

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2020-09-28 / 11:12 PM / Page 1 of 1

Site: WASAGA

Lot: 141-5

Model: SAND TH-06 (A)

Purchaser: ANUPAM TALWAR

Phone/Email: 416-659-8770



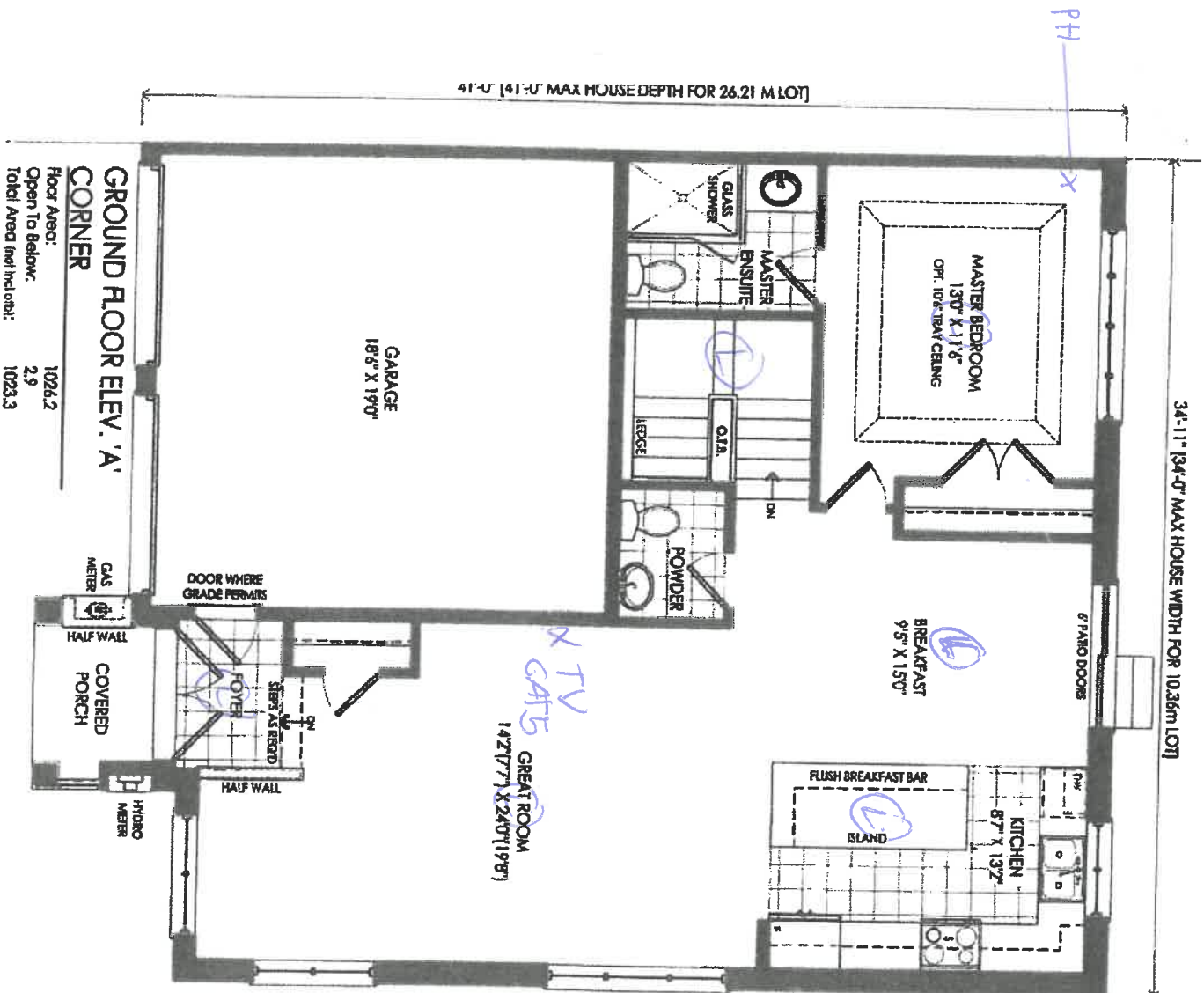
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
#1	N/A	SEPTEMBER 8 2020
#2	N/A	SEPTEMBER 8 2020
#3	FRAMELESS GLASS SHOWER IN MASTER ENSUITE	SEPTEMBER 8 2020
#4	N/A	SEPTEMBER 8 2020
#5	PLUMBING - BASEMENT BATHROOM - DEEPER SOAKER TUB (DIANA D555)	SEPTEMBER 8 2020
#6	N/A	SEPTEMBER 8 2020
#7	KITCHEN - EXTENDED UPPERS IN KITCHEN TO BE 39-1/2"	SEPTEMBER 8 2020
#8	ELECTRICAL - UNDER CABINET FLURO TUBE LIGHTING	SEPTEMBER 8 2020
#9	KITCHEN - MATCHING LIGHT VALANCE	SEPTEMBER 8 2020
#10	KITCHEN - CLEAR GLASS DOOR (ABOVE DISHWASHER)	SEPTEMBER 8 2020
#11	N/A	SEPTEMBER 8 2020
#12	KITCHEN BACKSPLASH - UPGRADE	SEPTEMBER 8 2020
#13	LAMINATE FLOOR - UPGRADE COLOUR	SEPTEMBER 8 2020
#14	**PURCHASERS ARE AWARE THAT THE STAIRS WILL NOT MATCH THE COLOUR OF THE LAMINATE**	SEPTEMBER 8 2020
#15	INTERIOR DOORS - 1 LITE MIRROR DOOR AT FOYER CLOSET & MASTER BEDROOM CLOSET (TOTAL 3)	SEPTEMBER 8 2020
#16	N/A	SEPTEMBER 8 2020
#17	N/A	SEPTEMBER 8 2020
#18	CARPET - UPGRADE 1 UNDERPAD IN BASEMENT REC & BASEMENT BEDROOMS	SEPTEMBER 8 2020
#19	MASTER ENSUITE SHOWER FLOOR UPGRADE	SEPTEMBER 8 2020
#20	MASTER ENSUITE - TILES - FLOOR TILES ON SHOWER WALL *STACKED	SEPTEMBER 8 2020
#21	SMART-TECH - SEE STANDARD ROUGH-IN LOCATIONS	SEPTEMBER 8 2020

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	CONTEMPORARY SLAB MDF - VANILLA MILKSHAKE	H800BC	9477-58 MARFIL CREAM	
Island	CONTEMPORARY SLAB MDF - VANILLA MILKSHAKE	H800BC	9477-58 MARFIL CREAM	
Powder Room	PEDESTAL SINK			
Master Ensuite	EURO SLAB - LARICE BIANCO	H800BC	9477-58 MARFIL CREAM	
Basement Bath	EURO SLAB - LARICE BIANCO	H800BC	9477-58 MARFIL CREAM	
Laundry	N/A	N/A		
TILES				
Main Foyer	NEW BYZANTINE GREY 12 X 24 *BRICK			
Powder Room	NEW BYZANTINE GREY 12 X 24 *BRICK			
Kitchen	NEW BYZANTINE GREY 12 X 24 *BRICK			
Breakfast	LAMINATE			
Kitchen Bk.Splash	ONTARIO SERIES HEX BISCUIT MATTE			
Laundry	NEW BYZANTINE GREY 12 X 24 *BRICK			
Mstr Ensuite Floor	NEW BYZANTINE GREY 12 X 24 *BRICK			
Mstr Ensuite Shower WALL	NEW BYZANTINE GREY 12 X 24 *STACKED			
Master Shower Floor	VOLKAS WHITE MATTE 2 X 2			
Master Shower JAMB	PERLATO ROYAL			
Basement Bath Floor	NEW BYZANTINE GREY 12 X 24 *BRICK			
Basement bath wall	REFLECTION WHITE 8 X 10			
LAMINATE / HARDWOOD / CARPET				
	TILES			
Kitchen				
Breakfast	LAMINATE - TORLYS FJORD - UPGRADE COLOUR TO AURLANDS OAK 4-7/8"			
Family Room	LAMINATE - TORLYS FJORD - UPGRADE COLOUR TO AURLANDS OAK 4-7/8"			
Master Bedroom	LAMINATE - TORLYS FJORD - UPGRADE COLOUR TO AURLANDS OAK 4-7/8"			
Bedroom 2 (Basement)	CARPET - OPENING NIGHT - COLOUR T21 w/UPGRADE UNDERPAD			
Bedroom 3 (Basement)	CARPET - OPENING NIGHT - COLOUR T21 w/UPGRADE UNDERPAD			
BASEMENT REC ROOM	CARPET - OPENING NIGHT - COLOUR T21 w/UPGRADE 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	141-5
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

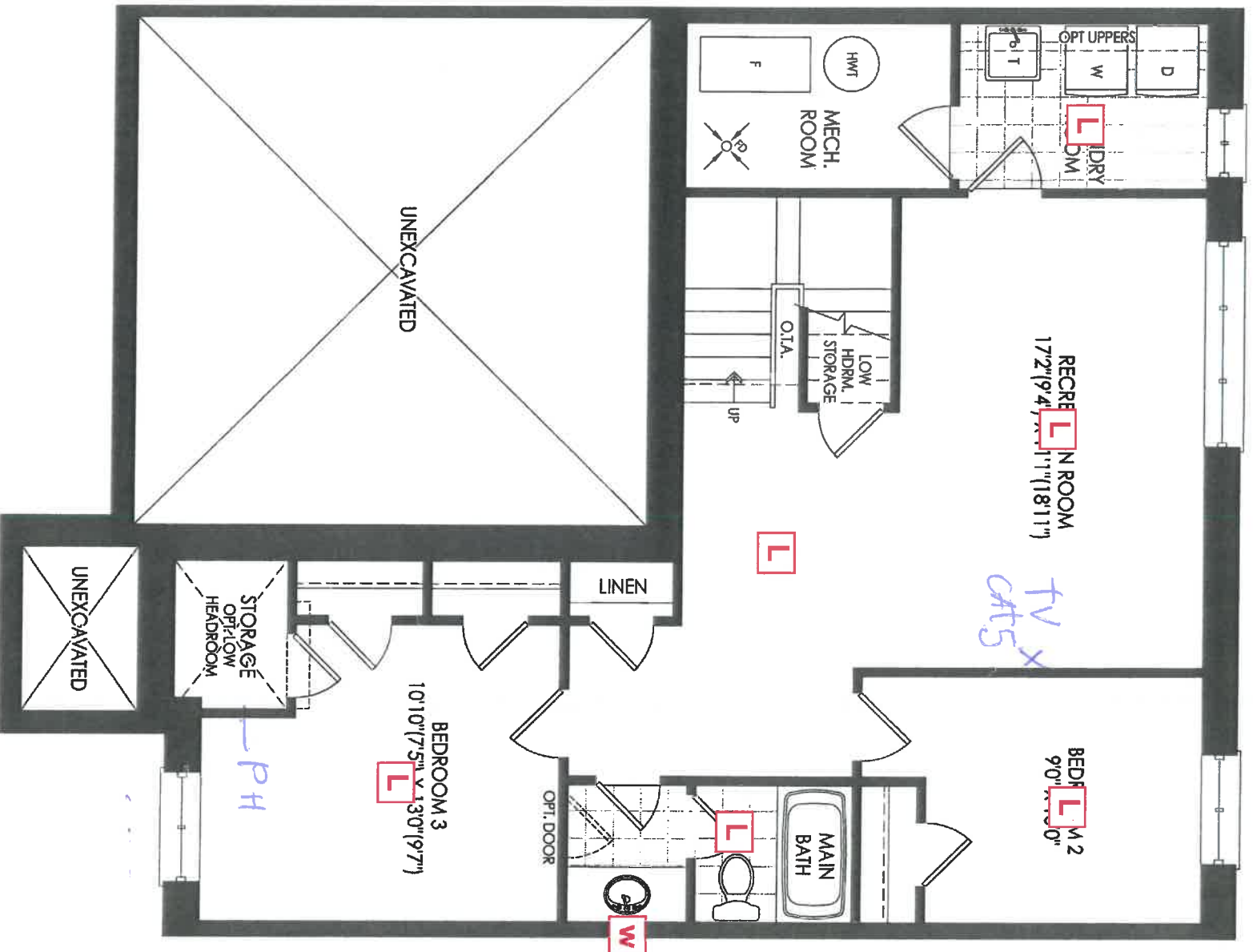
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		VARNISH ONLY **COLOUR WILL NOT MATCH LAMINATE***							
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 ** MIRRORED DOOR ON FOYER CLOSET & MASTER CLOSET							
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							
Powder room	STANDARD	STANDARD							
Master Ensuite	STANDARD	STANDARD							
Basement Bath	STANDARD	STANDARD							
Laundry	STANDARD	STANDARD							
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'				YES / NO			Package Name:		
GAS LINE TO STOVE		UPG (SEE PES)		DECLINED		NOTES			
		NO							
WATERLINE to Fridge		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									
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.									
SITE:		WASAGA		LOT: 141-5					
PURCHASER(S):		ANUPAM TALWAR				SEPT 8 2020			
HOME #/CELL #		416-659-8770				Purchaser Signature			
EMAIL:						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 <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						Décor Consultant Signature			
						Date			
*** PAGE 2 OF 2 ***						Vendor Signature			
						Date			



141-5

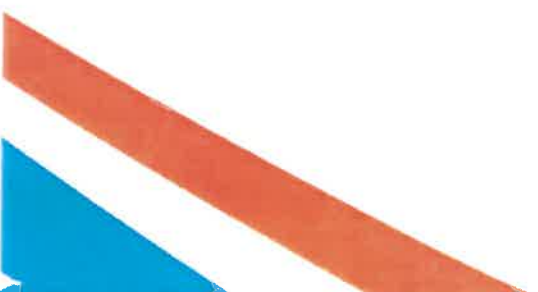
✓



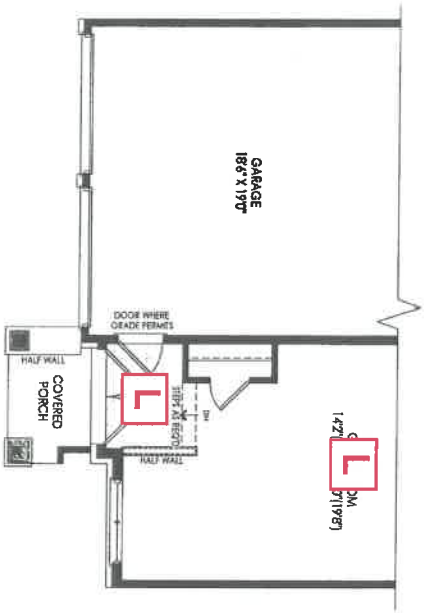
BASEMENT EL. A & B

THE SAND TH-06

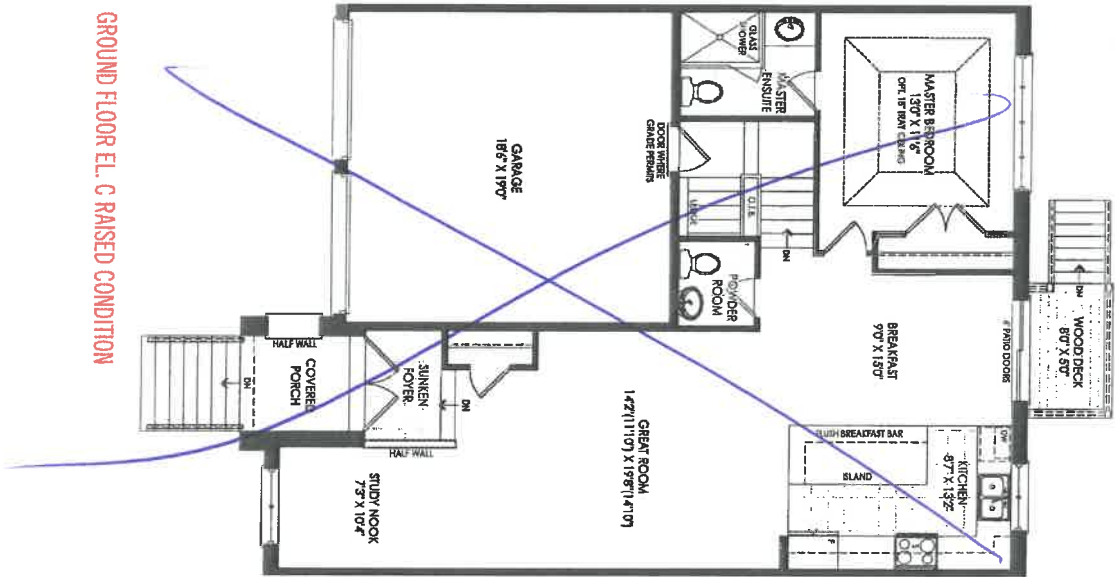
141-5



OTHER PARTIALS AND PLANS



PARTIAL GROUND FLOOR EL. B



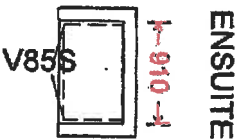
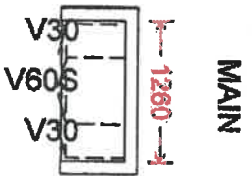
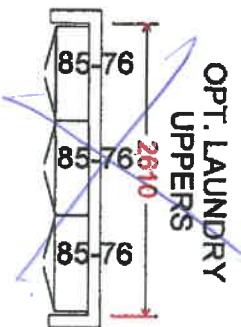
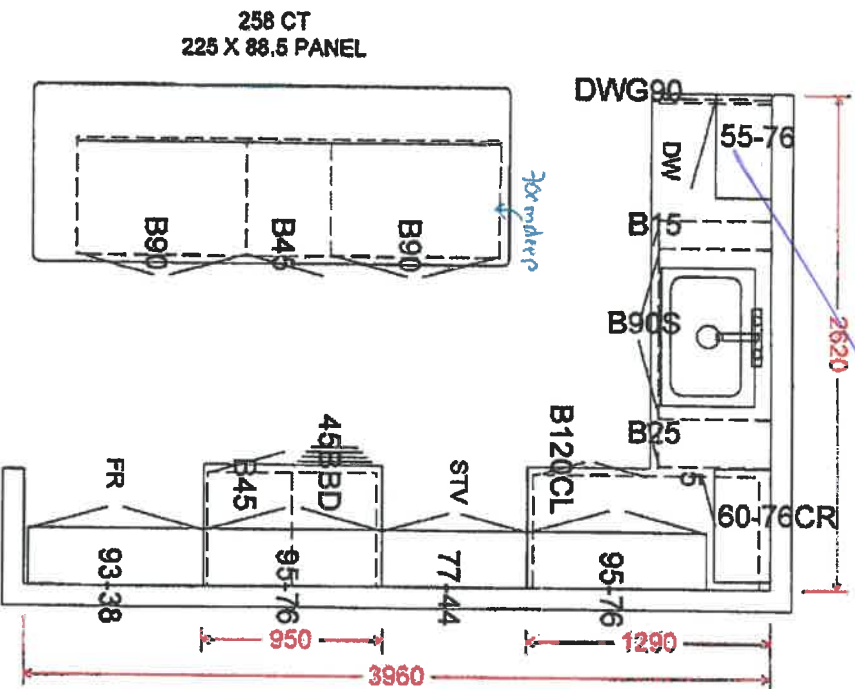
GROUND FLOOR EL. C RAISED CONDITION

THE SAND TH-06

141-5

W

NEW IMAGE KITCHENS INC		Drawn by: YVCE
Date: 2/27/12	Approved by:	Reviewed:
ZANCOR HOMES		Drawn by: YVCE
T14-6 ZANCOR	The Stud	Drawn by: YVCE



Clear
Cabinet

Extended uppers
-Valance

141-5

N

THE
GALLERY
BY ZANCOR

RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

HOMEOWNERS:

DATE:

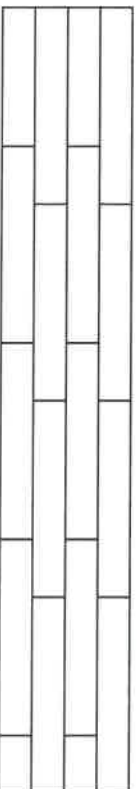
141-5 Wassaiga
Talwar
Sept 8/2020

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

Large tiles installation for floor and wall) – ½ 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 ½ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ½ brick installation that has been recommended.



Locations:

All floor
tiles

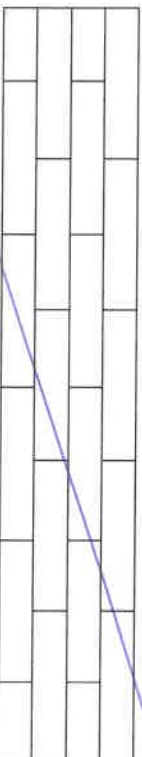
Please understand, even in using this ½ brick installation, there may still be minimal lippage which cannot fully be eliminated.

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:

141-5 WINDYGA

HOMEOWNERS:

TALWAR

DATE:

SEP 28/2020

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:

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.

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
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:

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	<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 checked="" type="checkbox"/> Gas	
	<input type="checkbox"/> Induction	**Countertop Cut-out charge required for cooktop

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	Sept 8/2020	SITE	Waukegan	LOT	141-5
------	-------------	------	----------	-----	-------

** 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

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.

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 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

DATE

SITE

LOT

ZANCOR