

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2022-02-23 / 10:52 AM / Page 1 of 1

Site:
Lot:
Model:
Purchaser:
Phone:
Email:

WASAGA
168
VADZIM KHARLANAU
VOLHA RUSENCHYK
0
416.807.8303 / 416.837.1867
VADIM.HARLANOV@GMAIL.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	EGRESS WINDOW IN BASEMENT - APPROX 48" X 30", IF POSSIBLE (WINDOW WELL MAY BE REQUIRED) - SEE SKETCH	9-Dec-21
2	FROST GLASS ON FRONT DOOR IN LIEU OF CLEAR	9-Dec-21
3	SMOOTH CEILING ON MAIN FLOOR	9-Dec-21
4	ELECTRIC FIREPLACE -50" DIMPLEX-BLFS051. WALL TO BE BUILT INTO ROOM APPROX 8" TO ACCOMMOADTE- SEE SKETCH	9-Dec-21
	COLOURS	
1	ELETCRICAL- PLUG FOR FUTURE TV OVER FIREPLACE. INSTALL 65 AFF- SEE SKETCH	9-Dec-21
2	OVER THE RANGE MICROWAVE, INCLUDES ELECTRICAL- 15AMP	9-Dec-21
3	KITCHEN TILE- UP 2- 18 X 18	9-Dec-21
4	FOYER TILE- UP 2- 18 X 18	9-Dec-21
5	POWDER ROOM TILE- UP 2- 18 X 18	9-Dec-21
6	HARDWOOD- UP 2- DINING ROOM, FAMILY ROOM, MAIN HALL	9-Dec-21
7	N/A	9-Dec-21
8	***STAIRS TO BE VARNISHED ONLY- HOMEOWNER ACCEPTS THAT STAIRS WILL BE A DIFFERENT COLOUR THAN HARDWOOD FLOORS***	9-Dec-21

ENTRANCES				
Main Foyer - FLOORING		VERSAL GRIS POLISHED 18 X 18- UP 2		
Mudroom - FLOORING		NA		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		LOFT WHITE 122 X 24- BRICKED		
KITCHEN				
Kitchen - FLOORING		VERSAL GRIS POLISHED 18 X 18- UP 2		
Breakfast - FLOORING		VERSAL GRIS POLISHED 18 X 18- UP 2		
Kitchen - CABINETS		HIGH GLOSS EURO WHITE		
Island - CABINETS		HIGH GLOSS EURO WHITE		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		3690-58		
Island - COUNTERTOP		3690-58		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		KENTWOOD OAK WOLFHOUND 3 1/2" X 3/4" - UP 1		
Main Hall - FLOORING		KENTWOOD OAK WOLFHOUND 3 1/2" X 3/4" - UP 1		
Dining / Living Room - FLOORING		KENTWOOD OAK WOLFHOUND 3 1/2" X 3/4" - UP 1		
LANDINGS FLOORING		LANDINGS TO MATCH NATURAL HARDWOOD STAIN COLOUR- DO NOT STAIN		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		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		STAIRS TO BE VARNISHED ONLY**** DIFFERENT COLOUR THAN HARDWOOD****		
Stair Stain - BASEMENT STAIRS (if applicable)		NA		
Stair Stain - SERVICE STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING		VERSAL GRIS POLISHED 18 X 18- UP 2		
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		NA		
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- BRICKED		
Master Ensuite - SHOWER WALL		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICAL		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO BLACKWOOD		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		4945-38		
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 168	VR	
		PURCHASER INITIALS	VENDOR APPROVAL	

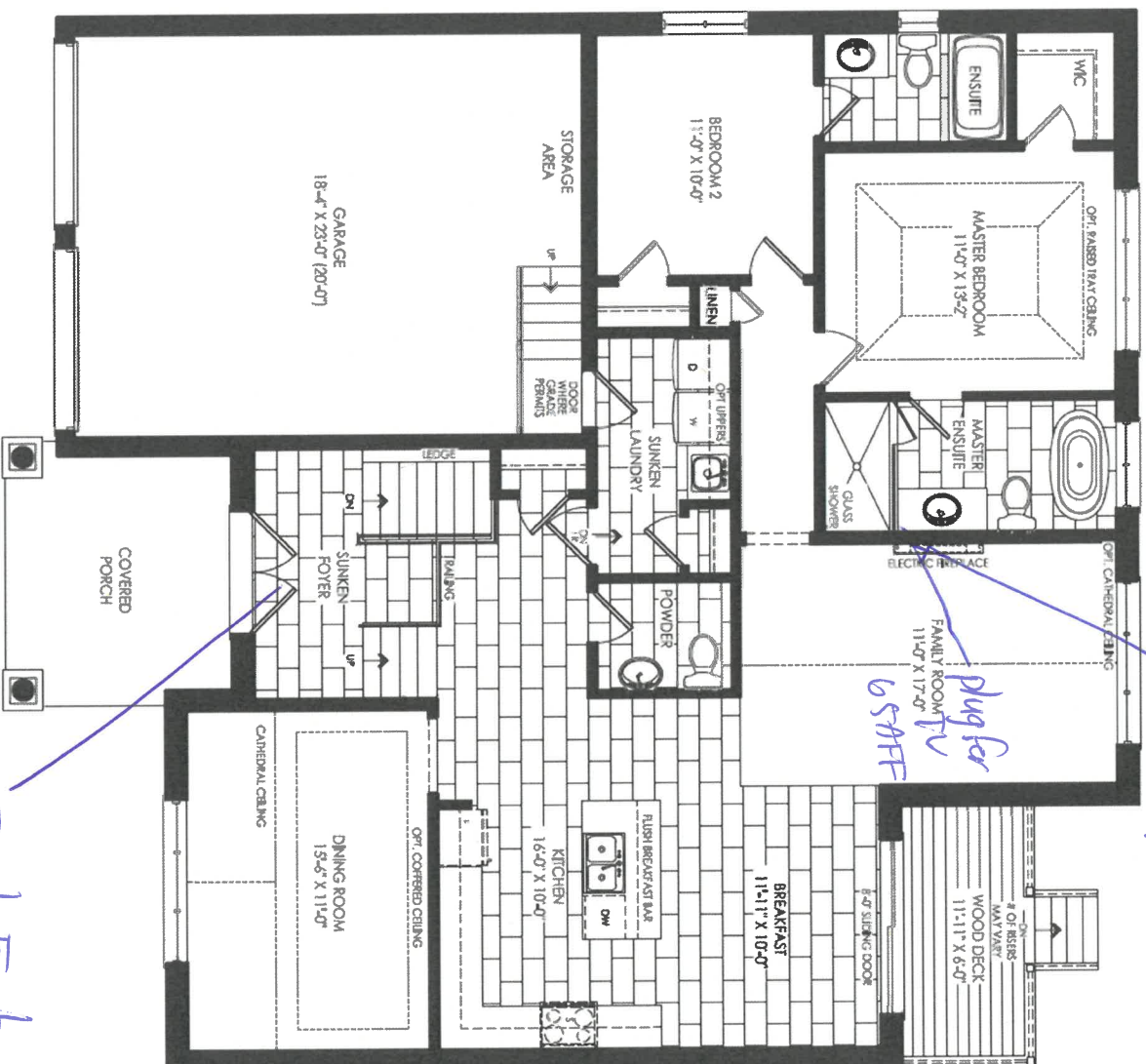
2ND FLOOR CONTINUED...

Main Bath - FLOORING		NA	
Main Bath - TUB / SHOWER WALL		NA	
Main Bath - SHOWER FLOOR		NA	
Main Bath - SHOWER JAMB		NA	
Main Bath - CABINETS		NA	
Main Bath - HANDLES/KNOBS		NA	
Main Bath - COUNTERTOP		NA	
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	NEW BYZANTINE ASSURO BLUE 12 X 24- BRICKED		
Ensuite Bath - TUB / SHOWER WALL	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICAL		
Ensuite Bath - SHOWER FLOOR		NA	
Ensuite Bath - SHOWER JAMB		NA	
Ensuite Bath - CABINETS	EURO BLACKWOOD		
Ensuite Bath - HANDLES/KNOBS		H800BC	
Ensuite Bath - COUNTERTOP		4945-38	
Ensuite Bath - SINK(s)	STD	Ensuite Bath - FAUCET(s)	STD
LAUNDRY			
Laundry - FLOORING	LOFT WHITE 12 X 24- BRICKED	Laundry - HANDLES/KNOBS	NA
Laundry - CABINETS	HIGH GLOSS EURO WHITE	Laundry - SINK	STD
Laundry - COUNTERTOP	P-948-CA	Laundry - FAUCET	STD
Laundry - BACKSPLASH	NA		
TRIM / PAINT			
Casing/Baseboards		STD	
Interior Doors		STD	
Interior Door Hardware		STD	
PAINT - Throughout		COOL WHITE	
FIREPLACE			
Location / Insert / Mantle	50" DIMPLEX		
ACCESSORIES			
Mirrors	YES	BATH ACCESSORIES	DO NOT INSTALL
APPLIANCE REQUIREMENTS			
GAS LINE TO BBQ	STD	ELECTRICAL for Built-in Oven	DECLINED
GAS LINE & ELECTRICAL TO STOVE	DECLINED	ELECTRICAL for OTR	YES
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 Vendor's selection must be accepted by the purchaser			
SITE / LOT:	WASAGA		168
PURCHASER(S):	VOLHA RUSENCHYK		
PURCHASER(S):	VADZYR Kharlanav		
CONTACT:	416.807.8303 / 416.837.1867		VADIM.HARLANOV@GMAIL.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 PRIOR to installation.			
ZANCOR HOMES		PURCHASER SIGNATURE	
		PURCHASER SIGNATURE	
		DÉCOR CONSULTANT	
		Vendor APPROVAL	
PAGE 2 OF 2		SIGNATURES / DATE	

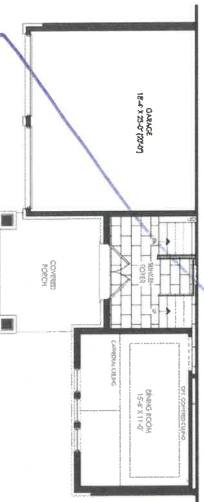
SHORELINE POINT
WASAGA BEACH

REEF 60-01

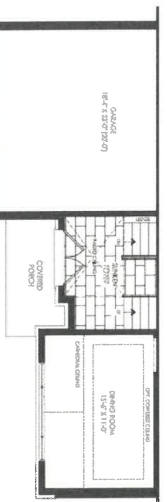
1st 168
Dec 9/21



Elevation A
Ground Floor



Elevation B
Ground Floor



Elevation C
Ground Floor



Smooth
celling

First Front
Door

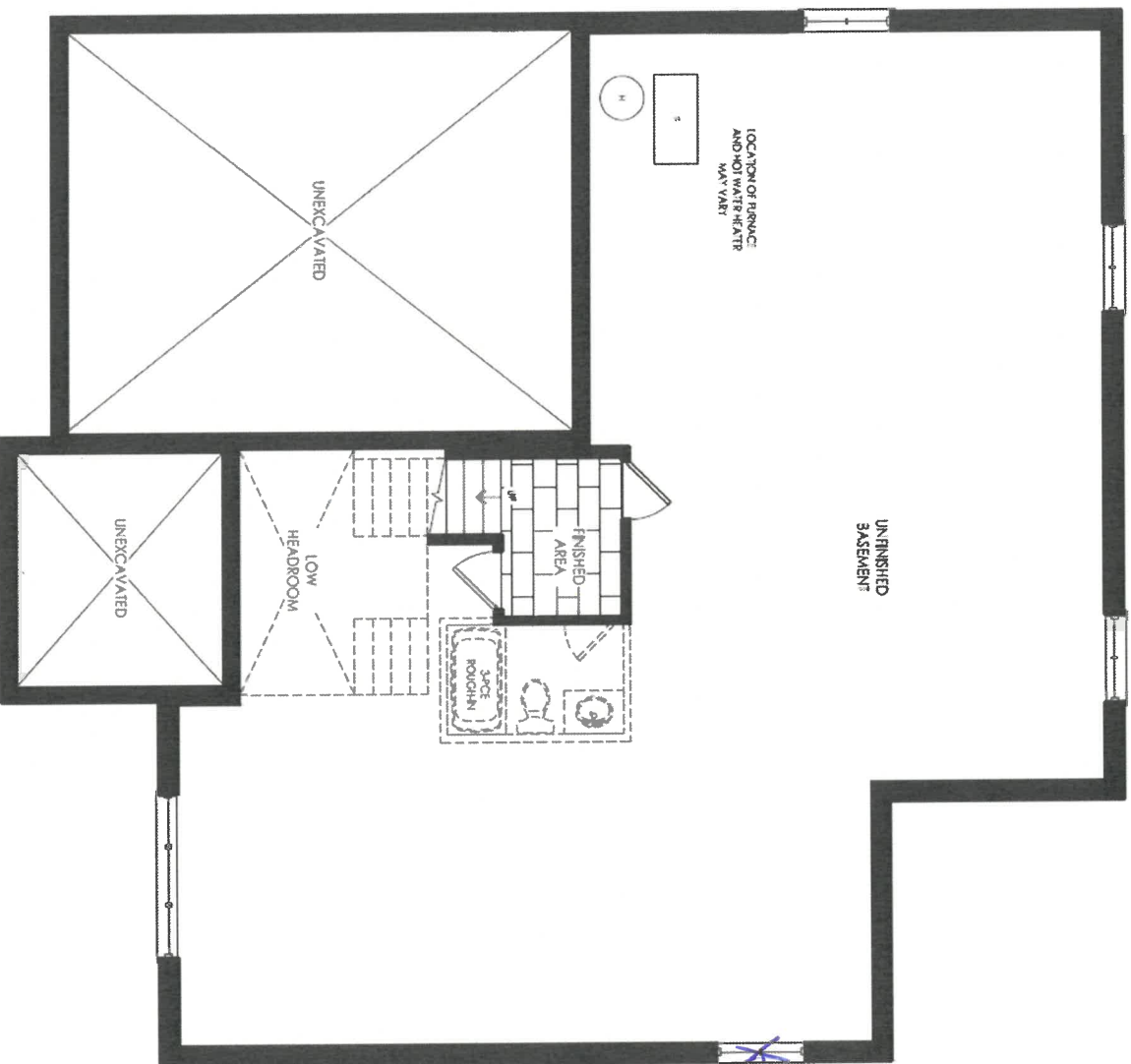
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VR

SHORELINE POINT
WASAGA BEACH

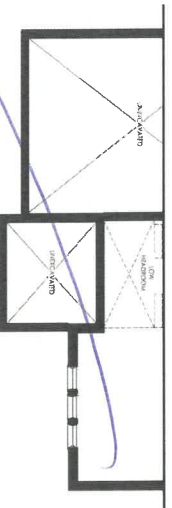
REEF 60-01

1c+1608
Dec 9/21

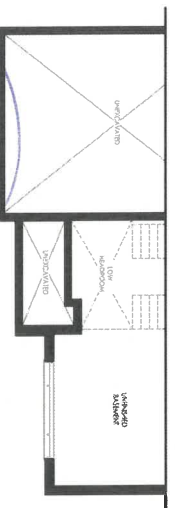


EGRESS
WINDOW
here
if possible

Elevation A
Basement



Elevation B
Basement

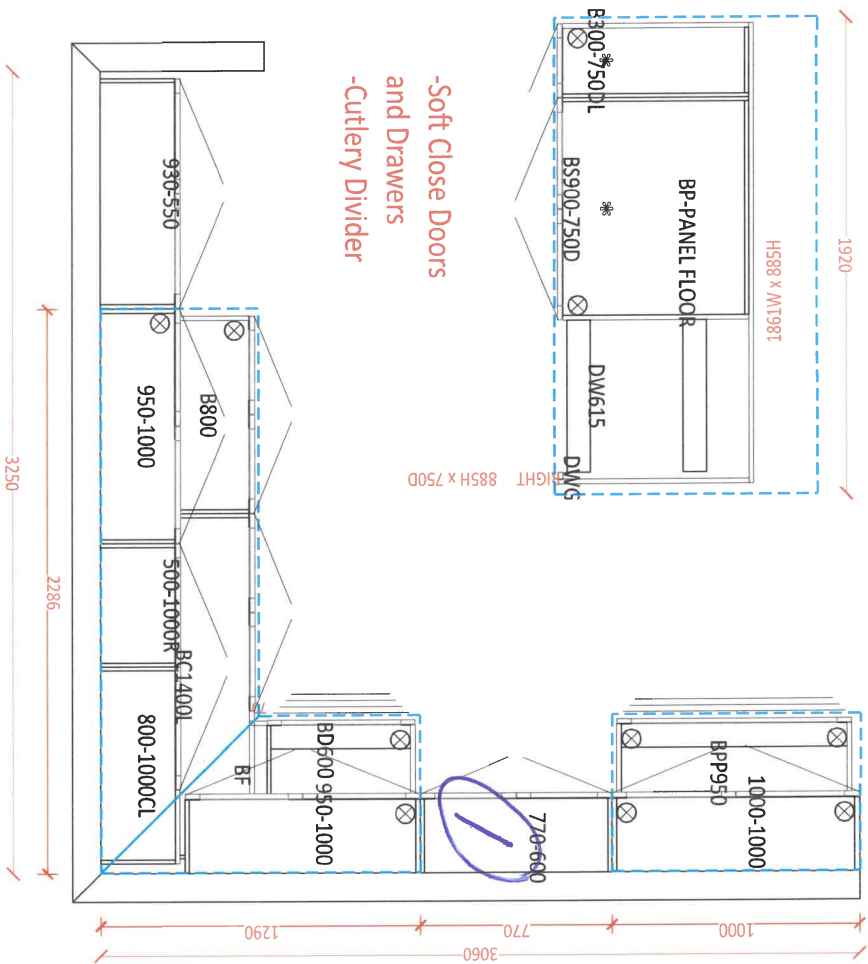


Elevation C
Basement

VK
VK

	CLIENT: ZANCOR HOMES	AREA
	SHIP TO: SHORELINE POINT	
DATE SUBMITTED: 16 Jun 2021	DRAFTED BY: FERNANDA	PH:
	COMMENT:	CELL:
		P/O #
		PAGE: 10 of 22
		INSTALL DATE:

60-01
KITCHEN




-Soft Close Doors
and Drawers
-Cutlery Divider

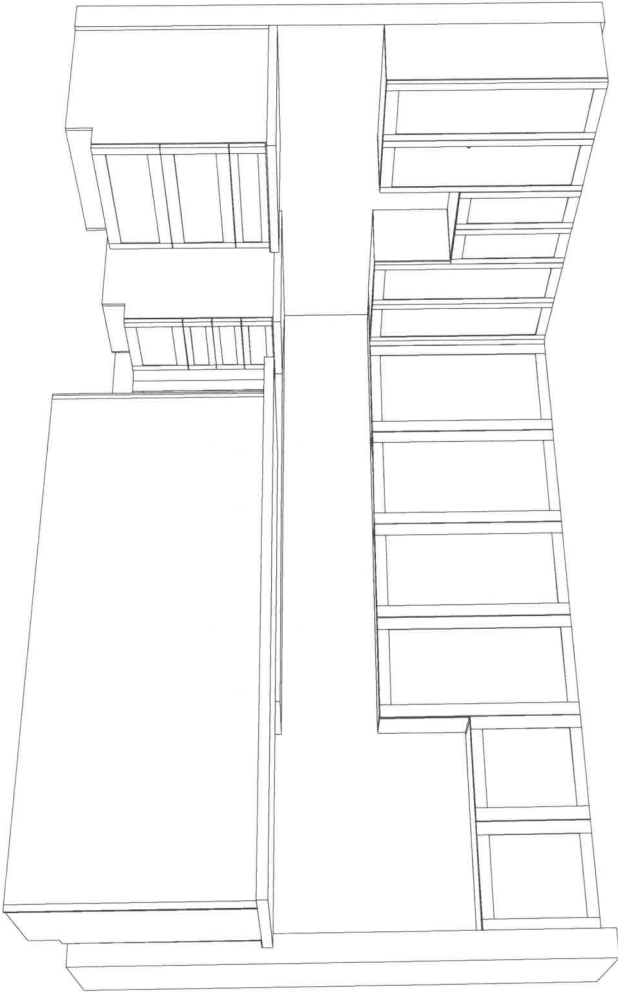
① over the Range Microwave.

1st 16/8
Dec 9/21

VK
VR

		CLIENT NAME: ZANCOR HOMES		SER	
SHIP TO : SHORELINE POINT		PH:		INSTALL DATE:	
DRAFTED BY: FERNANDA		CELL :		PAGE	
COMMENT		FIG #		11 of 22	
16 Jun 2021					

1st 1/28
Dec 9/21



VK
VR



DATE SUBMITTED

16 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : SHORELINE POINT

DRAFTED BY: FERNANDA
COMMENT

PH:
CELL :

IBER

INSTALL DATE:

PAGE

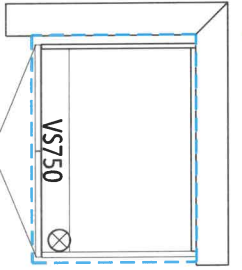
12 of 22

P/O #

60-01

MAIN

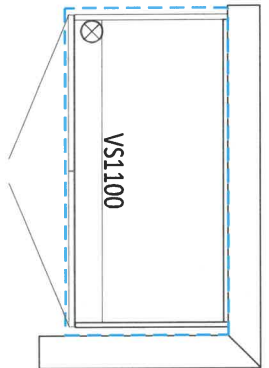
800



VS750

MASTER ENSUITE

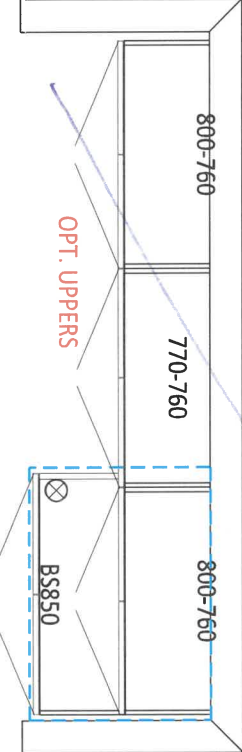
1150



VS1100

LAUNDRY

2420



800-760

770-760

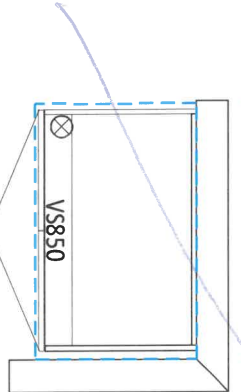
800-760

OPT. UPPERS

BS850

OPT. BASEMENT BATH

900



VS850

1st 168
Dec 9/21

✓
VR

THE
GALLERY

SHORELINE POINT

ZANCOR

APPLIANCE ACKNOWLEDGEMENT

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

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 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

✓✓
VR

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.**

✓✓
VR

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

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

DATE Dec 9/21

WASAGA SHORLINE

SITE

LOT

168

** 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

SHORELINE POINT

ZANCOR

BY ZANCOR

WASAGA BEACH

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.

✓✓
VR

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.**

✓✓
VR

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.

✓
VR

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'.

✓
VR

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.

✓✓
VR

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.

✓
VR

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.

✓
VR

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.**

✓
VR

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.

✓
VR

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).

✓
VR

"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.

✓
VR

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****

✓
VR

DATE Dec 9/21

SITE WASAGA SHORELINE

LOT

168

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

THE
GALLERY
BY ZANCOR

SHORELINE POINT
WASAGA BEACH

ZANCOR

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

CONTACT:

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:
Phone:
Email:
Rep:
Location:

Smart-Tech Home Automation
(905) 761-6469
kris@smart-tech.ca
Kris
200 Millway Avenue, Unit 8
Concord, Ont L4K 5K8

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.

VK VK
Homeowner(s) Initial

DATE Dec 9/21

WASAGA SHORELINE

SITE

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BRICK/JOINT PATTERN INSTALLATION
RELEASE FORM

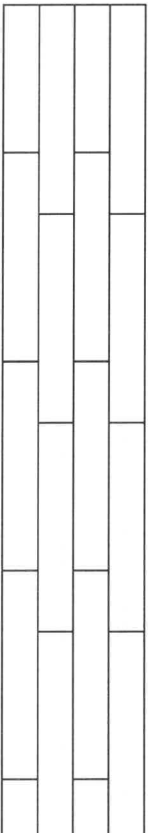
BRICK installation is included as a standard on the floor for 12 x 24 tiles and must be noted on the colour chart and acknowledged on this form

(Large tiles installation for floor and wall) – ¼ 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 ¼ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.

LOCATIONS: all floors w/ 12x24 tiles
LOCATIONS: _____
LOCATIONS: _____
LOCATIONS: _____



Please understand, even in using this ¼ brick installation, there may still be minimal lippage which cannot fully be eliminated.

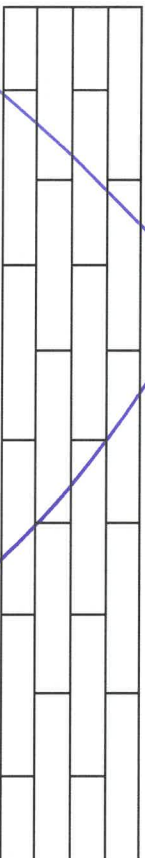
Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

VR VR
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: _____
LOCATIONS: _____
LOCATIONS: _____
LOCATIONS: _____



Homeowner(s) Initial

DATE Dec 9/21

WASAGA SHORELINE

SITE

LOT

168