

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-04-24 / 9:17 AM / Page 1 of 1

Site: VILLAGE OF KING  
Lot: 1-2  
Model: GALLO TH-02 (B2)  
Purchaser: VANESSA TRIVELLI & ADRIAN CIMADAMORE  
Phone: 416-779-2499 / 647-212-2462  
Email: TRIVELLI@GMAIL.COM



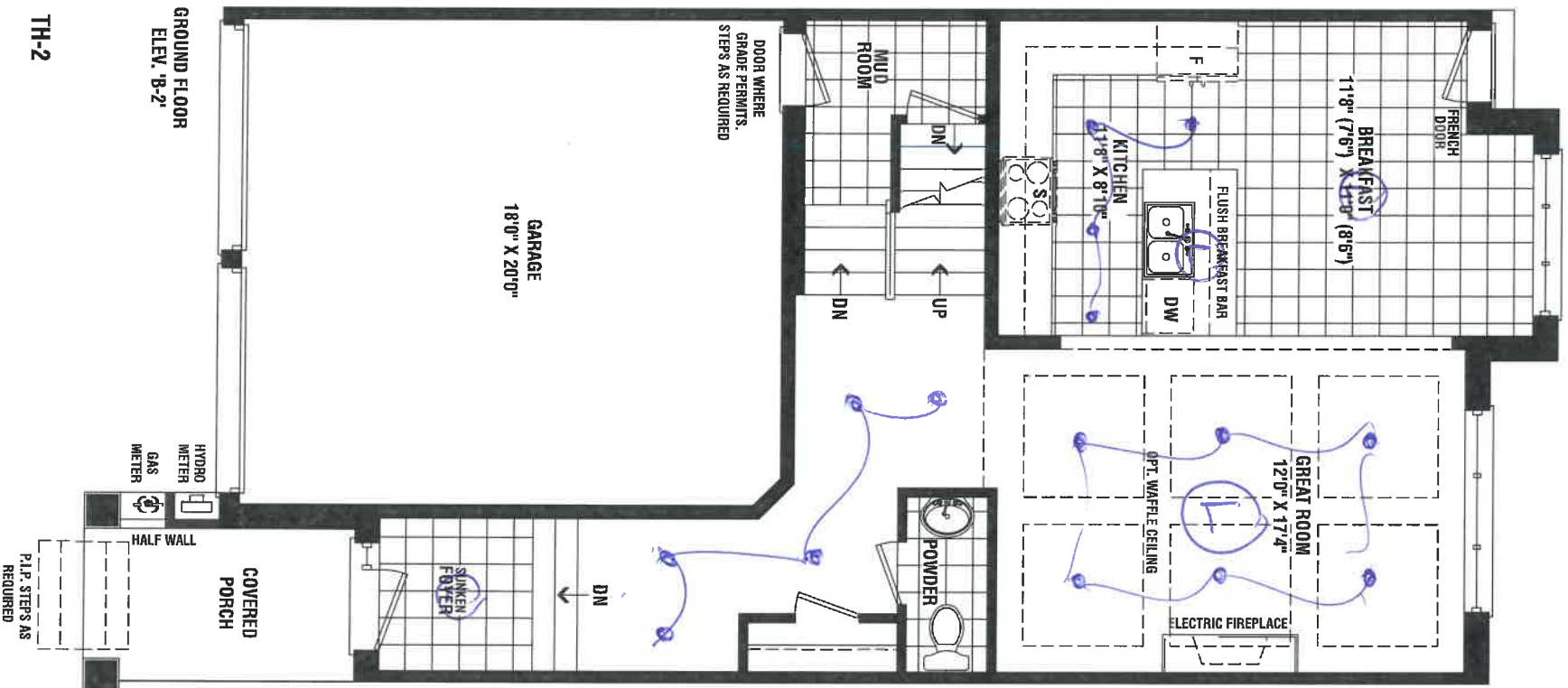
| DESCRIPTION   |                 | DATE SELECTED |
|---|-----------------|---------------|
| BONUS PACKAGE: Stained 3-1/4" Prefinished Engineered Hardwood on main floor & upper hall (non-tiled areas, excluding bedrooms)  | INCLUDED IN APS |               |
| BONUS PACKAGE: Stained Oak Stairs   | INCLUDED IN APS |               |
| BONUS PACKAGE: 10 Interior potlights (4" ) with LED Bulb, white trim  | INCLUDED IN APS |               |
| BONUS PACKAGE: 3 pce Kitchen Aid Stainless Steel kitchen appliances w/white Whirlpool front load washer & dryer - Appliance Canada, Steve Miller (905) 660-2424, 8701 Jane Street #1, Concord | INCLUDED IN APS |               |
|   |                 |               |
| #1 KITCHEN COUNTERTOP - UPGRADE 2   |                 | FEB 5 2020    |
| #2 INTERIOR DOORS - INCREASE POWDER ROOM AND MAIN HALL CLOSET TO 8 FEET   |                 | FEB 5 2020    |
| #3 ELECTRICAL - ADD 5 POTLIGHTS w/LED BULB IN MAIN HALL, DELETE THE STANDARD  |                 | FEB 5 2020    |
| #4 ELECTRICAL - ADD 4 POTLIGHTS w/LED BULB IN MASTER BEDROOM, DELETE THE STANDARD   |                 | FEB 5 2020    |
| #5 ELECTRICAL - ADD 4 POTLIGHTS w/LED BULB IN KITCHEN, RELOCATE STANDARD LIGHT TO BE CENTRED OVER ISLAND **NO CHARGE, INCLUDED IN DEAL  |                 | FEB 5 2020    |
| #6 ELECTRICAL - ADD 6 POTLIGHTS w/LED BULB IN GREAT ROOM , STANDARD REMAINS**NO CHARGE, INCLUDED IN DEAL  |                 | FEB 5 2020    |

ZANCOR HOMES COLOUR CHART

| CABINETRY / COUNTERTOPS  |                             |  |                           |        |
|--|-----------------------------|--|---------------------------|--------|
|  | DOOR STYLE                  | HARDWARE                                 | COUNTERTOP                | EDGE   |
| Kitchen  | 1022 LAM - TUNDRA (CAT 2)   |  | EMERSTONE BLANCO PURE (2) |        |
| Island   | 1022 LAM - TUNDRA (CAT 2)   |  | EMERSTONE BLANCO PURE (2) |        |
| Powder Room  | N/A                         |  |                           |        |
| Master Ensuite   | 1022 LAM - FROSTING (CAT 1) |  | 4925K-07                  |        |
| Main Bath  | 1022 LAM - FROSTING (CAT 1) |  | 4925K-07                  |        |
| Laundry  | 1022 WHITE LAM SLAB         |  | WHITE LAMINATE            |        |
| TILES  |                             |  |                           |        |
| Main Foyer   |                             | LIVORNO 18 X 18                          |                           |        |
| Basement Foyer   |                             | N/A                                      |                           |        |
| Powder Room  |                             | LIVORNO 18 X 18                          |                           |        |
| Mud Room   |                             | LIVORNO 18 X 18                          |                           |        |
| Main Hall  |                             | HARDWOOD                                 |                           |        |
| 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                          |                           |        |
| Mstr Ensuite Shower WALL   |                             | LIVORNO 18 X 18                          |                           |        |
| Master Shower Floor  |                             | WHITE 2 X 2                              |                           |        |
| Master Shower JAMB   |                             | BIANCO CARRARA                           |                           |        |
| Main Bath Floor  |                             | LIVORNO 18 X 18                          |                           |        |
| Main Bath Wall   |                             | LIVORNO 18 X 18                          |                           |        |
| HARDWOOD / CARPET  |                             |  |                           |        |
| Kitchen  |                             | TILE                                     |                           |        |
| Breakfast  |                             | TILE                                     |                           |        |
| Great Room   |                             | HARDWOOD - KENTWOOD OAK 3-1/2" WOLFHOUND |                           |        |
| Main hall  |                             | HARDWOOD - KENTWOOD OAK 3-1/2" WOLFHOUND |                           |        |
| Library / Den  |                             | N/A                                      |                           |        |
| Upper Hall   |                             | HARDWOOD - KENTWOOD OAK 3-1/2" WOLFHOUND |                           |        |
| Master Bedroom   |                             | CARPET - OPENING NIGHT - COLOUR T20      |                           |        |
| Bedroom 2  |                             | CARPET - OPENING NIGHT - COLOUR T20      |                           |        |
| Bedroom 3  |                             | CARPET - OPENING NIGHT - COLOUR T20      |                           |        |
| Bedroom 4  |                             | N/A                                      |                           |        |
| FIREPLACES   |                             |  |                           |        |
| LOCATION   |                             | ELECTRICAL - BLF34                       |                           |        |
| 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***  |                             |  | VILLAGE OF KING           | 1-2    |
| 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. |                             |  |                           |        |
| ** PAGE 1 OF 2 **  |                             |  | Purchaser Initial         | Vendor |

ZANCOR HOMES COLOUR CHART

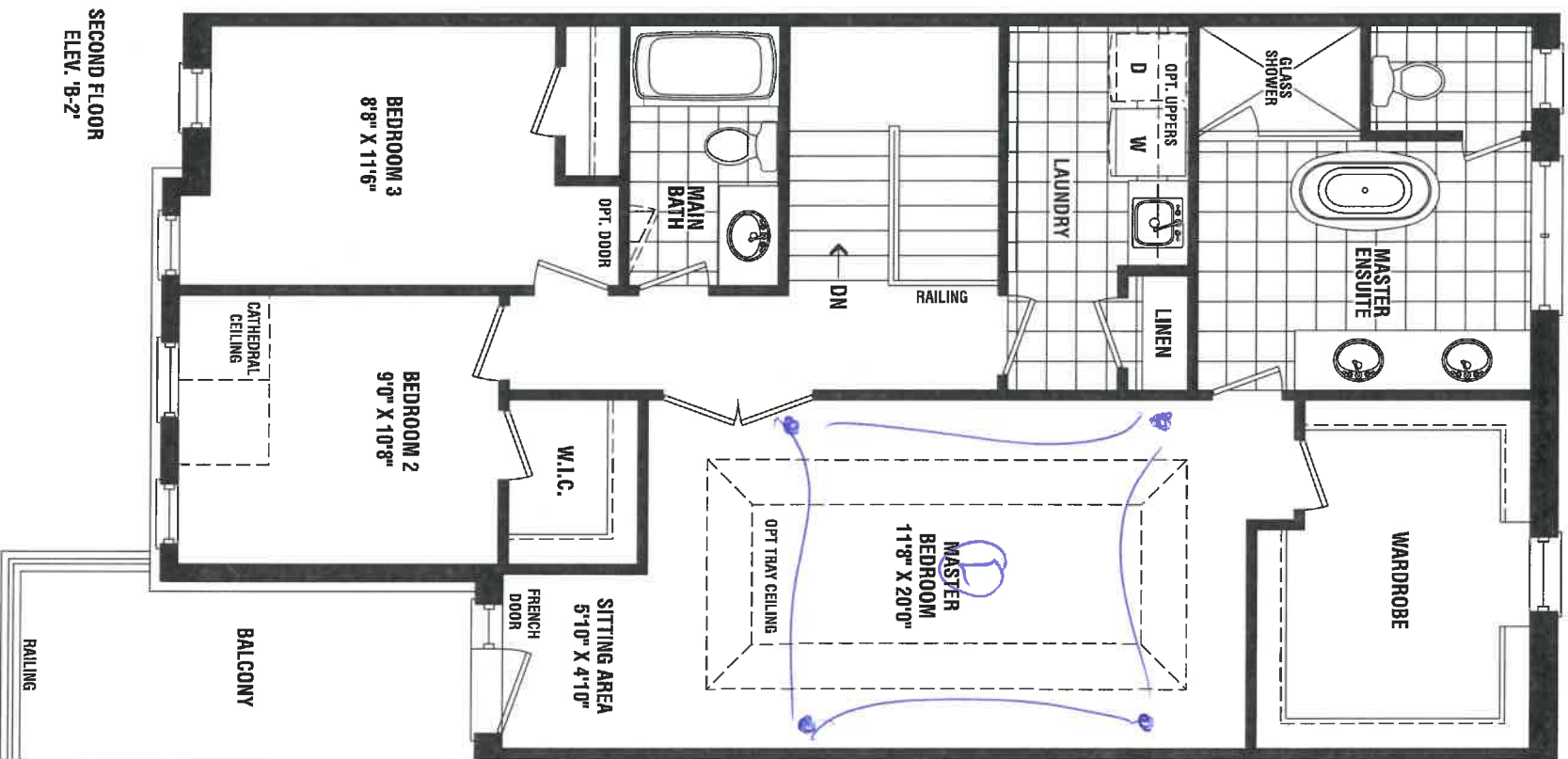
|  |  |          |             |               |  |
|--|--|----------|-------------|---------------|--|
| STAIRS, RAILING & PICKETS & STAIR STAIN  |  |          |             |               |  |
| Stair:   | OAK STAIRS   |          |             |               |  |
| Stain / Paint:   | STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE           |          |             |               |  |
| Main to 2nd PICKETS:   | STANDARD METAL - SINGLE COLLAR WITH ALT BLACK          |          |             |               |  |
| Main to 2nd POSTS & HANDRAIL:  | STANDARD TURNED OAK POST w/OVAL OAK HANDRAIL           |          |             |               |  |
| Main to Basement Railing Details:  | N/A  |          |             |               |  |
| TRIM   |  |          |             |               |  |
| Casing/Baseboards  | STANDARD   |          |             |               |  |
| Interior Doors   | STANDARD 2 PANEL SMOOTH **2 DOORS ON MAIN FLOOR 8 FEET |          |             |               |  |
| Interior Door Hardware   | STANDARD SATIN NICKEL LEVER                            |          |             |               |  |
| Exterior Door Hardware   | STANDARD GRIPSET                                       |          |             |               |  |
| PAINT  |  |          |             |               |  |
| Throughout   | WARM GREY  |          |             |               |  |
| PLUMBING- UPGRADES TO BE DETAILED ON PES   |  |          |             |               |  |
|  | FIXTURES   | FAUCETS  | NOTES       |               |  |
| Kitchen  | 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  | YES - STANDARD   |          |             |               |  |
| 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:  | VILLAGE OF KING  | LOT: 1-2 |             |               |  |
| PURCHASER(S):  | VANESSA TRIVELLI<br>ADRIAN CIMADAMORE                  |          | FEB 5 2020  |               |  |
| HOME #/CELL #  | 647-212-2462 / 416-779-2499                            |          | Date        |               |  |
| EMAIL:   | TRIVELLI@GMAIL.COM                                     |          | FEB 5 2020  |               |  |
|  | A_CIMADAMORE21@HOTMAIL.COM                             |          | Date        |               |  |
| ***FOR TRADE USE***  |  |          |             |               |  |
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| ZANCOR HOMES   |  |          | FEB 12/2020 |               |  |
| *** PAGE 2 OF 2 ***  |  |          | Date        |               |  |



TH-2

FT &

1-2

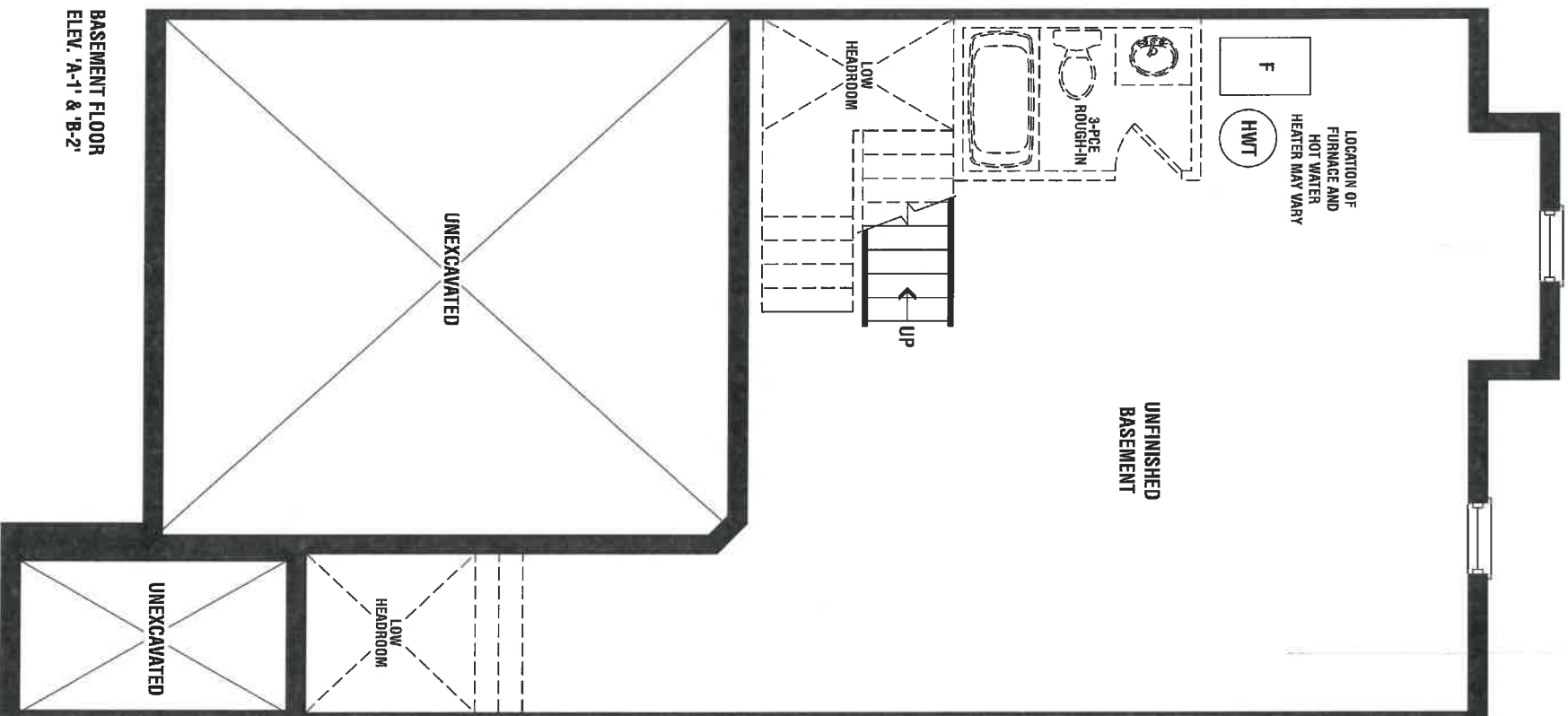


TH-2

TH-2

TH-2





TH-2

TH-2

1-2



QUALITY TOPS &  
KITCHENS

80 Sanie Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: KITCHEN

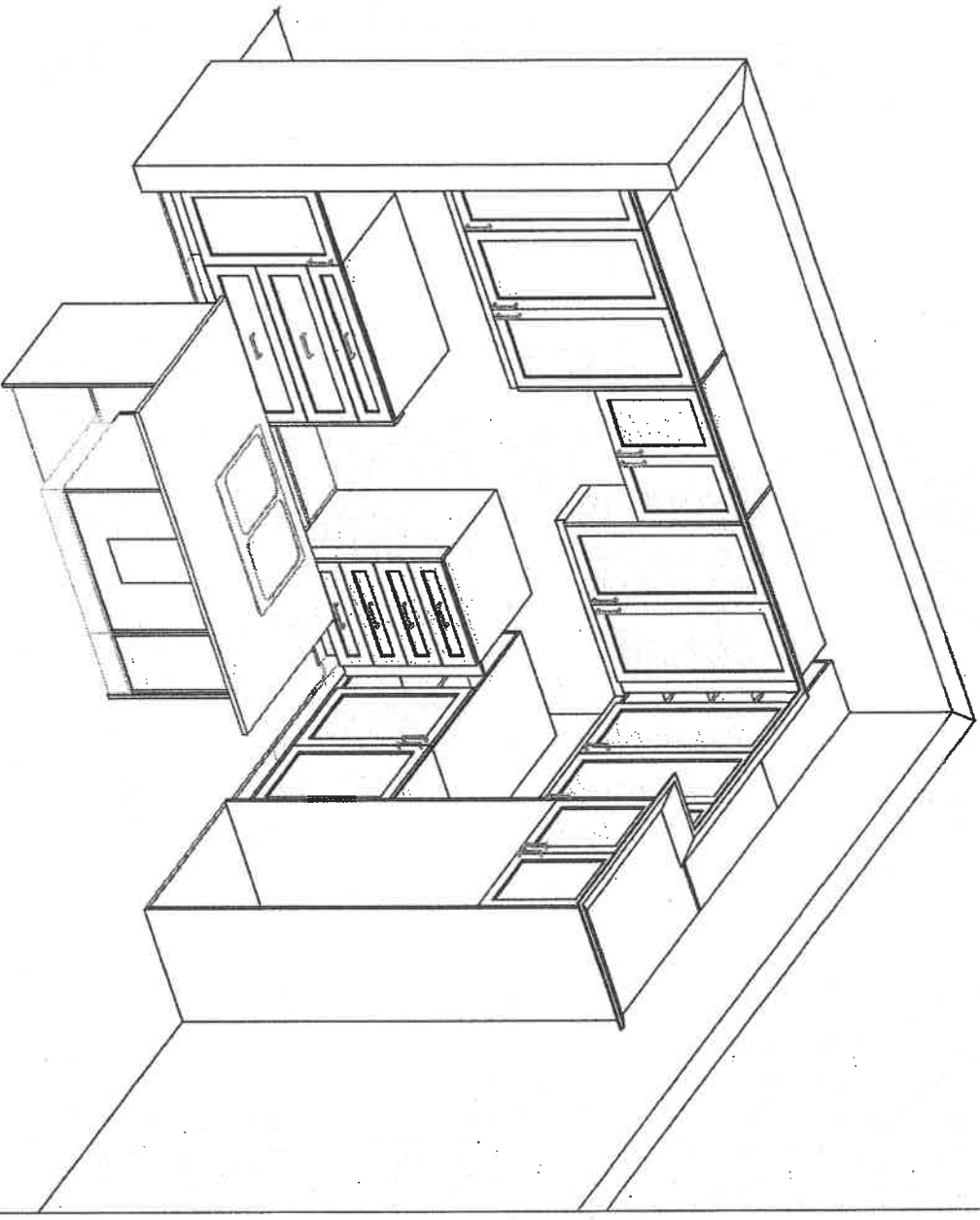
JOB NAME  
TH-02

DATE: JAN 8, 2020

LOT #: TH-02

MODEL: TAKE OFF

| DOOR STYLE               | DOOR PANEL             | SPECIES      | FINISH      |
|--------------------------|------------------------|--------------|-------------|
| TOP:                     | LAYOUT<br>DONE BY :    | DOOR HANDLE: | DRW HANDLE: |
| CT P.O.#                 | GLASS P.O.#            | DIRECTION:   | LOCATION:   |
| HINGE TYPE:              | CABINET LIGHTING TYPE: |              | DIAMETER:   |
| MOUNTING HEIGHT: 95 1/2" |                        |              |             |



1-2



QUALITY TOPS &  
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CLIENT: ZANCOR HOMES

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JOB NAME  
TH-02

DATE: JAN 8, 2020

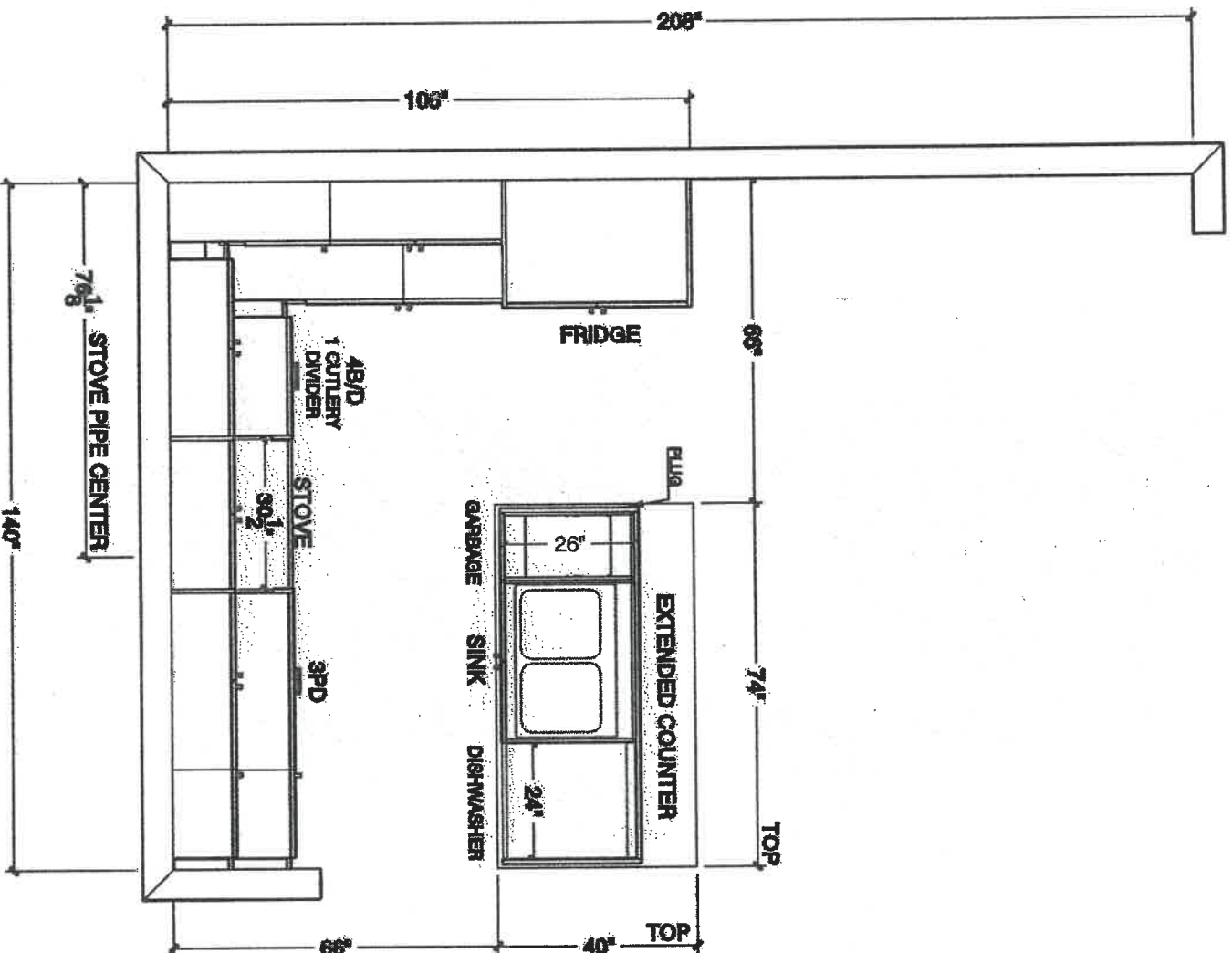
LOT #: TH-02

MODEL: TAKE OFF

ROOM: KITCHEN

| DOOR STYLE  |                        | DOOR PANEL                 | SPECIES   | FINISH                   |  |
|-------------|------------------------|----------------------------|-----------|--------------------------|--|
| TOP:        | LAYOUT<br>DONE BY:     | DOOR HANDLE:<br>DIRECTION: |           | DRW HANDLE:<br>LOCATION: |  |
| CT P.O.#    | GLASS P.O.#            |                            |           |                          |  |
| HINGE TYPE: | CABINET LIGHTING TYPE: |                            | DIAMETER: |                          |  |

## KITCHEN PLAN



UT

1-2





# QUALITY TOPS & KITCHENS

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ROOM: KITCHEN

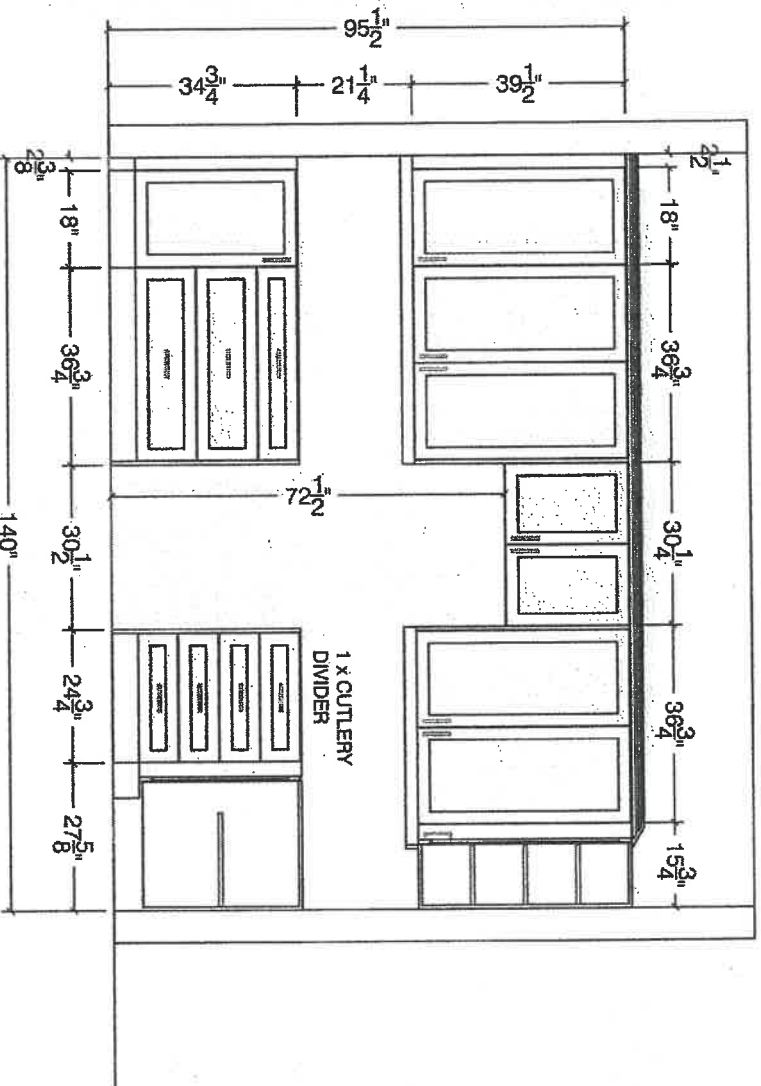
JOB NAME  
TH-02

DATE: JAN 8, 2020  
LOT #: TH-02  
MODEL: TAKE OFF

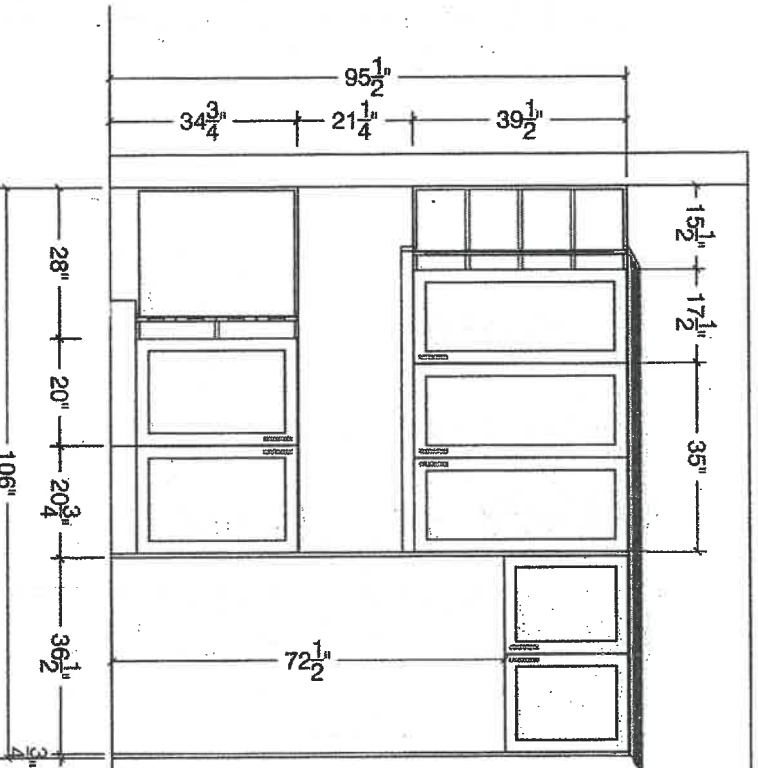
| DOOR STYLE  | DOOR PANEL             | SPECIES      | FINISH      |
|-------------|------------------------|--------------|-------------|
| TOP:        | LAYOUT<br>DONE BY :    | DOOR HANDLE: | DRW HANDLE: |
| CT P.O.#    | GLASS P.O.#            | DIRECTION:   | LOCATION:   |
| HINGE TYPE: | CABINET LIGHTING TYPE: | DIAETER:     |             |

## STOVE WALL

MOUNTING HEIGHT: 95 1/2"



## FRIDGE WALL



Handwritten blue markings: a large 'H' and a large '1-2'.



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ROOM: KITCHEN

JOB NAME  
TH-02

DATE: JAN 8, 2020

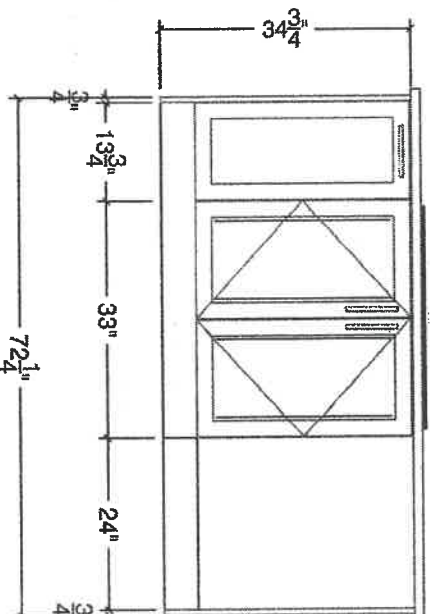
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MODEL: TAKE OFF

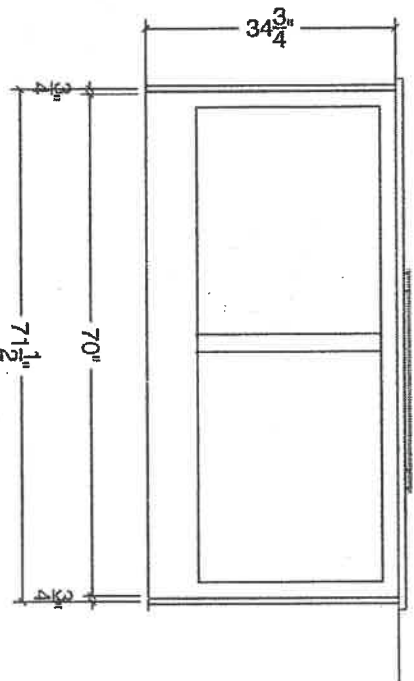
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|-------------|------------------------|--------------|-------------|
| TOP:        | LAYOUT<br>DONE BY:     | DOOR HANDLE: | DRW HANDLE: |
| CT P.O.#    | GLASS P.O.#            | DIRECTION:   | LOCATION:   |
| HINGE TYPE: | CABINET LIGHTING TYPE: | DIAMETER:    |             |

## ISLAND FRONT

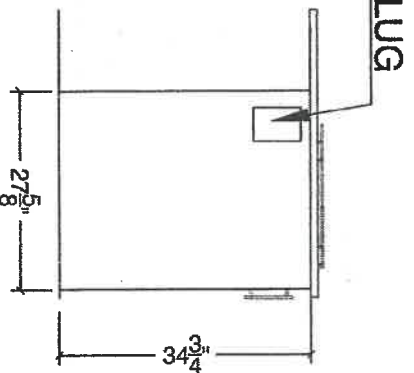
MOUNTING HEIGHT:



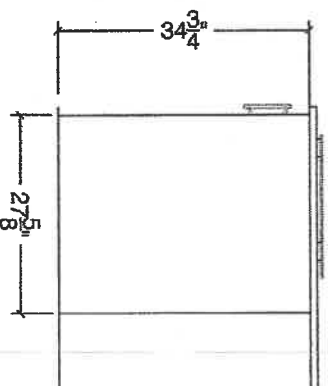
## ISLAND REAR



## ISLAND SIDE



## ISLAND SIDE



VT

1-2



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CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

JOB NAME  
TH-02

DATE: JAN 8, 2020

LOT #: TH-02

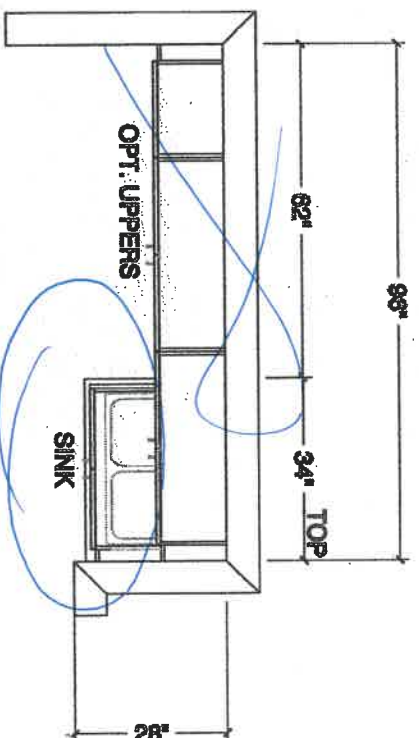
ROOM: LAUNDRY

MODEL: TAKE OFF

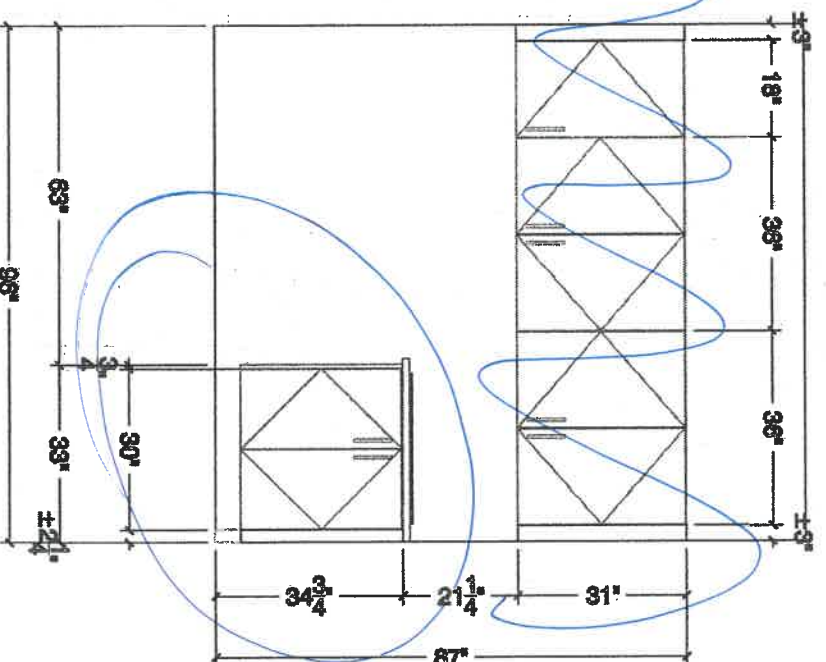
| DOOR STYLE  | DOOR PANEL             | SPECIES      | FINISH      |
|-------------|------------------------|--------------|-------------|
| TOP:        | LAYOUT<br>DONE BY:     | DOOR HANDLE: | DRW HANDLE: |
| CT P.O. #   | GLASS P.O. #           | DIRECTION:   | LOCATION:   |
| HINGE TYPE: | CABINET LIGHTING TYPE: | DIAMETER:    |             |

## LAUNDRY PLAN

MOUNTING HEIGHT: 95 1/2"



## LAUNDRY ELEVATION



VTB 1-2



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CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: VANITIES

JOB NAME  
TH-02

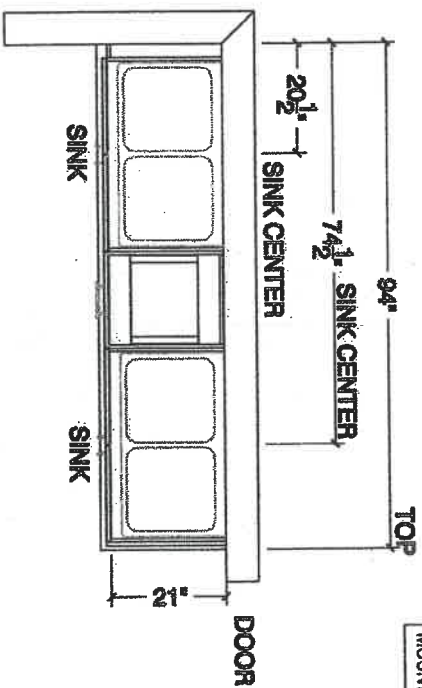
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LOT #: TH-02

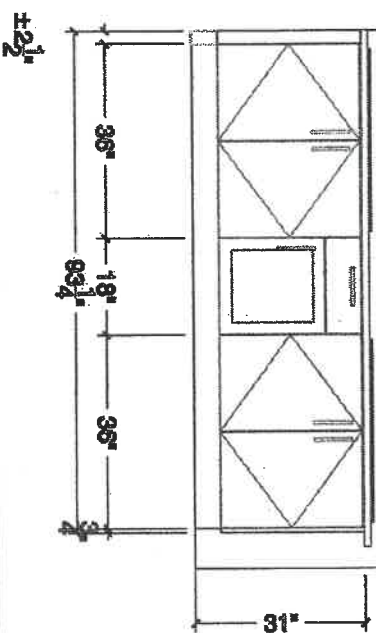
MODEL: TAKE OFF

| DOOR STYLE  | DOOR PANEL             | SPECIES      | FINISH      |
|-------------|------------------------|--------------|-------------|
| TOP:        | LAYOUT<br>DONE BY:     | DOOR HANDLE: | DRW HANDLE: |
| CT P.O.#    | GLASS P.O.#            | DIRECTION:   | LOCATION:   |
| HINGE TYPE: | CABINET LIGHTING TYPE: | DIAMETER:    |             |

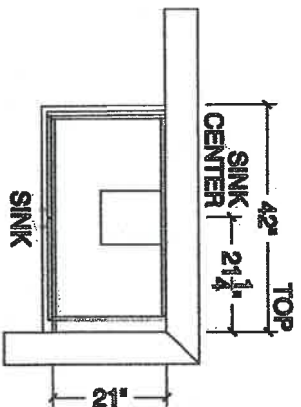
## ENSUITE PLAN



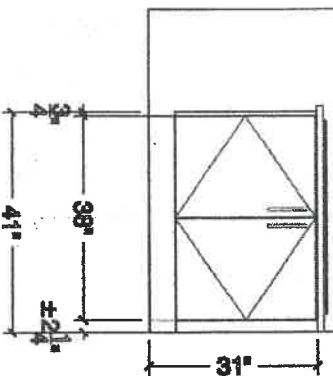
## ENSUITE ELEV.



## MAIN BATH PLAN



## MAIN BATH ELEV.



VP 1-2



THE  
GALLERY  
BY ZANCOR

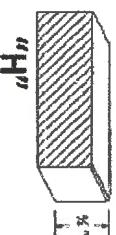
Stone Countertop Edge Profiles

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

Standard Countertop  
Edge in Kitchen

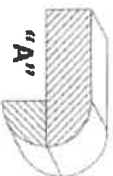
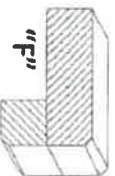
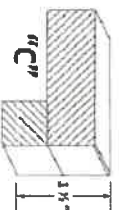


Standard Countertop  
Edge in Vanity

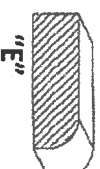
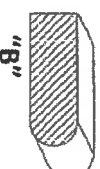
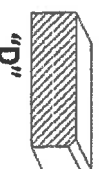


Option 1 – Countertop Edges

Optional Edge in  
Kitchen

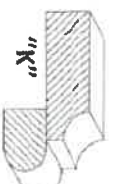
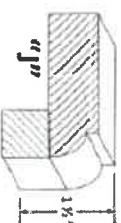
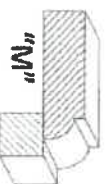
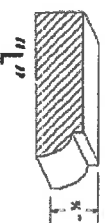


Optional Edge in  
Vanity

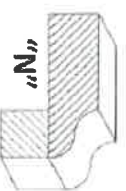
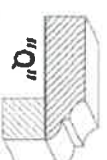
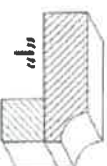
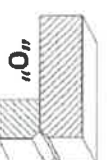
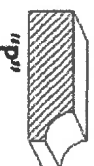


Option 2 – Countertop Edges

Option 2 Edge in  
Kitchen – Custom \$\$



Optional 2 Edge in  
Vanity – Custom \$\$



DATE

Feb 5/2020

SITE

lung

LOT

1-2

Homeowner(s) Initials

VT AB

ZANCOR

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



THE  
GALLERY  
BY ZANCOR  
APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller @ Appliance Canada (905) 660-2424 / 8401 Jane Street, Unit #1, 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 Manufacturers 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

☒ Built-In ☐ Flush Inset

☐ Panelled / Integrated ☐ Water Line Required

RANGE

☐ 36" ☒ Cooktop (Apron front)

☐ 48" ☐ Cooktop (Dropin)

☐ Gas ☐ Induction

\*\*Countertop Cut-out charge required for cooktop

HOOD FAN & VENT

☒ Under Cabinet (Standard) ☒ 6 Inch (Standard)

☐ Chimney (centre vent) ☐ 8 Inch

☐ Insert / Liner ☐ 10 Inch

WALL OVEN & MICRO

☐ Single Oven ☐ Warming Drawer

☐ Double Oven ☐ Over the Range Microwave

☐ Steam Oven ☐ Built-in Microwave (\*trim kit required)

DATE Feb 5 / 2020 SITE King LOT 1-2

\*\* 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

**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 absorpency 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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