

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-12-07 / 8:37 AM / Page 1 of 1

Site: WASAGA
Lot: 141-1
Model: BREEZE TH-01 w/OPT.LOFT
Purchaser: JOSIE BAIOCCHI
Phone/Email: 905-856-5964 / 416-786-5964



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	200 AMP SERVICE **APPROVED BY DD	OCT 2 2020
#1	N/A	NOV 25 2020
#2	FIREPLACE - 36 INCH GAS FIREPLACE WITH STANDARD MANTLE IN GREAT ROOM	NOV 25 2020
#3	GAS LINE TO STOVE **INCLUDES 15 AMP PLUG	NOV 25 2020
#4	HVAC - COMPLETE AIR CONDITIONING UNIT (LENNOX)	NOV 25 2020
#5	N/A	NOV 25 2020
#6	KITCHEN - EXTEND CABINETS TO BE 39-1/2"	NOV 25 2020
#7	KITCHEN - ADD MATCHING VALANCE **ELECTRICAL WILL BE DONE BY HOMEOWNER AFTER CLOSING	NOV 25 2020
#8	KITCHEN - COUNTERTOP - UPGRADE TO STONE (3)	NOV 25 2020
#9	LAMINATE - IN KITCHEN AND BREAKFAST IN LIEU OF TILE	NOV 25 2020
#10	LAMINATE - IN PART OF FOYER - SEE SKETCH	NOV 25 2020
#11	LAMINATE - IN LOFT AND LOFT BEDROOMS IN LIEU OF CARPET	NOV 25 2020
#12	MASTER ENSUITE - COUNTERTOP - UPGRADE TO STONE **INCLUDES UNDERMOUNT SINK	NOV 25 2020
#13	MAIN BATH - COUNTERTOP - UPGRADE TO STONE **INCLUDES UNDERMOUNT SINK	NOV 25 2020
#14	KITCHEN SINK - UPGRADE TO BLANCO SUPER SINGLE 401518	NOV 25 2020
#15	KITCHEN BACKSPLASH - UPGRADE 1	NOV 25 2020
#16	WATERLINE TO THE FRIDGE	NOV 25 2020
#17	LAMINATE - IN BASEMENT IN LIEU OF CARPET	NOV 25 2020
#18	3 PCE ROUGHIN IN BASEMENT	NOV 25 2020
#19	COUNTERTOP IN LOFT BATHROOM *INCLUDES UNDERMOUNT	NOV 25 2020

THE
GALLERY
BY **ZANCOR**

**WAIVER FORM FOR UNFINISHED STAIRS,
HANDRAIL AND PICKETS**

LOT / SITE:

141-1 WASAGA

HOMEOWNERS:

JOSIE & VINCENZO BAIOCCHI

DATE:

JAN 23 2021

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, The City and the Township of where the dwelling is located, and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

I/We read and understand the above terms and conditions.

Dated at _____, this _____ day of _____, 20____

Homeowner(s) Initials



ZANCOR

INCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SIERRA PVC - WHITE	H800BC	EMERSTONE - STAUARIO (3)	
Master Ensuite	SIERRA PVC - WHITE	H800BC	EMERSTONE - STATUARIO (3)	
Main Bath	SIERRA PVC - WHITE	H800BC	EMERSTONE - STATUARIO (3)	
Loft Bath	SIERRA PVC - WHITE	H800BC	EMERSTONE - STATUARIO (3)	
Laundry	N/A			
TILES				
Main Foyer	GENESIS LIGHT GREY 12 X 24 * BRICK			
Kitchen		LAMINATE		
Breakfast		LAMINATE		
Kitchen Bk.Splash	COLOURS & DIMENSIONS 3 X 6 SILVER GREY *STACKED **MATCH GROUT AS CLOSE AS POSSIBLE			
Laundry		BASEMENT - UNFINISHED		
Mstr Ensuite Floor		GENESIS LIGHT GREY 12 X 24 *BRICK		
Mstr Ensuite Shower WALL		UNIWALL WHITE 8 X 10		
Master Shower Floor		WHITE 2 X 2		
Master Shower JAMB		BIANCO CARRARA		
Main Bath Floor		GENESIS LIGHT GREY 12 X 24 *BRICK		
Main Bath Wall		UNIWALL WHITE 8 X 10		
Loft Bath Floor		GENESIS LIGHT GREY 12 X 24 *BRICK		
Loft Bath Wall		UNIWALL WHITE 8 X 10		
HARDWOOD / CARPET				
Kitchen	LAMINATE - TORLYS FJORD - HALVAR OAK 4-7/8" in lieu of tile			
Breakfast	LAMINATE - TORLYS FJORD - HALVAR OAK 4-7/8" in lieu of tile			
Family Room	LAMINATE - TORLYS FJORD - HALVAR OAK 4-7/8"			
Master Bedroom	LAMINATE - TORLYS FJORD - HALVAR OAK 4-7/8"			
Bedroom 2	LAMINATE - TORLYS FJORD - HALVAR OAK 4-7/8"			
Loft Bedrooms	LAMINATE - TORLYS FJORD - HALVAR OAK 4-7/8" in lieu of carpet			
Loft Rec	LAMINATE - TORLYS FJORD - HALVAR OAK 4-7/8" in lieu of carpet			
Basement Rc	LAMINATE - TORLYS FJORD - HALVAR OAK 4-7/8" in lieu of carpet			
FIREPLACES				
LOCATION	36 INCH GAS FIREPLACE	MANTLE	NF15	
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	141-1
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

INCOR HOMES COLOUR CHART

UNFINISHED

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species:

~~WARMISH ONEY~~

WATER STAINED

Main to Basement Railing Details:

STANDARD METAL - SINGLE COLLAR WITH ALT PLAIN; STANDARD TURNED OAK POST;
STANDARD OAK OVAL 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	UNDERMOUNT SINK	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main Bath	STANDARD	STANDARD	
Loft Bath	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	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

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.

INITIALS	

SITE: WASAGA LOT: 141-1

PURCHASER(S): JOSIE BAIOCCHI

HOME #/CELL # 905-856-5964 / 416-786-5964

EMAIL:

DÉCOR NOTES

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

Décor Consultant Signature

Date

Purchaser Signature

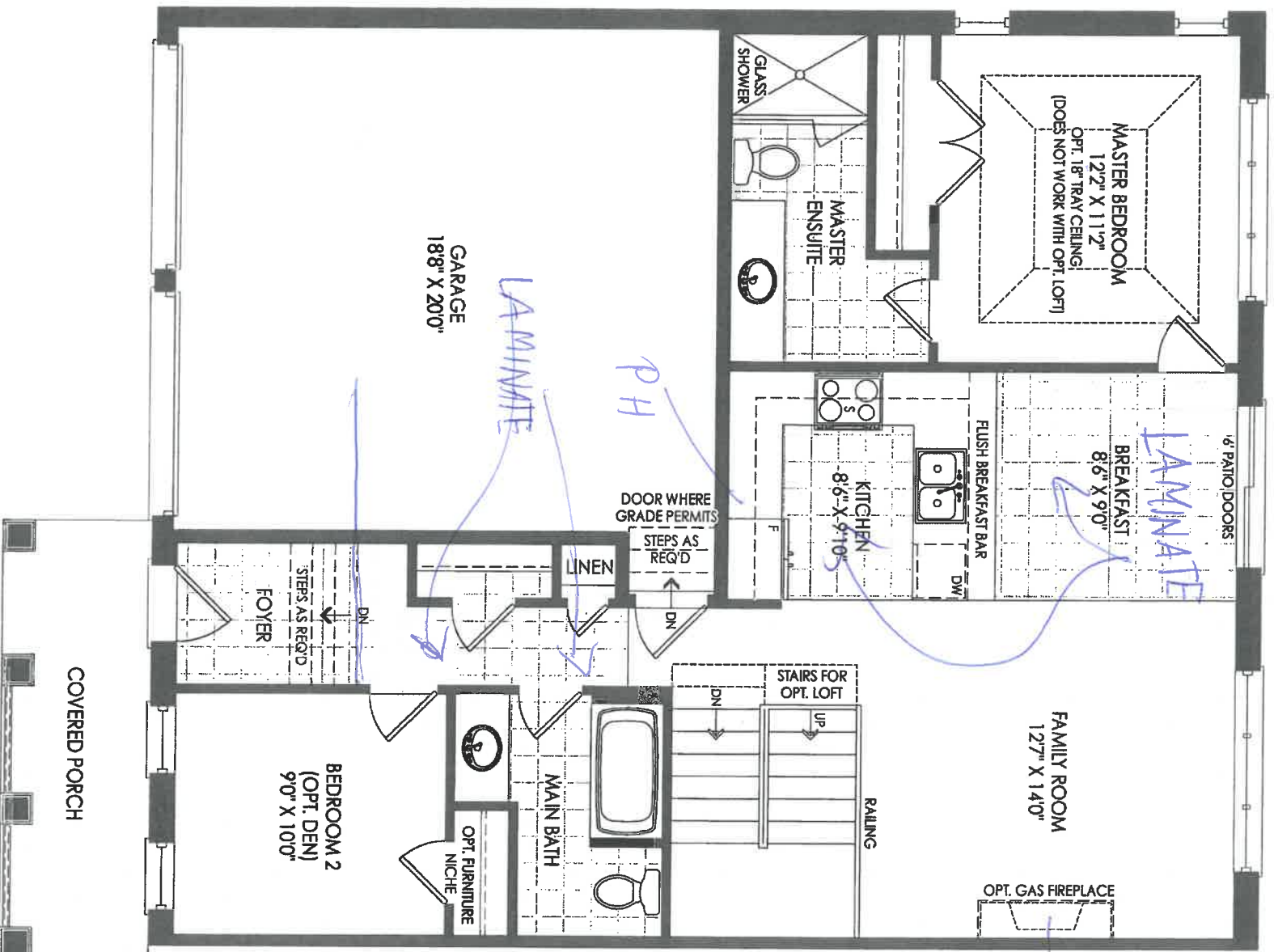
Date

Purchaser Signature

Date

OCT 2 2020

Nov 30/2020

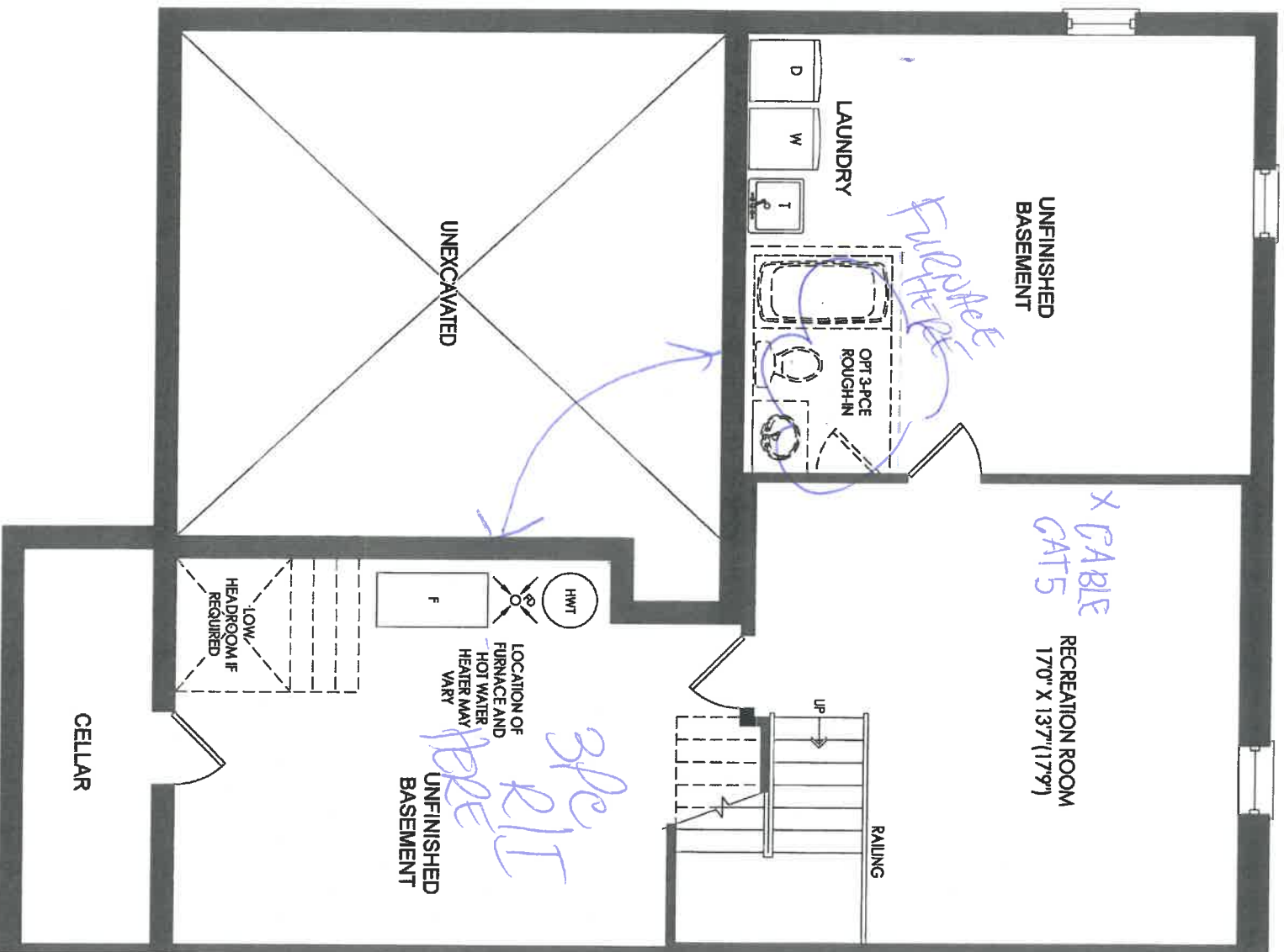


GROUND FLOOR EL. A

THE BREEZE TH-01

[Handwritten signature]

141-1



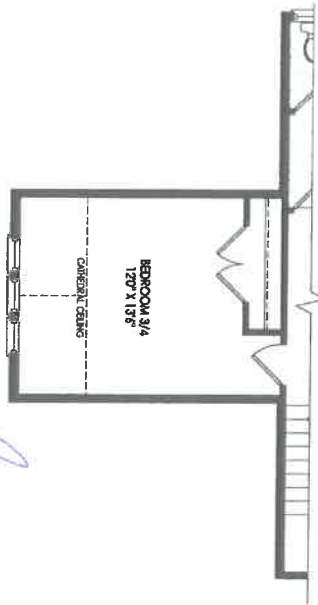
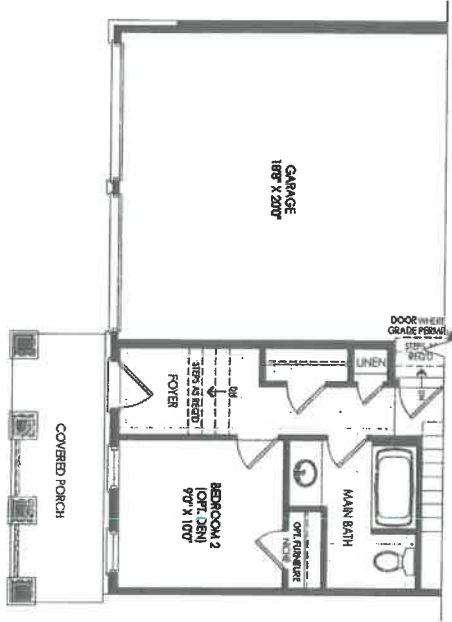
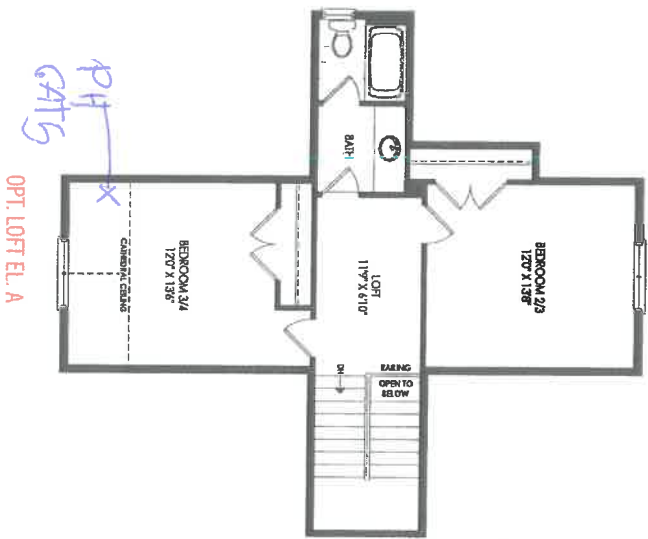
BASEMENT EL. A & B

THE BREEZE TH-01

141-1



OTHER PARTIALS AND PLANS



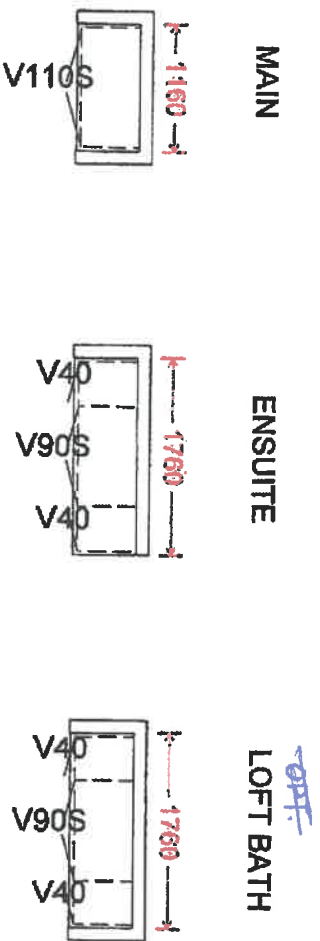
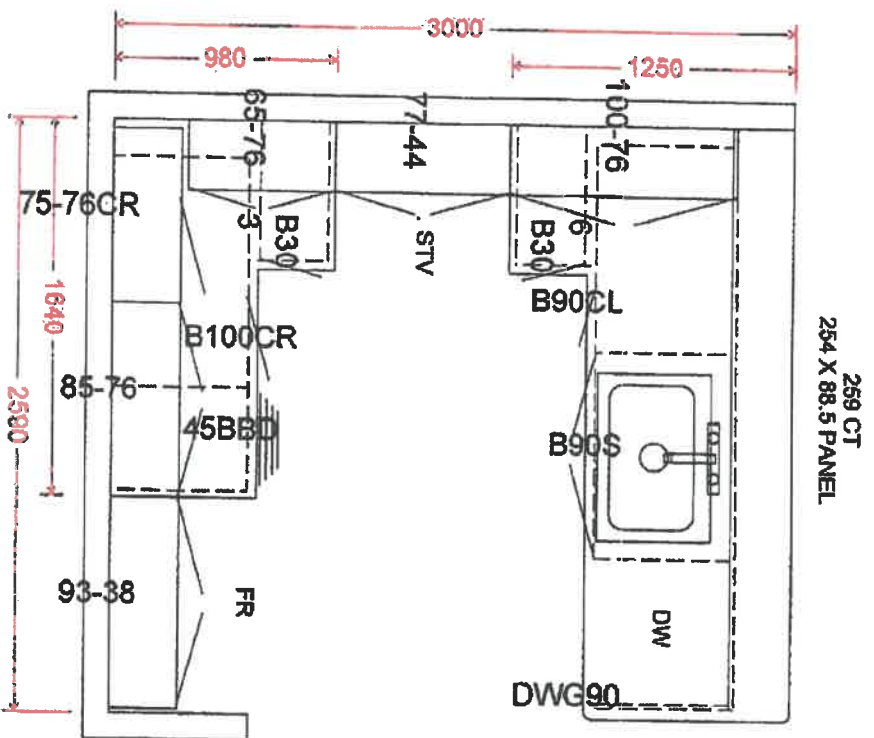
B

141-1

[Handwritten signature]



NEW IMAGE KITCHENS INC			
Book:	Approved by:	Designed by: WJOS	
Date: 20/01/12		Reviewed:	
ZANGIOR HOMES		Drawn by number:	
TH-1 WASAGA		1441-1	



- Extended Cabinets
- Valance.

141-1

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 absorbency in the mentioned areas, and agree to waive any claims against the Township of residence, TARION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

DATE

SITE

LOT

ZANCOR

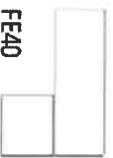
221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738-7010 F: (905) 738-5948

THE
GALLERY
BY ZANCOR

Stone Countertop Edge Profiles (Aurivia)

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen



Standard Countertop
Edge in Vanity

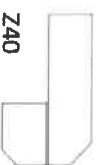
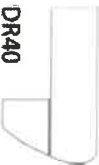


Upgrade 1 – Countertop Edges

Optional Edge in
Kitchen – See book for
model specific pricing

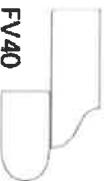


Optional Edge in
Vanity – See book for
model specific pricing

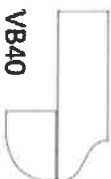
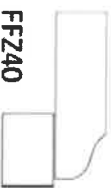
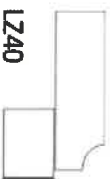


Upgrade 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Option 2 Edge in
Vanity – Custom \$\$



DATE Nov 25/20

SITE Wassaqua

LOT 141-1

Homeowner(s) Initials

ZANCOR

THE
GALLERY
BY ZANCOR

RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

HOMEOWNERS:

DATE:

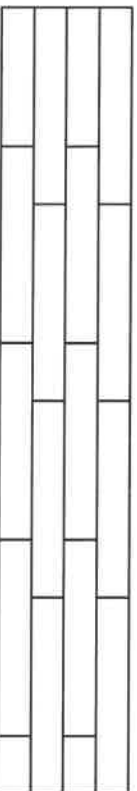
141-1 Wassauga
Baicchi
Nov 25/20

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:

All floor tiles

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

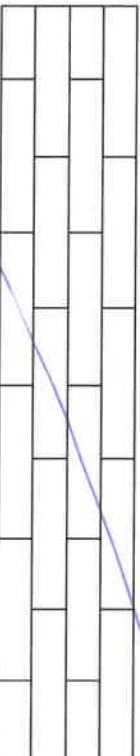
Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

Homeowner(s) Initial

[Signature]

(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
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*****

HOMEOWNER INITIALS

UPGRADE APPLIANCE OPENING REQUIREMENTS:

HOMEOWNER INITIALS

FRIDGE	<input type="checkbox"/> Built-In	<input type="checkbox"/> Flush Inset
	<input type="checkbox"/> Paneled / Integrated	<input checked="" type="checkbox"/> Water Line Required

RANGE	<input type="checkbox"/> 36"	<input type="checkbox"/> Cooktop (Apron front)
	<input type="checkbox"/> 48"	<input checked="" type="checkbox"/> Cooktop (Dropin)
	<input checked="" 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 checked="" 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	16 Oct / 20	SITE	Wassaga	LOT	141-1
------	-------------	------	---------	-----	-------

**** 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

THE
GALLERY
BY ZANCOR

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE:

141-1 Wassaqua

HOMEOWNERS:

Baciocchi

DATE:

Nov 25/20

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: Ricky Khairi KR13

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