

CONSTRUCTION SUMMARY OF EXTRAS

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Site: WASAGA
Lot: 136
Model: PEBBLE (40-04) C
Purchaser: ALEKSANDER DERBUSH
Purchaser: ANNA PARKHOMENKO
Phone: 289.407.3366
Email: DERBUSH@HOTMAIL.COM



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	
STRUCTURALS			
#1	CATHEDRAL CEILING- FAMILY ROOM, SMOOTH FINISH	17-Jun-21	
#2	COFFERED CEILING IN DINING ROOM	17-Jun-21	
COLOURS			
#1	MASTER ENSUITE SHOWER FLOOR- UP 1	17-Jun-21	
#2	9" TOWEL BAR- QTY 3- MASTER, MAIN AND POWDER-YB2408	17-Jun-21	
#3	24" TOWEL BAR- QTY 2- MASTER AND MAIN- YB2424	17-Jun-21	
#4	PIVOTING PAPER HOLDER- YB2408- QTY 3 - MASTER, MAIN AND POWDER	17-Jun-21	
#5	N/A	17-Jun-21	
#6	N/A	17-Jun-21	
#7	2 CAPPED LIGHTS OVER KITCHEN ISLAND, SPACED EVENLY ON SEPARATE SWITCH- SEE SKETCH. STD LIGHT TO REMAIN	17-Jun-21	
#8	KITCHEN RISER PANEL AND SHAKER CROWN TO THE CEILING	17-Jun-21	
#9	HARDWOOD- FAMILY ROOM, MAIN HALL, DINING ROOM- UP 1	17-Jun-21	
#10	N/A	17-Jun-21	
#11	N/A	17-Jun-21	
#12	N/A	17-Jun-21	
#13	**HOMEOWNER DECLINED STAIRS TO BE STAINED. THEY WILL NOT MATCH THE HARDWOOD IN THE HOUSE, WILL BE LEFT WITH NATURAL STAIN FINISH, EURATHANE ONLY***		17-Jun-21

ZANCOR HOMES COLOUR CHART

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ENTRANCES				
Main Foyer - FLOORING		KEATON CARBON 13 X 13		
Mudroom - FLOORING		NA		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		KEATON CARBON 13 X 13		
KITCHEN				
Kitchen - FLOORING		KEATON CARBON 13 X 13		
Breakfast - FLOORING		KEATON CARBON 13 X 13		
Kitchen - CABINETS		EURO LARICE BLANCO		
Island - CABINETS		EURO LARICE BLANCO		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H700BC		
Kitchen - COUNTERTOP		P-345- CA- INUKSHUK TAUPE		
Island - COUNTERTOP		P-345- CA- INUKSHUK TAUPE		
Kitchen - BACKSPLASH		NA		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining / Living Room - FLOORING		MIRAGE ADMIRATION COLLECTION PLATINUM RED OAK 3 5/16" CASHMERE- UP 1		
Main Hall - FLOORING		MIRAGE ADMIRATION COLLECTION PLATINUM RED OAK 3 5/16" CASHMERE- UP 1		
FAMILY Room - FLOORING		MIRAGE ADMIRATION COLLECTION PLATINUM RED OAK 3 5/16" CASHMERE- UP 1		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		1 3/4" TURNED OAK		
Railing Details - POSTS		2 3/4" TURNED OAK POST		
Railing Details - HANDRAIL		2 1/2" OVAL OAK HANDRAIL		
Stair Stain - MAIN STAIRS		STAIRS NOT STAINED, LEAVE WITH NATURAL STAIN FINISH		
Stair Stain - BASEMENT STAIRS (if applicable)		NA		
Stair Stain - SERVICE STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING		KEATON CARBON 13 X 13		
Powder Room - CABINETS		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		NA		
Master Bedroom - FLOORING		T03 OPENING NIGHT		
Bedroom 2 - FLOORING		T03 OPENING NIGHT		
Bedroom 3 - FLOORING		T03 OPENING NIGHT		
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		KEATON IVORY 13 X 13		
Master Ensuite - SHOWER WALL		KEATON CARBON 8 X 10		
Master Ensuite - SHOWER FLOOR		ONTARIO SERIES HEX TAUPE MATTE- UP 1		
Master Ensuite - SHOWER JAMB		PERLATO ROYALE		
Master Ensuite - CABINETS		EURO BLACKWOOD-		
Master Ensuite - HANDLES/KNOBS		H700BC		
Master Ensuite - COUNTERTOP		5005-38 SIERRA CASCADE		
Master Ensuite - SINK(s)	STD	Master Ensuite - FAUCET(s)	STD	
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.		WASAGA SHORELINE	136	K.D.
		PURCHASER INITIALS	VENDOR APPROVAL	

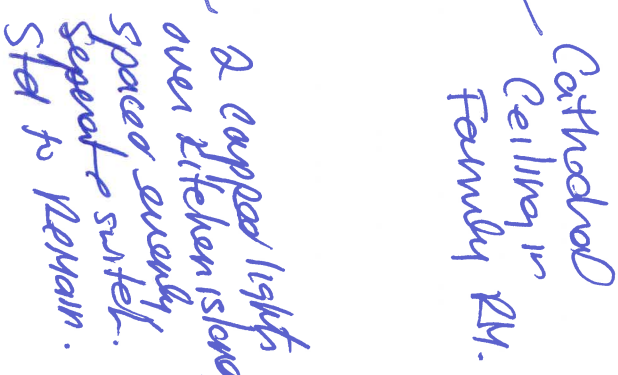
ZANCOR HOMES COLOUR CHART

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2ND FLOOR CONTINUED...									
Main Bath - FLOORING					KEATON IVORY 13 X 13				
Main Bath - TUB / SHOWER WALL					KEATON IVORY 8 X 10				
Main Bath - SHOWER FLOOR					NA				
Main Bath - SHOWER JAMB					NA				
Main Bath - CABINETS					EURO BLACKWOOD-1				
Main Bath - HANDLES/KNOBS					H700BC				
Main Bath - COUNTERTOP					5005-38- SIERRA CASCADE				
Main Bath - SINK(s)	STD				Main Bath - FAUCET(s)			STD	
Shared Bath- FLOORING					NA				
Shared Bath- TUB / SHOWER WALL					NA				
Shared Bath- SHOWER FLOOR					NA				
Shared Bath- SHOWER JAMB					NA				
Shared Bath- CABINETS					NA				
Shared Bath- HANDLES/KNOBS					NA				
Shared Bath- COUNTERTOP					NA				
Shared Bath- SINK(s)	NA				Shared Bath - FAUCET(s)			NA	
Ensuite Bath - FLOORING					NA				
Ensuite Bath - TUB / SHOWER WALL					NA				
Ensuite Bath - SHOWER FLOOR					NA				
Ensuite Bath - SHOWER JAMB					NA				
Ensuite Bath - CABINETS					NA				
Ensuite Bath - HANDLES/KNOBS					NA				
Ensuite Bath - COUNTERTOP					NA				
Ensuite Bath - SINK(s)	NA				Ensuite Bath - FAUCET(s)			NA	
LAUNDRY									
Laundry - FLOORING	BALLINA GREY 13 X 13				Laundry - HANDLES/KNOBS		NA		
Laundry - CABINETS	NA				Laundry - SINK		STD		
Laundry - COUNTERTOP	NA				Laundry - FAUCET		STD		
Laundry - BACKSPLASH	NA								
TRIM / PAINT									
Casing/Baseboards					STD				
Interior Doors					STD				
Interior Door Hardware					STD				
PAINT - Throughout					CAMEO WHITE				
FIREPLACE									
Location / Insert / Mantle					34" STD				
ACCESSORIES									
Mirrors	YES		BATH ACCESSORIES		UPGRADE				
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ	STD		ELECTRICAL for Built-in Oven		DECLINED				
GAS LINE & ELECTRICAL TO STOVE	DECLINED		ELECTRICAL for Built-in Micro		DECLINED				
GAS LINE & ELECTRICAL TO DRYER	DECLINED		ELECTRICAL for Cooktop		DECLINED				
HOOD FAN VENT SIZE	6" STD		ELECTRICAL for Bar Fridge		DECLINED				
WATERLINE to Fridge	DECLINED								
DISCLAIMER									
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.									
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 selection must be accepted by the purchaser									
SITE / LOT: WASAGA SHORELINE 136									
PURCHASER(S): DERBUSH ALEKSANDER									
PURCHASER(S): ANNA PARKHOMENKO									
CONTACT: 289.407.3366 DERBUSH@HOTMAIL.COM									
****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 <u>PRIOR</u> to installation.									
ZANCOR HOMES									
PURCHASER SIGNATURE									
PURCHASER SIGNATURE									
DÉCOR CONSULTANT									
Vendor APPROVAL									
SIGNATURES / DATE									
PAGE 2 OF 2 **									

WASAGA BEACH

1st 136
June 17/21

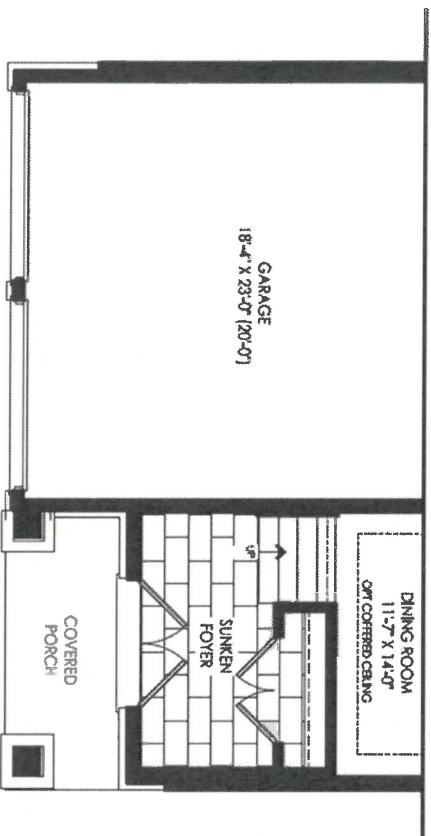


coffee and
cell phone

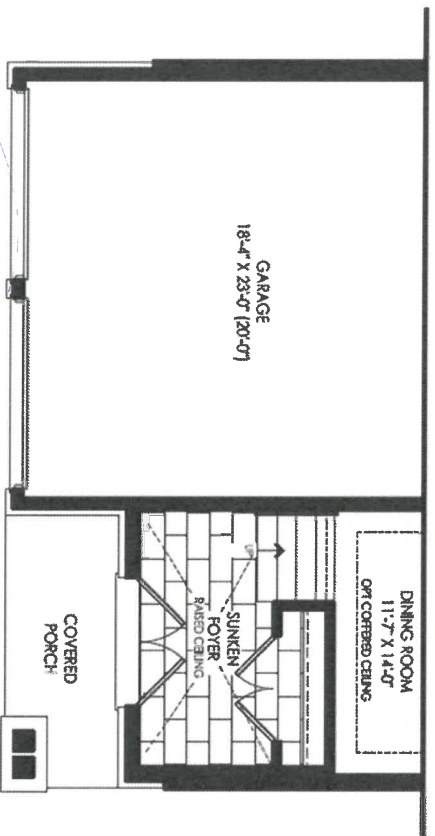


PEBBLE 40-04

1 of 136
June 17/21



Elevation B
Ground Floor



Elevation C
Ground Floor

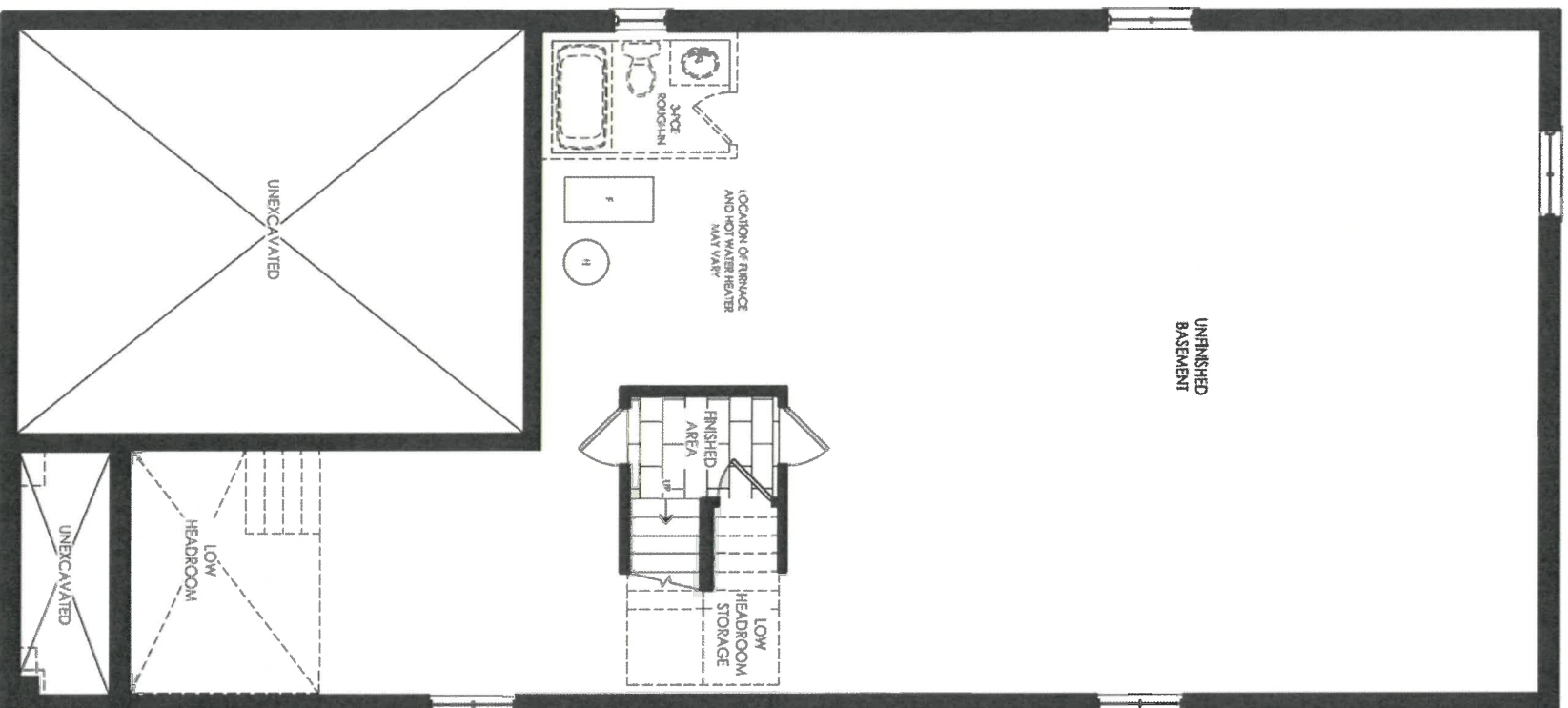
A.D
A.P

SHORELINE POINT
WASAGA BEACH

PEBBLE 40-04

lot 136

Dec 17/21



Elevation A, B & C
Basement

A.D

A.P



DATE SUBMITTED

16 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : SHORELINE POINT

JOB NUMBER

INSTALL DATE:

PH:
CELL:

DRAFTED BY: FERNANDA

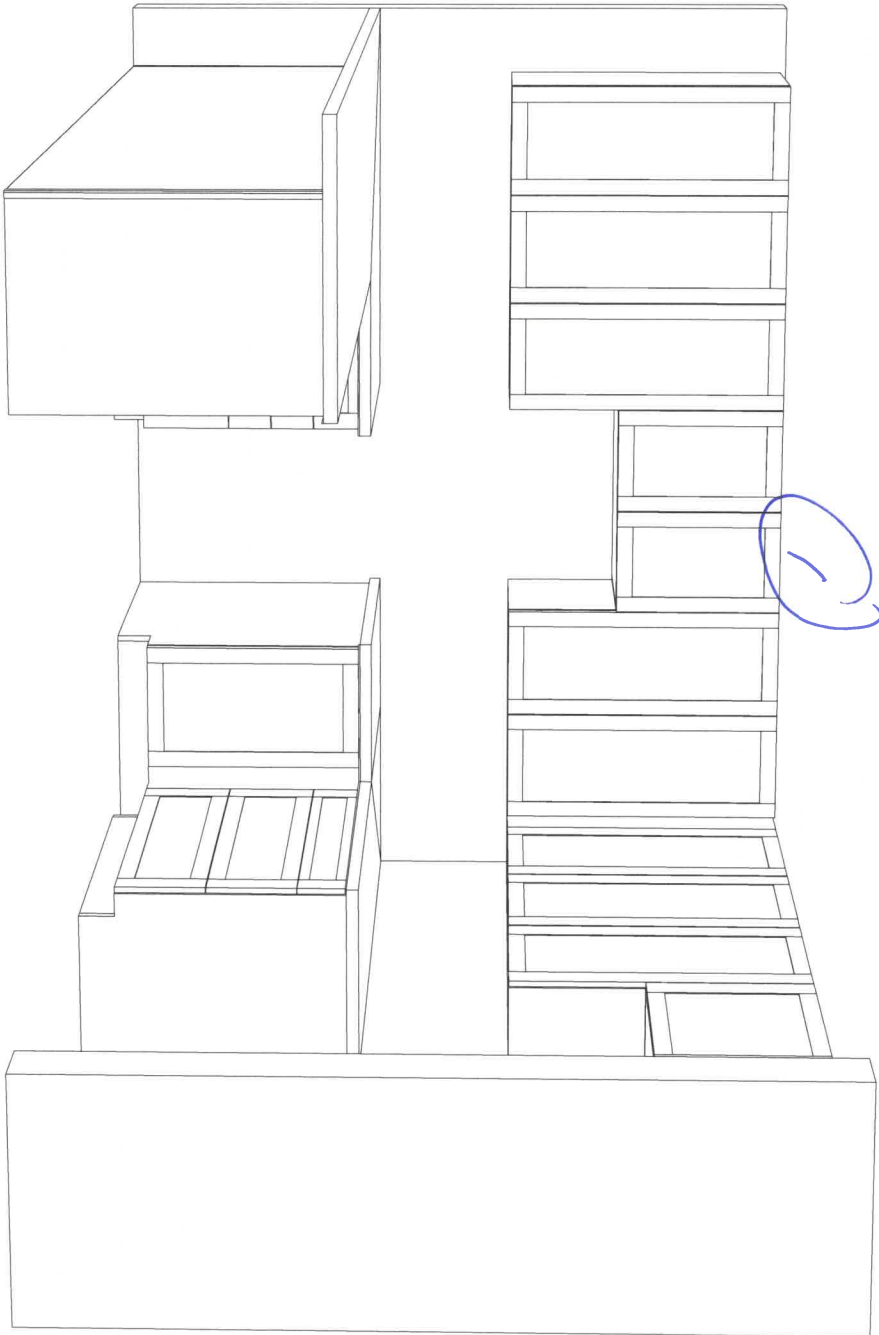
COMMENT

P/O #

PAGE

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Lot 136
June 12/21



① Riser panel and shaker crown
to ceiling

A.D
A.P



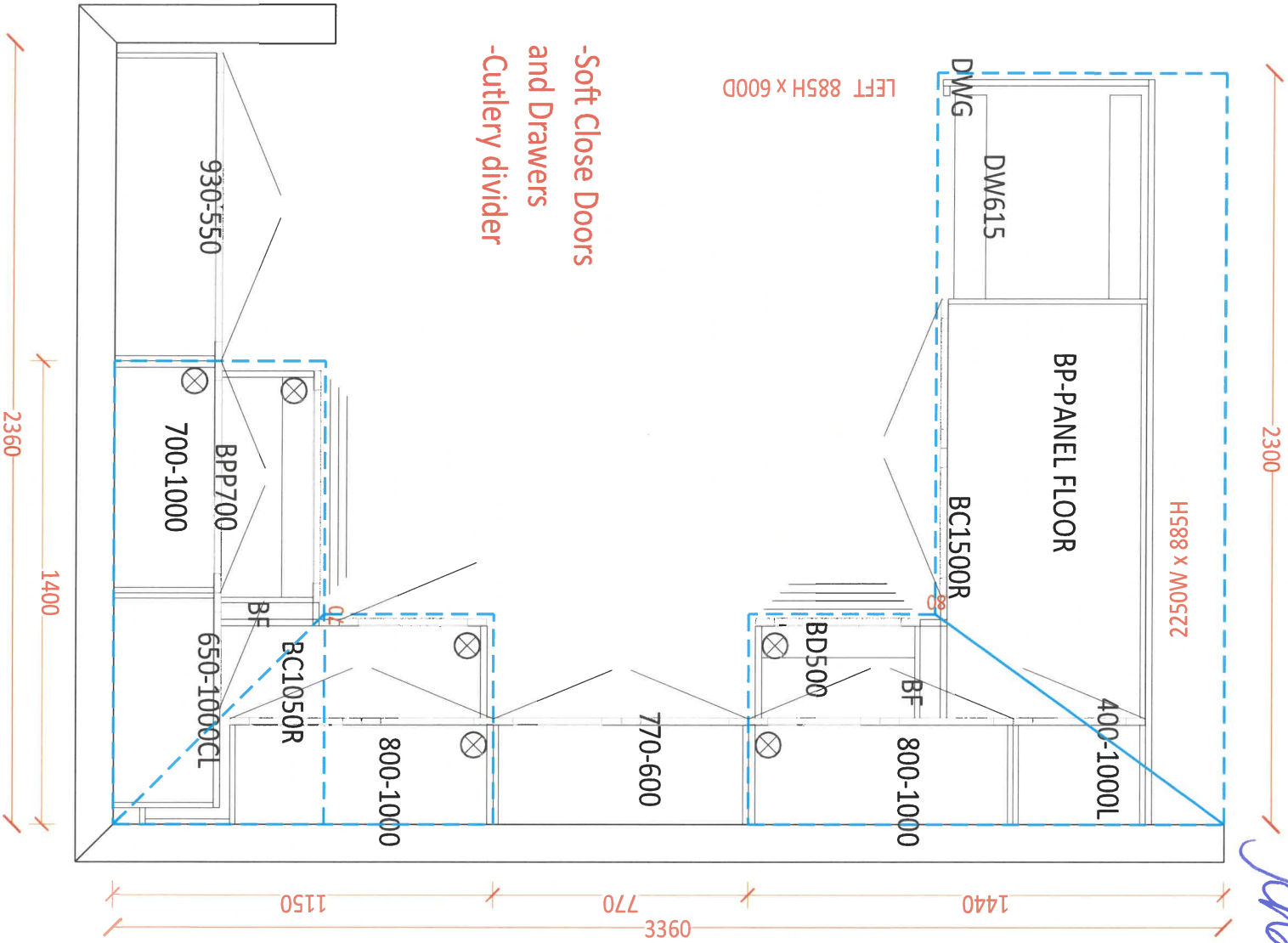
DATE SUBMITTED
16 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : SHORELINE POINT
DRAFTED BY: FERNANDA
COMMENT

JOB NUMBER
PH:
CELL :
P/O #

INSTALL DATE:
PAGE
10 of 12

40-04
KITCHEN



A.D
A.P



DATE SUBMITTED
16 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : SHORELINE POINT

PH:
CELL :

DRAFTED BY: FERNANDA
COMMENT

P/O #

JOB NUMBER

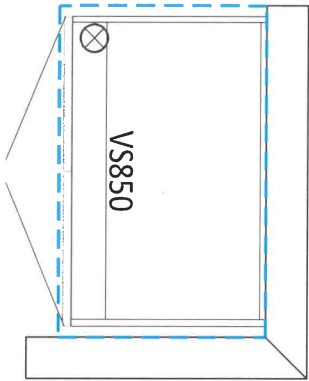
INSTALL DATE:

PAGE

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40-04

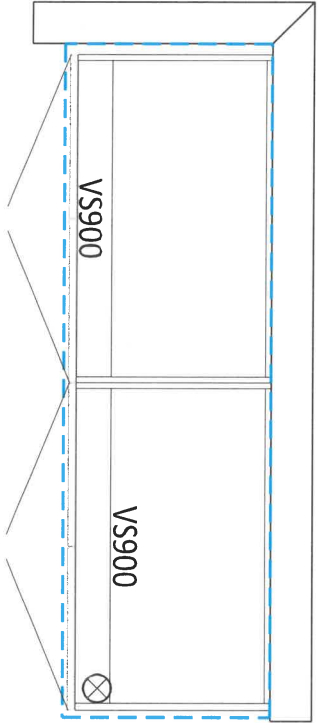
MAIN
910



1st 136
June 17/21

MASTER ENSUITE

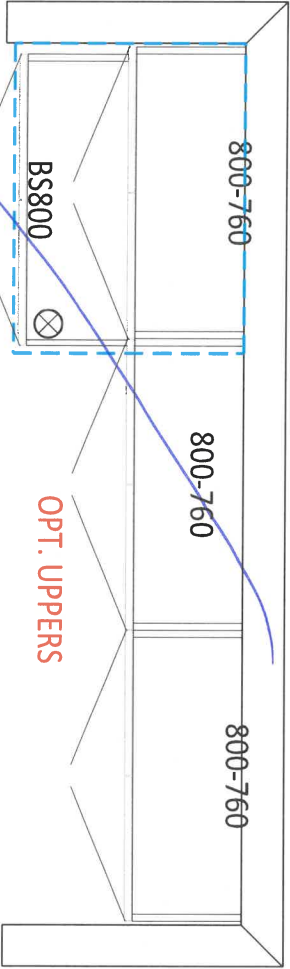
1850



LAUNDRY

850

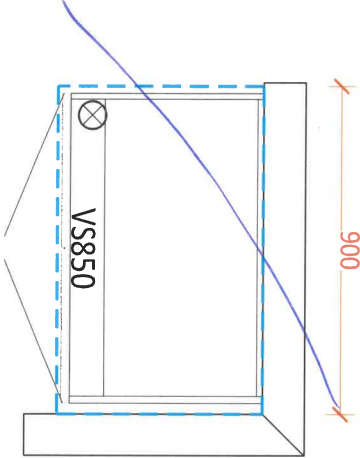
2410



OPT. UPPERS

OPT. BASEMENT BATH

900



A.D
A.P

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller - Appliance Canada (905) 660-2424 / smiller@appliancecanada.com

- 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 provided by Zancor:

*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.

- Fridge Opening 36" x 74"
- Stove Opening 30"
- Hood Fan Opening 30"
- Hood Fan & Vent 6" with Under Cabinet Hood
- Dishwasher Opening 24"

Accepts Standard
Openings **Initial

A.D.
A.I.

OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

****Specs/Information sheets are required and it is the responsibility of the homeowner to provide this to Zancor**

► **Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**

A.D.
A.I.

INITIAL

► Upgraded Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)

► ***Specs that require changes/modifications after this date will not be accepted***

► 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.

FRIDGE UPGRADE

- ☐ Built-in
- ☐ Paneled ~~**Panel to match required~~
- ☐ Integrated / Flush Inset
- ☐ Waterline

RANGE UPGRADE

*Larger hood fan CFM might be required, which need a larger vent

- ☐ 36" **Hood fan opening must be the same size or larger (8" vent might be required)
- ☐ 48" **Hood Fan opening must be the same size or larger (8" or 10" vent required)
- ☐ Gas Range **gas line and electrical required & sold separately
- ☐ Induction **electrical required & sold separately
- ☐ Cooktop (Apron Front) **Countertop Cut-out required & sold separately
- ☐ Cooktop (Drop-in) **countertop Cut-out required & sold separately

HOOD FAN & VENT

UPGRADE

- ☐ 8 Inch **Required for 600 CFM
- ☐ 10 Inch
- ☐ Chimney Hood Fan **Vent must be centred
- ☐ Insert / Liner

WALL OVEN/MICRO

UPGRADE

**Electrical required

- ☐ Single Wall Oven **electrical required & sold separately
- ☐ Double Wall Oven **electrical required & sold separately
- ☐ Steam Oven **electrical required & sold separately
- ☐ Warming Drawer **electrical required & sold separately
- ☐ Over Then Range Microwave (OTR)
- ☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

DATE June 13/21

WASAGA SHORLINE

SITE

LOT

136

** 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

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. A.D.

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.** A.D.

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. A.D.

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'. A.D.

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. A.D.

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. A.D.

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. A.D.

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.** A.D.

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. A.D.

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." A.D.

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 June 17/21 SITE WASAGA SHORELINE LOT 136

HOME AUTOMATION (Cable, CAT5/6, Telephone)

INCLUDED IN SCHEDULE "A" IN AGREEMENT OF PURCHASE AND SALE:

- Rough-in for Central Vacuum system piped to garage
- Rough-in for Telephone (2) locations
- Rough-in for Cable TV (2) locations
- Rough-in for Cat-6 Network (3) locations

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 Home Automation

Phone: (905) 761-6469

Email: kris@smart-tech.ca

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 [Signature] X [Signature]
Homeowner(s) Initial

ACKNOWLEDGEMENT:

I/We the homeowner(s) acknowledge that if I/We the homeowners decide to not contact Smart-Tech, locations of the standard rough-ins will be installed as per Vendors discretion.

X [Signature]
Homeowner(s) Initial

DATE June 17/21

SITE WASAGA SHORELINE

LOT 136