

CONSTRUCTION SUMMARY OF EXTRAS
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Site: **MASAGA**
Lot: **137-2**
Model: **SAND TH-06 (B)**
Purchaser: **KIM K. NOLET**
Phone/Email: **647-287-5022**

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
#1	ELECTRICAL - POTLIGHTS - MASTER BEDROOM (4), STD REMAINS	OCT 19 2020
#2	ELECTRICAL - POTLIGHTS - MASTER ENSUITE (1) OVER MIRROR	OCT 19 2020
#3	ELECTRICAL - ADD (1) CAPPED LIGHT OVER THE ISLAND **TO BE ON SAME SWITCH AS STANDARD	OCT 19 2020
#4	DEEPER SOAKER TUB IN BASEMENT BATHROOM - DIANA TUB	OCT 19 2020
#5	COFFERED CEILING IN MASTER BEDROOM WITH PLASTER MOULDING INSIDE (102L)	OCT 19 2020
#6	8 FOOT HIGH INTERIOR DOORS (6)	OCT 19 2020
#7	SMOOTH CEILINGS ON MAIN FLOOR & BASEMENT	OCT 19 2020
#8	AIR CONDITIONING UNIT (COMPLETE) (LENNOX)	OCT 19 2020
	MASTER ENSUITE	
#9	FRAMELESS GLASS SHOWER IN LIEU OF STANDARD	OCT 19 2020
#10	MASTER ENSUITE - SHOWER WALL TILE - INSTALL FLOOR TILES ON WALL IN BRICK PATTERN ***TWO DIFFERENT TILES (SEE SKETCH)	OCT 19 2020
#11	MASTER ENSUITE - CABINETS - UPGRADE 1	OCT 19 2020
#12	MASTER ENSUITE - BLACK LAMINATE COUNTERTOP	OCT 19 2020
#13	MASTER ENSUITE - ADD APPLIED MOULDING ABOVE VANITY AND INSTALL MIRROR INSIDE	OCT 19 2020
#14	MASTER ENSUITE - UPGRADED SHOWER JAMB	OCT 19 2020
#15	MASTER ENSUITE - UPGRADED SHOWER FLOOR	OCT 19 2020
	LAMINATE / STAIN	
#16	LAMINATE ON MAIN FLOOR - UPGRADE COLOUR	OCT 19 2020
#17	LAMINATE IN BASEMENT REC ROOM IN LIEU OF CARPET	OCT 19 2020
#18	STAIN STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE	OCT 19 2020
#19	LAMINATE IN KITCHEN IN LIEU OF TILE	OCT 19 2020
	KITCHEN	
#20	KITCHEN - EXTENDED UPERS TO BE 39-1/2"	OCT 19 2020
#21	KITCHEN - SHORTEN CABINET SO THERE IS A CLEARANCE OF 30" BETWEEN CABINET AND UPPER CABINET ***(HOMEOWNER HAS LARGE MIXING MACHINE) ***SEE LOCATION ON KITCHEN DRAWING***	OCT 19 2020
#22	KITCHEN - MOVE DISHWASHER TO ISLAND (CLOSEST TO SINK)	OCT 19 2020
#23	KITCHEN - ADD (5) CLEAR GLASS CABINETS WITH GLASS SHELVES	OCT 19 2020
#24	KITCHEN - ADD MATCHING VALANCE	OCT 19 2020
#25	KITCHEN - ADD POT DRAWERS IN ISLAND (**3 EQUAL HEIGHT DRAWERS) **REQUESTING TO BE 38 INCHES WIDE, IF POSSIBLE	OCT 19 2020
#26	KITCHEN - ADD (1) TOP DRAWER, ***APPROX 36 INCHES WIDE BY APPROX 10 INCHES DEEP***, BESIDE STOVE WITH DOORS UNDERNEATH	OCT 19 2020
#27	KITCHEN - RELOCATED STANDARD BANK OF DRAWERS (SEE DRAWING))***NOTE - TO BE THREE EQUAL HEIGHT DRAWERS)	OCT 19 2020
#28	KITCHEN - FRIDGE ENCLOSURE (DEEP UPPER)	OCT 19 2020
#31	KITCHEN - REMOVE CABINET'S ABOVE STOVE FOR FUTURE CHIMNEY HOOD FAN **CENTRE VENT	OCT 19 2020
#29	RAILINGS - UPGRADE TO SQUARE OAK POSTS	OCT 19 2020
		OCT 19 2020
#30	REMOVE HALF WALL AT FOYER	OCT 19 2020

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	400 SERIES PVC - WHITE	<i>HARDWARE</i>	LAMINATE - GRAPHITE NEBULA 4623-60	
Island	400 SERIES PVC - WHITE		LAMINATE - GRAPHITE NEBULA 4623-60	
Powder Room	PEDESTAL SINK		N/A	
Master Ensuite	MATRIX - LARICE BIANCO (1)		LAMINATE - COTE D'ASUR NOIR 5006K-07	
Basement Bath	EURO - LARICE BIANCO		LAMINATE - COTE D'ASUR NOIR 5006K-07	
Laundry	N/A	<i>↑</i>		
TILES				
Main Foyer		LOFT ASH 12 X 24 *BRICK		
Powder Room		LOFT ASH 12 X 24 *BRICK		
Kitchen	LAMINATE - TORLY'S FJORD 4-/78" - COLOUR ASTRID OAK			
Breakfast	LAMINATE			
Kitchen Bk.Splash	N/A			
Laundry (Basement)	LOFT ASH 12 X 24 *BRICK			
Mstr Ensuite Floor	LOFT ASH 12 X 24 *BRICK			
Mstr Ensuite Shower WALL	LOFT ASH 12 X 24 & LOFT GREY 12 X 24 (ALTERNATING) *BRICK (SEE DRAWING)			
Master Shower Floor	ONTARIO SERIES HES - DARK GREY (1)			
Master Shower JAMB	UPGRADE TO MARMOLINE SHADOW			
Basement Bath Floor	LOFT ASH 12 X 24 *BRICK			
Basement bath wall	KEATON ICE 8 X 10			
HARDWOOD / CARPET				
Kitchen	LOFT ASH 12 X 24 *BRICK			
Breakfast	LAMINATE - TORLY'S FJORD 4-/78" - COLOUR ASTRID OAK			
Family Room	LAMINATE - TORLY'S FJORD 4-/78" - COLOUR ASTRID OAK			
Master Bedroom	LAMINATE - TORLY'S FJORD 4-/78" - COLOUR ASTRID OAK			
Bedroom 2 (Basement)	CARPET - OPENING NIGHT - COLOUR T03 w/STANDARD UNDERPAD			
Bedroom 3 (Basement)	CARPET - OPENING NIGHT - COLOUR T03 w/STANDARD UNDERPAD			
BASEMENT REC ROOM	LAMINATE - TORLY'S FJORD 4-/78" - COLOUR ASTRID OAK in lieu of carpet			
FIREPLACES				
LOCATION	N/A	MANTLE	N/A	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	NO	
Bathroom Accessories	DELETE	Location	NO	
Purchaser has reviewed the colour chart			SITE & LOT	
FOR TRADE USE			WASAGA	137-2
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 **			<i>X</i>	
			Purchaser Initial	Vendor

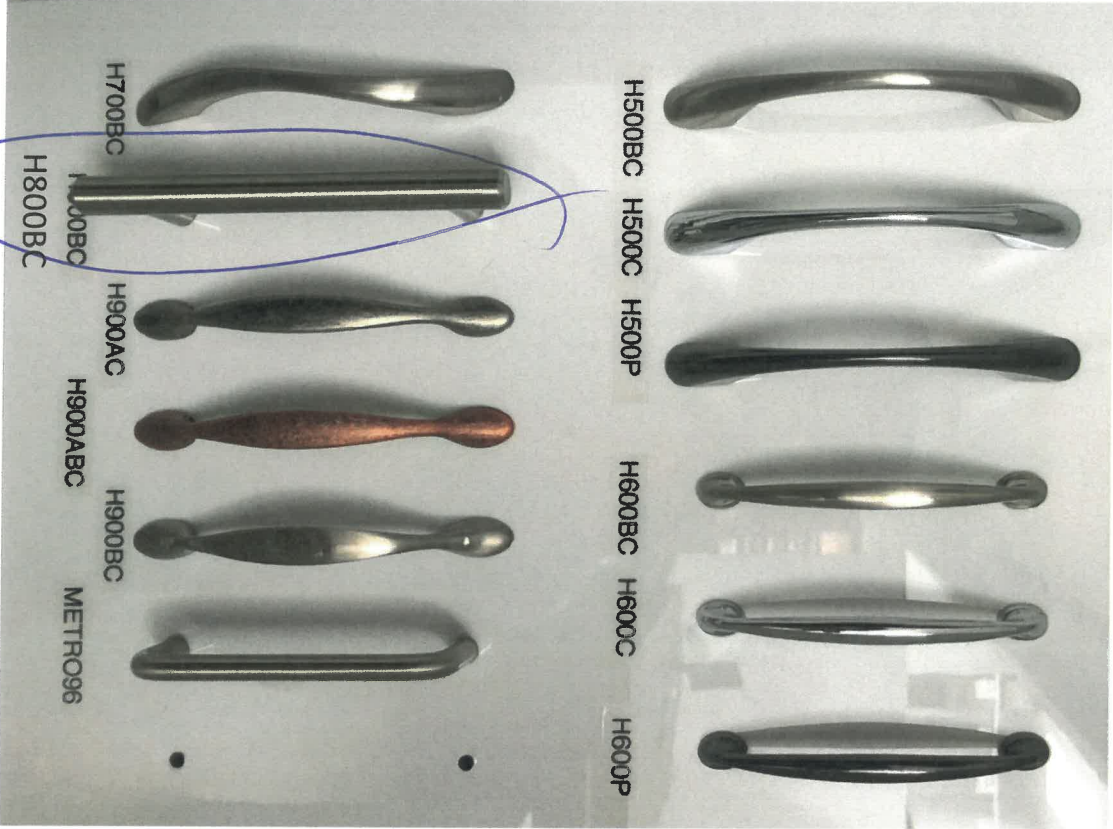
ORIGINAL

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN STAIRS TO MATCH FLOORING AS CLOSE AS POSSIBLE			
Main to Basement Railing Details:	METAL - SINGLE COLLAR w/ALT PLAIN; UPGRADE TO SQUARE OAK POST WITH BEVEL CORNERS; STANDARD OVAL OAK HANDRAIL			
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	STANDARD			
Powder room	STANDARD			
Master Ensuite	STANDARD			
Basement Bath	STANDARD			
Laundry	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: 137-2		
PURCHASER(S):	KIM K. NOLET		X	
HOME #/CELL #	647-287-5022		Purchaser Signature	
EMAIL:			Date	
DÉCOR NOTES			Purchaser Signature	
			Date	
			Décor Consultant 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				
*** PAGE 2 OF 2 ***			Vendor Signature	
			Date	

OK 16/11/24

STANDARD KNOBS & HANDLES (NIK)



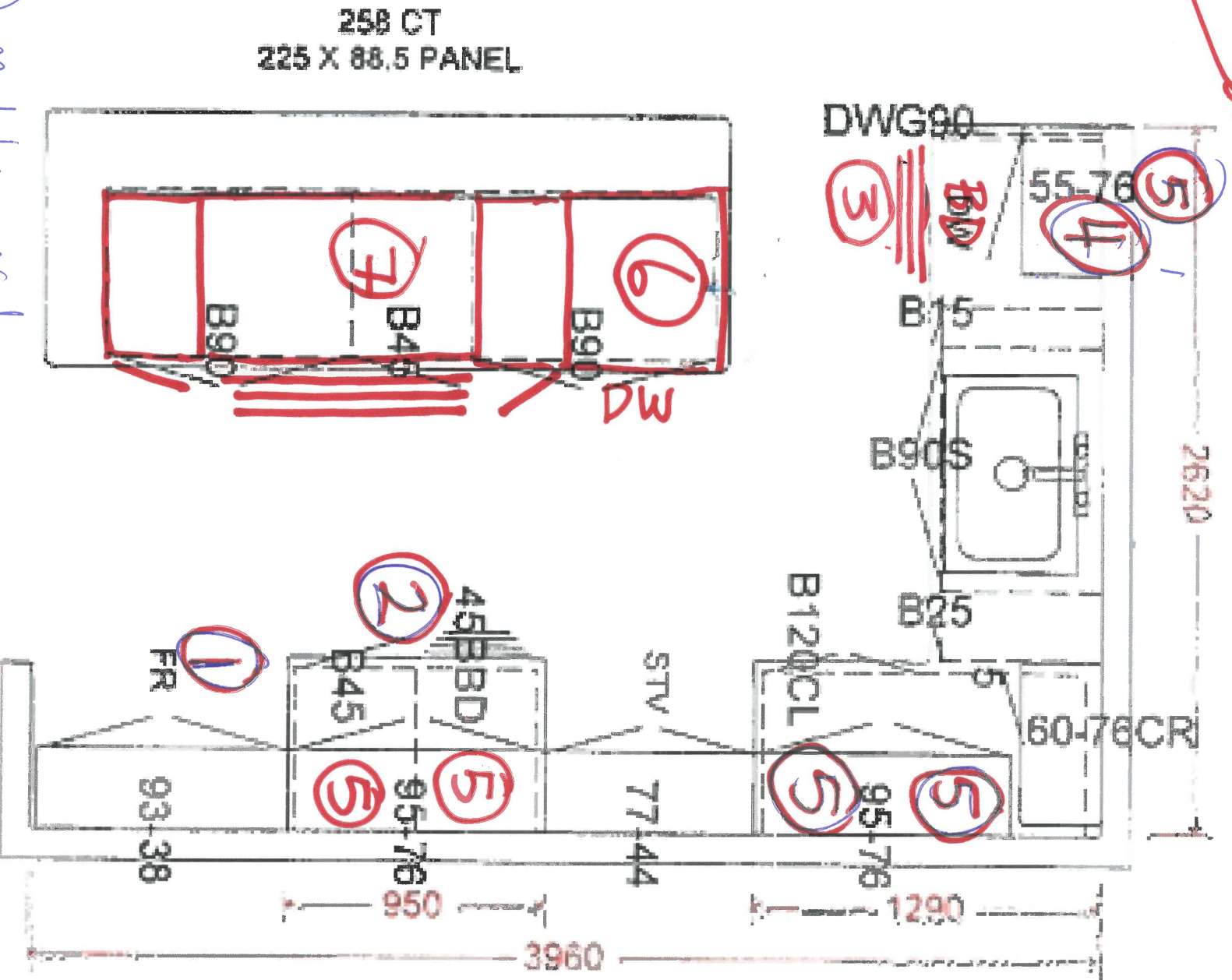
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134-2

Please Select for Basement,
Kitchen Master,

TH6

137-2

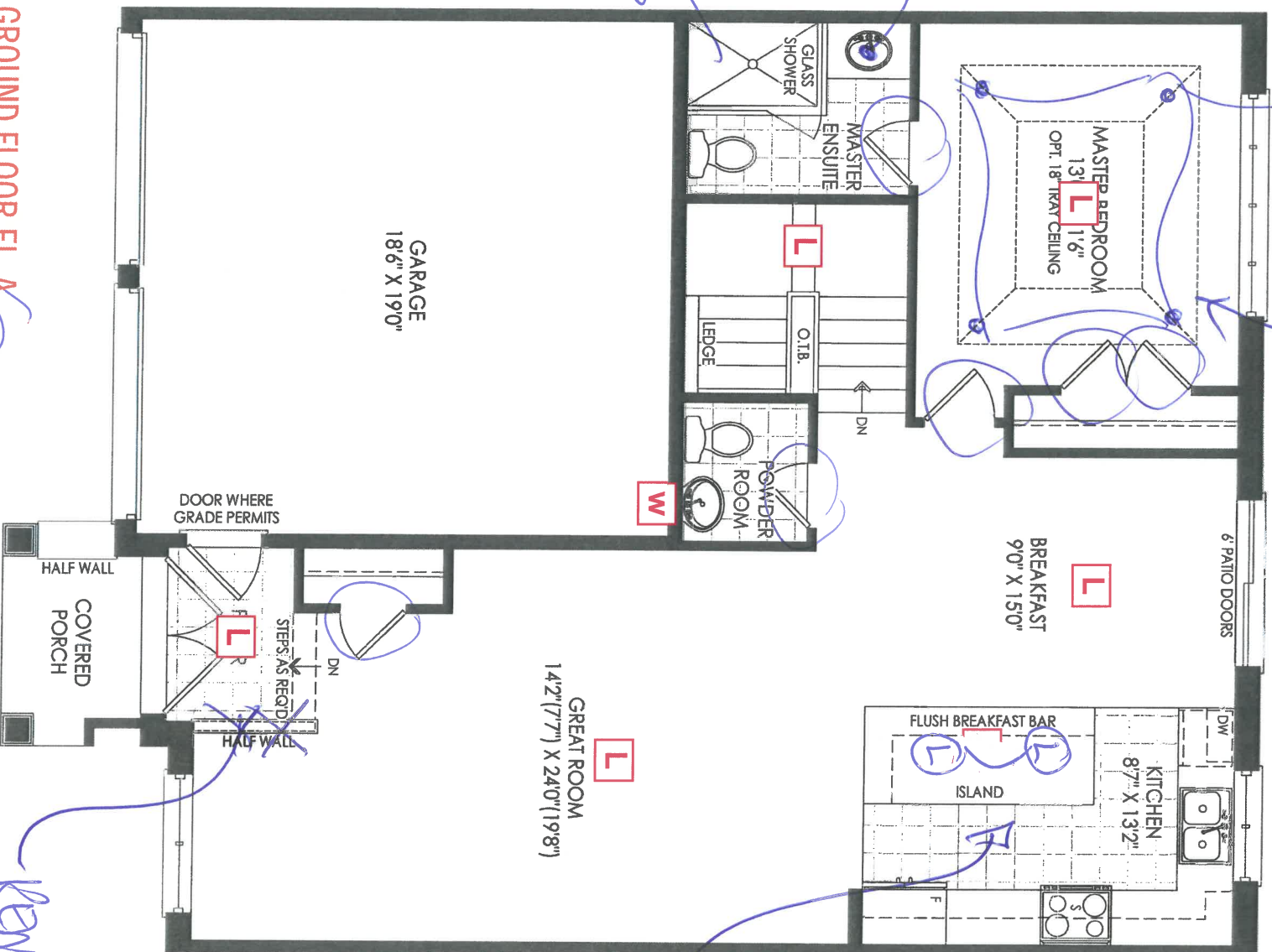


- ⑥ Matching Valance
- ① Fridge Enclosure
- ② Top Drawer 36" x 10", Doors below
- ③ Std bank of Drawers * 3 equal drawers *
- ④ Shorten cabinet * 30" from counter to cabinet *
- ⑤ Glass Door with Glass Shelves
- ⑥ Dishwasher Location
- ⑦ Pot Drawers * 3 EQUAL Drawers
- ⑧ Extended uppers 39 1/2

TH6
137-2

- 8 Foot Interior Doors
- Smooth Ceilings
- A/C Unit

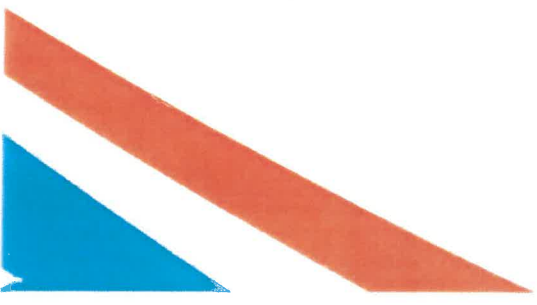
THE SAND TH-06



GROUND FLOOR EL. A

(B)

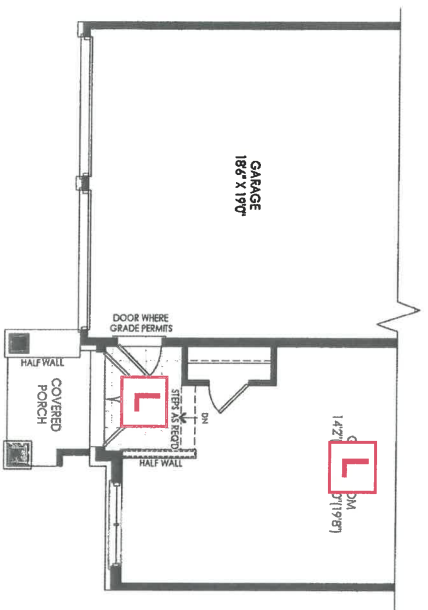
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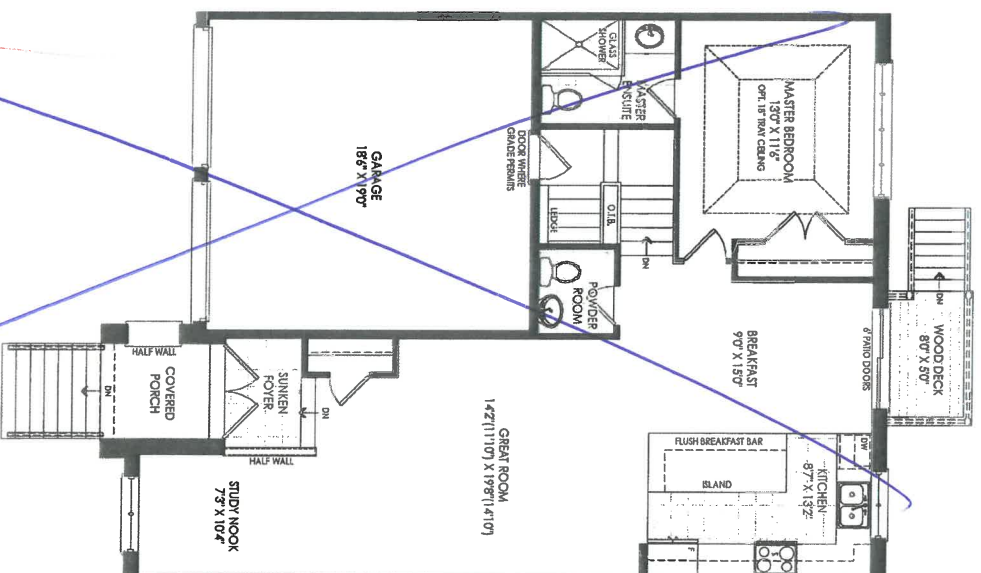
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137-2

OTHER PARTIALS AND PLANS



PARTIAL GROUND FLOOR EL. B



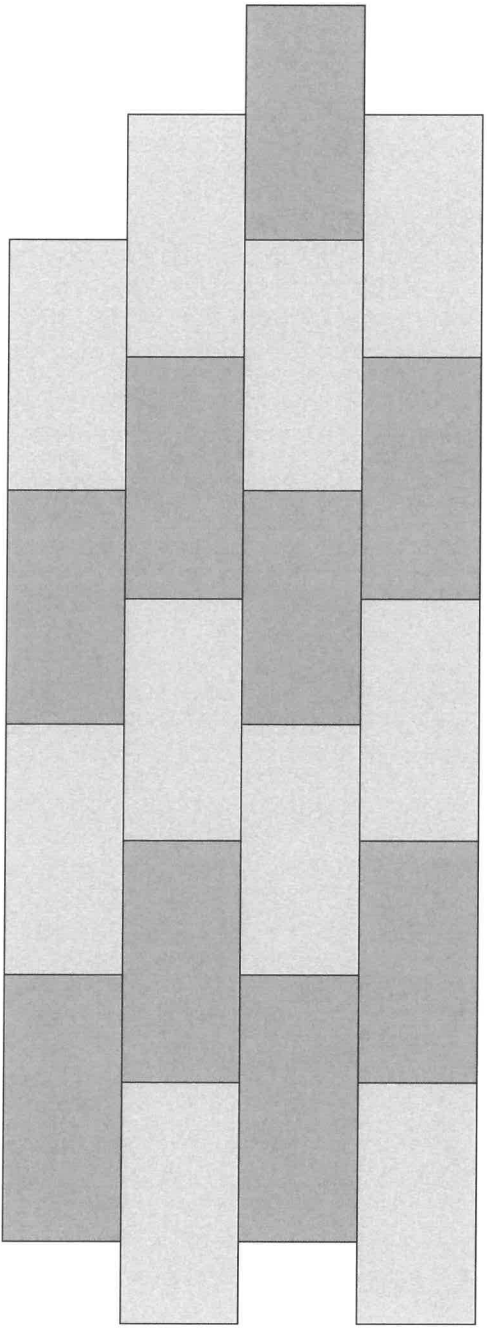
GROUND FLOOR EL. C RAISED CONDITION

THE SAND TH-06

137-2

137-2 MASTER ENSUITE

WALL PATTERN IN SHOWER



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:

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

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 OCT 28/20 SITE Walsby LOT 137-2

** 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

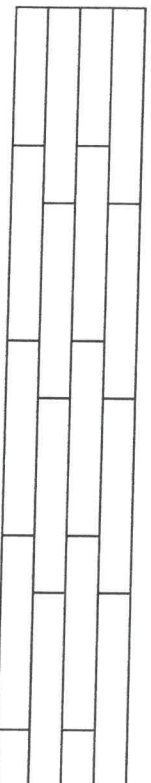
LOT / SITE: 137-2 Massey
HOMEOWNERS: Nolet
DATE: Oct 28/20

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: Floor tiles
tile wall

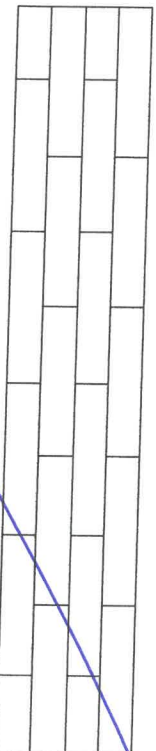
Please understand, even in using this ½ brick installation, there may still be minimal lippage which cannot fully be eliminated.

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:

HOMEOWNERS:

DATE:

137-2 Wassaqua
Hole
09/28/20

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.

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

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 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 absorberency 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 05/28/20

SITE Wasaqa

LOT 137-2

ZANCOR