

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2022-04-22 / 3:52 PM / Page 1 of 1

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

RIVER'S EDGE
115
SPRINGWATER (50-03) ELEV B
RAMIN GERAMIANFAR
MEHRDAD MEHRAIN
438.402.2187 / 647.283.0943
RAMIN_GERAMIAN@YAHOO.COM



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	
	STRUCTURALS	
1 NO STRUCTURAL CHANGES		25-Jan-22
	COLOURS	
1 ELECTRICAL- QTY 5- POTLIGHT IN KITCHEN, SPACE EVENLY, DELETE STANDARD LIGHT- SEE SKETCH		05-Apr-22
2 ELECTRICAL- 2 CAPED LIGHTS OVER KITCHEN ISLAND, SPACED EVENLY ON SEPARATE SWITCH.		05-Apr-22
3 PLUG FOR FUTURE TV, INSTALLED OVER FIREPLACE 65 AFF, BESIDE CABLE		05-Apr-22
4 DOUBLE RISER PANEL INSTALLED OVER CABINETS. RISER INSTALLED AT CEILING		05-Apr-22
5 KITCHEN COUNTERTOP- UP 2		05-Apr-22
6 KITCHEN BACKSPLASH- UP 2-STACKED		05-Apr-22
7 MASTER SHOWER FLOOR- UP 2		05-Apr-22
8 MASTER BATH COUNTERTOP- MARBLE, INCLUDES OVAL UNDERMOUNT SINKS X 2		05-Apr-22
9 MAIN BATH COUNTERTOP- MARBLE, INCLUDES OVAL UNDERMOUNT SINK		05-Apr-22
10 COMFORT HEIGHT X 2- MASTER AND MAIN		05-Apr-22
11 CABINET HARDARE		05-Apr-22
12 HARDWOOD- UP 1- FAMILY ROOM, LANDINGS, MAIN HALL		05-Apr-22
13 HARDWOOD- BEDROOMS- MASTER, BED 2 AND 3 ONLY- UP 1		05-Apr-22
14 AIR CONDITIONING UNIT		05-Apr-22
15 STAIN FOR STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE- 1 FLIGHT		05-Apr-22

ZANCOR HOMES COLOUR CHART

ENTRANCES				
Main Foyer - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED			
Mudroom - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED			
Breakfast - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED			
Kitchen - CABINETS	HIGH GLOSS EURO WHITE			
Island - CABINETS	HIGH GLOSS EURO WHITE			
Servery - CABINETS	NA			
Kitchen - HANDLES/KNOBS	H800MB			
Kitchen - COUNTERTOP	PURE GREY- UP 2			
Island - COUNTERTOP	PURE GREY- UP 2			
Kitchen - BACKSPLASH	COLOR AND DIMENSION STERLING GREY BRIGHT- UP 2- STACKED			
Kitchen - SINK	STD			
Kitchen - FAUCET	STD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	KENTWOOD OAK STURGEON 3 1/2" X 3/4" - UP 1			
Main Hall - FLOORING	KENTWOOD OAK STURGEON 3 1/2" X 3/4" - UP 1			
Dining / Living Room - FLOORING	NA			
Library / Den - FLOORING	NA			
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	STAIN TO MATCH STAIRS AS CLOSE AS POSSIBLE			
Stair Stain - BASEMENT STAIRS (if applicable)	STAIN TO MATCH STAIRS AS CLOSE AS POSSIBLE			
BEDROOMS / BATHROOMS / LAUNDRY				
Powder Room - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED			
Powder Room - CABINETS	NA			
Powder Room - HARDWARE	NA			
Powder Room - COUNTERTOP	NA			
Powder Room - SINK	STD			
Powder Room - FAUCET	STD			
Laundry - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- BRICKED			
Laundry - CABINETS	EURO HIGH GLOSS WHITE	laundry - HANDLES/KNOBS	H800MB	
Laundry - COUNTERTOP	1886K-07	laundry - SINK	STD	
Laundry - BACKSPLASH	NA	laundry - FAUCET	STD	
Upper Hall - FLOORING	NA			
Master Bedroom - FLOORING	KENTWOOD OAK STURGEON 3 1/2" X 3/4" - UP 1			
Bedroom 2 - FLOORING	KENTWOOD OAK STURGEON 3 1/2" X 3/4" - UP 1			
Bedroom 3 - FLOORING	KENTWOOD OAK STURGEON 3 1/2" X 3/4" - UP 1			
Bedroom 4 - FLOORING	T17 OPENING NIGHT			
BASEMENT REC ROOM- FLOORING	T17 OPENING NIGHT			
Master Ensuite - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED			
Master Ensuite - SHOWER WALL	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICAL			
Master Ensuite - SHOWER FLOOR	ONTARIO SERIES HEX BLACK GLOSSY- UP 2			
Master Ensuite - SHOWER JAMB	BIANCO CARRARA			
Master Ensuite - CABINETS	EURO STORM- COMFORT HEIGHT			
Master Ensuite - HANDLES/KNOBS	H800MB			
Master Ensuite - COUNTERTOP	BIANCO CARRARA			
Master Ensuite - SINK(s)	4220-CFY	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 <u>PRIOR</u> to installation.		RIVERS EDGE WASAGA 115	INITIALS	SIGNATURES

APR 20/22

2ND FLOOR CONTINUED...

Main Bath - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		
Main Bath - TUB / SHOWER WALL	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICAL		
Main Bath - SHOWER FLOOR	NA		
Main Bath - SHOWER JAMB	NA		
Main Bath - CABINETS	EURO STORM- COMFORT HEIGHT		
Main Bath - HANDLES/KNOBS	H800MB		
Main Bath - COUNTERTOP	BIANCO CARRARA		
Main Bath - SINK(s)	4220-CFY	Main Bath - FAUCET(s)	NA
BASEMENT Bath- FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		
BASEMENT Bath- TUB / SHOWER WALL	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICAL		
BASEMENT Bath- SHOWER FLOOR	NA		
BASEMENT Bath- SHOWER JAMB	NA		
BASEMENT Bath- CABINETS	EURO STORM		
BASEMENT Bath- HANDLES/KNOBS	H800MB		
BASEMENT Bath- COUNTERTOP	1886K-07		
BASEMENT Bath- 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

TRIM / PAINT

Casing/Baseboards	STD		
Interior Door STYLE	STD		
Interior Door HEIGHT	STD		
Interior Door Hardware	STD		
PAINT - Throughout	COOL WHITE		

FIREPLACE

Location / Insert / Mantle	STD		
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ACCESSORIES

Mirrors	YES	BATH ACCESSORIES	DO NOT INSTALL
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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

INITIALS

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:	RIVER'S EDGE	115
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PURCHASER(S):	RAMIN GERAMIANFAR		
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PURCHASER(S):	MEHRDAD MEHRAIN		
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PHONE #:	438.402.2187 / 647.283.0943		
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EMAIL:	RAMIN_GERAMIAN@YAHOO.COM		
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FOR TRADE USE

SIGNATURES / DATE

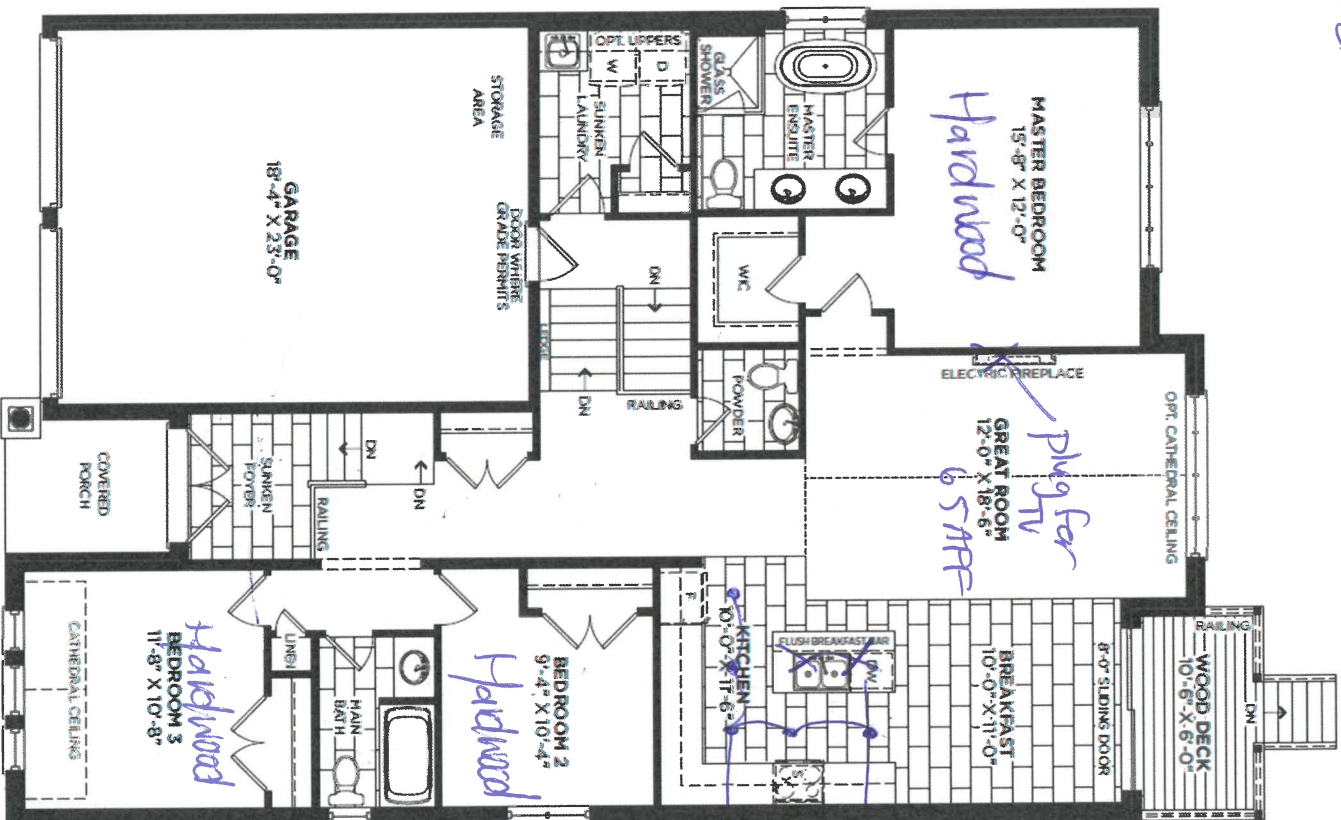
Any upgrades in the colour chart must be accompanied with a PES.
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.



PURCHASER SIGNATURE	
PURCHASER SIGNATURE	
DÉCOR CONSULTANT	JILLIAN

lot 115
Apr 5/22

50-03 Springwater

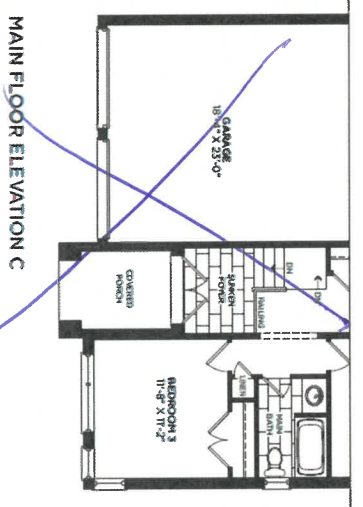
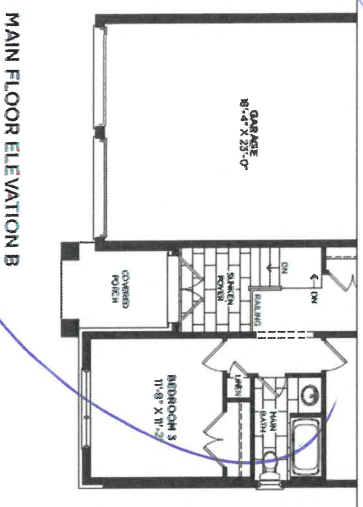


replaced lights,
space even

qty 5 petting
delete std
light

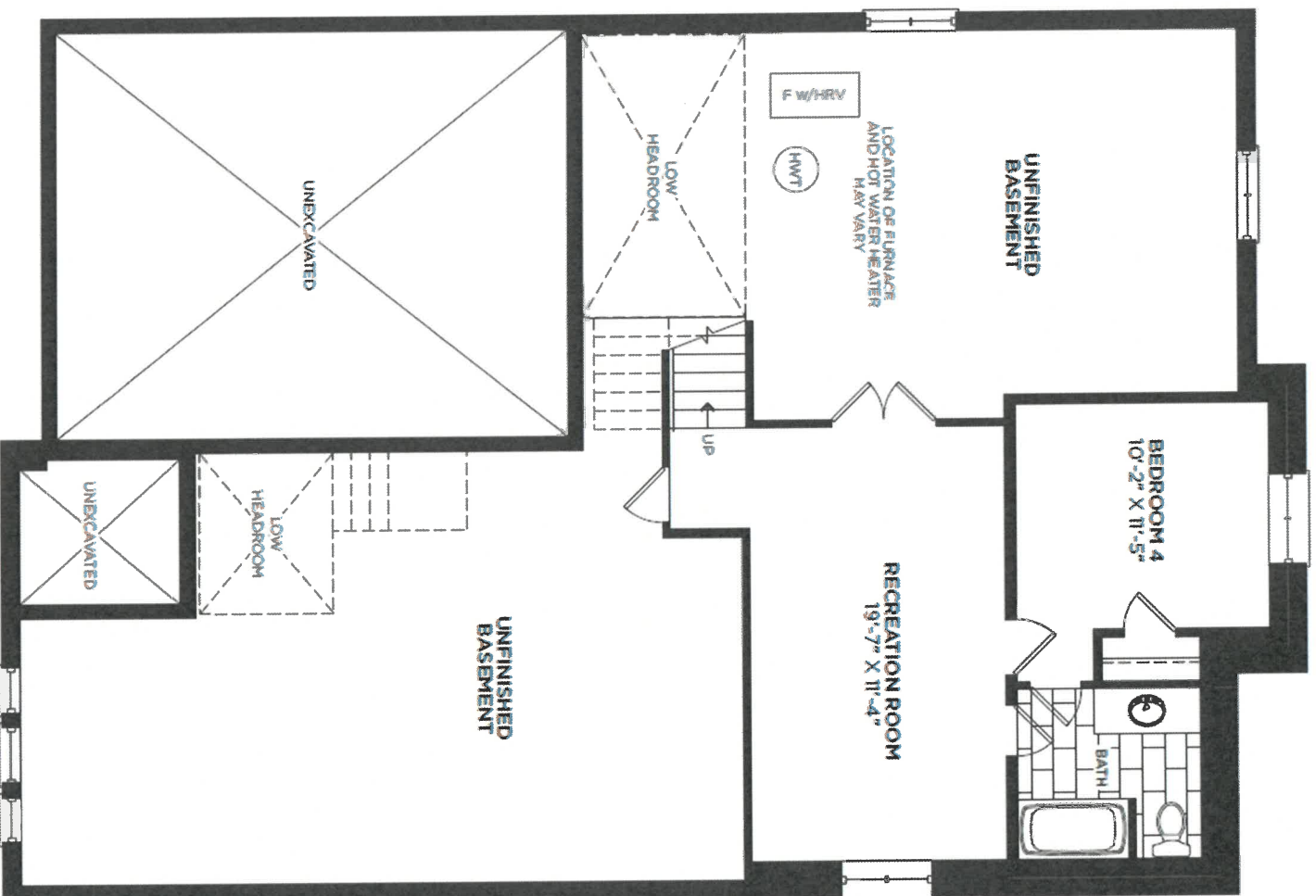
MAIN FLOOR ELEVATION A/B

MA
Ren

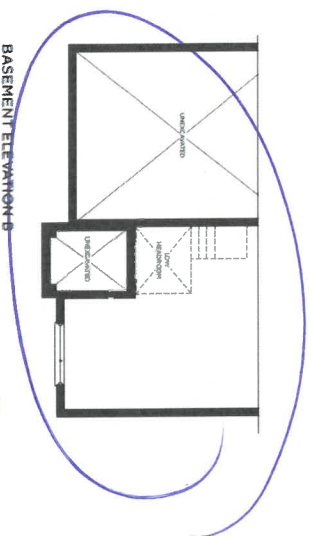


lot 115
Apr 5/22

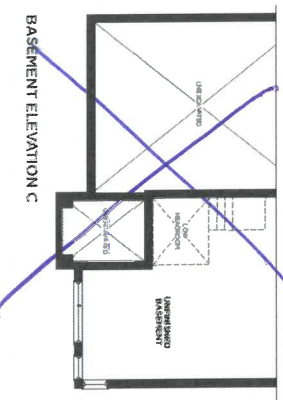
50-03 Springwater



BASEMENT ELEVATION A B



BASEMENT ELEVATION D



BASEMENT ELEVATION C

M-1
204



DATE SUBMITTED
01 Mar 2022

DRAFTED BY: Binita
COMMENT

P/O #

CLIENT NAME: ZANCOR HOMES
SHIP TO: Rivers Edge Sunnisdale Trails
#50-03

PH:
CELL:

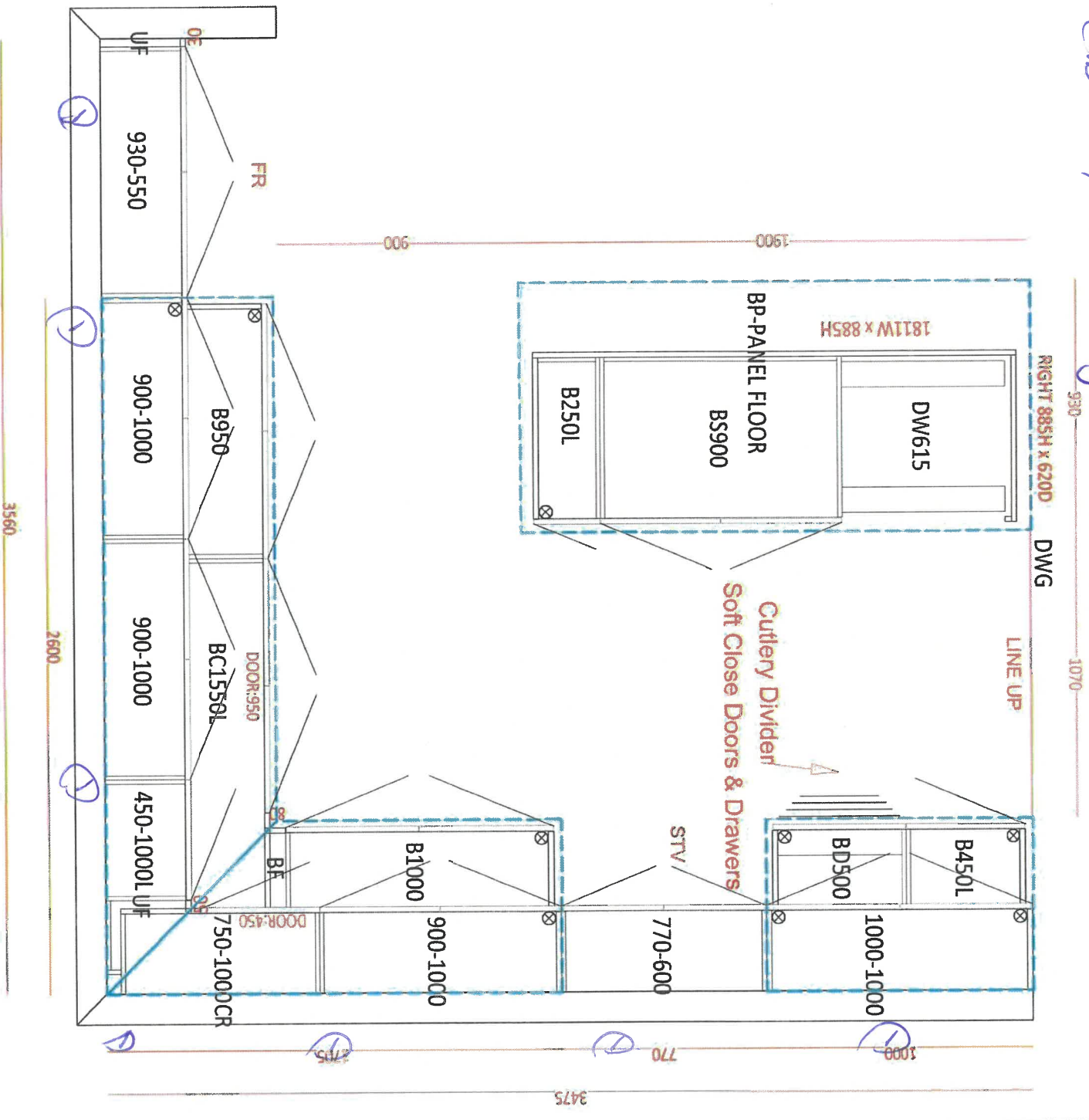
JOB NUMBER

INSTALL DATE:

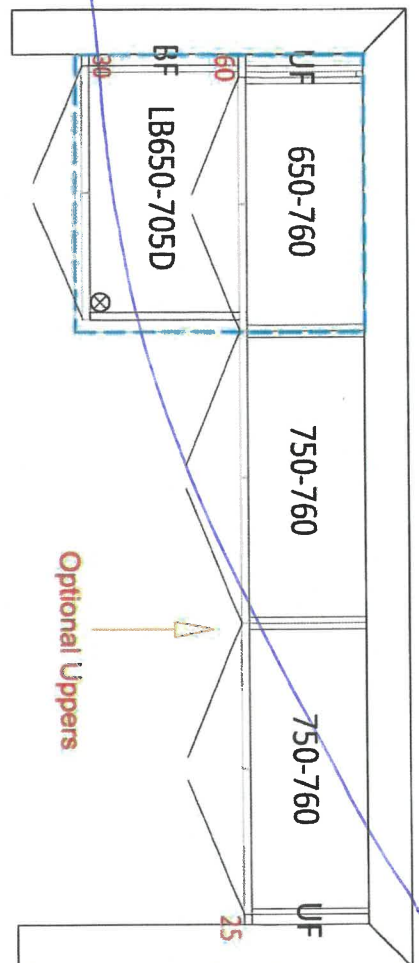
PAGE
1 of 2

① double Aiser installed over cabinets, at ceiling.

1st 115
Apr 5/22



Kitchen



Laundry

RG
m2



DATE SUBMITTED
01 Mar 2022

CLIENT NAME: ZANCOR HOMES
SHIP TO : Rivers Edge Sunnisdale Trails
#50-03

PH:
CELL :

DRAFTED BY: Binita
COMMENT

P/O #

JOB NUMBER

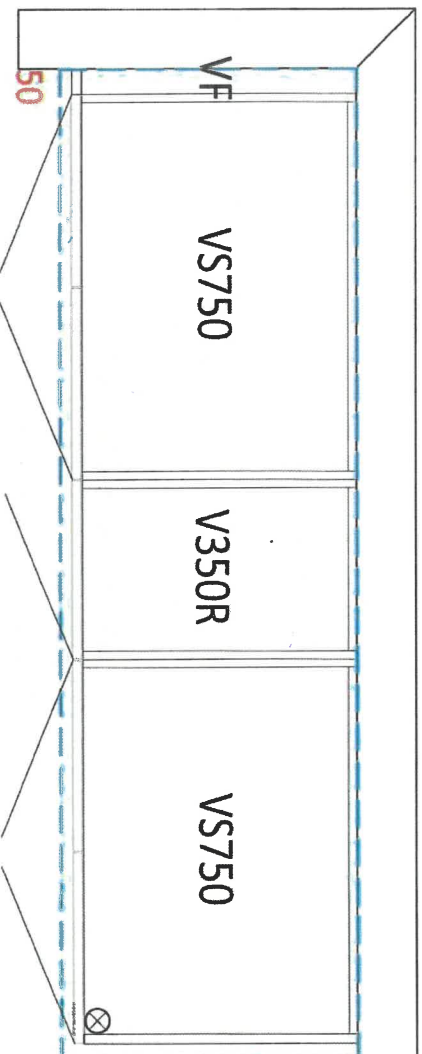
INSTALL DATE:

PAGE

2 of 2

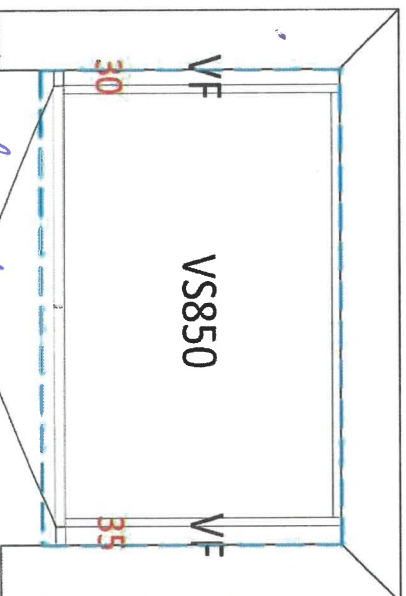
1930
1930

1st 11/5
Apr 5
2022



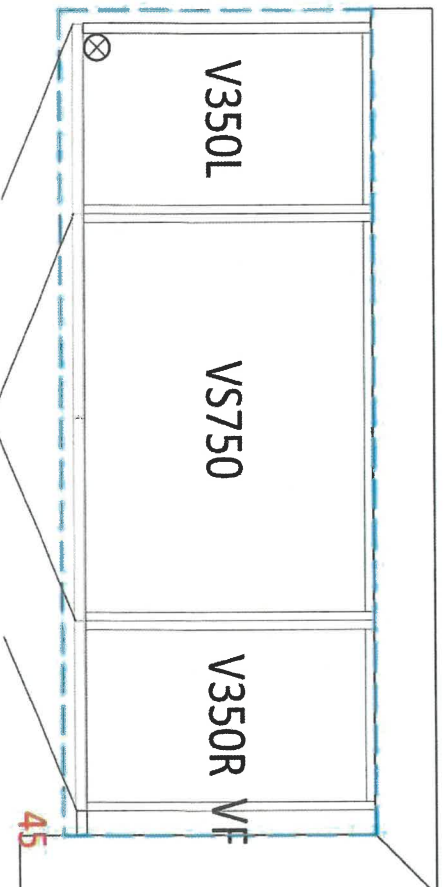
Master Ensuite - *comfort Height*

915
915



Main Bath *Comfort Height*

1520
1520



Basement Fl. Main Bath

MR
RG

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

SM

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.**

SM

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

INITIAL

- ▶ ***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
- ☒ Panelled **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 10/5/22

WASAGA RIVERS EDGE

SITE

LOT 115

** 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

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, CAT6, 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
Location: 201 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.

X MN
Homeowner(s) Initial

RG
Homeowner(s) Initial

WASAGA RIVERS EDGE

DATE

SITE

LOT

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 there may be joints in stone counter tops, in kitchens and vanities if applicable as per plan. Joints will also be applicable where the length of the counter top exceeds the length of a stone slab.

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, TARIION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

DATE Apr 15/22

SITE WASAGA RIVERS EDGE

LOT 115

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

Stone Countertop Edge Profiles

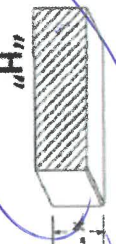
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



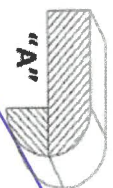
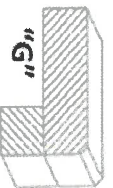
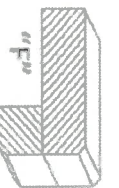
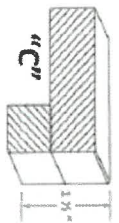
Standard Countertop Edge in Vanity



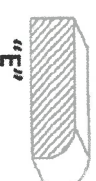
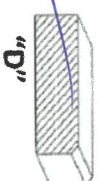
JAN RA
Homeowner(s) Initial

OPTION (1) EDGE FOR KITCHEN & VANITIES \$250

Optional Edge in Kitchen



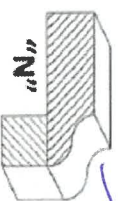
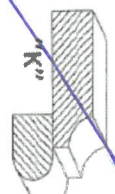
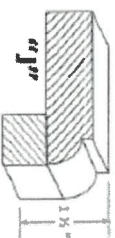
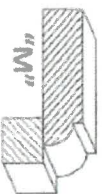
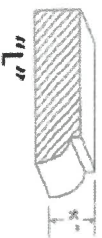
Optional Edge in Bathroom



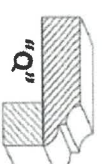
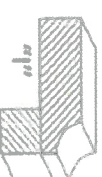
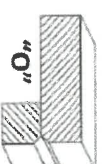
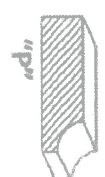
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

APR 5/22
DATE

WASAGA RIVERS EDGE
SITE

115
LOT