

CONSTRUCTION SUMMARY OF EXTRAS
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Site: WASAGA
Lot: 136-4
Model: THE WAVE TH-04 (A)
Purchaser: WENDY LOUISE SOUTHGATE
Phone/Email: 647-272-0253



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
#1 (AS DISCUSSED WITH MP) **3 PCE ROUGH IN	SEPT 3 2020	
#2 INSULATE GARAGE WALL ON REMAINING SIDE WALLS	SEPT 3 2020	
#3 ELECTRICAL - DEN - ADD 2 CAPPED CEILING BOXES ON EXISTING SWITCH	SEPT 3 2020	
#4 ELECTRICAL - GREAT ROOM - 3 CAPPED CEILING BOXES ON SEPRATE SWITCH, STD REMAINS **SEE LOCATION ON SKETCH	SEPT 3 2020	
#5 ELECTRICAL - KITCHEN - (1) CAPPED BOX ON SEPARATE SWITCH ABOVE SINK; MOVE STANDARD KITCHEN LIGHT OVER ISLAND, TO ONE SIDE **SEE SKETCH; (2) CAPPED BOXES WITH A SEPARATE SWITCH **SEE SKETCH	SEPT 3 2020	
#6 ELECTRICAL - MASTER BATH - MOVE EXISTING LIGHT OVER ONE SINK AND ADD A SECOND CAPPED BOX OVER SECOND SINK ON SAME SWITCH	SEPT 3 2020	
#7 ELECTRICAL - ROUGHIN ONLY FOR FUTURE UNDER CABINET LIGHTING BY PURCHASER	SEPT 3 2020	
#8 RAILINGS - UPGRADE TO SQUARE OAK POSTS WITH REVEAL	SEPT 3 2020	
#9 RAILINGS - UPGRADE TO SQUARE OAK HANDRAIL	SEPT 3 2020	
#10 KITCHEN - EXTENDED UPPERS TO 39-1/2"	SEPT 3 2020	
#11 KITCHEN - DRAWER ABOVE CUPBOARD IN ISLAND	SEPT 3 2020	
#12 KITCHEN - POT DRAWERS (1 SMALL, 2 BIG) IN ISLAND	SEPT 3 2020	
#13 KITCHEN - ADD BANK OF DRAWERS TO OTHER SIDE OF STOVE	SEPT 3 2020	
#14 KITCHEN - TWO TONE **ISLAND A DIFFERENT COLOUR	SEPT 3 2020	
#15 LAMINATE - UPGRADE COLOUR ON MAIN FLOOR	SEPT 3 2020	
#16 STAIRS TO REMAIN UNFINISHED **WAIVER SIGNED	SEPT 3 2020	
#17 MASTER ENSUITE - UPGRADE 1 DRAWER ON TOP OF CENTRE CABINET (BLUE)	SEPT 3 2020	
#18 MAIN BATH - UPGRADE ONE DRAWER ON TOP OF LEFT SIDE CABINET (BLUE)	SEPT 3 2020	

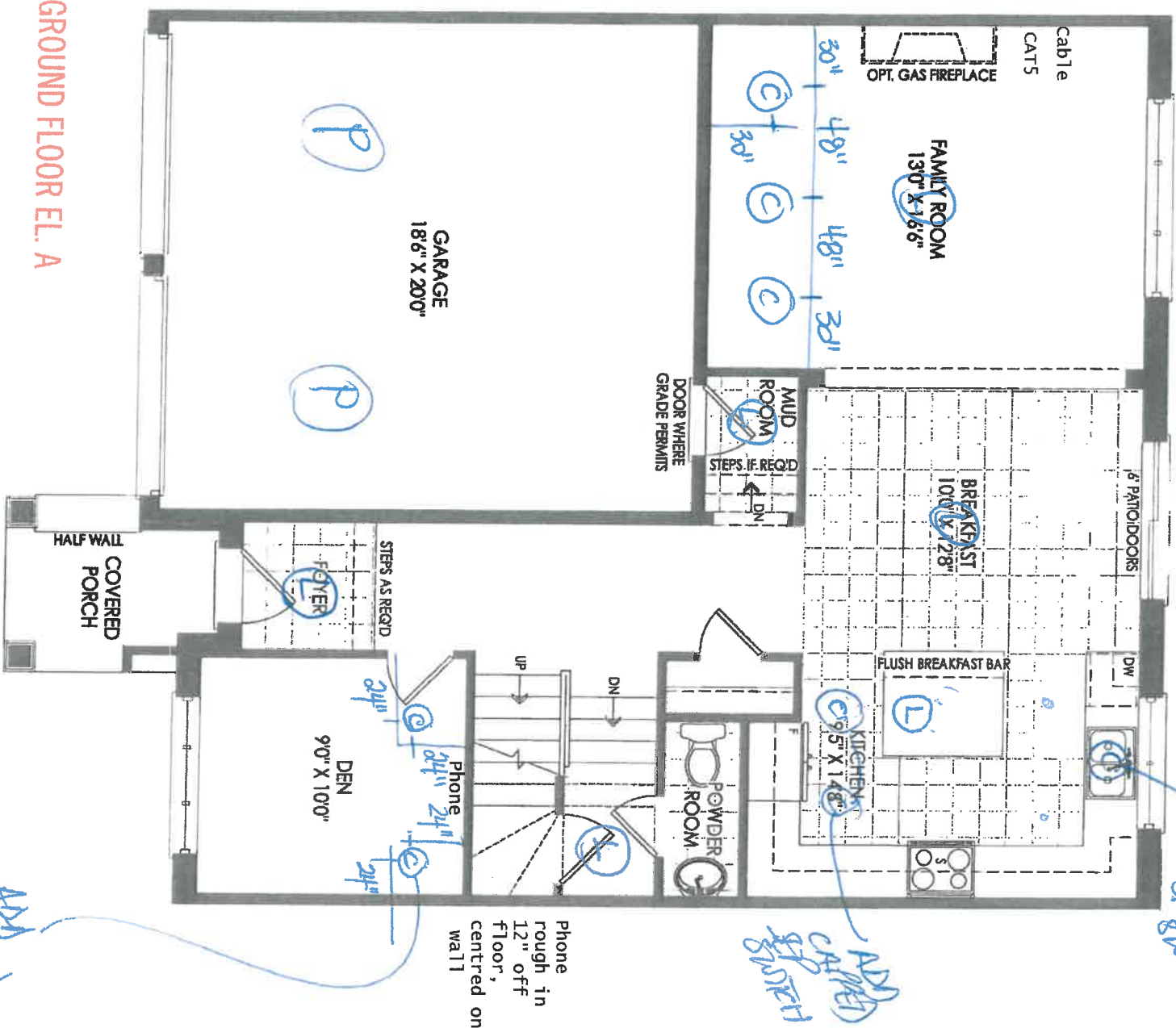
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SIRRA PVC - WHITE	H800BC	4925K-07	
Island	SIERRA MDF - FOG GREY (BLUE)	H800BC	4925K-07	
Powder Room	N/A			
Master Ensuite	SLAB MDF - FOG GREY (BLUE)	H800BC	4925K-07	
MAIN BATH	SLAB MDF - FOG GREY (BLUE)	H800BC	4925K-07	
TILES				
Main Foyer	NEW BYZANTINE ASSURO 12 X 24 *BRICK			
Powder Room	NEW BYZANTINE ASSURO 12 X 24 *BRICK			
Mud Room	NEW BYZANTINE ASSURO 12 X 24 *BRICK			
Kitchen	NEW BYZANTINE ASSURO 12 X 24 *BRICK			
Breakfast	NEW BYZANTINE ASSURO 12 X 24 *BRICK			
Kitchen Bk.Splash	N/A			
Laundry	NEW BYZANTINE ASSURO 12 X 24 *BRICK			
Mstr Ensuite Floor	NEW BYZANTINE ASSURO 12 X 24 *BRICK			
Mstr Ensuite Shower WALL	CINQ GREY 8 X 10 **HORIZONTAL INSTALL			
Master Shower Floor	WHITE 2 X 2			
Master Shower JAMB	BIANCO CARRARA			
Main Bath Floor	NEW BYZANTINE ASSURO 12 X 24 *BRICK			
Main Bath tub wall	CINQ GREY 8 X 10 **HORIZONTAL INSTALL			
HARDWOOD / CARPET				
KITCHEN	TILE			
Breakfast	TILE			
Family Room	LAMINATE - TORLYS FJORD - COLOUR NORDIC OAK 4-7/8			
Main hall	LAMINATE - TORLYS FJORD - COLOUR NORDIC OAK 4-7/8			
Den	LAMINATE - TORLYS FJORD - COLOUR NORDIC OAK 4-7/8			
Upper Hall	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
FIREPLACES				
LOCATION	NO	MANTLE	NO	
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			WASAGA	136-4
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.				
			DS [Signature]	[Signature]
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIRS TO REMAIN UNFINISHED **W/ WAIVER SIGNED		
Main to 2nd Railing PICKETS:	STANDARD METAL - BLACK - SINGLE COLLAR WITH ALT. PLAIN		
Main to 2nd Railing HANDRAIL/POSTS:	UPGRADE - SQUARE OAK POST w/REVEAL & SQUARE OAK HANDRAIL		
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		
Island	STANDARD		
Powder room	STANDARD		
Master Ensuite	STANDARD		
Main Bath	STANDARD		
Laundry	STANDARD		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'			
	UPG (SEE PES)	YES / NO	Package Name:
GAS LINE TO STOVE	NO	DECLINED	NOTES
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: 136-4	
PURCHASER(S):	WENDY LOUISE SOUTHGATE		
HOME #/CELL #	647-272-0253		
EMAIL:			
DÉCOR NOTES		Purchaser Signature	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.		Décor Consultant Signature	Date
ZANCOR HOMES		Vendor Signature	Date

CATS and cable 12" off the floor, 4' south of back/outside wall



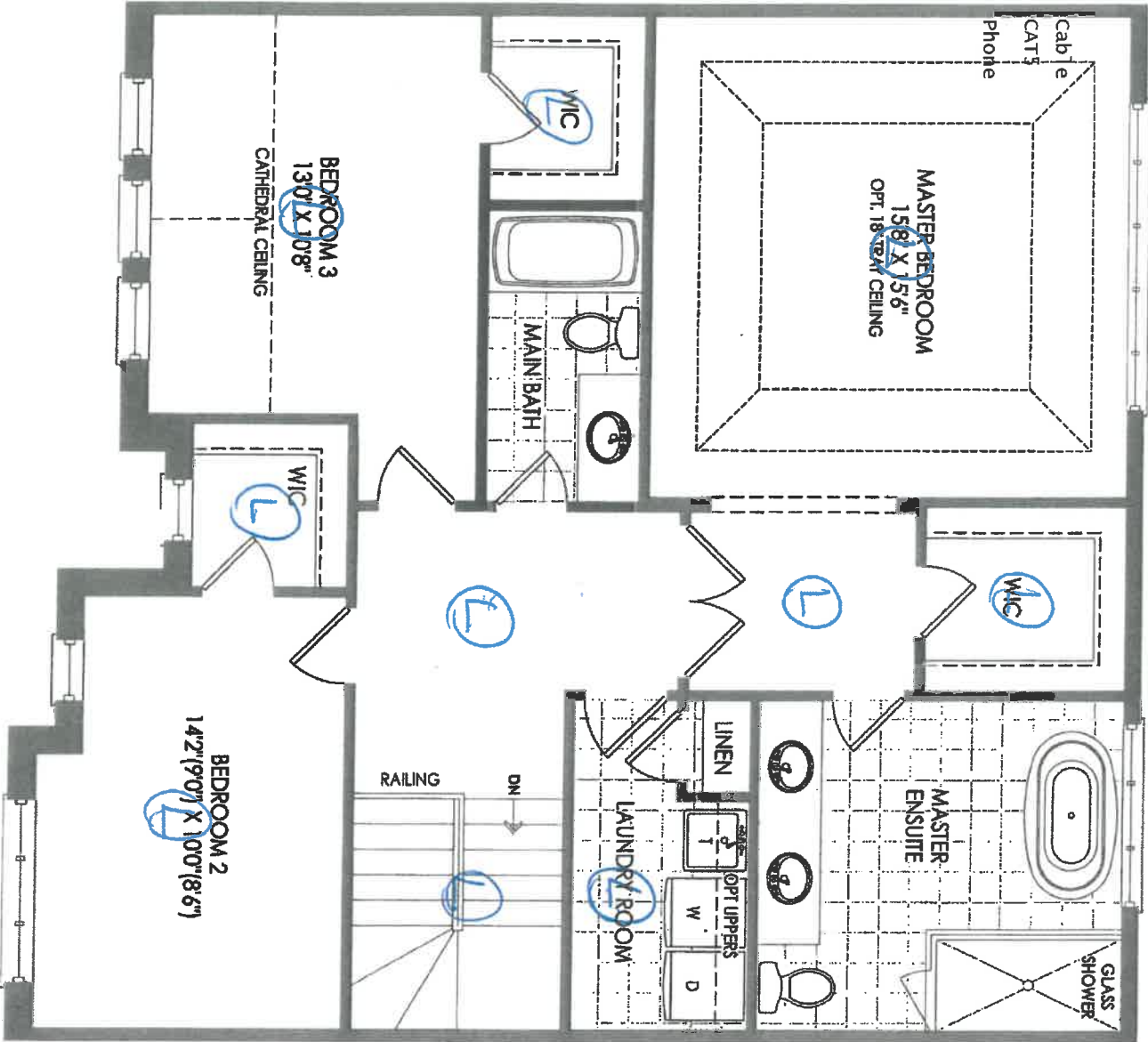
GROUND FLOOR EL. A



THE WAVE TH-04

136-4

CAT5, Phone and
Cable 12" off the
floor, 4' South of
back/outside wall

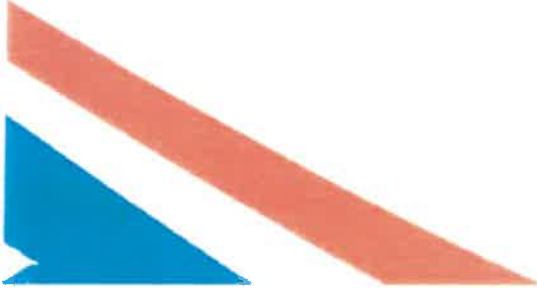


SECOND FLOOR EL. A

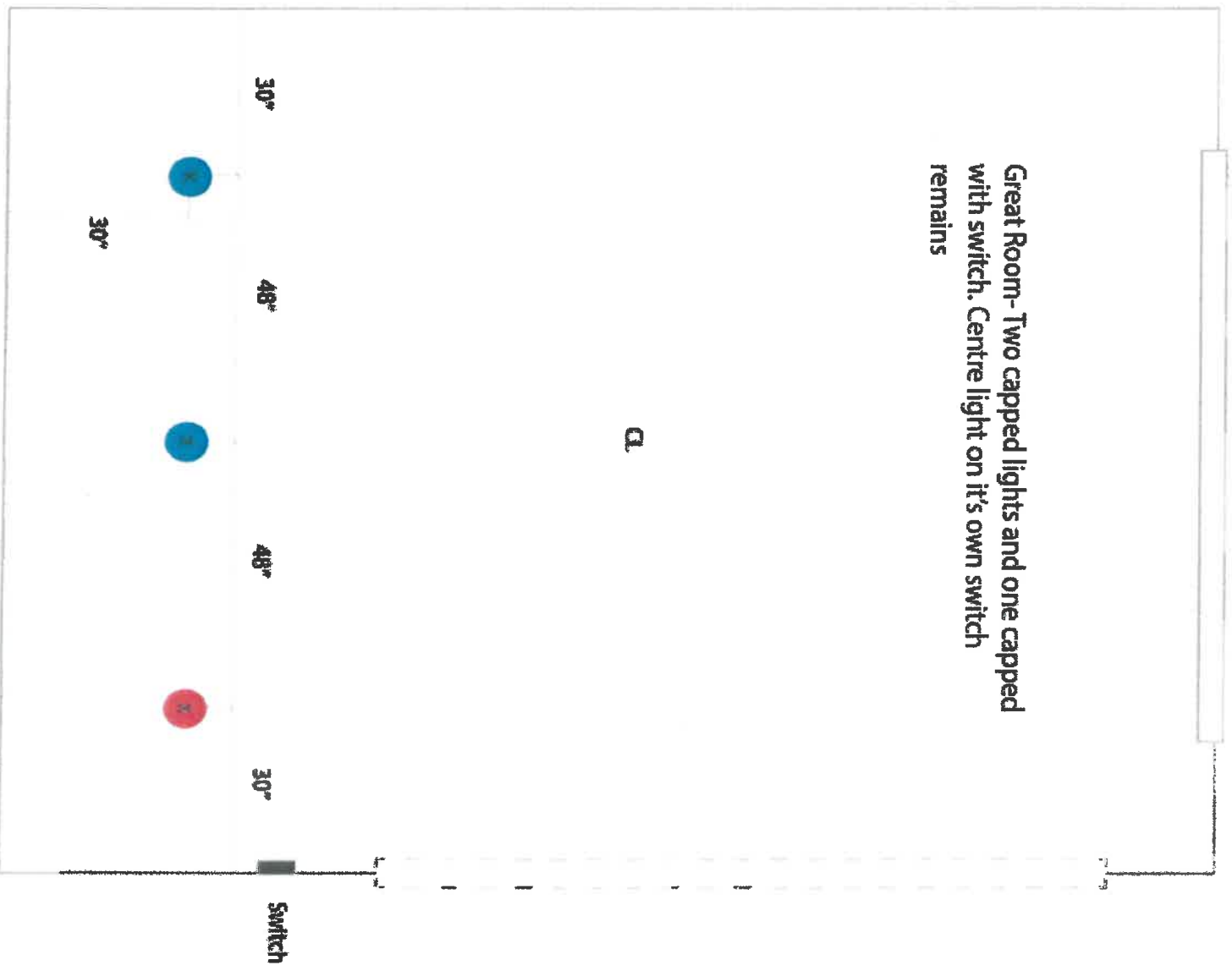


THE WAVE TH-04

136-4



Great Room- Two capped lights and one capped with switch. Centre light on it's own switch remains

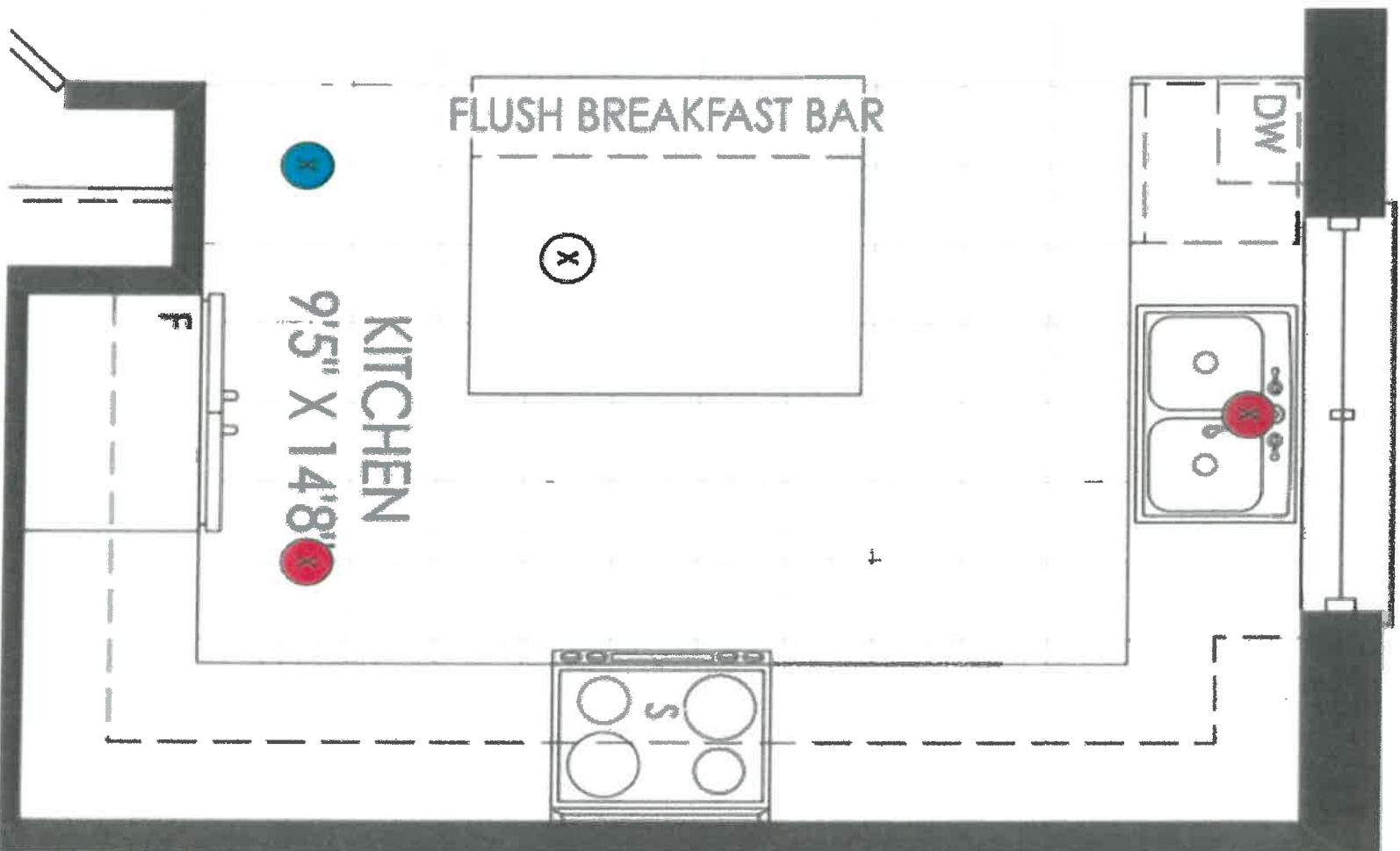


Electrical in Great Room

136-4

* If possible

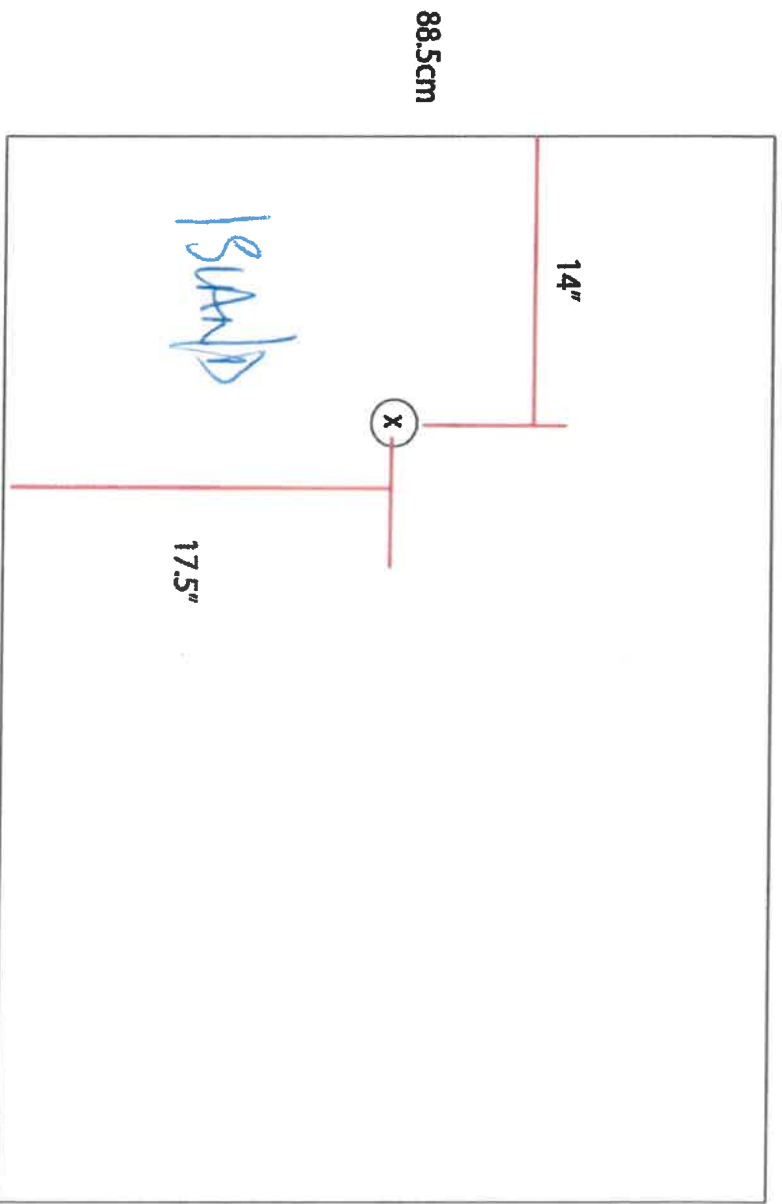
Kitchen-Sink capped with it's own switch. Two lights capped with one switch



136-4
Electrical in kitchen
* If Possible

Kitchen Island Lighting
Install 14" from side of island and
centred in the other direction on its
own switch

135cm



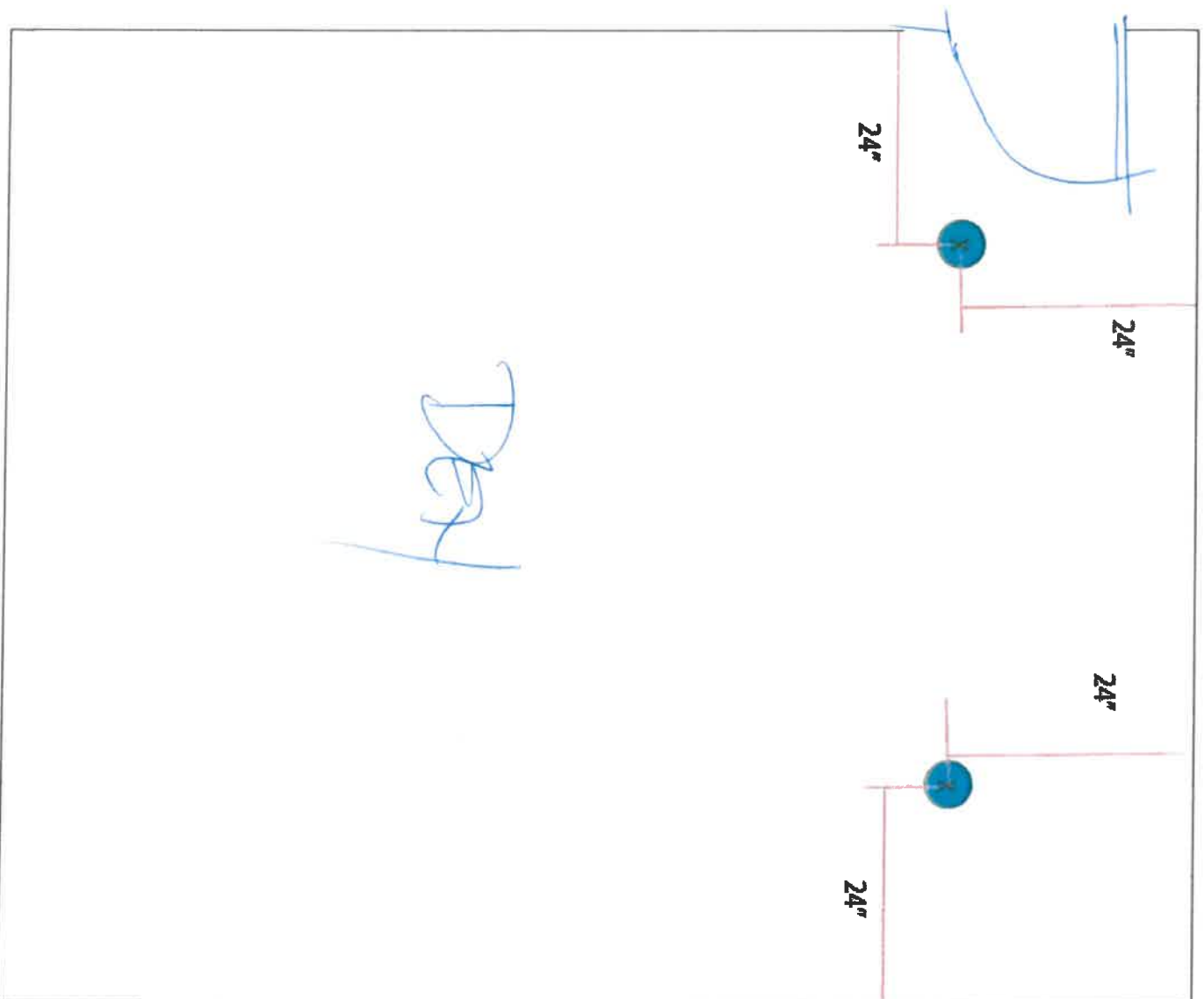
136-4

Electrical @ Island



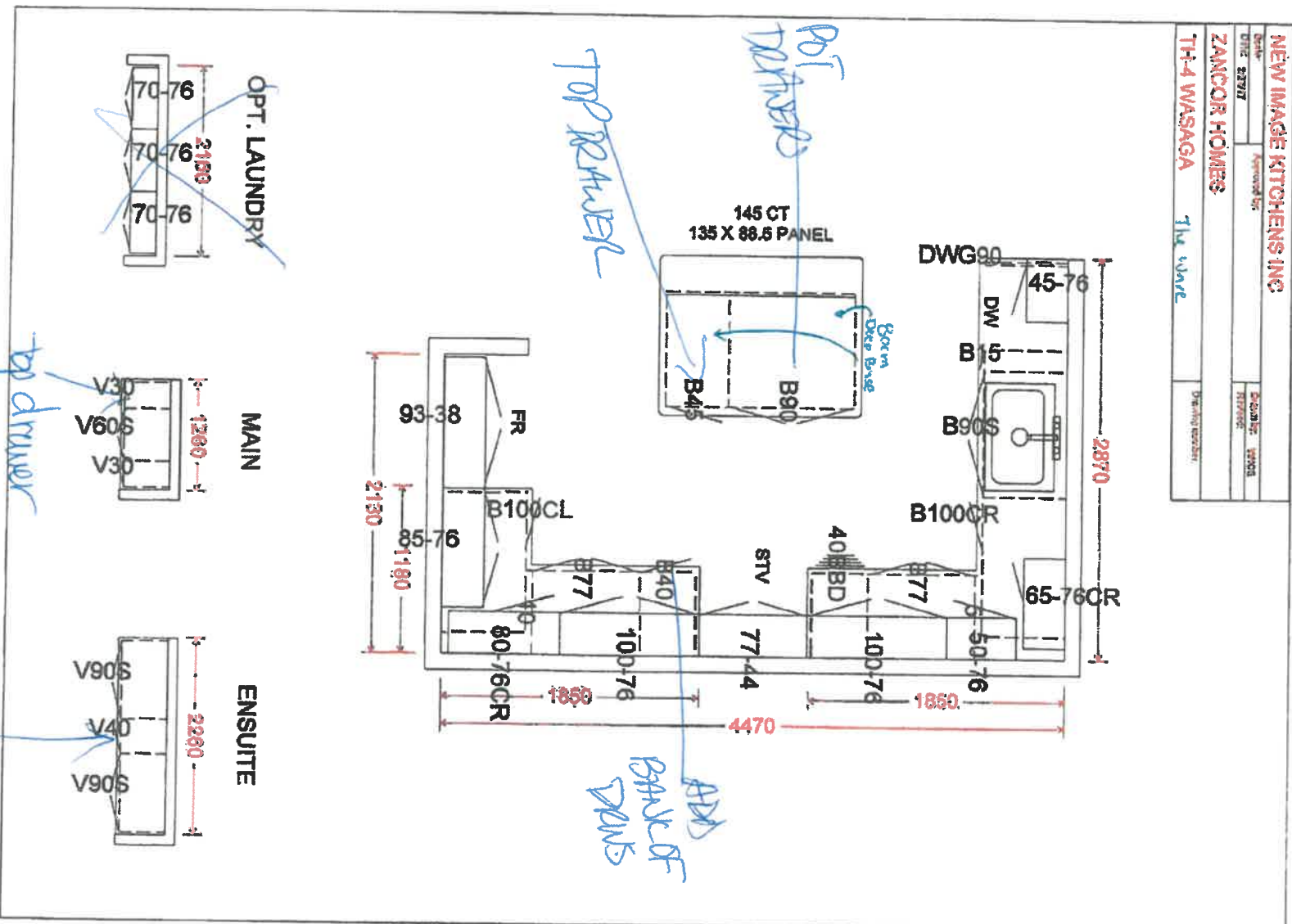
* If possible

DEN - Capped lights on existing switch, 24" in from both sides



136-4
Electrical
* If possible

NEW IMAGE KITCHENS INC.			
Drawn:	Approved by:	Customer:	Reference:
DATE: 22/07		TH4 WASAGA	
ZANCOX HOMES		Drawing number:	
TH4 WASAGA		The above	



186-4

THE
GALLERY
BY ZANCOR

RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

HOMEOWNERS:

DATE:

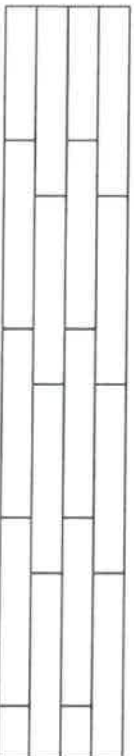
Wasaga 136-y
Southgate
136-04

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

Large tiles installation for floor and wall – ½ 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 avoidlippage. Attached with this letter, you will find a layout of the ½ brick installation that has been recommended.



Locations:

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

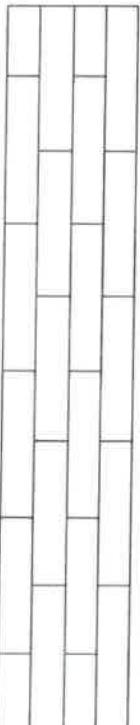
Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

NA

Homeowner(s) Initial

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:

DS
Homeowner(s) Initial

ZANCOR

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

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 changes 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:

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 ^{DS}
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 checked="" type="checkbox"/> 36"	<input checked="" type="checkbox"/> Cooktop (Apron front)
<input checked="" 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 Aug 18 / 2020

SITE Wayne

LOT 136-4

** 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 absorbercy 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 Aug 18 / 2020

SITE Woods

LOT 136-4

ZANCOR

THE
GALLERY
BY ZANCOR

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE: Wadaga 136-4
HOMEOWNERS: Southgate
DATE: Aug 18/2020

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: 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.

X  Homeowner(s) Initial

ZANCOR