

CONSTRUCTION SUMMARY OF EXTRAS



Printed 2020-10-30 / 9:06 AM / Page 1 of 1

Site: WASAGA
Lot: 141-4
Model: AQUA TH-03 (B)
Purchaser: IRENE SYKIOTIS
Purchaser: MARCO-ANTONIO STANGHIERI
Phone/Email: 647-456-5562





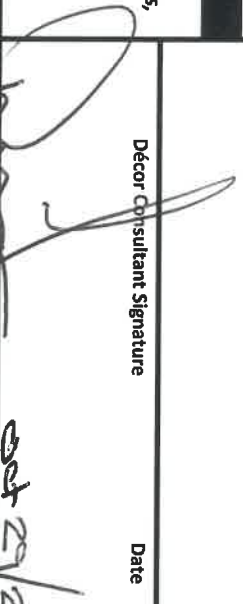


DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
#1 ELECTRICAL - ADD (1) POTLIGHT ABOVE SINK IN KITCHEN ON SEPRATE SWITCH		OCT 27 2020
#2 N/A		OCT 27 2020
#3 ELECTRICAL FIREPLACE - Dimplex Prism BLF3451 (34") Linear, wall built into the room to accommodate, electrical included ***WALL TO BE BUILT 60 INCHES WIDE, FLOOR TO CEILING, APPROX 10 INCHES DEEP, INSTALL APPROX 24 INCHES ABOVE FLOOR)		OCT 27 2020
#4 3 PCE ROUGHIN IN BASEMENT		OCT 27 2020
#5 STAIN STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE		OCT 27 2020
#6 LAMINATE - UPGRADE COLOUR ON MAIN FLOOR		OCT 27 2020
#7 KITCHEN - EXTENDED UPPERS TO BE 39-1/2"		OCT 27 2020
#8 KITCHEN - FRIDGE ENCLOSURE (DEEP UPPERS)		OCT 27 2020
#9 SMART-TECH - SEE LOCATIONS ON FLOOR PLANS		OCT 27 2020

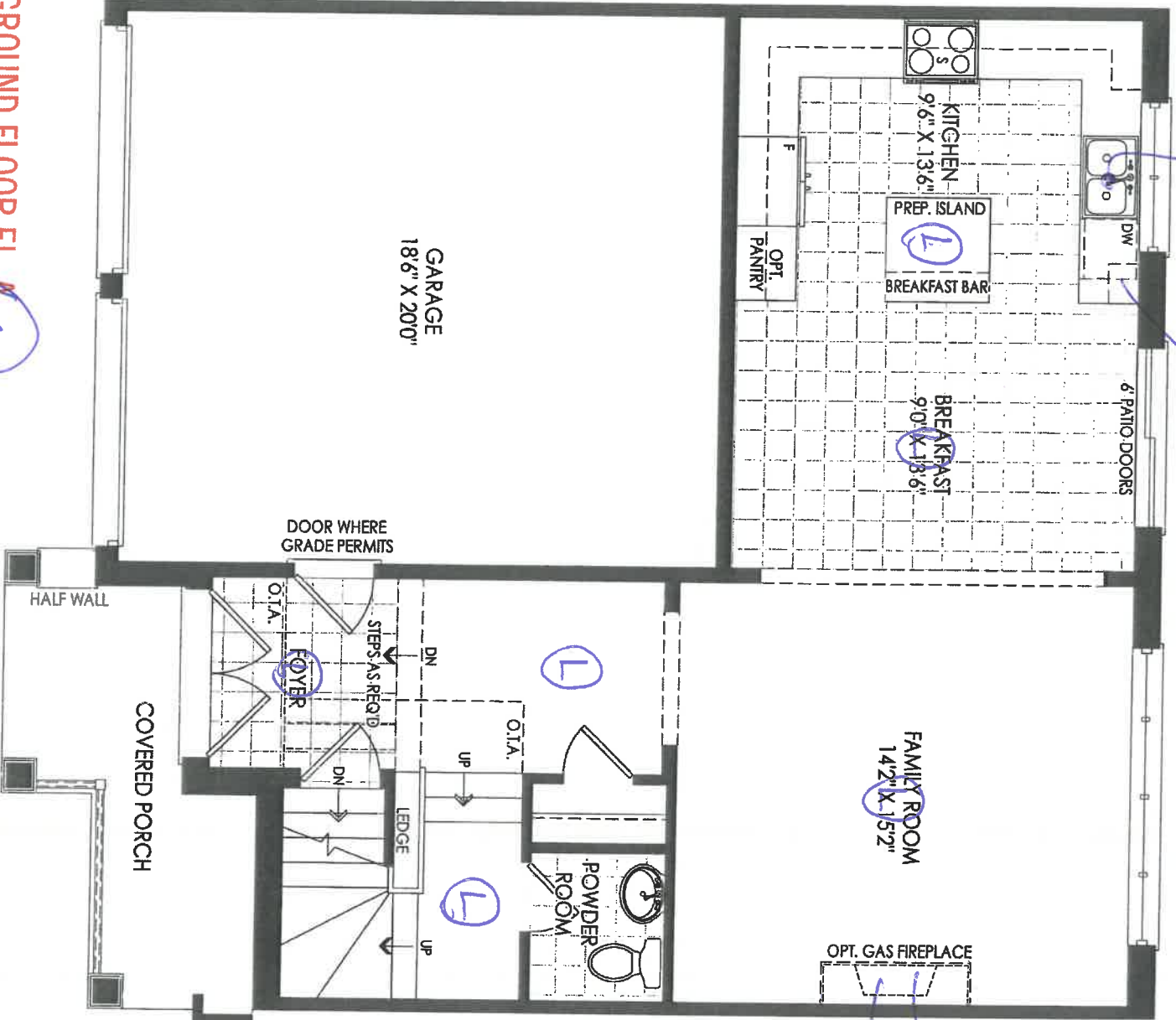
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	SIERRA PVC - WHITE	H500BC	LAMINATE - ORGANIC COTTON 4945-38		
Island	SIERRA PVC - WHITE	H500BC	LAMINATE - ORGANIC COTTON 4945-38		
Powder Room	PEDESTAL				
Master Ensuite	SIERRA PVC - WHITE	H500BC	LAMINATE - 4924-38		
Main Bath	SIERRA PVC - WHITE	H500BC	LAMINATE - 4924-38		
Laundry	N/A				
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		LOFT ASH 12 X 24 **BRICK			
Kitchen Bk.Splash		N/A			
Laundry		ALLURE GREY MATTE 12 X 24 **BRICK			
Mstr Ensuite Floor		ALLURE GREY MATTE 12 X 24 **BRICK			
Mstr Ensuite Shower WALL		CINQ GREY 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 Wall		KEATON ICE 8 X 10			
HARDWOOD / CARPET					
		TILE			
Kitchen		TILE			
Breakfast		TILE			
Main Hall		LAMINATE - TORLY'S FJORD - COLOUR ASTRID OAK 4-7/8"			
Family Room		LAMINATE - TORLY'S FJORD - COLOUR ASTRID OAK 4-7/8"			
Upper Hall		CARPET - OPENING NIGHT - COLOUR T03 w/STANDARD UNDERPAD			
Master Bedroom		CARPET - OPENING NIGHT - COLOUR T03 w/STANDARD UNDERPAD			
Bedroom 2		CARPET - OPENING NIGHT - COLOUR T03 w/STANDARD UNDERPAD			
Bedroom 3		CARPET - OPENING NIGHT - COLOUR T03 w/STANDARD UNDERPAD			
Bedroom 4					
FIREPLACES					
LOCATION	ELECTRICAL - DIMPLEX BLF3451 PRISM (34")	MANTLE	N/A		
MIRRORS & ACCESSORIES					
Mirrors	YES	Opt. Crown Moulding	PLASTER MOULDING		
Bathroom Accessories	DELETE	Location	NO		
Purchaser has reviewed the colour chart				SITE & LOT	
FOR TRADE USE				WASAGA	141-4
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 STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE							
Main to Basement Railing Details:		STANDARD METAL - SINGLE COLLAR w/ALT PLAIN; TURNED OAK POST; OVAL 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	STANDARD							
Powder room	STANDARD	STANDARD							
Master Ensuite	STANDARD	STANDARD							
Main 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 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: 141-4							
PURCHASER(S):	MARCO-ANTONIO STANGHERI		 OCT 27 2020						
	IRENE SYKIOTIS								
HOME #/CELL #	647-456-5562		Purchaser Signature Date OCT 27 2020						
EMAIL:	COMSMARI@GMAIL.COM								
DÉCOR NOTES			Purchaser Signature Date						
FOR TRADE USE			DÉcor Consultant Signature Date  OCT 29 / 2020						
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			Vendor Signature Date						
*** PAGE 2 OF 2 ***									

(1) POTLIGHT PHONE

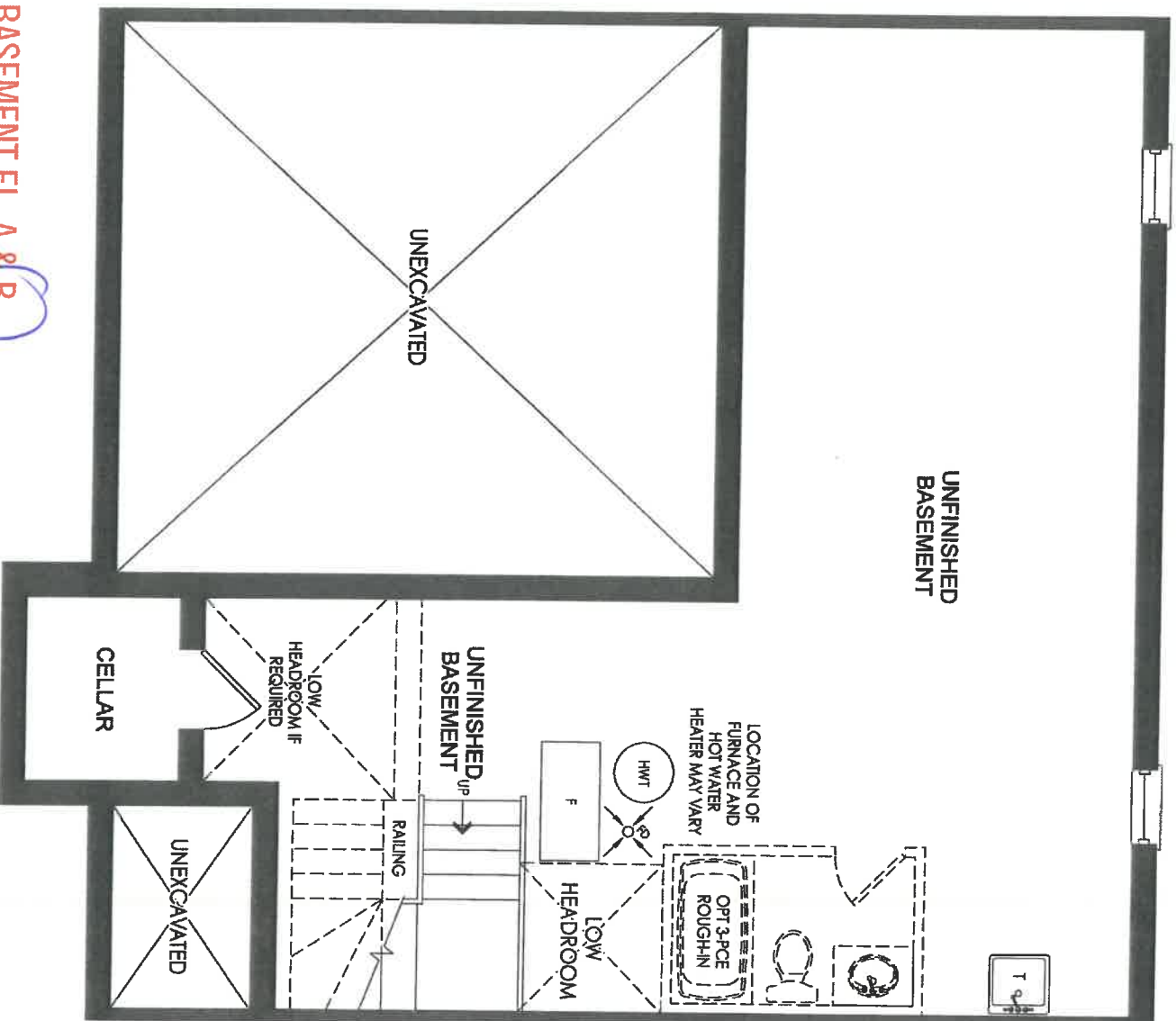


GROUND FLOOR EL.

THE AQUA TH-03

141-4

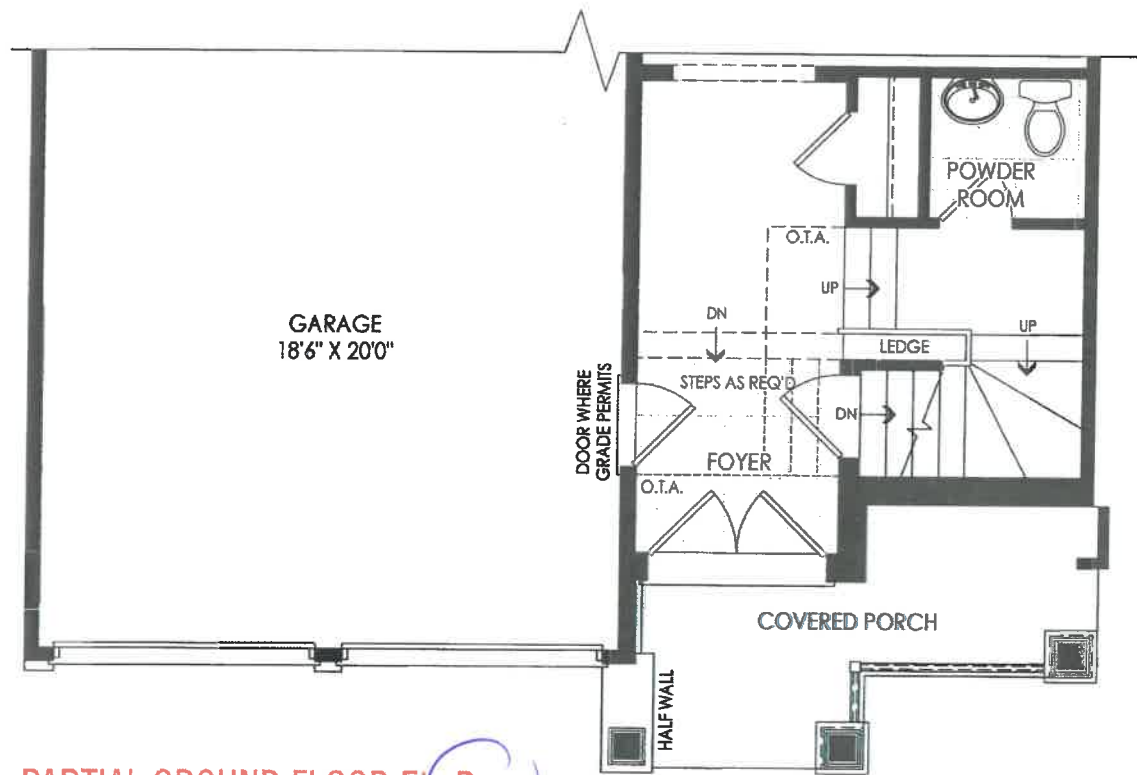




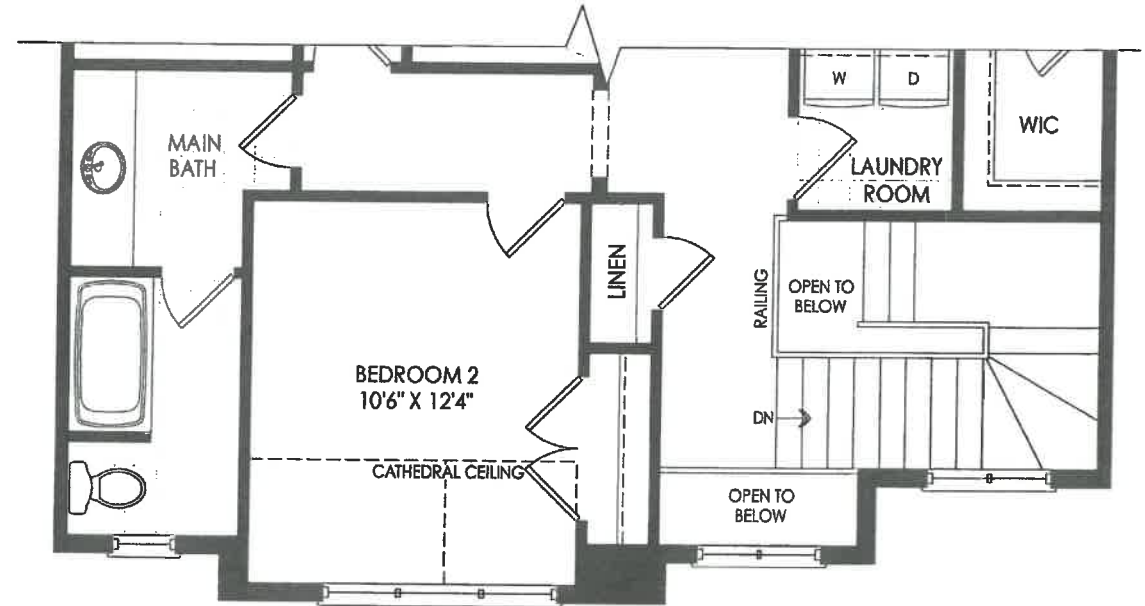
BASEMENT EL. A & B

THE AQUA TH-03

141-4



PARTIAL GROUND FLOOR EL. B



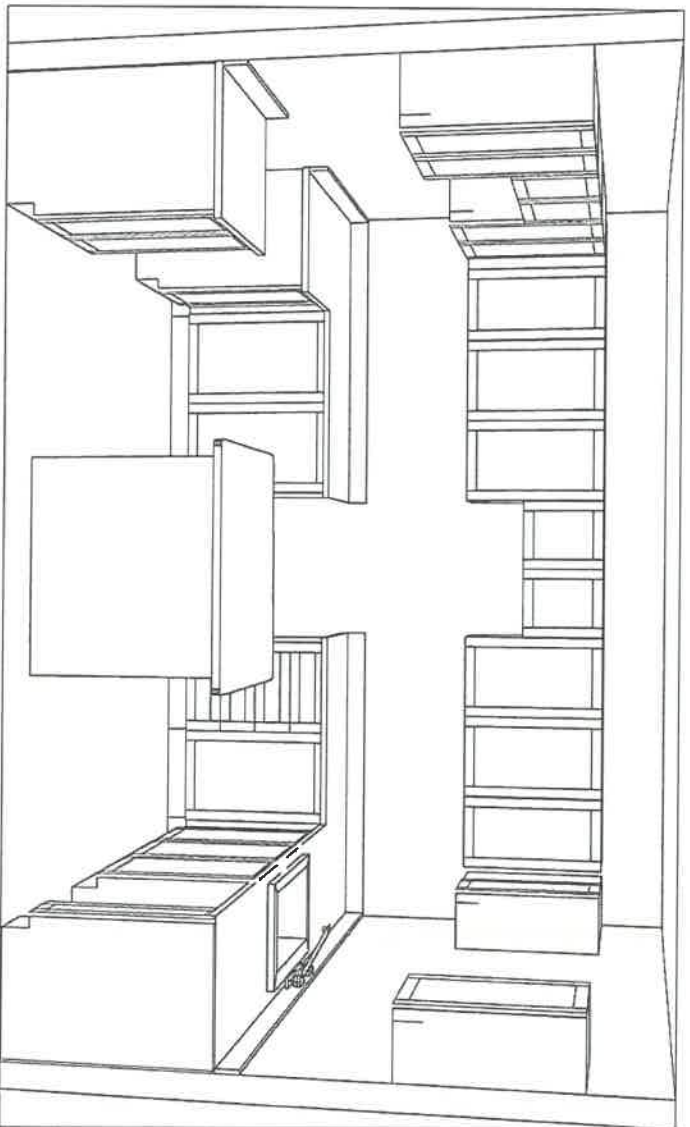
PARTIAL SECOND FLOOR EL. B

141-4

THE AQUA TH-03



NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawing by: MACE	
Date: 3/27/12		Reviewed:	
ZANCOR HOMES			
TH-3, WASAGA		Drawing number:	

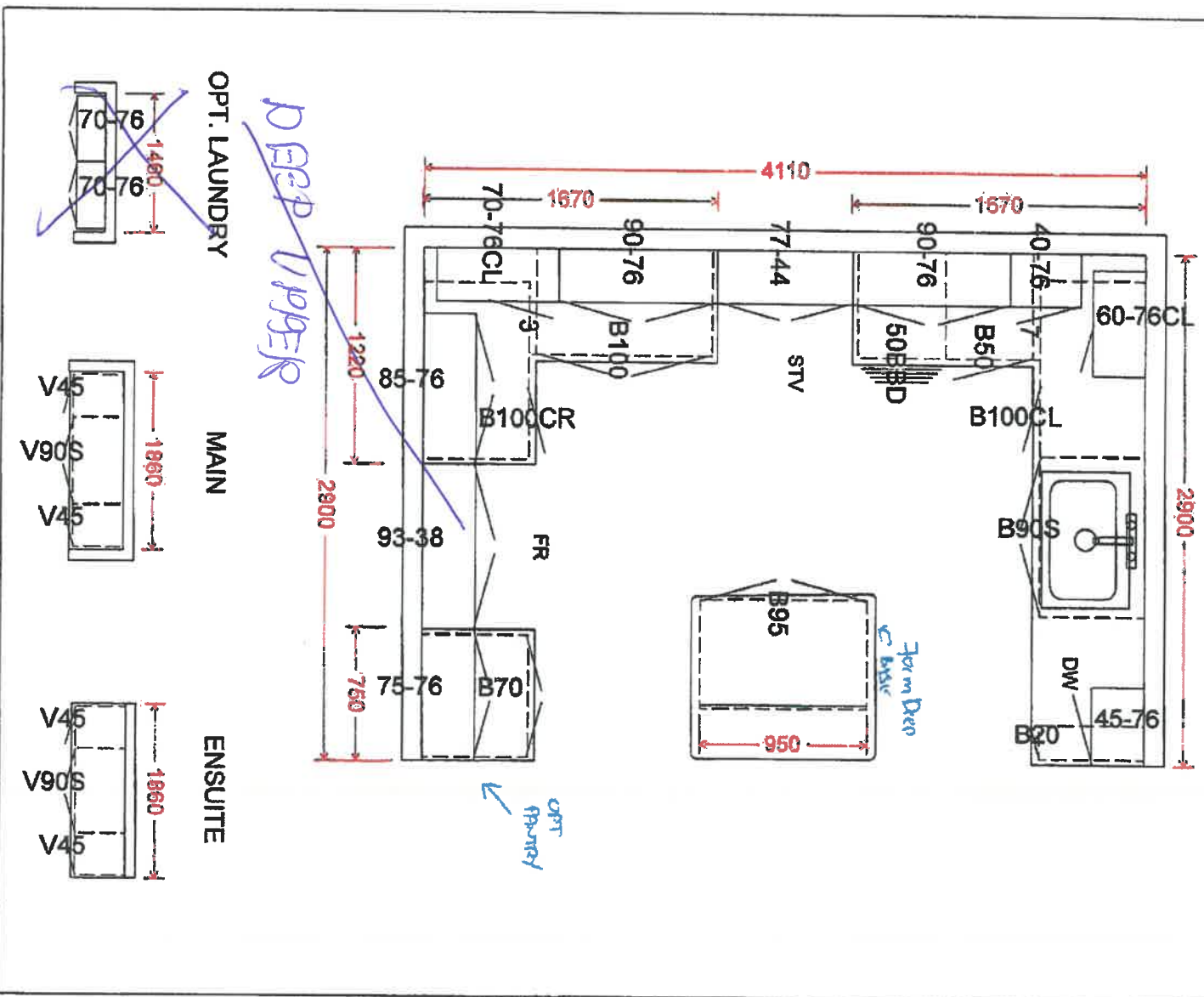


RP

141-4

EXTENDED UPPER 39 1/2"

NEW IMAGE KITCHENS INC		Drawn by: VANCE
2222	Approved by:	Refined:
ZANCOR HOMES		Drawing number:
TH-3 WASAGA		THE AQUA



141-4

THE
GALLERY
BY ZANCOR

APPLIANCE ACKNOWLEDGEMENT

CONTACT: ~~X~~ **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:

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 type="checkbox"/> 36"	<input checked="" 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 &
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 05/27/20 SITE Wmaga LOT 14-4

** 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

RELEASE FORM
BRICK/Joint PATTERN INSTALLATION

LOT / SITE:

HOMEOWNERS:

DATE:

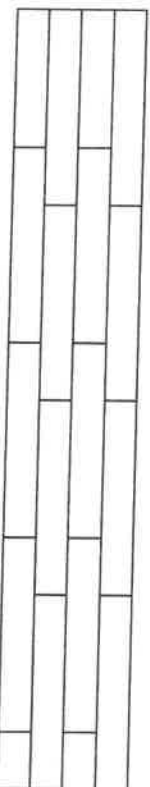
141-4 Wabags
Zanaheri
Oct 24 2020

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 FLOORS

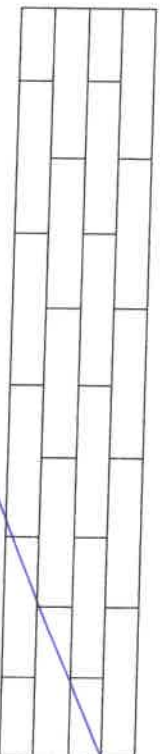
Please understand, even in using this ½ brick installation, there may still be minimal lippage which cannot fully be eliminated.

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) – 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

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE:

HOMEOWNERS:

DATE:

141-4 Wanauga
Storakeri
Oct 27/2020

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.

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 absorbcency 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 05/27/2020

SITE Wassaga

LOT 141-4

ZANCOR