

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2022-06-29 / 1:38 PM / Page 1 of 1

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

RIVER'S EDGE WASAGA  
282  
NIPPISSING (50-06) ELEV C  
MAHNOUSH POUR-SHAHNAZARI  
0  
416.871.2655  
MAHNOUSH2@YAHOO.CA



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
STRUCTURALS		
10' MAIN FLOOR ( FROM THE STANDARD 9' ) ** INCLUDES 8 FOOT INTERIOR DOOS, 8 FOOT FRONT DOOR, REAR AND GARAGE MAN DOOR, TRANOMS ABOVE WINDOW, EXPCET SUNKEN AREAS WITH SUNKEN FLOOR, RAISED FLOOR, OPEN SPACES, COFERED CEILINGS, BULKHEADS IF REQUIRED		22-Feb-22
2 RELOCATE BASEMENT WINDOW- SEE SKETCH - IF POSSIBLE		22-Feb-22
3 NA		22-Feb-22
4 EGRESS WINDOW IN BASEMENT, WINDOW WELLS MAY BE REQUIRED, SPACE PERMITTING. IF POSSIBLE- SEE SKETCH		22-Feb-22
COLOURS		
1 GASLINE FOR STOVE, INCLUDES 15 AMP		19-May-22
2 WATERLINE FOR FRIDGE		19-May-22
3 MASTER BANK OF DRAWERS, SHARED BATH BANK OF DRAWERS		19-May-22
4 CHIMNEY HOOD, DELETE UPPER CABINET AND CENTER VENTING- SEE SPEC- 36"		19-May-22
5 STOVE OPENING TO BE 36" IF POSSIBLE		19-May-22
6 ELECTRICAL- 2 CAPPED LIGHTS OVER KITCHEN ISLAND, SPACED EVENLY ON SEPARATE SWITCH- SEE SKETCH		19-May-22
7 NA		19-May-22
8 48" TALL UPPER CABINETS IN KITCHEN, INCLUDES SERVERY		19-May-22
9 ELECTRICAL- PLUG FOR FUTURE TV, INSTALLED OVER FIREPLACE- 65 AFF		19-May-22
10 HARDWOOD- UP 4- FAMILY ROOM, LANDINGS, MAIN HALL, LIVING/DINING, DEN, UPPER HALL		19-May-22
11 STAIN FOR STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		19-May-22
12 HARDWOOD IN BREAKFAST AND KITCHEN- UP 4		19-May-22
13 KITCHEN COUNTERTOP- UP 3		19-May-22
14 HARDWARE- CABINETS		19-May-22
15 COMFORT HEIGHT MASTER		19-May-22
16 MASTER SHOWER FLOOR- UP 2		19-May-22
17 RAILING- UP 2		19-May-22
18 TRIM- UP 2- CONTEMPORARY W/ BEVEL		19-May-22

ZANCOR HOMES COLOUR CHART

ENTRANCES				
Main Foyer - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- BRICKED			
Mudroom - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- BRICKED			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	NORTHERN SOLID SAWN SCULPTED UVF MAPLE- 5" - SAHARA			
Breakfast - FLOORING	NORTHERN SOLID SAWN SCULPTED UVF MAPLE- 5" - SAHARA			
Kitchen - CABINETS	SIERRA WHITE PVC			
Island - CABINETS	SIERRA WHITE PVC			
Servery - CABINETS	SIERRA WHITE PVC			
Kitchen - HANDLES/KNOBS	H800MB			
Kitchen - COUNTERTOP	CALCATT A GOLD- UP 3			
Island - COUNTERTOP	CALCATT A GOLD- UP 3			
Kitchen - BACKSPLASH	DECLINED			
Kitchen - SINK	STD			
Kitchen - FAUCET	STD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	NORTHERN SOLID SAWN SCULPTED UVF MAPLE- 5" - SAHARA			
Main Hall - FLOORING	NORTHERN SOLID SAWN SCULPTED UVF MAPLE- 5" - SAHARA			
Dining / Living Room - FLOORING	NORTHERN SOLID SAWN SCULPTED UVF MAPLE- 5" - SAHARA			
Library / Den - FLOORING	NORTHERN SOLID SAWN SCULPTED UVF MAPLE- 5" - SAHARA			
Basement Rec Room - FLOORING	NA			
STAIRS				
Railing Details - PICKETS	ALL PLAIN BLACK METAL- UP 2			
Railing Details - POSTS	3 1/4" SQUARE OAK POST W/ REVEAL- UP 2			
Railing Details - HANDRAIL	2 3/4" SQUARE OAK HANDRAIL- UP 2			
Stair Stain - MAIN STAIRS	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Stair Stain - BASEMENT STAIRS (if applicable)	NA			
BEDROOMS / BATHROOMS / LAUNDRY				
Powder Room - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- BRICKED			
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	NA	Laundry - HANDLES/KNOBS	NA	
Laundry - COUNTERTOP	NA	Laundry - SINK	STD	
Laundry - BACKSPLASH	NA	Laundry - FAUCET	STD	
Upper Hall - FLOORING	NORTHERN SOLID SAWN SCULPTED UVF MAPLE- 5" - SAHARA			
Master Bedroom - FLOORING	T20 OPENING NIGHT			
Bedroom 2 - FLOORING	T20 OPENING NIGHT			
Bedroom 3 - FLOORING	T20 OPENING NIGHT			
Bedroom 4 - FLOORING	T20 OPENING NIGHT			
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	CALCATT A GREY MATTE HERRINGBONE- UP 2			
Master Ensuite - SHOWER JAMB	BIANCO CARRARA			
Master Ensuite - CABINETS	SIERRA WHITE PVC- COMFORT HEIGHT			
Master Ensuite - HANDLES/KNOBS	H800MB			
Master Ensuite - COUNTERTOP	1886K-07			
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 <u>PRIOR</u> to installation.		RIVERS EDGE WASAGA 282	M.P.	SIGNATURES

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)	NA	Main Bath - FAUCET(s)	NA
Shared Bath- FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- BRICKED		
Shared Bath- TUB / SHOWER WALL	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICAL		
Shared Bath- SHOWER FLOOR		NA	
Shared Bath- SHOWER JAMB		NA	
Shared Bath- CABINETS		SIERRA WHITE PVC	
Shared Bath- HANDLES/KNOBS		H800MB	
Shared Bath- COUNTERTOP		1886K-07	
Shared Bath- SINK(s)	STD	Shared Bath - FAUCET(s)	STD
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		WHITE 2 X 2	
Ensuite Bath - SHOWER JAMB		BIANCO CARRARA	
Ensuite Bath - CABINETS		SIERRA WHITE PVC	
Ensuite Bath - HANDLES/KNOBS		H800MB	
Ensuite Bath - COUNTERTOP		1886K-07	
Ensuite Bath - SINK(s)	STD	Ensuite Bath - FAUCET(s)	STD
	TRIM / PAINT		
Casing/Baseboards		CONTEMPORARY W/ BEVEL- UP 2	
Interior Door STYLE		STD	
Interior Door HEIGHT		STD	
Interior Door Hardware		STD	
PAINT - Throughout		COOL WHITE	
	FIREPLACE		
Location / Insert / Mantle		STD	

APPLIANCE REQUIREMENTS			
GAS LINE TO BBQ	STD	ELECTRICAL for Built-in Oven	DECLINED
GAS LINE & ELECTRICAL TO STOVE	YES	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	YES		

DISCLAIMER

INITIALS

Any changes to the colour chart after signing are subject to a <b>\$5000</b> administration fee plus costs		M.R.	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		M.R.	

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

M.R.

SITE / LOT:	RIVER'S EDGE WASAGA	282	✓
PURCHASER(S):	MAHNOUSH POUR-SHAHNAZARI		
PURCHASER(S):	0		
PHONE #:	416.871.2655		
EMAIL:	MAHNOUSH2@YAHOO.CA		

\*\*\* FOR TRADE USE \*\*\*

SIGNATURES / DATE

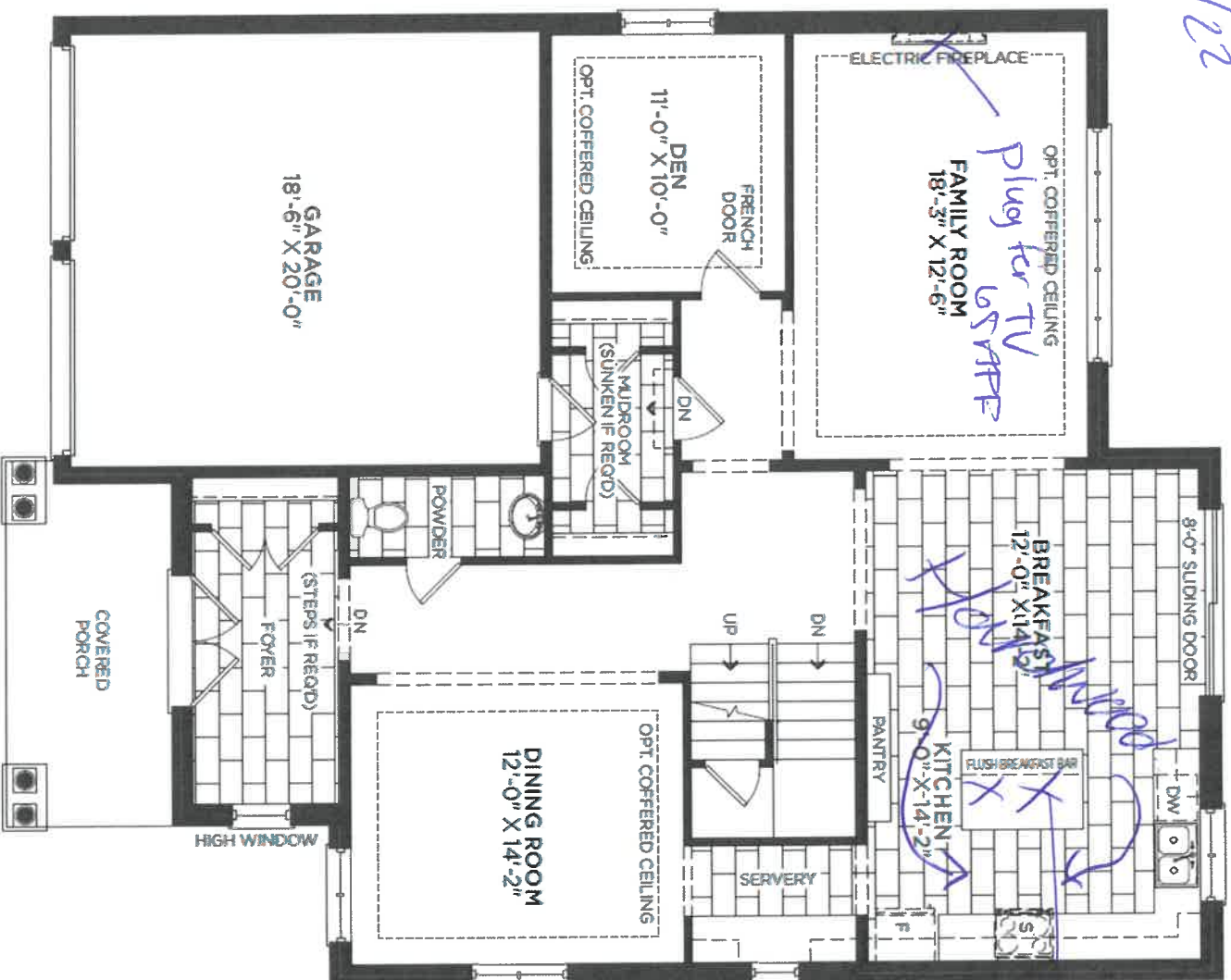
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the buider of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.		PURCHASER SIGNATURE	
		PURCHASER SIGNATURE	
		DÉCOR CONSULTANT	JILLIAN



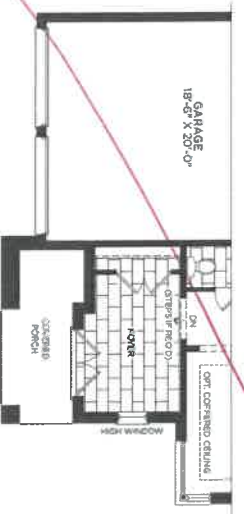


# 50-06 Nipissing

101 282  
Feb 22/22  
May 19/22



MAIN FLOOR ELEVATION A C



MAIN FLOOR ELEVATION B



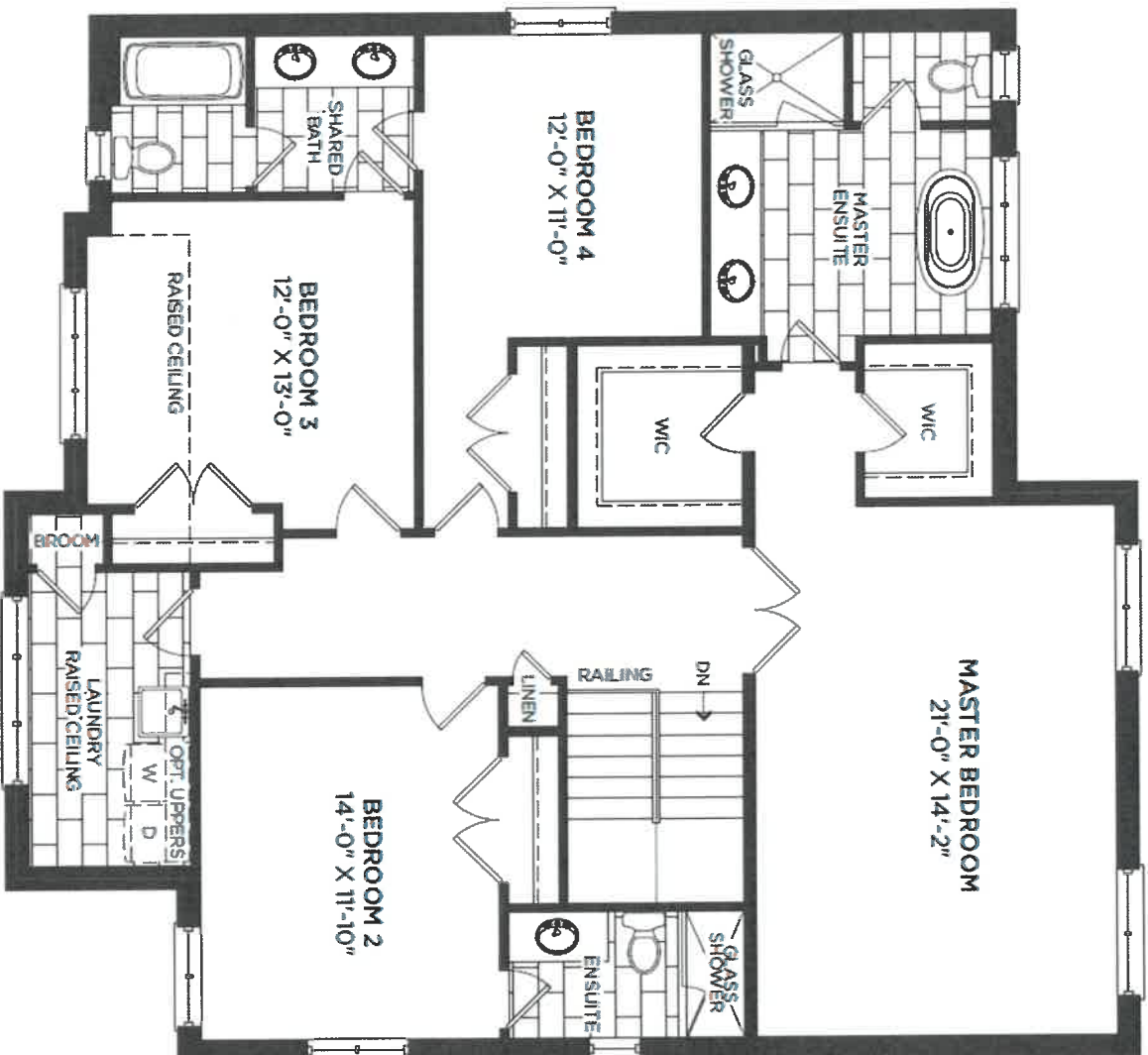
MAIN FLOOR ELEVATION C

16' Main Floor

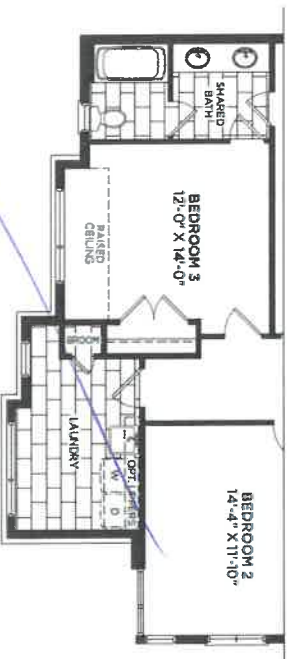
M.P.

Lot 282  
May 19/22

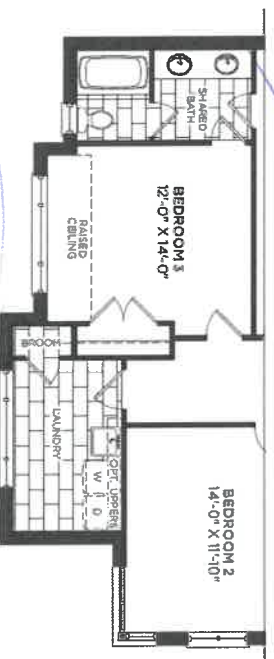
# 50-06 Nipissing



SECOND FLOOR ELEVATION A C



SECOND FLOOR ELEVATION B

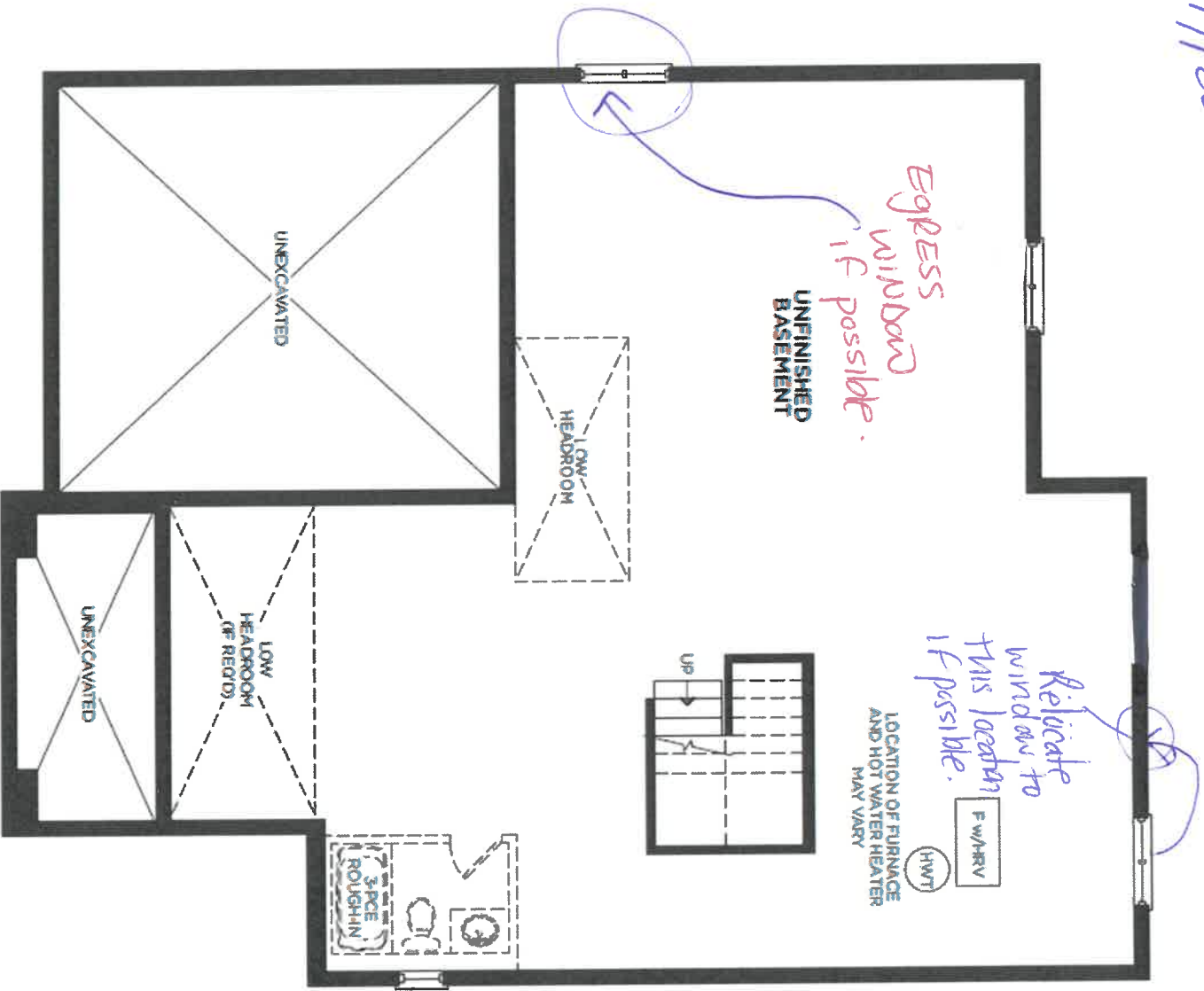


SECOND FLOOR ELEVATION C

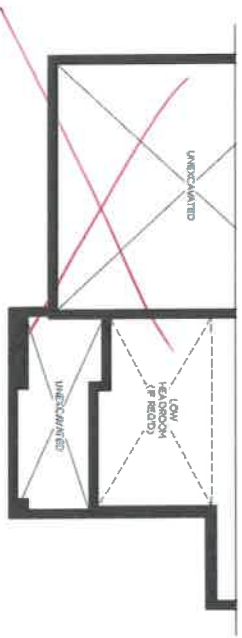
M.B.

lot 282  
Feb 22/22  
May 19/22

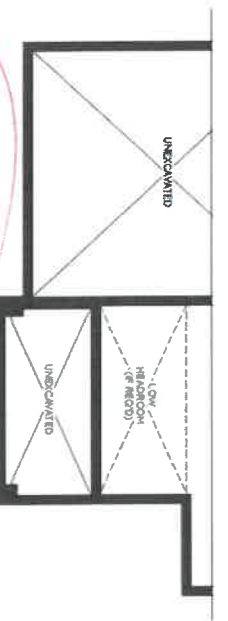
# 50-06 Nipissing



BASEMENT ELEVATION A



BASEMENT ELEVATION B



BASEMENT ELEVATION C

X  
N.P.



DATE SUBMITTED

01 Mar 2022

CLIENT NAME: ZANCOR HOMES

SHIP TO : Rivers Edge Sunnisdale Trails  
#50-06

PH:

CELL :

DRAFTED BY: Binita

COMMENT

P/O #

JOB NUMBER

INSTALL DATE:

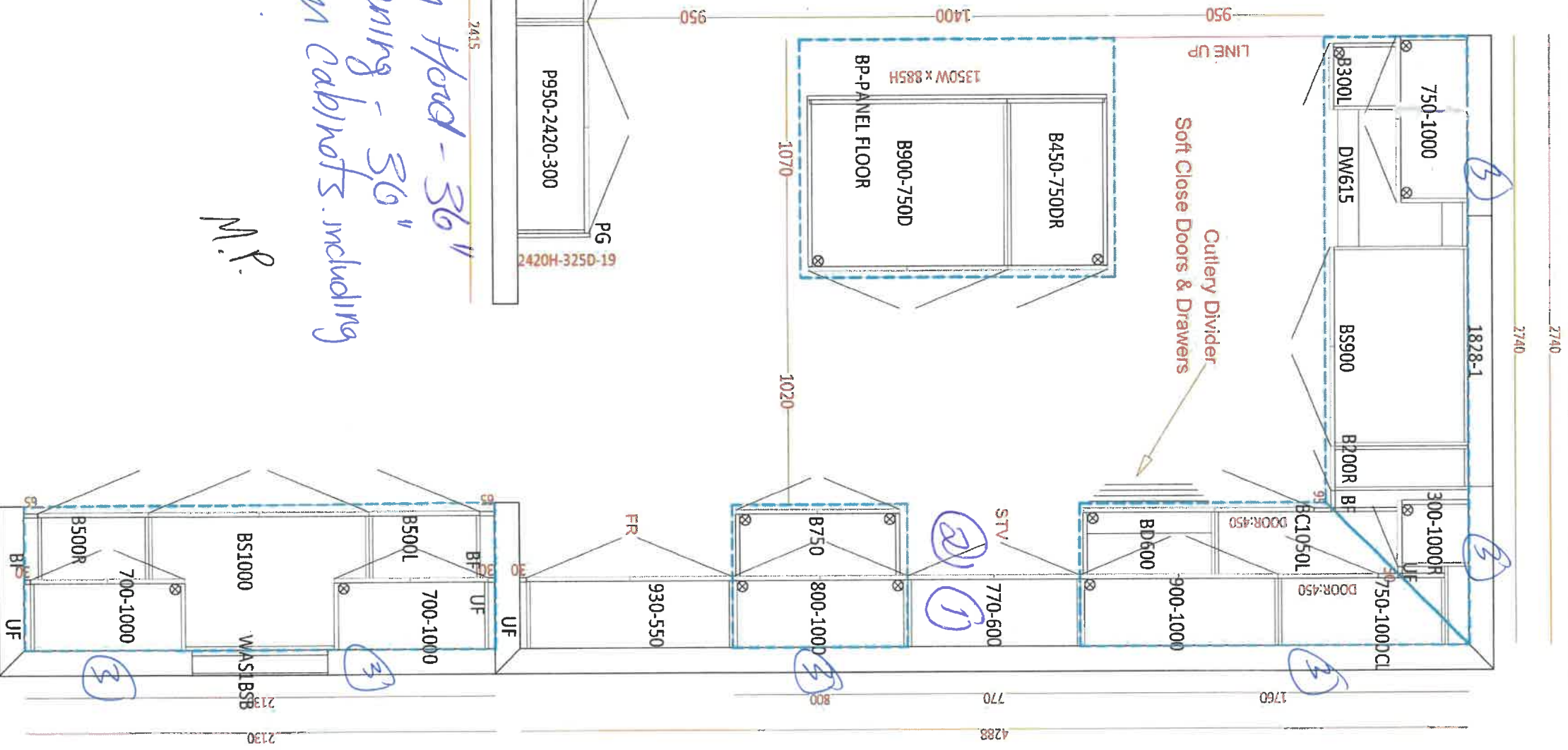
PAGE

1 of 2

Kitchen

lot 282

May 18/22







CLIENT NAME: ZANCOR HOMES  
SHIP TO : Rivers Edge Sunnidle Trails  
#50-06

PH:  
CELL :

JOB NUMBER

INSTALL DATE:

PAGE  
2 of 2

DATE SUBMITTED

01 Mar 2022

DRAFTED BY: Binla  
COMMENT

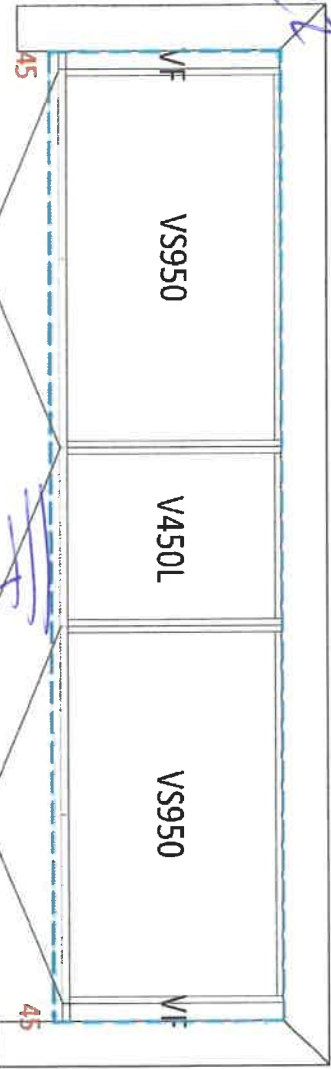
PLO#

1st 282

2440

2440

May 19/28

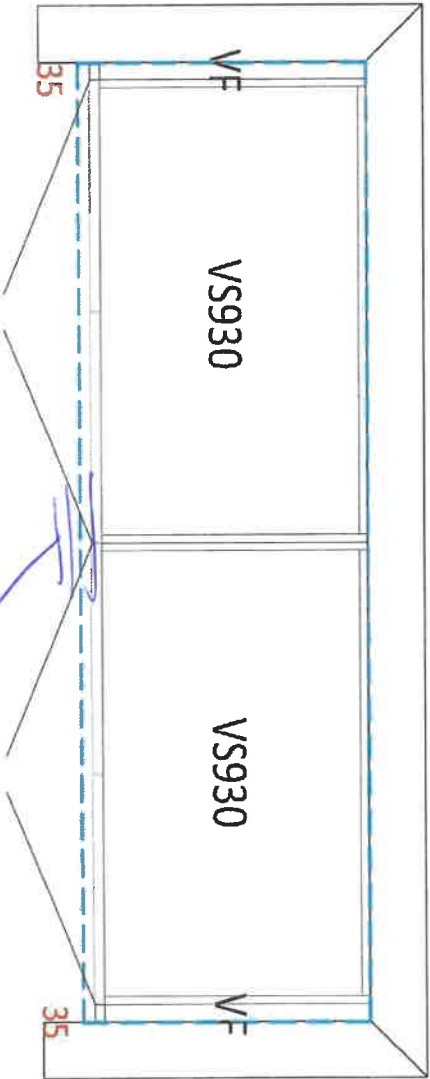


Master Ensuite - (canford) 14/19/14

Back of drawers

1930

1930



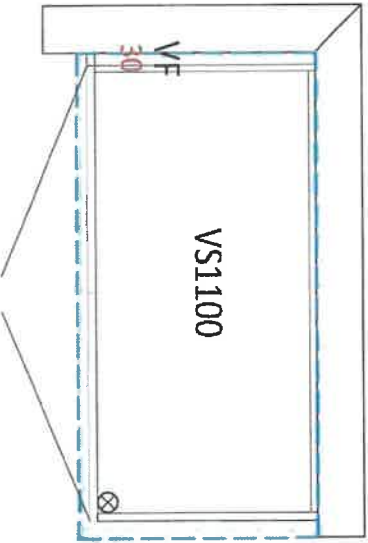
Shared Bath

Back of drawers.

M.I.

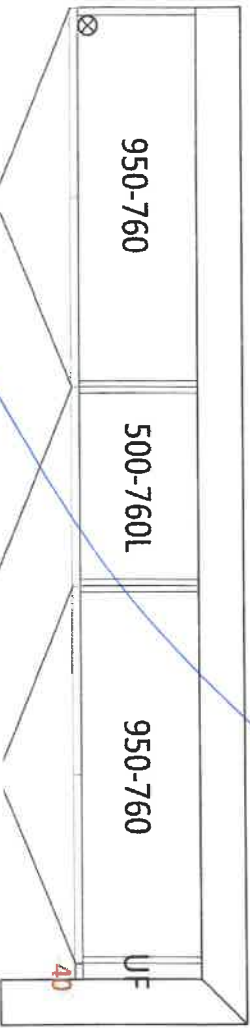
1170

1170



Ensuite

2440



opt laundry uppers



## 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"                  | Accepts Standard<br>Openings **Initial |
| ► Stove Opening      | 30" →                      |  |
| ► Hood Fan Opening   | 30"                        |  |
| ► Hood Fan & Vent    | 6" with Under Cabinet Hood |  |
| ► Dishwasher Opening | 24"                        |  |

**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.**

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

INITIAL

S.M.I.

- \*\*\*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 -36" + 36" stove opening.
- ☐ 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

May 19/22

SITE

WASAGA RIVERS EDGE

LOT

282

\*\* 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.

M.P.

**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.**

M.P.

**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.

M.P.

**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.

M.P.

**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.

M.P.

**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.

M.P.

**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.

M.P.

**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.**

M.P.

**FLOOR TRANSITIONS:** Transition strips will be used between

M.P.

**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.

M.P.

### 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.*

M.P.

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\*\***

M.P.

DATE	14 Oct 19 / 22	SITE	WASAGA RIVERS EDGE	LOT	282
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## 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:

Zygya Lighting & Automation

Phone:

(705) 715-1102

Email:

[info@zygmainc.ca](mailto:info@zygmainc.ca)

Location:

11 King Street, Unit 3  
Barrie, Ontario L4N 6B5

### ACKNOWLEDGEMENT:

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

X *Mhnh L*  
Homeowner(s) Initial

\_\_\_\_\_  
Homeowner(s) Initial

WASAGA RIVERS EDGE

DATE

*May 19/22*

SITE

LOT

*282*

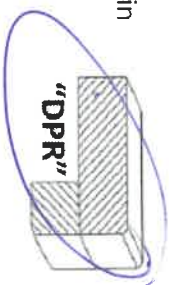


Stone Countertop Edge Profiles

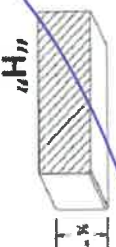
\*\*Where applicable as per site specifications \*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



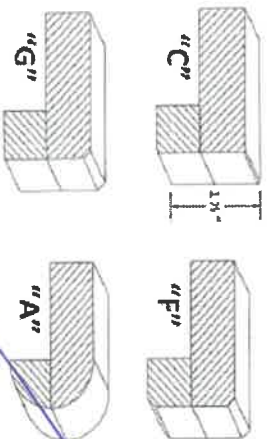
Standard Countertop Edge in Vanity



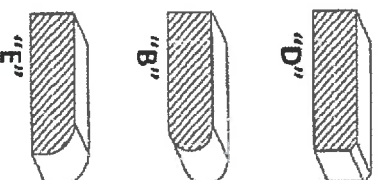
X Homeowner(s) Initial

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

Optional Edge in Kitchen



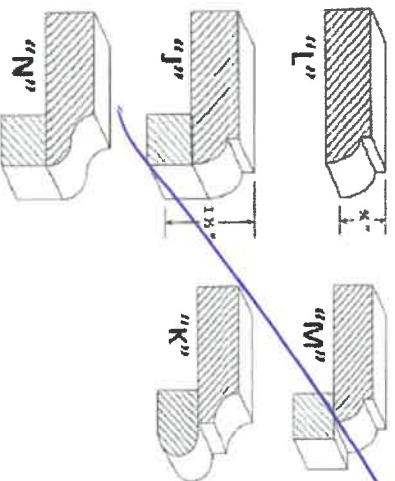
Optional Edge in Bathroom



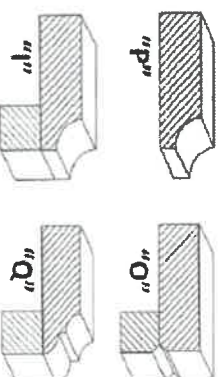
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE May 19/22

SITE WASAGA RIVERS EDGE

LOT

282