

# CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-08-30 / 4:18 PM / Page 1 of 1



Site: WASAGA  
Lot: 30  
Model: SHORE (40-02) ELEV C  
Purchaser: MARIUS SLAVESCU  
Purchaser: MONICA SLAVESCU  
Phone: 647.569.2049  
Email: MARIUS@SLAVESCU.NET

	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
	MAIN BATH- REMOVE WALL AND DOOR FROM HALLWAY TO MAIN BATH. MAIN HALL AND MAIN BATH VANINITY WILL NOW BE ALL OPEN SPACE WITH NO DOOR. SHIFT WALL FROM HALLWAY TO BEDROOM 2 TO MAKE ROOM LARGER. RELOCATE ENTRY DOOR INTO BEDROOM 2 AND MATCH ANGLE OF HALLWAY WALL, IF POSSIBLE. RELOCATE EXISTING CLOSET FOR BEDROOM 2 AND MAKE AS LARGE AS POSSIBLE - SEE SKETCH	30-Jul-21
#1	COMFORT HEIGHT- MASTER, MAIN AND MAIN BATH LOFT	30-Jul-21
#2	2 CAPPED LIGHTS OVER KITCHEN ISLAND, SPACE EVENLY ON SEPARATE SWITCH. STD LIGHT TO REMAIN	30-Jul-21
#3	PLUG ABOVE FIREPLACE FOR FUTURE TV, INSTALL 65 AFF BESIDE CABLE	30-Jul-21

## ZANCOR HOMES COLOUR CHART

PRINTED 2021-08-24, 3:30 PM

ENTRANCES					
Main Foyer - FLOORING		LOFT WHITE 12 X 24- STACKED			
Bedroom - FLOORING		NA			
Side Hall - FLOORING		NA			
Basement Foyer - FLOORING		LOFT WHITE 12 X 24- STACKED			
KITCHEN					
Kitchen - FLOORING		LOFT WHITE 12 X 24- STACKED			
Breakfast - FLOORING		LOFT WHITE 12 X 24- STACKED			
Kitchen - CABINETS		CONTEMPORARY SLAB OAK TIMBER GREY- STAINED			
Island - CABINETS		CONTEMPORARY SLAB OAK TIMBER GREY- STAINED			
Severy - CABINETS		NA			
Kitchen - HANDLES/KNOBS		H8009C			
Kitchen - COUNTERTOP		COTE D'AZUR 1886K-07			
Island - COUNTERTOP		COTE D'AZUR 1886K-07			
Kitchen - BACKSPASH		DECLINED			
Kitchen - SINK		STD			
Kitchen - FAUCET		STD			
GREAT ROOM / DINING / DEN / OFFICE / BASEMENT					
Dining / Living Room - FLOORING		NORTHERN SOLID SAWN COLLECTION PEARL RED OAK 3 1/4" NATURAL			
Main Hall - FLOORING		NORTHERN SOLID SAWN COLLECTION PEARL RED OAK 3 1/4" NATURAL			
Great Room - FLOORING		NA			
Library / Den - FLOORING		NA			
Basement Rec Room - FLOORING		NA			
STAIRS					
Railing Details - PICKETS		ALL BLACK METAL SINGLE COLLAR W/ ALT PLAIN			
Railing Details - POSTS		2 3/4 TURNED OAK POST			
Railing Details - HANDRAIL		2 1/2" OVAL OAK HANDRAIL			
Stair Stain - MAIN STAIRS		STANDARD NATURAL			
Stair Stain - BASEMENT STAIRS (if applicable)		STANDARD NATURAL			
Stair Stain - SERVICE STAIRS (if applicable)		NA			
POWDER ROOM					
Powder Room - FLOORING		NA			
Powder Room - CABINETS		NA			
Powder Room - COUNTERTOP		NA			
Powder Room - SINK		NA			
Powder Room - FAUCET		NA			
2ND FLOOR					
LOFT AND NOOK - FLOORING		TO4 OPENING NIGHT			
Master Bedroom - FLOORING		TO4 OPENING NIGHT			
Bedroom 2 - FLOORING		TO4 OPENING NIGHT			
Bedroom 3 - FLOORING		TO4 OPENING NIGHT			
Bedroom 4 - FLOORING		TO4 OPENING NIGHT			
Bedroom 5 - FLOORING		NA			
Master Ensuite - FLOORING		LOFT GREY 12 X 24- STACKED			
Master Ensuite - SHOWER WALL		LOFT GREY 12 X 24- STACKED HORIZONTAL			
Master Ensuite - SHOWER FLOOR		NA			
Master Ensuite - SHOWER JAMB		NA			
Master Ensuite - CABINETS		HIGH GLOSS EURO WHITE- COMFORT HEIGHT			
Master Ensuite - HANDLES/KNOBS		H8009C			
Master Ensuite - COUNTERTOP		4926K-07- BLACK ALLICANTE			
Master Ensuite - SINK(S)		STD	Master Ensuite - FAUCET(S)		STD
***FOR TRADE USE***					
Any upgrades in the colour chart must be accompanied with a P55. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, P55 and/or colour charts PRIOR to installation.		<b>WASAGA SHORELINE</b> <b>30</b>	PURCHASER INITIALS KH5	SIGNATURES 	VENDOR APPROVAL
<b>** PAGE 1 OF 2 **</b>					

ZANCOR HOMES COLOUR CHART

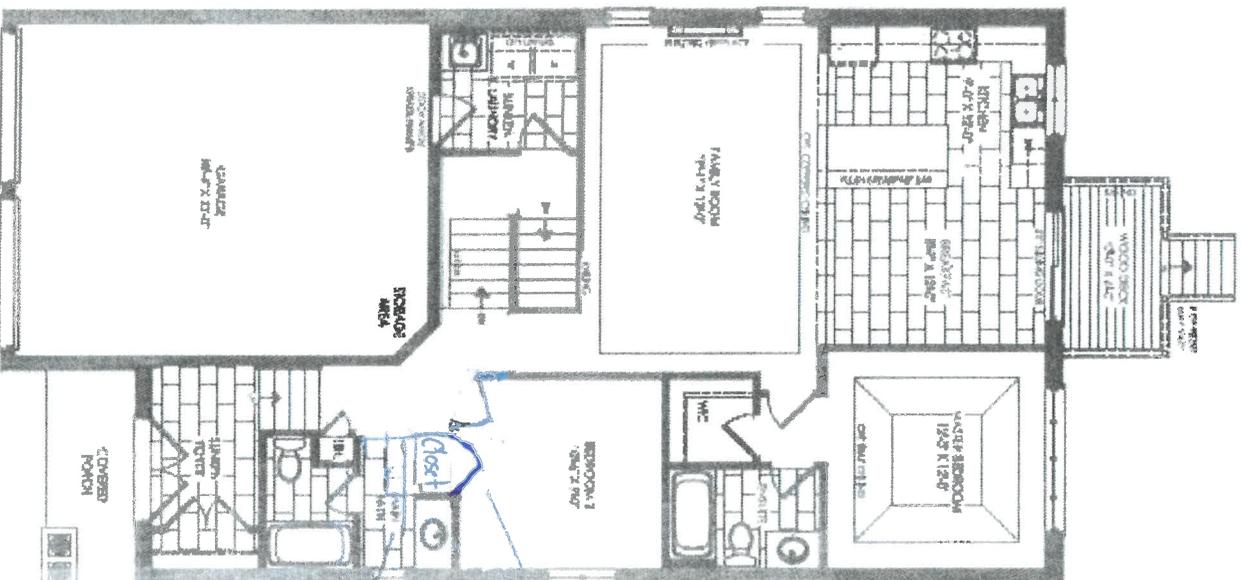
PRINTED 2021-08-24, 3:30 PM

2ND FLOOR CONTINUED....			
Main Bath - FLOORING		LOFT WHITE 12 X 24 STACKED	
Main Bath - TUB / SHOWER WALL		LOFT WHITE 12 X 24- STACKED HORIZONTAL	
Main Bath - SHOWER FLOOR		NA	
Main Bath - SHOWER JAMB		NA	
Main Bath - CABINETS		CONTEMPORARY SLAB OAK TIMBER GREY- STAINED- <b>COMFORT HEIGHT</b>	
Main Bath - HANDLES/KNOBS		H800BC	
Main Bath - COUNTERTOP		1886K-07 COTE D'AZUR	
Main Bath - SINK(s)	STD	Main Bath - FAUCET(s)	STD
MAIN Bath LOFT- FLOORING		LOFT GREY 12 X 24- STACKED	
MAIN Bath LOFT- TUB / SHOWER WALL		LOFT GREY 12 X 24- STACKED HORIZONTAL	
MAIN Bath LOFT- SHOWER FLOOR		NA	
MAIN Bath LOFT- SHOWER JAMB		NA	
MAIN Bath LOFT- CABINETS		HIGH GLOSS EURO WHITE- <b>COMFORT HEIGHT</b>	
MAIN Bath LOFT- HANDLES/KNOBS		H800BC	
MAIN Bath LOFT- COUNTERTOP		4926K-07- BLACK ALCANTARE	
MAIN Bath LOFT- SINK(s)	STD	Shared Bath - FAUCET(s)	STD
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
<b>LAUNDRY</b>			
Laundry - FLOORING		LOFT GREY 12 X 24- STACKED	H800BC
Laundry - CABINETS		HIGH GLOSS EURO WHITE	STD
Laundry - COUNTERTOP		4926K-07	STD
Laundry - BACKSPLASH		NA	STD
<b>TRIM / PAINT</b>			
Casing/Baseboards		STD	
Interior Doors		STD	
Interior Door Hardware		STD	
PAINT - Throughout		BIRCH WHITE	
<b>FIREPLACE</b>			
Location / Insert / Marble		STD	
<b>ACCESSORIES</b>			
Mirrors	YES	BATH ACCESSORIES	DO NOT INSTALL
<b>APPLIANCE REQUIREMENTS</b>			
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		
<b>DISCLAIMER</b>			<b>INITIALS</b>
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 the 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.			
<b>SITE / LOT:</b>	<b>WASAGA SHORELINE</b>		30
<b>PURCHASER(S):</b>	MARIUS SLAVESCU		
<b>PURCHASER(S):</b>	MONICA SLAVESCU		
<b>CONTACT:</b>	647.569.2049		MARIUS@SLAVESCU.NET
<b>***FOR TRADE USE***</b>			
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.			
<b>ZANCOR HOMES</b>		<b>PURCHASER SIGNATURE</b>	<i>[Signature]</i>
<b>ZANCOR HOMES</b>		<b>DECOR CONSULTANT</b>	<i>[Signature]</i>
<b>** PAGE 2 OF 2 **</b>		<b>Vendor APPROVAL</b>	<i>[Signature]</i>
		<b>PURCHASER SIGNATURE</b>	<i>[Signature]</i>
		<b>DECOR CONSULTANT</b>	<i>[Signature]</i>
		<b>Vendor APPROVAL</b>	<i>[Signature]</i>

# SHORELINE POINT

SHORE 40-02

lot 30  
Aug 21/21



Elevation A  
Ground Floor

\* Very important to have bedroom angled to match hall

Shift wall from  
Hallway to Bed 2.  
To Make Room larger.  
Relocate door +  
update match Hallway  
Main Bath  
Remove wall + Door  
From Hallway to  
Main Bath.  
Main Bath + vanity  
new open space -  
NO DOOR

MS  
MS



# SHORELINE POINT

WASAGA BEACH

## SHORE 40-02

1 of 30  
July 30/21



Elevation A  
Ground Floor

MS

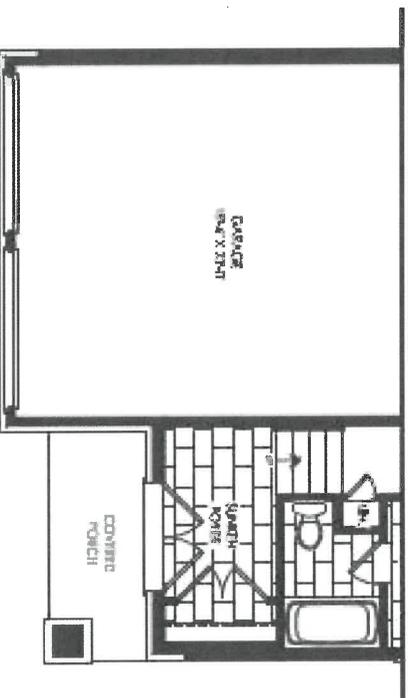


# SHORELINE POINT

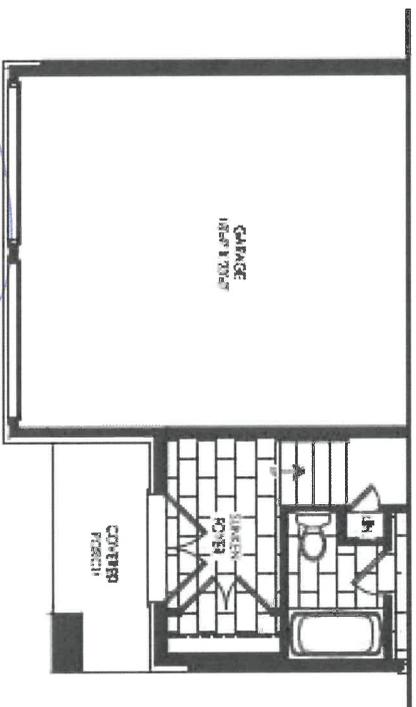
WASAGA BEACH

## SHORE 40-02

lot 30  
July 30/21



Elevation B  
Ground Floor



Elevation C  
Ground Floor



Elevation A, B & C  
Optional Loft

ns

18 Jun 2021  
Jm 25/21



DATE SUBMITTED  
16 Jun 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO : SHORELINE POINT

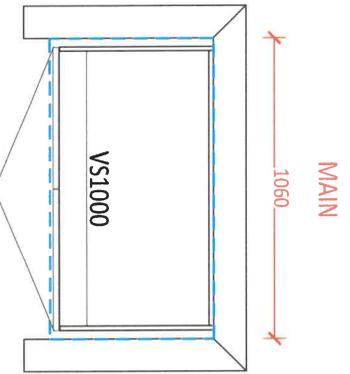
DRAFTED BY: FERNANDA  
PH: CELL: COMMENT

JOB NUMBER

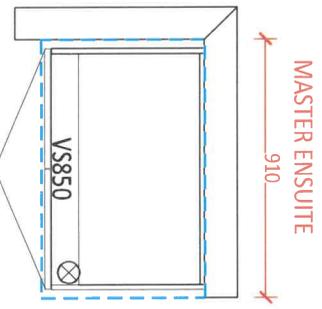
INSTALL DATE:

PAGE  
6 of 12

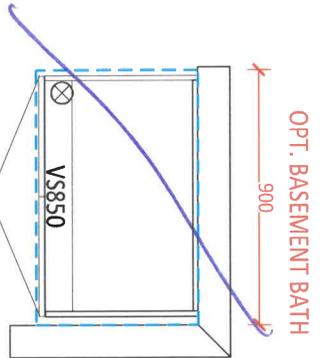
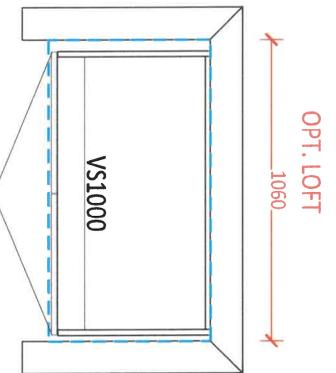
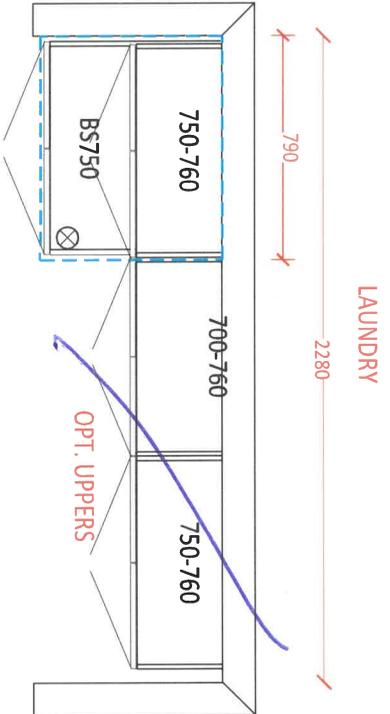
40-02



*Carport Herby*



*Carport speckle*



*Carport Herby*

HS

1 of 30  
July 30/21



DATE SUBMITTED  
16 Jun 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO : SHORELINE POINT

PH:  
CELL:

DRAFTED BY: FERNANDA  
COMMENT

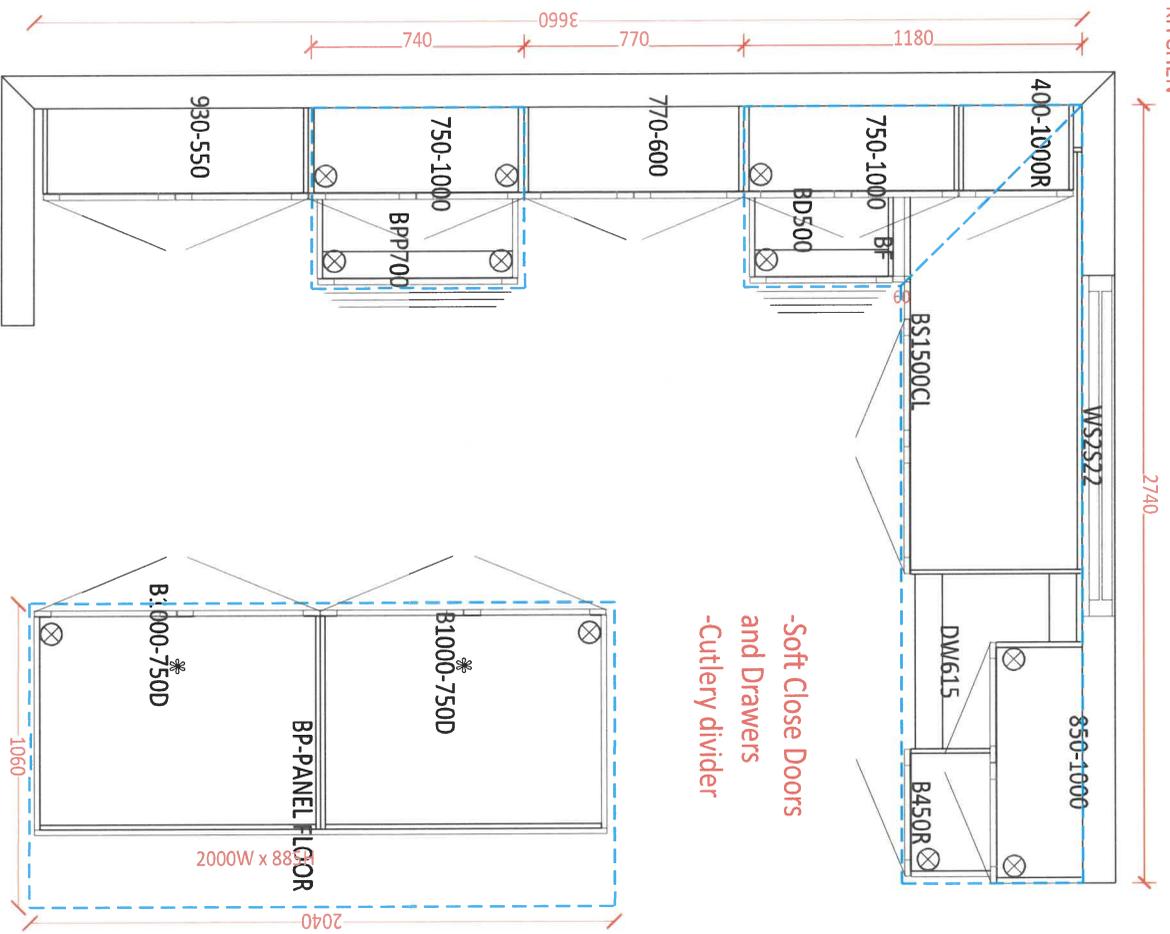
P/O#

JOB NUMBER

INSTALL DATE:

PAGE:  
4 of 12

40-02  
KITCHEN



-Soft Close Doors  
and Drawers  
-Cutlery divider

HS

1 of 20  
Judy 29/21



DATE SUBMITTED  
16 Jun 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO : SHORELINE POINT

PH:  
CELL :

DRAFTED BY: FERNANDA  
COMMENT

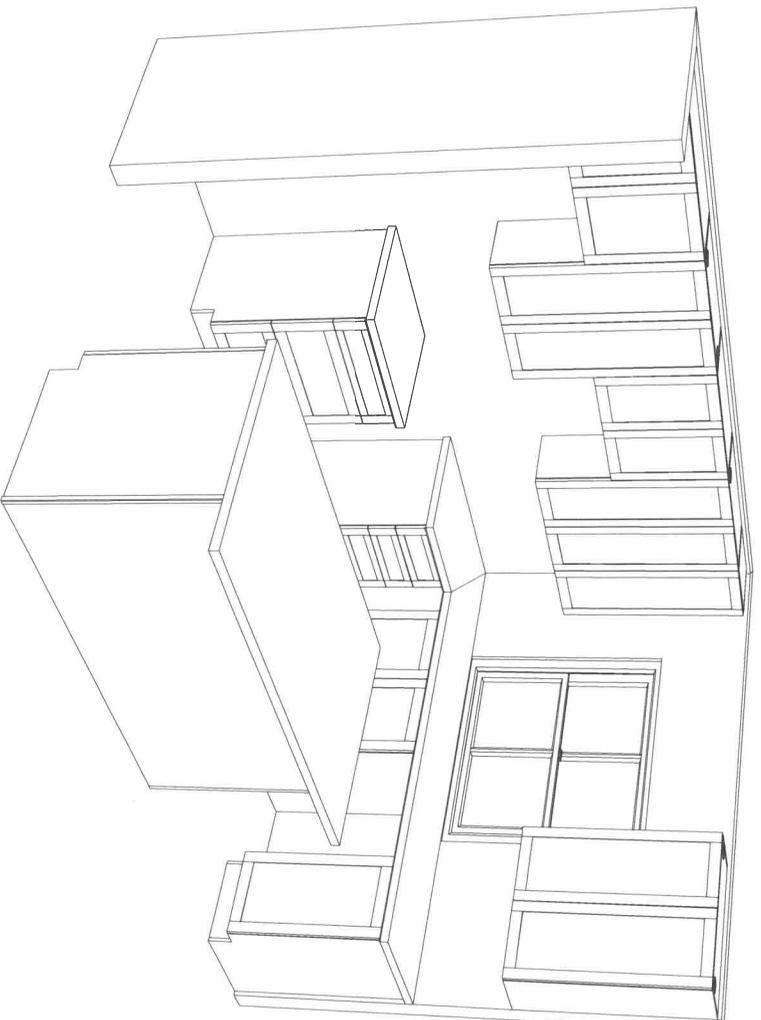
P/O #

JOB NUMBER

INSTALL DATE:

PAGE

5 of 12



MS

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 Manufacturer's 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

MS

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.**

MS  
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 The Range Microwave (OTR)
- Built-In Microwave \*\*Trim Kit required \*\*electrical required & sold separately

DATE July 20/21

SITE WASAGA SHORLINE

LOT 30

\*\* 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.



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.

175

**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.**

175

**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.

175

**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'x8'.

175

**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.

175

**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.

175

**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.

175

**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.**

175

**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.

175

**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\*\***

175

DATE July 30/21

SITE **WASAGA SHORELINE**

LOT 38

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

**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](mailto: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.

HS

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.

Homeowner(s) Initial

DATE July 30/21

SITE WASAGA SHORELINE

LOT 30