

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-09-10 / 3:07 PM / Page 1 of 1

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

WASAGA   
142-4   
SAND TH-06 (A)   
ROBERT & BARBARA RIDLER   
705-606-2788



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	ELECTRICAL - ADD PLUG IN FRONT STORAGE ROOM	SEPTEMBER 3 2020
#2	ELECTRICAL - ADD CAPPED LIGHT ABOVE ISLAND ALONG WITH STANDARD	SEPTEMBER 3 2020
#3	ELECTRICAL - PLUG ABOVE FLOOR IN GREAT ROOM APPROX 5'5" **STANDARD CABLE ROUGHIN TO BE LOCATED HERE	SEPTEMBER 3 2020
#4	ELECTRICAL - ADD PLUG AT EACH END OF ISLAND	SEPTEMBER 3 2020
#5	CABLE ROUGHIN IN BASEMENT - SEE SKETCH FOR LOCATION	SEPTEMBER 3 2020
#6	ELECTRICAL - 3 POTLIGHTS IN KITCHEN	SEPTEMBER 3 2020
#7	KITCHEN - INTERIOR PULLOUTS (X2) IN ISLAND	SEPTEMBER 3 2020
#8	KITCHEN - POTS & PANS DRAWERS IN ISLAND AND BESIDE STOVE **RELOCATE THE STANDARD BANK OF DRAWERS TO BE ISLAND	SEPTEMBER 3 2020
#9	KITCHEN - MATCHING CROWN MOULDING	SEPTEMBER 3 2020
#10	KITCHEN BACKSPLASH - UPGRADE 2 **N/C AS PER DD DUE TO HOUSE DIRECTION	SEPTEMBER 3 2020
#11	KITCHEN - BASE PIE CORNER CABINET	SEPTEMBER 3 2020
#12	KITCHEN - FRIDGE ENCLOSURE (DEEP UPPERS)	SEPTEMBER 3 2020
#13	KITCHEN - ADJUST CABINETS ABOVE STOVE AND ADD PLUG FOR MICROWAVE	SEPTEMBER 3 2020
#14	KITCHEN - STANDARD HEIGHT CABINETS	SEPTEMBER 3 2020
#15	KITCHEN - MATCHING VALANCE	SEPTEMBER 3 2020
#16	WATERLINE TO FRIDGE	SEPTEMBER 3 2020
#17	ELECTRICAL - ADD LED STRIP LIGHTING IN KITCHEN	SEPTEMBER 3 2020
#18	KITCHEN COUNTERTOP - DELETE LIP AT BACK OF TOP	SEPTEMBER 3 2020
#19	HARDWOOD - UPGRADE 1 MAIN FLOOR STANDARD AREAS	SEPTEMBER 3 2020
#20	STAIN STAIRS TO MATCH LAMIMATE AS CLOSE TO THE GREY AS POSSIBLE	SEPTEMBER 3 2020
#21	MASTER ENSUITE - VANITY TO B RAISED TO 36 INCHES	SEPTEMBER 3 2020
#22	BASEMENT BATH - VANITY TO BE RAISED TO 36 INCHES	SEPTEMBER 3 2020
#23	ELECTRICAL - ADD PLUG ON WALL BESIDE FOYER CLOSET (ON THE GREAT ROOM SIDE AS CLOSE TO THE CORNER AS POSSIBLE) **SEE LOCATION FOR STANDARD PLUG ON GREAT ROOM WALL AS WELL.	SEPTEMBER 3 2020
#24	LAUNDRY ROOM - SINK BASE CABINET	SEPTEMBER 3 2020
#25	COMPLETE AIR CONDITIONING UNIT (LENNOX 2 TON)	SEPTEMBER 3 2020
#26	SMART-TECH - ADD CABLE ROUGH-IN IN BASEMENT BEDROOM 2 *STANDARD HEIGHT	SEPTEMBER 3 2020

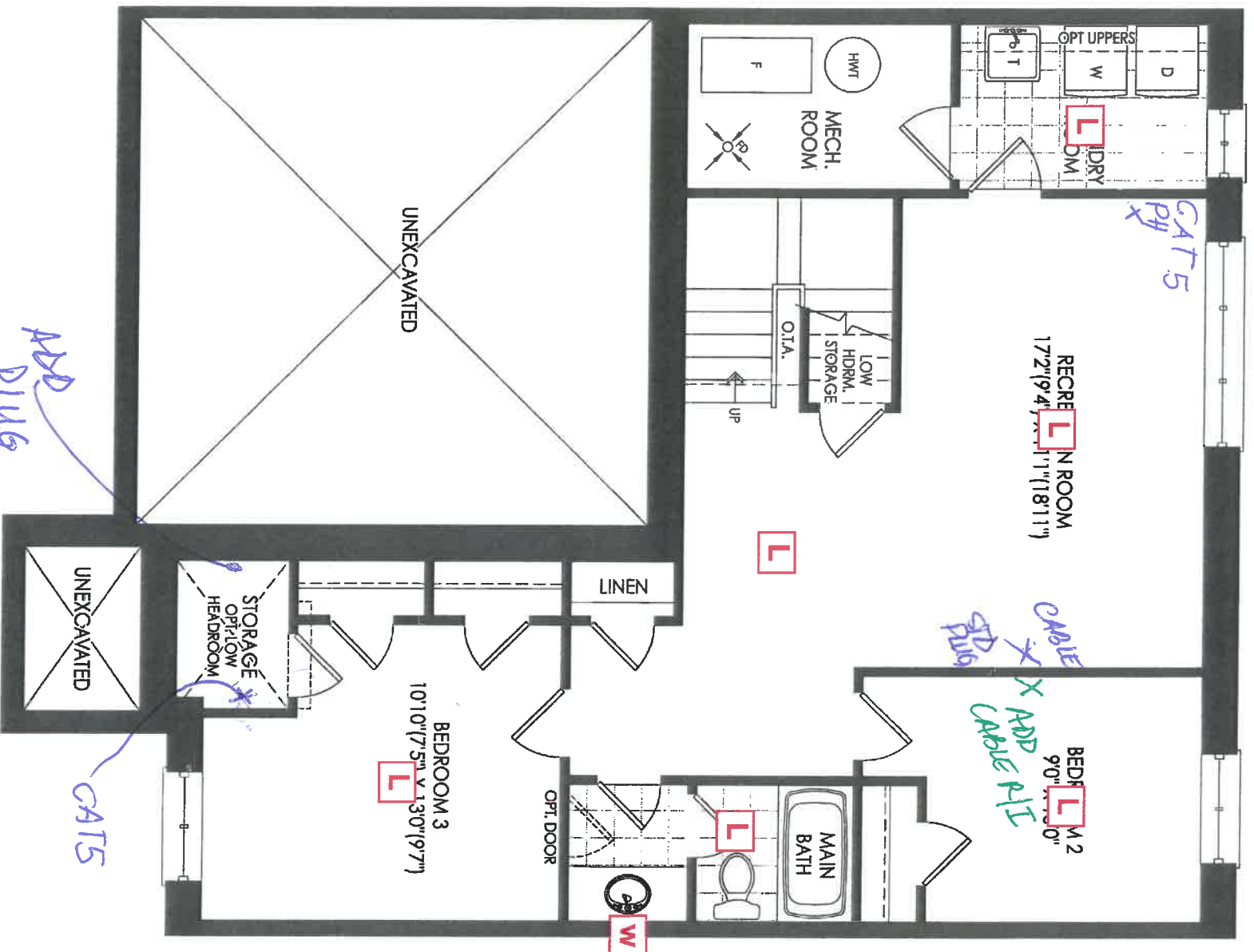
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SIERRA PVC - WHITE ✓	H500P ✓	4998K-22 ANDORRA SHADOW ✓	
Island	SIERRA PVC - WHITE ✓	H500P ✓	4998K-22 ANDORRA SHADOW ✓	
Powder Room	PEDESTAL			
Master Ensuite	SIERRA PVC - WHITE ✓	H500P ✓	3690-58 BASALT SLATE ✓	
Basement Bath	SIERRA PVC - WHITE ✓	H500P ✓	3690-58 BASALT SLATE ✓	
Laundry	SIERRA PVC - WHITE ✓	H500P ✓	3690-58 BASALT SLATE ✓	
TILES				
Main Foyer		LOFT ASH 12 X 24 ** BRICK ✓		
Powder Room		LOFT ASH 12 X 24 ** BRICK ✓		
Kitchen		LOFT ASH 12 X 24 ** BRICK ✓		
Breakfast		N/A		
Kitchen Bk.Splash	COLOURS & DIMENSIONS 4 X 16 BLACK BRIGHT *STACKED ✓			
Laundry		LOFT ASH 12 X 24 ** BRICK ✓		
Mstr Ensuite Floor		LOFT ASH 12 X 24 ** BRICK ✓		
Mstr Ensuite Shower WALL		CINQ BLACK 8 X 10 ✓		
Master Shower Floor		WHITE 2 X 2 ✓		
Master Shower JAMB		BIANCO CARRARA ✓		
Basement Bath Floor		LOFT ASH 12 X 24 ** BRICK ✓		
Basement bath wall		CINQ GREY 8 X 10 ✓		
HARDWOOD / CARPET				
TILE				
Kitchen				
Breakfast	HARDWOOD - MIRAGE 3-5/16 COLOUR GRAPHITE (CASHMERE) (1) ✓			
Family Room	HARDWOOD - MIRAGE 3-5/16 COLOUR GRAPHITE (CASHMERE) (1) ✓			
Master Bedroom	HARDWOOD - MIRAGE 3-5/16 COLOUR GRAPHITE (CASHMERE) (1) ✓			
Bedroom 2 (Basement)	CARPET - OPENING NIGHT - COLOUR T03 w/STANDARD UNDERPAD ✓			
Bedroom 3 (Basement)	CARPET - OPENING NIGHT - COLOUR T03 w/STANDARD UNDERPAD ✓			
BASEMENT REC ROOM	CARPET - OPENING NIGHT - COLOUR T03 w/STANDARD UNDERPAD ✓			
FIREPLACES				
LOCATION	N/A	MANTLE	N/A	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	DELETE IN MASTER & POWDER ONLY	Opt. Crown Moulding	NO	
Bathroom Accessories	DELETE	Location	NO	
Purchaser has reviewed the colour chart			SITE & LOT	
***FOR TRADE USE***			WASAGA	142-4
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 PRIOR to installation.				
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Main to Basement Railing Details:	STANDARD METAL - SINGLE COLLAR WITH ALT. PLAIN, OVAL HANDRAIL AND TURNED POST		
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		
Powder room	STANDARD		
Master Ensuite	STANDARD		
Basement Bath	STANDARD		
Laundry	STANDARD		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE TO STOVE	UPG (SEE PES) YES	DECLINED	NOTES
WATERLINE to Fridge	YES		
Hood Fan Venting SIZE	6 INCH		
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro	OTR YES		
ELECTRICAL for Gas Stove / Cooktop	YES		
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: 142-4	
PURCHASER(S):	ROBERT & BARBARA RIDLER		SEPT 1 2020
HOME #/CELL #	705-606-2788		SEPT 1 2020
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.			
ZANCOR HOMES		Décor Consultant Signature Date	Sept 4 / 2020
*** PAGE 2 OF 2 ***		Vendor Signature	Date





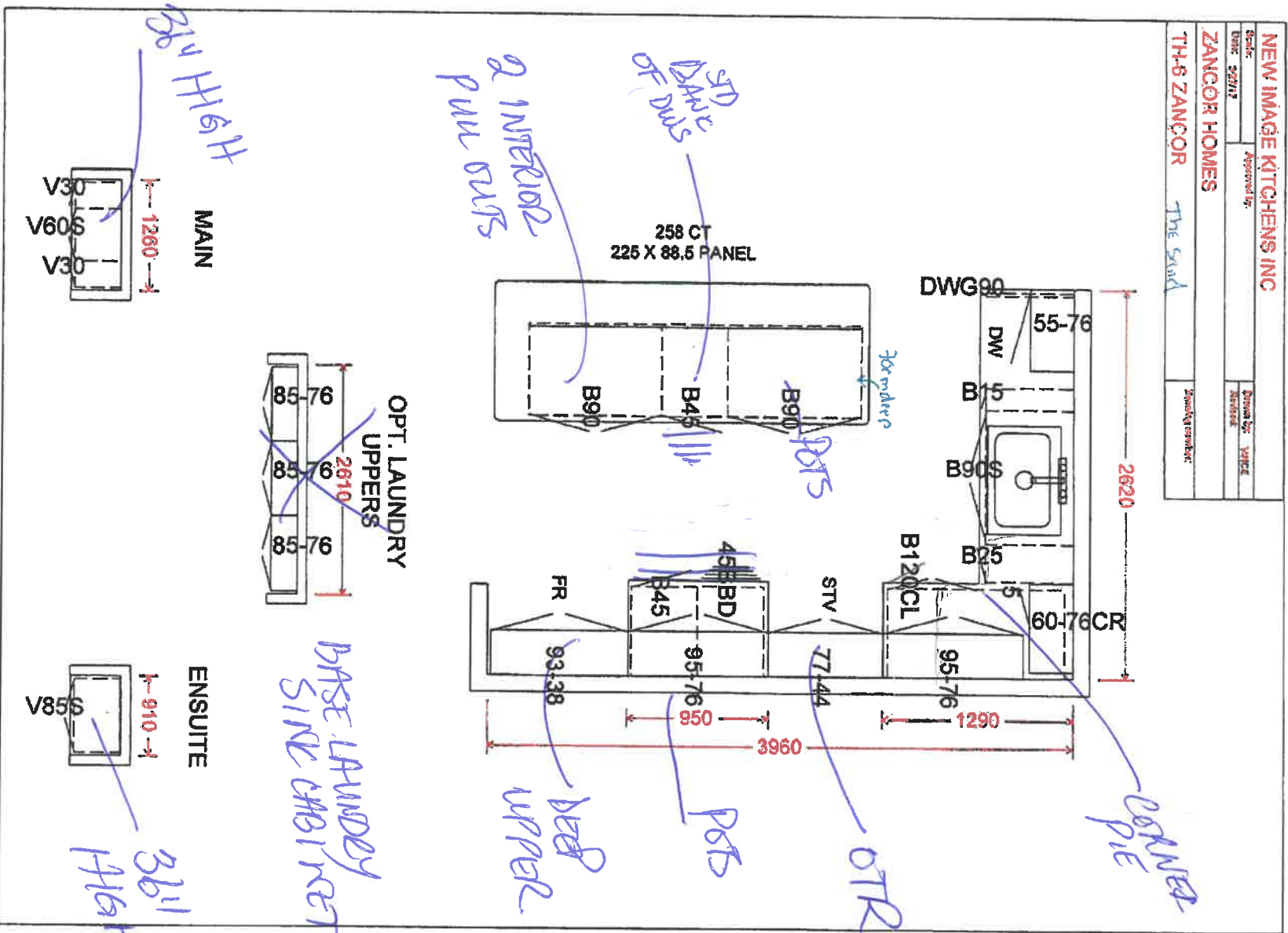
BASEMENT EL. A

THE SAND TH-06

142-4

(AIR CONDITIONER)  
2TON

BR.



- STD 30" WHEELS
- CRAWL
- VANCE
- NO BACKUP IN KITCHEN COUNTER

15-5

THE  
GALLERY  
BY ZANCOR

RELEASE FORM  
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

HOMEOWNERS:

DATE:

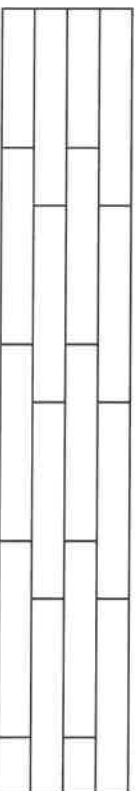
142-4 Manager  
Ridley  
Sept 1 / 2020

\*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:

all floor tiles

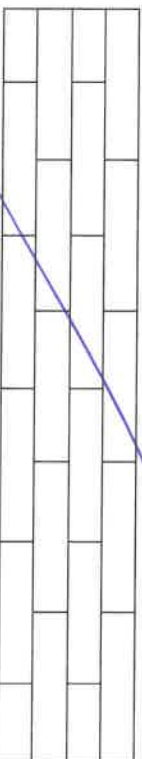
Please understand, even in using this ½ brick installation, there may still be minimal lippage which cannot fully be eliminated.

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

(Small tile installation for walls) – ¼ 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 ¼ brick pattern.



Locations:

Homeowner(s) Initial

ZANCOR

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

THE  
GALLERY  
BY ZANCOR

HOME AUTOMATION  
(Cable, CAT5, Telephone)

LOT / SITE: 142-4 Massey  
HOMEOWNERS: Pidler  
DATE: 142-4

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: KRIS  
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 .

YR BR  
\_\_\_\_\_  
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	<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 checked="" type="checkbox"/> Gas	
	<input type="checkbox"/> Induction	**Countertop Cut-out charge required for cooktop

HOOD FAN & VENT	<input 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 checked="" type="checkbox"/> Over the Range Microwave
	<input type="checkbox"/> Steam Oven	<input type="checkbox"/> Built-in Microwave (*trim kit required)

DATE	Sept 1/2020	SITE	142 Range	LOT	142-4
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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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**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 absorbeny 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 Sept 11/2020

SITE Winnipeg

LOT 142-4

**ZANCOR**