

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-10-07 / 3:06 PM / Page 1 of 1

Site: VILLAGE OF KING
Lot: 4-22
Model: TH-04
Purchaser: STEVE PERESSANI
Phone/Email: aperessini2@gmail.com



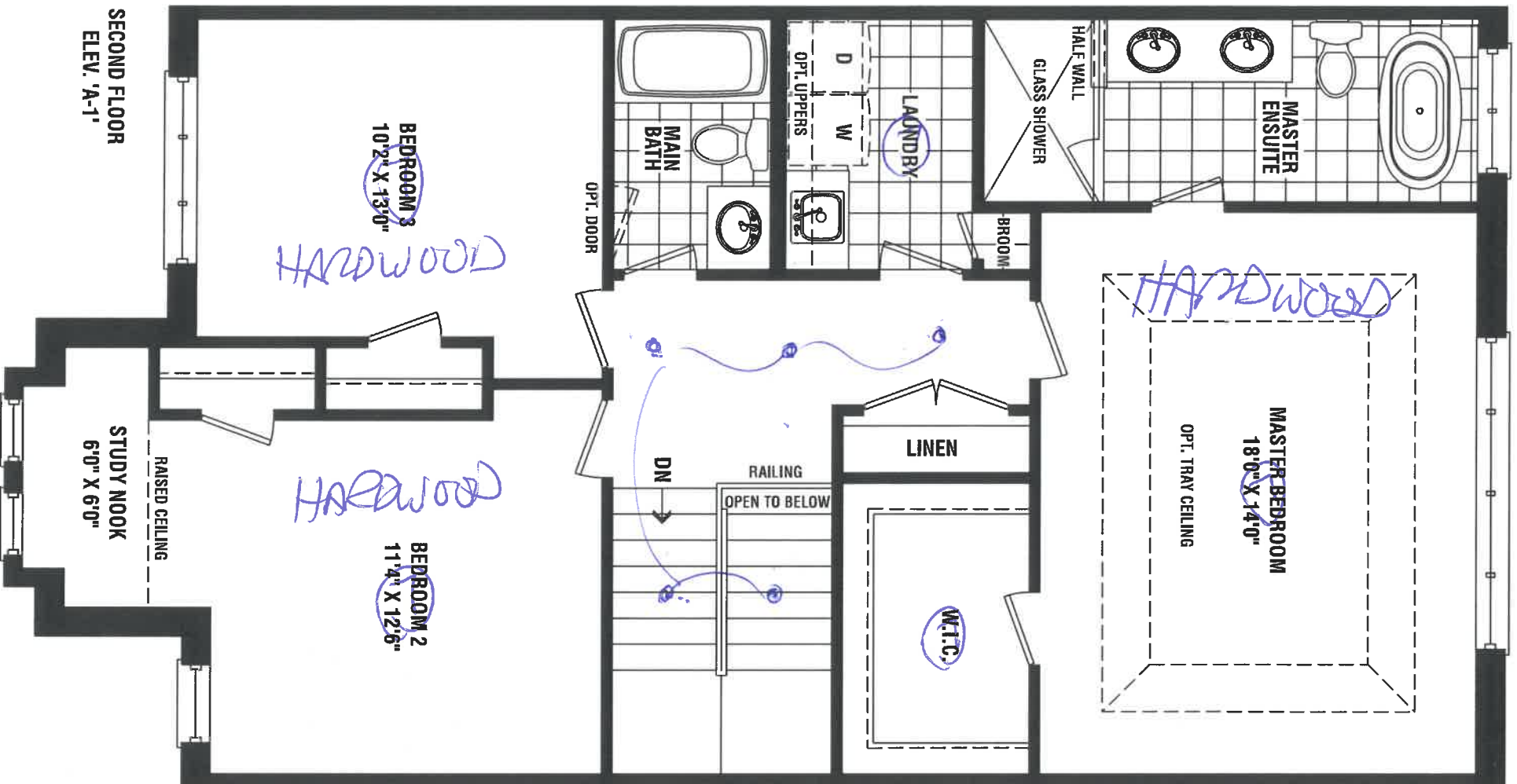
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: Stained 3-1/4" Prefinished Engineered Hardwood on main floor & upper hall (non-tiled areas, excluding bedrooms)	INCLUDED IN APS	
BONUS PACKAGE: Stained Oak Stairs	INCLUDED IN APS	
BONUS PACKAGE: 10 Interior potlights (4") with LED Bulb, white trim	INCLUDED IN 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 KITCHEN - TWO TONE **ISLAND DIFFERENT COLOUR	JUNE 22 2020	
#2 KITCHEN BACKSPLASH - UPGRADE 2	JUNE 22 2020	
#3 HARDWOOD - IN KITCHEN BREAKFAST IN LIEU OF TILE	JUNE 22 2020	
#4 HARDWOOD - IN MASTER BEDROOM IN LIEU OF CARPET	JUNE 22 2020	
#5 HARDWOOD - IN BEDROOM 2 IN LIEU OF CARPET	JUNE 22 2020	
#6 HARDWOOD - IN BEDROOM 3 IN LIEU OF CARPET	JUNE 22 2020	
#7 ELECTRICAL - ADDITIONAL POTLIGHTS AS PER LAYOUT	JUNE 22 2020	
#8 ELECTRICAL - 10 POTLIGHTS INCLUDED AS PER APS	JUNE 22 2020	
ADDITIONAL		
#1 ELECTRICAL - PLUG ABOVE FIREPLACE *REQUIRED AS PER ARTISTIC SMART HOMES		

ANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	2101 FIBREBOARD - WHITE (CAT 2)	✓ DH01010	BIANCO SARDO	
Island	2101 MAPLE - PISTACHIO (CAT 2)	✓	BIANCO SARDO	
Powder Room	N/A			
Master Ensuite	1022 LAM - OLMO CARISMA (CAT 1)	✓	P948-CA	
Main Bath	1022 LAM - OLMO CARISMA (CAT 1)	✓	P948-CA	
Ensuite 2	N/A	↕		
Laundry	1022 LAM - WHITE (CAT 1)	✓	WHITE LAMINATE	
TILES				
Main Foyer	ALLURE ANTHRACITRE MATTE 12 X 24	✓		
Basement Foyer	N/A			
Powder Room	ALLURE ANTHRACITRE MATTE 12 X 24	✓		
Side Hall	ALLURE ANTHRACITRE MATTE 12 X 24	✓		
Main Hall	HARDWOOD			
Kitchen	HARDWOOD			
Breakfast	HARDWOOD			
Kitchen Bk.Splash	UPGRADE 2 - COLOURS & DIMENSIONS 4 X 16 BRIGHT - ARCTIC WHITE (2)	✓		
Laundry	NEW BYZANTINE GREY 12 X 24			
Mstr Ensuite Floor	NEW BYZANTINE GREY 12 X 24			
Mstr Ensuite Shower WALL	NEW BYZANTINE GREY 12 X 24			
Master Shower Floor	WHITE 2 X 2	✓		
Master Shower JAMB	BIANCO CARRARA	✓		
Main Bath Floor	NEW BYZANTINE GREY 12 X 24			
Main Bath Wall	NEW BYZANTINE GREY 12 X 24			
Ensuite 2 Floor	N/A			
Ensuite 2 Tub Wall	N/A			
HARDWOOD / CARPET				
Kitchen	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL) (1) in lieu of tiles			
Breakfast	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL) (1) in lieu of tiles			
Great Room	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL)			
Dining Room	N/A			
Main hall	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL)			
Library / Den	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL)			
Upper Hall	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL)			
Master Bedroom	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL) in lieu of carpet			
Bedroom 2	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL) in lieu of carpet			
Bedroom 3	HARDWOOD - VINTAGE OAK 3-1/4" - MERCURY (PEARL) in lieu of carpet			
Bedroom 4	N/A			
FIREPLACES				
LOCATION	GREAT ROOM - BLF34 ELECTRIC	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			VILLAGE OF KING	4-22
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 MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Main to 2nd PICKETS:	STANDARD METAL - SINGLE COLLAR ALT. PLAIN			
Main to 2nd POSTS & HANDRAIL:	STANDASRD TURNED OAK POST w/OVAL OAK HANDRAIL			
Main to Basement Railing Details:	N/A			
TRIM				
Casing/Baseboards	STANDARD			
Interior Doors	STANDARD 2 PANEL SMOOTH			
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		
Ensuite 2	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	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				
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:	VILLAGE OF KING	LOT: 4-22		
PURCHASER(S):	STEVE PERESSANI		JUNE 22 2020	
HOME #/CELL #			Purchaser Signature	
EMAIL:			Date	
DÉCOR NOTES		Purchaser Signature		
		Date		
FOR TRADE USE		Décor Consultant Signature		
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.		Date		
ZANCOR HOMES		Vendor Signature		
		Date		
*** PAGE 2 OF 2 ***				



SECOND FLOOR
ELEV. 'A-1'

TH-4

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4-22



80 Sanje Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE KINGS RIDGE

ROOM: KITCHEN

JOB NAME
TH-04

DATE: JAN 9, 2020

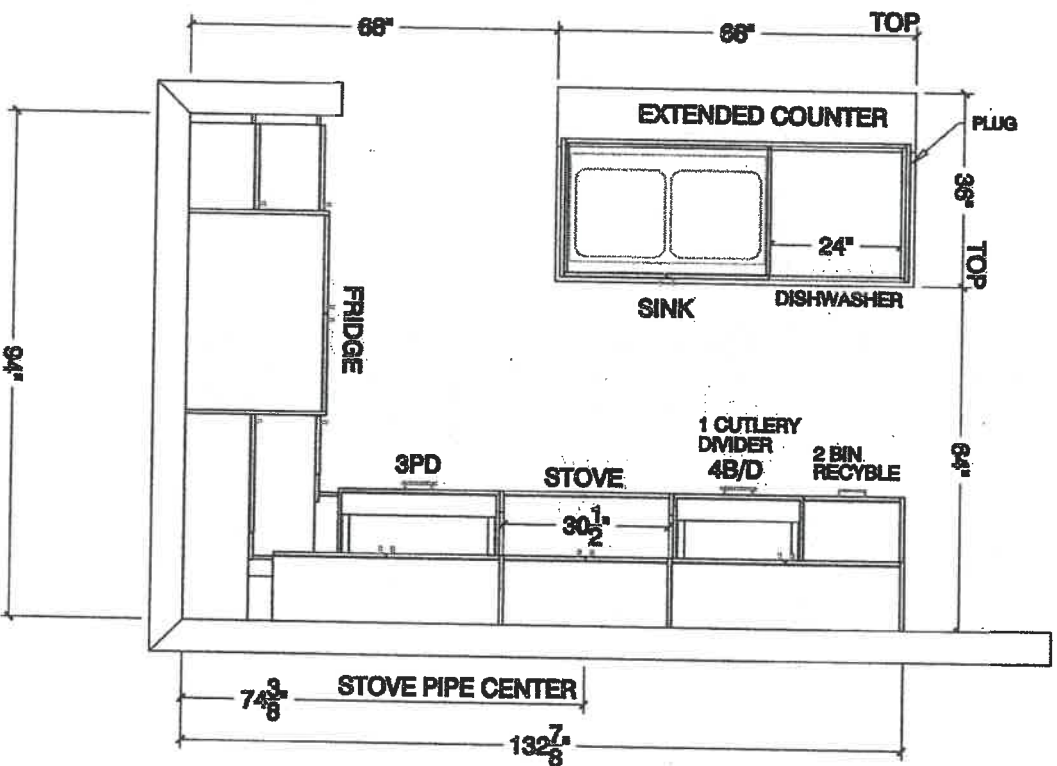
LOT #:

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



Q

4-22

64



80 Sante Drive, Vaughan, ON L4K 3C4
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ROOM: KITCHEN

JOB NAME

TH-04

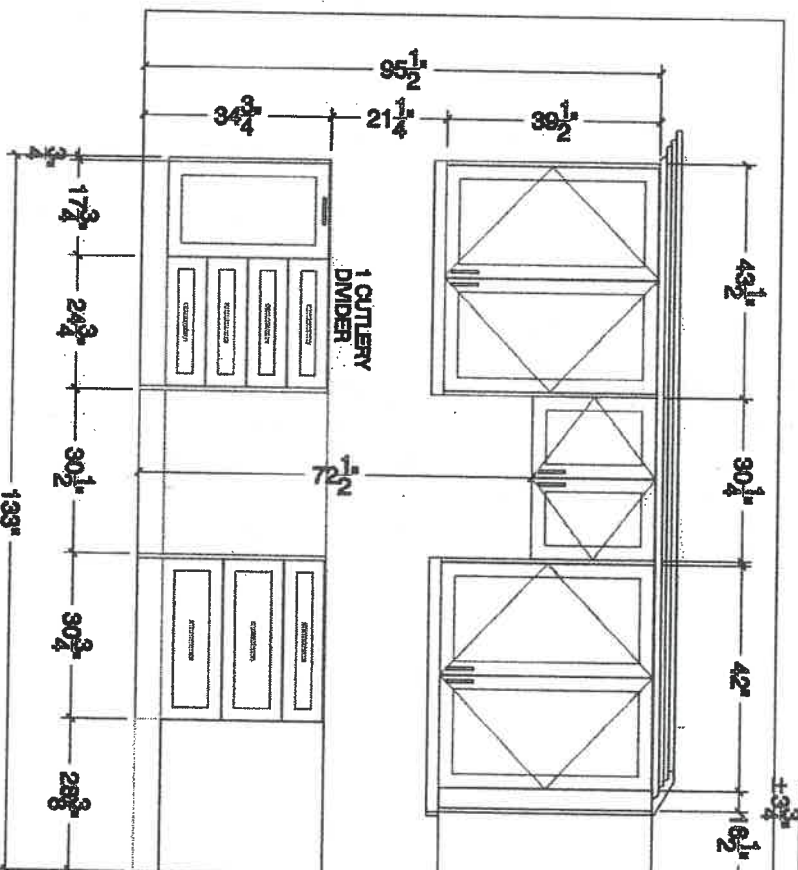
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LOT #:

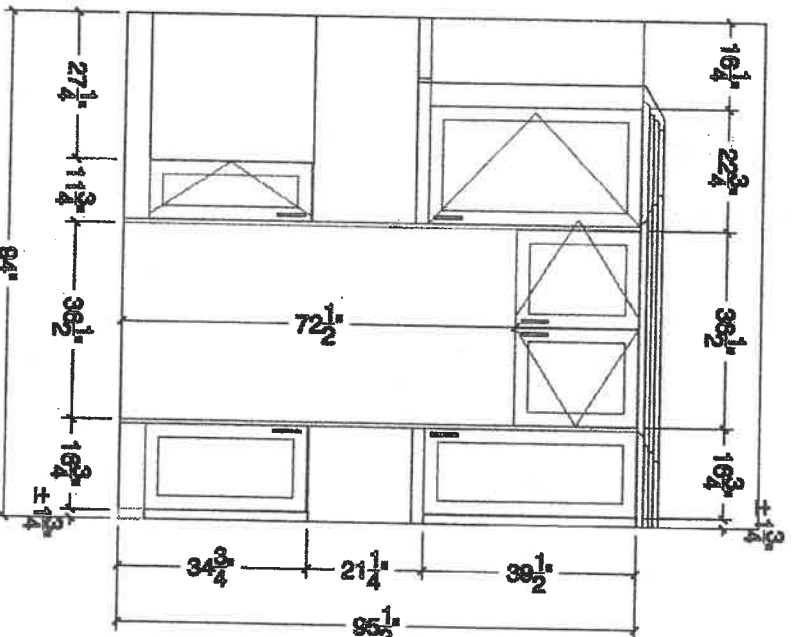
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DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	DONE BY:	DIRECTION:	LOCATION:
HINGE TYPE:		CABINET LIGHTING TYPE:	DIAMETER:

STOVE WALL



FRIDGE WALL



QV

4-22 4



QUALITY TOPS &
KITCHENS

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CLIENT: ZANCOR HOMES

SITE: VILLAGE KINGS RIDGE

JOB NAME

ROOM: KITCHEN

TH-04

DATE: JAN 9, 2020

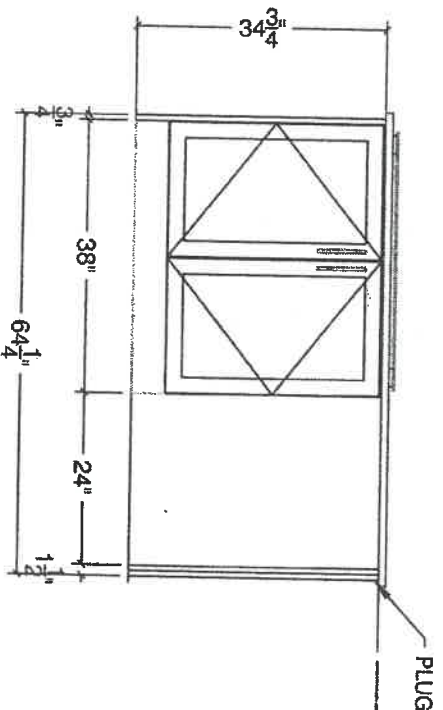
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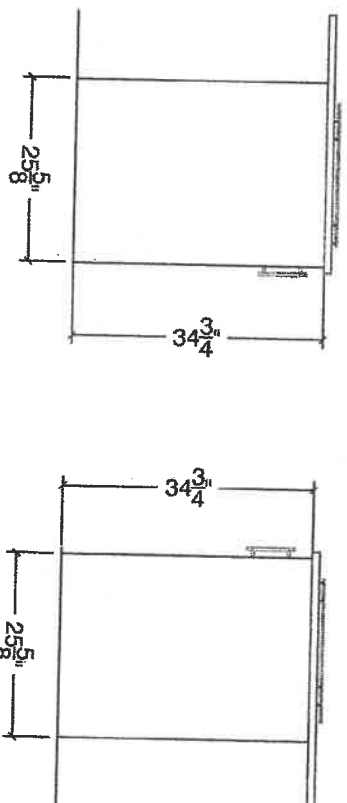
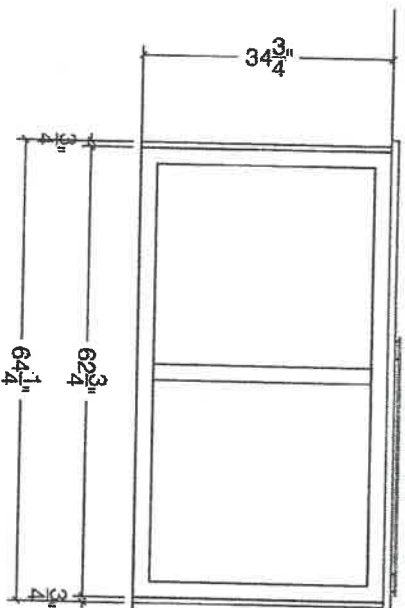
DOOR STYLE	DOOR PANEL	SPECIES	FINISH
TOP:	LAYOUT DONE BY:	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TYPE:	CABINET LIGHTING TYPE:	DIAMETER:	

ISLAND FRONT

MOUNTING HEIGHT:



ISLAND REAR



ad

4-22-21



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

SITE: VILLAGE KINGS RIDGE

ROOM: KITCHEN

JOB NAME

TH-04

DATE: JAN 9, 2020

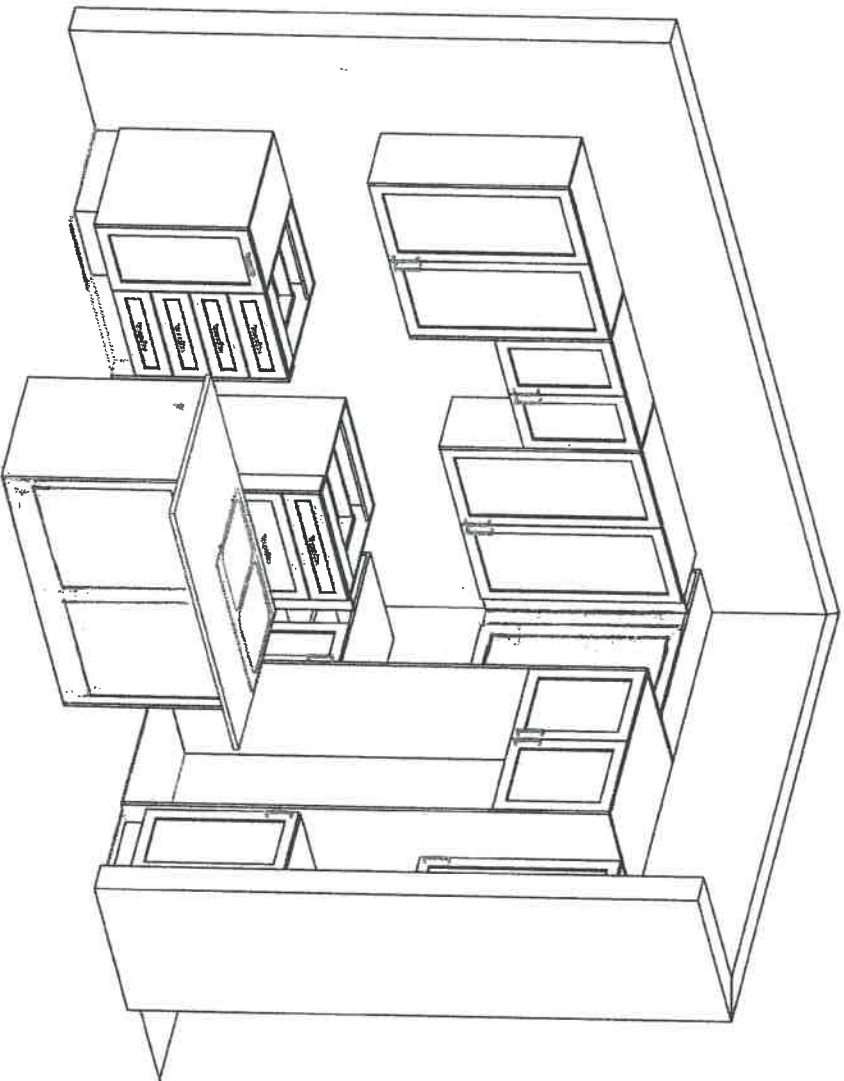
LOT #:

MODEL: TAKE OFF

DOOR STYLE		DOOR PANEL	SPECIES	FINISH	
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CT P.O.#		GLASS P.O.#		DIRECTION:	LOCATION:
HINGE TYPE:		CABINET LIGHTING TYPE:		DIAMETER:	

MOUNTING HEIGHT: 95 1/2"

KITCHEN PLAN



08

4-22

4



QUALITY TOPS &
KITCHENS

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CLIENT: ZANCOR HOMES

SITE: VILLAGE KINGS RIDGE

JOB NAME

ROOM: LAUNDRY

TH-04

DATE: JAN 9, 2020

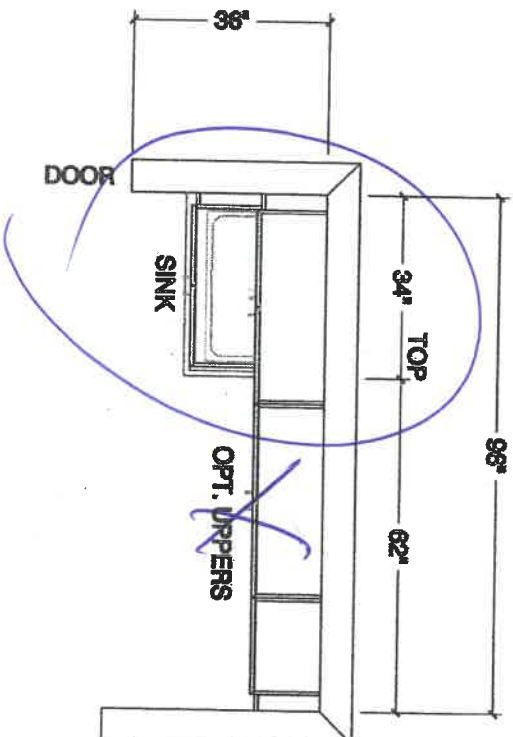
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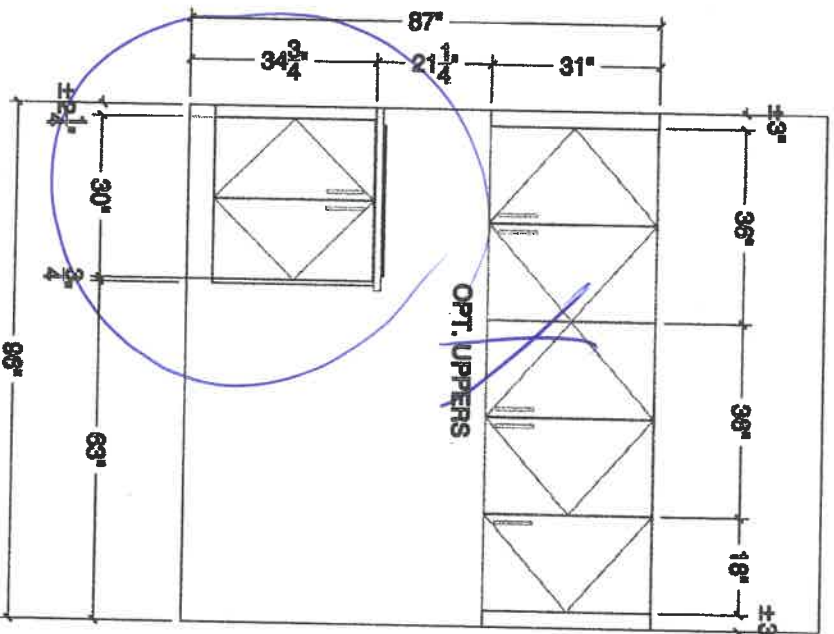
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TOP:	LAYOUT DONE BY:	DOOR HANDLE:		DRW HANDLE:	
CT P.O.#	GLASS P.O.#	DIRECTION:		LOCATION:	
HINGE TYPE:		CABINET LIGHTING TYPE:		DIAMETER:	

LAUNDRY PLAN

MOUNTING HEIGHT: 87"



LAUNDRY ELEV.



U-22
4



QUALITY TOPS &
KITCHENS

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CLIENT: ZANCOR HOMES

SITE: VILLAGE KINGS RIDGE

ROOM: VANITIES

JOB NAME
TH-04

DATE: JAN 9, 2020

LOT #:

MODEL: TAKE OFF

DOOR STYLE

DOOR PANEL

SPECIES

FINISH

TOP:

LAYOUT
DONE BY:

DOOR HANDLE:

DRW HANDLE:

CT P.O.#

GLASS P.O.#

DIRECTION:

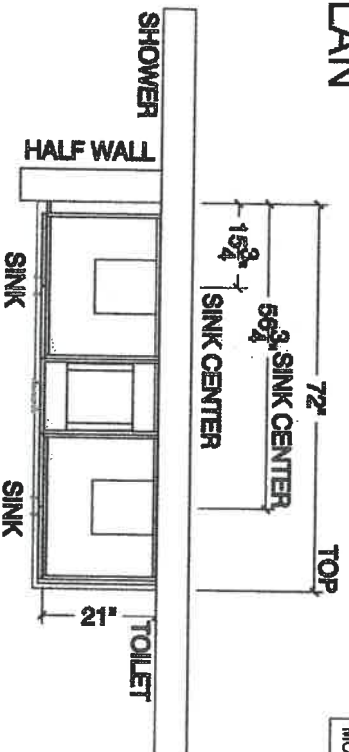
LOCATION:

HINGE TYPE:

CABINET LIGHTING TYPE:

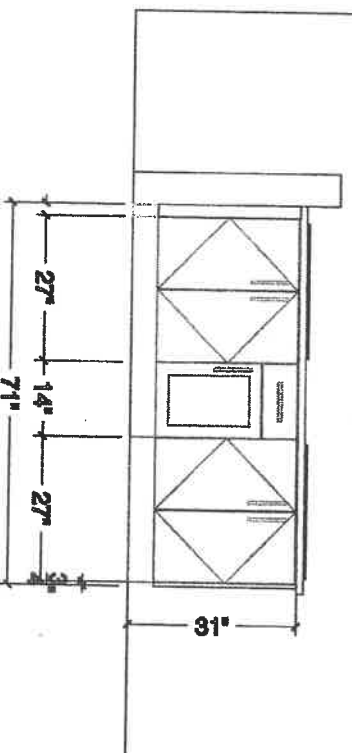
DIAMETER:

ENSUITE PLAN

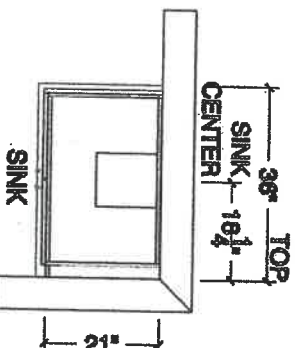


MOUNTING HEIGHT:

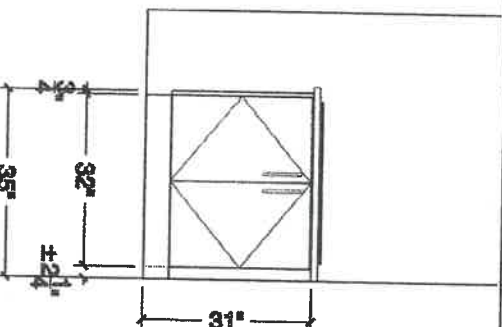
ENSUITE ELEV.



MAIN BATH PLAN



MAIN BATH ELEV.



OR

4-22

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"/> Panelled / 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 type="checkbox"/> Gas	**Countertop Cut-out charge required for cooktop
<input type="checkbox"/> Induction	

HOOD FAN &

<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 &

<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

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

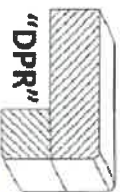
221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

THE
GALLERY
BY ZANCOR

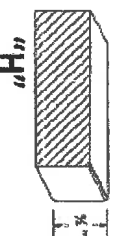
Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

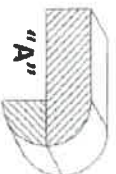
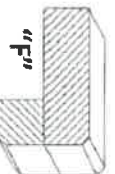
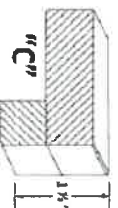


Standard Countertop
Edge in Vanity

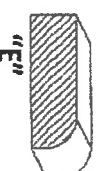
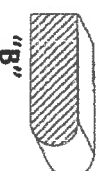
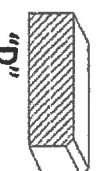


Option 1 – Countertop Edges

Optional Edge in
Kitchen - \$250

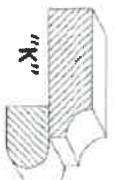
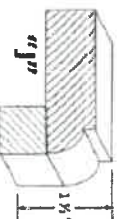
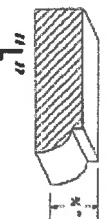


Optional Edge in
Vanity - \$125

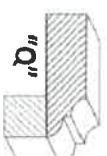
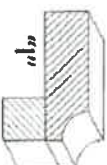
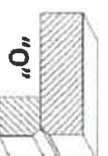
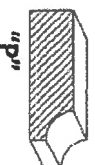


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Optional 2 Edge in
Vanity – Custom \$\$



DATE December

SITE Kuej

LOT 4-20

Homeowner(s) Initials

JK

ZANCOR