

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-07-27 / 4:52 PM / Page 1 of 1

Site:
Lot:
Model:
Purchaser:
Phone/Email:

VILLAGE OF KING
2-11
LINCOLN TH-06 (A1)
NELLA SPROVIERI & GIOCCANNI FILIPPELLI
647-669-7291 / 416-414-6022

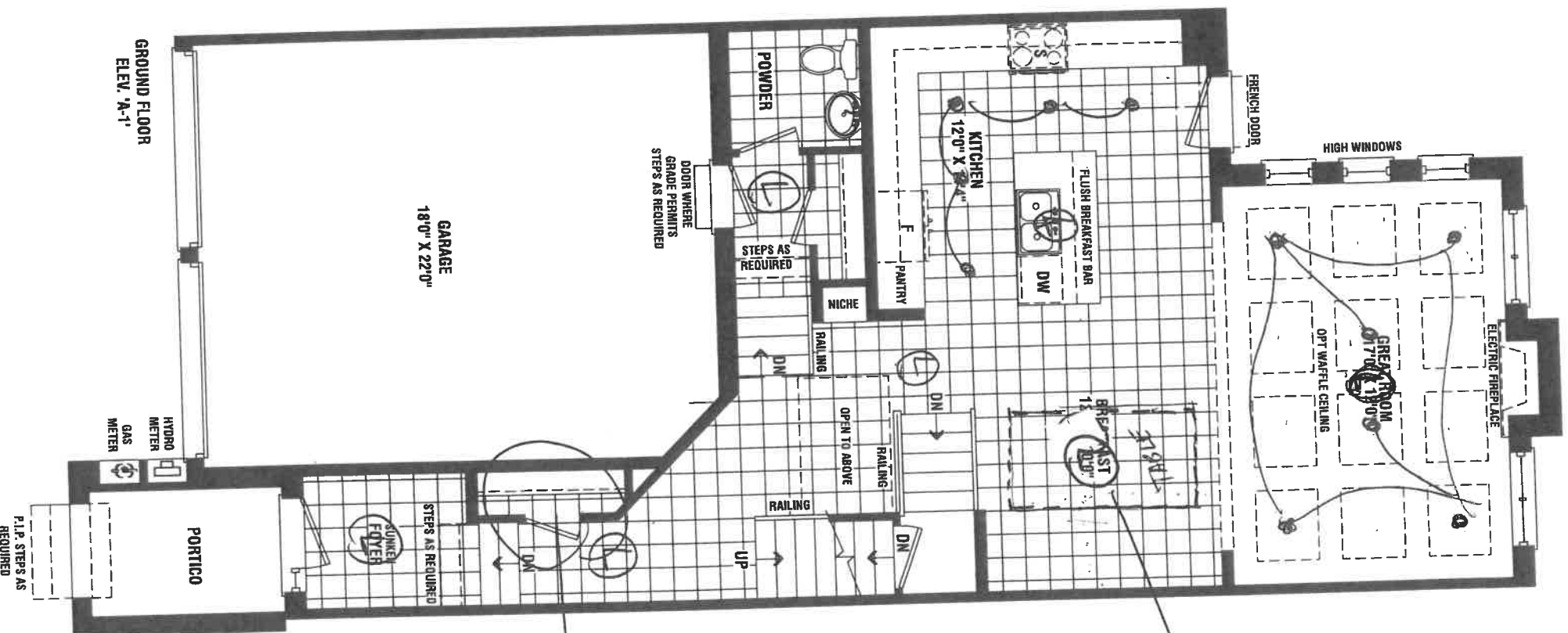


DESCRIPTION		DATE SELECTED
BONUS PACKAGE: Stained 3-1/4" Prefinished Engineered Hardwood on main floor & upper hall (non-tiled areas, excluding bedrooms)	INCLUDED IN APS	
BONUS PACKAGE: Stained Oak Stairs	INCLUDED IN APS	
BONUS PACKAGE: 10 Interior potlights (4") with LED Bulb, white trim	INCLUDED IN 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 WAFFLE CEILING IN GREAT ROOM	FEBRUARY 25 2020	
#2 ELECTRICAL - (6) POTLIGHTS w/LED BULB IN GREAT ROOM **NO CHARGE FOR FIVE, INCLUDED IN DEAL **STANDARD LIGHT TO REMAIN	FEBRUARY 25 2020	
#3 ELECTRICAL - (5) POTLIGHTS w/LED BULB IN KITCHEN**NO CHARGE, INCLUDED IN DEAL, **RELOCATED STANDARD TO BE OVER ISLAND	FEBRUARY 25 2020	
#4 ELECTRICAL - ADD PLUG ABOVE FIREPLACE FOR FUTURE TELEVISION *APPROX 5'5" AFF	FEBRUARY 25 2020	
#5 8 FOOT INTERIOR DOOR AT FRONT HALL CLOSET & BASEMENT DOOR	FEBRUARY 25 2020	
#6 KITCHEN - DELETE UPPERS AND CENTRE VENT FOR FUTURE CHIMNEY HOOD FAN	FEBRUARY 25 2020	
#7 HARDWOOD - UPGRADE 1 IN ALL BEDROOMS IN LIEU OF CARPET	FEBRUARY 25 2020	
#8 KITCHEN COUNTERTOP - UPGRADE 3	FEBRUARY 25 2020	
#9 ELECTRICAL - SEE LOCATION OF LIGHT IN BREAKFAST AREA		

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	2501 FIBREBOARD - WHITE (CAT 2)	DH0010	CMPT DACTEA (3)	
Island	2501 FIBREBOARD - WHITE (CAT 2)		CMPT DACTEA (3)	
Powder Room	N/A			
Master Ensuite	1203 FIBREBOARD - WHITE (CAT 1)		1573-60	
Main Bath	1203 FIBREBOARD - WHITE (CAT 1)		1573-60	
Ensuite 2	N/A			
Laundry	1022 LAM - WHITE SLAB		1573-60	
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		LIVORNO 18 X 18		
Kitchen		LIVORNO 18 X 18		
Breakfast		N/A		
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 - MIRAGE OAK 3-5/16" - GRAPHITE		
Dining Room		N/A		
Main hall		TILE		
Upper Hall		HARDWOOD - MIRAGE OAK 3-5/16" - GRAPHITE		
Master Bedroom		HARDWOOD - MIRAGE OAK 3-5/16" - GRAPHITE (1)		
Bedroom 2		HARDWOOD - MIRAGE OAK 3-5/16" - GRAPHITE (1)		
Bedroom 3		HARDWOOD - MIRAGE OAK 3-5/16" - GRAPHITE (1)		
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	2-11
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 MARCH HARDWOOD AS CLOSE AS POSSIBLE		✓		
Main to 2nd PICKETS:					STANDARD METAL - SINGLE COLLAR WITH ALT PLAIN		✓		
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		- 8FT OVAL HANDRAIL		
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							NS		
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs							NS		
Purchaser has checked and acknowledged accuracy of colour and selections before signing.							NS		
SITE:	VILLAGE OF KING	LOT: 2-11							
PURCHASER(S):	NELLA SPROVIERI & GIOCANNI FILIPPELLI						JAN 30 2020		
HOME #/CELL #	647-669-7291 / 416-414-6022						Date		
EMAIL:							Date		
			NSPROVIERI@HOTMAIL.COM / GFIIPPELLI20@GMAIL.COM				JAN 30 2020		
FOR TRADE USE									
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of <u>all trades</u> to inform the builder of any discrepancies on sketches PES and/or colour charts PRIOR to installation.									
							Purchaser Signature		
							Date		
							Vendor Signature		
							Date		



LIGHT
APPROX
5'6"

IN FROM
WALL

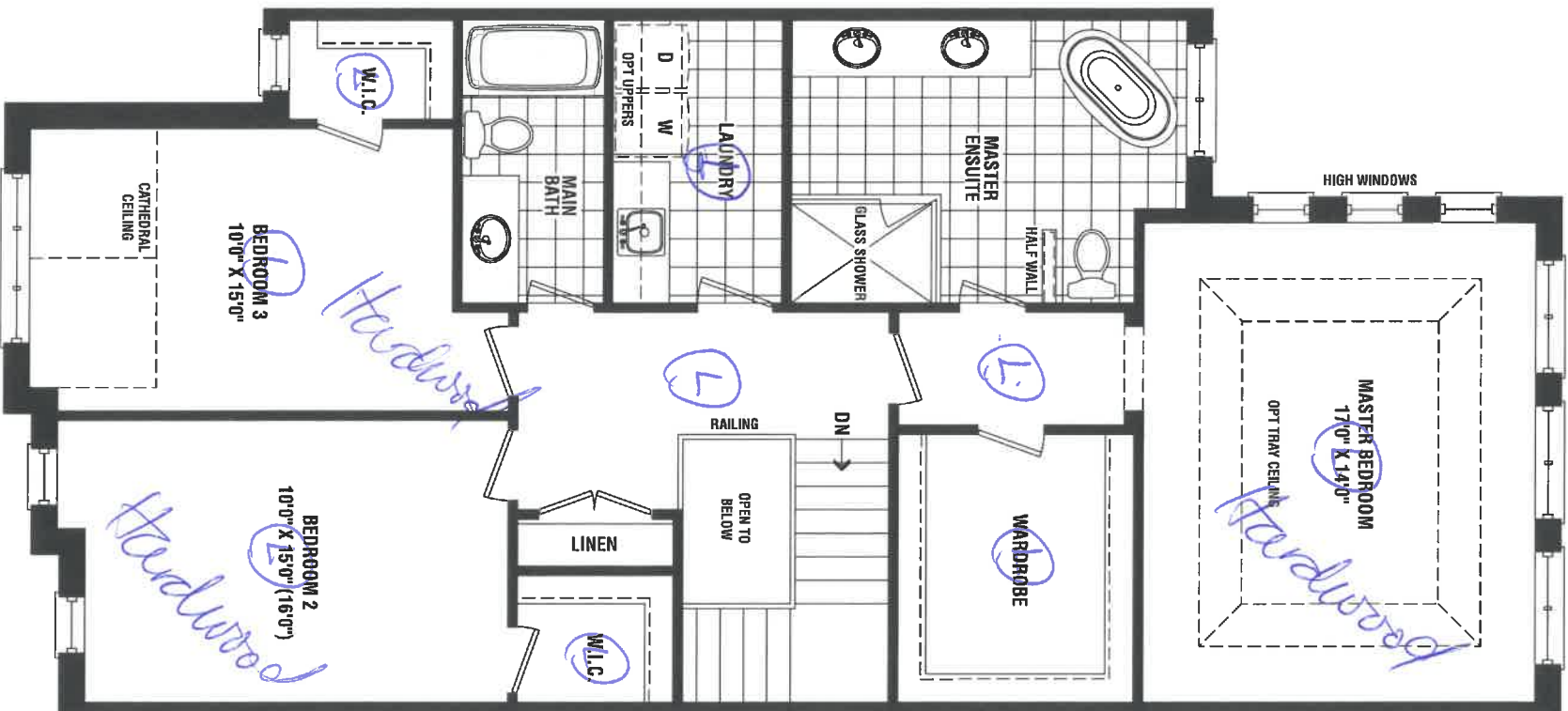
X NS.

8 feet
door

TH-6

2-11

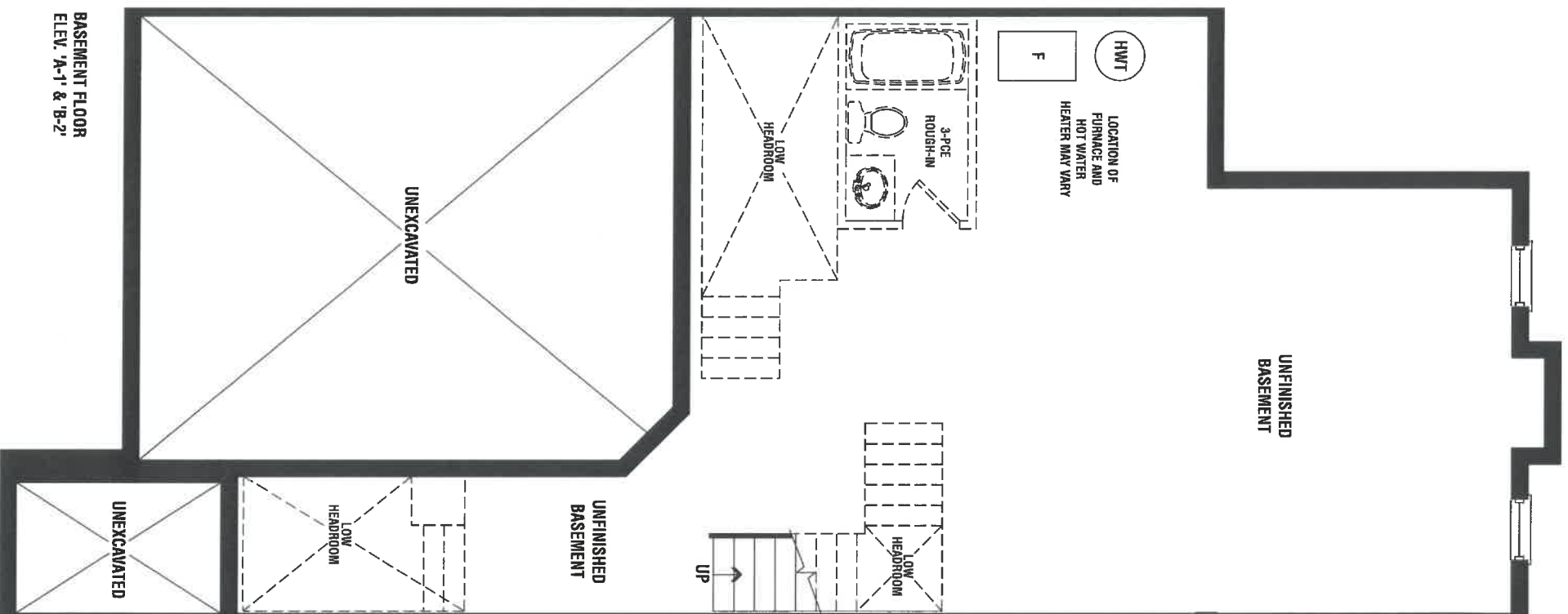
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SECOND FLOOR
ELEV. 'A-1'

TH-6

2-11
\$



TH-6

2/1/14



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

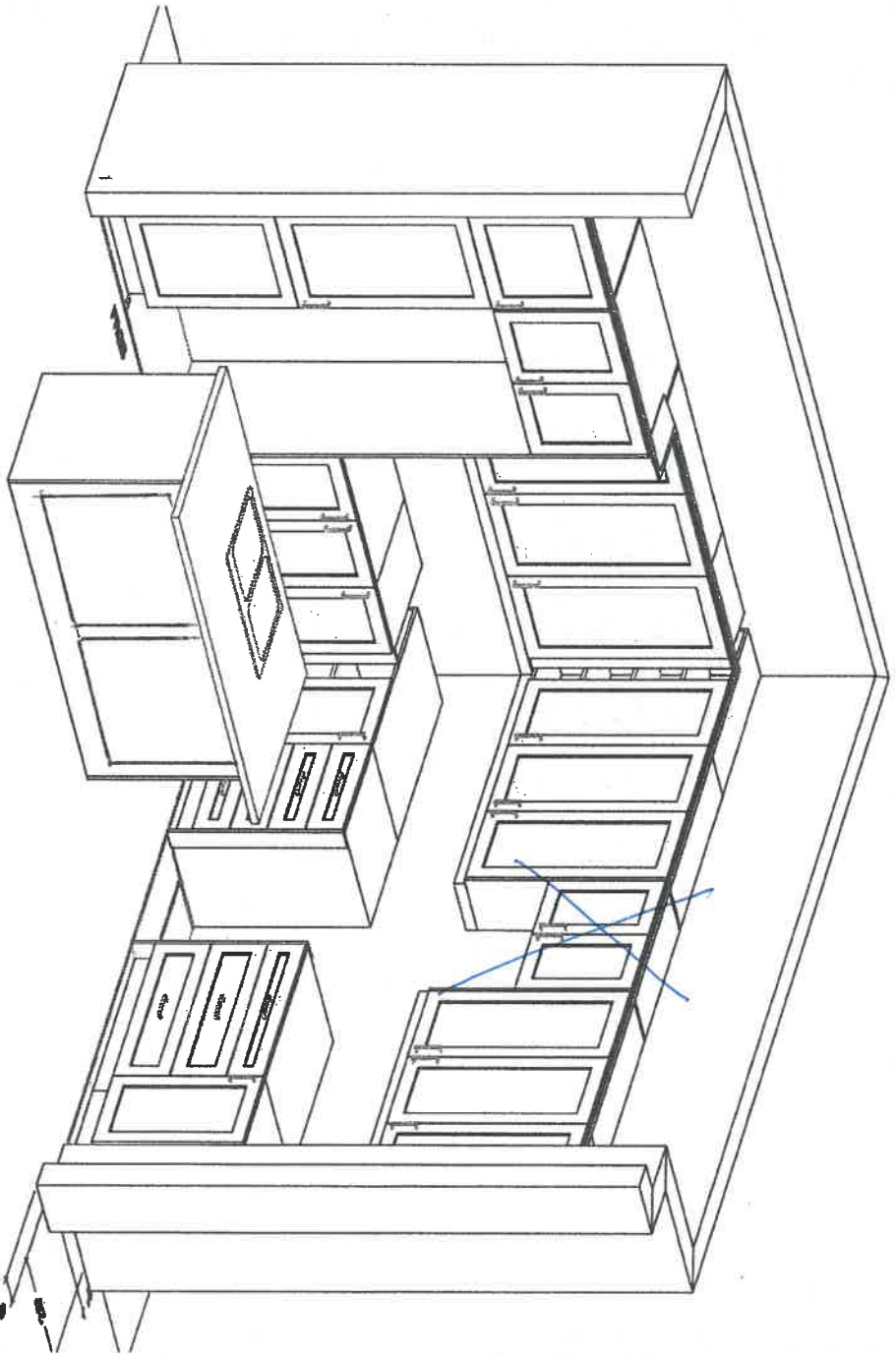
JOB NAME
TH-06

DATE: JAN 06, 2020

LOT #: TH-06

MODEL: TAKE OFF

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



2-11-20



QUALITY TOPS &
KITCHENS

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CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

JOB NAME

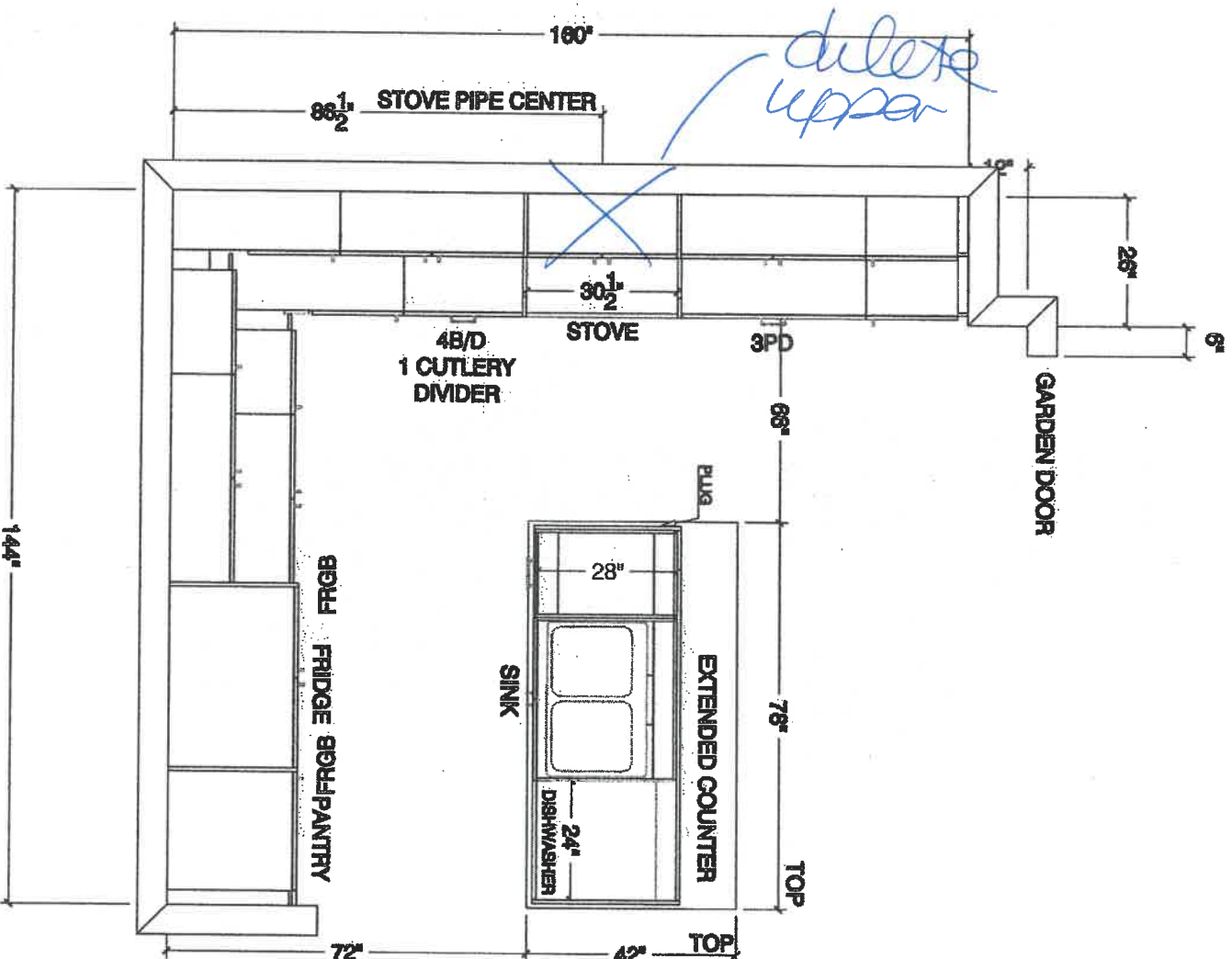
ROOM: KITCHEN

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"



2-11

64



QUALITY TOPS &
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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:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

160"

158 1/8" 18 1/2" 37 3/4" 30 1/4" 37 3/4" 18 1/2" 2 1/8"

28" 18 1/2" 24 3/4" 30 1/2" 37 3/4" 18 1/2" 2"

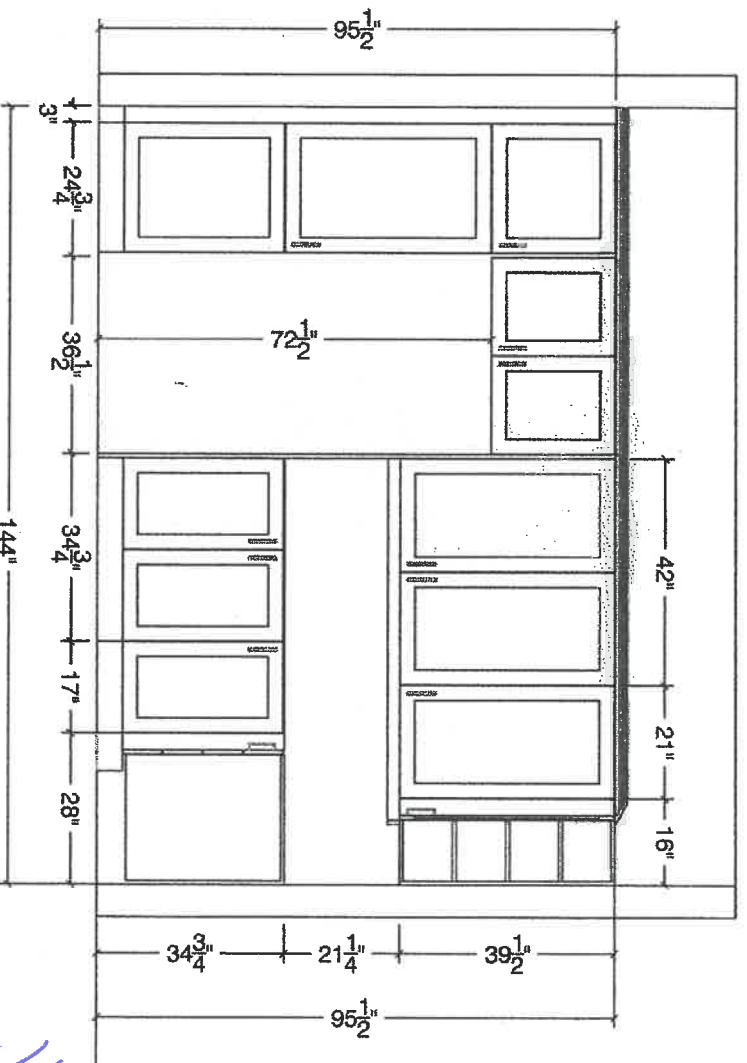
1 x Cutlery Insert

72 1/2"

95 1/2"

34 3/4" 21 1/4" 39 1/2" 95 1/2"

STOVE WALL



FRIDGE WALL

8-11-18
64



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

SITE: VILLAGE AT KINGS RIDGE

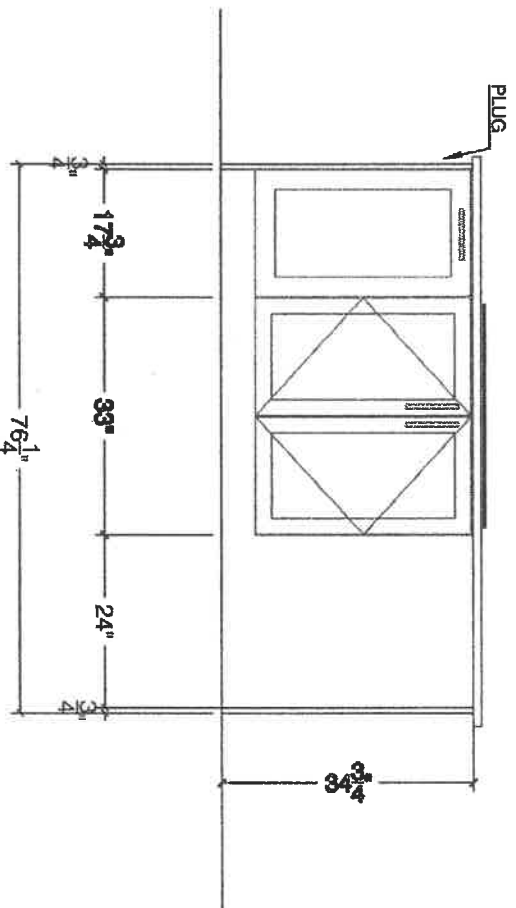
ROOM: KITCHEN

JOB NAME
TH-06

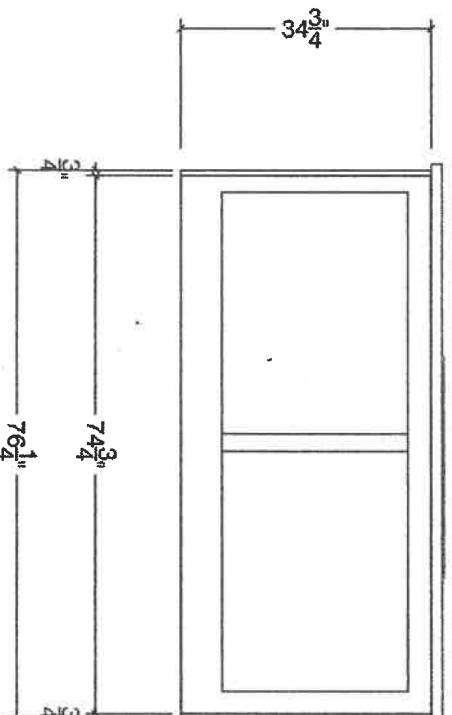
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LOT #: TH-06
MODEL: TAKE OFF

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:	

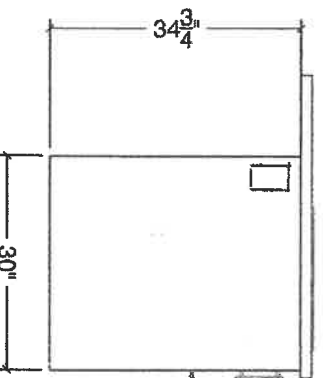
ISLAND FRONT



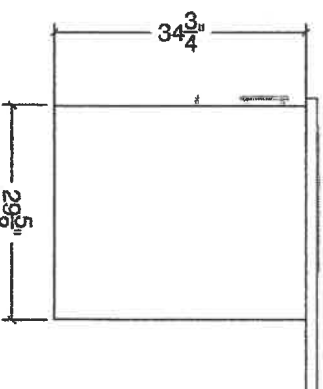
ISLAND REAR



ISLAND SIDE



ISLAND SIDE



2-11

4



QUALITY TOPS &
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CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: LAUNDRY

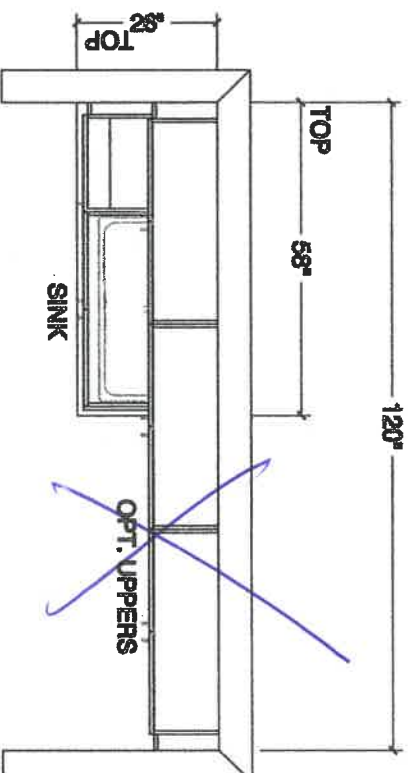
JOB NAME
TH-06

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

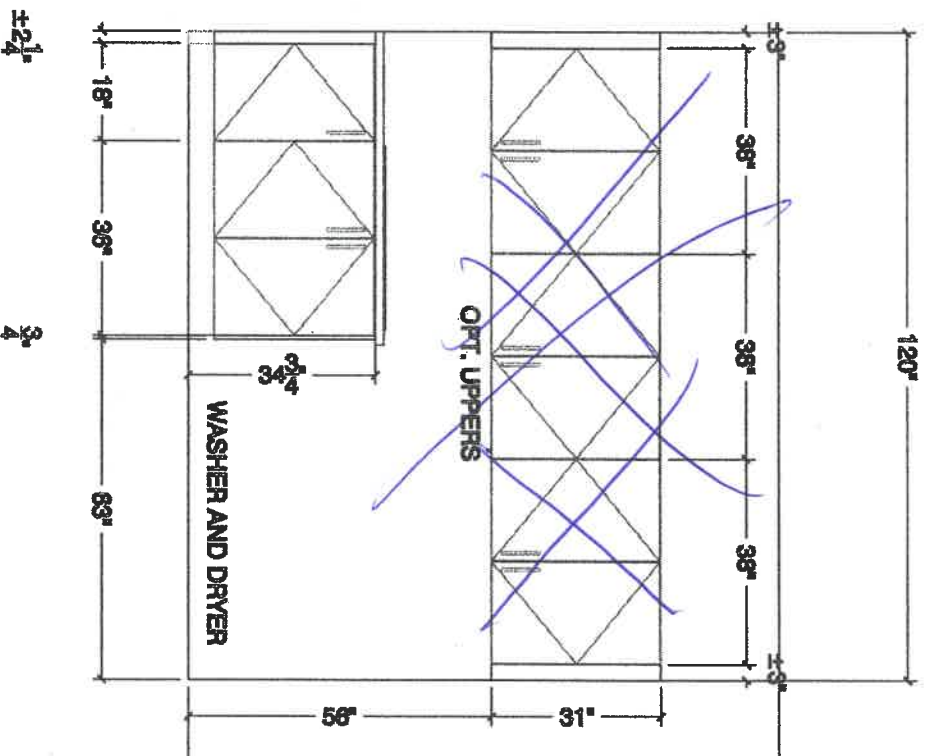
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY:	DOOR HANDLE: DIRECTION:	DRW HANDLE: LOCATION:
CT P.O.#	GLASS P.O.#	DIAMETER:	
HINGE TYPE:		CABINET LIGHTING TYPE:	

LAUNDRY

MOUNTING HEIGHT: 95 1/2"



LAUNDRY ELEV.



TH-06



QUALITY TOPS &
KITCHENS

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CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

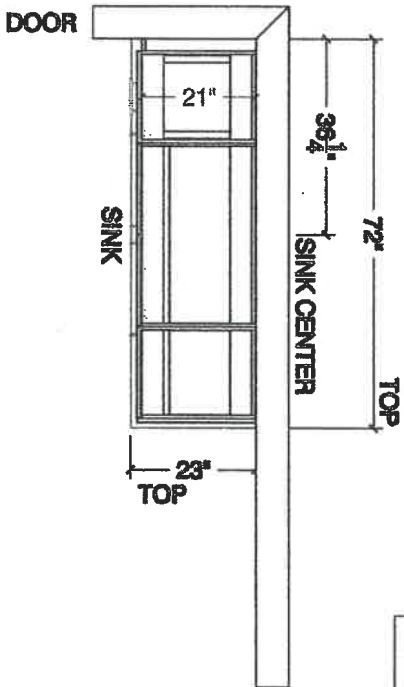
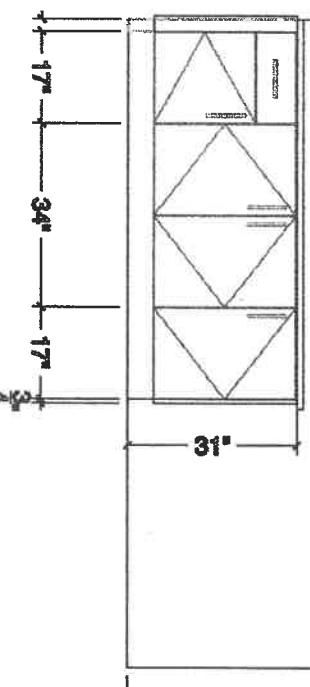
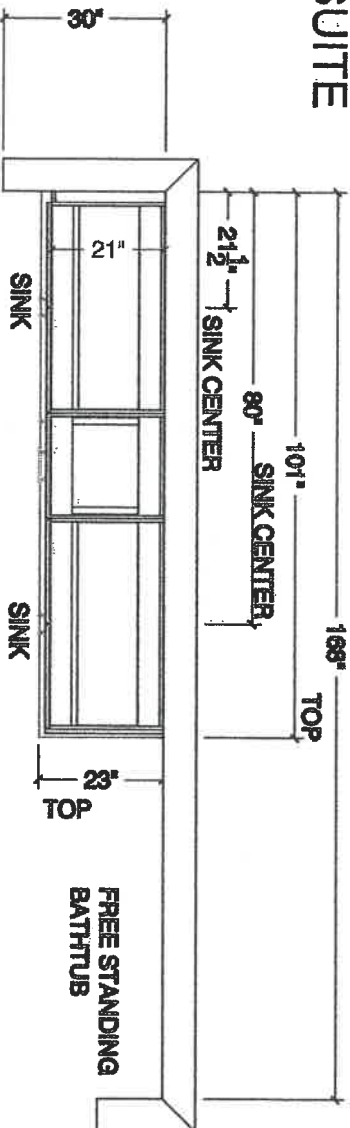
JOB NAME

DATE: JAN 06, 2020

ROOM: VANITIES

TH-06

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.#	CABINET LIGHTING TYPE:		DIAMETER:			
HINGE TYPE:				MOUNTING HEIGHT:			
MAIN BATH							
							
MAIN BATH ELEV.							
							
ENSUITE							
							
ENSUITE ELEV							

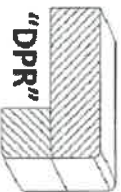
2-11-20

THE
GALLERY
BY ZANCOR

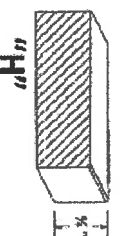
Stone Countertop Edge Profiles

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

Standard Countertop
Edge in Kitchen

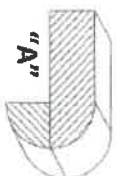
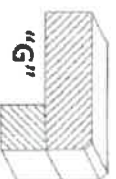
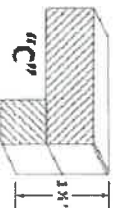


Standard Countertop
Edge in Vanity

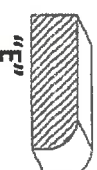
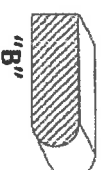
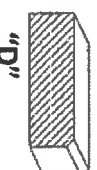


Option 1 – Countertop Edges

Optional Edge in
Kitchen - \$250

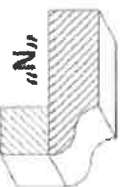
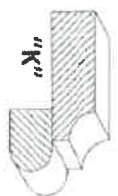
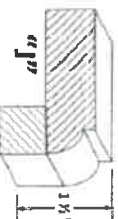
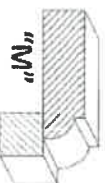
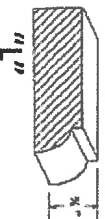


Optional Edge in
Vanity - \$125

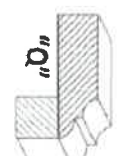
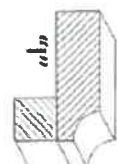
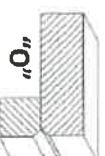
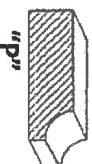


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Optional 2 Edge in
Vanity – Custom \$\$



DATE Jan 30/2020

SITE 6110

LOT 2-11

Homeowner(s) Initials [Signature]

ZANCOR

221 North Rivermade 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 on to 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

SITE

LOT

ZANCOR

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	<input type="checkbox"/> Built-In	<input type="checkbox"/> Flush Inset
	<input type="checkbox"/> Paneled / Integrated	<input 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 type="checkbox"/> Gas	**Countertop Cut-out charge required for cooktop
	<input type="checkbox"/> Induction	

HOOD FAN & VENT	<input type="checkbox"/> Under Cabinet (Standard)	<input checked="" 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	Jan 30/2020	SITE	King	LOT	2-11
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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

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