



CONSTRUCTION SUMMARY
Cookstown - Zancor Homes (Cookstown) Ltd.

PURCHASER: Lien Nguyen Thi

TEL: RES.: 416-889-8609

LOT / PHASE 18 / 1	HOUSE TYPE Beaumont (50-05) Elev B	PRINT DATE 14-Sep-17
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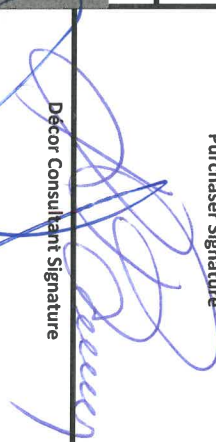
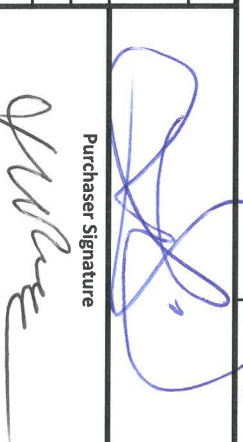
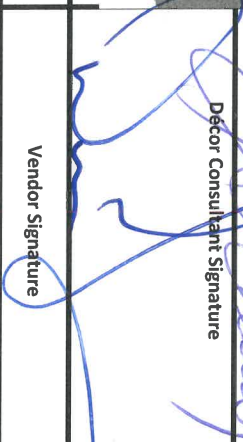
Ref#	Quantity - Description	Approved	Notes
4530	COUNTER TOP ENSUITE # 4 UPGRADE #2 QUARTZ	14Sep17	
4531	COUNTER TOP ENSUITE 2 & 3 UPGRADE # 2 QUARTZ INCLUDES 2 OVAL UNDERMOUNT SINKS	14Sep17	
4532	COUNTER TOP POWDER ROOM UPGRADE # 2 QUARTZ INCLUDES OVAL UNDERMOUNT SINK	14Sep17	
4533	HARDWOOD UPGRADE # 3	14Sep17	
4534	PAINT STAIN INTERIOR STAIRS	14Sep17	
4535	RAILING UPGRADE R6 (3") GROOVED OAK HANDRAIL UPGRADE 3 1/2" SQUARE OAK POST IRON PICKETS STANDARD	14Sep17	
4536	ELECTRICAL SHIFT STANDARD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND	14Sep17	
4537	CABINETS ADD (4) CLEAR GLASS DOORS IN KITCHEN NOTE STANDARD WHITE INTERIOR	14Sep17	
4538	CABINETS KITCHEN INCREASE HEIGHT OF UPPER CABINETS TO 44" SINGLE UPPER DOORS WITH TRIPLE STEP CROWN TO CEILING E62 MLD 100 IN LIEU OF STANDARD	14Sep17	
4548	5.00 - 8 FOOT INTERIOR DOORS ON MAIN FLOOR IN LIEU OF STANDARD	09Aug17	
4994	Purchaser is acknowledging that steps, landing and/or sunken areas will have to be implemented in order to achieve the proper grade. This will reduce the basement headroom under these areas	14Sep17	

This Document is Extremely Time Sensitive - Printed 14 Sep 17 at 15:06

ANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	QT2503 MAPLE SLATE	3487-160	NEW CALEDONIA GRANITE	FE40		
Island	QT2503 MAPLE SLATE	3487-160	NEW CALEDONIA GRANITE	FE40		
Servery	NA					
Master Ensuite	QT2501 OAK PISTASHIO	3487-160	MILANO BEIGE MARBLE	FE20		
Ensuite # 4	QT2501 OAK PISTASHIO	3487-160	ICE SNOW #9141 QUARTZ(2)	FE20		
Ensuite # 2 & 3	QT2501 OAK PISTASHIO	3487-160	ICE SNOW #9141 QUARTZ(2)	FE20		
Ensuite ###	NA					
Powder Room	QT2501 OAK PISTASHIO	3487-160	ICE SNOW #9141 QUARTZ(2)	FE20		
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	HELLO SILVER 20" X 20"					
Basement Foyer	NA					
Powder Room	ALLURE GREY 12" X 24" INSTALL 1/4 BRICK					
Mud Room	ALLURE GREY 12" X 24" INSTALL 1/4 BRICK					
Main Hall	HELLO SILVER 20" X 20"					
Kitchen Floor	ALLURE GREY 12" X 24" INSTALL 1/4 BRICK					
Breakfast Floor	ALLURE GREY 12" X 24" INSTALL 1/4 BRICK					
Kitchen Bk.Splash	NA					
Laundry	HELLO SILVER 20" X 20"					
Mstr Ensuite Floor	HELLO SILVER 20" X 20"					
Mstr Ensuite Shower	KEATON ICE 8 X 10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	PERLATO ROYALE					
Ensuite # 2& 3 Bath Floor	HELLO SILVER 20" X 20"					
Ensuite # 2&3 shower Wall	KEATON ICE 8 X 10	NA				
Ensuite # 2 & 3 shower Floor	2 X 2 WHITE					
Ensuite # 2& 3Shower Jamb	PERLATO ROYALE					
Ensuite # 4 Bath Floor	HELLO SILVER 20" X 20"					
Ensuite # 4 Bath Wall	KEATON ICE 8 X 10	NA				
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	VINTAGE SELECT V SEMI GLOSS RED OAK ECLIPSE 3 1/4" UPGRADE # 3					
Great Room	VINTAGE SELECT V SEMI GLOSS RED OAK ECLIPSE 3 1/4" UPGRADE # 3					
Library	VINTAGE SELECT V SEMI GLOSS RED OAK ECLIPSE 3 1/4" UPGRADE # 3					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Dining Room	VINTAGE SELECT V SEMI GLOSS RED OAK ECLIPSE 3 1/4" UPGRADE # 3					
Upper Hall	VINTAGE SELECT V SEMI GLOSS RED OAK ECLIPSE 3 1/4" UPGRADE # 3					
Master Bedroom	VINTAGE SELECT V SEMI GLOSS RED OAK ECLIPSE 3 1/4" UPGRADE # 3					
Bedroom 2	VINTAGE SELECT V SEMI GLOSS RED OAK ECLIPSE 3 1/4" UPGRADE # 3					
Bedroom 3 & 4	VINTAGE SELECT V SEMI GLOSS RED OAK ECLIPSE 3 1/4" UPGRADE # 3					
Media Room	VINTAGE SELECT V SEMI GLOSS RED OAK ECLIPSE 3 1/4" UPGRADE # 3					
Carpet Underpad	NA					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF8	
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL BATHROOMS	Location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
****FOR TRADE USE****				COOKSTOWN	18	
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.						
** PAGE 1 OF 2 **				Purchaser Initial	Vendor	

ANCOR HOMES COLOUR CHIT

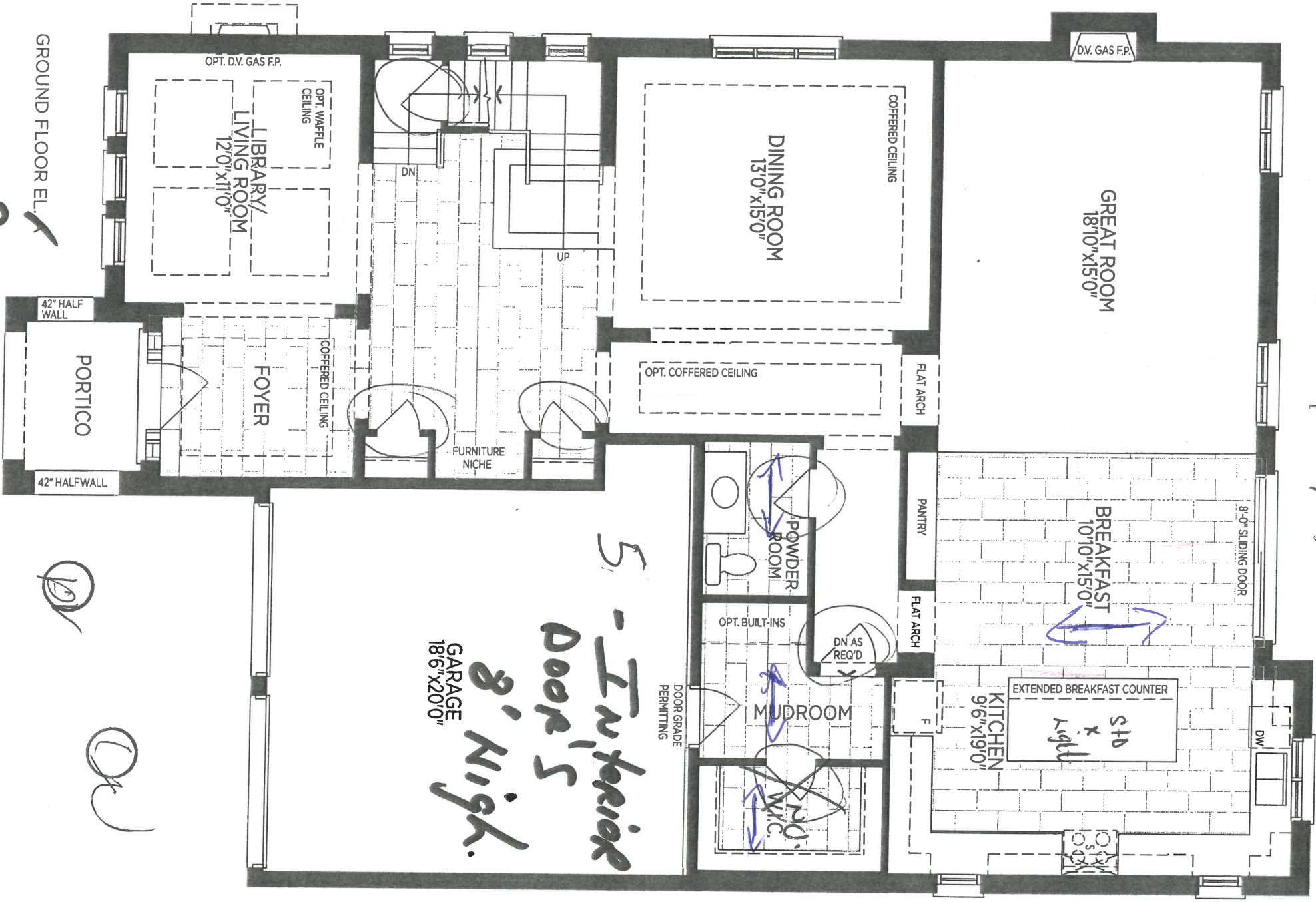
STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN TO MATCH ECLIPSE							
White Paint Req'd		NA							
Main to 2nd Railing Details:		STD IRON PICKETS/ UP R6(3") GROOVED OAK HANDRAIK/3 1/2"SQUARE OAK POSTS							
Main to top of Basement door Railing		STD IRON PICKETS/ UP R6(3") GROOVED OAK HANDRAIK/3 1/2"SQUARE OAK POSTS							
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
Kitchen/Breakfast		OYSTER WHITE		Master Beds		OYSTER WHITE			
Living Room		NA		Bedroom 2		OYSTER WHITE			
Dining Room		OYSTER WHITE		Bedroom 3		OYSTER WHITE			
Family/Great room		OYSTER WHITE		Bedroom 4		OYSTER WHITE			
Library		OYSTER WHITE		Master Ens.		OYSTER WHITE			
Main/Upper Hall		OYSTER WHITE		Ensuite 2 & 3		OYSTER WHITE			
Laundry		OYSTER WHITE		Ensuite # 4		OYSTER WHITE			
Powder Room		OYSTER WHITE		Basement		NA			
PLUMBING- UPGRADES TO BE DETAILED ON PES									
FIXTURES		FAUCETS		NOTES					
Kitchen		UPGRADE		STANDARD		DOUBLE UNDERMOUNT SINK			
Powder Room		UPGRADE		STANDARD		OVAL UNDERMOUNT SINK			
Master Ensuite		UPGRADE		STANDARD		OVAL UNDERMOUNT SINK			
Ensuite 2 & 3		UPGRADE		STANDARD		OVAL UNDERMOUNT SINK			
Ensuite 3 4		UPGRADE		STANDARD		OVAL UNDERMOUNT SINK			
BASEMENT		NA							
Other									
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'		YES / NO Package Name:							
		UPG (SEE PES)		DECLINED		NOTES			
GAS LINE BBQ		STANDARD							
WATERLINE to Fridge		STANDARD							
Hood Fan Venting SIZE		6" STANDARD							
ELECTRICAL for Built-in Oven		NA							
ELECTRICAL for Built-in Micro / OTR		NA							
ELECTRICAL for Gas Stove / Cooktop		NA							
ELECTRICAL for Bar Fridge		NA							
DISCLAIMER				INITIALS					
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									
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.									
SITE: COOKSTOWN		BEAUMONT 50-5 -B		LOT: 18					
PURCHASER(S):		Thi Lien Nguyen Hong Duc Vo							
HOME #/CELL #		416 889-8609							
EMAIL:		ladvlien@yahoo.com							
DÉCOR NOTES									
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.									
									
						Date			
									
						Date			
									
						Date			

Lot 18 ~~June 28/17~~

July 13/17

August 9/17

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GROUND FLOOR EL.

B

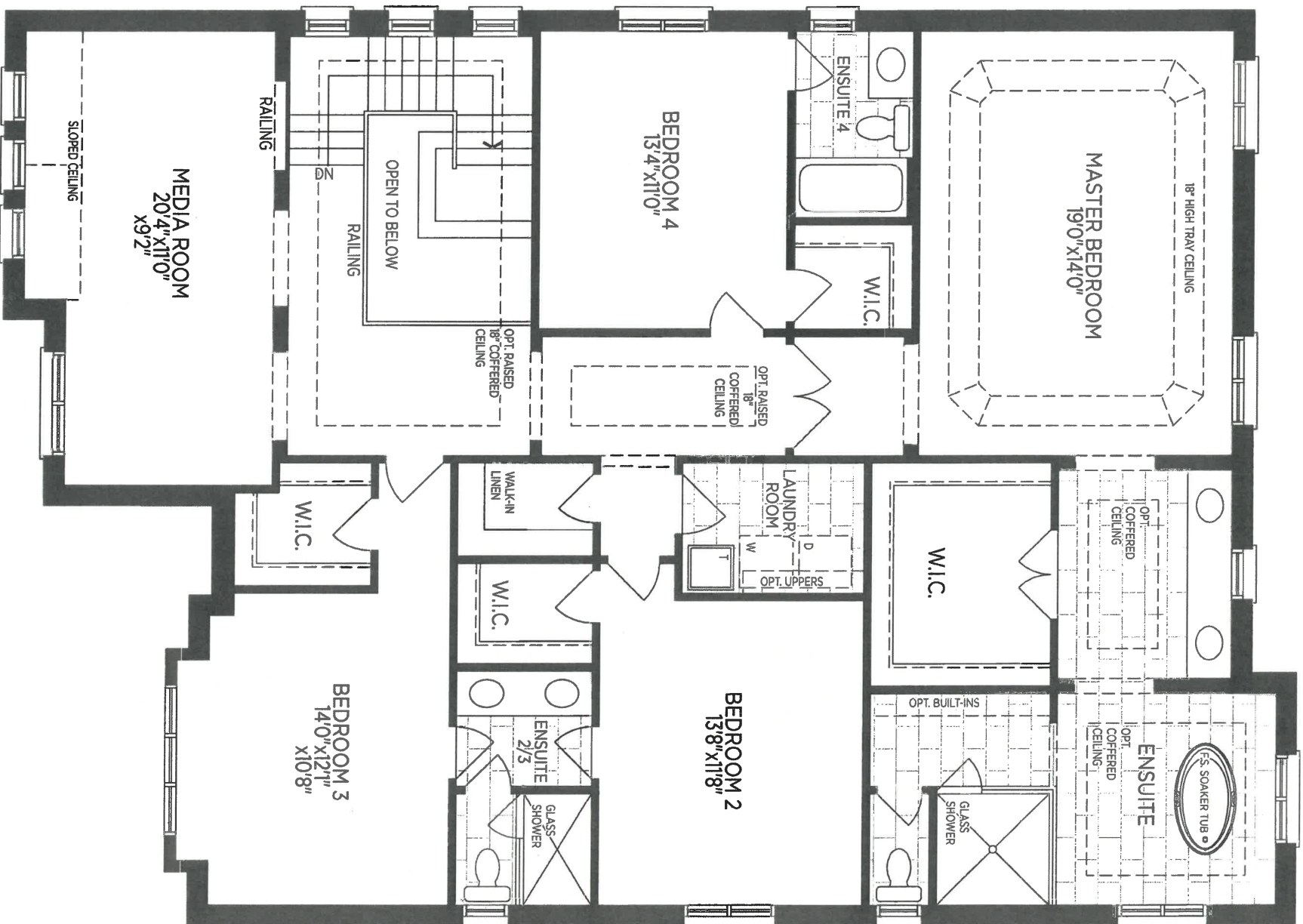
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BEAUMONT 50-05

Lot 17

Aug 9/17
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SECOND FLOOR EL.

B

BEAUMONT 50-05

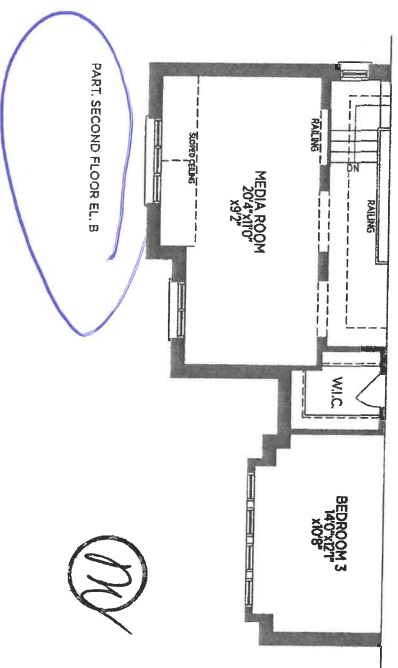
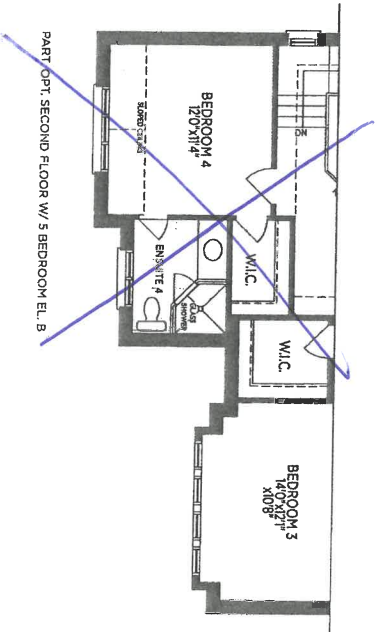
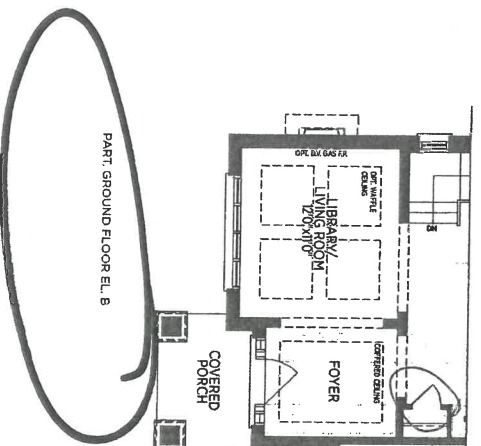
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July 13/17

Aug 9/17

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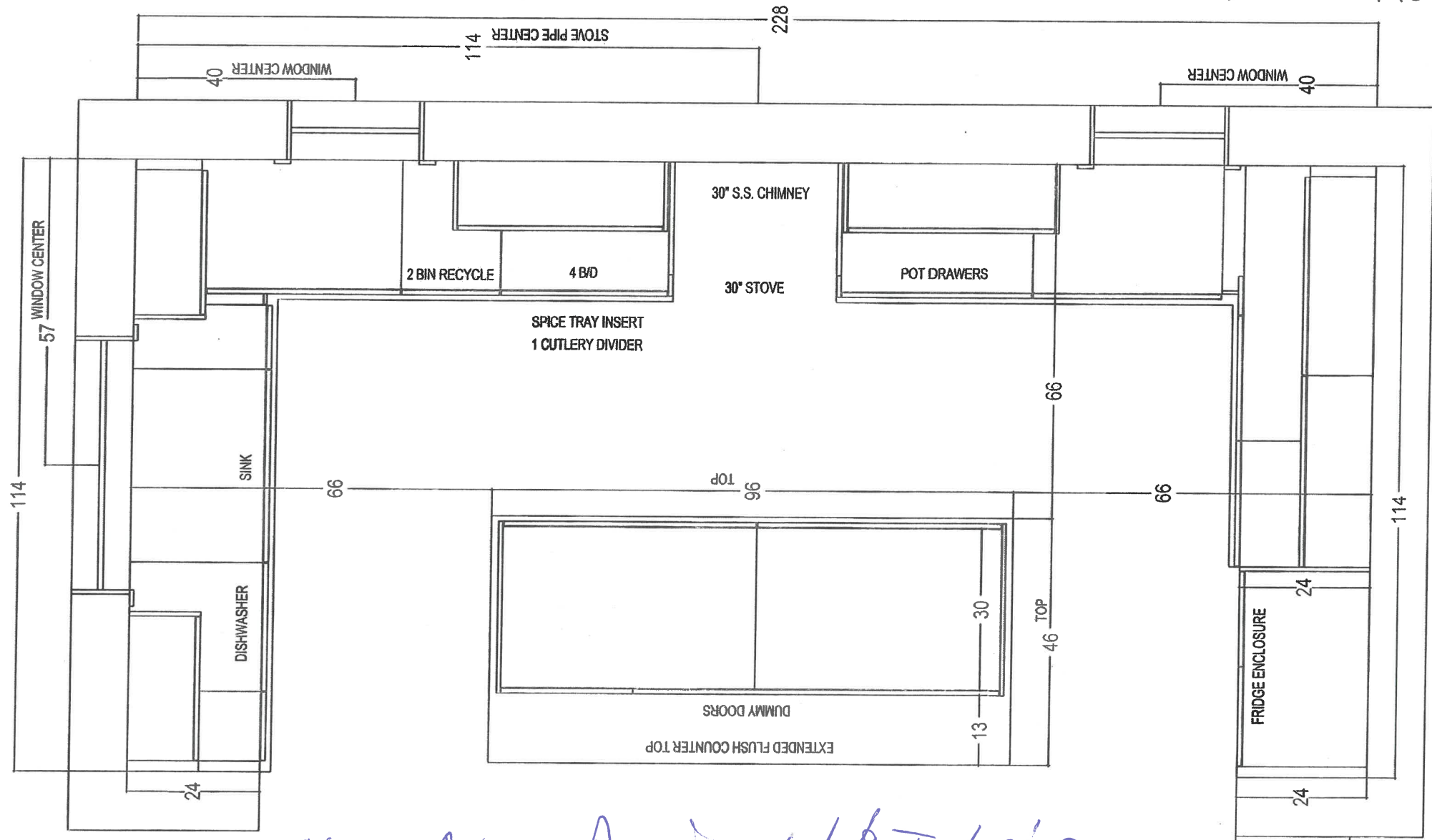


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BEAUMONT 50-05

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 11/9/17



4- Clear Glass Doors. white Interior.
 Increase all upper's to 44" Install crown to ceiling



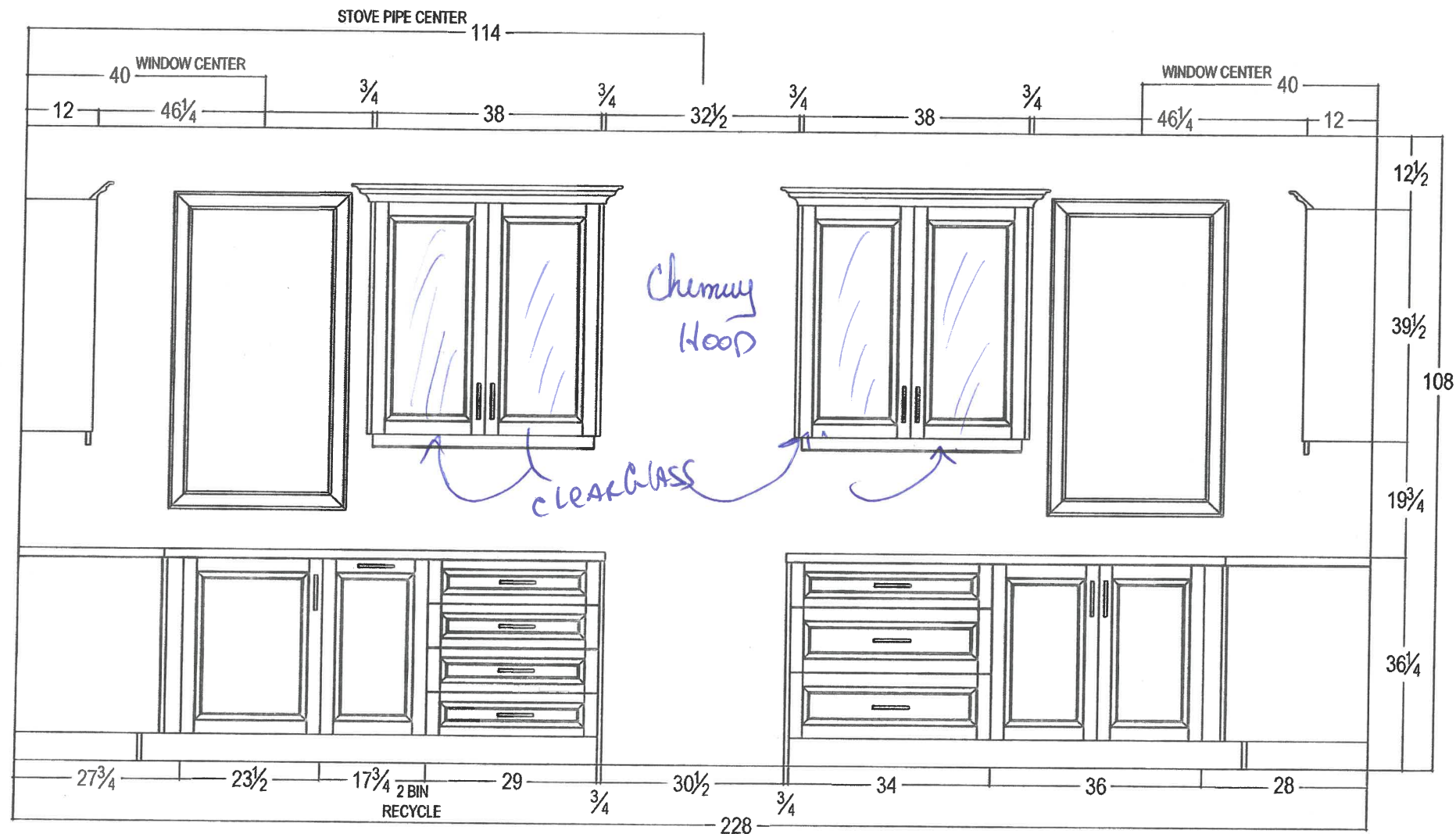
CLIENT: ZANCOR HOMES	JOB NAME: 5005 BEAUMONT TAKEOFF	ROOM: KITCHEN - PLAN VIEW	DRAWN BY: RP
SITE: COOKSTOWN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JULY 14, 2017
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1/5

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Lot 18

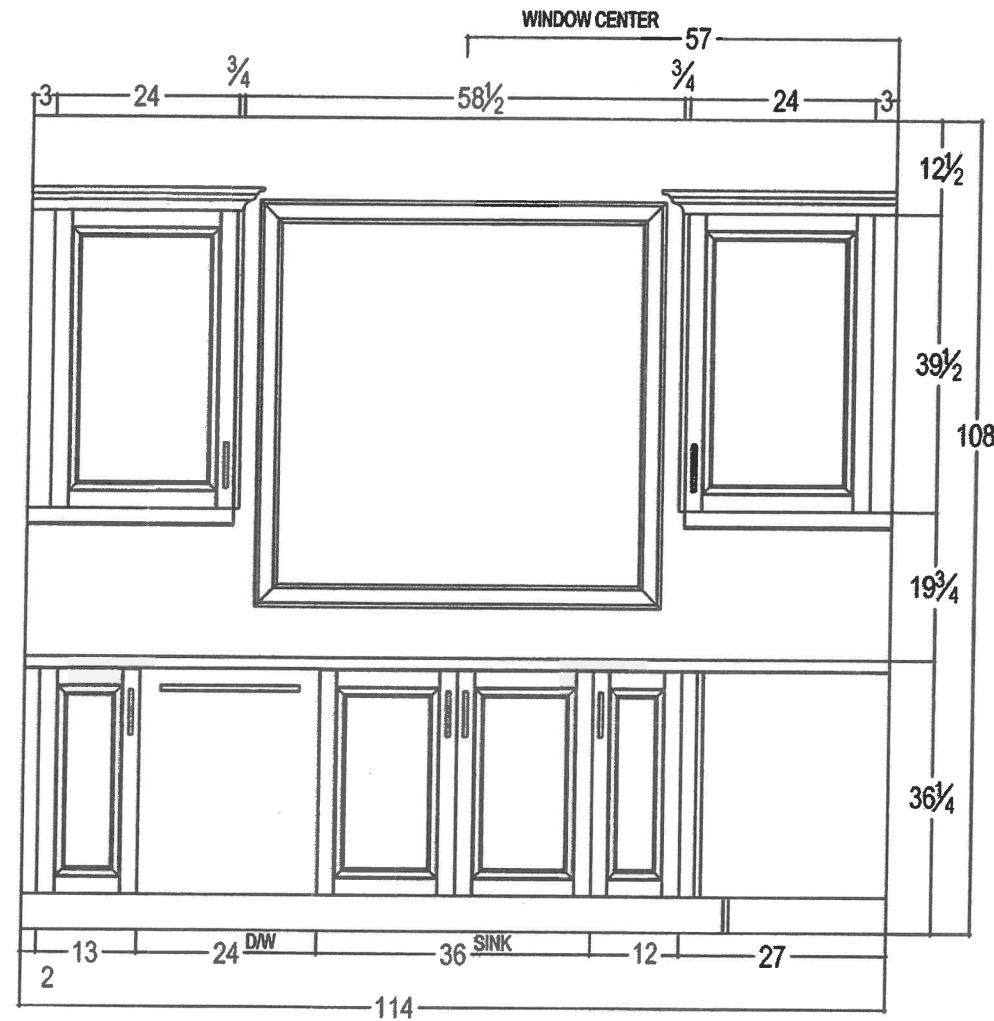
Aug 9/17

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80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: 5005 BEAUMONT - TAKEOFF	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: STOVE WALL ELEVATION
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JULY 14, 2017	
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 3/5	

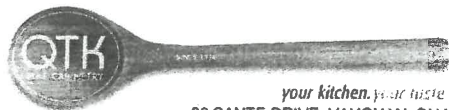


Lot 18.

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T: 416.746.1811 F: 905.761.5901

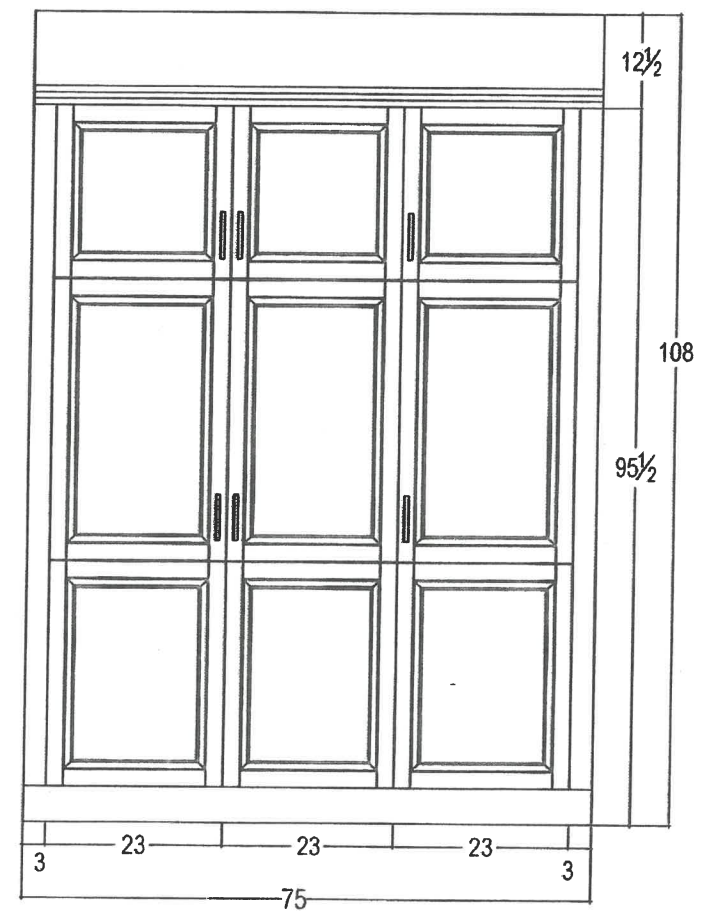
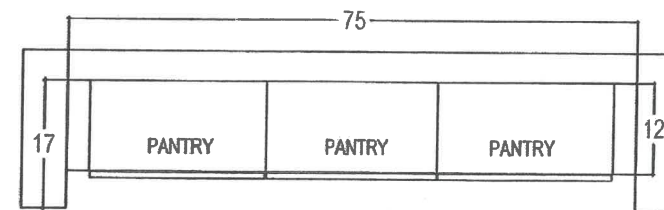
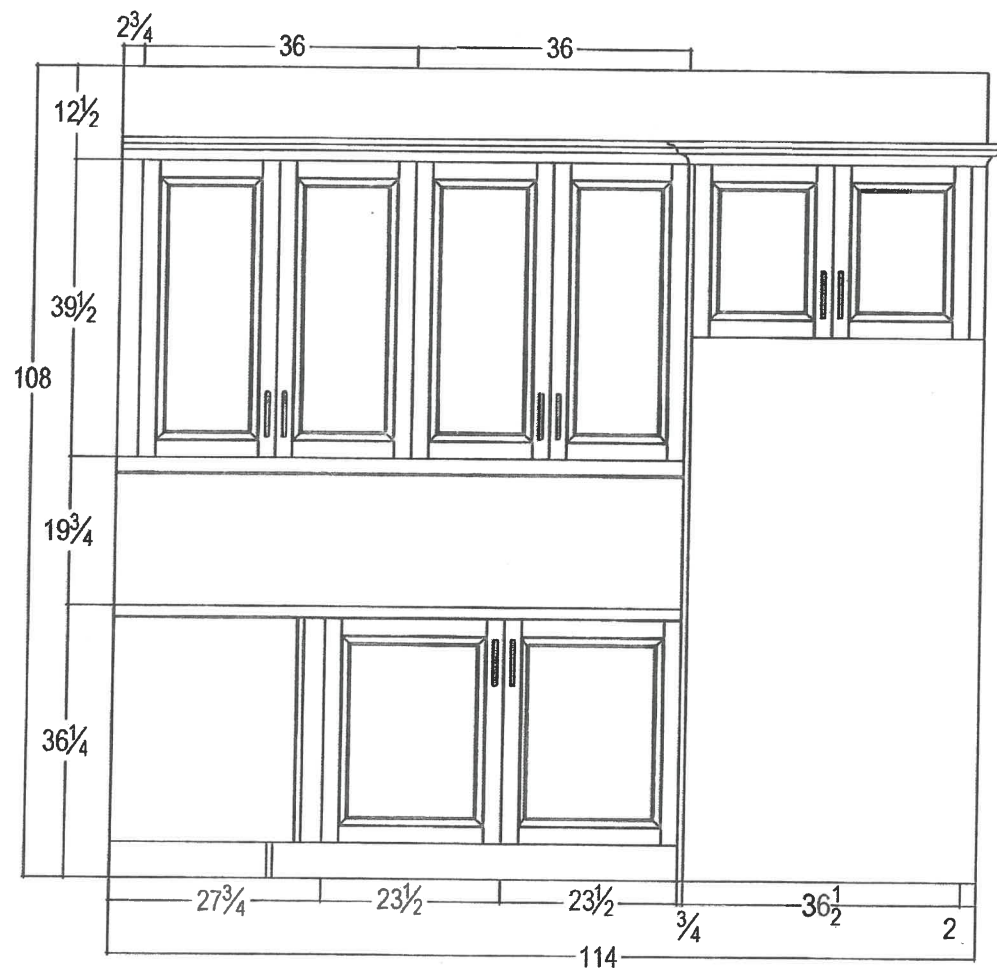
CLIENT: ZANCOR HOMES	JOB NAME: 5005 BEAUMONT - TAKEOFF	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: SINK WALL ELEVATION
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JULY 14, 2017	
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 2/5	

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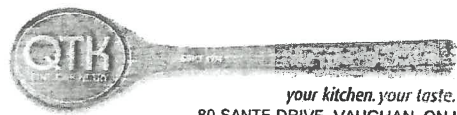
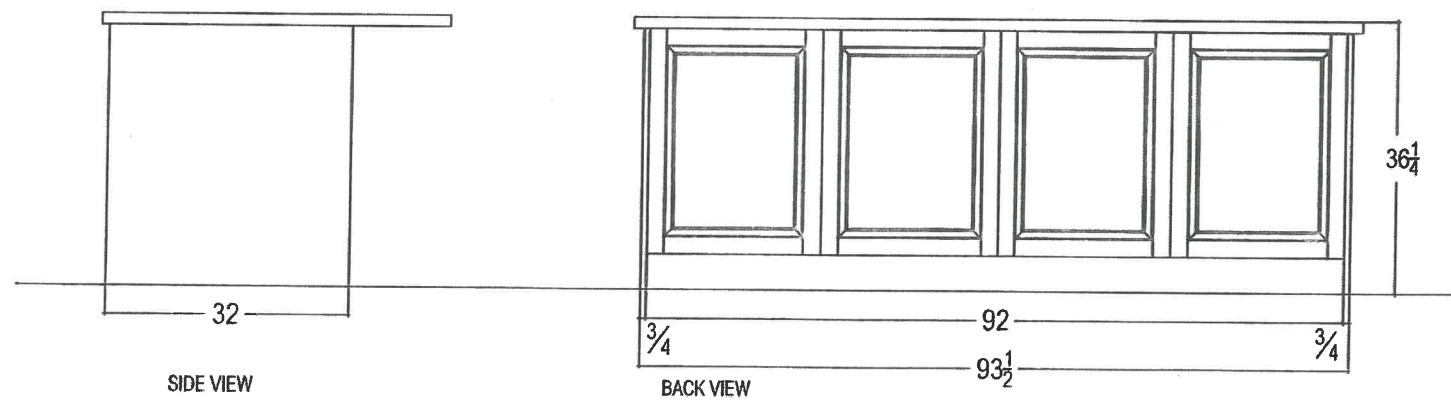
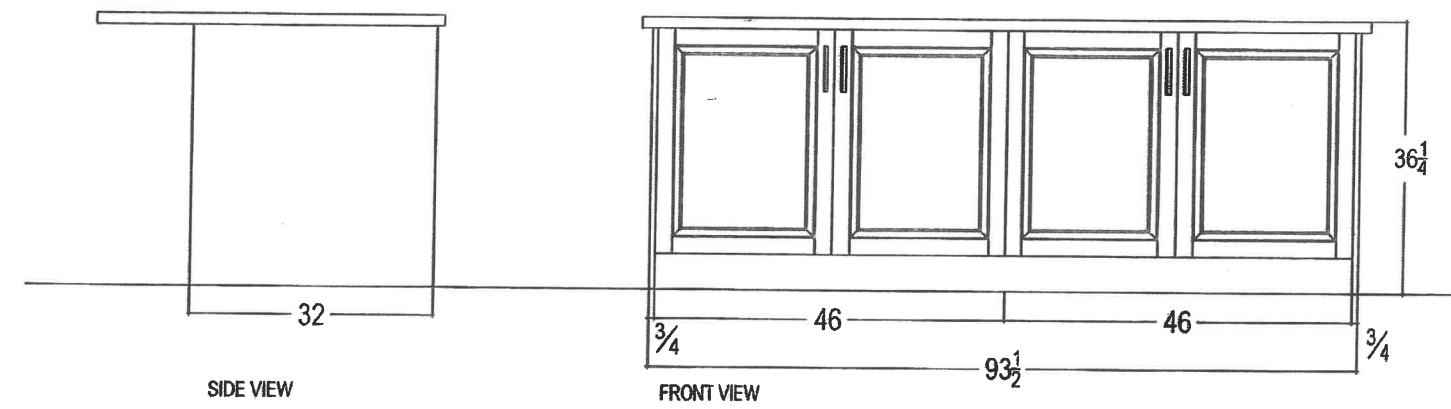
CLIENT: ZANCOR HOMES	JOB NAME: 5005 BEAUMONT - TAKEOFF	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: FRIDGE & PANTRY WALL ELEVATION
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JULY 14, 2017	
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 4/5	

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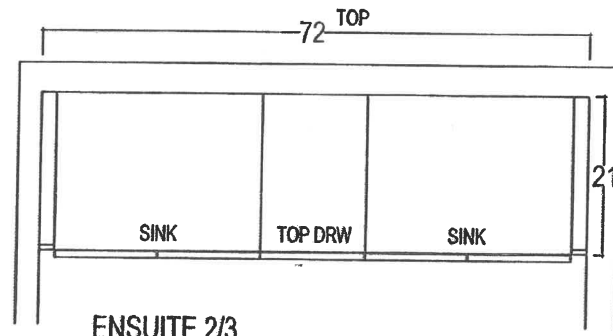
your kitchen. your taste.
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: 5005 BEAUMONT - TAKEOFF	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: ISLAND ELEVATION
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"	
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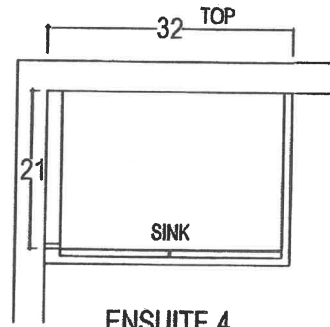
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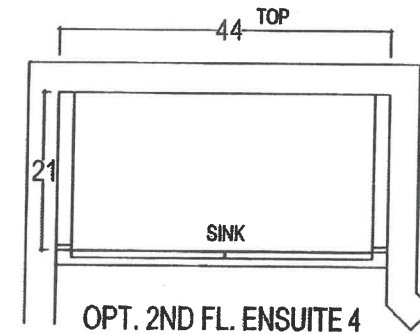
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ENSUITE 2/3

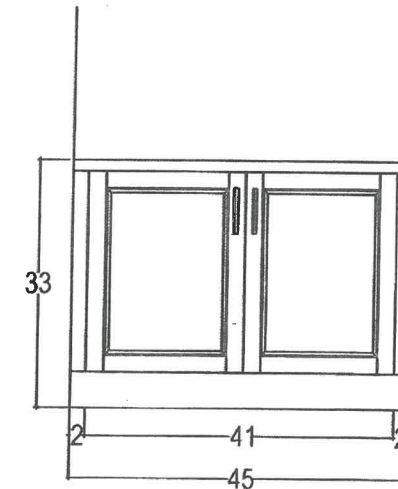
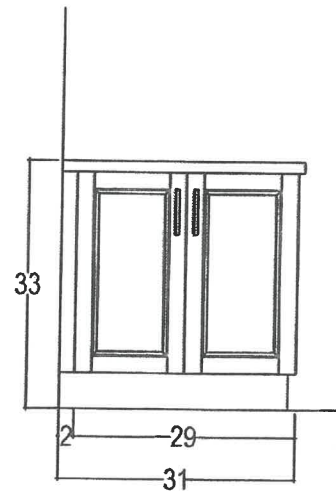
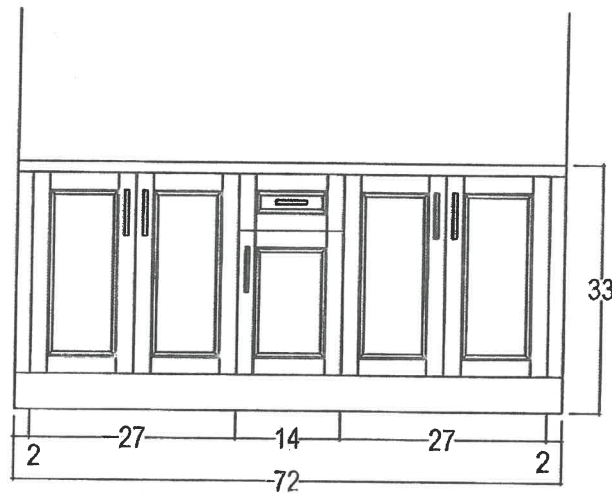


ENSUITE 4



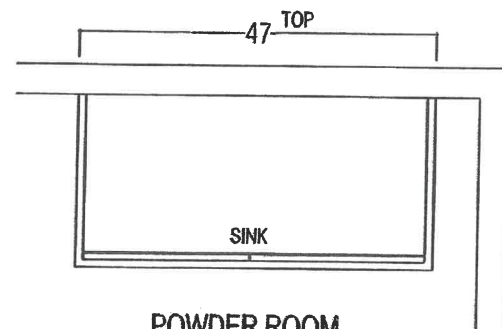
OPT. 2ND FL. ENSUITE 4

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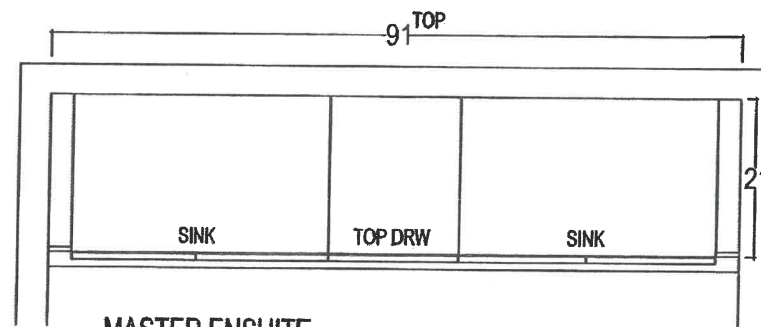


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T: 416.746.1811 F: 905.761.5901

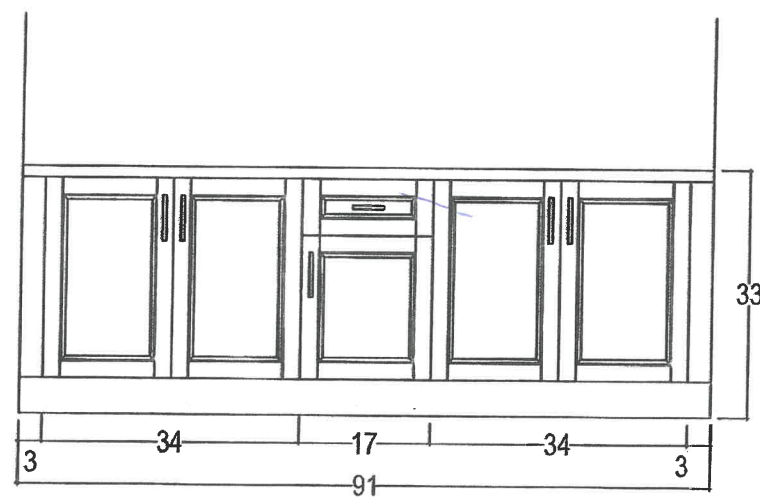
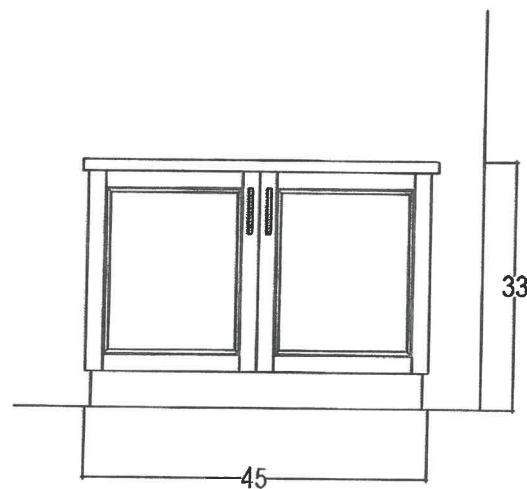
CLIENT: ZANCOR HOMES	JOB NAME: 5005 BEAUMONT - TAKEOFF	ROOM: VANITIES	DRAWN BY: RP	COMMENTS:
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JULY 14, 2017	
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 2/2	



POWDER ROOM



MASTER ENSUITE



lot 12
Aug 9/17
SW



80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: 5005 BEAUMONT - TAKEOFF	ROOM: VANITIES	DRAWN BY: RP	COMMENTS:
SITE: COOKSTOWN	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: JULY 14, 2017	
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 1/2	

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20618
Aug 9/17

QTK STANDARD Cabinet Hardware



ALL
cabinet's
CN
OK



ZANCOR HOMES
EDGE PROFILES (AURIVIA)

Vanity Standard Edges (20mm)

ALL VANITIES

FE20

C20

H20

Kitchen Standard Edges (40mm)

FE40

CA0

H40

Z40

T40

Vanity Upgrade Edges (20mm)

F20

L20

Kitchen Upgrade Edges (40mm)

LZ40

DR40

FZ40

VB40

FV40

VX40

FFZ40

Books Town
LOT / SITE

20618

[Signature]
PURCHASER SIGNATURE

[Signature]
DATE

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 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'.

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, TARION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

lots 10000

lot 8

DATE Aug 9/17

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

looks good

DATE:

Aug 9/17

SITING:

☐ Standardlook 18☐ Reverse

RANGE

☒ 30" (STD)☐ 36"☐ 48"☐ GAS☐ COOKTOP (APRON)☐ COOKTOP (DROPIN)☐ AMPS _____☐ AMPS _____☐ AMPS _____

REFRIGERATOR

☒ STANDARD OPENING 36" X 72"☐ BUILT IN FRIDGE☐ WATERLINE REQUIRED☐ PANELLED/INTEGRATED☐ FLUSH INSET

WALL OVENS

☐ 30"☐ SINGLE☐ DOUBLE☐ STEAM OVEN☐ WARMING DRAWER☐ AMPS _____☐ AMPS _____☐ AMPS _____☐ AMPS _____

MICROWAVES

☐ BUILT IN MICRO☐ MICRO TRIM KIT☐ OVER THE RANGE☐ AMPS _____☐ MODEL _____☐ AMPS _____

HOOD FANS

☒ CHIMNEY (CENTRE VENT)☐ UNDER CABINET☐ FLUSH INSET☒ 6 INCH (STD)☐ 8 INCH☐ 10 INCH

DISHWASHER

☒ 24" (STD SIZE)

LAUNDRY

☐ FRONT LOADING SIDE BY SIDE☐ STACKABLE☒ TOP LOAD

ML Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

ML **NOTE:** 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.

ML Purchaser acknowledges responsibility for providing correct specification for such appliances. The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings.

ML CR If specs not received, the standard openings as determined by Zancor Homes will be provided. If rework/repair is required due to late specs received, additional costs will be applied.

Appliance Specs are DUE (if not received during appointment):

2 WEEKS FROM SIGNED DATE ABOVE – Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.
*Changes must be approved by head office.

Purchaser Signature

Date

Purchaser Signature

Date