

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2020-08-21 / 3:43 PM / Page 1 of 1

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

WASAGA
136-1
SUNSHINE TH-02 (A) w/LOFT
TEJINDER & PARMJEET JHITA
905-846-7284



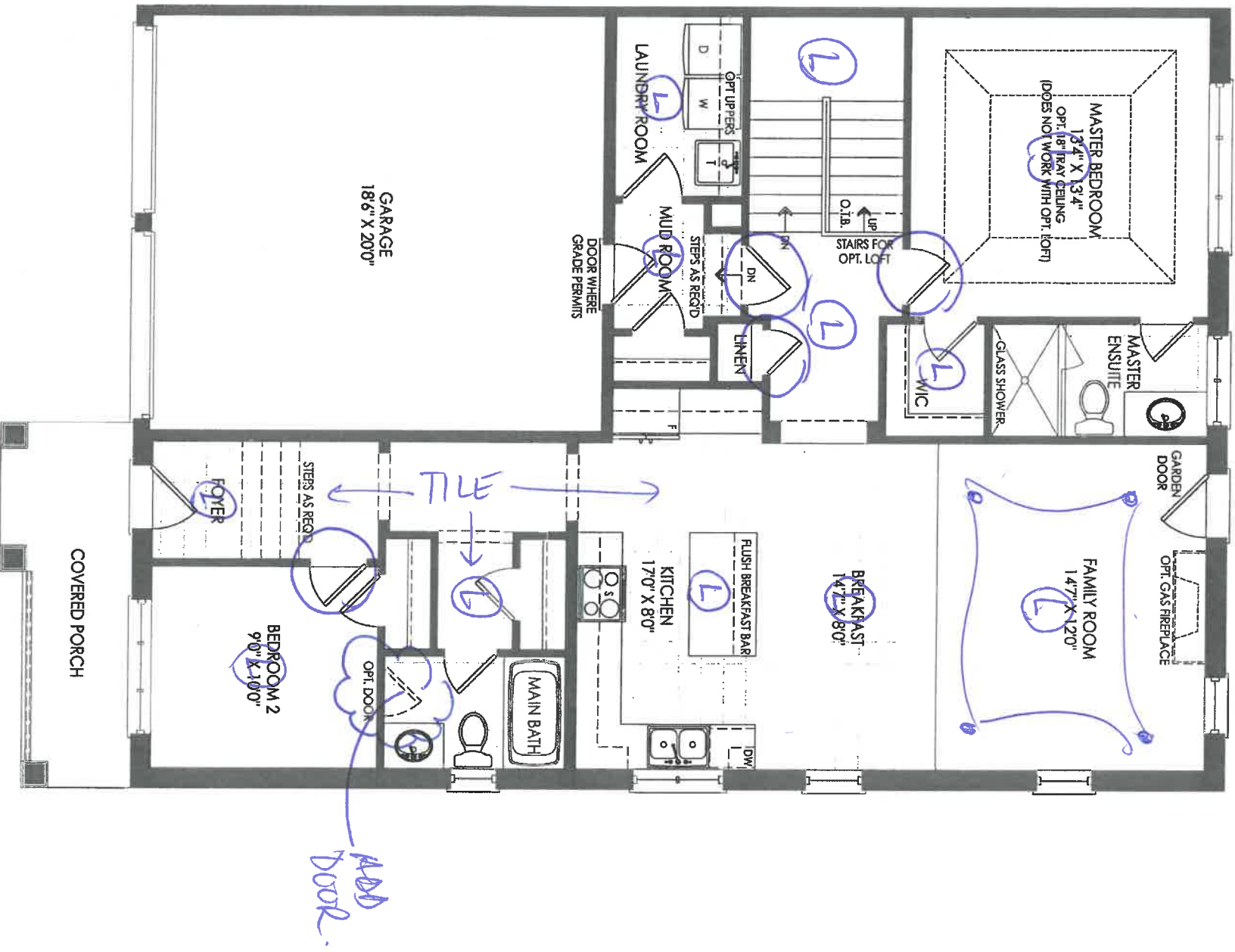
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
OPTIONAL LOFT AS PER CONSTRUCTION RELEASE		
#1 KITCHEN - EXTEND CABINETS TO 39-1/2" ✓	AUGUST 20 2020	
#2 KITCHEN - UPGRADE 1 CABINETS ✓	AUGUST 20 2020	
#3 KITCHEN -MATCHING VALANCE IN KITCHEN ✓	AUGUST 20 2020	
#4 CARPET - UPGRADE 1 CARPET IN LOFT HALL AND BEDROOMS AND BASEMENT ✓	AUGUST 20 2020	
#5 CARPET - UPGRADE UNDERPAD (1) TO LOFT AND BASEMENT ✓	AUGUST 20 2020	
#6 LAMINATE UPGRADE COLOUR ON MAIN FLOOR ✓	AUGUST 20 2020	
#7 ELECTRICAL - POTLIGHTS (4) IN GREAT ROOM **STD LIGHT REMAINS ✓	AUGUST 20 2020	
#8 N/A		
#9 3 PCE ROUGH IN IN BASEMENT ✓	AUGUST 20 2020	
#10 ADD STANDARD DOOR FROM BEDROOM 2 TO MAIN BATH ✓	AUGUST 20 2020	
#11 RAILINGS - UPGRADE TO 2 RINGS (NO FLUTES) POSTS ✓	AUGUST 20 2020	
#12 STAIN STAIRS TO MATCH FLOORING AS CLOSE AS POSSIBLE (2 FLIGHTS) ✓	AUGUST 20 2020	
#13 8 FOOT INTERIOR DOORS (x4) ✓	AUGUST 20 2020	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	MOSAIC MAPLE - TIMBER GREY (1)	H800BC	5003-38		
Island	MOSAIC MAPLE - TIMBER GREY (1)	H800BC	5003-38		
Master Ensuite	SIERRA PVC - WHITE	H800BC	8830-58		
Main Bath	SIERRA PVC - WHITE	H800BC	5003-38		
Loft Bath	SIERRA PVC - WHITE	H800BC	8830-58		
Laundry	N/A				
TILES					
Main Foyer	ALLURE GREY MATTE 12 X 24 **BRICK				
Main hall	ALLURE GREY MATTE 12 X 24 **BRICK				
Mud Room	ALLURE GREY MATTE 12 X 24 *BRICK				
Kitchen	ALLURE GREY MATTE 12 X 24 *BRICK				
Breakfast	ALLURE GREY MATTE 12 X 24 *BRICK				
Kitchen Bk.Splash	N/A				
Laundry	ALLURE GREY MATTE 12 X 24 *BRICK				
Mstr Ensuite Floor	NEW BYZANTINE ASSURO 12 X 24 **BRICK				
Mstr Ensuite Shower WALL	UNIWALL WHITE 8 X 10				
Master Shower Floor	WHITE 2 X 2				
Master Shower JAMB	BIANCO CARRARA				
Main Bath floor	ALLURE GREY MATTE 12 X 24 *BRICK				
Main Bath Tub Wall	UNIWALL WHITE 8 X 10				
Loft bath floor	NEW BYZANTINE ASSURO 12 X 24 **BRICK				
Loft bath tub wall	UNIWALL WHITE 8 X 10				
HARDWOOD / CARPET					
Kitchen		TILE			
Breakfast		TILE			
Family Room	LAMINATE - TORLYS FJORD - 4-7/8" NORD OAK				
Master Bedroom	LAMINATE - TORLYS FJORD - 4-7/8" NORD OAK				
Bedroom 2	LAMINATE - TORLYS FJORD - 4-7/8" NORD OAK				
Bedroom 3 (loft)	CARPET - LANDSLIDE COLOUR CINDER FOX w/UPGRADED UNDERPAD				
Bedroom 4 (loft)	CARPET - LANDSLIDE COLOUR CINDER FOX w/UPGRADED UNDERPAD				
Loft Hall	CARPET - LANDSLIDE COLOUR CINDER FOX w/UPGRADED UNDERPAD				
Basement Rec	CARPET - LANDSLIDE COLOUR CINDER FOX w/UPGRADED UNDERPAD				
FIREPLACES					
LOCATION	N/A	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			SITE & LOT		
FOR TRADE USE			WASAGA	136-1	
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.					
			Purchaser Initial	Vendor	

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:		STAIN STAIRS TO MATCH FLOORING AS CLOSE AS POSSIBLE	
Main to Loft & Basement Pickets:		STANDARD METAL - SINGLE COLLAR WITH ALT. PLAIN ✓	
Main to Loft & Basement Railings:		STANDARD OVAL HANDRAIL w/UPGRADED POST TO 2 RINGS (NO FLUTES) ✓	
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	
Master Ensuite	STANDARD	STANDARD	
Main Bath	STANDARD	STANDARD	
Loft 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 Vendors's selection must be accepted by the purchaser			TSJ
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			TSJ
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			TSJ
SITE:	WASAGA LOT: 136-1		AUGUST 20 2020
PURCHASER(S):	TEJINDER & PARMJIT JHITA		
HOME #/CELL #	905-846-7284		
EMAIL:			
DÉCOR NOTES			
FOR TRADE USE		Purchaser Signature Date	
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.		DÉcor Consultant Signature Date	
ZANCOR HOMES		Vendor Signature Date	
*** PAGE 2 OF 2 ***			

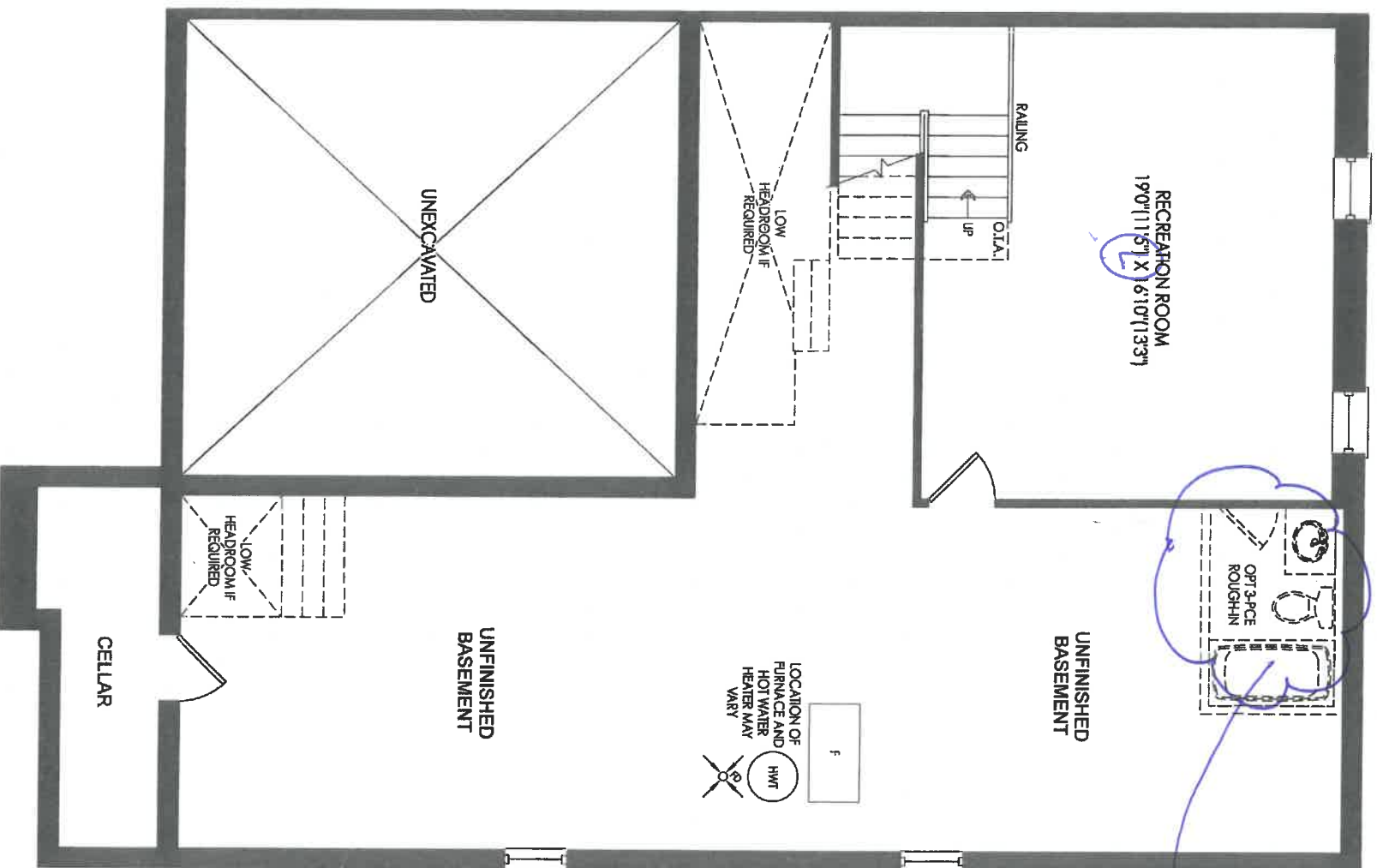


END CONDITION GROUND FLOOR EL. A

THE SUNSHINE TH-02

136-1

155. 25. 25.



END CONDITION BASEMENT EL. A & B

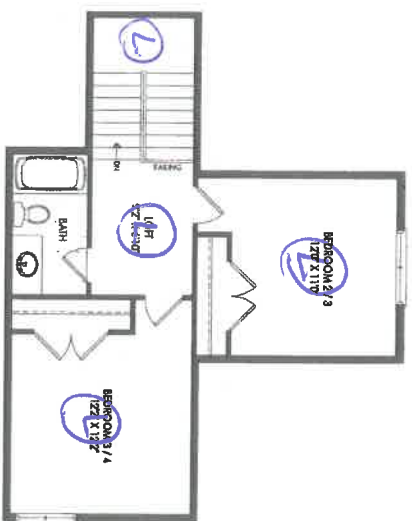
155.
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136-1

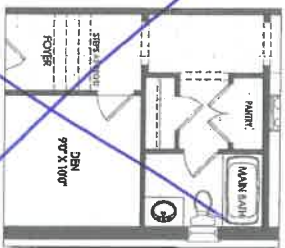
THE SUNSHINE TH-02



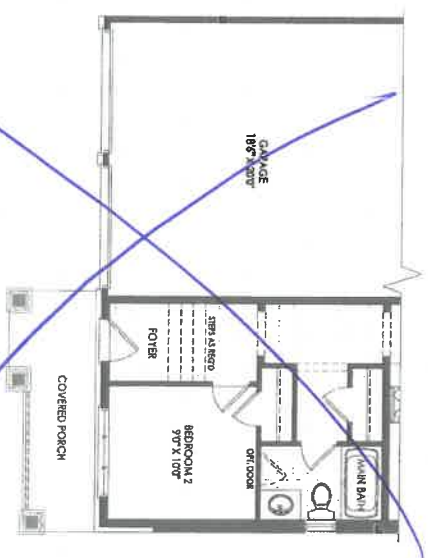
OTHER PARTIALS AND PLANS



END CONDITION OPT. LOFT EL. A & B



END CONDITION PARTIAL OPT. GROUND FLOOR EL. A & B



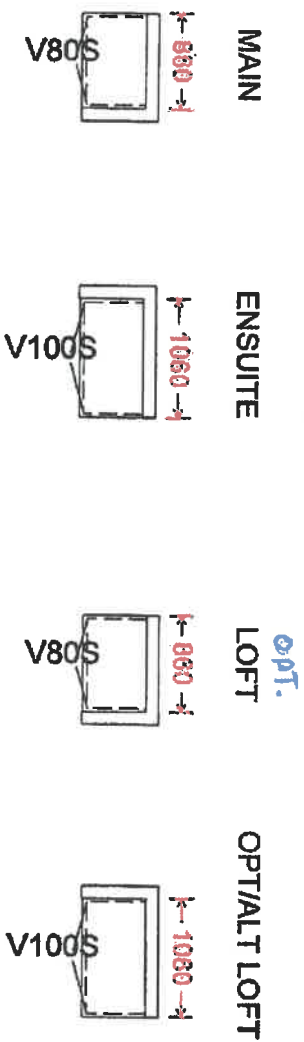
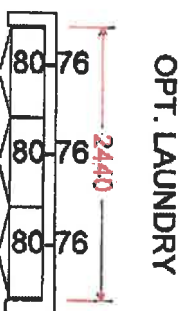
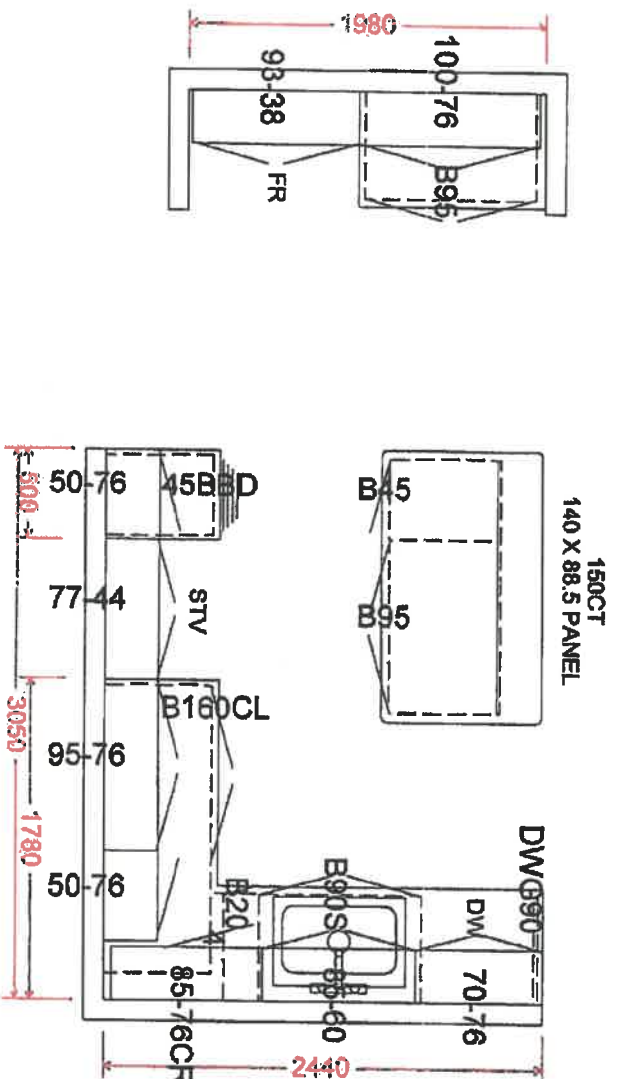
END CONDITION PARTIAL GROUND FLOOR EL. B

TSF
et

THE SUNSHINE TH-02

136-1

NEW IMAGE KITCHENS INC			
Scale:	As shown	Drawn by:	WJG
Date:	22/07/17	Revised:	
ZANCOR HOMES		Drawing number:	
TH-2 WASAGA		The Sample	



— Upgrade 4 in Kitchen
— Valance to match.

TSS.
EF

136-1

THE
GALLERY
BY ZANCOR

RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

HOMEOWNERS:

DATE:

136-1 Wassaiga
Jnfa
Aug 20/2020

Brick installation requires an additional charge and will be included on the extras if selected

Large tiles installation for floor and wall) – ¼ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed on a ½ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the ½ brick installation that has been recommended.

Locations:

All floor tiles

Please understand, even in using this ½ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

Homeowner(s) Initial

ZSF. JH

Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.

Locations:

Homeowner(s) Initial

ZANCOR

THE
GALLERY
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 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 ☐ Induction **Countertop Cut-out charge required for cooktop

HOOD FAN &

☒ Under Cabinet (Standard) ☒ 6 Inch (Standard)

☐ Chimney (centre vent) ☐ 8 Inch

☐ Insert / Liner ☐ 10 Inch

WALL OVEN &

☐ Single Oven ☐ Warming Drawer

☐ Double Oven ☐ Over the Range Microwave

MICRO

☐ Steam Oven ☐ 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, 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

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE: 136-1. WADAGA
HOMEOWNERS: HITE
DATE: Aug 20 2020

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:

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.

TSJ. [Signature]
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

ZANCOR