

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-03-13 / 11:29 AM / Page 1 of 1

Site:

Lot:

Model:

Purchaser:

Phone/Email:

COOKSTOWN

17

ABBEY 50-07 (A)

VITO STEA & JELLY CANDELON DIAZ

416-561-0705 / VITOSTEAL1963@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	
#1 OPTIONAL PLAN WITH SERVICE STAIR & SIDE DOOR	NOV 1 2019	
#2 HARDWOOD - UPGRADE 1 THROUGHOUT	NOV 1 2019	
#3 COUNTERTOP KITCHEN - UPGRADE 2	NOV 1 2019	
#4 COUNTERTOP ENSUITE 2/3 - UPGRADE 1, SWISS BLANCO **INCLUDES OVAL UNDERMOUNT SINKS	NOV 1 2019	
#5 COUNTERTOP ENSUITE 4 - UPGRADE 1, SWISS BLANCO **INCLUDES OVAL UNDERMOUNT SINK	NOV 1 2019	
#6 COUNTERTOP POWDER ROOM - UPGRADE 1, SWISS BLANCO **INCLUDES OVAL UNDERMOUNT SINK	NOV 1 2019	
#7 STAIN MAIN STAIRS FROM MAIN TO SECOND FLOOR AND MAIN TO BASEMENT **SERVICE STAIRS TO REMAIN STANDARD	NOV 1 2019	
#8 LARGER BASEMENT WINDOWS TO BE 30 X 24 ON SIDE OF HOME ONLY (X3) **REAR TO BE STD	NOV 1 2019	
#9 N/A	NOV 1 2019	
#10 ELECTRICAL - PLUG ABOVE THE FIREPLACE	NOV 1 2019	
#11 LAUNDRY - BASE CABINET AROUND LAUNDRY SINK ON SECOND FLOOR	NOV 1 2019	
#12 ELECTRICAL - LED STRIP LIGHTING IN KITCHEN **VALANCE ALREADY INCLUDED	NOV 1 2019	
#13 8 FOOT HIGH INTERIOR DOORS TO MAIN FOYER CLOSET, POWDER ROOM AND MUDROOM	NOV 1 2019	
#14 ELECTRICAL - ADD 1 POTLIGHT OVER THE KITCHEN SINK	NOV 1 2019	
#15 REQUEST - INSTALL AIR CONDITIONING UNIT ON SIDE OF HOME CLOSEST TO BELL BUILDING, IF POSSIBLE	NOV 1 2019	
ADDITIONS		
#1 ELECTRICAL - ADD ONE CAPPED BOX ABOVE ISLAND, ON EXISTING SWITCH WITH STANDARD	FEBRUARY 19 2020	
#2 N/A	FEBRUARY 19 2020	
#3 ELECTRICAL - EXTERIOR 17 POTLIGHTS w/LED WHITE BULB **ALL ON SAME SWITCH	FEBRUARY 19 2020	
#4 KITCHEN BACKSPLASH - UPGRADE 2 (QT.CO.ARW.0416.BR.PT)	FEBRUARY 19 2020	
#1 ADD GAS LINE TO STOVE **INCLUDES 15 AMP PLUG (NO CHARGE AS PER FC)	MARCH 5 2020	

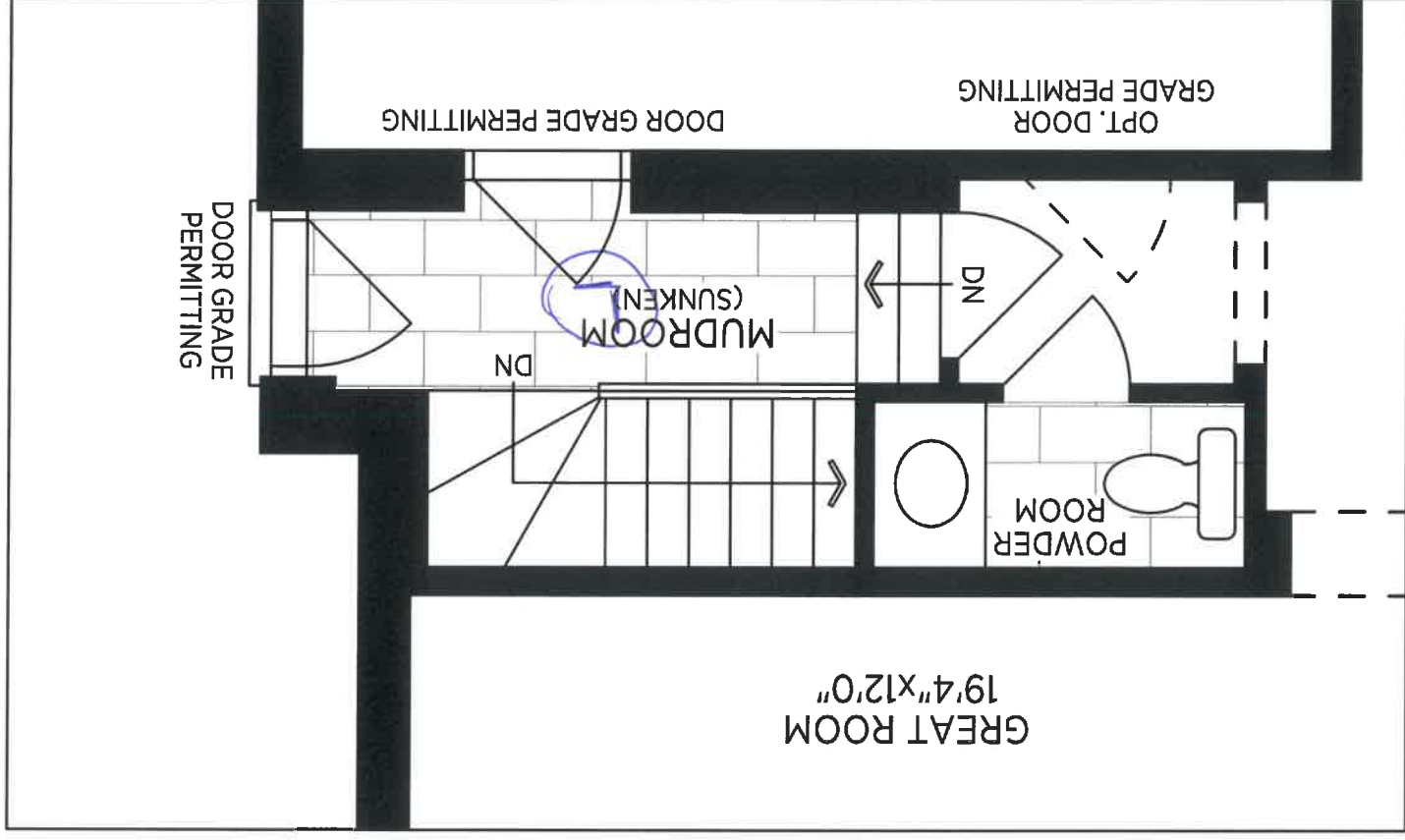
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	2101 FIBREBOARD - WHITE	DH00010	EMERSTONE - PURE BLANCO (2)	
Island	2101 FIBREBOARD - WHITE	DH00010	EMERSTONE - PURE BLANCO (2)	
Powder Room	1203 FIBREBOARD - WHITE	DH00010	SWISS BLANCO (1)	
Master Ensuite	1203 FIBREBOARD - WHITE	DH00010	SWISS BLANCO (1)	
Ensuite 2/3	1203 FIBREBOARD - WHITE	DH00010	SWISS BLANCO (1)	
Ensuite 4	1203 FIBREBOARD - WHITE	DH00010	SWISS BLANCO (1)	
Laundry	STANDARD WHITE SLAB	DH00010	WHITE LAMINATE	
TILES				
Main Foyer		LIVORNO 18 X 18		
Basement Foyer		LIVORNO 18 X 18		
Powder Room		LIVORNO 18 X 18		
Mud Room		LIVORNO 18 X 18		
Kitchen		LIVORNO 18 X 18		
Breakfast		LIVORNO 18 X 18		
Kitchen Bk. Splash		N/A		
Laundry		LIVORNO 18 X 18		
Mstr Ensuite Floor		LIVORNO 18 X 18		
Master Shower Floor		KEATON ICE 8 X 10		
Master Shower JAMB		WHITE 2 X 2		
Ensuite 2/3 Floor		BIANCO CARRARA		
Ensuite 2/3 Tub Wall		LIVORNO 18 X 18		
Ensuite 4 Floor		KEATON ICE 8 X 10		
Ensuite 4 Shower Wall		LIVORNO 18 X 18		
Ensuite 4 Shower Floor		KEATON ICE 8 X 10		
Ensuite 4 Shower Jamb		WHITE 2 X 2		
		BIANCO CARRARA		
HARDWOOD / CARPET				
TILES				
Kitchen				
Breakfast		TILES		
Family Room				
Dining / LIVING Room		MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM		
Main hall		MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM		
Library		MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM		
Upper Hall		MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM		
Master Bedroom		N/A		
Bedroom 2		MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM		
Bedroom 3		MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM		
Bedroom 4		MIRAGE HARDWOOD - 3-1/4" OAK PLATINUM		
FIREPLACES				
LOCATION		MANTLE		
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***			COOKSTOWN	17
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

# ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN					
Stair Stain / Species: (MAIN TO BASEMENT & MAIN TO SECOND)		STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE			
Service stairs:		STANDARD VARNISH			
Main to 2nd Railing Details:		METAL - SINGLE COLLAR WITH ALT PLAIN, STARDARD TUPOST & OVAL HANDRAIL			
TRIM					
Casing/Baseboards	STANDARD				
Interior Doors	STANDARD STYLE - 8 FOOT ON THE MAIN FLOOR FOYER CLOSET, POWDER & MUD ROOM				
Interior Door Hardware	STANDARD				
Exterior Door Hardware	STANDARD				
PAINT					
Kitchen/Breakfast	BIRCH WHITE				
PLUMBING- UPGRADES TO BE DETAILED ON PES					
	FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD	STANDARD			
Island	STANDARD	STANDARD			
Powder room		STANDARD			
Master Ensuite	3 ON AFRICA PRINTER				
Ensuite 2/3				STANDARD	
Ensuite 4				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 TO STOVE	NO				
WATERLINE to Fridge	YES				
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 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	LOT: 17			
PURCHASER(S):	VITO STEA JELLY CANDELON DIAZ		OCT 31 2019		
HOME #/CELL #	416-561-0705 VITOSTEA1963@GMAIL.COM				
EMAIL:					
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.					
ZANCOR HOMES		Décor Consultant Signature	Date		
		Purchaser Signature	OCT 31 2019		
		Purchaser Signature	Date		
*** PAGE 2 OF 2 ***		Vendor Signature	Date		

PARTIAL OPT. GROUND  
FLOOR PLAN W/ SERVICE STAIR,  
EL. 'A' + 'B'



Lot 17  
Cockstoun

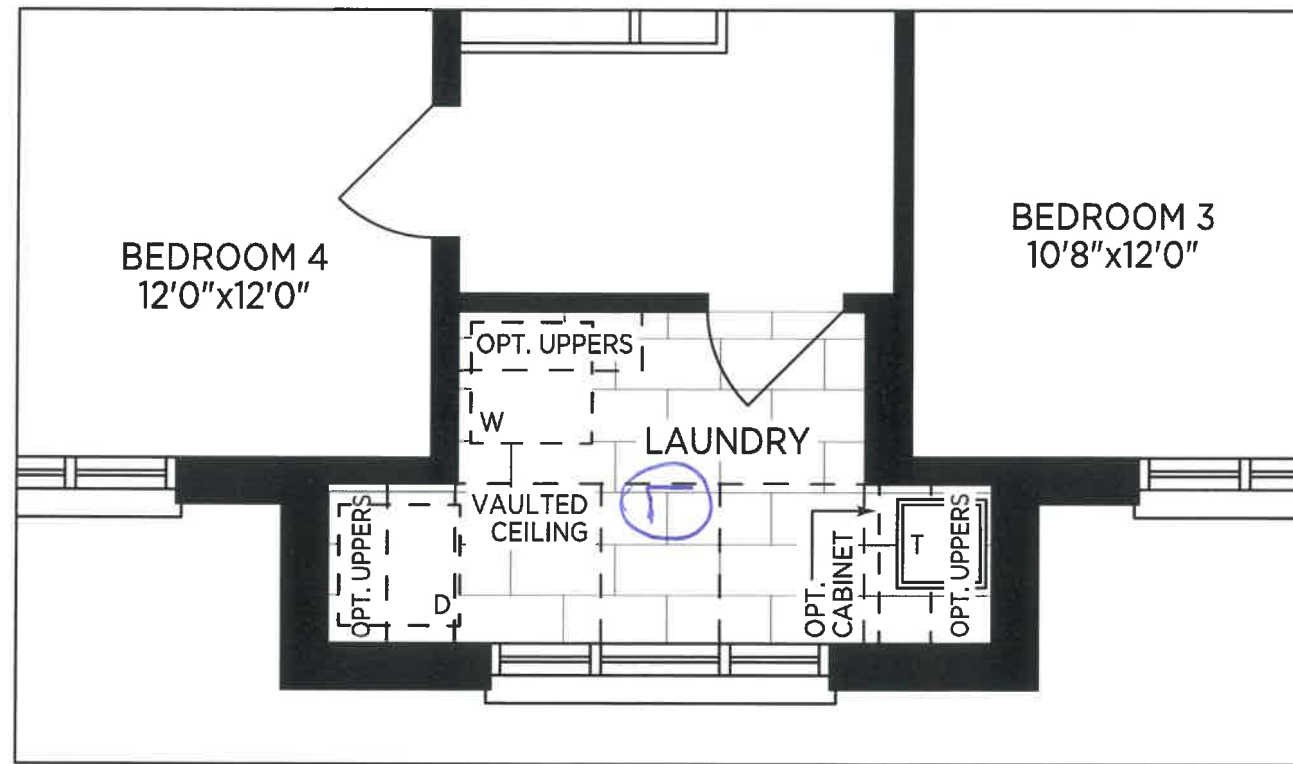
50  
A

Item # 1



JP  
f

## PARTIAL SECOND FLOOR PLAN FOR OPT. SERVICE STAIR, EL. 'A'



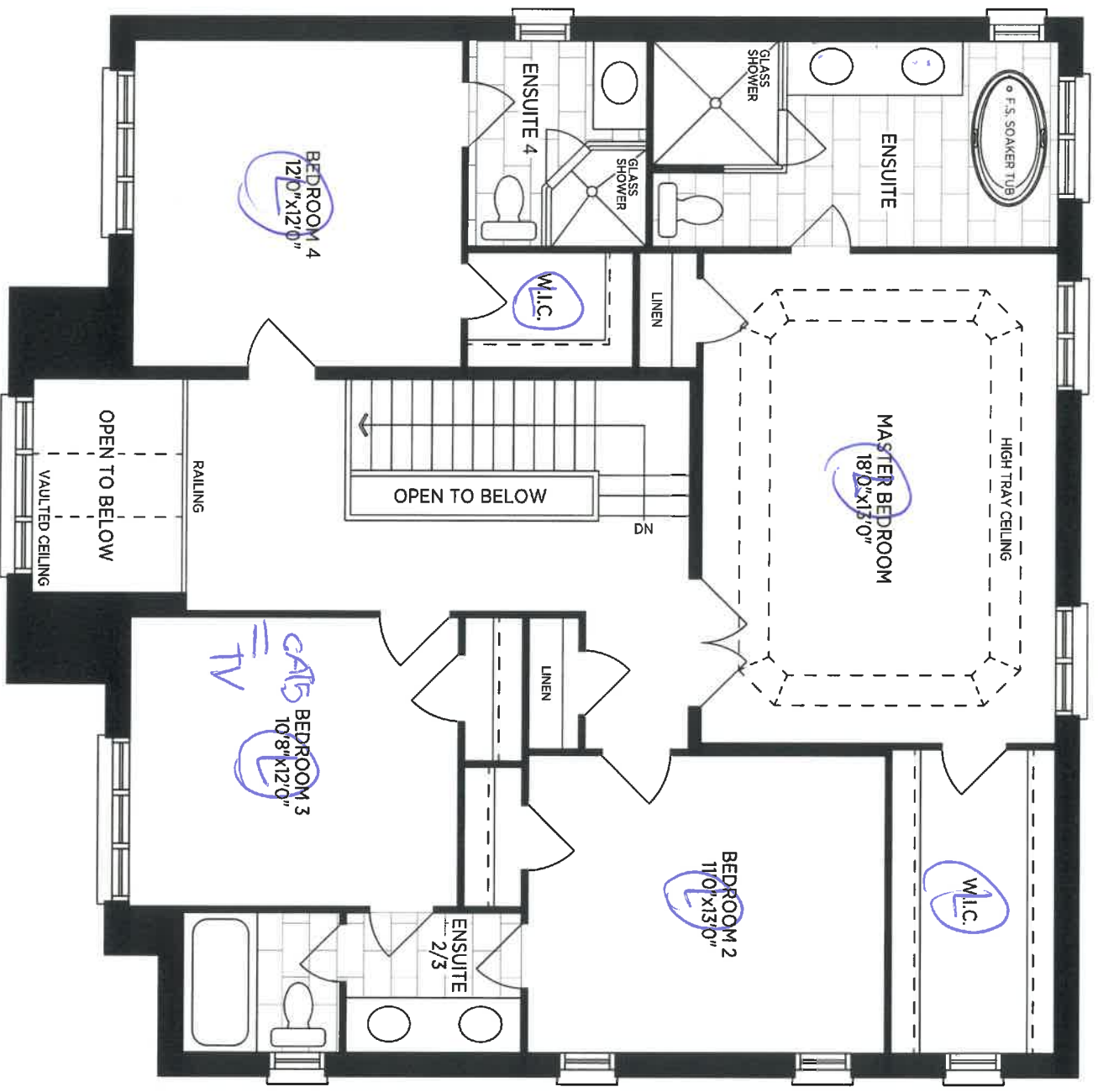
PLUG + TV + CATS



GROUND  
FLOOR PLAN, EL. 'A'

UD  
g

LOT 17 Colston



SECOND  
FLOOR PLAN, EL. 'A'

UP

lot 17  
Cedar Blm

# CALVIN

19 1/4" OVAL UNDERMOUNT SINK

4220CFV Undermount Sink

- PRODUCT SPECS:**
  - Vitreous china
  - Front overflow hole
  - Template and mounting hardware supplied
- COMPLIANCE CERTIFICATIONS**

Meets or exceeds the following:

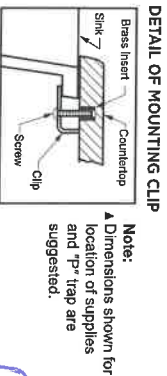
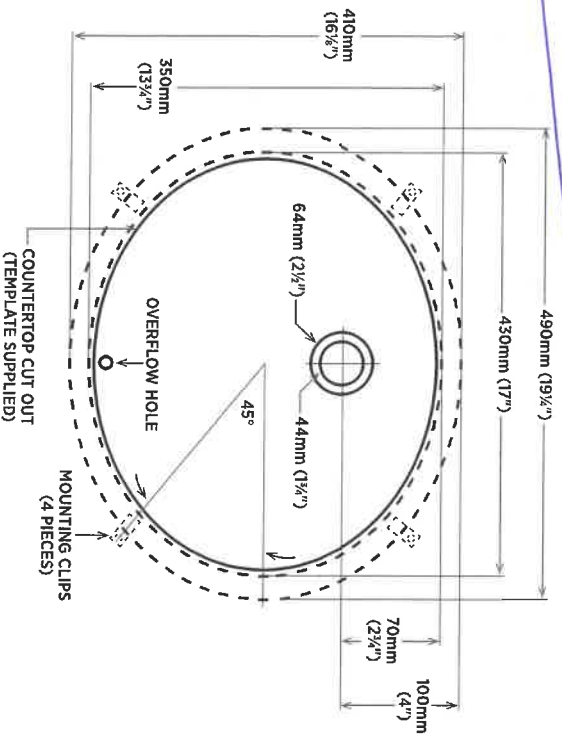
  - IAPMO cUPC
  - ASME A112.19.2 / CSA B45.1

**DIMENSIONS:**

<b>Outer:</b>	490mm W x 410mm D x 195mm H	<b>SHIPPING</b>
	19 1/4" W x 16 1/8" D x 7 7/8" H	Cube 1.53
		GW 19 lbs

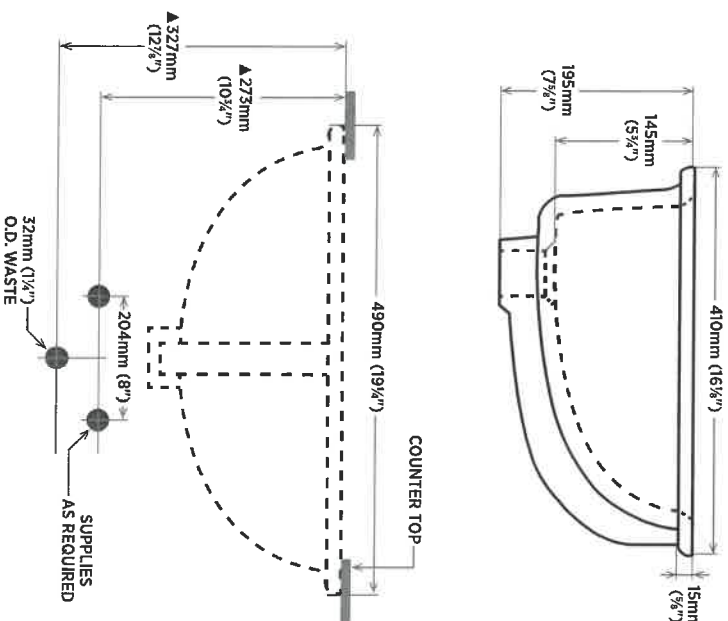
**Inner:**  
430mm W x 350mm D x 145mm H  
17" W x 13 3/4" D x 5 3/4" H

Powder  
Master  
Ensure 2/3  
Ensure 4



**TO BE SPECIFIED**  
Colour:  
Soft White

NOTES: Dimensions of fixtures are nominal and may vary within the range of tolerances established by ASME standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.





THE  
**GALLER Y**  
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:**

**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:**

**HOMEOWNER INITIALS**

**FRIDGE**

<input type="checkbox"/> Built-In	<input type="checkbox"/> Flush Inset
<input 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 type="checkbox"/> Induction	

**HOOD FAN &  
VENT**

<input 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 &**

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

DATE

SITE

LOT

**\*\* 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

Stone Countertop Edge Profiles (Aurivia)

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

Standard Countertop  
Edge in Kitchen



FE40

Standard Countertop  
Edge in Vanity



FE20

Upgrade 1 – Countertop Edges

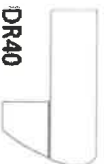
Optional Edge in  
Kitchen – See book for  
model specific pricing



H40



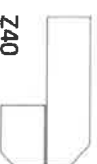
T40



DR40



C40



Z40

Optional Edge in  
Vanity – See book for  
model specific pricing



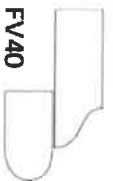
C20



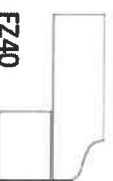
H20

Upgrade 2 – Countertop Edges

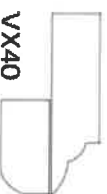
Option 2 Edge in  
Kitchen – Custom \$\$



FV40



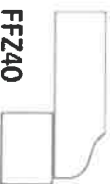
FZ40



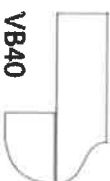
VX40



LZ40



FFZ40



VB40

Option 2 Edge in  
Vanity – Custom \$\$



L20



F20

DATE Aug. 31/19

SITE COOKSTOVE

LOT 17

Homeowner(s) Initials JD

ZANCOR

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

THE  
**GALLERY**  
BY ZANCOR

**HOME AUTOMATION**  
(Cable, CAT5, Telephone)

**LOT / SITE:**

17 Coolestown

**HOMEOWNERS:**

STRA/DIAZ

**DATE:**

OCT 31/19

**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:**

Artistic Smart Homes

**Phone:**

(905) 850-9386

**Location:**

8601 Jane St.

Vaughan, Ont. L4K 5N9

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

**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 absorbcency 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 Dec 31/19

SITE Leacock

LOT 17

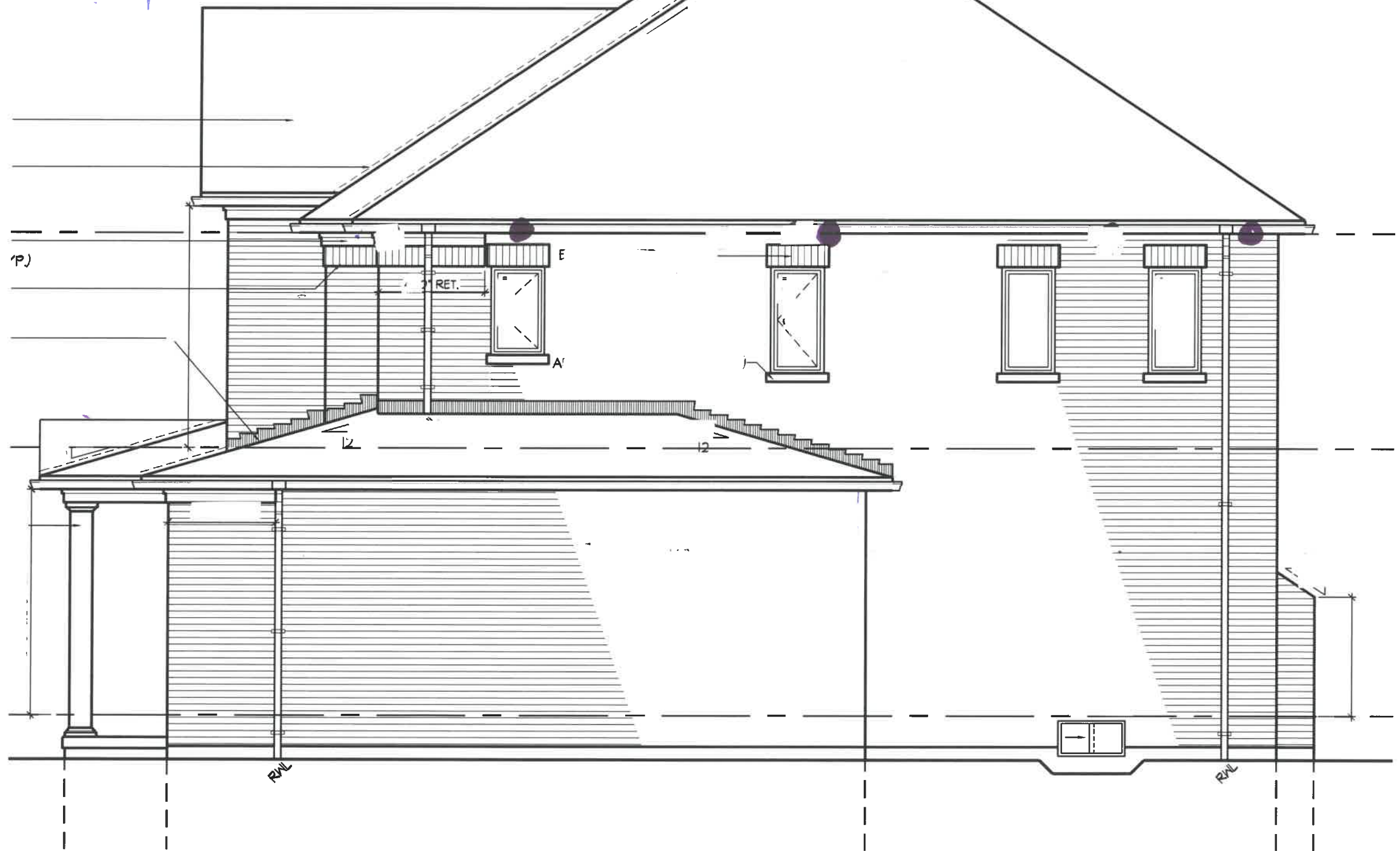
**ZANCOR**







GARAGE SIDE



PORCH  
SIDE



BACK

