

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-06-23 / 3:05 PM / Page 1 of 1

Site: VILLAGE OF KING  
Lot: 4-22  
Model: TH-04  
Purchaser: STEVE PERESSANI  
Phone/Email:



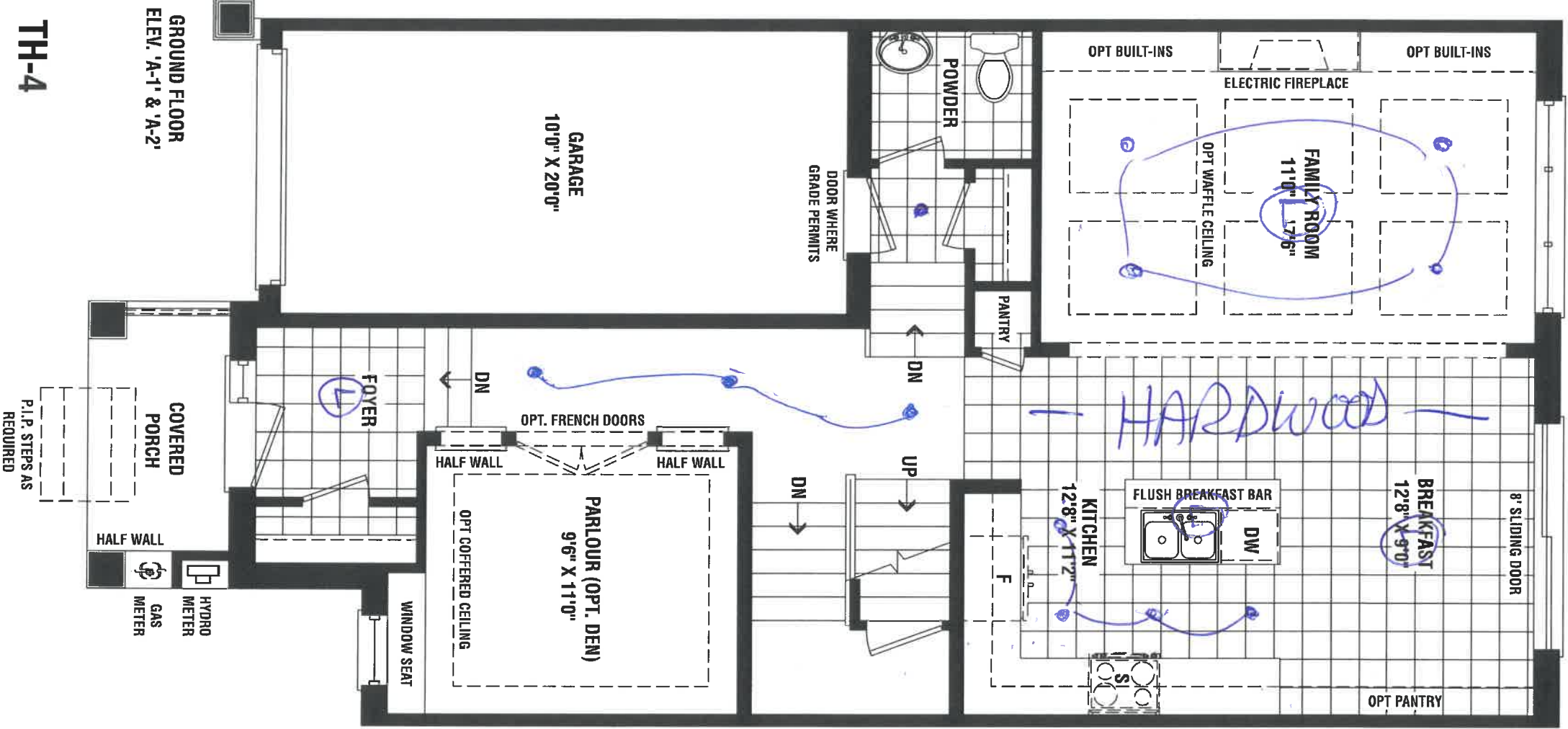
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: Stained 3-1/4" Prefinished Engineered Hardwood on main floor & upper hall (non-tiled areas, excluding bedrooms)	INCLUDED IN APS	
BONUS PACKAGE: Stained Oak Stairs	INCLUDED IN APS	
BONUS PACKAGE: 10 Interior potlights (4") with LED Bulb, white trim	INCLUDED IN 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 - TWO TONE **ISLAND DIFFERENT COLOUR	JUNE 22 2020	
#2 KITCHEN BACKSPLASH - UPGRADE 2	JUNE 22 2020	
#3 HARDWOOD - IN KITCHEN BREAKFAST IN LIEU OF TILE	JUNE 22 2020	
#4 HARDWOOD - IN MASTER BEDROOM IN LIEU OF CARPET	JUNE 22 2020	
#5 HARDWOOD - IN BEDROOM 2 IN LIEU OF CARPET	JUNE 22 2020	
#6 HARDWOOD - IN BEDROOM 3 IN LIEU OF CARPET	JUNE 22 2020	
#7 ELECTRICAL - ADDITIONAL POTLIGHTS AS PER LAYOUT	JUNE 22 2020	
#8 ELECTRICAL - 10 POTLIGHTS INCLUDED AS PER APS	JUNE 22 2020	

ZANCOR HOMES COLOUR CHART

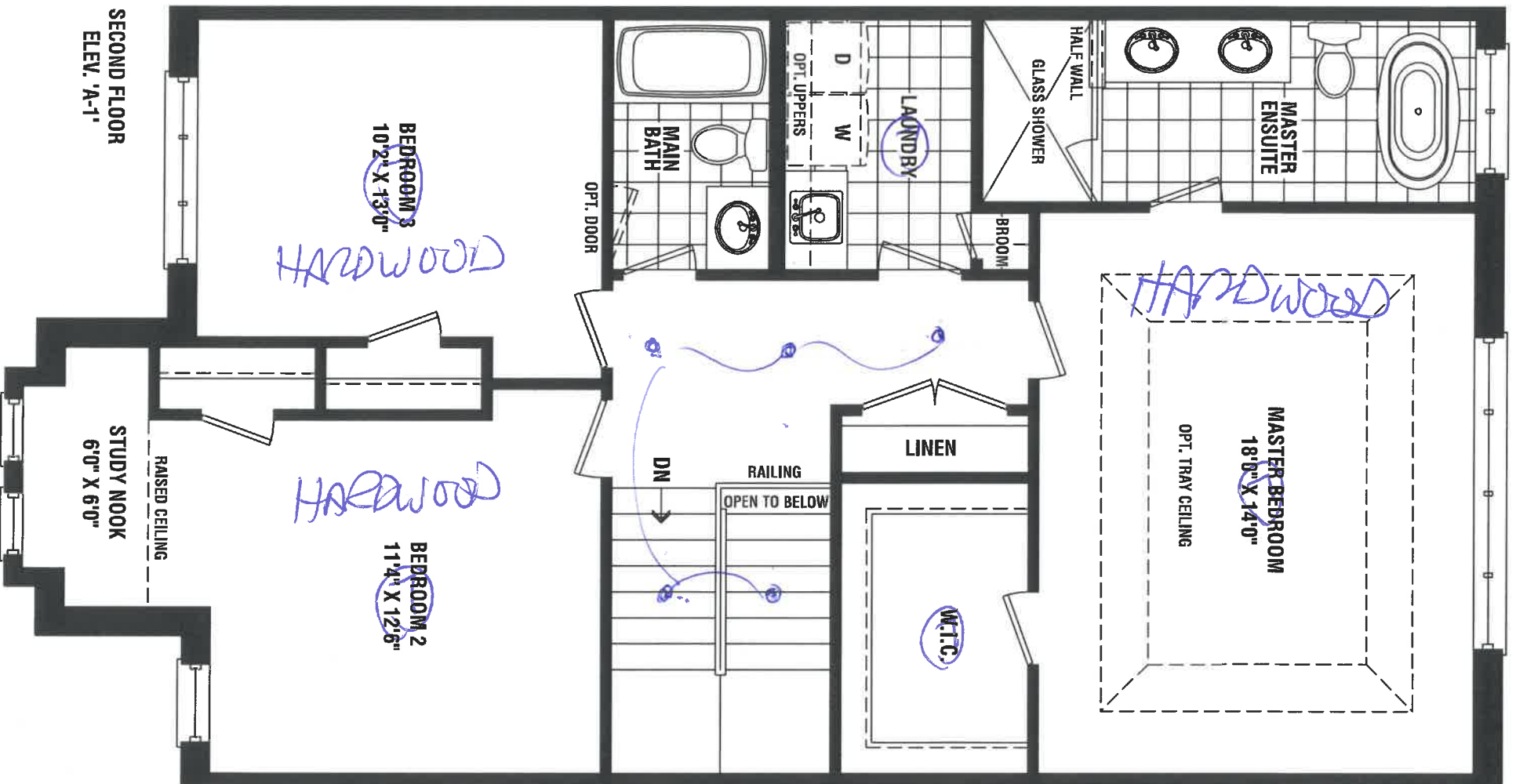
CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	2101 FIBREBOARD - WHITE (CAT 2)	✓ DH1010	BIANCO SARDO	
Island	2101 MAPLE - PISTACHIO (CAT 2)	✓	BIANCO SARDO	
Powder Room	N/A			
Master Ensuite	1022 LAM - OLMO CARISMA (CAT 1)	✓	P948-CA	
Main Bath	1022 LAM - OLMO CARISMA (CAT 1)	✓	P948-CA	
Ensuite 2	N/A	↕		
Laundry	1022 LAM - WHITE (CAT 1)	✓	WHITE LAMINATE	
TILES				
Main Foyer	ALLURE ANTHRACITRE MATTE 12 X 24	✓		
Basement Foyer	N/A			
Powder Room	ALLURE ANTHRACITRE MATTE 12 X 24	✓		
Side Hall	ALLURE ANTHRACITRE MATTE 12 X 24	✓		
Main Hall	HARDWOOD			
Kitchen	HARDWOOD			
Breakfast	HARDWOOD			
Kitchen Bk.Splash	UPGRADE 2 - COLOURS & DIMENSIONS 4 X 16 BRIGHT - ARCTIC WHITE (2)	✓		
Laundry	NEW BYZANTINE GREY 12 X 24			
Mstr Ensuite Floor	NEW BYZANTINE GREY 12 X 24			
Mstr Ensuite Shower WALL	NEW BYZANTINE GREY 12 X 24			
Master Shower Floor	WHITE 2 X 2	✓		
Master Shower JAMB	BIANCO CARRARA	✓		
Main Bath Floor	NEW BYZANTINE GREY 12 X 24			
Main Bath Wall	NEW BYZANTINE GREY 12 X 24			
Ensuite 2 Floor	N/A			
Ensuite 2 Tub Wall	N/A			
HARDWOOD / CARPET				
Kitchen	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL) (1) in lieu of tiles			
Breakfast	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL) (1) in lieu of tiles			
Great Room	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL)			
Dining Room	N/A			
Main hall	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL)			
Library / Den	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL)			
Upper Hall	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL)			
Master Bedroom	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL) in lieu of carpet			
Bedroom 2	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL) in lieu of carpet			
Bedroom 3	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL) in lieu of carpet			
Bedroom 4	N/A			
FIREPLACES				
LOCATION	GREAT ROOM - BLF34 ELECTRIC	MANTLE	N/A	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	YES	Location	N/A	
Purchaser has reviewed the colour chart				
***FOR TRADE USE***			SITE & LOT	
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.			VILLAGE OF KING	4-22
** 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 ALT. PLAIN			
Main to 2nd POSTS & HANDRAIL:		STANDASRD TURNED OAK POST w/OVAL OAK HANDRAIL			
Main to Basement Railing Details:		N/A			
TRIM					
Casing/Baseboards		STANDARD			
Interior Doors		STANDARD 2 PANEL SMOOTH			
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			
Ensuite 2	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	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 Vendors's selection must be accepted by the purchaser			JP		
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			ar		
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			af		
SITE:	VILLAGE OF KING	LOT: 4-22	JUNE 22 2020		
PURCHASER(S):	STEVE PERESSANI		Steve P-1		
HOME #/CELL #			Purchaser Signature		
EMAIL:			Date		
DÉCOR NOTES			Purchaser Signature		
			Date		
***FOR TRADE USE***			Décor Consultant Signature		
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.			Date		
ZANCOR HOMES			Steve P-1		
*** PAGE 2 OF 2 ***			Vendor Signature		
			Date		



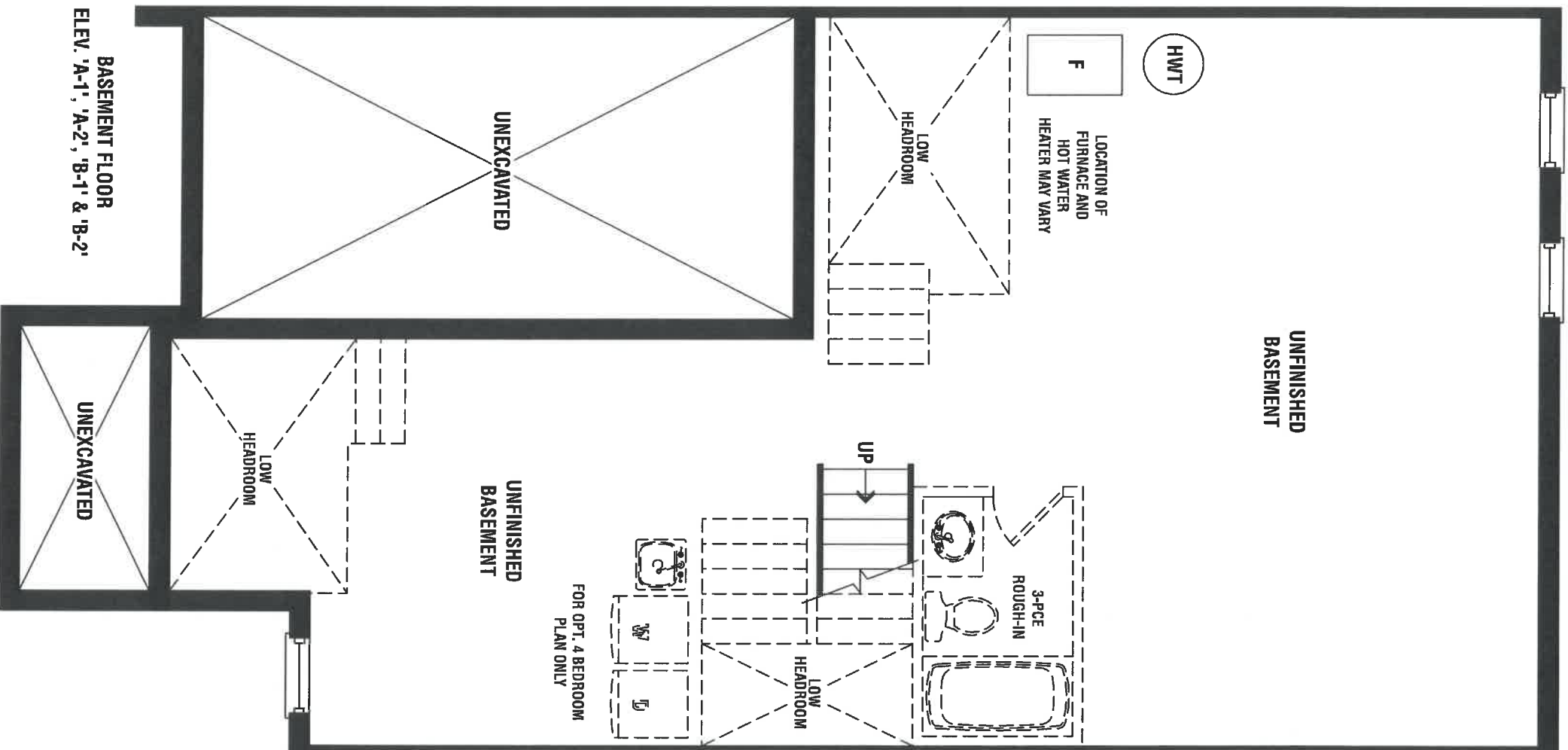




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4-22



TH-4

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4-22



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 KINGS RIDGE

ROOM: KITCHEN

JOB NAME  
TH-04

DATE: JAN 9, 2020

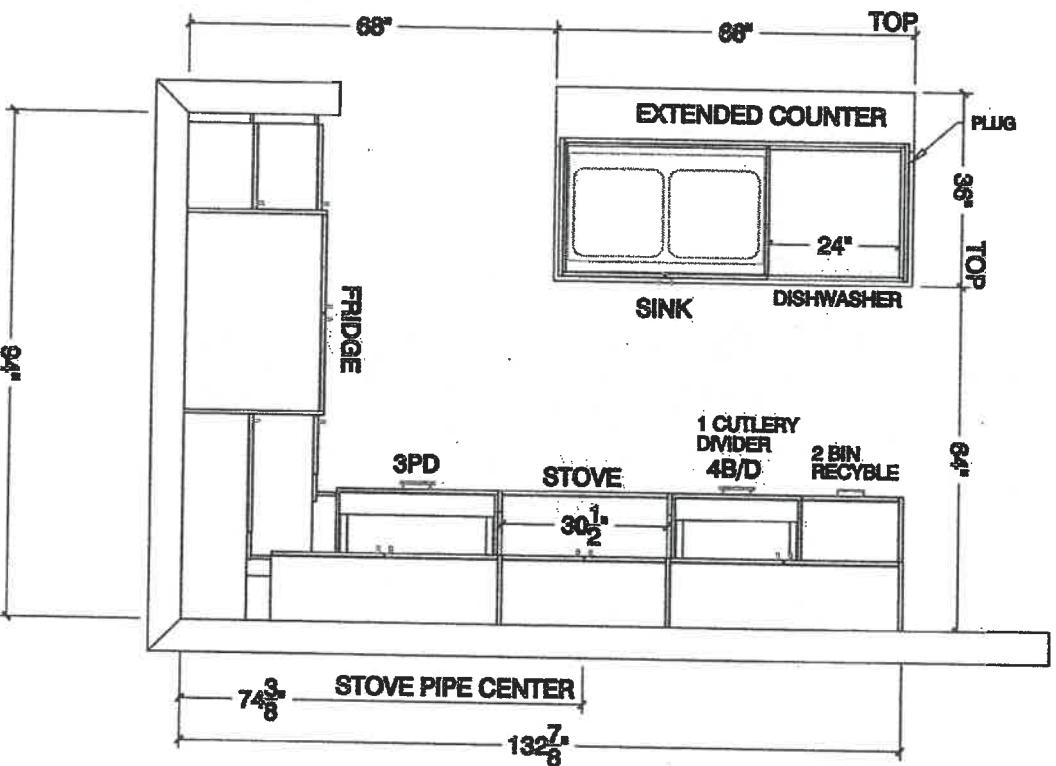
LOT #:

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"

## KITCHEN PLAN



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4-22

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80 Sante Drive, Vaughan, ON L4K 3C4  
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CLIENT: ZANCOR HOMES

SITE: VILLAGE KINGS RIDGE

JOB NAME

ROOM: KITCHEN

TH-04

DATE: JAN 9, 2020

LOT #:

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:			

### STOVE WALL

MOUNTING HEIGHT: 95 1/2"

### FRIDGE WALL

QV

4-22

4





# QUALITY TOPS & KITCHENS

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www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE KINGS RIDGE

JOB NAME

ROOM: KITCHEN

TH-04

DATE: JAN 9, 2020

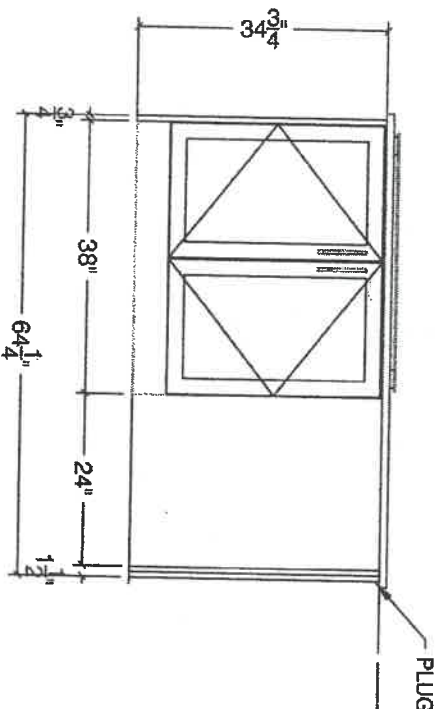
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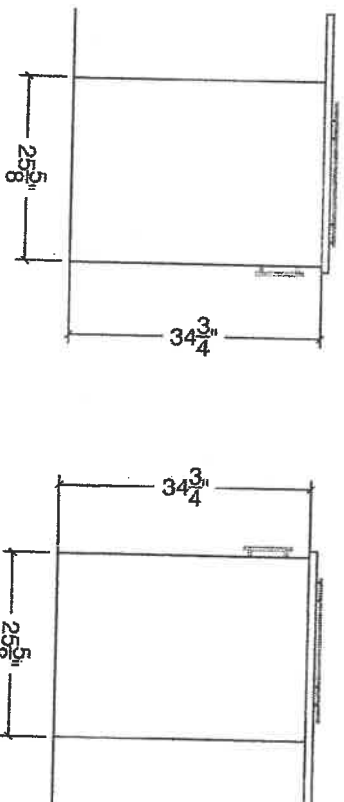
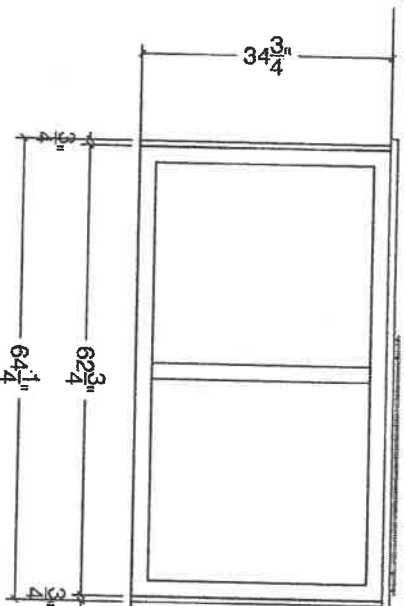
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TOP:	LAYOUT DONE BY :	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

## ISLAND FRONT

MOUNTING HEIGHT:



## ISLAND REAR



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4-22-21



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www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE KINGS RIDGE

JOB NAME

DATE: JAN 9, 2020

ROOM: KITCHEN

TH-04

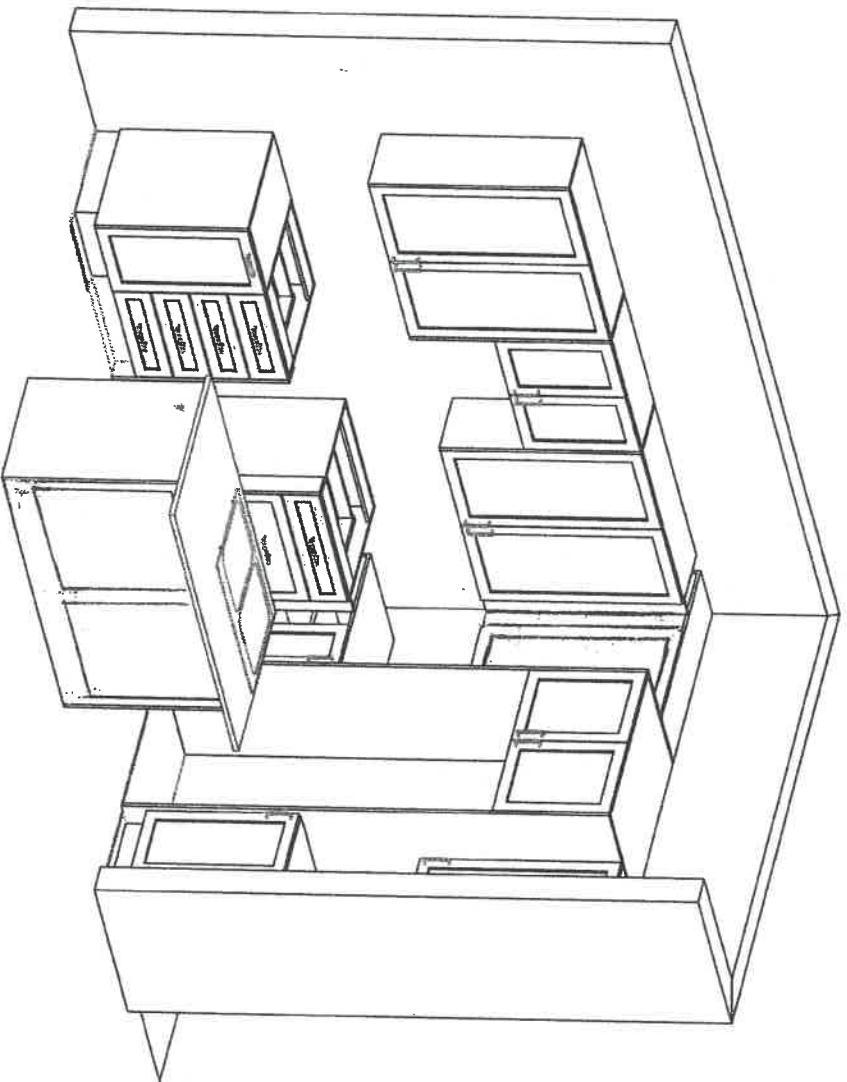
LOT #:

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"

### KITCHEN PLAN



OR

4-22

4



# QUALITY TOPS & KITCHENS

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CLIENT: ZANCOR HOMES

SITE: VILLAGE KINGS RIDGE

ROOM: LAUNDRY

JOB NAME

TH-04

DATE: JAN 9, 2020

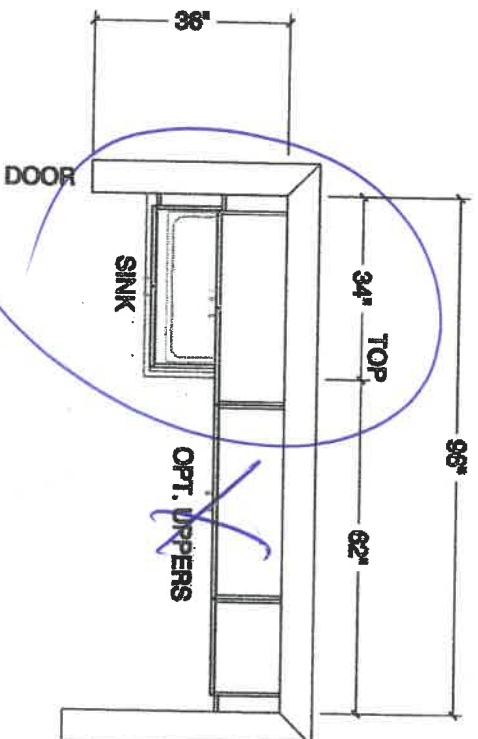
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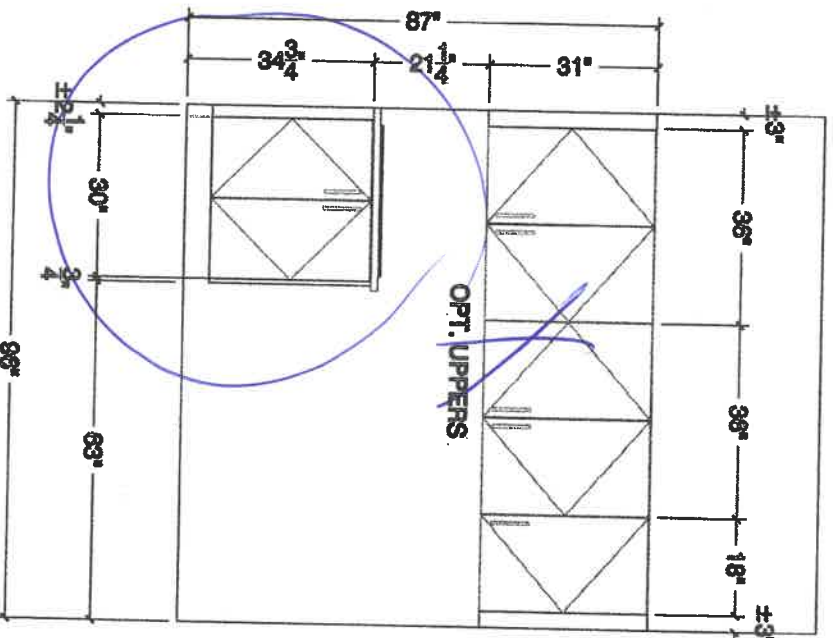
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY:	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

## LAUNDRY PLAN

MOUNTING HEIGHT: 87"



## LAUNDRY ELEV.



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QUALITY TOPS &  
KITCHENS

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CLIENT: ZANCOR HOMES

SITE: VILLAGE KINGS RIDGE

JOB NAME

DATE: JAN 9, 2020

ROOM: VANITIES

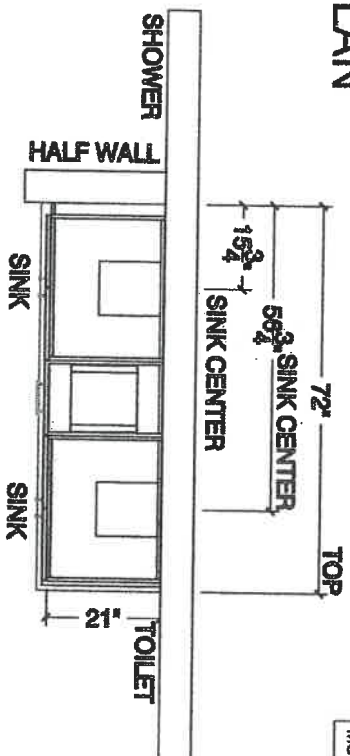
TH-04

LOT #:

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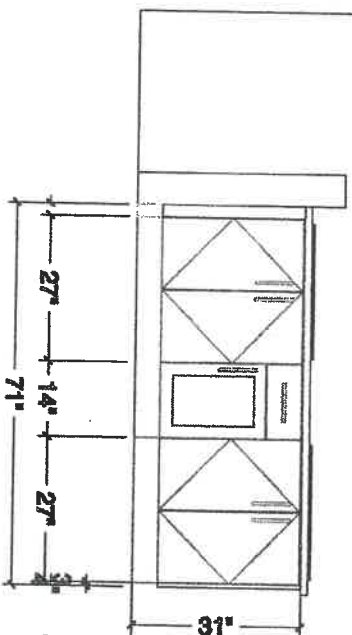
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TOP:	LAYOUT DONE BY:	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

## ENSUITE PLAN

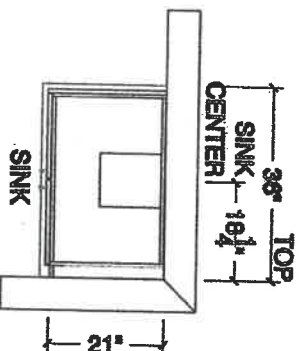


MOUNTING HEIGHT:

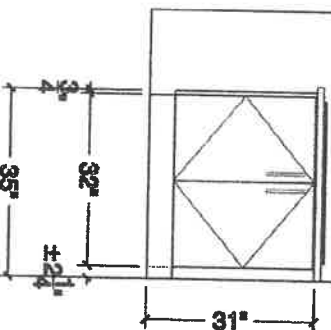
## ENSUITE ELEV.



## MAIN BATH PLAN



## MAIN BATH ELEV.



OR

4-22



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 Purchasers 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

☐ Paneled / Integrated ☒ Water Line-Required

RANGE ☐ 36" ☐ Cooktop (Apron front)

☐ 48" ☐ Cooktop (Dropin)

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

☐ Induction

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 June 27/20 SITE King LOT 4-22

\*\* 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 absorbency in the mentioned areas, and agree to waive any claims against the Township of residence, TARION and/or the Builder in relation to the matter.

**\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

DATE June 27/20 SITE K1109 LOT 4-22

**ZANCOR**

THE  
GALLERY  
BY ZANCOR

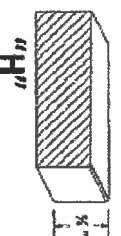
Stone Countertop Edge Profiles

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

Standard Countertop  
Edge in Kitchen

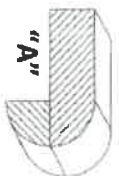
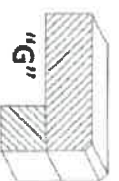
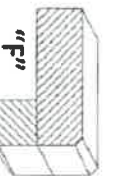
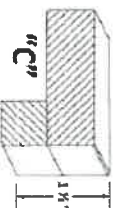


Standard Countertop  
Edge in Vanity

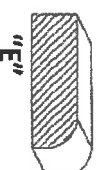
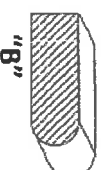
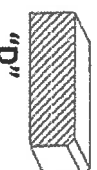


Option 1 – Countertop Edges

Optional Edge in  
Kitchen - \$250

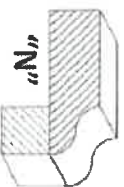
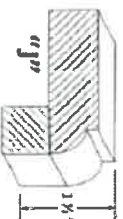
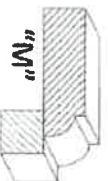
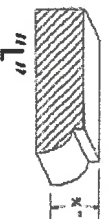


Optional Edge in  
Vanity - \$125

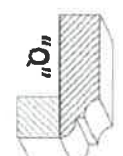
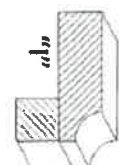
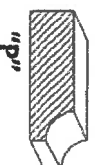


Option 2 – Countertop Edges

Option 2 Edge in  
Kitchen – Custom \$\$



Optional 2 Edge in  
Vanity – Custom \$\$



DATE June 27/20

SITE Kuej

LOT 4-22

Homeowner(s) Initials

JK

ZANCOR

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