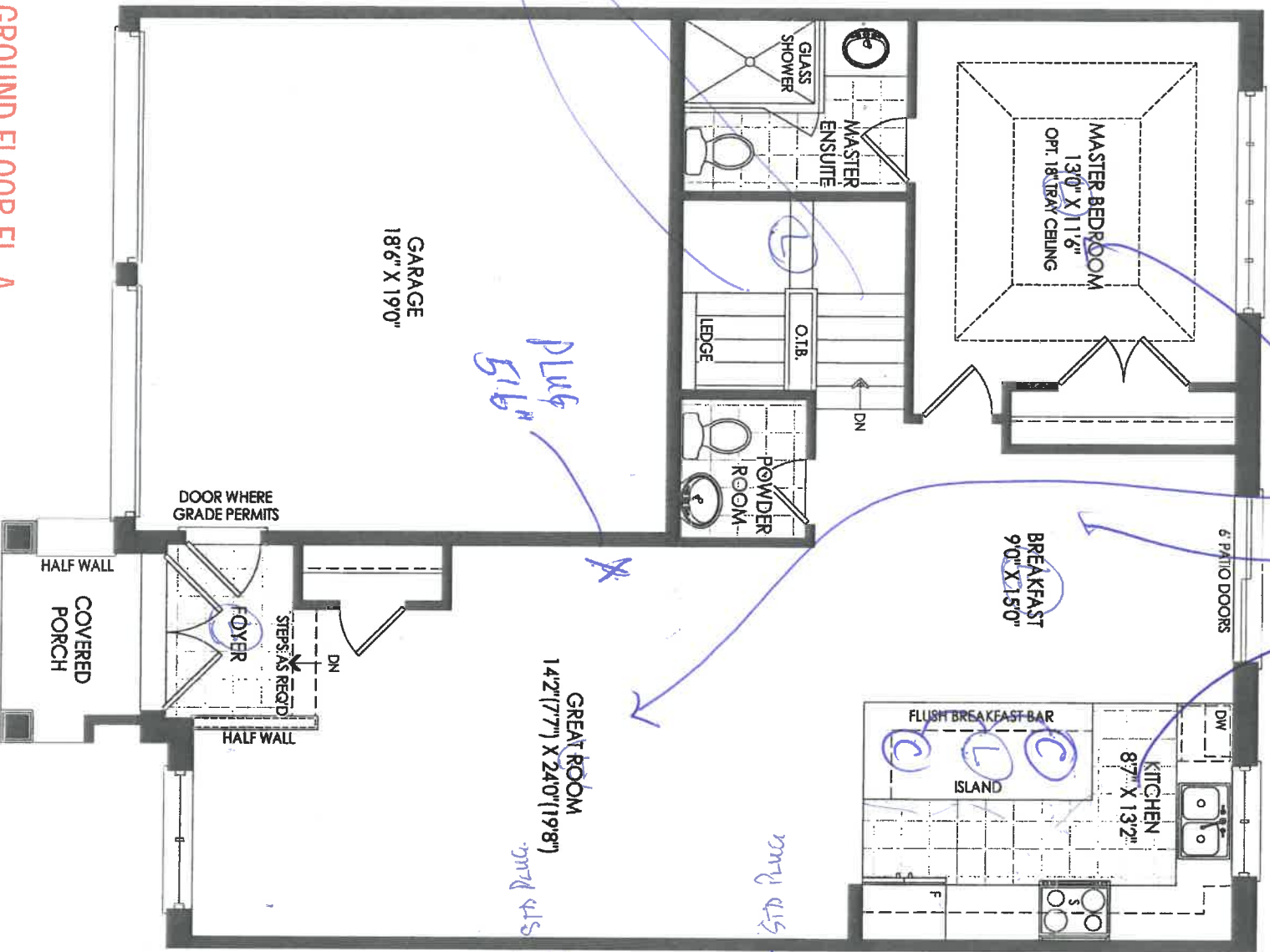
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SIERRA PVC - WHITE	H800BC128	CAESARSTONE ORGANIC WHITE (3)	
Island	SIERRA MAPLE - TIMBER GREY (1)	H800BC128	CAESARSTONE ORGANIC WHITE (3)	
Powder Room	PEDESTAL			
Master Ensuite	SIERRA PVC - WHITE	H800BC	CAESARSTONE ORGANIC WHITE (3)	
Basement Bath	SIERRA PVC - WHITE	H800BC	CAESARSTONE ORGANIC WHITE (3)	
Laundry	SIERRA PVC - WHITE	H800BC	WHITE LAMINATE	
TILES				
Main Foyer	VOLKAS POLISHED WHITE 12 X 24 *BRICK			
Powder Room	VOLKAS POLISHED WHITE 12 X 24 *BRICK			
Kitchen	VINYL			
Breakfast	VINYL			
Kitchen Bk.Splash	TAVELLA SATIN POLVERE 3 X 6 (3) *STACKED			
Laundry	NEW BYZANTINE ASSURO 12 X 24 *BRICK			
Mstr Ensuite Floor	VOLKAS POLISHED WHITE 12 X 24 (4) *BRICK			
Mstr Ensuite Shower WALL	UNIWALL TENDER GREY 8 X 10			
Master Shower Floor	VOLKAS POLISHED WHITE 2 X 2			
Master Shower JAMB	MARMOLINE - SNOW			
Basement Bath Floor	NEW BYZANTINE ASSURO 12 X 24 *BRICK			
Basement bath wall	UNIWALL WHITE 8 X 10			
HARDWOOD / CARPET				
Kitchen	VINYL - TORLYS EVERWOOD PREMIER 4-7/8" - COLOUR BEACH HOUSE in lieu of tile			
Breakfast	VINYL - TORLYS EVERWOOD PREMIER 4-7/8" - COLOUR BEACH HOUSE in lieu of laminate			
Family Room	VINYL - TORLYS EVERWOOD PREMIER 4-7/8" - COLOUR BEACH HOUSE in lieu of laminate			
Master Bedroom	VINYL - TORLYS EVERWOOD PREMIER 4-7/8" - COLOUR BEACH HOUSE in lieu of laminate			
Bedroom 2 (Basement)	CARPET - UPGRADE 1 - LANDSLIDE - COLOUR 937 OPAL SLATE w/STD UNDERPAD			
Bedroom 3 (Basement)	CARPET - UPGRADE 1 - LANDSLIDE - COLOUR 937 OPAL SLATE w/STD UNDERPAD			
BASEMENT REC ROOM	CARPET - UPGRADE 1 - LANDSLIDE - COLOUR 937 OPAL SLATE w/STD UNDERPAD			
FIREPLACES				
LOCATION	N/A	MANTLE	N/A	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	NO	
Bathroom Accessories	YES	Location	NO	
Purchaser has reviewed the colour chart			SITE & LOT	
***FOR TRADE USE***			WASAGA	135-6
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.				
			OK	
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN STAIRS TO MATCH THE FLOOR AS CLOSE AS POSSIBLE		
Main to Basement Railing Details:	STANDARD METAL - SINGLE COLLAR WITH ALT. PLAIN; OVAL OAK HANDRAIL; TURNED OAK POST		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
THROUGHOUT	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UNDERMOUNT SINK	UPGRADE	UNDERMOUNT SINK
Powder room	STANDARD	STANDARD	
Master Ensuite	UNDERMOUNT SINK	UPGRADE	SINGLE HOLE FAUCET / UNDERMOUNT SINK
Basement Bath	UNDERMOUNT SINK	UPGRADE	SINGLE HOLE FAUCET / UNDERMOUNT SINK
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			
GAS LINE IN BASEMENT	YES		FOR FUTURE FIREPLACE
WATERLINE to Fridge	NO		
Hood Fan Venting SIZE	6 INCH		
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	YES		
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			PKL PKL PKL
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.			PKL
SITE:	WASAGA	LOT: 136-5	
PURCHASER(S):	KENNETH & PAULINA ROBERTSON		AUGUST 27 2020
HOME #/CELL #	705-818-2326		
EMAIL:			
DÉCOR NOTES	Purchaser Signature Date AUGUST 27 2020		
***FOR TRADE USE***			Décor Consultant Signature Date Oct 7 / 2020
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.			
ZANCOR HOMES			Vendor Signature Date Oct 7 / 2020
*** PAGE 2 OF 2 ***			





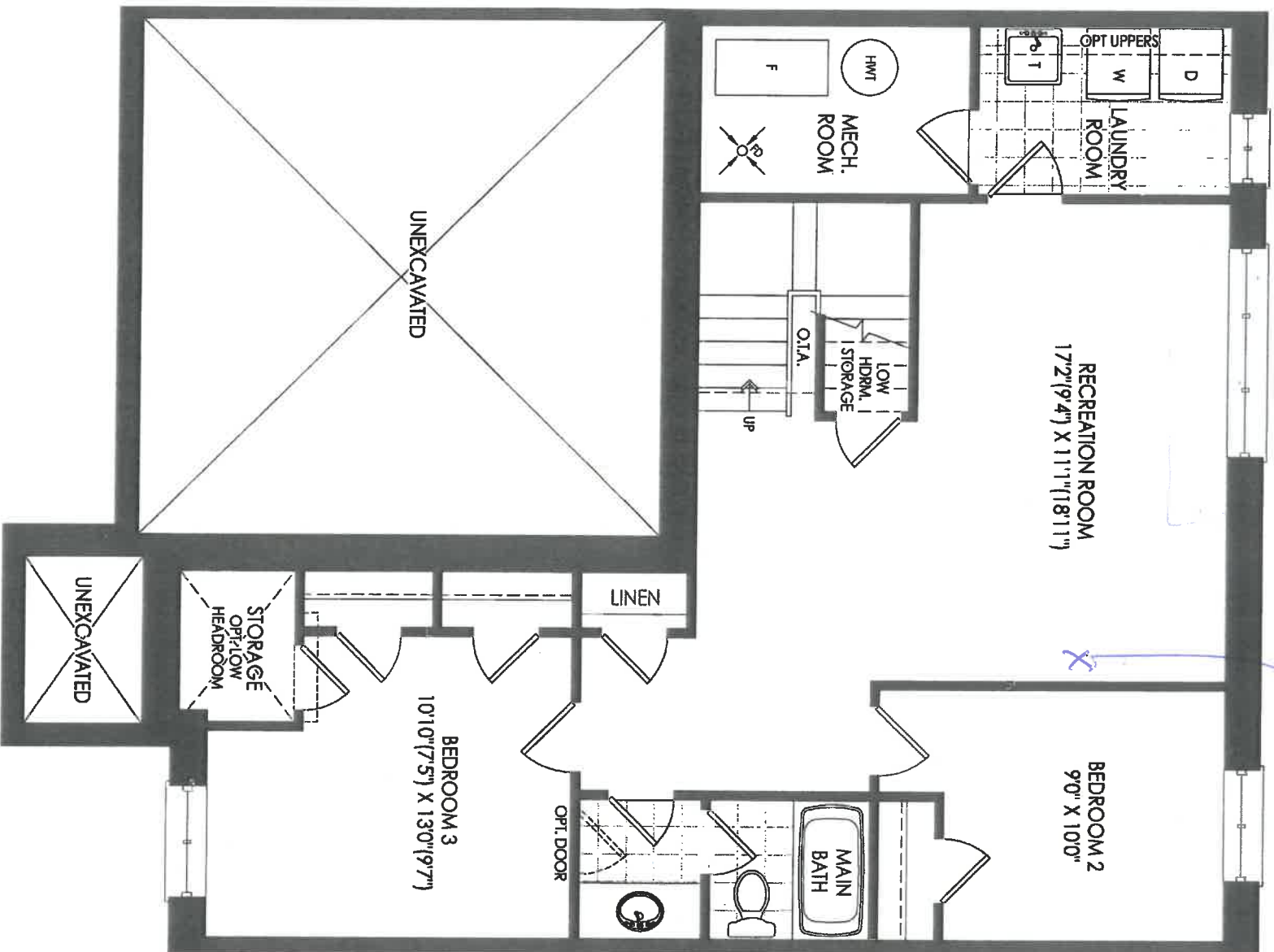
GROUND FLOOR EL. A

THE SAND TH-06

AIR CONDITIONER

136-5

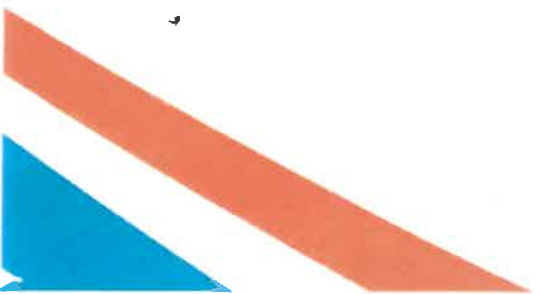
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GAS LINE  
FOR FUTURE  
FIREPLACE

BASEMENT EL. A & B

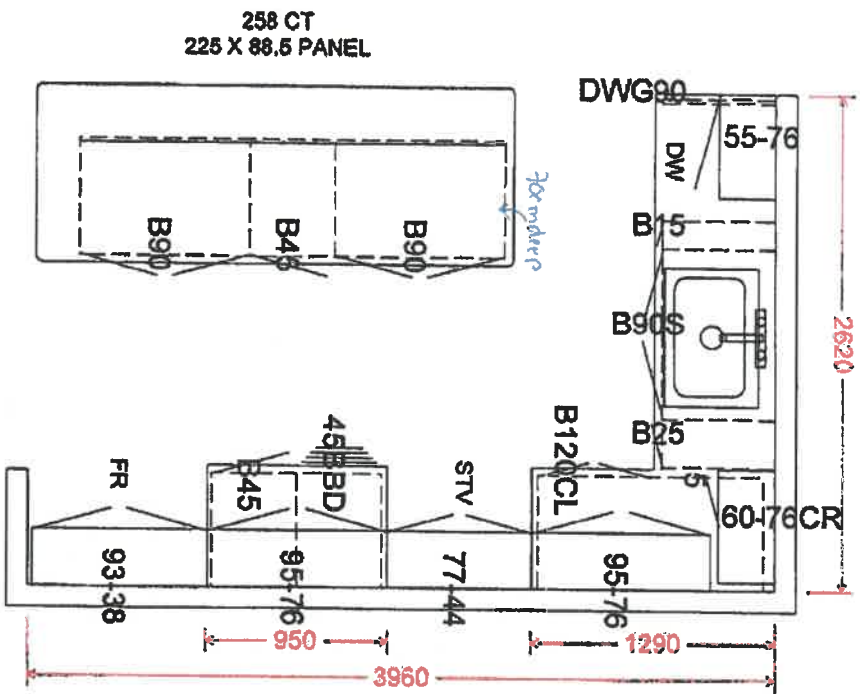
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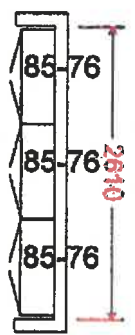
THE SAND TH-06

136-5

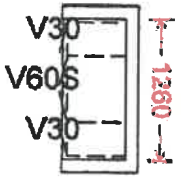
<b>NEW IMAGE KITCHENS INC</b>	
Scale:	Approved by:
Drawn by: 3/27/12	Reviewed:
<b>ZANCOR HOMES</b>	
<b>TH-S ZANCOR</b>	Drawn by: The Solid



**OUT. LAUNDRY  
UPPERS**



**MAIN**



**ENSUITE**



- Extended uppers to 34 1/2
- two fore stand.
- up handles
- fridge enclosure
- Pot drawers in stand
- Valance.

136-5

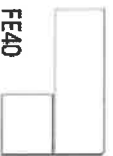
plc

THE  
GALLERY  
BY ZANCOR

Stone Countertop Edge Profiles (Aurivia)

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

Standard Countertop  
Edge in Kitchen



FE40

Standard Countertop  
Edge in Vanity



FE20

Upgrade 1 – Countertop Edges

Optional Edge in  
Kitchen – See book for  
model specific pricing



H40



T40



DR40



C40



Z40

Optional Edge in  
Vanity – See book for  
model specific pricing



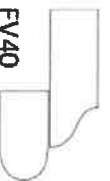
C20



H20

Upgrade 2 – Countertop Edges

Option 2 Edge in  
Kitchen – Custom \$\$



FV40



FZ40



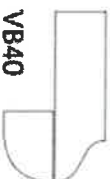
VX40



LZ40



FFZ40



VB40

Option 2 Edge in  
Vanity – Custom \$\$



L20



F20

DATE

Sep 25/2020

SITE

Wassaga

LOT

136.5

Homeowner(s) Initials

RL

ZANCOR

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

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:**

*[Signature]*  
**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:**

*[Signature]*  
**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 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 checked="" type="checkbox"/> Over the Range Microwave
<input type="checkbox"/> Steam Oven	<input type="checkbox"/> Built-in Microwave (*trim kit required)

DATE Sept 26/2020 SITE Wabago LOT 136-5

**\*\* 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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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 Sept 25/2020

SITE Wabigoon

LOT 136.5

**ZANCOR**

THE  
GALLERY  
BY ZANCOR

RELEASE FORM  
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

HOMEOWNERS:

DATE:

136-5 Masaga  
Robertson  
Sept 05/2020

\*Brick installation requires an additional charge and will be included on the extras if selected\*

Large tiles installation for floor and wall – ¾ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed on a ¾ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the ¾ brick installation that has been recommended.


Locations:

All floor tiles

Please understand, even in using this ¾ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

Homeowner(s) Initial

Small tile installation for walls – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.


Locations:

Homeowner(s) Initial

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:

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

KRIS

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.

X

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