

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-06-23 / 3:55 PM / Page 1 of 1



Site: VILLAGE OF KING
Lot: 3-16
Model: TH-04 (B2)
Purchaser: TATYANA YOSEF
Phone/Email: MBERLINTORONTO@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 INTERIOR DOORS ON SECOND FLOOR TO BE 7 FEET HIGH IN LIEU OF STANDARD (X9)		MAY 28 2020
#2 OPTIONAL FRENCH DOORS TO DEN		MAY 28 2020
#3 INTERIOR DOORS ON MAIN FLOOR TO BE 8 FEET IN LIEU OF STANDARD (X5)		MAY 28 2020
#4 DOUBLE DOOR CLOSET IN FOYER		MAY 28 2020
#5 DELETE FIREPLACE IN GREAT ROOM (NO CREDIT)		MAY 28 2020
#6 KITCHEN - MOVE ISLAND CABINETS TO BE INSTALLED AGAINST STOVE WALL **WITH SINK AND DISHWASHER		MAY 28 2020
#7 KITCHEN - (X2) UPPER DOWN TO COUNTER W/SINGLE DOORS AND DRAWER BELOW		MAY 28 2020
#8 KITCHEN - ADD SANDBLASTED GLASS DOORS TO HUTCH		MAY 28 2020
#9 KITCHEN - ADD GLASS SHELVES TO INTERIORS OF HUTCH		MAY 28 2020
#10 KITCHEN - 44" HIGH UPpers WITH TRIPLE STEP AND CROWN MOULDING ????		MAY 28 2020
#11 KITCHEN - ADDITIONAL UPpers AND LOWERS TO EXTEND STOVE WALL		MAY 28 2020
#12 KITCHEN - SHIFT FRIDGE OVER TO END OF WALL **ENSURE STANDARD GABLE IS INSTALLED		MAY 28 2020
#13 KITCHEN - ADDITIONAL STANDARD GRANITE REQUIRED DUE TO ADDITIONAL CABINETS		MAY 28 2020
#14 KITCHEN - CATEGORY 3 CABINETS		MAY 28 2020
#15 MASTER ENSUITE - VANITY BANK OF DRAWERS		MAY 28 2020
#16 MASTER ENSUITE - FLOOR TILES ON FLOOR AND SHOWER WALL - UPGRADE 4		MAY 28 2020
#17 MASTER ENSUITE - SHOWER FLOOR MARBLE		MAY 28 2020
#18 RAILINGS - UPGRADE TO LARGER SQUARE OAK POST		MAY 28 2020
#19 HARDWOOD - UPGRADE 2 ON MAIN FLOOR STANDARD AREAS **EXCLUDING UPPER HALL		MAY 28 2020
#20 HARDWOOD - UPGRADE 2 IN KITCHEN IN LIEU OF TILE		MAY 28 2020
#21 HARDWOOD - UPGRADE 2 IN BREAKFAST IN LIEU OF TILE		MAY 28 2020
#22 ***UPPER HALL - INSTALL CARPET (NOT HARDWOOD) ***3/4 NOSING TO REMIAN		MAY 28 2020
#23 MAIN BATH - FLOOR & WALL TILES - UPGRADE 2		MAY 28 2020
#24 MAIN BATH - CABINET - CATEGORY 2		MAY 28 2020
#25 MASTER ENSUITE - CABINETS - CATEGORY 2		MAY 28 2020
#26 KITCHEN - MAGIC CORNER		MAY 28 2020
#27 TILES - FOYER UPGRADE 4		MAY 28 2020
#28 N/A		MAY 28 2020
#29 KITCHEN TO BE SIGNED OFF AND HANDLES TO BE CONFIRMED & POSSIBLY UPGRADED		MAY 28 2020

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	3801 FIBREBOARD - CLOUD WHITE (CAT 3)		GIALLO ORNAMENTAL LIGHT	
Island	N/A		GIALLO ORNAMENTAL LIGHT	
Powder Room	N/A		N/A	
Master Ensuite	2101 FIBREBOARD - WHITE (CAT 2)		P948-CA	
Main Bath	2101 FIBREBOARD - WHITE (CAT 2)		4886-38	
Laundry	1021 STANDARD WHITE		WHITE LAMINATE	
TILES				
Main Foyer	VOLKAS WHITE POLISHED 12 X 24 (4)			
Basement Foyer	N/A			
Powder Room	NEW BYZANTINE ASSURO 12 X 24			
Side Hall	NEW BYZANTINE ASSURO 12 X 24			
Main Hall	HARDWOOD			
Kitchen	HARDWOOD			
Breakfast	HARDWOOD			
Kitchen Bk.Splash	N/A			
Laundry	NEW BYZANTINE ASSURO 12 X 24			
Mstr Ensuite Floor	CALCATTÀ GREY POLISHED 12 X 24 (4)			
Mstr Ensuite Shower WALL	CALCATTÀ GREY POLISHED 12 X 24 (4)			
Master Shower Floor	MARBLE ICEBURG 2 X 4			
Master Shower JAMB	INSTALL ON BOTTOM SILL AND LEDGE ONLY - BIANCO			
Main Bath Floor	ALLURE GREY POLISHED 12 X 24 (2)			
Main Bath Wall	ALLURE GREY POLISHED 12 X 24 (2)			
HARDWOOD / CARPET				
Kitchen	KENTWOOD BRUSHED OAK - STONECROP 5 INCH			
Breakfast	KENTWOOD BRUSHED OAK - STONECROP 5 INCH			
Great Room	KENTWOOD BRUSHED OAK - STONECROP 5 INCH			
Dining Room	N/A			
Main hall	KENTWOOD BRUSHED OAK - STONECROP 5 INCH			
Library / Den	KENTWOOD BRUSHED OAK - STONECROP 5 INCH			
Upper Hall	CARPET - OPENING NIGHT - COLOUR T20			
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T20			
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T20			
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T20			
FIREPLACES				
LOCATION	FIREPLACE DELETE			
MIRRORS & ACCESSORIES				
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	DELETE	location	N/A	
Purchaser has reviewed the colour chart			SITE & LOT	
FOR TRADE USE			VILLAGE OF KING	3-16
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

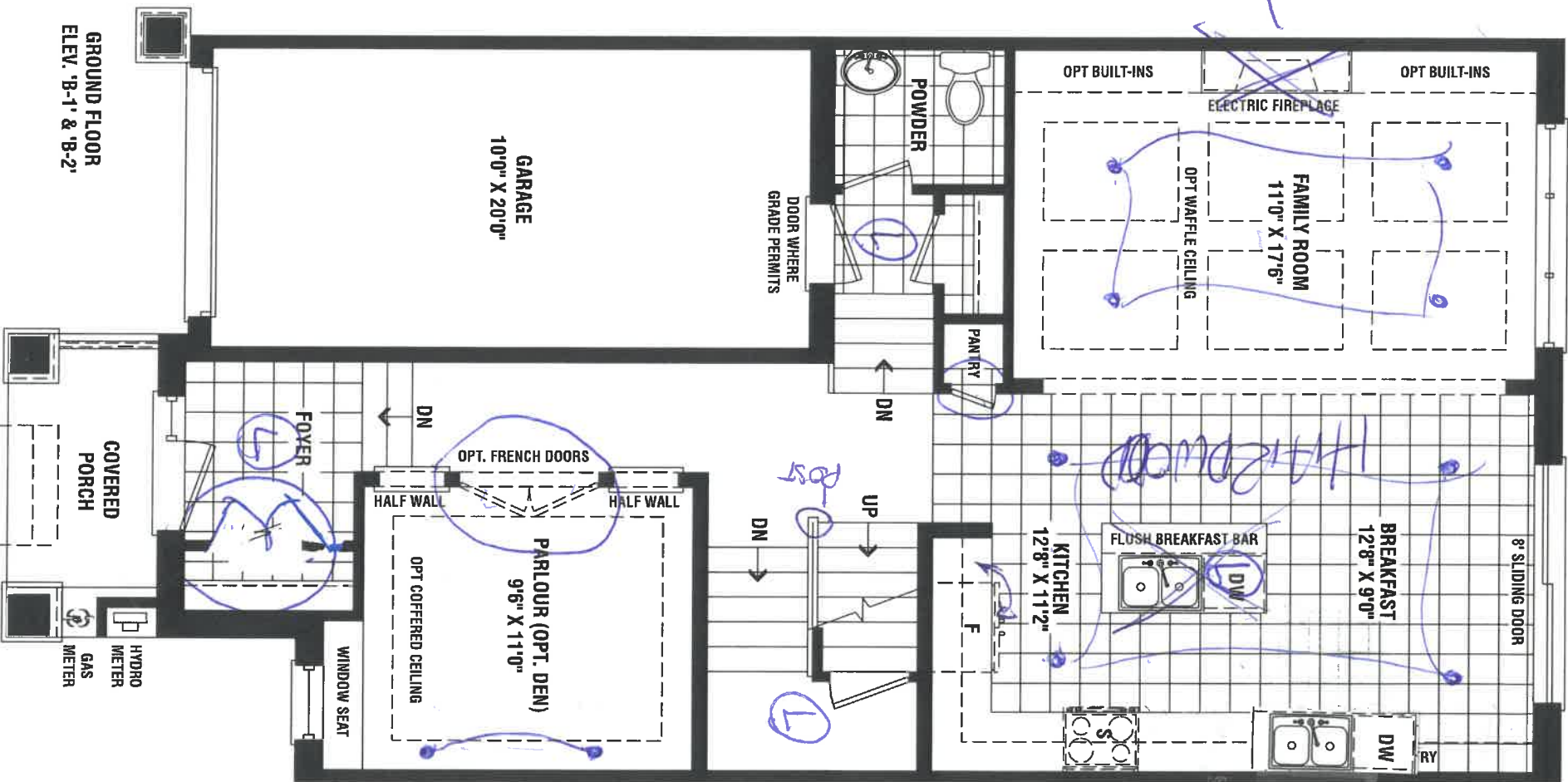
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair:		OAK STAIRS							
Stain / Paint:		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE							
Main to 2nd PICKETS:		STANDARD METAL - SINGLE COLLAR WITH ALT. PLAIN							
Main to 2nd POSTS & HANDRAIL:		UPGRADE TO LARGER SQUARE POSTWITH BEVEL CORNERS & STANDARD OVAL HANDRAIL							
Main to Basement Railing Details:									
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									
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:	3-16					
PURCHASER(S):		TATYANA YOSEF							
HOME #/CELL #						MAY 28 2020			
EMAIL:		MBERLINTORONTO@GMAIL.COM				Purchaser Signature			
DÉCOR NOTES						Purchaser Signature			
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				Decor Consultant Signature			
						Date			
						Vendor Signature			
						Date			

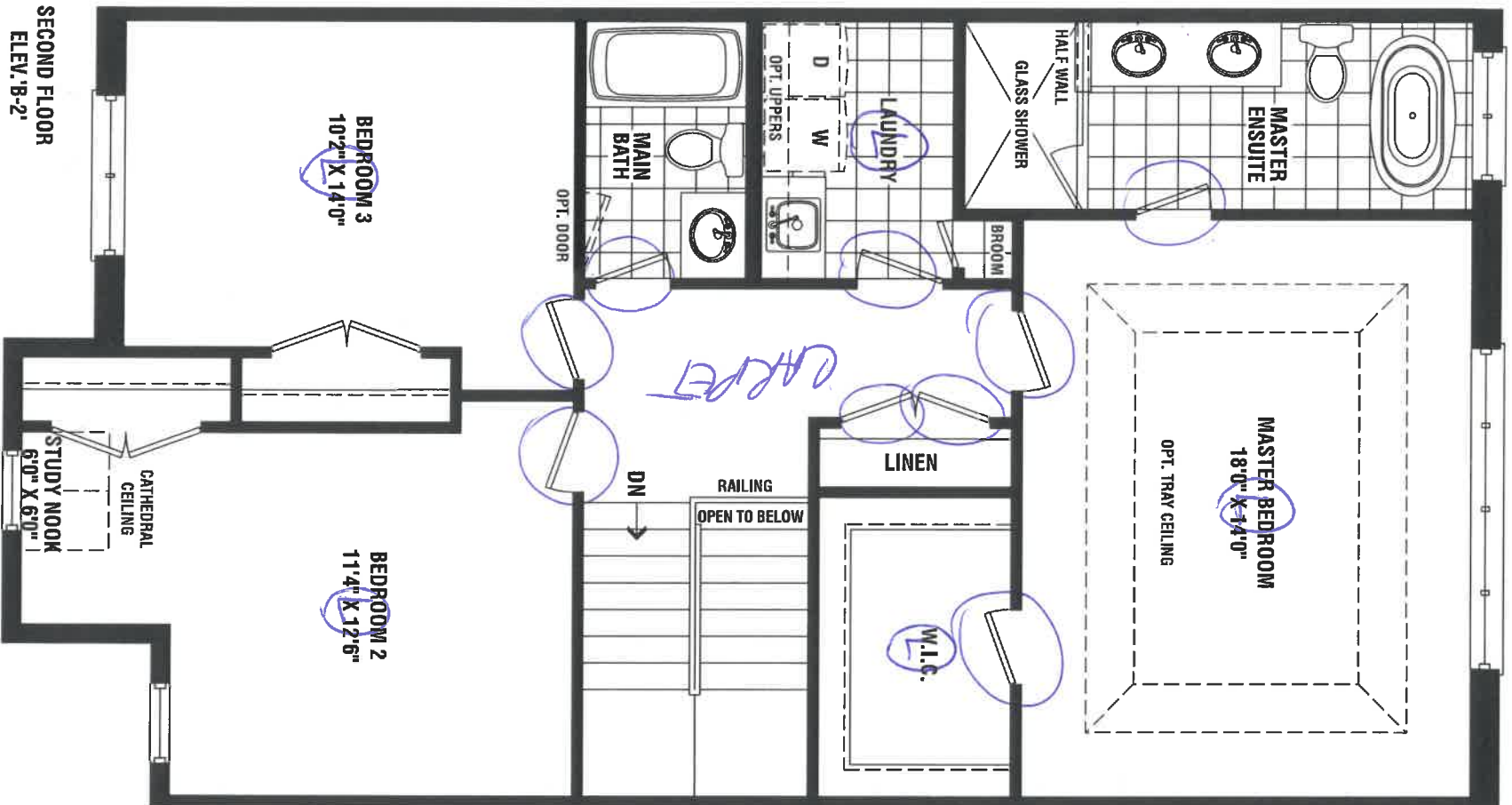
TH-4

GROUND FLOOR
ELEV. 'B-1' & 'B-2'

P.I.P. STEPS AS
REQUIRED



T.Y



TH-4

T.Y.



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

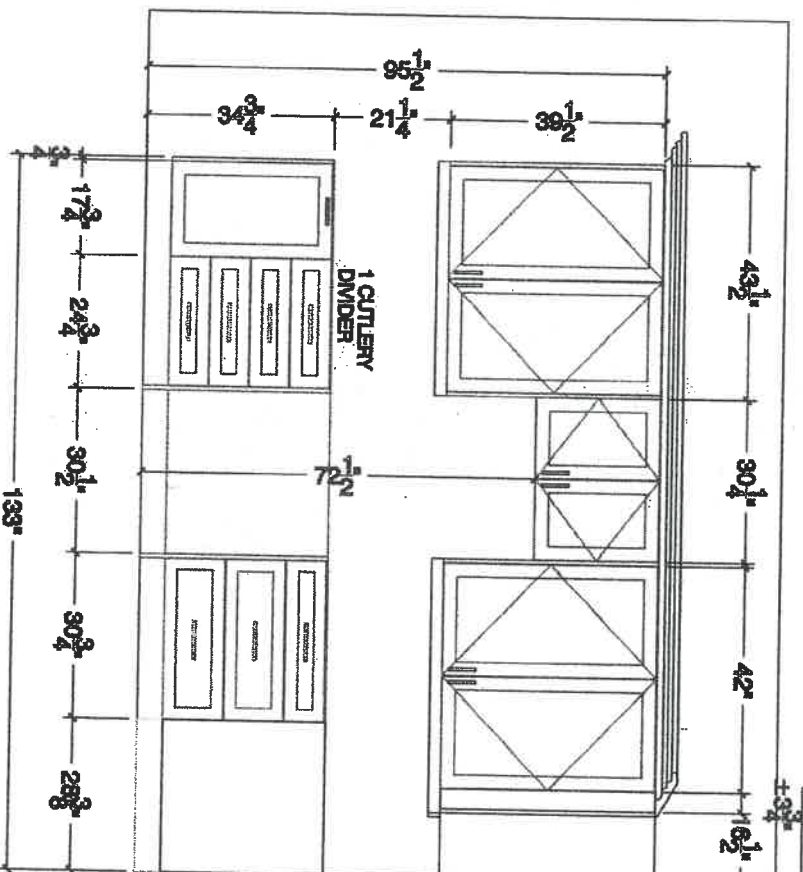
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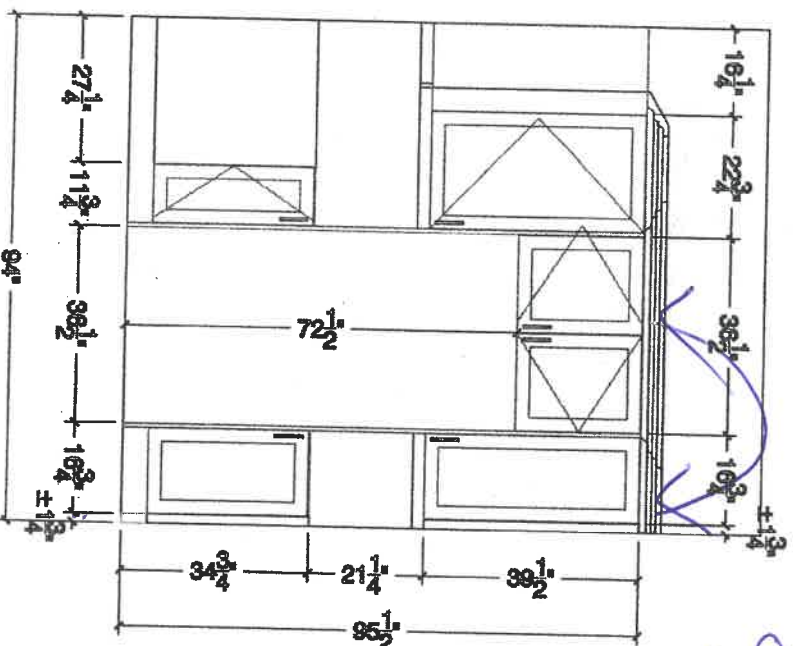
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY:	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

STOVE WALL

MOUNTING HEIGHT: 95 1/2"



FRIDGE WALL



Switch

T.Y

4



QUALITY TOPS &
KITCHENS

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T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE KINGS RIDGE

ROOM: VANITIES

JOB NAME
TH-04

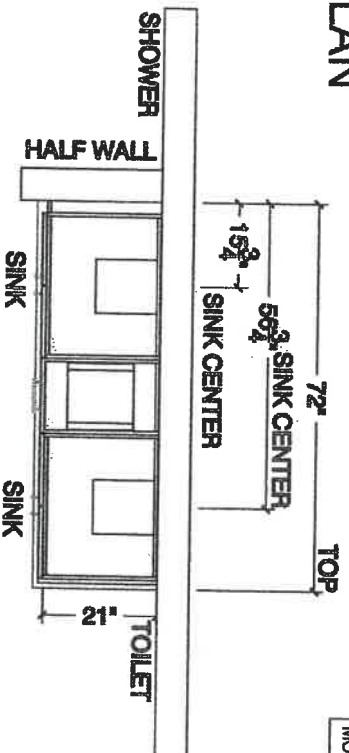
DATE: JAN 9, 2020

LOT #:

MODEL: TAKE OFF

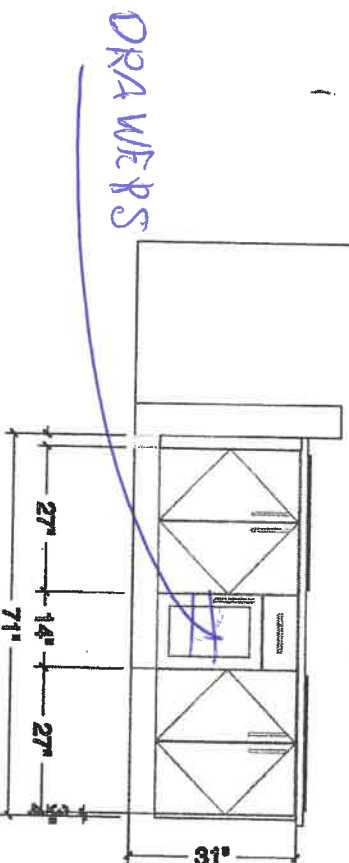
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY:	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

ENSUITE PLAN



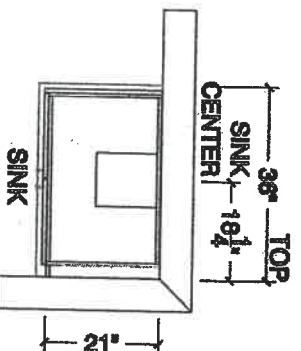
MOUNTING HEIGHT:

ENSUITE ELEV.

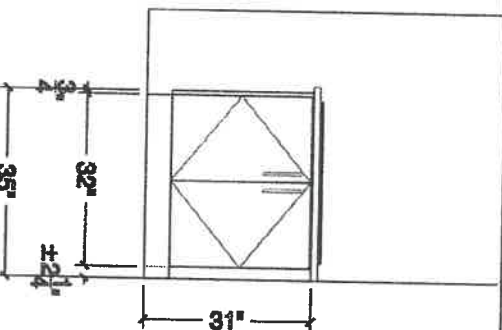


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MAIN BATH PLAN



MAIN BATH ELEV.





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www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE KINGS RIDGE

ROOM: KITCHEN

JOB NAME
TH-04

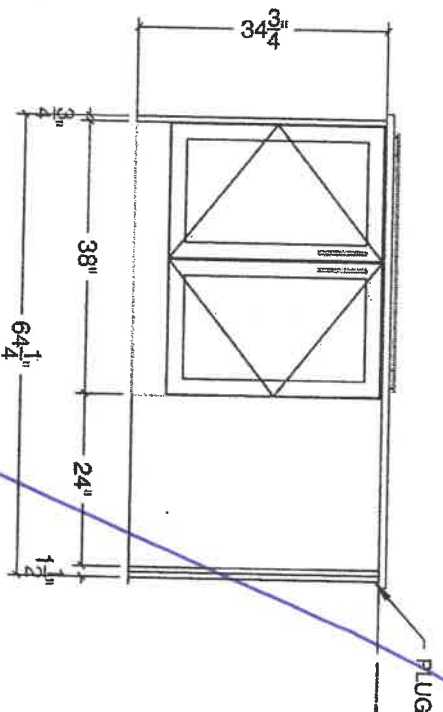
DATE: JAN 9, 2020

LOT #:

MODEL: TAKE OFF

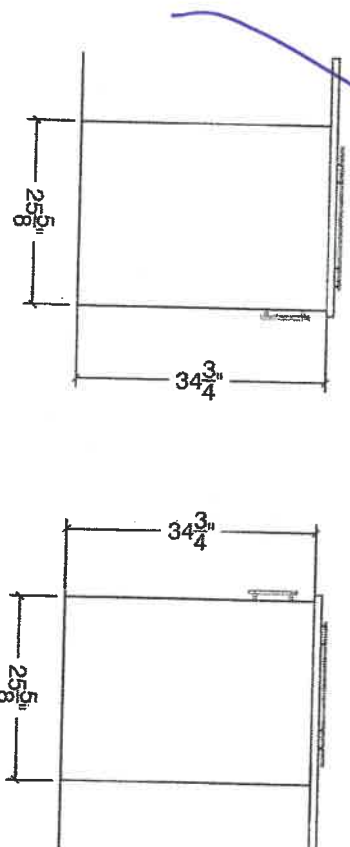
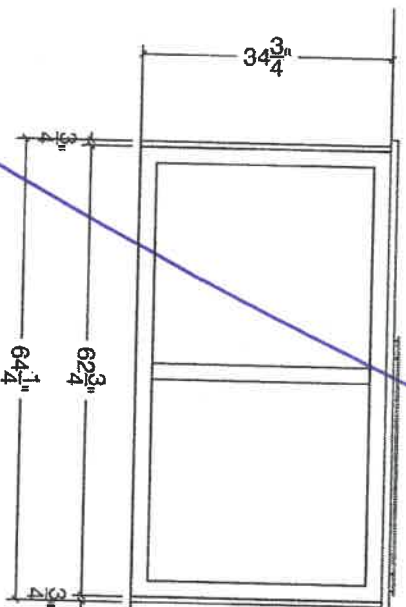
DOOR STYLE		DOOR PANEL	SPECIES	FINISH	
TOP:	LAYOUT DONE BY :	DOOR HANDLE:		DRW HANDLE:	
CT P.O.#	GLASS P.O.#	DIRECTION:		LOCATION:	
HINGE TYPE:		CABINET LIGHTING TYPE:		DIAMETER:	

ISLAND FRONT



MOUNTING HEIGHT:

ISLAND REAR



SEE REVISION

T.Y

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QUALITY TOPS &
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CLIENT: ZANCOR HOMES

SITE: VILLAGE KINGS RIDGE

ROOM: LAUNDRY

JOB NAME
TH-04

DATE: JAN 9, 2020

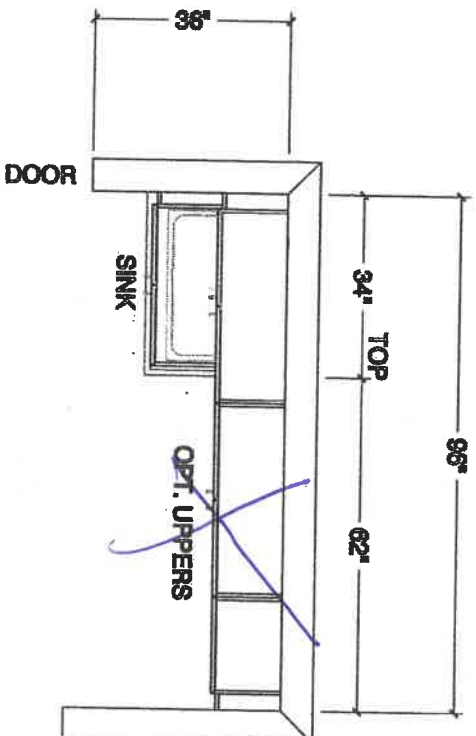
LOT #:

MODEL: TAKE OFF

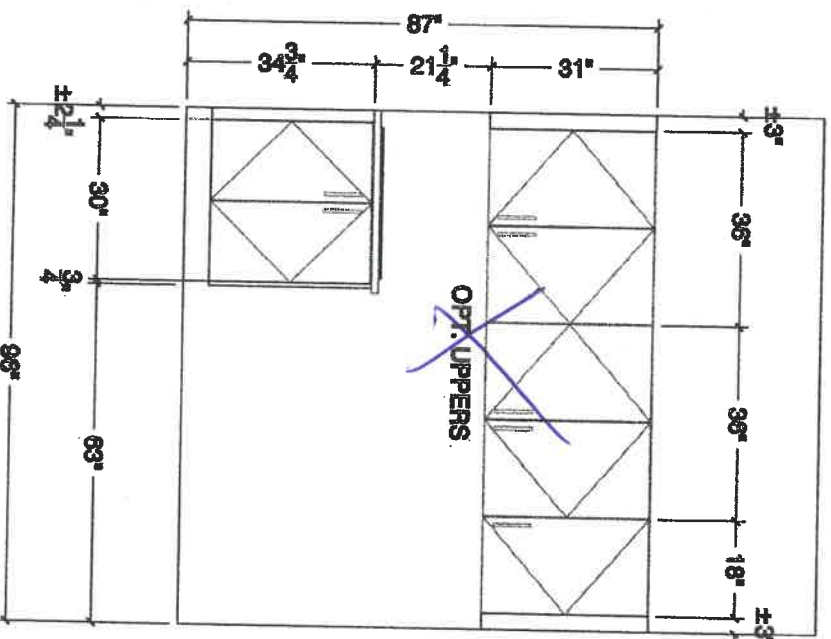
DOOR STYLE		DOOR PANEL	SPECIES	FINISH	
TOP:	LAYOUT DONE BY:	DOOR HANDLE:		DRW HANDLE:	
CT P.O. #	GLASS P.O. #	DIRECTION:		LOCATION:	
HINGE TYPE:		CABINET LIGHTING TYPE:		DIAMETER:	

LAUNDRY PLAN

MOUNTING HEIGHT: 87"



LAUNDRY ELEV.



T.Y

4



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"	

Additional Cabinets + Kitchen Plan
Upper counter flush, drawer 2 doors w/ each.

Diagram labels: EXTENDED COUNTER, SINK, DISHWASHER, PLUG, TOP, 36", 24", 64", SINK, DISHWASHER, 24", 1 CUTLERY DIVIDER 4B/D, 2 BIN RECYBLE, STOVE, 30 1/2", 3PD, FRIDGE, STOVE PIPE CENTER, 74 3/8", 132 7/8", 68", 66", 94".

T.Y

6

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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:

X T.Y
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:

X T.Y
HOMEOWNER INITIALS

FRIDGE

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

RANGE

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

HOOD FAN & VENT

<input 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 checked="" type="checkbox"/> Steam Oven	<input type="checkbox"/> Built-in Microwave (*trim kit required)

DATE <u>May 28/2020</u>	SITE <u>King</u>	LOT <u>3-16</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

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BY ZANCOR

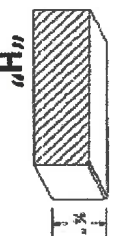
Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

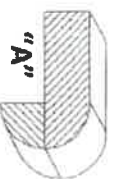
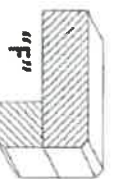
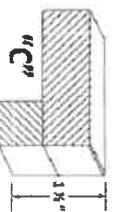


Standard Countertop
Edge in Vanity

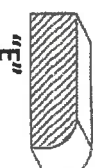
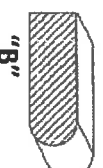


Option 1 – Countertop Edges

Optional Edge in
Kitchen - \$250

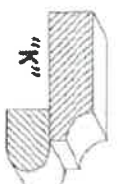
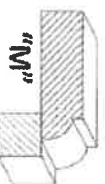
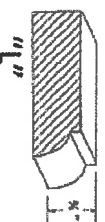


Optional Edge in
Vanity - \$125

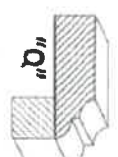
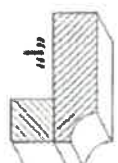
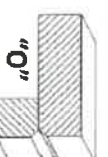
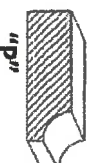


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Option 2 Edge in
Vanity – Custom \$\$



DATE MAY 28/20

SITE KING

LOT 3-16

Homeowner(s) Initials

Prof

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, TARIION and/or the Builder in relation to the matter.

SEE COLOUR CHART FOR LOCATIONS

DATE MAY 28/20

SITE KING

LOT 3-16

ZANCOR