

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-09-23 / 8:59 AM / Page 1 of 1

Site: COOKSTOWN  
Lot: 28  
Model: BEDFORD 50-03 (B) CORNER  
Purchaser: DANIEL B. THOMPSON & MICHELINA DE ROSA-THOMPSON  
Phone/Email: 416-523-2790



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL CHIMNEY HOOD FAN		INCLUDED IN APS
STRUCTURALS		
#1	LARGER BASEMENT WINDOWS 30 X 24 (5)	MAY 20 2020
#2	8 FOOT HIGH INTERIOR DOORS ON MAIN FLOOR	MAY 20 2020
#3	8 FOOT HIGH GARAGE MAN DOOR	MAY 20 2020
#4	ELECTRICAL - 3 POTLIGHTS IN BASEMENT FOYER, DELETE STD LIGHT	MAY 20 2020
#5	REINFORCE DINING ROOM FIXTURE	MAY 20 2020
#6	ELECTRICAL - 4 POTLIGHTS IN MAIN HALL, DELETE STD	MAY 20 2020
#7	ELECTRICAL - 7 POTLIGHTS IN KITCHEN, MOVE THE STANDARD TO BE OVER THE ISLAND & ADD CAPPED LIGHT	MAY 20 2020
#8	ELECTRICAL - ADD CAPPED LIGHT TO LIVING ROOM	MAY 20 2020
#9	ELECTRICAL - ADD 7 POTLIGHTS TO UPPER HALL, RELOCATE STANDARD TO BE OVER THE OTB	MAY 20 2020
COLOURS		
#1	KITCHEN - STANDARD CABINETS WITH UPGRADED ISLAND CABINETS	SEPTEMBER 21 2020
#2	KITCHEN - COUNTERTOP - UPGRADE 2	SEPTEMBER 21 2020
#3	KITCHEN - BACKSPLASH - MATCHING COUNTERTOP SLAB *INCLUDES BEHIND CHIMNEY	SEPTEMBER 21 2020
#4	KITCHEN - UPGRADE SINK TO BLANCO 401518 SUPER SINGLE	SEPTEMBER 21 2020
#5	KITCHEN - BUILT-IN MICROWAVE w/DRAWER BELOW IN ISLAND	SEPTEMBER 21 2020
#6	ELECTRICAL - PLUG FOR MICROWAVE	SEPTEMBER 21 2020
#7	ELECTRICAL - ADD LED STRIP LIGHTING IN KITCHEN	SEPTEMBER 21 2020
#8	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE (2 FLIGHTS) **REQUESTING THAT THE FINISHES TO BE AS MATTE AS POSSIBLE	SEPTEMBER 21 2020
#9	HARDWOOD - UPGRADE 3 THROUGHOUT MAIN FLOOR	SEPTEMBER 21 2020
#10	HARDWOOD - UPGRADE 3 THROUGHOUT SECOND FLOOR	SEPTEMBER 21 2020
#11	MASTER ENSUITE - UPGRADE CABINETS 5G	SEPTEMBER 21 2020
#12	MASTER ESNUIITE - UPGRADE SHOWER JAMB	SEPTEMBER 21 2020
#13	N/A	SEPTEMBER 21 2020
#14	MASTER ENSUITE - UPGRADE 3 STONE COUNTERTOP	SEPTEMBER 21 2020
#15	MASTER ENSUITE - UPGRADE SHOWER FLOOR TILES	SEPTEMBER 21 2020
#16	MASTER ENSUITE - FLOOR TILES TO BE INSTALLED ON SHOWER WALL **BRICK INSTALL	SEPTEMBER 21 2020
#17	ENSUITE 2/3 - UPGRADE TO STONE COUNTERTOP WITH OVAL UNDERMOUNT SINK	SEPTEMBER 21 2020
#18	ENSUITE 2/3 - UPGRADE SHOWER FLOOR TO PORCELAIN	SEPTEMBER 21 2020
#19	ENSUITE 2/3 - UPGRADE SHOWER JAMB	SEPTEMBER 21 2020
#20	ENSUITE 2/3 - FRAMELESS GLASS SHOWER IN LIEU OF FRAMED	SEPTEMBER 21 2020
#21	ENSUITE 4 - UPGRADE TO STONE COUNTERTOP WITH OVAL UNDERMOUNT SINK	SEPTEMBER 21 2020
#22	TRIM - UPGRADE 3A CASING AND BASEBOARDS	SEPTEMBER 21 2020
#23	ARTISTIC SMART-HOMES - INSTALL A CONDUIT FROM THE ELECTRICAL PANEL TO THE ATTIC	SEPTEMBER 21 2020
#24	ELECTRICAL - ADD PLUG ABOVE FIREPLACE ***CABLE ROUGHIN BESIDE IT	SEPTEMBER 21 2020
#25	RAILINGS - UPGRADE TO SQUARE OAK POST WITH REVEAL, SQUARE OAK HANDLE AND ALL PLAIN METAL PICKETS	SEPTEMBER 21 2020
#26	POWDER ROOM - UPGRADE 3 STONE COUNTERTOP **INCLUDES OVAL UNDERMOUNT SINK	SEPTEMBER 21 2020
#27	POWDER ROOM - CABINETS UPGRADE TO 5G	SEPTEMBER 21 2020
#28	POWDER ROOM - ADD DECORATIVE LEGS (X2)	SEPTEMBER 21 2020
#29	NOTE - HOMEOWNER MIGHT BE UPGRADING TO A TANKLESS HOTWATER TANK	SEPTEMBER 21 2020
#30	INTERIOR DOOR HANDLES & HINGES - HALIFAX MATTE BLACK WITH BLACK HINGES	SEPTEMBER 21 2020
#31	FIREPLACE - DELETE MANTLE *TRIM OUT WITH CASING	SEPTEMBER 21 2020
#32	ARTISTIC SMART-HOMES - DO NOT INSTALL ANY TELEPHONE ROUGH-INS	SEPTEMBER 21 2020

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	2101 FB - WHITE (CAT 2)	DH09130	GRANITE - SILVER WAVE (2)	
Island	2101 - ASPHALT w/BLACK LINEN GLAZE (CUSTOM)	DH09130	GRANITE - SILVER WAVE (2)	
KITCHEN BACKPLASH	GRANITE SLAB - SILVER WAVE (2) <b>**INCLUDES BEHIND CHIMNEY</b>			
Powder Room	3401 STORMY MONDAY w/BLACK LINEN GLAZE (CAT 5G)	DH01010	CAESARSTONE - ORGANIC WHITE (3)	
Master Ensuite	3401 STORMY MONDAY w/BLACK LINEN GLAZE (CAT 5G)	DH01010	CAESARSTONE - ORGANIC WHITE (3)	
Ensuite 2/3	1022 MEL - OLMO CARISMA (CAT 1)	DH01010	CAESARSTONE - ORGANIC WHITE (3)	
Ensuite 4	1022 MEL - OLMO CARISMA (CAT 1)	DH01010	CAESARSTONE - ORGANIC WHITE (3)	
Laundry				
TILES				
Main Foyer	ALLURE GREY MATTE 12 X 24 <b>**BRICK</b>			
Basement Foyer	ALLURE GREY MATTE 12 X 24 <b>**BRICK</b>			
Powder Room	ALLURE GREY MATTE 12 X 24 <b>**BRICK</b>			
MUD ROOM	ALLURE GREY MATTE 12 X 24 <b>**BRICK</b>			
Kitchen	ALLURE GREY MATTE 12 X 24 <b>**BRICK</b>			
Breakfast	ALLURE GREY MATTE 12 X 24 <b>**BRICK</b>			
Kitchen Bk.Splash	GRANITE SLAB - SILVER WAVE (2)			
Laundry	ALLURE GREY MATTE 12 X 24 <b>**BRICK</b>			
Mstr Ensuite Floor	NE BYZANTINE ASSURO 12 X 24 <b>**BRICK</b>			
Mstr Ensuite Shower WALL	NE BYZANTINE ASSURO 12 X 24 <b>**BRICK</b>			
Master Shower Floor	ONTARIO SERIES HEX - DARK GREY MATTE			
Master Shower JAMB	MARMOLINE - SHADOW			
Ensuite 2/3 Floor	MADISON WHITE MATTE 18 X 18			
Ensuite 2/3 Shower WALL	CINQ GREY 8 X 10			
Ensuite 2/3 Shower Floor	VOLKAS WHITE MATTE 2 X 2			
Ensuite 2/3 Shower JAMB	MARMOLINE - SNOW			
Ensuite 4 Floor	MADISON WHITE MATTE 18 X 18			
Ensuite 4 Wall	CINQ GREY 8 X 10			
HARDWOOD / CARPET				
TILE				
Kitchen	TILE			
Breakfast	TILE			
Main Hall	HARDWOOD - UPGRADE 3 - VINTAGE OAK 5 INCH SCULPTED - PEWTER			
Family Room	HARDWOOD - UPGRADE 3 - VINTAGE OAK 5 INCH SCULPTED - PEWTER			
Dining room	HARDWOOD - UPGRADE 3 - VINTAGE OAK 5 INCH SCULPTED - PEWTER			
Living Room	HARDWOOD - UPGRADE 3 - VINTAGE OAK 5 INCH SCULPTED - PEWTER			
Upper Hall	HARDWOOD - UPGRADE 3 - VINTAGE OAK 5 INCH SCULPTED - PEWTER			
Master Bedroom	HARDWOOD - UPGRADE 3 - VINTAGE OAK 5 INCH SCULPTED - PEWTER			
Bedroom 2	HARDWOOD - UPGRADE 3 - VINTAGE OAK 5 INCH SCULPTED - PEWTER			
Bedroom 3	HARDWOOD - UPGRADE 3 - VINTAGE OAK 5 INCH SCULPTED - PEWTER			
Bedroom 4	HARDWOOD - UPGRADE 3 - VINTAGE OAK 5 INCH SCULPTED - PEWTER			
FIREPLACES				
LOCATION	GREAT ROOM	MANTLE	DELETE MANTLE	
MIRRORS & ACCESSORIES				
Mirrors	DELETE	Opt. Crown Moulding	NO	
Bathroom Accessories	DELETE	location	NO	
Purchaser has reviewed the colour chart			SITE & LOT	
***FOR TRADE USE***			COOKSTOWN	28
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



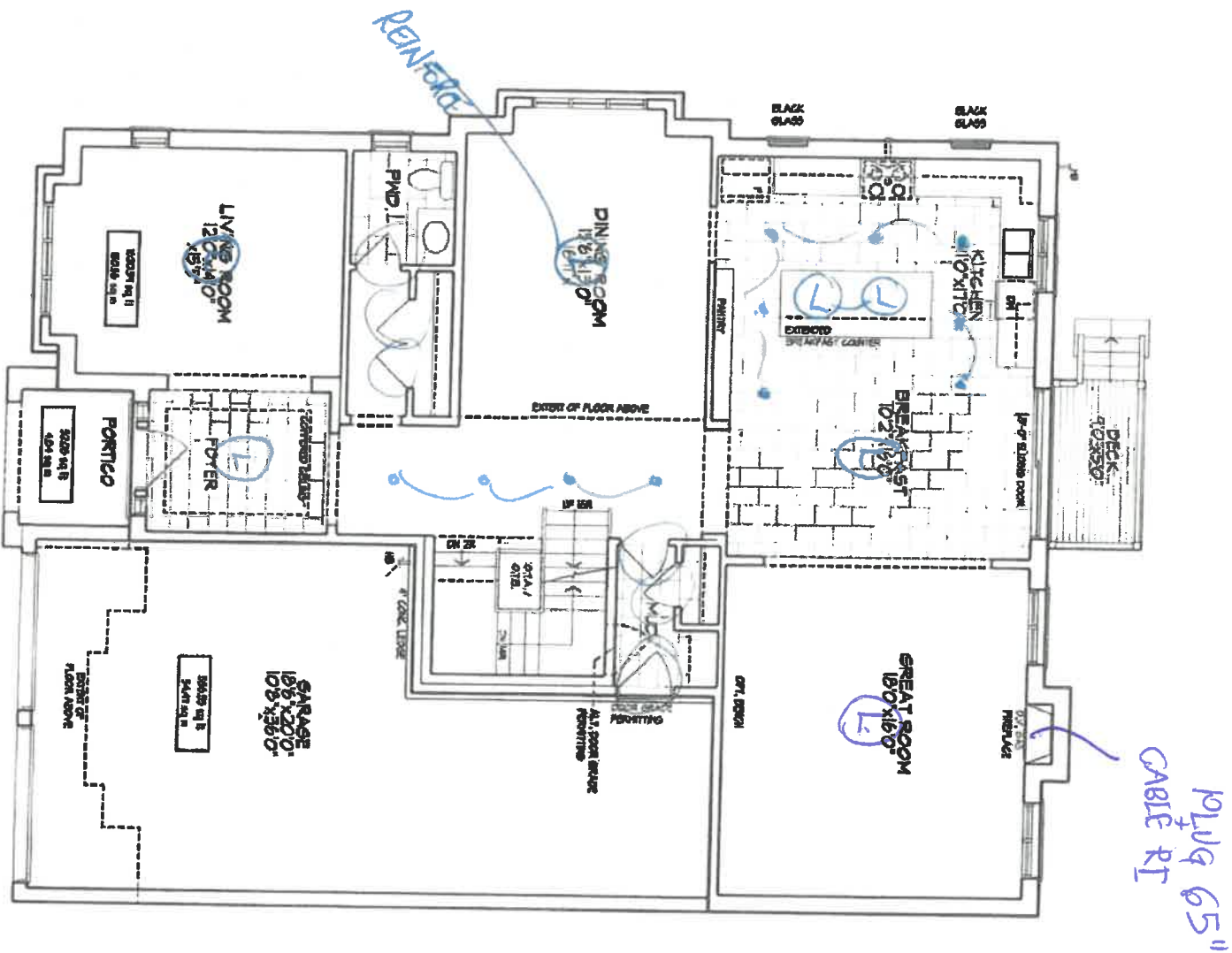
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN						
Stair Stain / Species:	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE ***REQUESTING FINISH TO BE AS MATTE AS POSSIBLE (2 FLIGHTS)					
Main to 2ND Floor Railing Details:	UPGRADE - SQUARE OAK POST WITH REVEAL, SQUARE OAK HANDRAIL, ALL PLAIN METAL PICKETS					
Main to Basement Railing Details:	UPGRADE - SQUARE OAK POST WITH REVEAL, SQUARE OAK HANDRAIL, ALL PLAIN METAL PICKETS					
TRIM						
Casing/Baseboards	UPGRADE 3A - 3-1/2" NOTCH CASING WITH 6-1/2" NOTCH BASEBOARD					
Interior Doors	STANDARD STYLE - 8 FEET ON THE MAIN FLOOR					
Interior Door Hardware	UPGRADE TO HALIFAX - MATTE BLACK WITH MATTE BLACK HINGES					
Exterior Door Hardware	STANDARD					
PAINT						
THROUGHOUT	WARM GREY					
PLUMBING- UPGRADES TO BE DETAILED ON PES						
	FIXTURES	FAUCETS	NOTES			
Kitchen	UPGRADE SINK	STANDARD				
Powder room	UPGRADE SINK	STANDARD				
Master Ensuite	STANDARD	STANDARD				
Ensuite 2/3	UPGRADE SINK	STANDARD				
Ensuite 4	UPGRADE SINK	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	NO					
WATERLINE to Fridge	STANDARD					
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			DT		MT	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			RT		MT	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			RT		MT	
SITE:	COOKSTOWN	LOT: 28				
PURCHASER(S):	DANIEL B. THOMPSON & MICHELINA DE ROSA-THOMPSON		SEPT 21 2020			
HOME #/CELL #	416-523-2790		Date			
EMAIL:			Date			
DÉCOR NOTES			Date			
***FOR TRADE USE***			Date			
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.			Date			
ZANCOR HOMES			Date			
*** PAGE 2 OF 2 ***			Date			

SCHEDULE "FLP"  
LOT 28

REMARK: THIS SET SHALL BE USED IN CONJUNCTION WITH THE SCHEDULE "FLP" OF EXISTING DRAWINGS - 4-LOT 28. THIS SET IS NOT TO BE USED IN ISOLATION.

DATE: 01/01/2020  
BY: J.S.



GROUND FLOOR PLAN, EL. 'A'  
1st fl. ft. 2201 sq. ft.  
GARAGE AND PORCH  
COVERAGES IN PORCH 2294 sq. ft.

CONDUIT-RANER TO ATTIC

UP

MD 985



MD  
2025

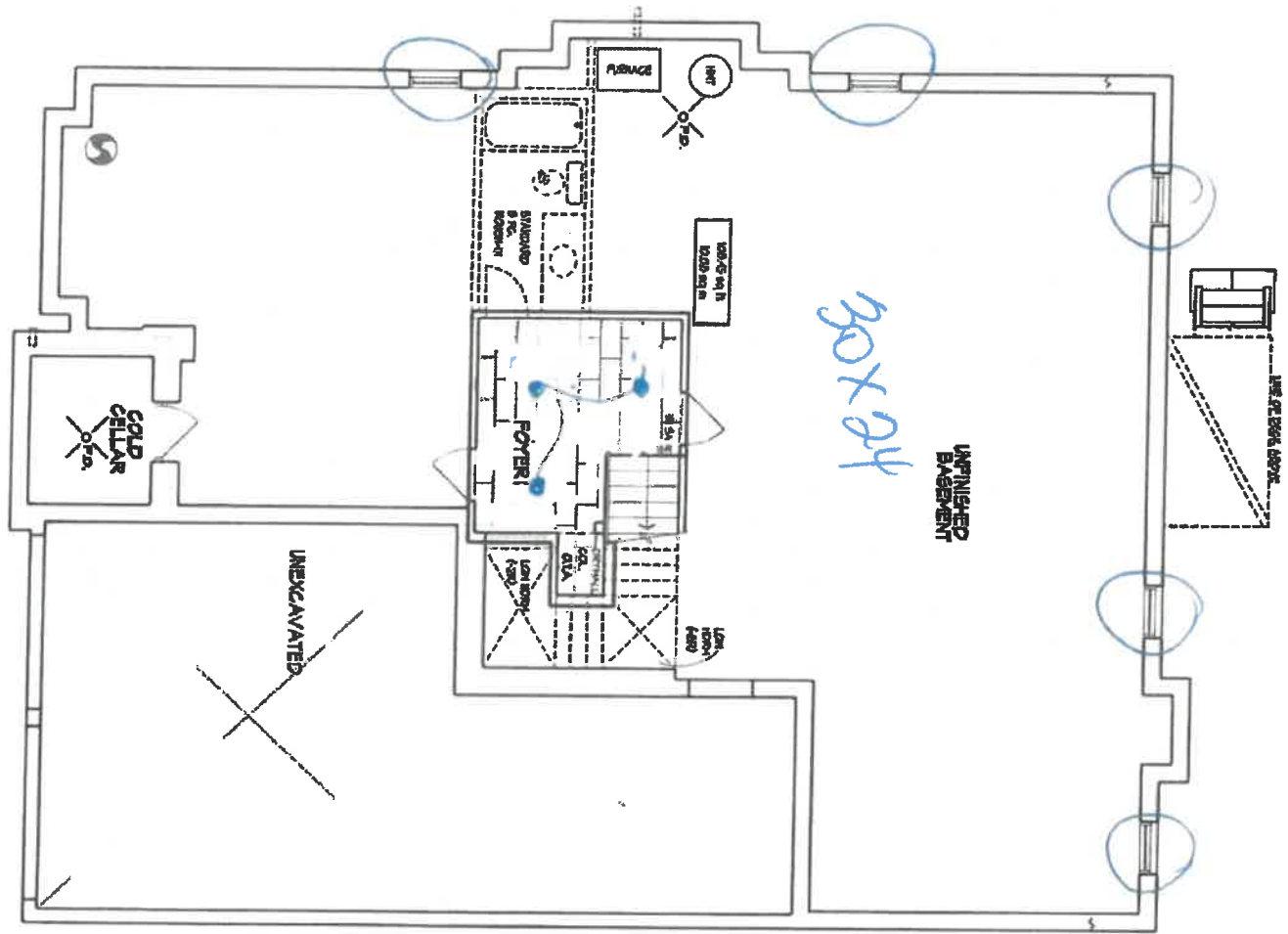
**ZANCOR HOMES - 216043**  
COOKSTOWN, ONTARIO  
8968 Woodbine Ave., Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7928 ■ OCT 2019 ■ HDI ■ 216037650008-LOT 28



HUNTLEY  
DESIGN ASSOCIATES INC.  
www.huntleydesign.ca

SCHEDULE "FLP"  
LOT 28

MECHANICAL | PLUMBING | ELECTRICAL | ROOFING | INTERIORS | EXTERIORS | SITEWORK | LANDSCAPE ARCHITECTURE | 4-107 10000  
OCTOBER 10, 2019



BASEMENT PLAN, EL. 'A'  
100 sq ft

HUNT  
DESIGN ASSOCIATES INC.  
www.huntdesign.ca

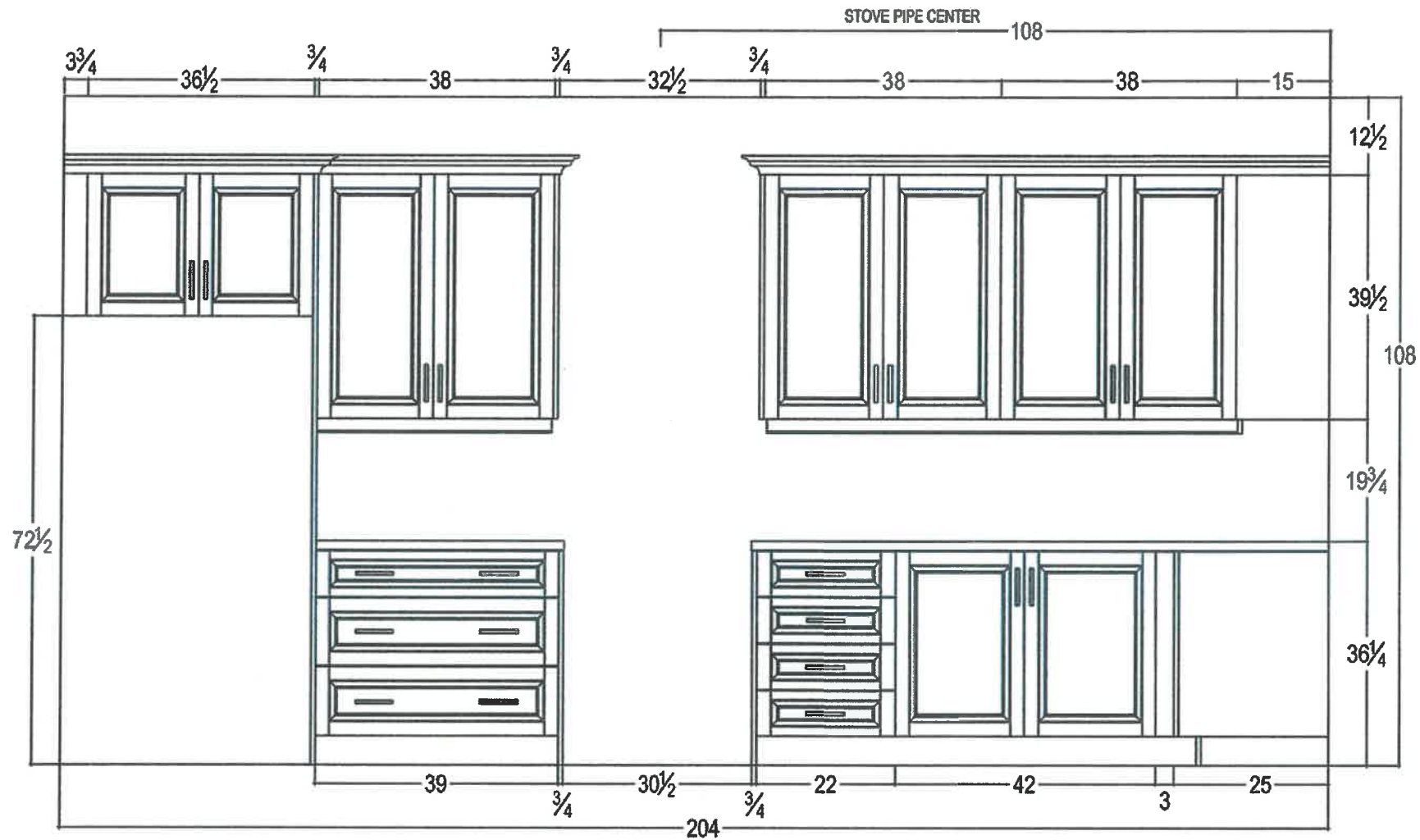
ZANCOR HOMES - 216043  
COOKSTOWN, ONTARIO  
8888 Woodbine Ave, Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326 ■  
OCT 2019 ■ HDI ■

216043W350038-L0728  
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UNIT 6003 - LOT 28

28 Cookstown  
[MO] [285]  
JP





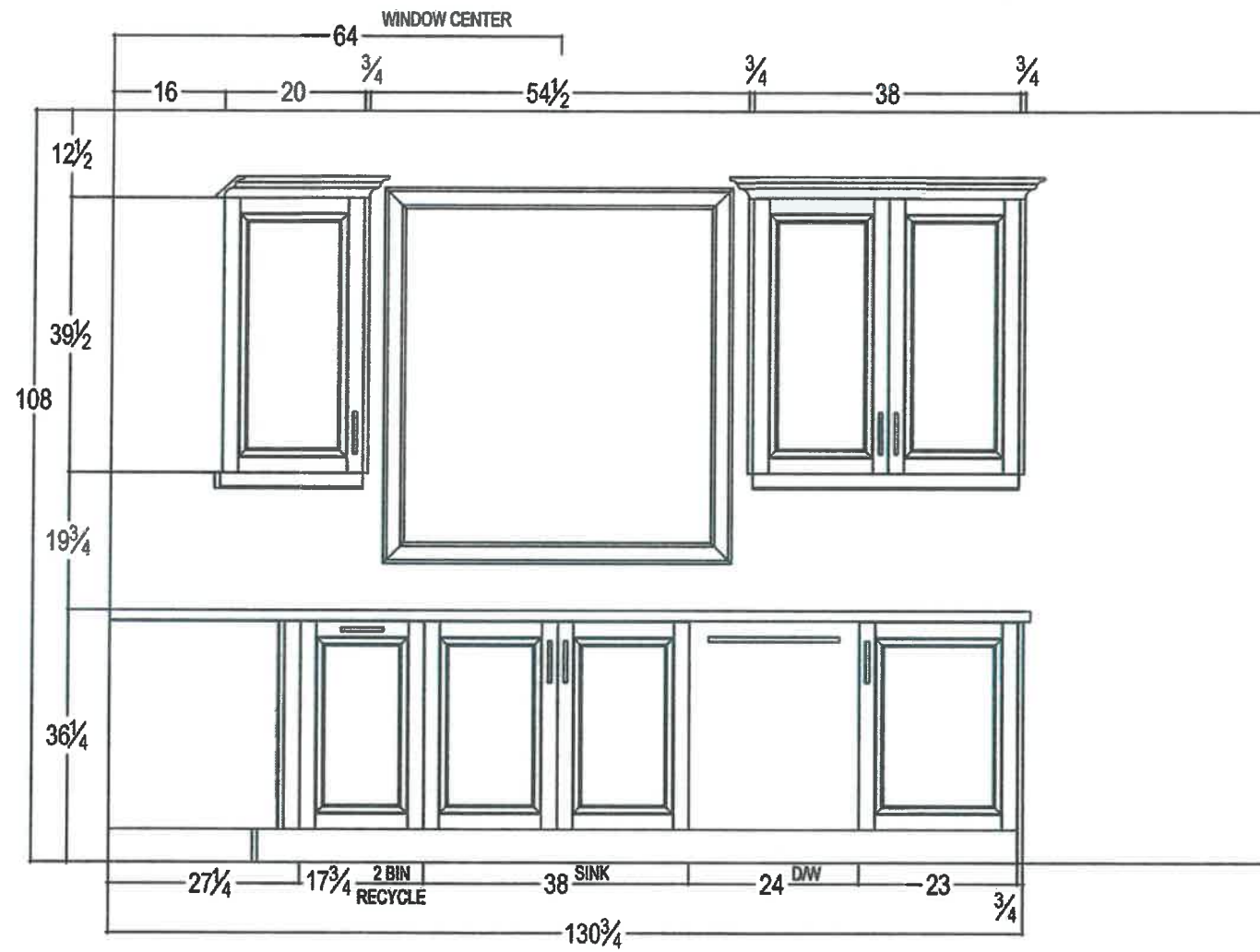
RP  
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28



80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: 5003 BEDFORD - TAKEOFF	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: STOVE & FRIDGE WALL ELEVATION
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: $\frac{1}{2}" = 1'-0"$	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JULY 14, 2017	
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 2/4	



your kitchen. your taste.  
 80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
 T: 416.746.1811 F: 905.781.5901

CLIENT: ZANCOR HOMES

SITE: COOKSTOWN

PHONE: —

EMAIL: —

JOB NAME: 5003 BEDFORD - TAKE OFF

DOOR STYLE: —

FINISH: —

SPECIES: —

ROOM: KITCHEN

DOOR HANDLE: —

DRW HANDLE: —

TOP: NONE

DRAWN BY: RP

SCALE: 1/2" = 1'-0"

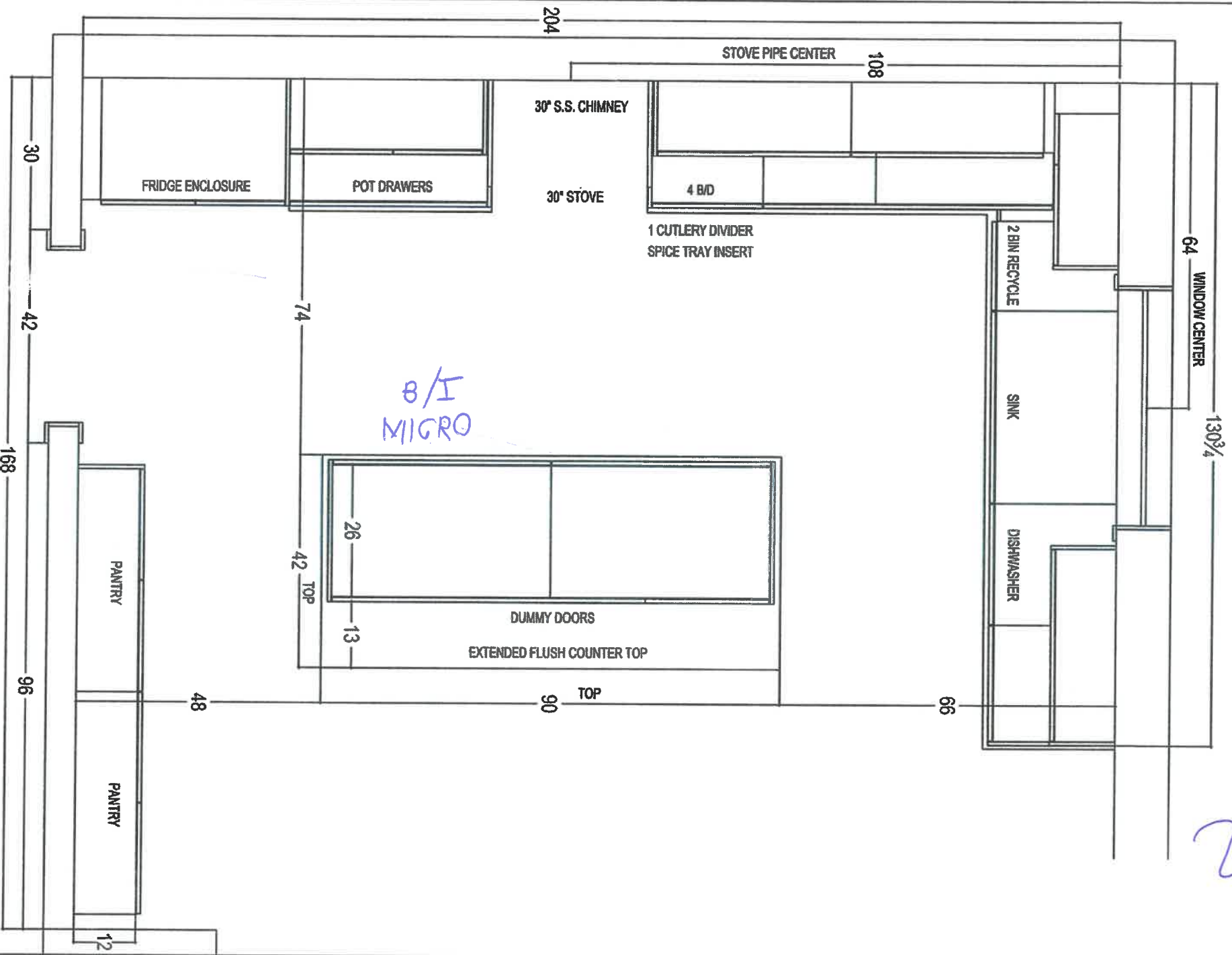
DATE: JULY 14, 2017

PAGE: 3/4

COMMENTS:

SINK WALL ELEVATION

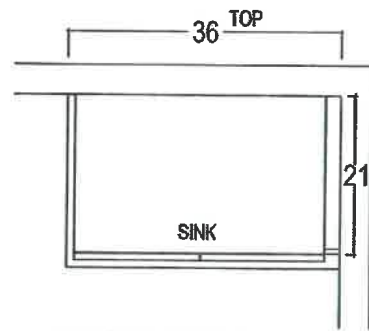




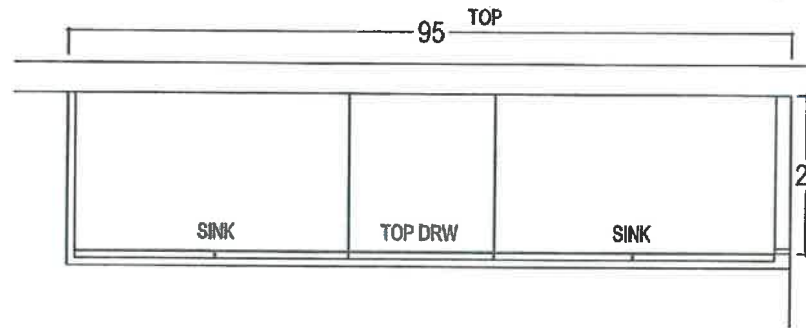
For kitchen, call QTH  
80 SANTE DRIVE, VAUGHAN, ON L4K 9C4  
T: 416.746.1811 F: 416.761.5807

CLIENT: ZANCOR HOMES	JOB NAME: 5003 BEDFORD TAKEOFF	ROOM: KITCHEN - PLAN VIEW	DRAWN BY: RP
SITE: COOKSTOWN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 14, 2017
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1/4

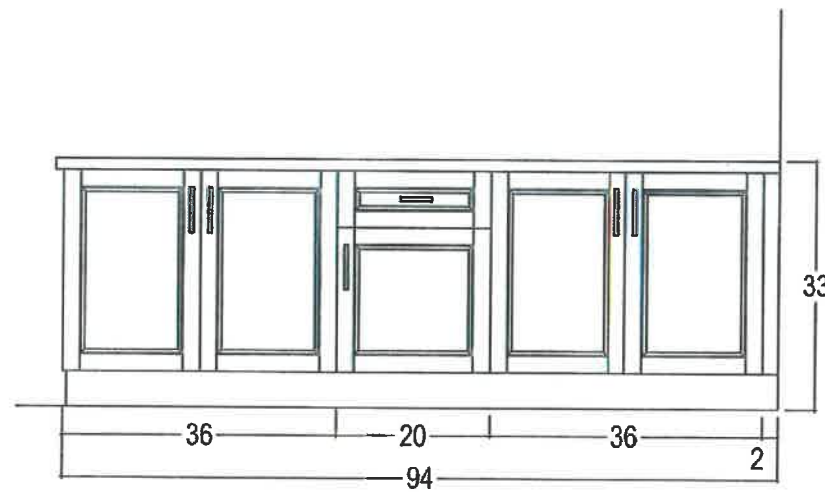
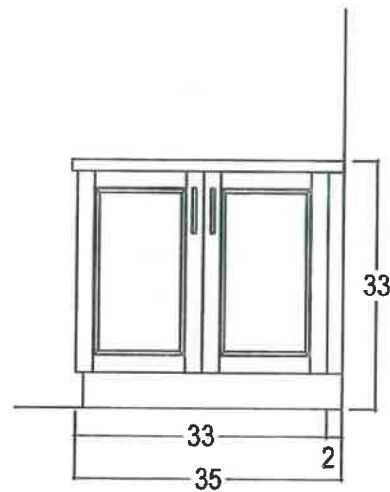
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POWDER ROOM



MASTER ENSUITE



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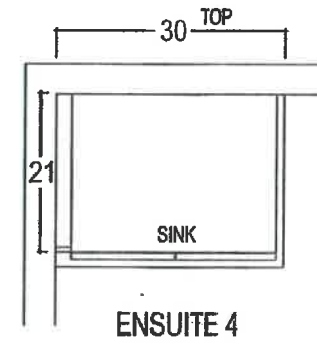
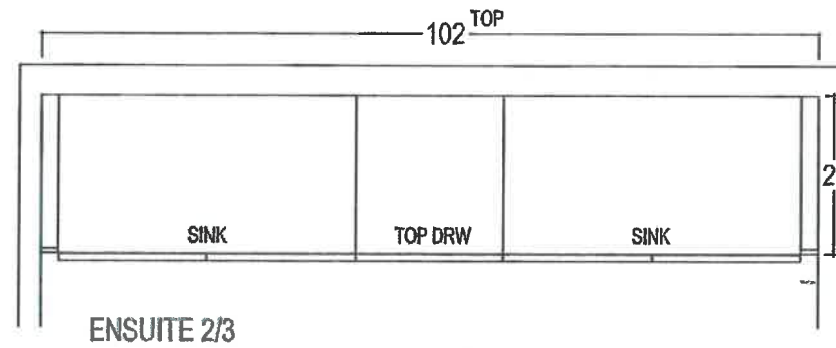


80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

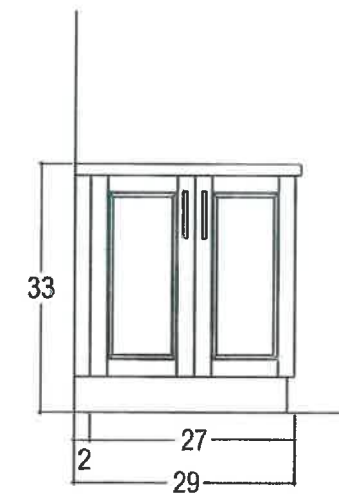
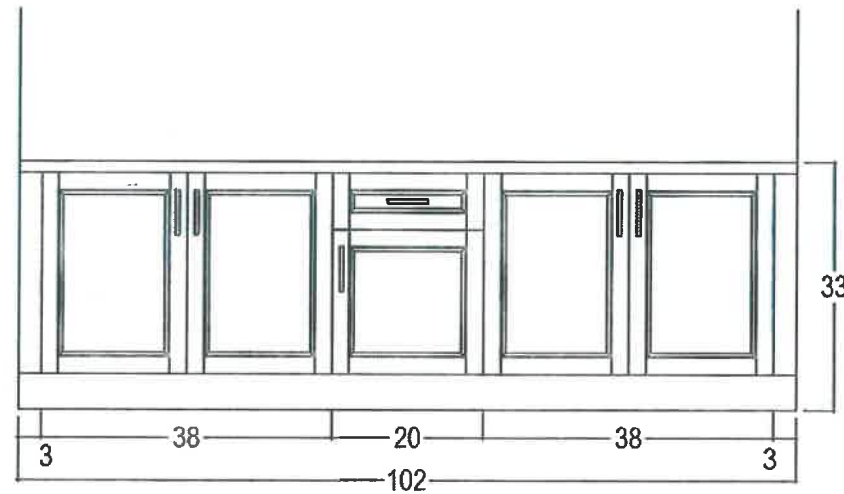
CLIENT: ZANCOR HOMES	JOB NAME: 5003 BEDFORD - TAKEOFF	ROOM: VANITIES	DRAWN BY: RP
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JUL 13, 2017
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 1/2

COMMENTS:

RP



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U.T.

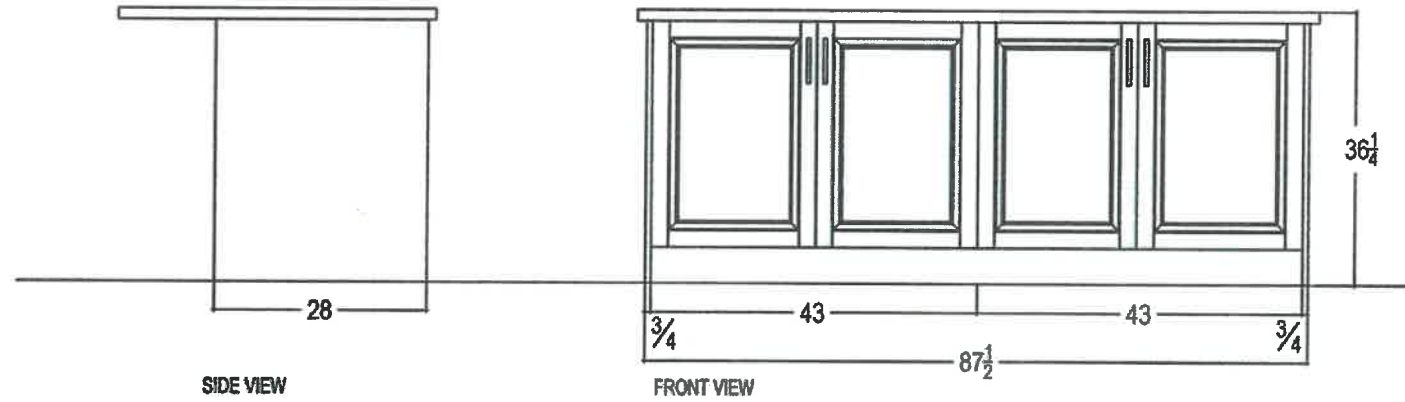


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T: 416.746.1811 F: 905.761.5901

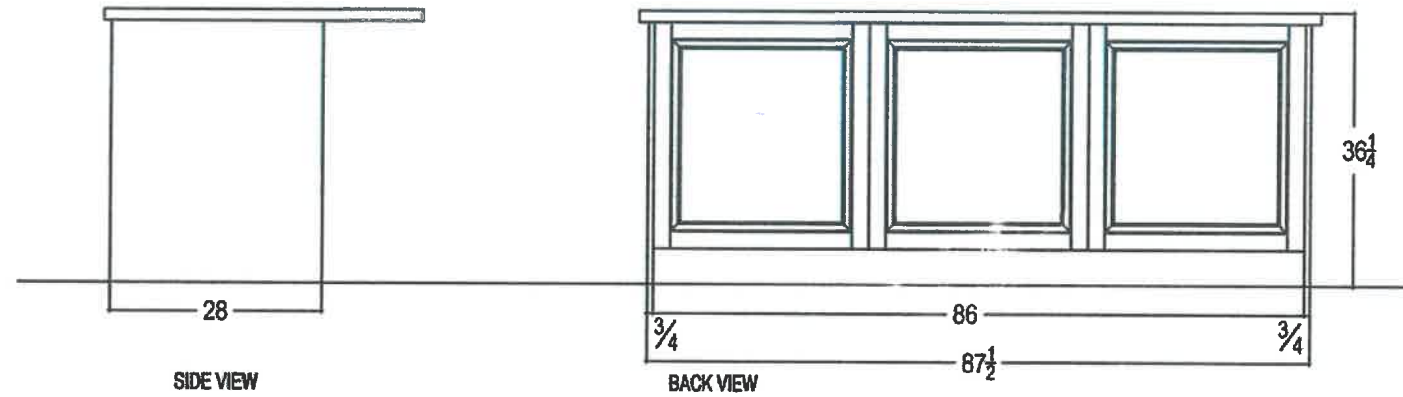
CLIENT: ZANCOR HOMES	JOB NAME: 5003 BEDFORD - TAKEOFF	ROOM: VANITIES	DRAWN BY: RP
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JUL 13, 2017
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 2/2

COMMENTS:

2



2



RET.



80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,  
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: 5003 BEDFORD - TAKE OFF	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: ISLAND ELEVATION
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JULY 14, 2017	
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 4/4	



THE  
**GALLER Y**  
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:**

*[Signature]*  
**HOMEOWNER INITIALS**

<b>Fridge Opening</b>	▶ 36" (+/-) x 74" (+/-)	**Space above the fridge is required due to proper air flow
<b>Stove Opening</b>	▶ 30"	<b>Hood Fan Opening</b> ▶ 30"
<b>Dishwasher Opening</b>	▶ 24"	<b>Hood Fan Vent</b> ▶ 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**

<b>FRIDGE</b>	<input type="checkbox"/> Built-In	<input type="checkbox"/> Flush Inset
	<input type="checkbox"/> Paneled / Integrated	<input type="checkbox"/> Water Line Required <i>[Signature]</i>

<b>RANGE</b>	<input type="checkbox"/> 36"	<input type="checkbox"/> Cooktop (Apron front)
	<input type="checkbox"/> 48"	<input type="checkbox"/> Cooktop (Dropin)
	<input type="checkbox"/> Gas	
	<input type="checkbox"/> Induction	**Countertop Cut-out charge required for cooktop

<b>HOOD FAN &amp; VENT</b>	<input type="checkbox"/> Under Cabinet (Standard)	<input checked="" type="checkbox"/> 6 Inch (Standard)
	<input checked="" type="checkbox"/> Chimney (centre vent)	<input type="checkbox"/> 8 Inch
	<input type="checkbox"/> Insert / Liner	<input type="checkbox"/> 10 Inch

<b>WALL OVEN &amp; MICRO</b>	<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 checked="" type="checkbox"/> Built-in Microwave (*trim kit required)

*DR. HALL*

<b>DATE</b>	<i>Sept 21/2020</i>	<b>SITE</b>	<i>Coastdown</i>	<b>LOT</b>	<i>28</i>
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**\*\* 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

RELEASE FORM  
BRICK/JOINT PATTERN INSTALLATION

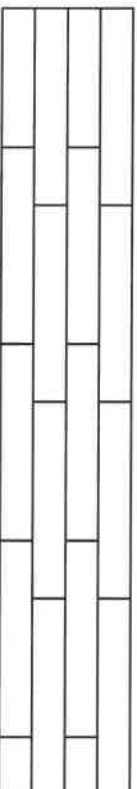
LOT / SITE: 28 Colchester  
HOMEOWNERS: Thompson  
DATE: Sept 21/2020

\*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 avoidlippage. Attached with this letter, you will find a layout of the ¾ brick installation that has been recommended.



Locations: Main floor  
+ Master ensuite + laundry  
W/E shower stall

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

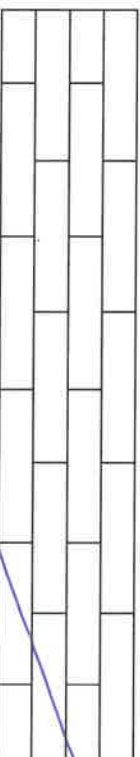
Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

HT

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

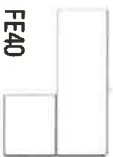
ZANCOR

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



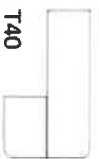
FE20

Upgrade 1 – Countertop Edges

Optional Edge in  
Kitchen – See book for  
model specific pricing



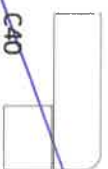
H40



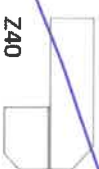
T40



DR40

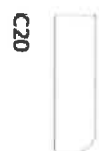


C40



Z40

Optional Edge in  
Vanity – See book for  
model specific pricing



C20

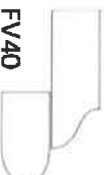


H20



Upgrade 2 – Countertop Edges

Option 2 Edge in  
Kitchen – Custom \$\$



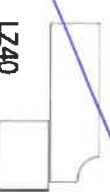
FV40



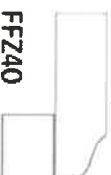
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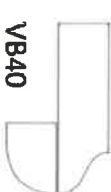
VX40



LZ40



FFZ40



VB40



L20



F20

Custom pricing  
on request

DATE Sept 21/20

SITE Cookstown

LOT 28

HT  
Homeowner(s) Initials

ZANCOR

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

THE  
**GALLERY**  
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**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, 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 Sept 21/2020

SITE Bookstown

LOT 28

**ZANCOR**