

CONSTRUCTION SUMMARY OF EXTRAS
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Site: WASAGA
Lot: 142-1
Model: SAND TH-06 (A) CORNER
Purchaser: MARIA F. TAYLOR
Phone/Email: 416-805-0659



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE TOP LOAD WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
#1	ELECTRICAL - POTLIGHTS (X4) IN KITCHEN ON SEP SWITCH AND RELOCATED THE STANDARD TO BE OVER THE ISLAND	AUGUST 24 2020
#2	ELECTRICAL - ADD 2 CAPPED BOXES ON SAME SWITCH AS STANDARD FOR FUTURE LIGHTS	AUGUST 24 2020
#3	ELECTRICAL - POTLIGHTS (X6) IN BASEMENT REC ROOM ON SEP SWITCH, RELOCATE STD LIGHT AS PER DRAWINGS	AUGUST 24 2020
#4	ELECTRICAL - ADD PLUG APPROX 5'5" ABOVE FLOOR FOR FUTURE TV *GREAT ROOM	AUGUST 24 2020
#5	ELECTRICAL - ADD PLUG APPROX 5'5" ABOVE FLOOR FOR FUTURE TV *BASEMENT	AUGUST 24 2020
#6	LAMINATE - UPGRADE COLOUR IN STANDARD AREAS	AUGUST 24 2020
#7	STAIN STAIRS TO MATCH FLOORING AS CLOSE AS POSSIBLE	AUGUST 24 2020
#8	LAMINATE - IN BASEMENT REC ROOM IN LIEU OF CARPET	AUGUST 24 2020
#9	KITCHEN - EXTEND CABINETS TO BE 39-1/2"	AUGUST 24 2020
#10	KITCHEN - FRIDGE ENCLOSURE (DEEP UPPERS)	AUGUST 24 2020
#11	KITCHEN - BASE CORNER CABINET	AUGUST 24 2020
#12	KITCHEN - PULL OUT 2 BIN RECYCER	AUGUST 24 2020
#13	KITCHEN - POT DRAWERS IN ISLAND	AUGUST 24 2020
#14	KITCHEN - MICROWAVE SHELF	AUGUST 24 2020
#15	KITCHEN - CABINETS UPGRADE 1	AUGUST 24 2020
#16	KITCHEN - COUNTERTOP - UPGRADE TO STONE **INCLUDES UNDERMOUNT SINK	AUGUST 24 2020
#17	KITCHEN - BACKSPLASH UPGRADE 2	AUGUST 24 2020
#18	MASTER ENSUITE SHOWER FLOOR - UPGRADE 1	AUGUST 24 2020
#19	TRIM - UPGRADE 1 **STEP	AUGUST 24 2020
#20	RAILINGS - UPGRADE TO SQUARE OAK POST WITH BEVEL CORNERS	AUGUST 24 2020
#21	INTERIOR DOORS - MASONITE ROMAN THROUGHOUT	AUGUST 24 2020
#22	MASTER ENSUITE COUNTERTOP - OCEAN FOAM **INCLUDES OVAL UNDERMOUNT SINK	AUGUST 24 2020
#23	KITCHEN - ONE DUMMY DOOR PANEL AT BACK OF ISLAND AND ONE DUMMY DOOR ON SIDE OF ISLAND	AUGUST 24 2020

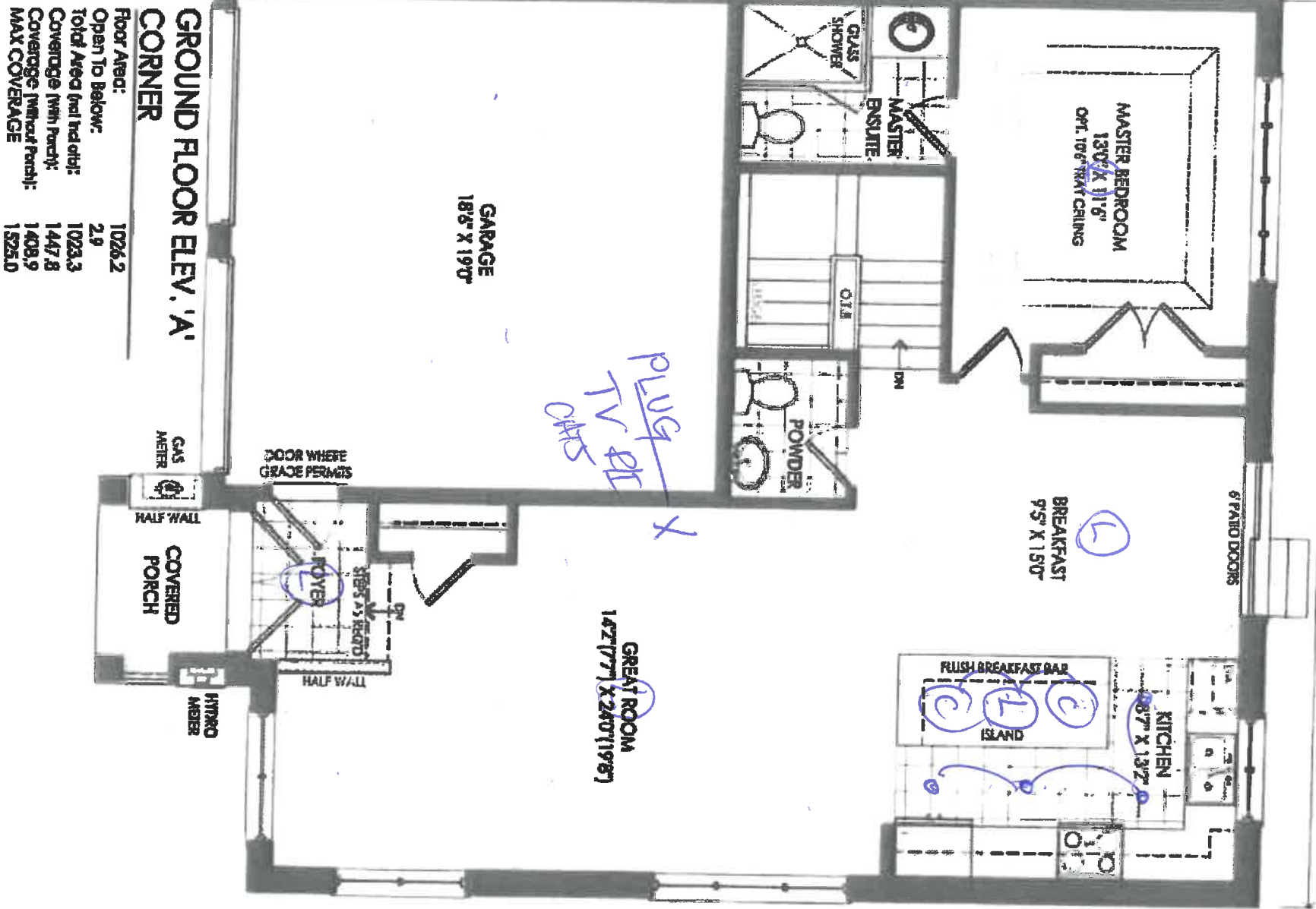
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	MOSAIC MDF - CONCRETE GREY (1)	H800BC	CAESARSTONE ATLANTIC SALT (3)	
Island	MOSAIC MDF - CONCRETE GREY (1)	H800BC	CAESARSTONE ATLANTIC SALT (3)	
Powder Room	PEDESTAL SINK	H800BC		
Master Ensuite	SIERRA PVC - WHITE	H800BC	CAESARSTONE OCEAN FOAM (2)	
Basement Bath	SIERRA PVC - WHITE	H800BC	4922K-52	
Laundry	N/A			
TILES				
Main Foyer			NATURAL KALCATTA GREY 18 X 18	
Powder Room			NATURAL KALCATTA GREY 18 X 18	
Kitchen			NATURAL KALCATTA GREY 18 X 18	
Breakfast			LAMINATE	
Kitchen Bk.Splash			COLOURS & DIMENSIONS STERLING GREY BRIGHT 4 X 16 (2)	
Laundry			NATURAL KALCATTA GREY 18 X 18	
Mstr Ensuite Floor			NATURAL KALCATTA GREY 18 X 18	
Mstr Ensuite Shower WALL			KEATON ICE 8 X 10	
Master Shower Floor			VOLKAS POLISHED WHITE 2 X 2 (1)	
Master Shower JAMB			BIANCO CARRARA	
Main Bath Floor			NATURAL KALCATTA GREY 18 X 18	
Main Bath Tub Wall			KEATON ICE 8 X 10	
HARDWOOD / CARPET				
Kitchen			TILE	
Breakfast			LAMINATE - TORLYS FJORD - LYNGEN OAK 4-7/8"	
Family Room			LAMINATE - TORLYS FJORD - LYNGEN OAK 4-7/8"	
Main hall			LAMINATE - TORLYS FJORD - LYNGEN OAK 4-7/8"	
Upper Hall			N/A	
Master Bedroom			LAMINATE - TORLYS FJORD - LYNGEN OAK 4-7/8"	
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 - TORLYS FJORD - LYNGEN OAK 4-7/8" in lieu of carpet	
FIREPLACES				
LOCATION	NO	MANTLE	NO	
MIRRORS & ACCESSORIES				
Mirrors	YES	Opt. Crown Moulding	NO	
Bathroom Accessories	DELETE	Location	NO	
Purchaser has reviewed the colour chart			SITE & LOT	
****FOR TRADE USE****			WASAGA	142-1
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 TO MATCH STAIRS AS CLOSE AS POSSIBLE							
Main to Basement Railing Details:		STANDARD METAL - SINGLE COLLAR WITH ALT. PLAIN							
Main to Basement Railing Details:		STANDARD OVAL HANDRAIL w/UPGRADED SQUARE OAK POST WITH BEVEL CORNERS							
TRIM									
Casing/Baseboards		UPGRADE 1 - STEP STYLE							
Interior Doors		UPGRADE - MASTONITE ROMAN							
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	STANDARD							
Powder room	STANDARD	STANDARD							
Master Ensuite	UNDERMOUNT SINK	STANDARD							
Main 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:					
	UPG (SEE PES)	DECLINED		NOTES					
GAS LINE TO STOVE	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 Vendors's selection must be accepted by the purchaser				H.T.		H.T.			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				H.T.		H.T.			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				H.T.		H.T.			
SITE:		WASAGA		LOT: 142-1		AUGUST 24 2020			
PURCHASER(S):		MARIA F. TAYLOR				Purchaser Signature			
HOME #/CELL #		416-805-0659				Date			
EMAIL:						Purchaser Signature			
DÉCOR NOTES						Date			
FOR TRADE USE									
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.									
ZANCOR HOMES									
*** PAGE 2 OF 2 ***									
Vendor Signature						Date			

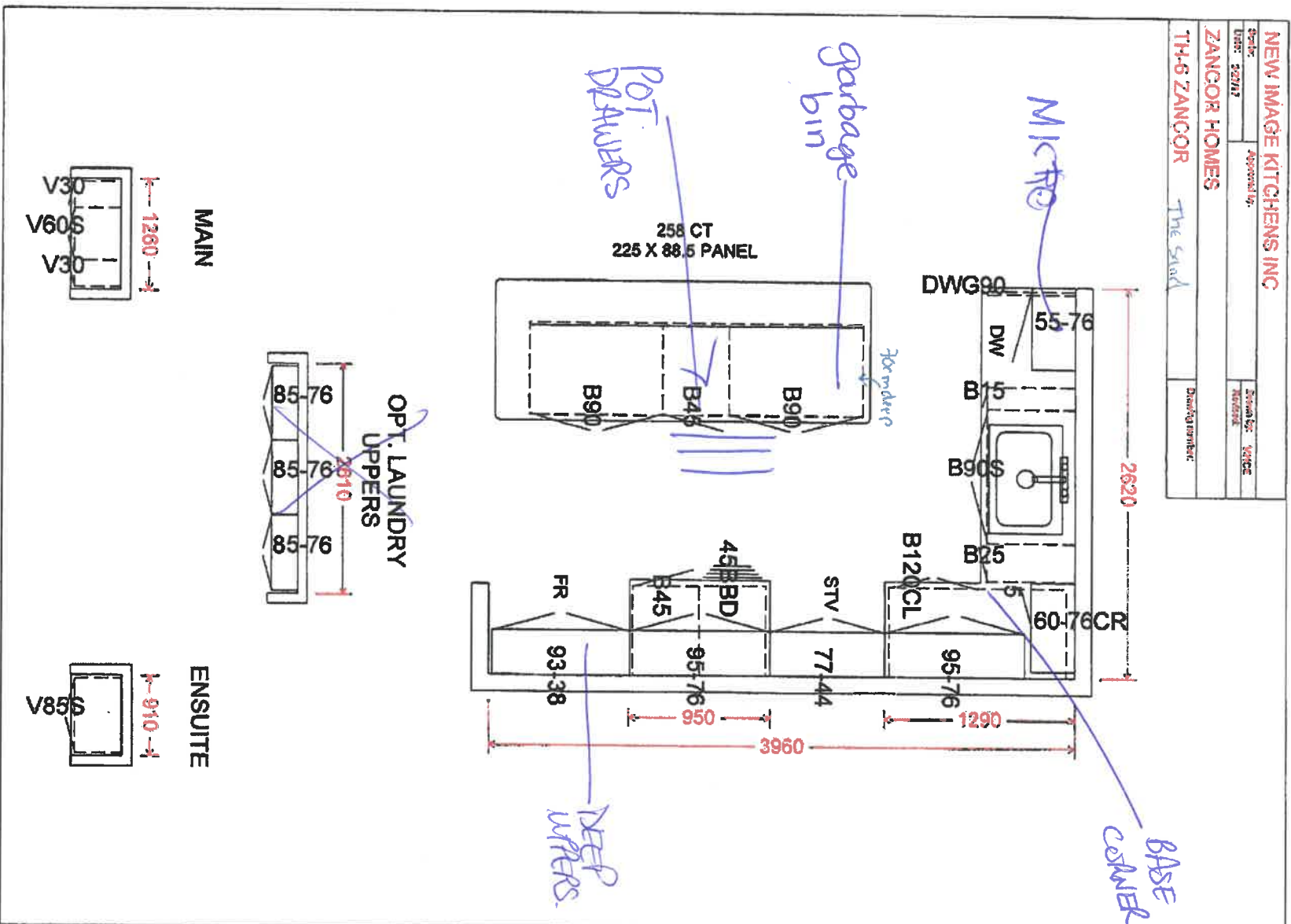
41'-0" (41'-0" MAX HOUSE DEPTH FOR 26.21 M LOT.



25.

142

NEW IMAGE KITCHENS INC			
Scale:	Approval by:	Drawn by:	YJCC
Unit: 22/12	Review:		
ZANCOR HOMES			
TH-6 ZANCOR		Drawing number:	



- Extended uppers 39 1/2"

- Upgrade 1 in kitchen

A.T.

142-1

THE
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BY ZANCOR

Stone Countertop Edge Profiles (Aurivia)

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen



Standard Countertop
Edge in Vanity

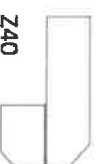
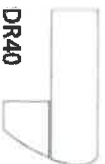
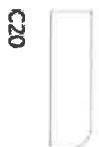


Upgrade 1 – Countertop Edges

Optional Edge in
Kitchen – See book for
model specific pricing

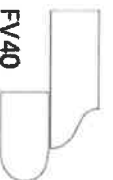


Optional Edge in
Vanity – See book for
model specific pricing

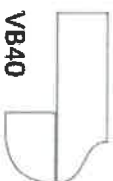
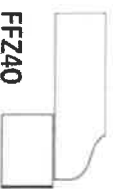
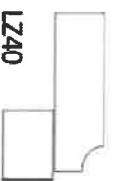
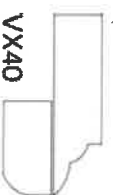


Upgrade 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Option 2 Edge in
Vanity – Custom \$\$



DATE Aug 24/20

SITE Wassaga

LOT 142-1

H.T.
Homeowner(s) Initials

ZANCOR

THE
GALLERY
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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:

HOMEOOWNER 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:

HOMEOOWNER INITIALS

FRIDGE

☐ Built-In

☐ Paneled / Integrated

☐ Flush Inset

☐ Water Line Required

RANGE

☐ 36"

☐ 48"

☐ Gas

☐ Induction

☐ Cooktop (Apron front)

☐ Cooktop (Dropin)

**Countertop Cut-out charge required for cooktop

HOOD FAN &

VENT

☒ Under Cabinet (Standard)

☐ Chimney (centre vent)

☐ Insert / Liner

☒ 6 Inch (Standard)

☐ 8 Inch

☐ 10 Inch

WALL OVEN &

☐ Single Oven

☐ Double Oven

☐ Warming Drawer

☐ Over the Range Microwave

MICRO

☐ Steam Oven

☐ Built-in Microwave (*trim kit required)

DATE Aug 24/20

SITE Masaga

LOT 142-1

** 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

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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, felled-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

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:

142-1 Wabas
Taylor
Aug 24/20

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:

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.

X M.T.
Homeowner(s) Initial

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