

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-09-28 / 11:36 PM / Page 1 of 1

Site: VILLAGE OF KING
Lot: 2-12
Model: TH-1 END (A-1)
Purchaser: OLEG & RIMMA DARCHIEVA
Phone/Email: 416-300-7671 / RDARCHIEVA@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 WAFFLE CEILING IN GREAT ROOM		SEPT 22 2020
#2 ELECTRICAL - GREAT ROOM (ADD (7) POTLIGHTS **RELOCATE STD TO BE OVER THE ISLAND **INCLUDED IN APS		SEPT 22 2020
#3 ELECTRICAL - KITCHEN ADD (3) POTLIGHTS **RELOCATE STD TO BE OVER THE ISLAND **INCLUDED IN APS		SEPT 22 2020
#4 ELECTRICAL - ADD PLUG ABOVE FIREPLACE APPROX 5'5" AFF **LOCATE STANDARD CABLE ROUGH-IN BESIDE THE PLUG		SEPT 22 2020
#5 KITCHEN COUNTERTOP - UPGRADE STONE (4)		SEPT 22 2020
#6 KITCHEN - DIFFERENT COLOUR ISLAND		SEPT 22 2020
#7 KITCHEN BACKSPLASH - UPGRADE 1 *INCLUDES BEHIND CHIMNEY (STACKED)		SEPT 22 2020
#8 KITCHEN - DELETE CABINET ABOVE STOVE FOR FUTURE CHIMNEY		SEPT 22 2020
#9 HARDWOOD - UPGRADE 4 ON MAIN FLOOR & UPPER HALL IN LIEU OF STANDARD		SEPT 22 2020
#10 HARDWOOD - UPGRADE 4 IN ALL BEDROOMS IN LIEU OF CARPET		SEPT 22 2020
#11 RAILINGS - UPGRADE TO SQUARE OAK POST & GROOVED HANDRAIL		SEPT 22 2020
#12 MASTER ENSUITE COUNTERTOP - UPGRADE TO STONE **INCLUDES OVAL UNDERMOUNT SINK		SEPT 22 2020
#13 MAIN BATH COUNTERTOP - UPGRADE TO STONE **INCLUDES OVAL UNDERMOUNT SINK		SEPT 22 2020
#14 TRAY CEILING IN MASTER BEDROOM		SEPT 22 2020

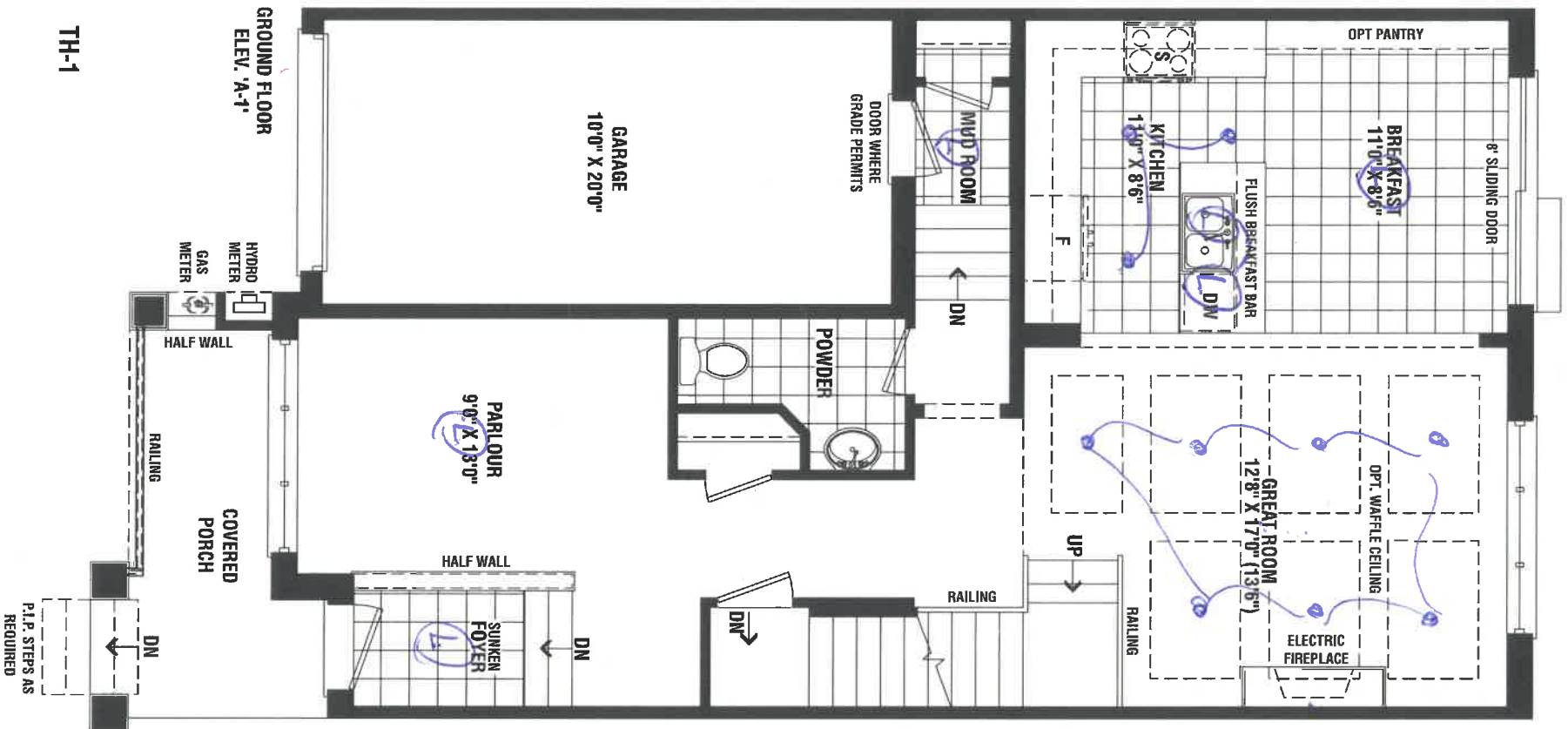
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	2101 FB - WHITE (CAT 2)	DH00010	EMERSTONE - CALCATTA VALGI (4)	
Island	2101 FB - WROUGHT IRON	DH00010	EMERSTONE - CALCATTA VALGI (4)	
Powder Room	PEDESTAL SINK	DH00010	N/A	
Master Ensuite	1022 LAM - BIANCO	DH00010	MARBLE - PERLATO ROYAL (1)	
Main Bath	1022 LAM - BIANCO	DH00010	MARBLE - PERLATO ROYAL (1)	
Laundry	1022 LAM - WHITE	DH00010	WHITE	
TILES				
Main Foyer	NEW BYZANTINE ASSURO 12 X 24 *STACKED			
Basement Foyer	N/A			
Powder Room	NEW BYZANTINE ASSURO 12 X 24 *STACKED			
Mud Room	NEW BYZANTINE ASSURO 12 X 24 *STACKED			
Kitchen	NEW BYZANTINE ASSURO 12 X 24 *STACKED			
Breakfast	NEW BYZANTINE ASSURO 12 X 24 *STACKED			
Kitchen Bk.Splash	COLOURS & DIMENSIONS 3 X 6 DARK GREY BRIGHT *STACKED *** INCLUDES BEHIND CHIMNEY			
Laundry	NEW BYZANTINE GREY 12 X 24 *STACKED			
Mstr Ensuite Floor	NEW BYZANTINE GREY 12 X 24 *STACKED			
Mstr Ensuite Shower WALL	NEW BYZANTINE GREY 12 X 24 *STACKED			
Master Shower Floor	WHITE 2 X 2			
Master Shower JAMB	PERLATO ROYAL			
Main Bath Floor	NEW BYZANTINE GREY 12 X 24 *STACKED			
Main Bath Wall	NEW BYZANTINE GREY 12 X 24 *STACKED			
HARDWOOD / CARPET				
Kitchen	TILES			
Breakfast	TILES			
Family Room	HARDWOOD - VINTAGE OAK UVF - 5 INCH - OPHELIA SCULPTED (3)			
Parlour	HARDWOOD - VINTAGE OAK UVF - 5 INCH - OPHELIA SCULPTED (3)			
Main hall	HARDWOOD - VINTAGE OAK UVF - 5 INCH - OPHELIA SCULPTED (3)			
Upper Hall	HARDWOOD - VINTAGE OAK UVF - 5 INCH - OPHELIA SCULPTED (3)			
Master Bedroom	HARDWOOD - VINTAGE OAK UVF - 5 INCH - OPHELIA SCULPTED (3)			
Bedroom 2	HARDWOOD - VINTAGE OAK UVF - 5 INCH - OPHELIA SCULPTED (3)			
Bedroom 3	HARDWOOD - VINTAGE OAK UVF - 5 INCH - OPHELIA SCULPTED (3)			
Bedroom 4	HARDWOOD - VINTAGE OAK UVF - 5 INCH - OPHELIA SCULPTED (3)			
FIREPLACES				
LOCATION	GREAT ROOM - ELECTRIC	MANTLE	N/A	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	DELETE	Location	N/A	
Purchaser has reviewed the colour chart			SITE & LOT	
FOR TRADE USE			KING VILLAGE	2-10
			O.B	MB
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

ZANCOR HOMES COLOUR CHART

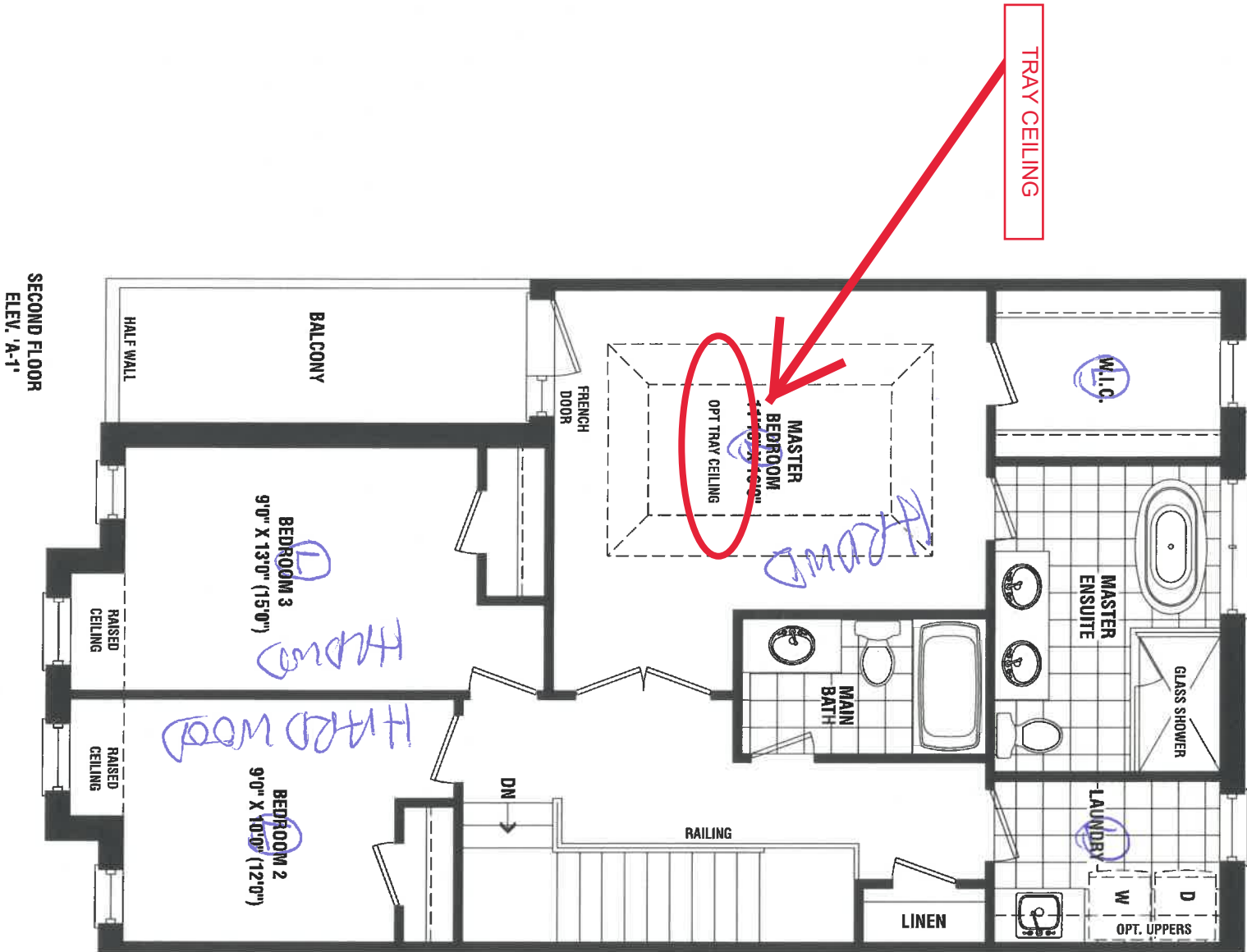
STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN TO MATCH STAIRS AS CLOSE AS POSSIBLE							
Main to 2nd Railing Details:		STANDARD METAL PICKETS - SINGLE COLLAR WITH ALT. PLAIN							
Main to 2nd POST Details:		UPGRADE - SQUARE OAK POST WITH BEVEL CORNERS AND GROOVED OAK 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									
KITCHEN		FIXTURES		FAUCETS		NOTES			
		STANDARD		STANDARD					
Powder room		STANDARD		STANDARD					
Master Ensuite		UPGRADE SINK		STANDARD					
Main Bath		UPGRADE SINK		STANDARD					
Laundry		STANDARD		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)		DECLINED		NOTES			
		NO							
WATERLINE to Fridge		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 selection must be accepted by the purchaser				O.D.		P.D.		P.D.	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				O.D.		P.D.		P.D.	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				O.D.		P.D.		P.D.	
SITE:		KING VILLAGE		LOT: 2-10					
PURCHASER(S):		OLEG & RIMMA DARCHIEVA							
				SEPT 22 2020					
HOME #/CELL #		416-300-7671		Purchaser Signature					
EMAIL:		RDARCHIEVA@GMAIL.COM		SEPT 22 2020					
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.									
				Decor Consultant Signature					
				Date					
				Vendor Signature					
				Date					





ABD
O.S.

2-10

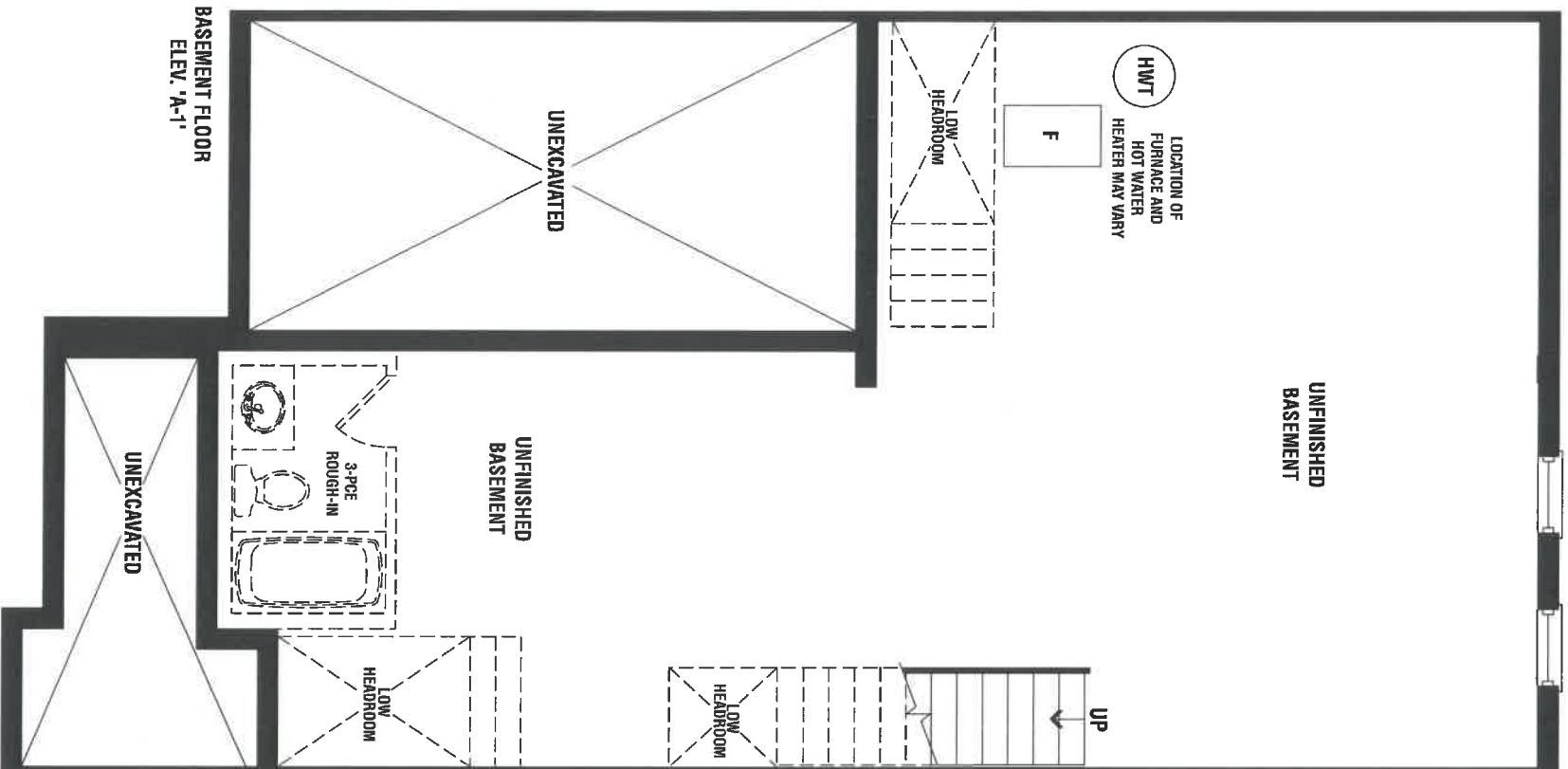


SECOND FLOOR
ELEV. 'A-1'

TH-1

2-10

0.5
100



TH-1

0.8

2-10



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-01

DATE: JAN 7, 2020

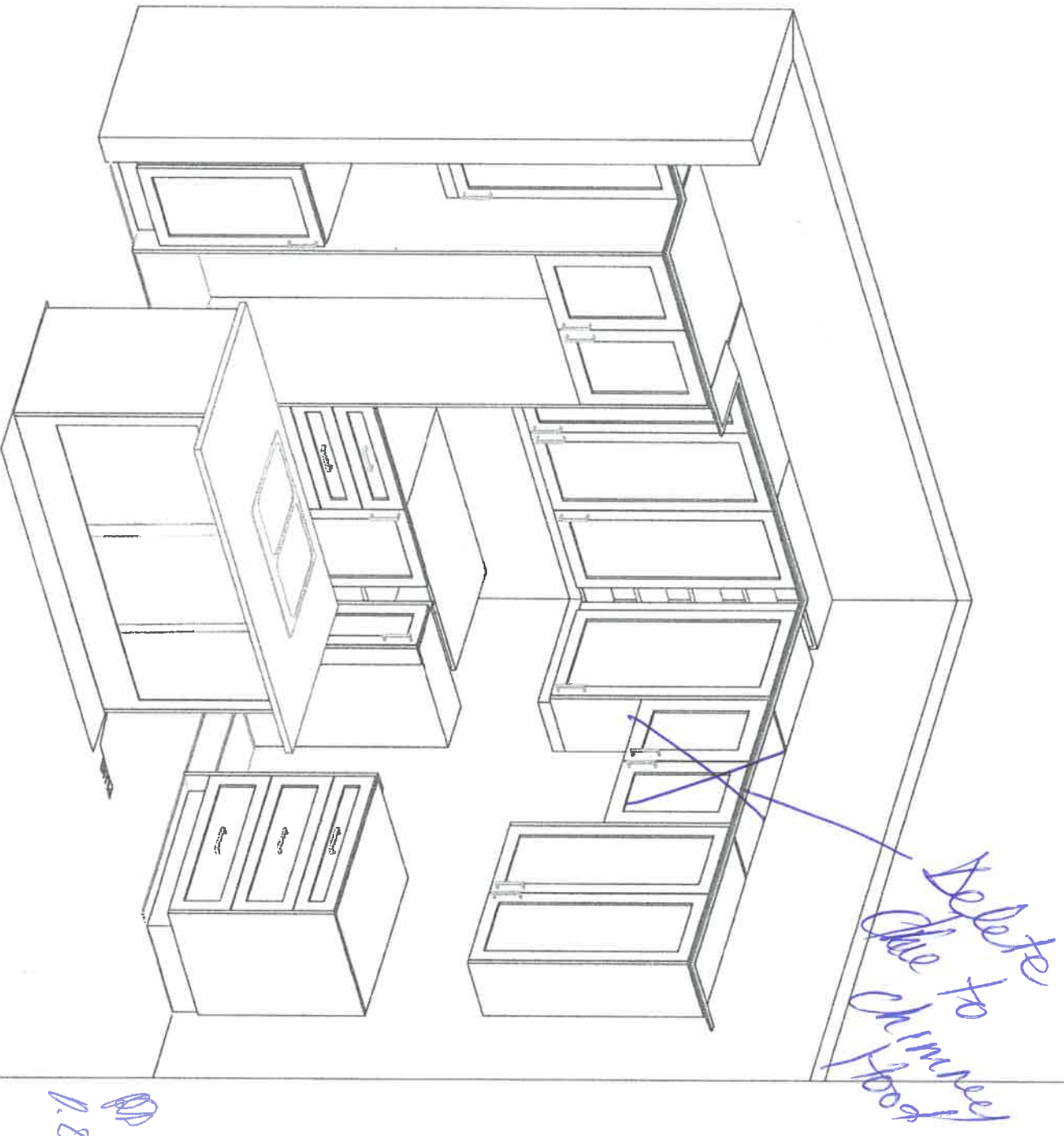
LOT #: TH-01

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"

KITCHEN PLAN





F 905.761.5901
info@qtk.ca

DATE: JAN 7, 2020

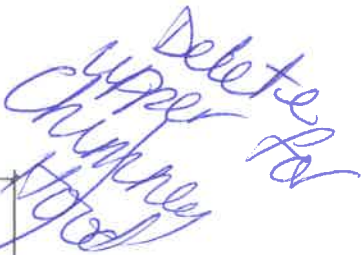
JOB NAME

LOT#: TH-01

MODEL: TAKE OFF

MOUNTING HEIGHT: 95 1/2"

KITCHEN PLAN



2-10

1.5



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

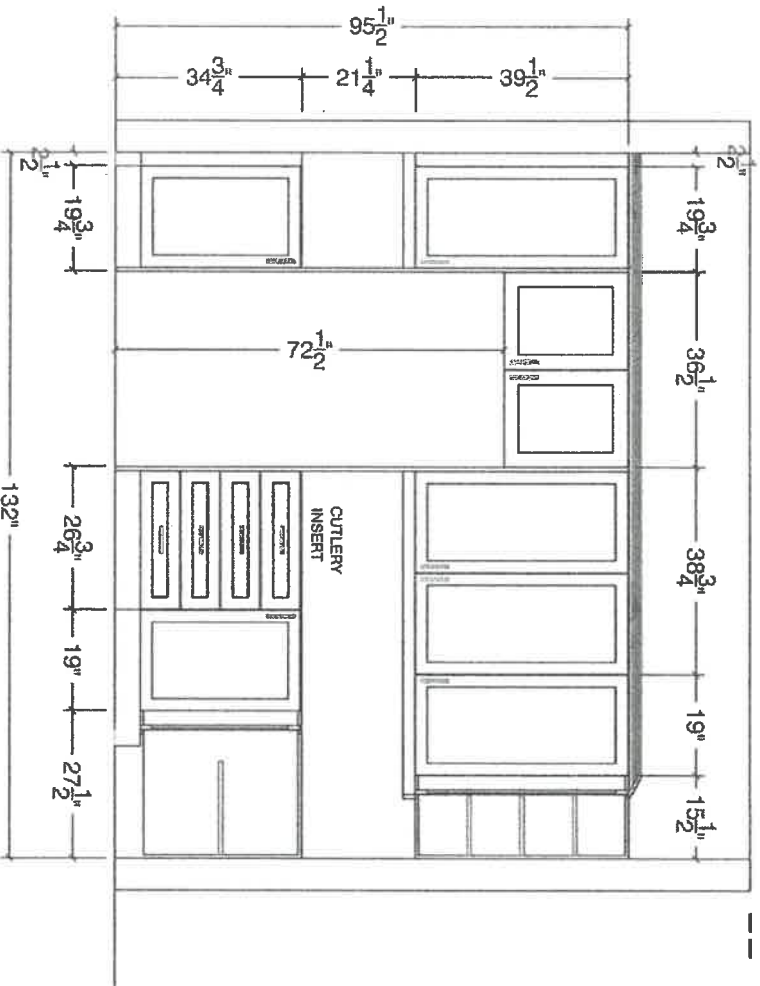
JOB NAME
TH-01

DATE: JAN 7, 2020
LOT #: TH-01
MODEL: TAKE OFF

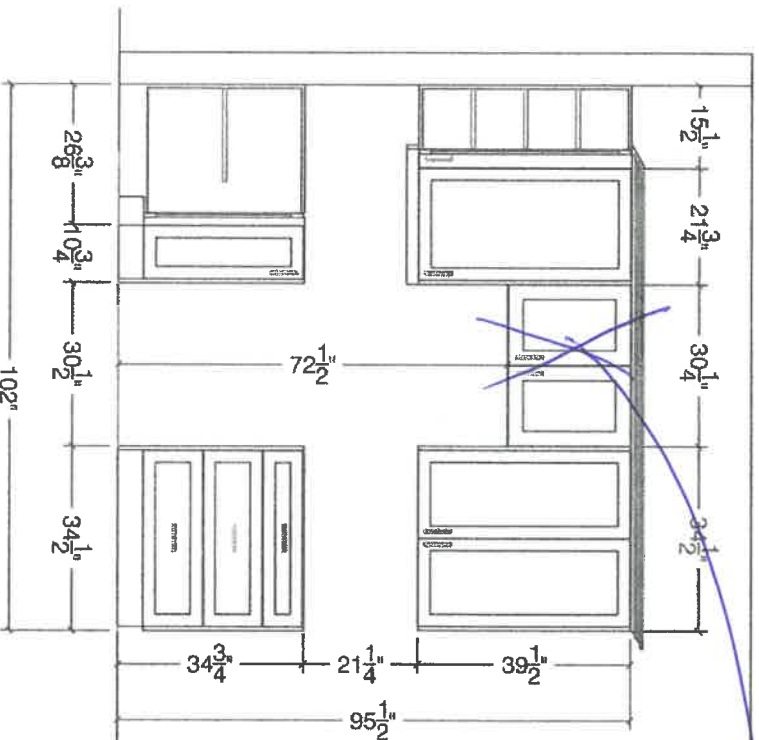
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY :	DOOR HANDLE:	DRW HANDLE:
CT P.O. #	GLASS P.O. #	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

FRIDGE WALL

MOUNTING HEIGHT: 95 1/2"



STOVE WALL



Prepared for Mark

2-10

0.0



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

JOB NAME

DATE: JAN 7, 2020

ROOM: KITCHEN

TH-01

LOT #: TH-01

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:

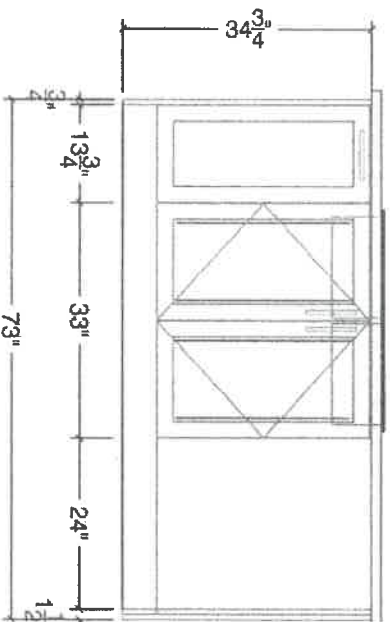
HINGE TYPE:

CABINET LIGHTING TYPE:

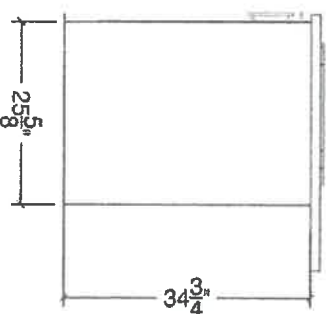
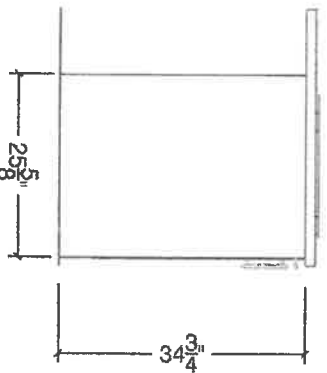
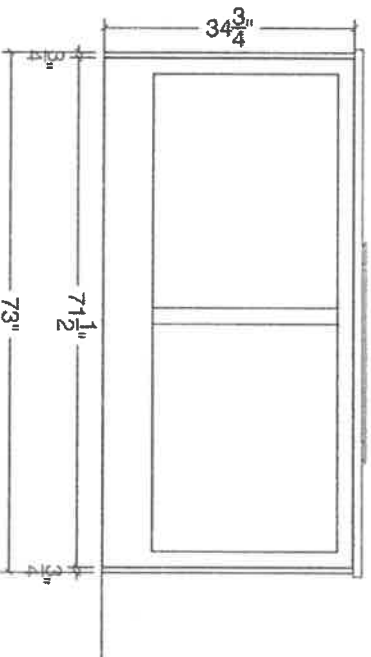
DIAMETER:

ISLAND FRONT

MOUNTING HEIGHT:



ISLAND REAR



2-10

10



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: LAUNDRY

JOB NAME
TH-01

DATE: JAN 7, 2020

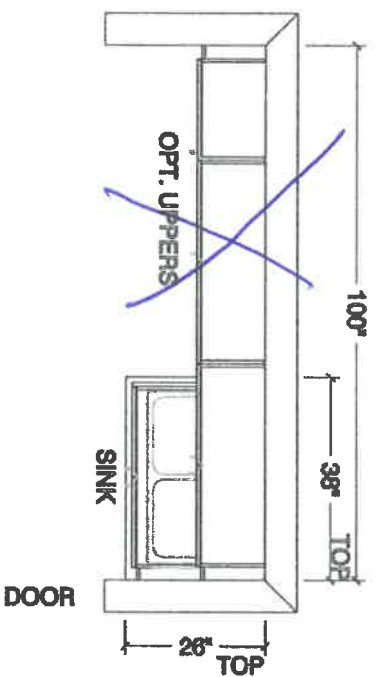
LOT #: TH-01

MODEL: TAKE OFF

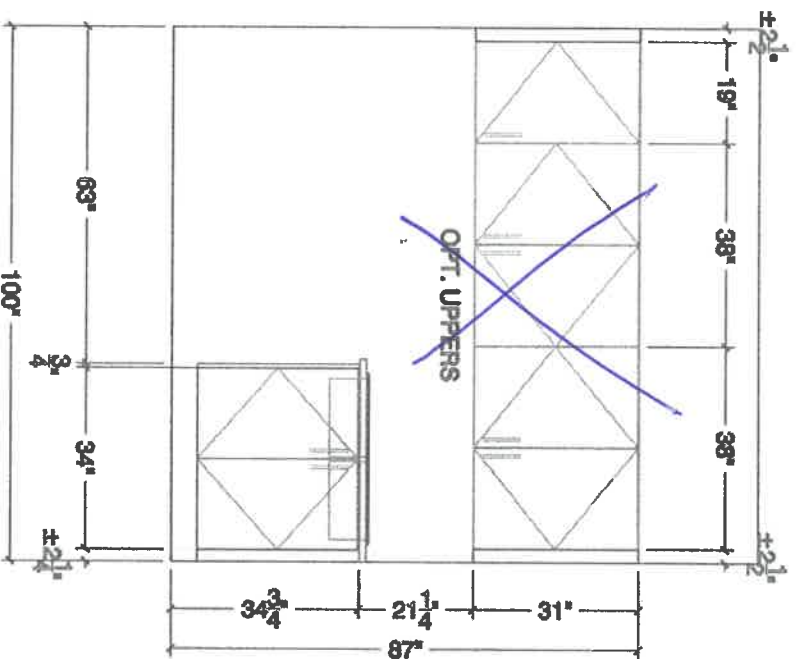
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY :	DOOR HANDLE:	DRW HANDLE:
CT P.O. #	GLASS P.O. #	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

LAUNDRY PLAN

MOUNTING HEIGHT: 87"



LAUNDRY ELEVATION



2-10

Q.T.K.



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: VANITIES

JOB NAME
TH-01

DATE: JAN 7, 2020
LOT #: TH-01
MODEL: TAKE OFF

DOOR STYLE

SPECIES

FINISH

TOP:

LAYOUT
DONE BY:

DOOR HANDLE:

DRW HANDLE:

CT P.O.#

GLASS P.O.#

DIRECTION:

LOCATION:

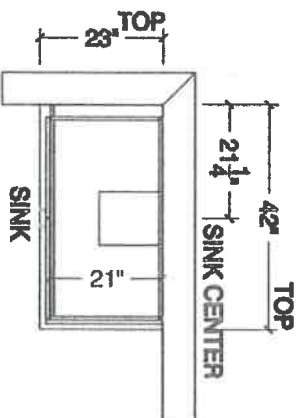
HINGE TYPE:

CABINET LIGHTING TYPE:

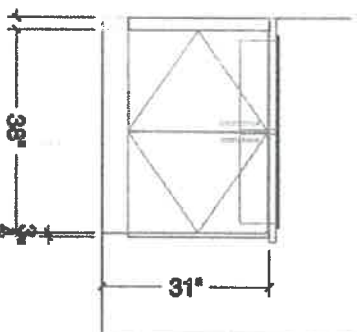
DIAMETER:

MAIN BATH PLAN

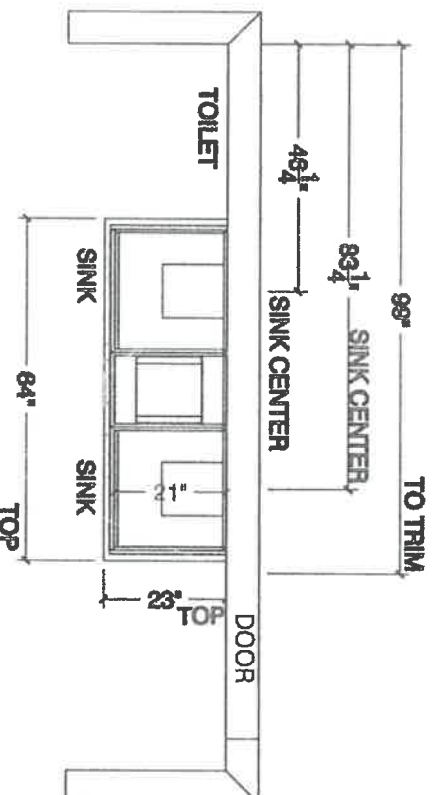
MOUNTING HEIGHT:



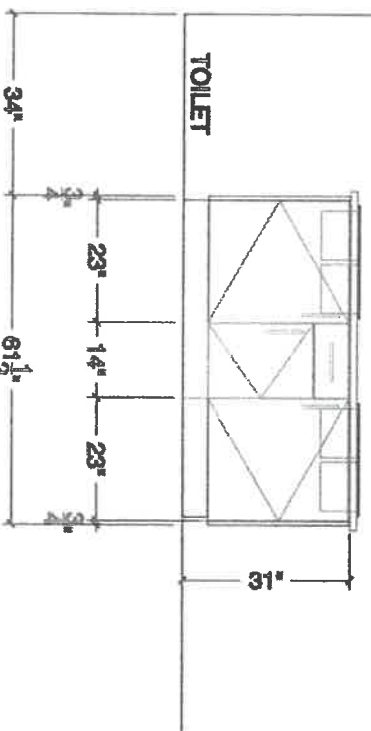
MAIN BATH ELEV



ENSUITE PLAN



ENSUITE ELEV.



2-10

0.8

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 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 O.D. MO
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 O.D. MO
HOMEOWNER INITIALS

FRIDGE

☐ Built-In

☐ Paneled / Integrated

☐ Flush Inset

☒ Water Line Required

STD

RANGE

☐ 36"

☐ 48"

☐ Gas

☐ Induction

☐ Cooktop (Apron front)

☐ Cooktop (Dropin)

**Countertop Cut-out charge required for cooktop

HOOD FAN &

☐ Under Cabinet (Standard)

☒ Chimney (centre vent)

☐ Insert / Liner

☒ 6 Inch (Standard)

☐ 8 Inch

☐ 10 Inch

Chimney

WALL OVEN &

☐ Single Oven

☐ Double Oven

☐ Warming Drawer

☐ Over the Range Microwave

MICRO

☐ Steam Oven

☐ Built-in Microwave (*trim kit required)

DATE

Sept 22/20

SITE

King 81

LOT

2-10

** 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

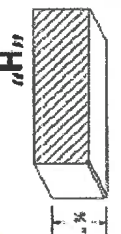
Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

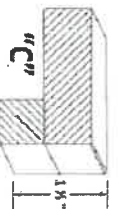


Standard Countertop
Edge in Vanity

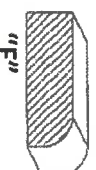
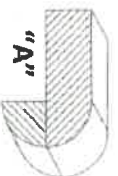
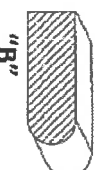


Option 1 – Countertop Edges

Optional Edge in
Kitchen - \$250

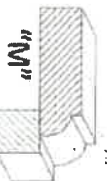
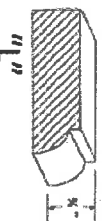


Optional Edge in
Vanity - \$125

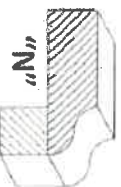
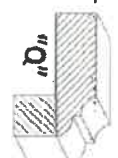
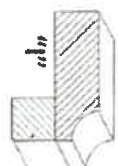
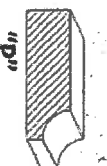


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Option 2 Edge in
Vanity – Custom \$\$



DATE Sept 22/2020

SITE King 81

LOT 2-10

Homeowner(s) Initials

DD

MM

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:

2-10 King 81

HOMEOWNERS:

Darcheira

DATE:

Sept 22/2020

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: Artistic Smart Homes

Phone: * (905) 850-9386

Location: 8601 Jane St.

Vaughan, Ont. L4K 5N9

Jessica

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.

X J.S. KS
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

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 Sept 29/2020

SITE KING 81

LOT 2-10

ZANCOR