

CONSTRUCTION SUMMARY OF EXTRAS



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Site: WASAGA
Lot: 144-4
Model: THE WAVE (TH-04) A
Purchaser: PINA & ALFONSO LICATA
Phone/Email: 416-608-9528 / 905-893-4148



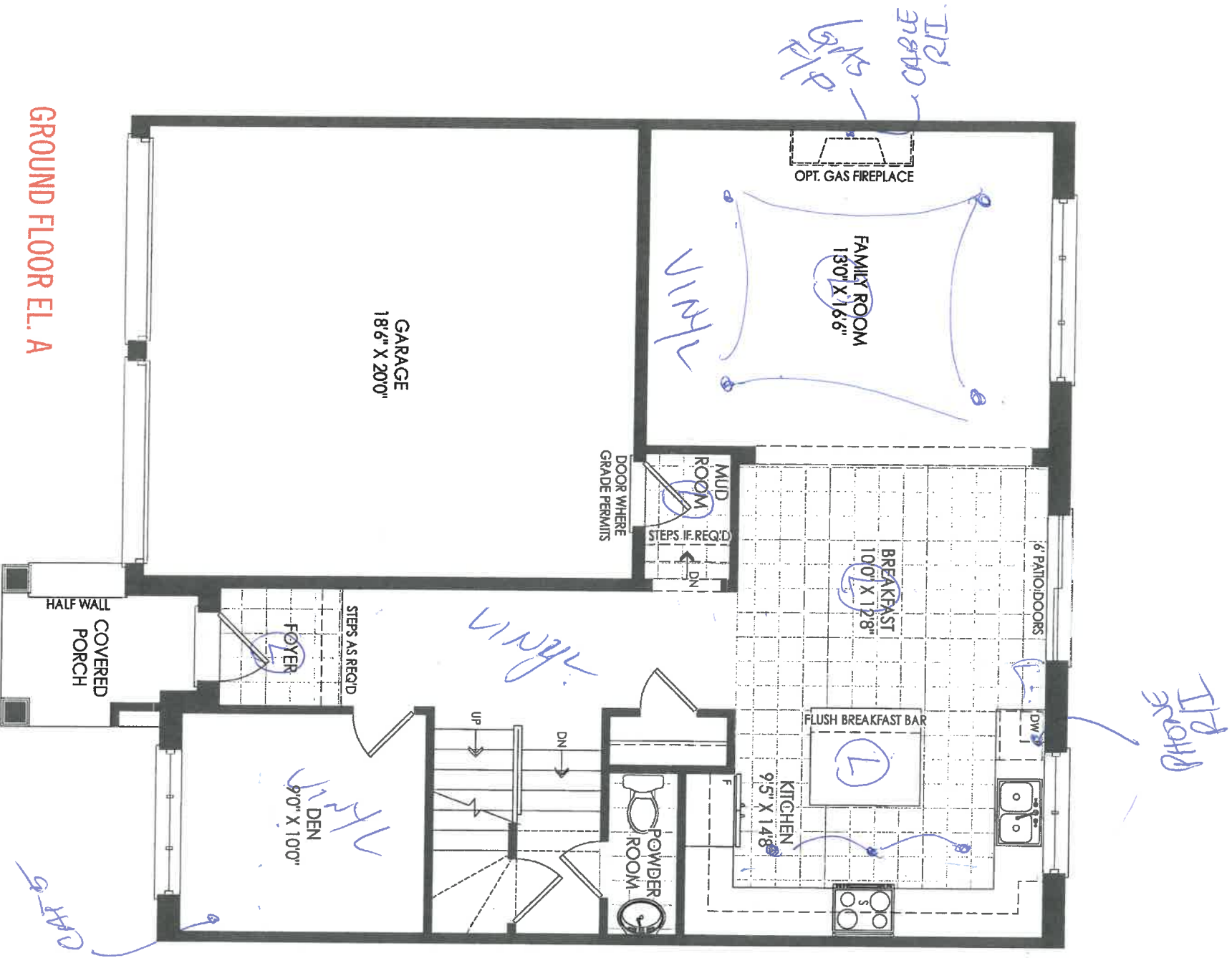
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
#1	KITCHEN - EXTENDED UPPERS TO 39-1/2"	JUNE 17 2020
#2	KITCHEN - FRIDGE ENCLOSURE	JUNE 17 2020
#3	KITCHEN - 2 BIN RECYCLER	JUNE 17 2020
#4	36" GAS FIREPLACE WITH STANDARD MANTLE **FIREPLACE COMES INTO THE ROOM	JUNE 17 2020
#5	MASTER ENSUITE - ADD BANK OF DRAWERS	JUNE 17 2020
#6	VINYL FLOORING ON MAIN FLOOR IN LIEU OF LAMINATE	JUNE 17 2020
#7	STAIRS TO REMAIN UNFINISHED **WAIVER SIGNED	JUNE 17 2020
#8	FRAMELESS GLASS SHOWER IN MASTER ENSUITE	JUNE 17 2020
#9	MASTER ENSUITE - UPGRADE 1 CABINET	JUNE 17 2020
#10	MAIN BATH - UPGRADE 1 CABINET	JUNE 17 2020
#11	VINYL FLOORING IN UPPER HALL IN LIEU OF CARPET	JUNE 17 2020
#12	LAUNDRY ROOM - ADD UPPERS AND SINK BASE CABINET	JUNE 17 2020
#13	ELECTRICAL - ADD 7 POTLIGHTS	JUNE 17 2020
#14	MASTER ENSUITE - UPGRADED HANDLES	JUNE 17 2020

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	EURO FLAT SLAB MDF - GLACIER (STD)	H800BC ✓	4926K-07	✓
Island	EURO FLAT SLAB MDF - GLACIER (STD)	H800BC ✓	4926K-07	✓
Powder Room	N/A			
Master Ensuite	EURO HIGH GLOSS - MYSTIQUE (1)	H1400BC ✓	P948-CA	✓
Main Bath	EURO HIGH GLOSS - COSTELLO (1)	H800BC ✓	4925K-07 ✓	
Laundry	SIERRA PVC - WHITE	H800BC	WHITE LAMINATE	✓
TILES				
Main Foyer		ALLURE GREY MATTE 12 X 24	✓	
Basement Foyer		N/A		
Powder Room		ALLURE GREY MATTE 12 X 24	✓	
Mud Room		ALLURE GREY MATTE 12 X 24	✓	
Kitchen		ALLURE GREY MATTE 12 X 24	✓	
Breakfast		ALLURE GREY MATTE 12 X 24	✓	
Kitchen Bk.Splash		N/A		
Laundry		VERSAIS GRIS 18 X 18	✓	
Mstr Ensuite Floor		LIVORNO 18 X 18	✓	
Mstr Ensuite Shower WALL		MALINA ICE 8 X 10	✓	
Master Shower Floor		WHITE 2 X 2	✓	
Master Shower JAMB		BIANCO	✓	
Main Bath Floor		VERSAIS GRIS 18 X 18	✓	
Main Tub Wall		KEATON ICE 8 X 10	✓	
HARDWOOD / CARPET				
Kitchen		TILES		
Breakfast		TILES		
Family Room	VINYL - TORLYS EVERWOOD PREMIER 4-7/8" - COLOUR SIERRA			✓
Den	VINYL - TORLYS EVERWOOD PREMIER 4-7/8" - COLOUR SIERRA			✓
Main hall	VINYL - TORLYS EVERWOOD PREMIER 4-7/8" - COLOUR SIERRA			✓
Library				
Upper Hall	VINYL - TORLYS EVERWOOD PREMIER 4-7/8" - COLOUR SIERRA			✓
Master Bedroom		CARPET - OPENING NIGHT - COLOUR T03		
Bedroom 2		CARPET - OPENING NIGHT - COLOUR T03		
Bedroom 3		CARPET - OPENING NIGHT - COLOUR T03		
Bedroom 4		N/A		
FIREPLACES				
LOCATION	GREAT ROOM - 36 INCH GAS	MANTLE	NF8	✓
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			WASAGA	144-4
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 Stain / Species:		STAIRS TO REMAIN UNFINISHED **WAIVER SIGNED					
Main to 2nd Railing Details:		STANDARD METAL - SINGLE COLLAR ALT PLAIN BLACK, OVAL HANDRAIL, TURNED OAK POST					
Main to Basement Railing Details:		N/A					
				TRIM			
Casing/Baseboards		STANDARD					
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		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 TO STOVE		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 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:		WASAGA LOT: 144-4				JUNE 17 2020	
PURCHASER(S):		PINA & ALFONSO LICATA 416-608-9528 / 905-893-4148				JUNE 17 2020	
HOME #/CELL #		PINA@WSIBLDM.COM				Date	
EMAIL:						Date	
DÉCOR NOTES						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.							
<div>ZANCOR HOMES</div>				Purchaser Signature		Date	
				Purchaser Signature		Date	
				Décor Consultant Signature		Date	
				Vendor Signature		Date	

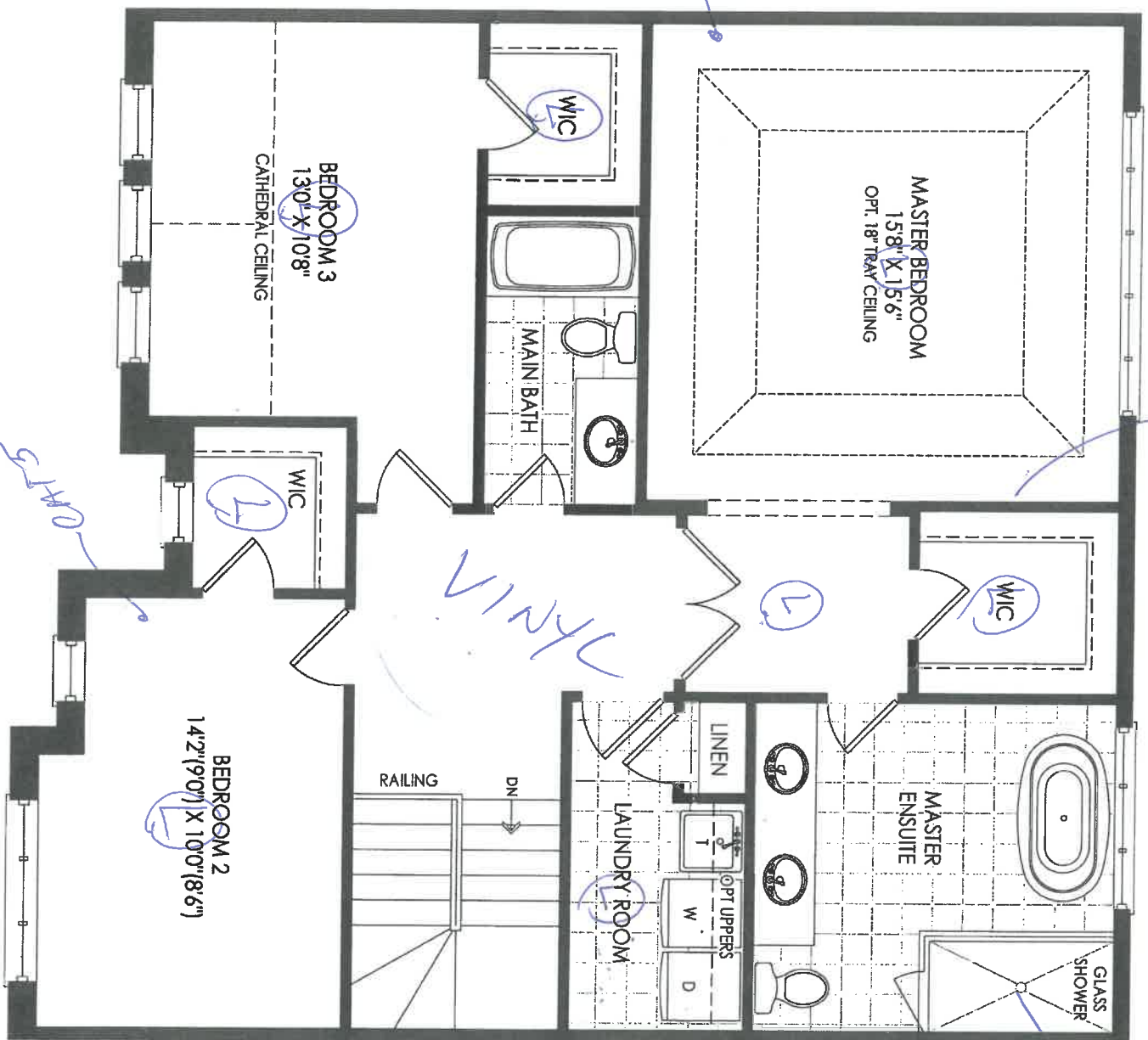


THE WAVE TH-04

144-4

4-11

Franchises



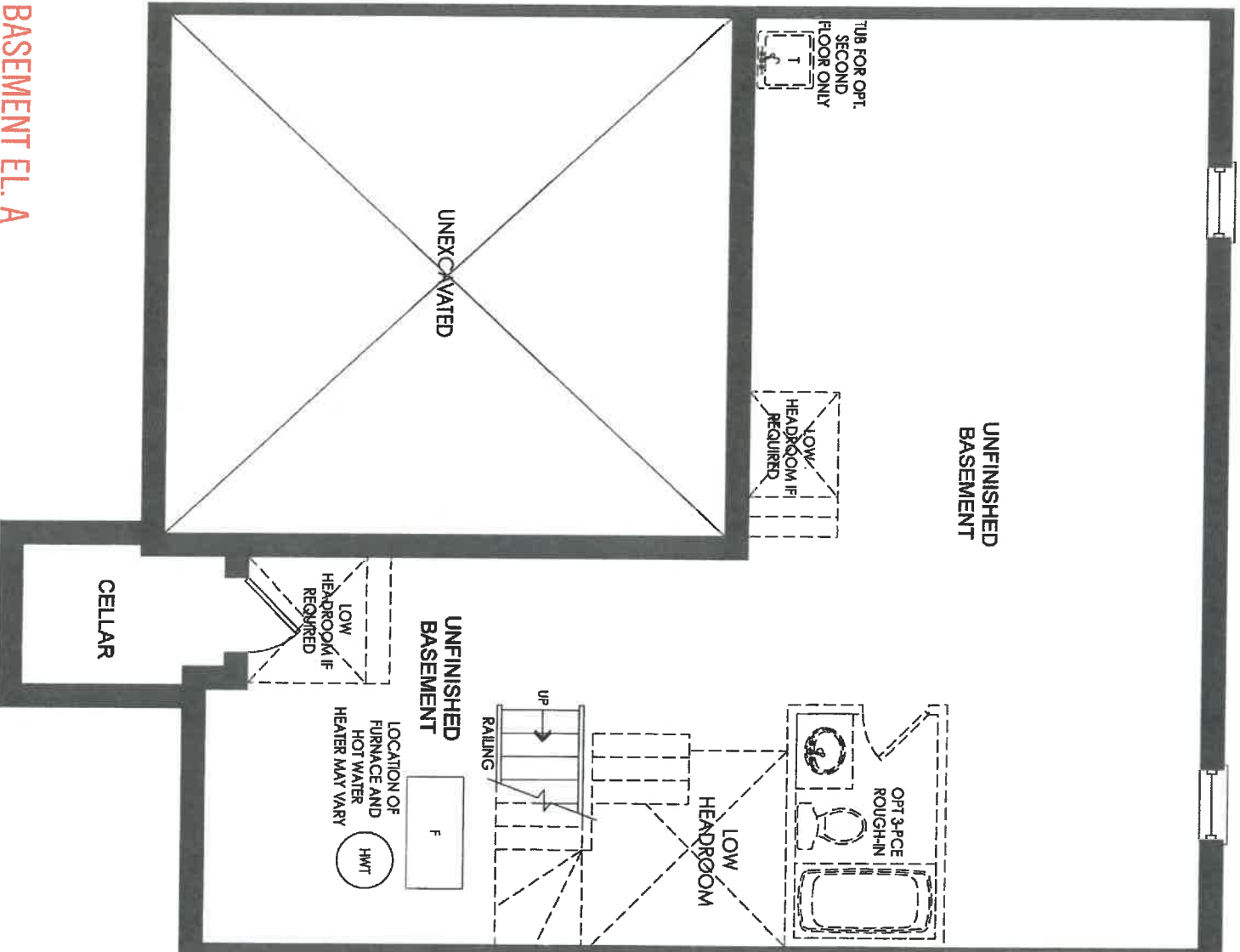
SECOND FLOOR EL. A



THE WAVE TH-04

4-44





BASEMENT EL. A

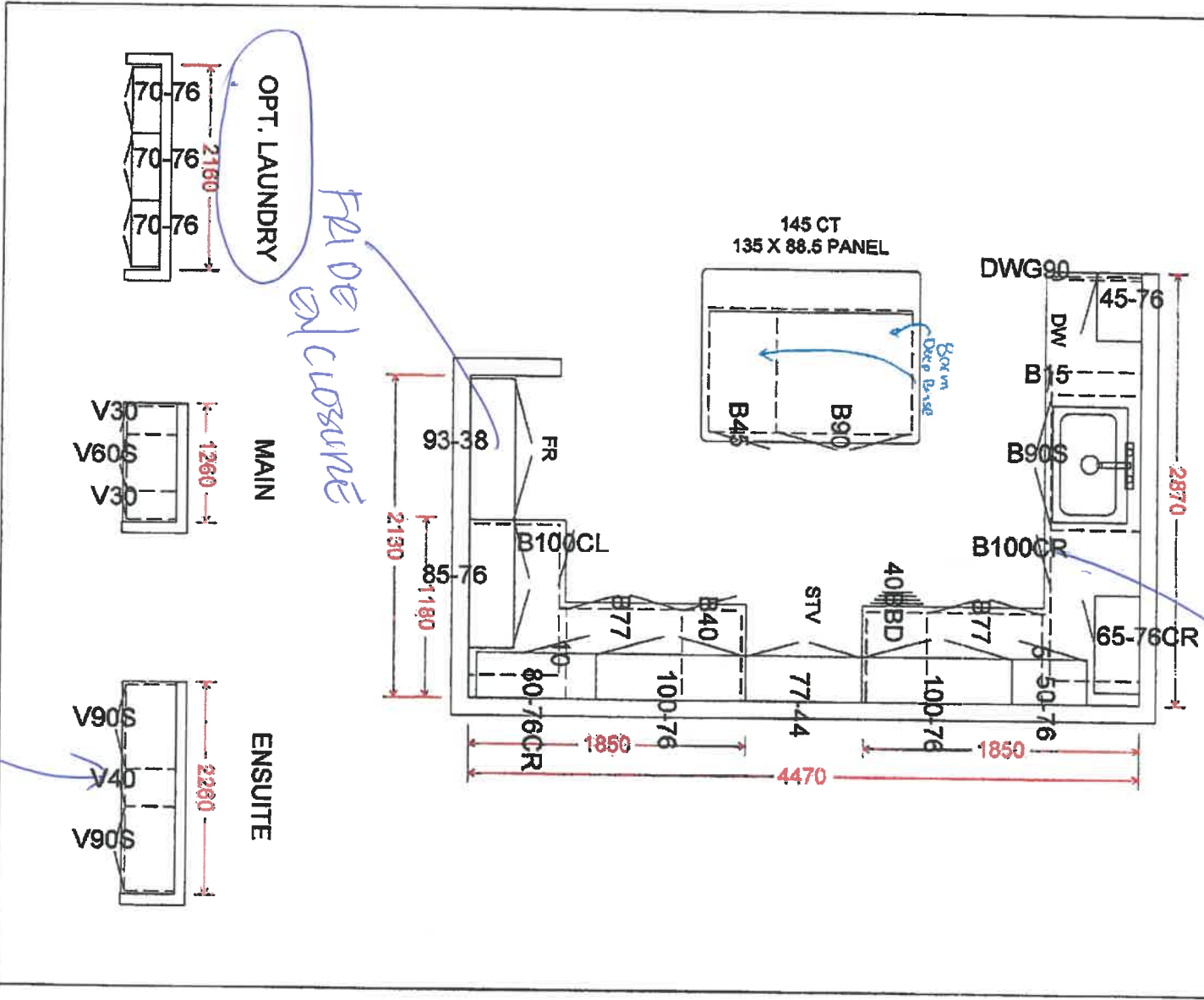
Handwritten signature

144-4

THE WAVE TH-04



NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	WJCH
DATE: 22/7/17		Revised:	
ZANCOR HOMES			
TH-4 WASAGA		Drawing number:	



2160 RYDER

39 1/2" uppers
B/D
144-4

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 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 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	
<input type="checkbox"/> Induction	

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

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 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	<u>June 17/20</u>	SITE	<u>WASAGA</u>	LOT	<u>144-4</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

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE:

HOMEOWNERS:

DATE:

144-4 Masaga
Mica
June 17/20

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

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**WAIVER FORM FOR UNFINISHED STAIRS,
HANDRAIL AND PICKETS**

LOT / SITE:

HOMEOWNERS:

DATE:

144-4 Wessinger
Lecats
June 17/2020

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARLION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARLION, The City and the Township of where the dwelling is located, and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

I/We read and understand the above terms and conditions.

Dated at Concord, this 17 day of June, 20 20

Homeowner(s) Initials



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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 absorbency 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

June 17/20

SITE

Waga

LOT

144-4

ZANCOR