

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2019-10-22 / 12:29 PM / Page 1 of 1

Site: STAYNER
Lot: 21
Model: CREEMORE 50-08 (B) CORNER
Purchaser: RAMESH KUMAR BHAT & SUKHBINDER BHAT
Phone/Email: 647-909-7580 / RAMESHBHAT2@OUTLOOK.COM



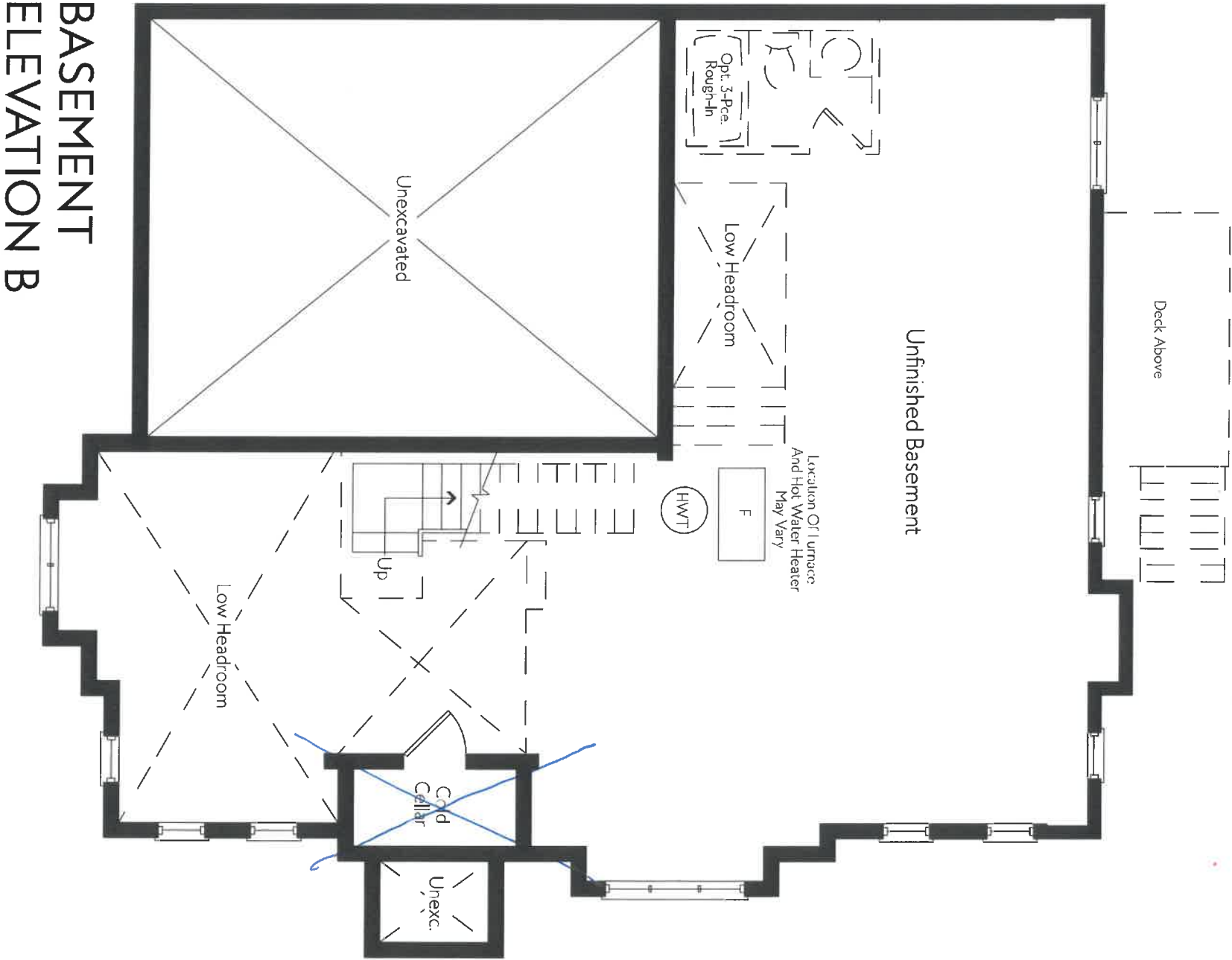
	DESCRIPTION	DATE SELECTED
	BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS
	BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
	8 FOOT DOORS ON MAIN FLOOR (AUG 20 2019) ✓	INCLUDED IN APS
	OAK STAIRS IN LIEU OF CARPET GRADE (AUG 20 2019) ✓	INCLUDED IN APS
#1	KITCHEN - UPGRADE 1 CABINETS ✓	OCT 15 2019
#2	HARDWOOD ON MAIN FLOOR (NON-TILED AREAS) IN LIEU OF LAMINATE ✓	OCT 15 2019
#3	HARDWOOD IN UPPER HALL IN LIEU OF CARPET ✓	OCT 15 2019
#4	STAIN THE STAIRS TO MATCH THE HARDWOOD AS CLOSE AS POSSIBLE ✓	OCT 15 2019
#5	CARPET - UPGRADE 1 UNDERPAD IN ALL THE BEDROOMS ✓	OCT 15 2019
#6	RAILINGS - UPGRADE 1 ✓	OCT 15 2019
#7	TILE - SHOWER FLOOR TILE UPGRADE 1 ✓	OCT 15 2019
#8	SMOOTH CEILING ON THE MAIN FLOOR ONLY ✓	OCT 15 2019
#9	ELECTRICAL - ADD CARPED OUTLET TO CEILING ON EXISTING SWITCH IN DEN ✓	OCT 15 2019
#10	CABINETS - UPPER CABINETS IN LAUNDRY ROOM ✓	OCT 15 2019

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	<input checked="" type="checkbox"/> MOSAIK MDF - VANILLA MILKSHAKE (1)	H800BC	4922K-52	<input checked="" type="checkbox"/>	
Island	<input checked="" type="checkbox"/> MOSAIK MDF - VANILLA MILKSHAKE (1)	H800BC	4922K-52	<input checked="" type="checkbox"/>	
Servery	N/A		N/A		
Powder Room	N/A		N/A		
Master Ensuite	SIERRA PVC - WHITE	H800BC	4925K-07	<input checked="" type="checkbox"/>	
Main Bath	EURO LARICE BIANCO	H800BC	P948-CA	<input checked="" type="checkbox"/>	
Laundry	SIERRA PVC - WHITE	H800BC	N/A		
TILES					
Main Foyer	NEW BYZANTINE GREY 12 X 24 **BRICK		<input checked="" type="checkbox"/>		
Basement Foyer	N/A				
Powder Room	NEW BYZANTINE GREY 12 X 24 **BRICK		<input checked="" type="checkbox"/>		
Mud Room	NEW BYZANTINE GREY 12 X 24 **BRICK		<input checked="" type="checkbox"/>		
Kitchen	NEW BYZANTINE GREY 12 X 24 **BRICK		<input checked="" type="checkbox"/>		
Breakfast	NEW BYZANTINE GREY 12 X 24 **BRICK		<input checked="" type="checkbox"/>		
Kitchen Bk.Splash	N/A				
Laundry	LOFT WHITE 12 X 24 **BRICK		<input checked="" type="checkbox"/>		
Mstr Ensuite Floor	LOFT DOVE 12 X 24 **BRICK		<input checked="" type="checkbox"/>		
Mstr Ensuite Shower WALL	UNIWALL WHITE 8 X 10		<input checked="" type="checkbox"/>		
Master Shower Floor	VOLKAS WHITE MATTE 2 X 2 (1)		<input checked="" type="checkbox"/>		
Master Shower JAMB	BIANCO CARRARA		<input checked="" type="checkbox"/>		
Main Bath Floor	LOFT DOVE 12 X 24 **BRICK		<input checked="" type="checkbox"/>		
Main Bath Wall Tile	UNIWALL WHITE 8 X 10		<input checked="" type="checkbox"/>		
HARDWOOD / CARPET					
Kitchen/ Breakfast	TILE				
Servery/Pantry	N/A				
Family Room	HARDWOOD - VINTAGE OAK 3-1/4" - SMOOTH GOTHAM (1)				
Dining Room	HARDWOOD - VINTAGE OAK 3-1/4" - SMOOTH GOTHAM (1)				
Main hall	HARDWOOD - VINTAGE OAK 3-1/4" - SMOOTH GOTHAM (1)				
Den/Study	HARDWOOD - VINTAGE OAK 3-1/4" - SMOOTH GOTHAM (1)				
Upper Hall	HARDWOOD - VINTAGE OAK 3-1/4" - SMOOTH GOTHAM (1)				
Master Bedroom	CARPET - OPENING NIGHT COLOUR T15 w/UPGRADE 1 UNDERPAD				
Bedroom 2	CARPET - OPENING NIGHT COLOUR T15 w/UPGRADE 1 UNDERPAD				
Bedroom 3	CARPET - OPENING NIGHT COLOUR T15 w/UPGRADE 1 UNDERPAD				
Bedroom 4	CARPET - OPENING NIGHT COLOUR T15 w/UPGRADE 1 UNDERPAD				
FIREPLACES					
LOCATION	FAMILY ROOM	MANTLE	RIVERSIDE		
MIRRORS & ACCESSORIES		PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding	N/A		
Bathroom Accessories	YES	Location	N/A		
Purchaser has reviewed the colour chart			SITE & LOT		
FOR TRADE USE			STAYNER		
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.			21		
** PAGE 1 OF 2 **			Purchaser Initial		Vendor

ZANCOR HOMES COLOUR CHART

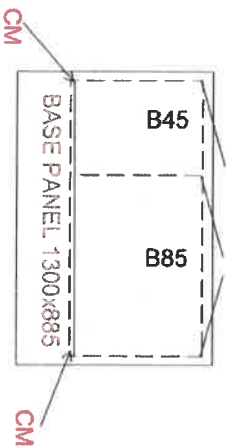
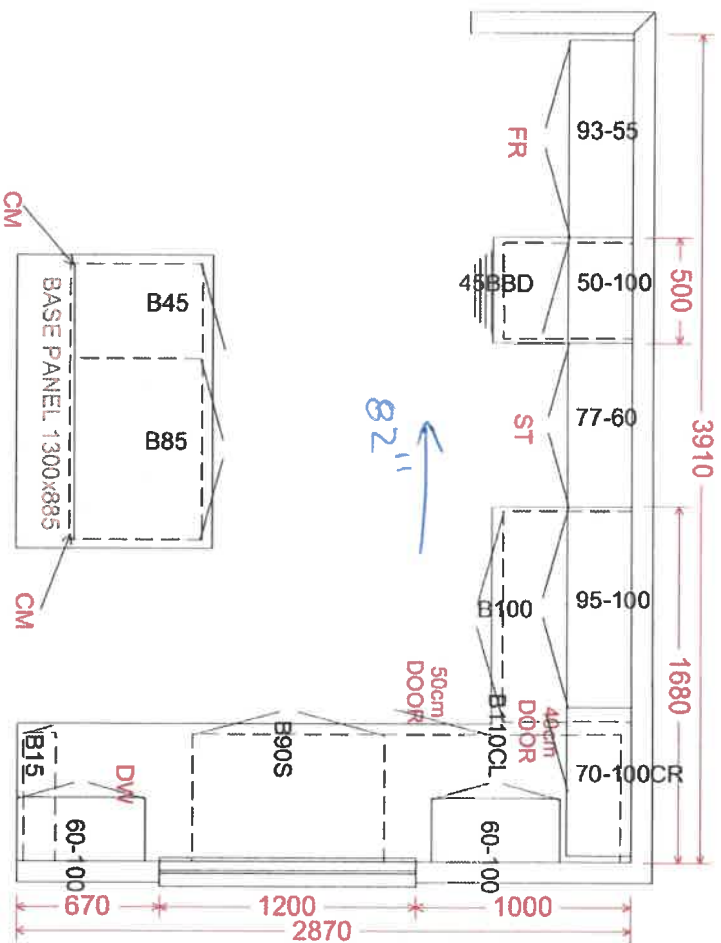
STAIRS, RAILING & PICKETS & STAIR STAIN									
Stairs (OAK OR CARPET):					OAK STAIRS		✓		
STAIN:					STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		✓		
Main to 2nd Railing Details:					UPGRADE 1 - 1-3/4" TURNED OAK WITH MATCHING POST, OVAL HANDRAIL		✓		
TRIM									
Casing/Baseboards					STANDARD				
Interior Doors					STANDARD				
Interior Door Hardware					STANDARD				
Exterior Door Hardware					STANDARD				
PAINT									
THROUGHOUT					BIRCH WHITE		✓		
PLUMBING- UPGRADES TO BE DETAILED ON PES									
		FIXTURES		FAUCETS		NOTES			
Kitchen		STANDARD		STANDARD					
Island		STANDARD		STANDARD					
Powder room		STANDARD		STANDARD					
Master Ensuite		STANDARD		STANDARD					
Main Bath		STANDARD		STANDARD					
Laundry		STANDARD		STANDARD					
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		NO							
WATERLINE to Fridge		NO							
Hood Fan Venting SIZE		6 INCH							
ELECTRICAL for Built-in Oven		NO							
ELECTRICAL for Built-in Micro / OTR		NO							
ELECTRICAL for Gas Stove / Cooktop		NO							
ELECTRICAL for Bar Fridge		NO							
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 Vendors's selection must be accepted by the purchaser						SR		W	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						SR		L	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						SR		L	
SITE:		STAYNER		LOT: 21					
PURCHASER(S):		RAMESH KUMAR BHAT & SUKHBINDER				OCT 15 2019			
HOME #/CELL #		647-909-7580 /				Purchaser Signature			
EMAIL:		RAMESHBHAT2@OUTLOOK.COM				Date			
OCT 15 2019									
DÉCOR NOTES						Purchaser Signature			
						Date			
FOR TRADE USE									
Any upgrades in the colour chart must be accompanied with a PES.						DÉcor Consultant Signature			
						Date			
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.						Vendor Signature			
						Date			
*** PAGE 2 OF 2 ***									



**BASEMENT
ELEVATION B**

Handwritten signature or initials in blue ink.

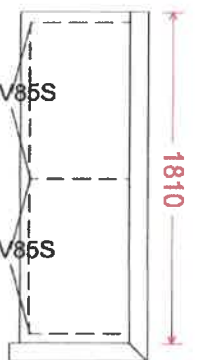
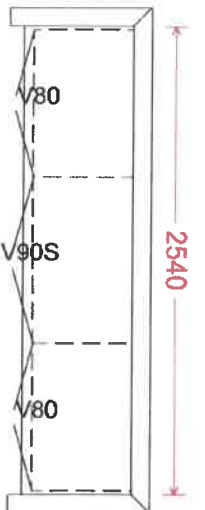
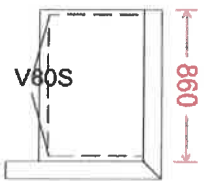
NEW IMAGE KITCHENS			
Scale:		Approved by:	
Date: 07/19/18		Drawn by: FERNANDA	
		Revised:	
ZANCOR HOMES			
STAYNER 50-8			
			Drawing number:



BASEMENT BATH

MAIN

MASTER ENSUITE



NO CHANGES

21 Stayner

THE
GALLERY
BY **ZANCOR**

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, mosaic 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 absorbercy 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

SITE

LOT

ZANCOR

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HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE: 21 STAYNER

HOMEOWNERS: BHAT

DATE: 09/15/19

OPTION 1

I/we the Homeowner(s) have chosen to contact the Home Automation Company to select the locations of the rough-ins for Cable, CAT5, Telephone as included in our Agreement of Purchase Sale.

I/we the Homeowner(s) will contact the trade within 4 weeks of the date of this release to select locations of the standard rough-ins review other optional products for purchase.

Trade: Smart -Tech Systems Ltd.

Phone: (905) 761-6469

Rep: Ricky Khairi

Location: 200 Millway Avenue, Unit #8
Concord, Ont L4K 5K8

Should the homeowner not make these selections within the sufficient time provided, the rough-ins as mentioned above will be installed in locations at the Vendor's discretion.

Homeowner(s) Initial

OPTION 2

I/we the Homeowner(s) have chosen to not contact the home automation company. I/we the Homeowner(s) have selected the locations for the standard rough-ins for Cable, CAT5, Telephone that are included in the Agreement of Purchase and Sale directly with a décor rep.

Homeowner(s) Initial

ZANCOR

THE
GALLERY
BY ZANCOR

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Wayne @ Coast Appliances (905) 303-6909 / 1748 Credit Stone Circle, Vaughan

- ▶ 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.
- ▶ It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance where it exceeds the standard openings. Zancor Homes will not be responsible for appliances not fitting due to late changes.
- ▶ It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications after closing.
- ▶ Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

STANDARD OPENINGS ACCEPTED BY PURCHASER:

X *SK*
HOMEOWNER INITIALS

Fridge Opening	▶ 36" (+/-) x 74" (+/-)	**Space above the fridge is required due to proper air flow
Stove Opening	▶ 30"	Hood Fan Opening ▶ 30"
Dishwasher Opening	▶ 24"	Hood Fan Vent ▶ 6"

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

Specs that require changes/modifications after this date will not be accepted

UPGRADE APPLIANCE OPENING REQUIREMENTS:

X *SK*
HOMEOWNER INITIALS

FRIDGE	<input type="checkbox"/> Built-In	<input type="checkbox"/> Flush Inset
	<input checked="" type="checkbox"/> Paneled / Integrated	<input type="checkbox"/> Water Line Required

RANGE	<input type="checkbox"/> 36"	<input type="checkbox"/> Cooktop (Apron front)
	<input type="checkbox"/> 48"	<input type="checkbox"/> Cooktop (Dropin)
	<input type="checkbox"/> Gas	**Countertop Cut-out charge required for cooktop
	<input checked="" type="checkbox"/> Induction	

HOOD FAN & VENT	<input checked="" type="checkbox"/> Under Cabinet (Standard)	<input checked="" type="checkbox"/> 6 Inch (Standard)
	<input type="checkbox"/> Chimney (centre vent)	<input type="checkbox"/> 8 Inch
	<input type="checkbox"/> Insert / Liner	<input type="checkbox"/> 10 Inch

WALL OVEN & MICRO	<input type="checkbox"/> Single Oven	<input checked="" type="checkbox"/> Warming Drawer
	<input type="checkbox"/> Double Oven	<input type="checkbox"/> Over the Range Microwave
	<input checked="" type="checkbox"/> Steam Oven	<input type="checkbox"/> Built-in Microwave (*trim kit required)

DATE	<u>Oct 16/19</u>	SITE	<u>STRAYNER</u>	LOT	<u>21</u>
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** 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
BY ZANCOR

RELEASE FORM
BRICK/Joint PATTERN INSTALLATION

LOT / SITE:

21 Stayner

HOMEOWNERS:

BHAT

DATE:

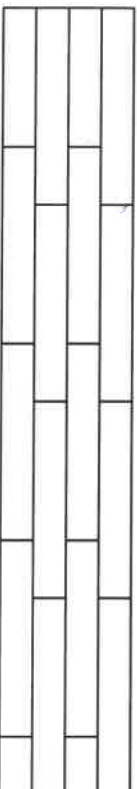
OCT 15/19

Brick installation requires an additional charge and will be included on the extras if selected

(Large tiles installation for floor and wall) – ½ 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 ½ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ½ brick installation that has been recommended.



Locations:

All Floor tile
Locations:

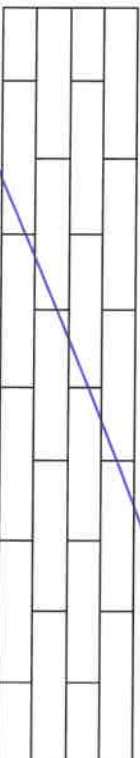
Please understand, even in using this ½ brick installation, there may still be minimal lippage which cannot fully be eliminated.

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

V SB hr
Homeowner(s) Initial

(Small tile installation for walls) – ¼ 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 ¼ brick pattern.



Locations:

Homeowner(s) Initial

ZANCOR