

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-04-24 / 10:57 AM / Page 1 of 1

Site: KING VILLAGE
Lot: 4-20
Model: TH-06 (A1)
Purchaser: ERIC DEL FAVERO
Phone: 647-629-0187
Email: ERIC.DELFAVERO@GMAIL.COM


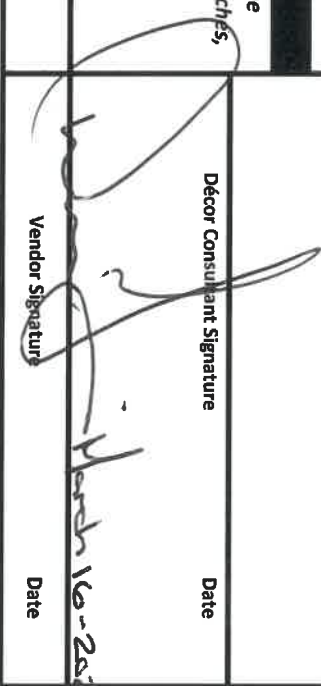


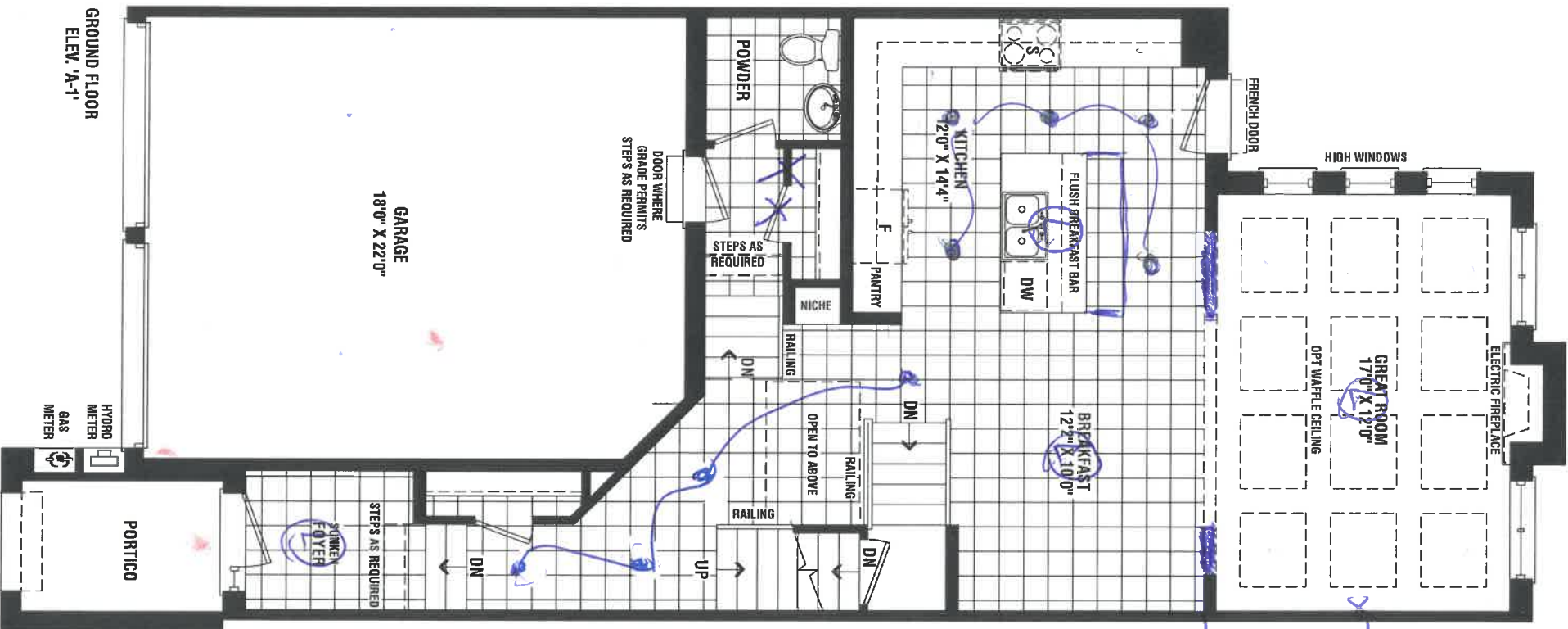
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: Stained 3-1/4" Prefinished Engineered Hardwood on main floor & upper hall (non-tiled areas, excluding bedrooms)		
BONUS PACKAGE: Stained Oak Stairs		
BONUS PACKAGE: 10 Interior potlights (4") with LED Bulb, white trim		
BONUS PACKAGE: 3 pce Kitchen Aid Stainless Steel kitchen appliances w/white Whirlpool front load washer & dryer - <i>Appliance Canada, Steve Miller (905) 660-2424, 8701 Jane Street #1, Concord</i>		
#1	HARDWOOD - UPGRADE 4 ON MAIN FLOOR HALLWAY **INCLUDED IN DEAL - PRICE IS FOR DIFFERENCE	MARCH 9 2020
#2	HARDWOOD - UPGRADE 4 - GREAT ROOM & UPPER HALL	MARCH 9 2020
#3	HARDWOOD - UPGRADE 4 - KITCHEN & BREAKFAST IN LIEU OF TILE	MARCH 9 2020
#4	EXTEND NIB WALLS BETWEEN GREAT ROOM AND BREAKFAST AREA - SEE DRAWING	MARCH 9 2020
#5	CLOSET IN MUD ROOM - DELETE DOOR, ON PORTION OF WALL AND WIRE SHELIVING - SEE SKETCH	MARCH 9 2020
#6	FOYER - TILES - UPGRADE 2	MARCH 9 2020
#7	RAILINGS - METAL SINGLE COLLAR WITH ALT. PLAIN; SQUARE OAK POST BEVEL CORNERS & GROOVED HANDRAIL	MARCH 9 2020
#8	TRIM - UPGRADE 2 - CHAMFER BASEBOARD AND CASING	MARCH 9 2020
#9	MASTER ENSUITE - TILE - FLOOR - UPGRADE 4	MARCH 9 2020
#10	MASTER ENSUITE - TILE - SHOWER WALL - UPGRADE 4	MARCH 9 2020
#11	MASTER ENSUITE - SHOWER JAMB UPGRADE	MARCH 9 2020
#12	MASTER ENSUITE - CABINETS - CATEGORY 2	MARCH 9 2020
#13	MASTER ENSUITE - SHOWER FLOOR TILE - UPGRADE TO MARBLE	MARCH 9 2020
#14	KITCHEN - COUNTERTOP - UPGRADE 5	MARCH 9 2020
#15	KITCHEN - SINK UPGRADE - BLANCO SUPER SINGLE	MARCH 9 2020
#16	LAUNDRY ROOM - SHIFT OVER LAUNDRY SINK - SEE SKETCH	MARCH 9 2020
#17	ELECTRICAL - POTLIGHT w/LED BULB IN KITCHEN (x5) **NO CHARGE, INCLUDED IN APS	MARCH 9 2020
#18	ELECTRICAL - POTLIGHT w/LED BULB IN MAIN HALL (x4) **NO CHARGE, INCLUDED IN APS	MARCH 9 2020
#19	ELECTRICAL - POTLIGHT w/LED BULB IN MAIN BATH TUB (x1) **NO CHARGE, INCLUDED IN APS	MARCH 9 2020
#20	ELECTRICAL - ADD CAPPED WALL SCONCE ABOVE SINK IN MASTER ENUITE - TO BE ON SAME SWITCH AS STANDARD **SEE FLOOR PLAN FOR LOCATIONS	MARCH 9 2020
#21	ELECTRICAL - ADD PLUG BESIDE STANDARD CABLE LOCATION IN GREAT ROOM **APPROX 5'5"	MARCH 9 2020
#22	KITCHEN - EXTEND ISLAND DEPTH BY ADDING 12" DEEP BASE CABINETS	MARCH 9 2020
#23	KITCHEN - ADDITIONAL COUNTERTOP FOR EXTENDED ISLAND	MARCH 9 2020
#24	KITCHEN - SWITCH LOCATION OF POT DRAWERS AND BANK OF DRAWERS **SEE DRAWING	MARCH 9 2020
#25	KITCHEN - LEAVE OPENING FOR FUTURE WINE FRIDGE	MARCH 9 2020
#26	ELECTRICAL - FOR FUTURE WINE FRIDGE	MARCH 9 2020
#27	KITCHEN - DELETE UPPER ABOVE STOVE FOR FUTURE CHIMNEY HOOD FAN	MARCH 9 2020
#28	TRAY CEILING IN MASTER BEDROOM	MARCH 9 2020
#29	HVAC - GAS LINE TO STOVE **INCLUDE 15 AMP PLUG	
#1	HVAC - VENT ABOVE STOVE TO BE 8 INCHES in lieu of standard	APRIL 24 2020

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	2501 FIBREBOARD - WHITE (CAT 2)	DH00010	SUPER WHITE (5)	
Island	2501 FIBREBOARD - WHITE (CAT 2)	DH00010	SUPER WHITE (5)	
Powder Room	N/A			
Master Ensuite	2503 QTC MAPLE - SLATE (CAT 2)	DH00010	1573-60	
MAIN BATH	1203 FIBREBOARD - WHITE (CAT 1)	DH00770	P344-LM	
Laundry	1022 MEL - FLAT SLAB WHITE	DH00010	WHITE LAMINATE	
TILES				
Main Foyer	ALLURE POLISHED - GREY (2) **STACKED			
Basement Foyer	N/A			
Powder Room	ALLURE MATTE - GREY (1) **STACKED			
Mud Room (SIDE HALL)	ALLURE MATTE - GREY (1) **STACKED			
Kitchen	HARDWOOD			
Breakfast	HARDWOOD			
Kitchen Bk.Splash	N/A			
Laundry	VERSAIS GRIS 18 X 18			
Mstr Ensuite Floor	ALLURE POLISHED - GREY (2) **STACKED			
Mstr Ensuite Shower WALL	ALLURE POLISHED - GREY (2) **STACKED			
Master Shower Floor	ORIENTAL WHITE & GREY BORDER HONEYCOMB (MARBLE)			
Master Shower JAMB	MARMOLINE - PEARL			
Main bath Floor	NEW BYZANTINE ASSURO 12 X 24			
Main bath Tub Wall	NEW BYZANTINE ASSURO 12 X 24			
HARDWOOD / CARPET				
Kitchen	VINTAGE NSS CHARACTER UVF MAPLE - 5 INCH NEBULA in lieu of tile			
Breakfast	VINTAGE NSS CHARACTER UVF MAPLE - 5 INCH NEBULA in lieu of tile			
Great Room	VINTAGE NSS CHARACTER UVF MAPLE - 5 INCH NEBULA			
Dining Room	N/A			
Main hall	VINTAGE NSS CHARACTER UVF MAPLE - 5 INCH NEBULA in lieu of tile			
Upper Hall	VINTAGE NSS CHARACTER UVF MAPLE - 5 INCH NEBULA			
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T20			
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T20			
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T20			
FIREPLACES				
LOCATION		ELECTRICAL - DIMPLEX BLF54		
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			KING VILLAGE	4-20
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:	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Main to 2nd Railing Details:	METAL - SINGLE COLLAR WITH ALT. PLAIN			
Main to 2nd POSTS & HANDRAIL:	31/4" SQUARE OAK POST w/BEVEL CORNERS; GROOVED OAK HANDRAIL			
TRIM				
Casing/Baseboards	3-1/2" Chamfer Casing x 5-1/2" Chamfer Baseboard			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
THROUGHOUT	WARM GREY			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	UPGRADE SINK	STANDARD	BLANCO SUPER SINGLE	
Powder room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
MAIN BATH	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 TO STOVE	YES			
WATERLINE to Fridge	YES - STD			
Hood Fan Venting SIZE	TBD			
ELECTRICAL for Built-in Oven	NO			
ELECTRICAL for Built-in Micro / OTR	NO			
ELECTRICAL for Gas Stove	YES			
ELECTRICAL for Bar Fridge	YES			
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:	KING VILLAGE	LOT: 4-20		
PURCHASER(S):	ERIC DEL FAVERO		 MARCH 9 2020	
HOME #/CELL #	647-629-0187		Purchaser Signature Date	
EMAIL:	ERIC.DELFAVERO@GMAIL.COM		Purchaser Signature Date	
DÉCOR NOTES		Purchaser Signature Date		
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		 Vendor Signature Date		
*** PAGE 2 OF 2 ***				

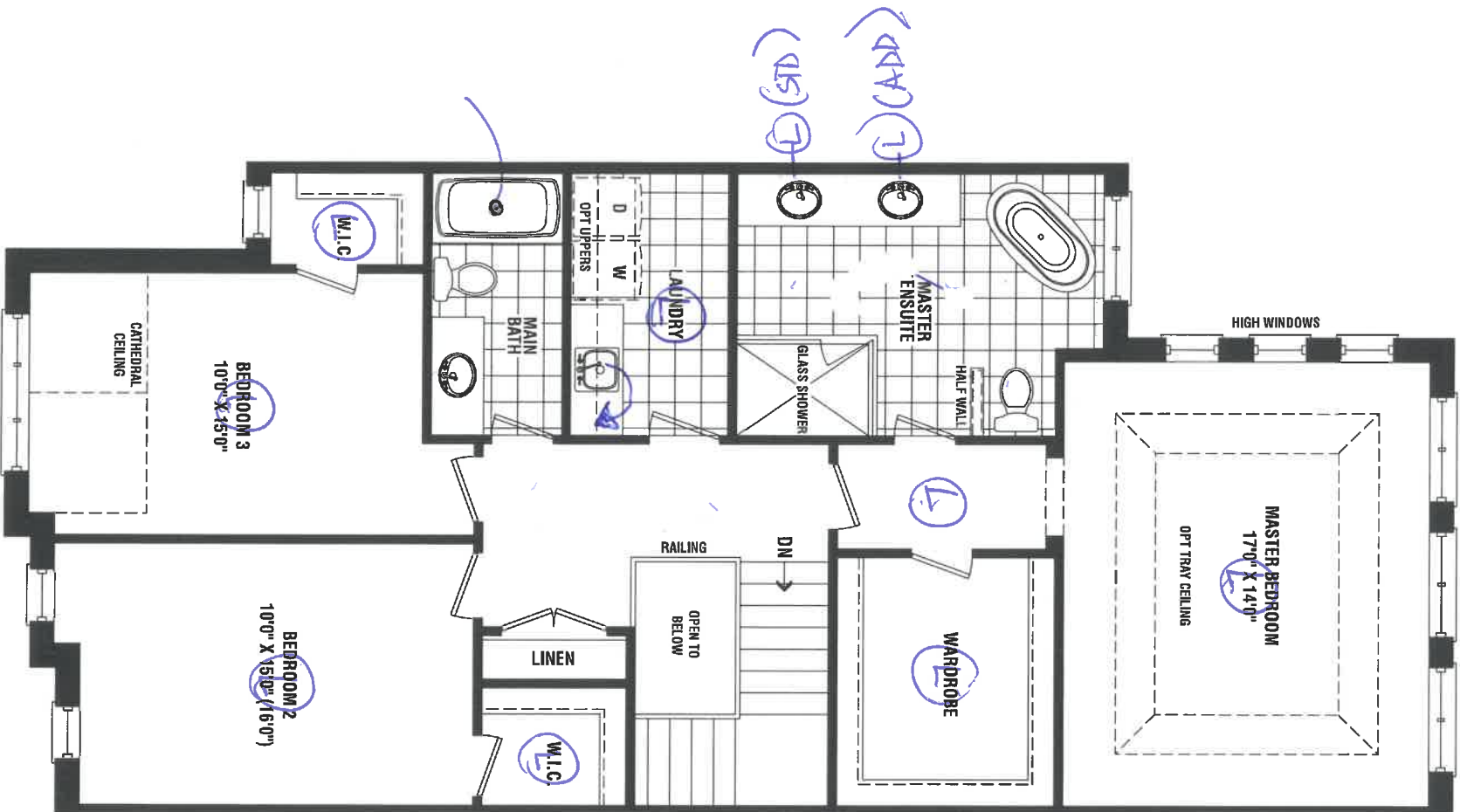


PLUG

EXTEND W/WH

4-20

TH-6

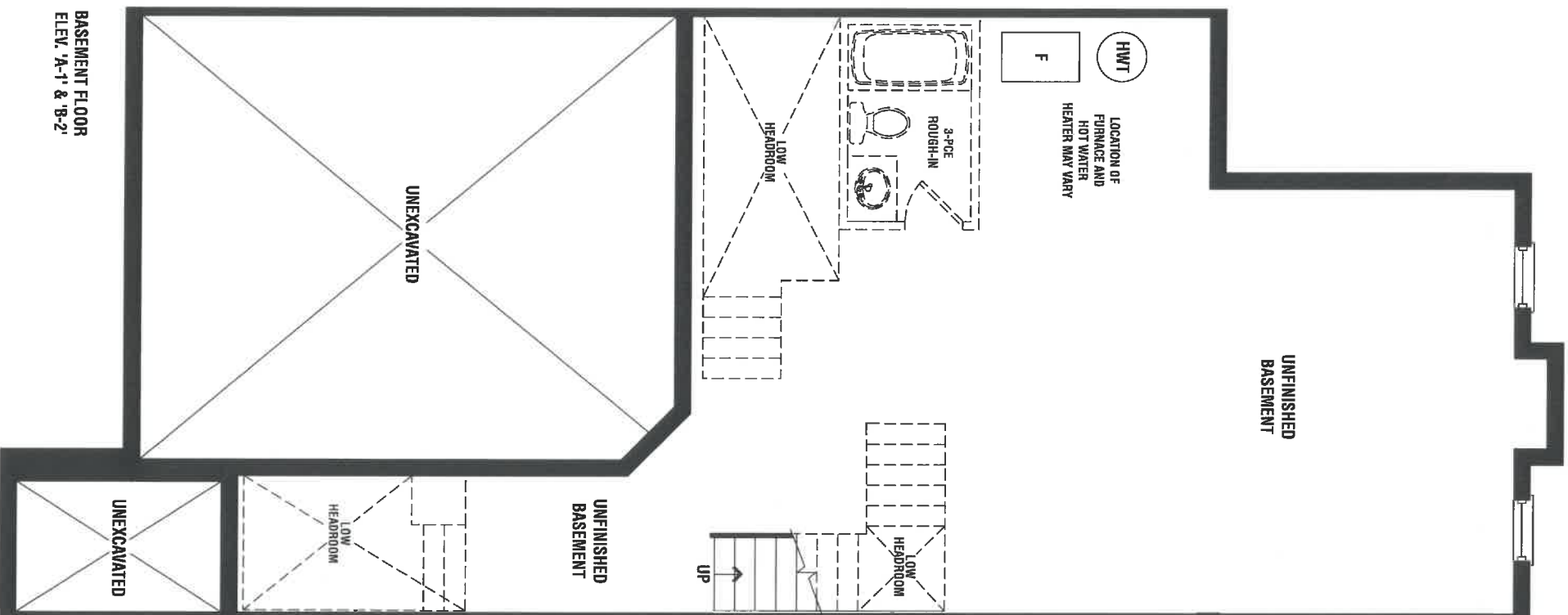


SECOND FLOOR
ELEV. 'A-1'

TH-6

4-20

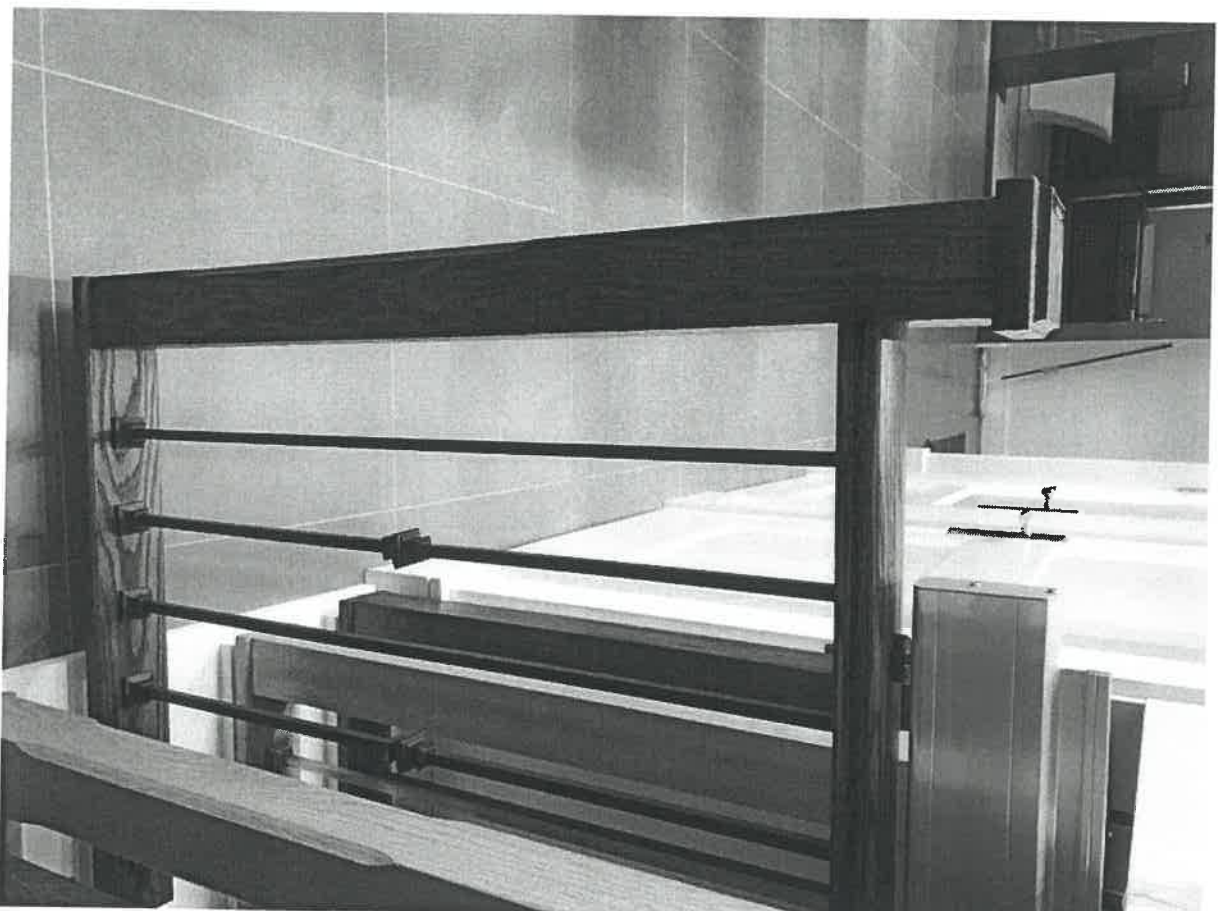




4-28

TH-6

3-1/4" SQUARE OAK POST w/BEVEL CORNERS
2-3/4" GROOVED OAK HANDRAIL
METAL PICKETS – SINGLE COLLAR w/ALT PLAIN
COLOUR – BLACK



lot 4-20

K1N6



QUALITY TOPS & KITCHENS

80 Sante 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

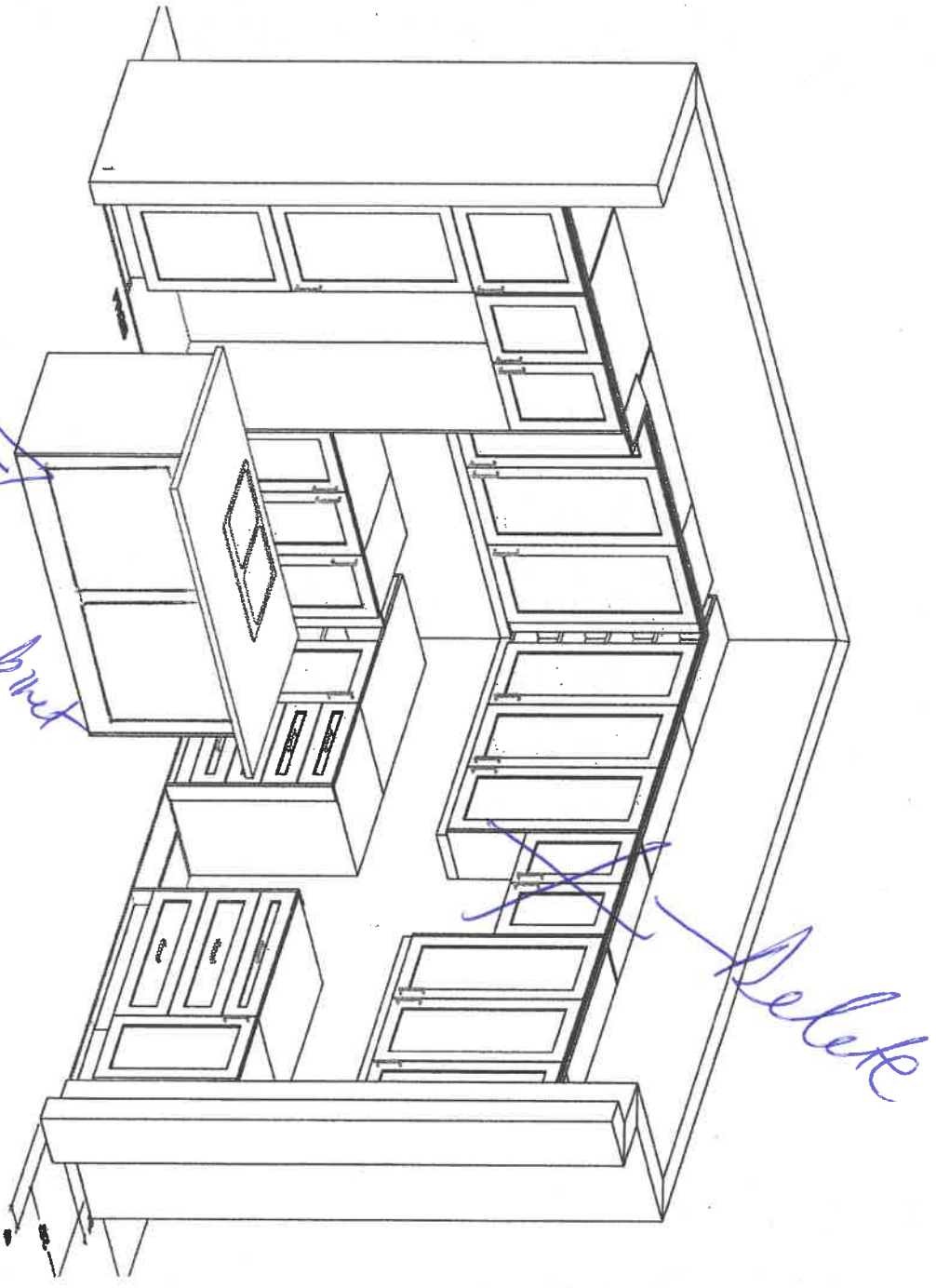
ROOM: KITCHEN

JOB NAME
TH-06

DATE: JAN 06, 2020
LOT #: TH-06
MODEL: TAKE OFF

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

MOUNTING HEIGHT: 95 1/2"



Handwritten signature



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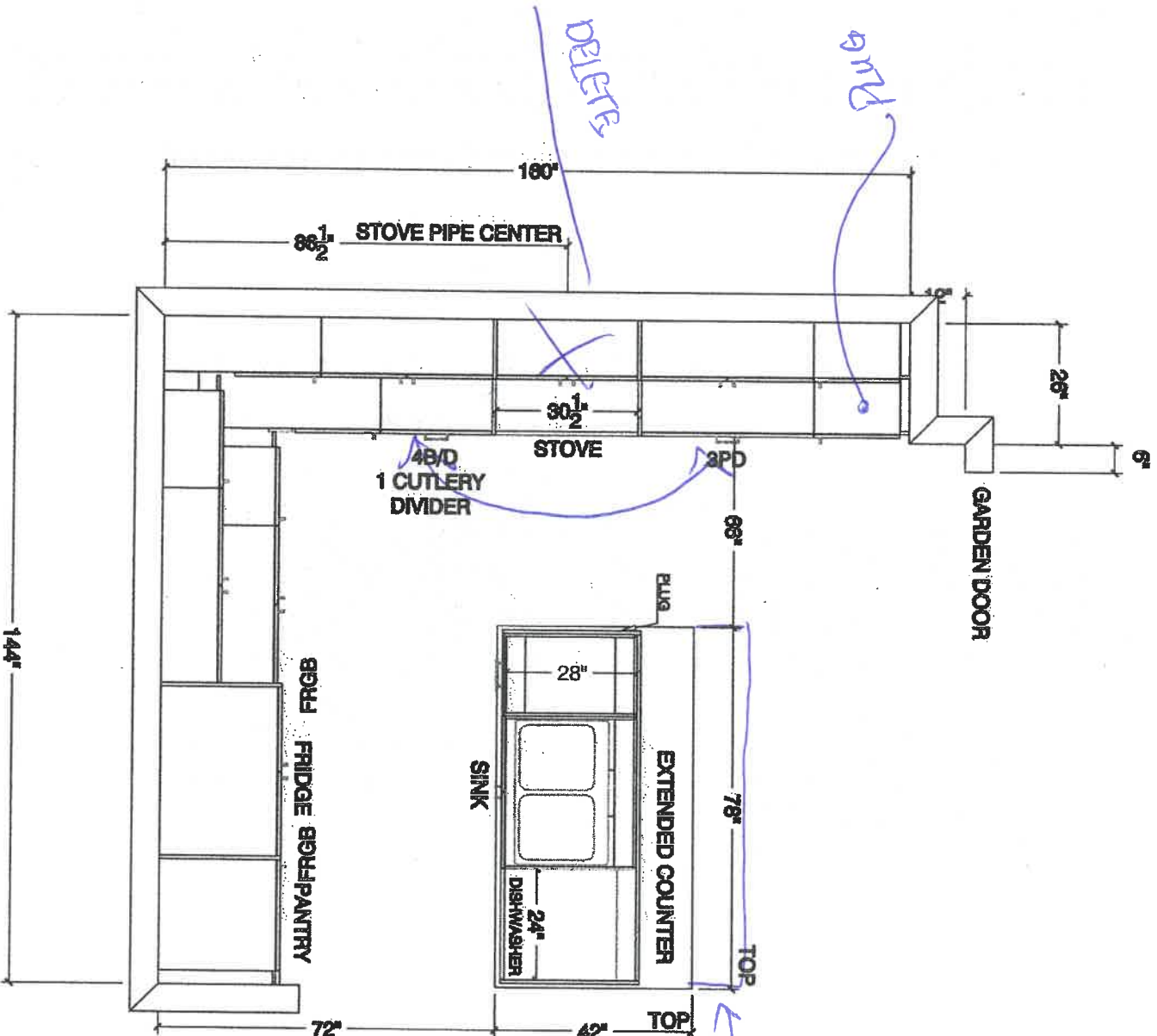
ROOM: KITCHEN

JOB NAME
TH-06

DATE: JAN 06, 2020
LOT #: TH-06
MODEL: TAKE OFF

DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT 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"



4-20



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KITCHENS

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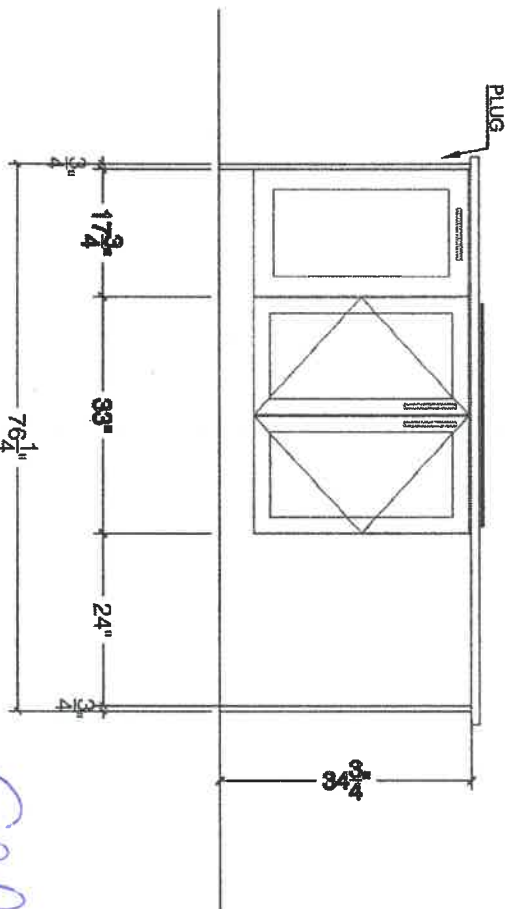
ROOM: KITCHEN

JOB NAME
TH-06

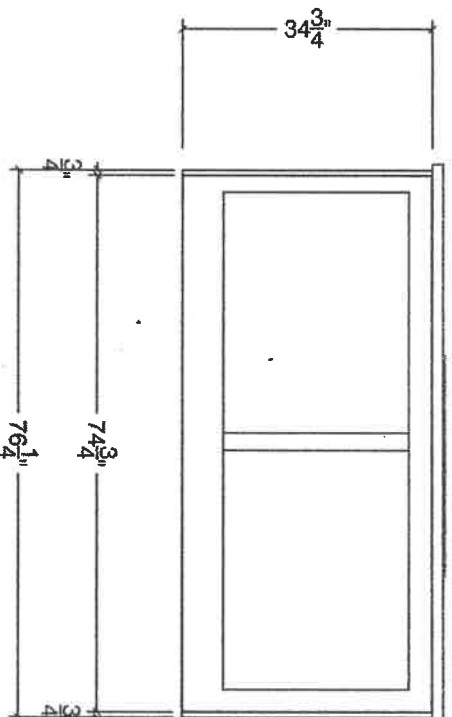
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LOT #: TH-06
MODEL: TAKE OFF

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

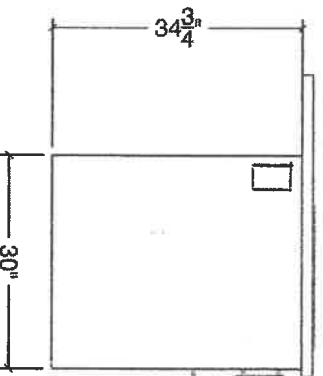
ISLAND FRONT



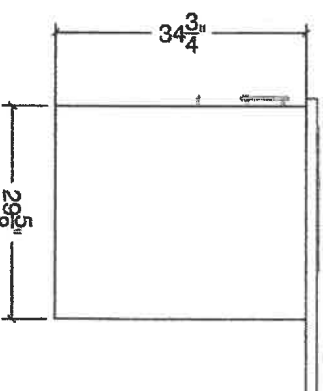
ISLAND REAR



ISLAND SIDE



ISLAND SIDE



See plan
for notes

U-20



QUALITY TOPS & KITCHENS

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CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

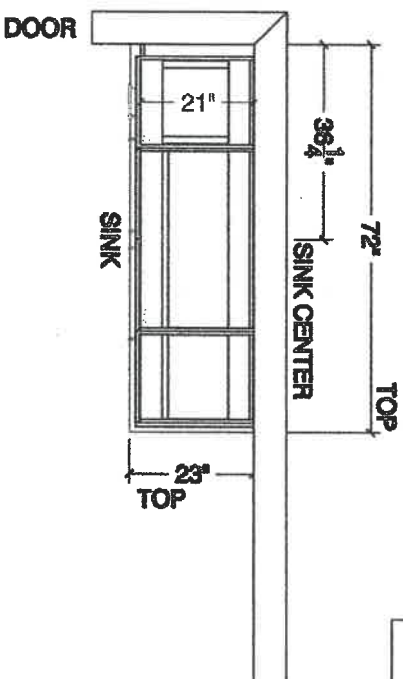
ROOM: VANITIES

JOB NAME
TH-06

DATE: JAN 06, 2020
LOT #: TH-06
MODEL: TAKE OFF

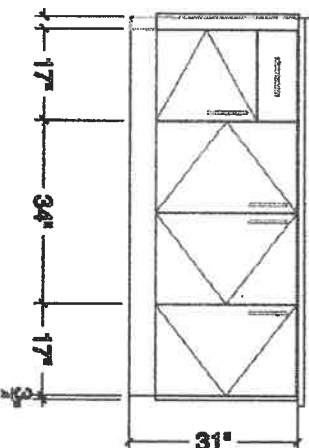
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TOP:	LAYOUT DONE BY:	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

MAIN BATH

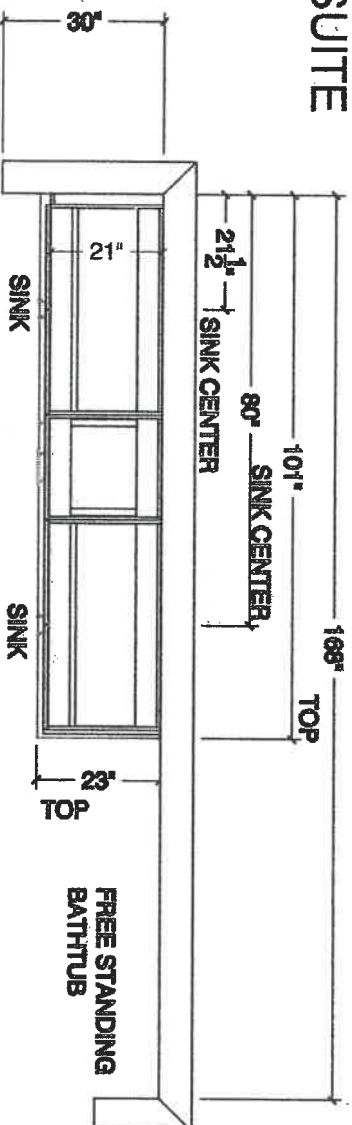


MOUNTING HEIGHT:

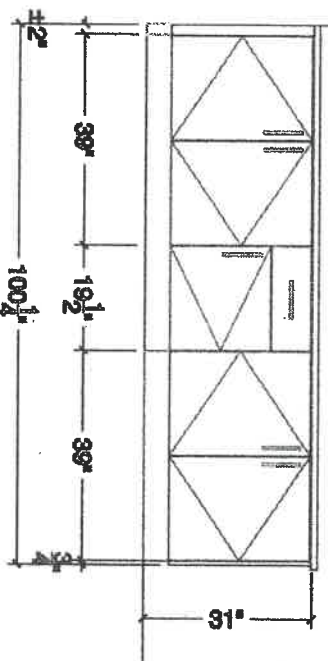
MAIN BATH ELEV.



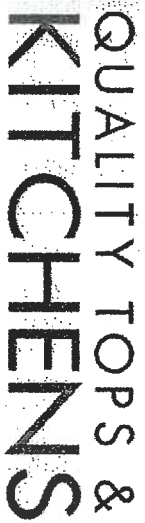
ENSUITE



ENSUITE ELEV



4-20

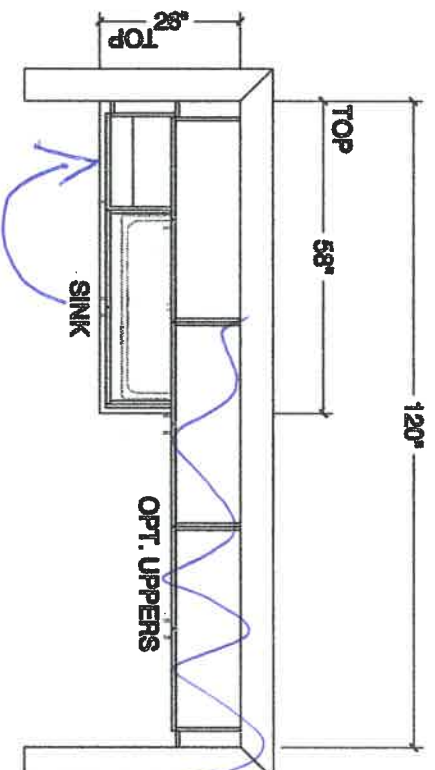


n, ON L4K 3C4
F 905.761.5901
info@qtk.ca

MODEL: TAKE OFF

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

MOUNTING HEIGHT: 95 1/2"



Floor plan of the second floor showing dimensions and room layouts. The plan includes a central corridor (31' wide) flanked by rooms. On the left side, from top to bottom, are the 'OPT. UPPERS' (56' wide), 'WASHER AND DRYER' (56' wide), and a small room (6'4" wide). On the right side, from top to bottom, are three rooms (each 36' wide) and a small room (6'4" wide). The total width is 120'. Dimensions are given in feet and inches. A blue line is drawn across the right side of the plan.



THE
GALLERY
BY ZANCOR

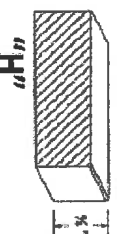
Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

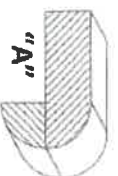
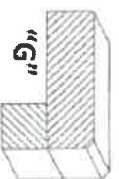
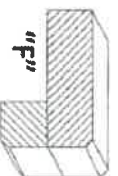
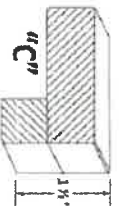


Standard Countertop
Edge in Vanity

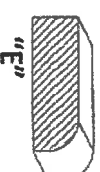
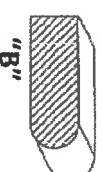
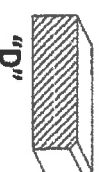


Option 1 – Countertop Edges

Optional Edge in
Kitchen - \$250

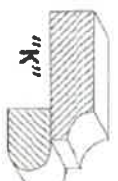
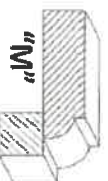
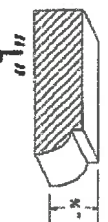


Optional Edge in
Vanity - \$125

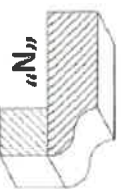
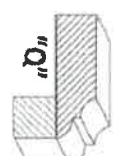
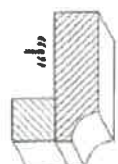
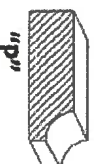


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Optional 2 Edge in
Vanity – Custom \$\$



DATE Mar 9/2020

SITE Leve

LOT 4-20

Homeowner(s) Initials

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

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

RANGE

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

HOOD FAN &

VENT

<input type="checkbox"/> Under Cabinet (Standard)	<input type="checkbox"/> 6 Inch (Standard)
<input checked="" 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 type="checkbox"/> Warming Drawer
<input type="checkbox"/> Double Oven	<input type="checkbox"/> Over the Range Microwave
<input type="checkbox"/> 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

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, jetted-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 9/2020

SITE Kew

LOT 4-20

ZANCOR