

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-11-23 / 4:12 PM / Page 1 of 1



Site: WASAGA
Lot: 139-3
Model: WAVE TH-04 (B)
Purchaser: ANDY P. COUTO
Purchaser: EVELYN MARIA CIUPAK
Phone/Email: 416-891-6740

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 ELECTRICAL - ADD PLUG ON ISLAND		OCT 26 2020
#2 ELECTRICAL - ADD PLUG IN MASTER BEDROOM		OCT 26 2020
#3 HVAC - GAS LINE TO DRYER		OCT 26 2020
#4 FRAMELESS GLASS SHOWER		OCT 26 2020
#5 MASTER ENSUITE - ADD HANDHELD SHOWER TO SEPARATE TUB		OCT 26 2020
#6 ADD DOOR FROM BEDROOM 3 TO MAIN BATH		OCT 26 2020
#7 WATERLINE TO FRIDGE		OCT 26 2020
#8 INTERIOR DOORS - 8 FEET HIGH (CLOSET)		OCT 26 2020
#9 BASEMENT - 3 PCE ROUGHIN IN BASEMENT		OCT 26 2020
#10 KITCHEN - REGAL PLUS CABINETS		OCT 26 2020
#11 KITCHEN - EXTENDED UPPERS TO BE 39-1/2"		OCT 26 2020
#12 KITCHEN - FRIDGE ENCLOSURE (DEEP UPPERS)		OCT 26 2020
#13 KITCHEN - UPGRADE 3 STONE COUNTERTOP **INCLUDES UNDERMOUNT SINK		OCT 26 2020
#14 KITCHEN - MATCHING LIGHT VALANCE		OCT 26 2020
#15 MASTER ENSUITE - ADD BANK OF DRAWERS		OCT 26 2020
#16 MASTER ENSUITE - UPGRADE 1 CABINETS		OCT 26 2020
#17 MASTER ENSUITE - UPGRADE SHOWER JAMB		OCT 26 2020
#18 VINYL FLOORING ON MAIN FLOOR IN LIEU OF LAMINATE		OCT 26 2020
#19 STAIN STAIRS TO MATCH THE FLOOR AS CLOSE TO POSSIBLE		OCT 26 2020
#20 ELECTRICAL - ADD LED STRIP LIGHTING		OCT 26 2020
#21 INTERIOR DOORS - MAIN FLOOR CLOSET - 3/4 MIRROR		OCT 26 2020
#22 VINYL FLOORING IN UPPER HALL IN LIEU OF CARPET		OCT 26 2020
#23 REMOVE WALL AND DOOR BETWEEN DEN & FOYER AND INSTALL STANDARD RAILINGS		OCT 26 2020
#24 KITCHEN SINK - UPGRADE TO BLANCO SUPER SINGLE		OCT 26 2020
#25 ELECTRICAL - ADD (4) POTLIGHTS IN MAIN HALL, DELETE STD		OCT 26 2020
#26 ELECTRICAL - ADD (5) LED POTLIGHTS IN KITCHEN ON SEP SWITCH, RELOCATE STD LIGHT TO BE OVER ISLAND		OCT 26 2020
#27 KITCHEN BACKSPLASH - UPGRADE 6 ***GROUT TO BE THE COLOUR OF TUNDRA GREY		OCT 26 2020
#28 SMART-TECH ***SEE FLOOR PLAN FOR LOCATIONS **NOTE - DO NOT INSTALL ANY TELEPHONE JACKS IN KITCHEN BACKSPLASH		OCT 26 2020
ADDITIONAL		
#1 VINYL FLOORING IN BREAKFAST AREA IN LIEU OF TILE **KITCHEN TO REMAIN TILE		NOV 17 2020
#2 KITCHEN STOVE OPENING - 36 INCHES		NOV 17 2020

NCOR HOMES COLOUR CHART

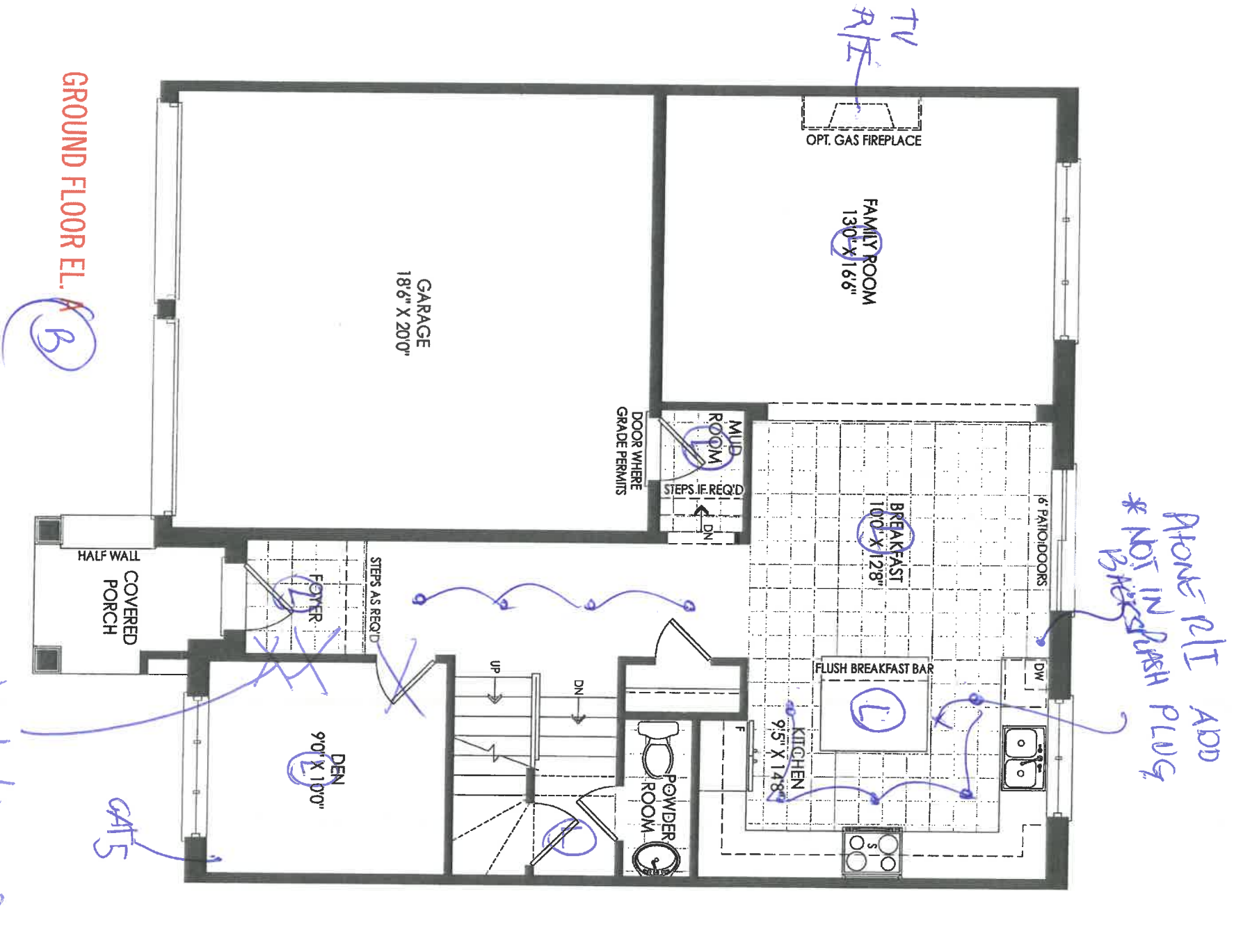
CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	REGAL PLUS ASCONA MDF - MOCHA GLAZE	K1100BC	CAESARSTONE - ORGANIC WHITE (3)		
Island	REGAL PLUS ASCONA MDF - MOCHA GLAZE	K1100BC	CAESARSTONE - ORGANIC WHITE (3)		
Powder Room	PEDESTAL				
Master Ensuite	MATRIX - LARICE BIANCO (1)	K1100BC	LAMINATE - 5005-38 CASCADE SIERRA		
Main Bath	MOSAIC OAK - TIMBER GREY	K1100BC	LAMINATE - 5001K-07		
Laundry	N/A				
TILES					
Main Foyer	ALLURE GREY MATTE 12 X 24 **BRICK				
Mud Room	ALLURE GREY MATTE 12 X 24 **BRICK				
Powder Room	ALLURE GREY MATTE 12 X 24 **BRICK				
Kitchen	ALLURE GREY MATTE 12 X 24 **BRICK				
Breakfast	ALLURE GREY MATTE 12 X 24 **BRICK				
Kitchen Bk.Splash	MARBLE - WHITE JADE ARABESQUE MOSAIC (6) **SEE EXTRAS FOR GROUT NOTE				
Laundry	ALLURE GREY MATTE 12 X 24 **BRICK				
Mstr Ensuite Floor	NEW BYZANTINE GREY 12 X 24 **BRICK				
Mstr Ensuite Shower WALL	UNIWALL TENDER GREY 8 X 10				
Master Shower Floor	WHITE 2 X 2				
Master Shower JAMB	SHOWER JAMB - MARMOLINE SNOW				
Main Bath Floor	GENESIS LIGHT GREY 12 X 24 *BRICK				
Main Bath Wall	UNIWALL WHITE 8 X 10				
HARDWOOD / CARPET					
Kitchen	TILE				
Breakfast	VINYL - TORLYS EVERWOOD PREMIER - COLOUR SIERRA 4-7/8"				
Den	VINYL - TORLYS EVERWOOD PREMIER - COLOUR SIERRA 4-7/8"				
Main Hall	VINYL - TORLYS EVERWOOD PREMIER - COLOUR SIERRA 4-7/8"				
Family Room	VINYL - TORLYS EVERWOOD PREMIER - COLOUR SIERRA 4-7/8"				
Upper Hall	VINYL - TORLYS EVERWOOD PREMIER - COLOUR SIERRA 4-7/8" In lieu of carpet				
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T15 w/STANDARD UNDERPAD				
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T15 w/STANDARD UNDERPAD				
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T15 w/STANDARD UNDERPAD				
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	139-3	
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.					
** PAGE 1 OF 2 **			Purchaser Initial	Vendor	

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE		
Main to Basement Railing Details:	STANDARD METAL - SINGLE COLLAR w/ALT PLAIN; STANDARD OVAL OAK HANDRAIL; STANDARD 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	UPGRADE SINK	STANDARD	
Powder room	STANDARD	STANDARD	
Master Ensuite	STANDARD	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		
GAS LINE TO DRYER	YES		
WATERLINE to Fridge	YES		
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: 139-3	
PURCHASER(S):	EVELYN MARIA CIUPAK		OCT 26 2020
HOME #/CELL #	416-891-6740		
EMAIL:	ANDY.COUTO1@GMAIL.COM		
DÉCOR NOTES	Purchaser Signature		Date
	Purchaser Signature		Date
DÉCOR NOTES		Décor Consultant Signature	Date
DÉCOR NOTES		Vendo. Signature	Date

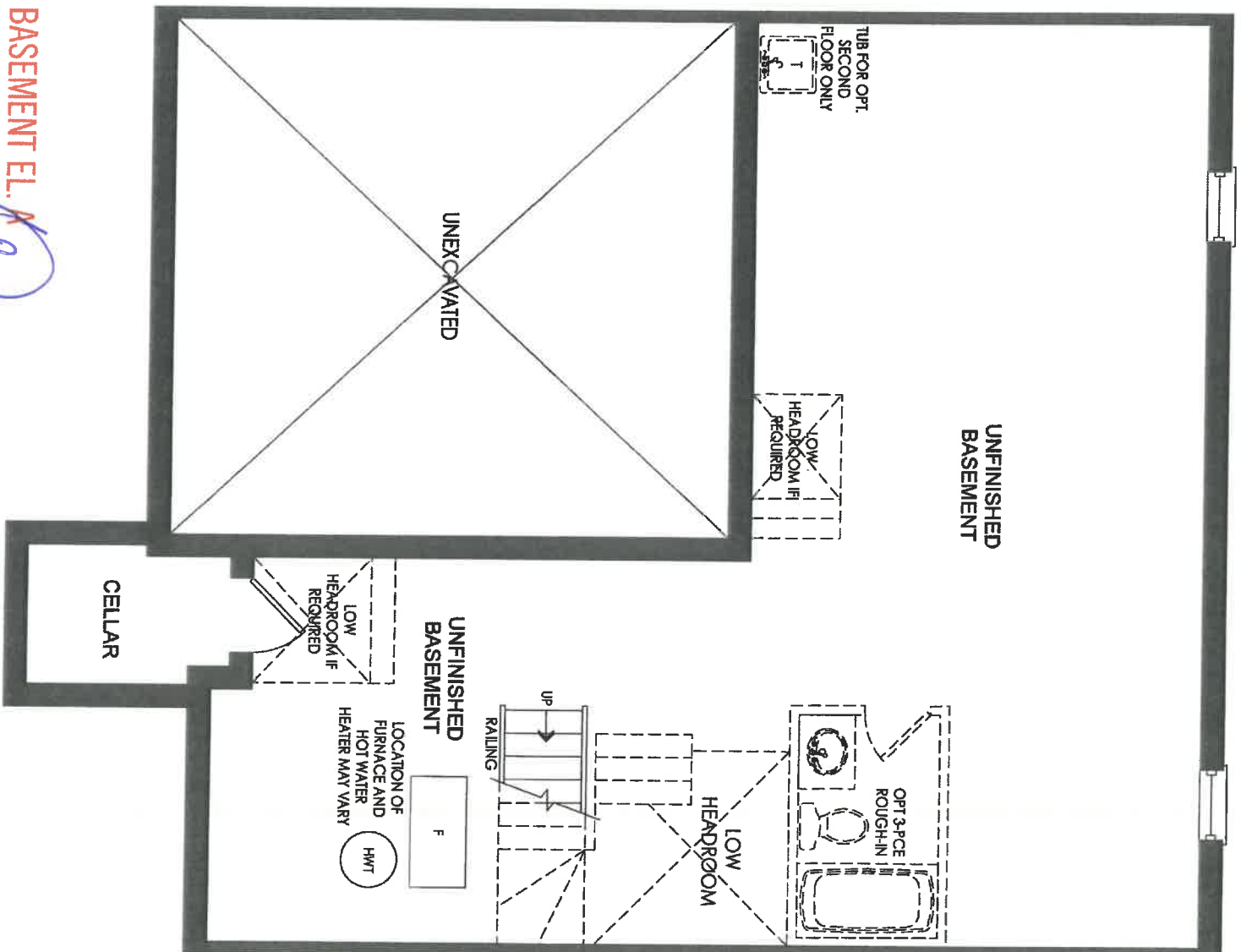
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.





THE WAVE TH-04

139-3



BASEMENT EL. ^A ^B

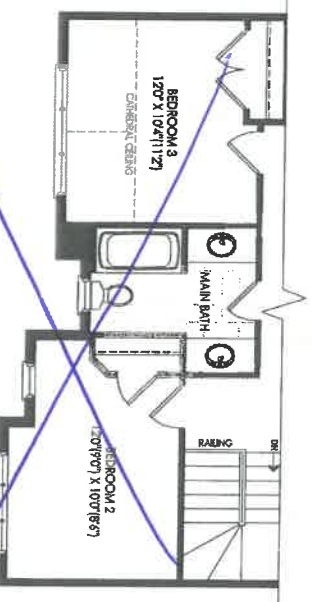
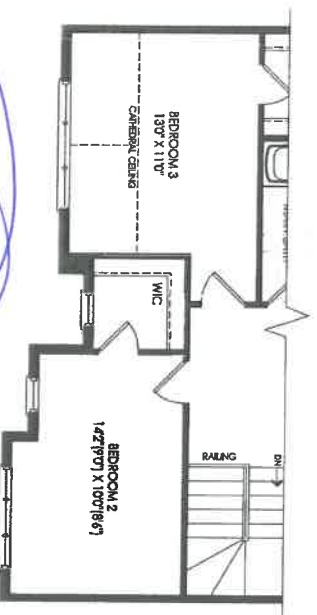
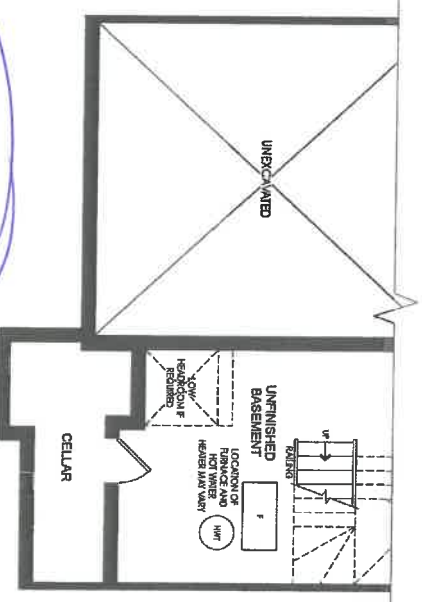
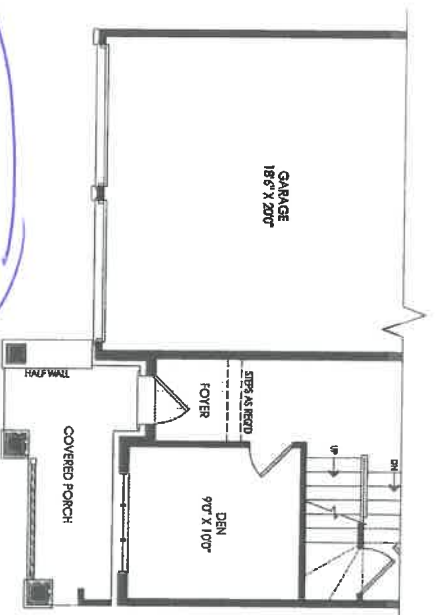
^C

^D

THE WAVE TH-04

139-3

OTHER PARTIALS AND PLANS

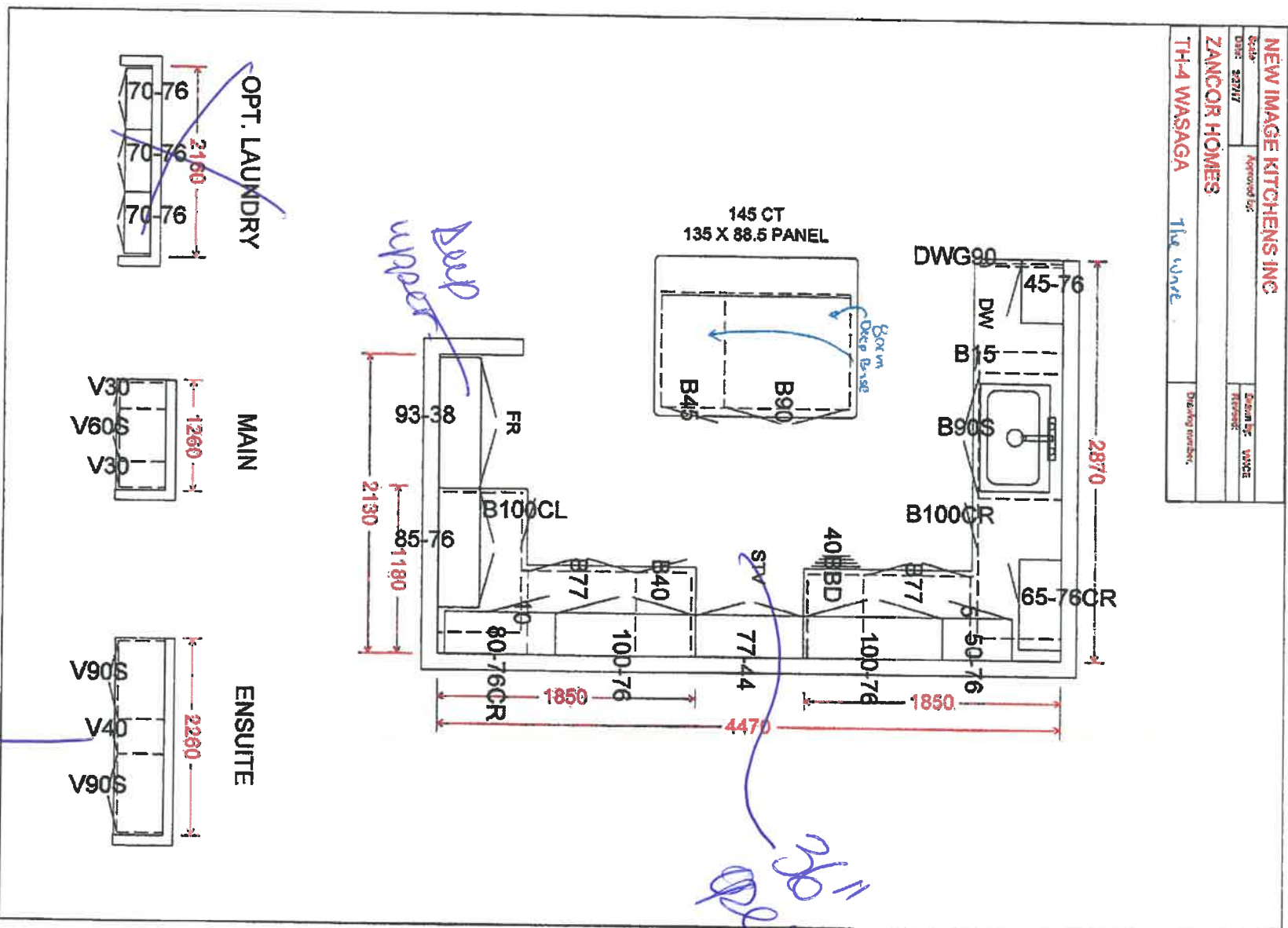


THE WAVE TH-04

139-3



NEW IMAGE KITCHENS INC			
Scale	Approved by:	Drawn by:	WDCB
User: 22/1/17	Project:	Project:	
ZANCOR HOMES		Drawing number:	
TH4 WASAGA		The Wave	



- extended upper - 3 1/2
- Regal Plus.
- Deep upper
- Valance

⊗

DRIVER

⊗

139-3

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
☐ 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 &
MICRO
☐ Single Oven
☐ Double Oven
☐ Steam Oven
☒ Warming Drawer
☐ Over the Range Microwave
☐ Built-in Microwave (*trim kit required)

DATE Oct 26/2020 SITE Waugha LOT 139-3

**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

Stone Countertop Edge Profiles (Aurivia)

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

Standard Countertop
Edge in Kitchen



FE40

Standard Countertop
Edge in Vanity



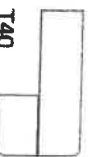
FE20

Upgrade 1 – Countertop Edges

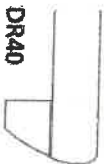
Optional Edge in
Kitchen – See book for
model specific pricing



H40



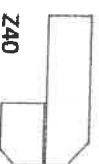
T40



DR40

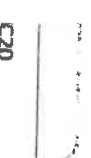


C40



Z40

Optional Edge in
Vanity – See book for
model specific pricing



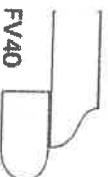
C20



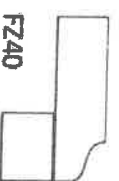
H20

Upgrade 2 – Countertop Edges

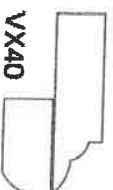
Option 2 Edge in
Kitchen – Custom \$\$



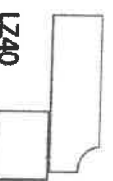
FV40



FZ40



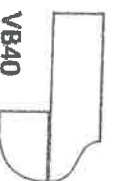
VX40



LZ40



FFZ40



VB40

Optional 2 Edge in
Vanity – Custom \$\$



L20



F20

DATE

Oct 26/2020

SITE

Wabags

LOT

139-3

Homeowner(s) Initials

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:

HOMEOWNERS:

DATE:

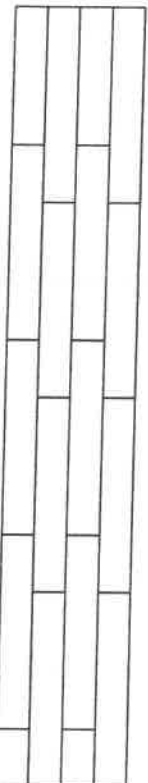
139-3 Wasega
Cento
Oct 26/2020

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

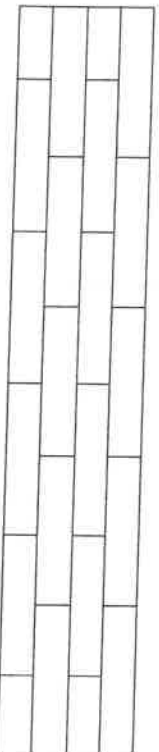
Please understand, even in using this ½ brick installation, there may still be minimal lippage which cannot fully be eliminated.

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

X
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

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE:

HOMEOWNERS:

DATE:

139-3 Waaga
Ceuta
Oct 26 / 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:

~~Ricky Khatri~~

KRS

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

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, faked-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 absorpency 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 Oct 26/2020

SITE Wanng

LOT 1393

ZANCOR

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