

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2020-11-18 / 4:31 PM / Page 1 of 1

Site: WASAGA
Lot: 139-1
Model: WAVE TH-04 (B)
Purchaser: NICHOLAS HERBERT FORD GRANT
Purchaser: BROOK LEIGH MCALISTER
Phone/Email: 416-474-9948



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 - ENSURE THAT A STANDARD PLUG IS LOCATED ON THE WALL IN BEDROOM, LOCATION AS PER PLAN	NOV 12 2020	
#2 ELECTRICAL - ADD PLUG ABOVE FIREPLACE APPROX 65 INCHES FOR FUTURE TV **LOCATE CABLE R/I BESIDE	NOV 12 2020	
#3 3 PCE ROUGHIN IN BASEMENT	NOV 12 2020	
#4 36" GAS FIREPLACE IN GREAT ROOM WITH STANDARD MANTLE *BUILT-INTO THE ROOM	NOV 12 2020	
#5 INTERIOR DOORS ON MAIN FLOOR (DEN & CLOSET) INCREASE TO 8 FEET	NOV 12 2020	
#6 INTERIOR DOORS - DEN - CLEAR GLASS FRENCH DOOR WITH WOOD MULLIONS (8 FEET HIGH)	NOV 12 2020	
#7 TRIM - CASING & BASEBOARD - UPGRADE 1	NOV 12 2020	
#8 SMOOTH CEILING ON MAIN FLOOR	NOV 12 2020	
#9 KITCHEN - MATCHING VALANCE	NOV 12 2020	
#10 KITCHEN - EXTENDED UPPERS TO BE 39-1/2"	NOV 12 2020	
#11 KITCHEN - ADJUST CABINETS FOR OVER THE RANGE MICRO **ELECTRICAL INCLUDED	NOV 12 2020	
#12 KITCHEN - OPENING FOR FUTURE 24 INCH UNDER COUNTER BAR FRIDGE *ELECTRICAL INCLUDED	NOV 12 2020	
#13 KITCHEN - PULL-OUT GARBAGE BIN	NOV 12 2020	
#14 KITCHEN - POT DRAWERS BESIDE STOVE	NOV 12 2020	
#15 LAMINATE - IN UPPER HALL IN LIEU OF CARPET	NOV 12 2020	
#16 LAMINATE - UPGRADE COLOUR ON MAIN FLOOR (DEN, FAMILY, MAIN HALL)	NOV 12 2020	
#17 LAMINATE - UPGRADE IN KITCHEN AND BREAKFAST IN LIEU OF TILE	NOV 12 2020	
#18 STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE	NOV 12 2020	
#19 TILES - MASTER ENSUITE SHOWER FLOOR - UPGRADE	NOV 12 2020	
#20 CABINETS - ADD DRAWERS BETWEEN SINKS IN MASTER ENSUITE	NOV 12 2020	
#21 COUNTERTOP - KITCHEN - UPGRADE TO STONE	NOV 12 2020	
#22 KITCHEN SINK - UPGRADE TO BLANCO QUATRUS R15 (401520) 1-3/4"	NOV 12 2020	
#23 CABINETS - LAUNDRY ROOM BASE SINK CABINET WITH WHITE LAMINATE TOP	NOV 12 2020	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	SIERRA PVC - WHITE ✓	H800BC	EMERSTONE - CARRARA WHITE (2) ✓		
Island	SIERRA PVC - WHITE ✓	H800BC	EMERSTONE - CARRARA WHITE (2) ✓		
Powder Room	PEDESTAL SINK	N/A			
Master Ensuite	SIERRA PVC - WHITE ✓	H800BC	LAMINATE - 8830-58 ELEMENTAL CONCRETE ✓		
Main Bath	SIERRA PVC - WHITE ✓	H800BC	LAMINATE - 8830-58 ELEMENTAL CONCRETE ✓		
Laundry	SIERRA PVC - WHITE ✓	H800BC	WHITE LAMINATE ✓		
TILES					
Main Foyer		ALLURE GREY 12 X 24 * BRICK	✓		
Mud Room		ALLURE GREY 12 X 24 * BRICK	✓		
Powder Room		ALLURE GREY 12 X 24 * BRICK	✓		
Kitchen		LAMINATE			
Breakfast		LAMINATE			
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		UNIWALL WHITE 8 X 10	✓		
Master Shower Floor		ETRNA VOLKAS WHITE POLISHED 2 X 2	✓		
Master Shower JAMB		BIANCO CARRARA	✓		
Main Bath Floor		NEW BYZANTINE ASSURO 12 X 24 * BRICK	✓		
Main Bath Wall		UNIWALL WHITE 8 X 10	✓		
HARDWOOD / CARPET					
Kitchen		LAMINATE - TORLY'S FJORD 4-7/8" - COLOUR ASTRID OAK in lieu of tile	✓		
Breakfast		LAMINATE - TORLY'S FJORD 4-7/8" - COLOUR ASTRID OAK in lieu of tile	✓		
Den		LAMINATE - TORLY'S FJORD 4-7/8" - COLOUR ASTRID OAK	✓		
Main Hall		LAMINATE - TORLY'S FJORD 4-7/8" - COLOUR ASTRID OAK	✓		
Family Room		LAMINATE - TORLY'S FJORD 4-7/8" - COLOUR ASTRID OAK	✓		
Upper Hall		LAMINATE - TORLY'S FJORD 4-7/8" - COLOUR ASTRID OAK	✓		
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	✓		
FIREPLACES					
LOCATION	GAS FIREPLACE - 36 INCH	MANTLE	NF15		
MIRRORS & ACCESSORIES					
Mirrors	YES	Opt. Crown Moulding	NO		
Bathroom Accessories	DELETE	Location	NO		
Purchaser has reviewed the colour chart				SITE & LOT	
FOR TRADE USE				WASAGA	139-1
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 FLOOR AS CLOSE AS POSSIBLE							
Main to Basement Railing Details:		STANDARD METAL - SINGLE COLLAR WITH ALT PLAIN; TURNED OAK POST; OVAL OAK HANDRAIL							
TRIM									
Casing/Baseboards		UPGRADE 1 - COLONIAL STYLE							
Interior Doors		SEE EXTRAS FOR DETAILS							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
THROUGHOUT		WARM GREY							
PLUMBING- UPGRADES TO BE DETAILED ON PES									
	FIXTURES	FAUCETS		NOTES					
Kitchen	UPGRADE	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:		
GAS LINE TO STOVE		UPG (SEE PES)		DECLINED		NOTES			
		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		YES 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's selection must be accepted by the purchaser						NG		Bm	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						NG		Bm	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						NG		Bm	
SITE:		WASAGA		LOT: 139-1					
PURCHASER(S):		NICHOLAS HERBERT FORD GRANT							
		BROOK LEIGH MCALISTER							
HOME #/CELL #		416-474-9948		Purchaser Signature		Date			
EMAIL:				Purchaser Signature		Date			
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					
*** PAGE 2 OF 2 ***		Vendor Signature		Date					

1309-1

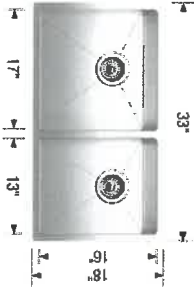
Product Specification Sheet

QUATRUS R15 U 1 3/4

Satin brushed finish



PRODUCT DIMENSIONS



QUATRUS R15 U 1 3/4 Colour Finish

Model No.



Satin brushed finish

Main bowl left 401520

FEATURES / SPECIFICATIONS

- German engineered with 304 series, 18-gauge stainless steel
- Practical 15 mm radius corners for easy cleaning
- X-pattern drain grooves quickly remove water from the sink
- Double bowl configuration for easy multi-tasking
- 18/10 chrome-nickel content for exceptional lustre and strength
- Rear-positioned drain holes maximize cabinet storage space

DESIGN AND PLANNING TIPS

Cabinet Size: 36" (915 mm)
Bowl depth: 9" (230 mm) / 9" (230 mm)
Depending on cabinet construction, a different cabinet size may be required.
Consult the cabinet manufacturer.

WARRANTY

Limited Lifetime warranty

Code/Standards Compliance

BLANCO sinks and faucets are third-party tested and certified to CSA, cUPC, ANSI/ASME and NSF standards and listed by applicable certification bodies. For more information on individual product listings, contact our office or listing organization.

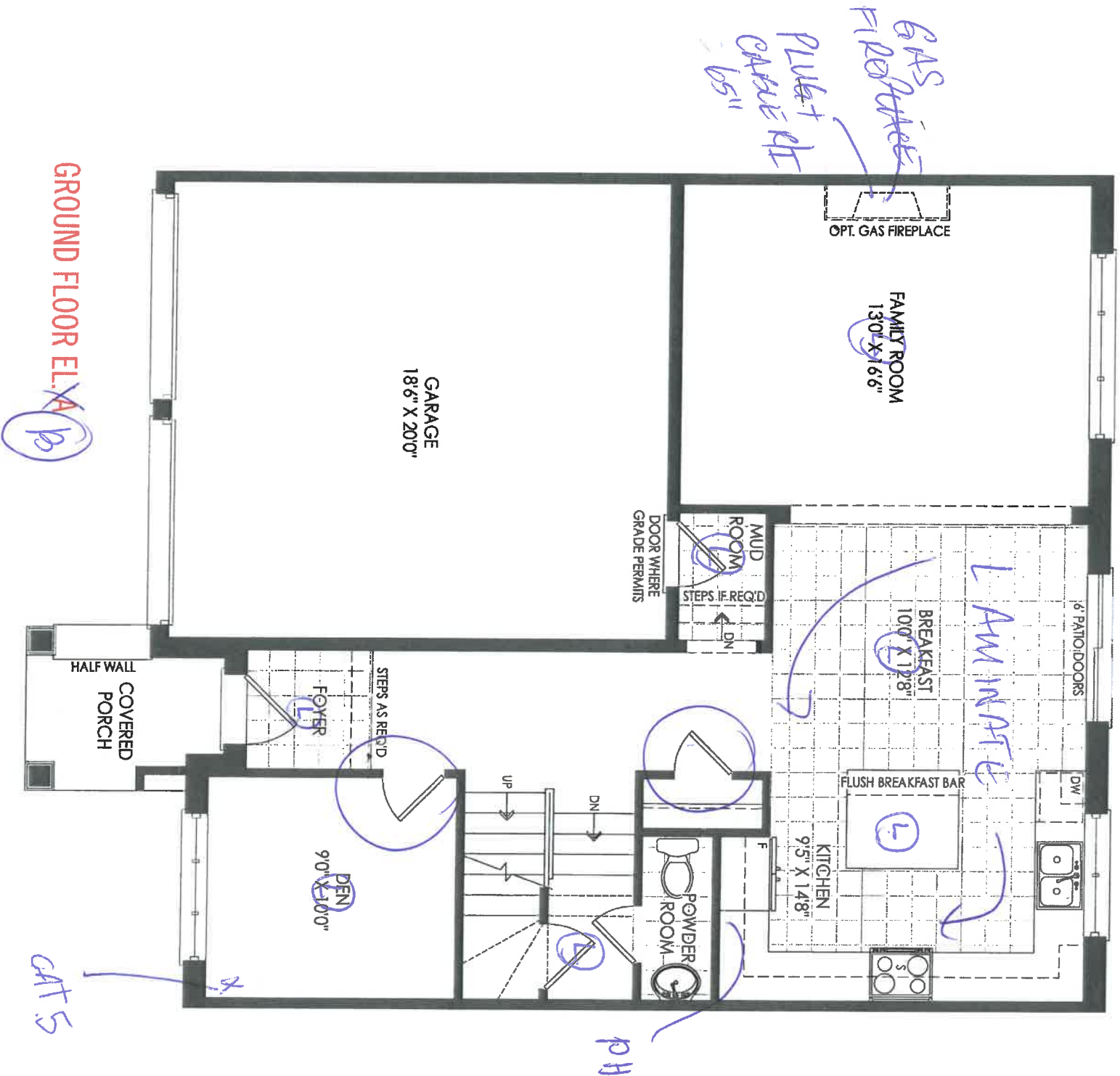
BLANCO CANADA
100 Corporation Drive
Brampton, ON L6S 6B5

Tel: 905 494 2400
Fax: 905 494 2425
www.blancocanada.com

Toll Free: 1 877 425 2626
Toll Free: 1 877 825 2626

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NG



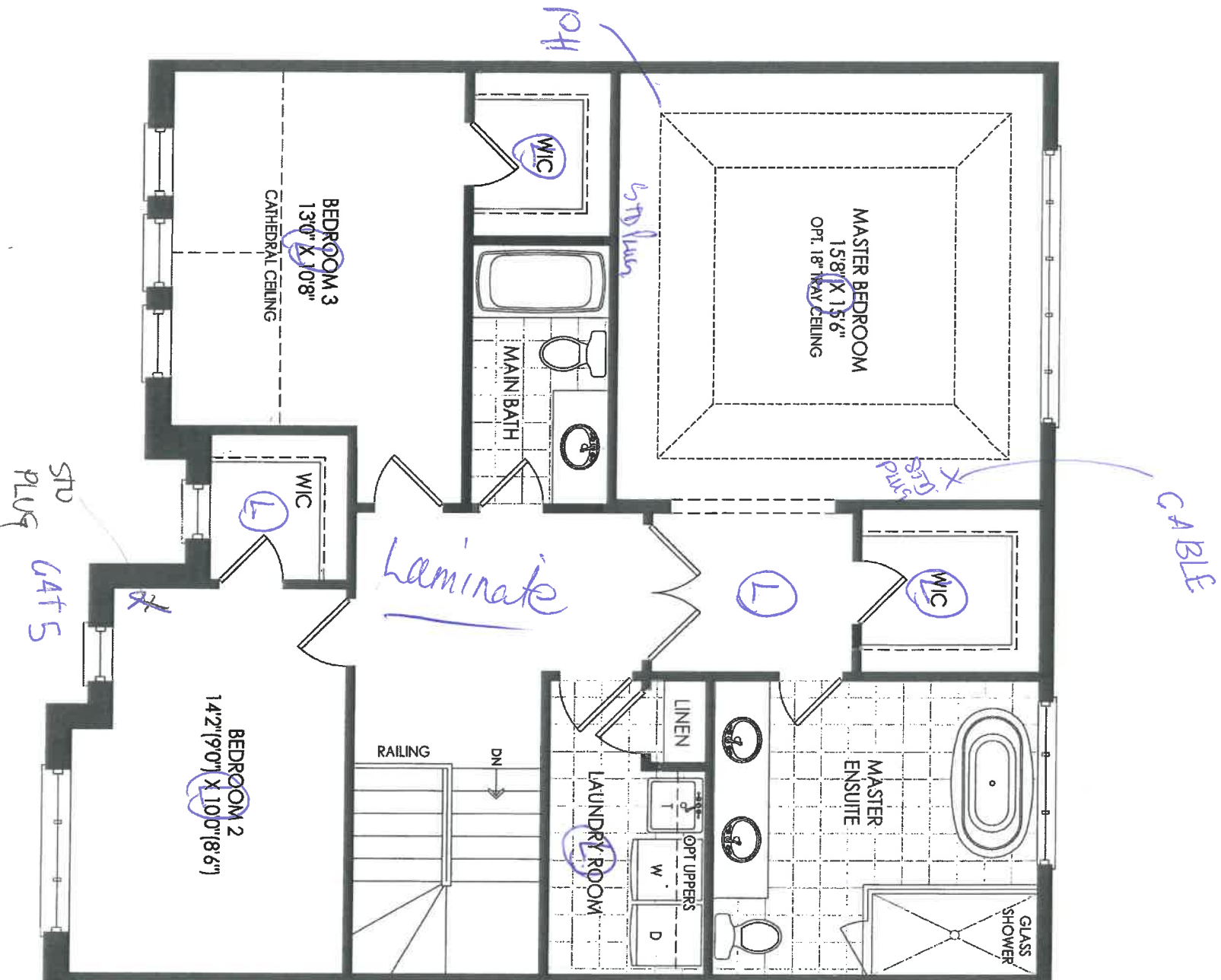
THE WAVE TH-04

- smooth ceilings

NB

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139-1



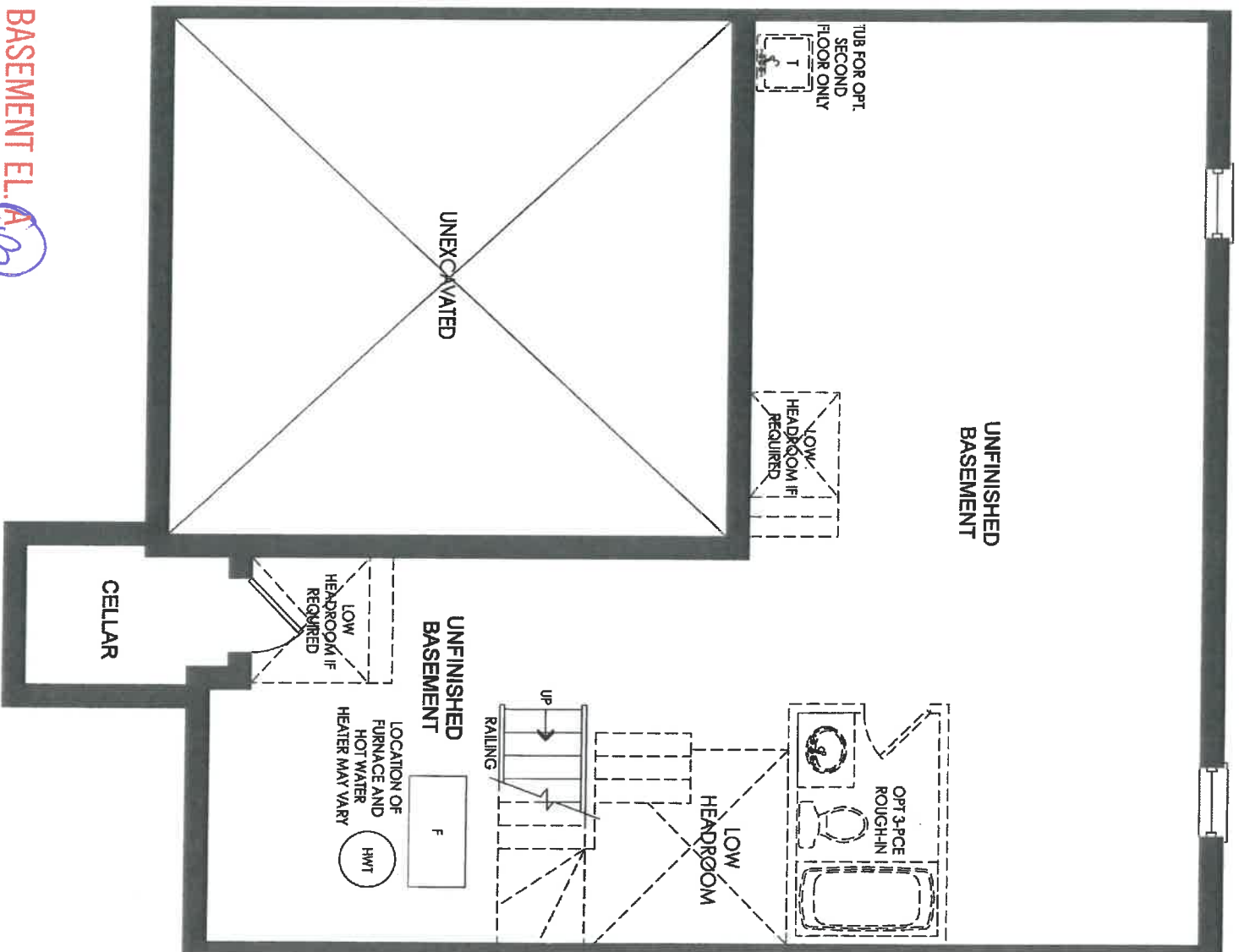
SECOND FLOOR EL. *AK*

NG

THE WAVE TH-04

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BASEMENT EL. 15

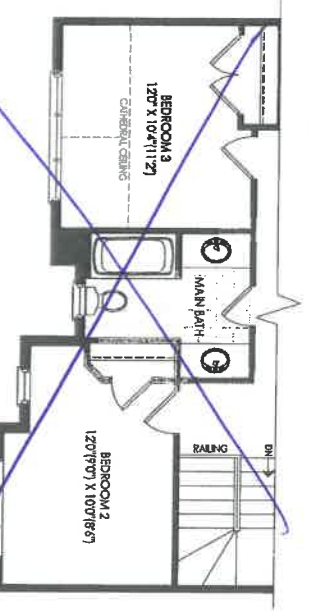
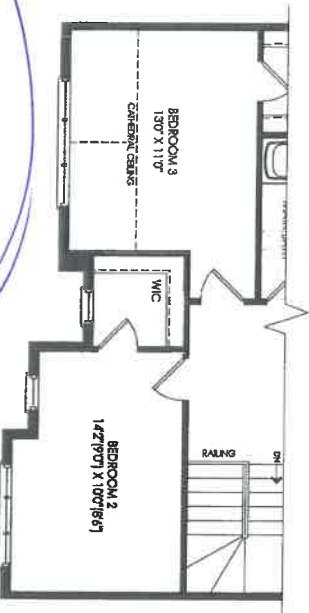
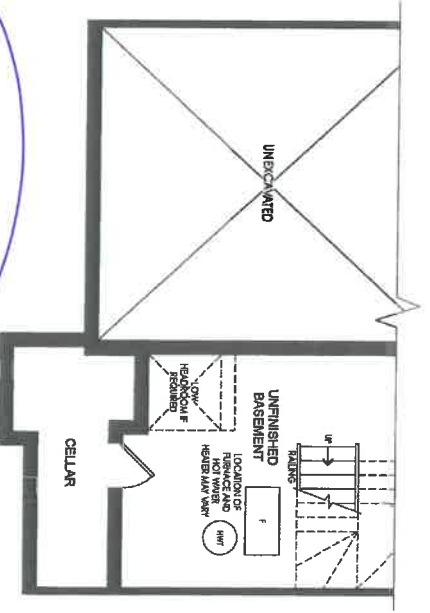
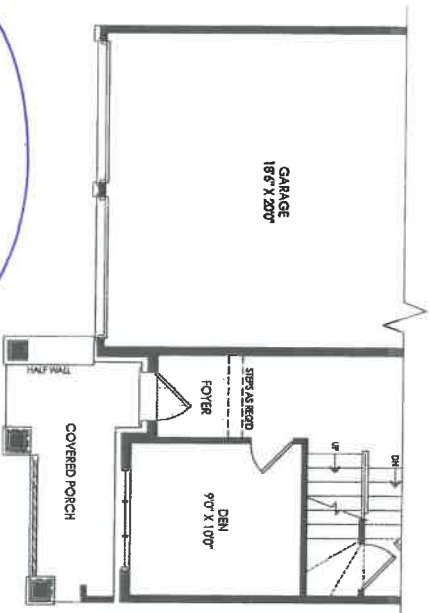
NG

BN

THE WAVE TH-04

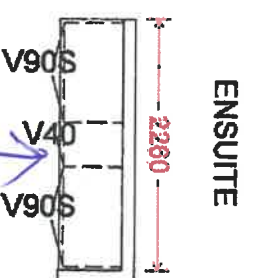
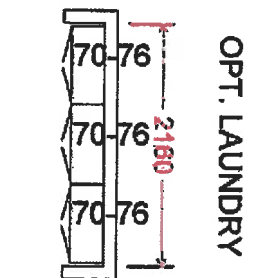
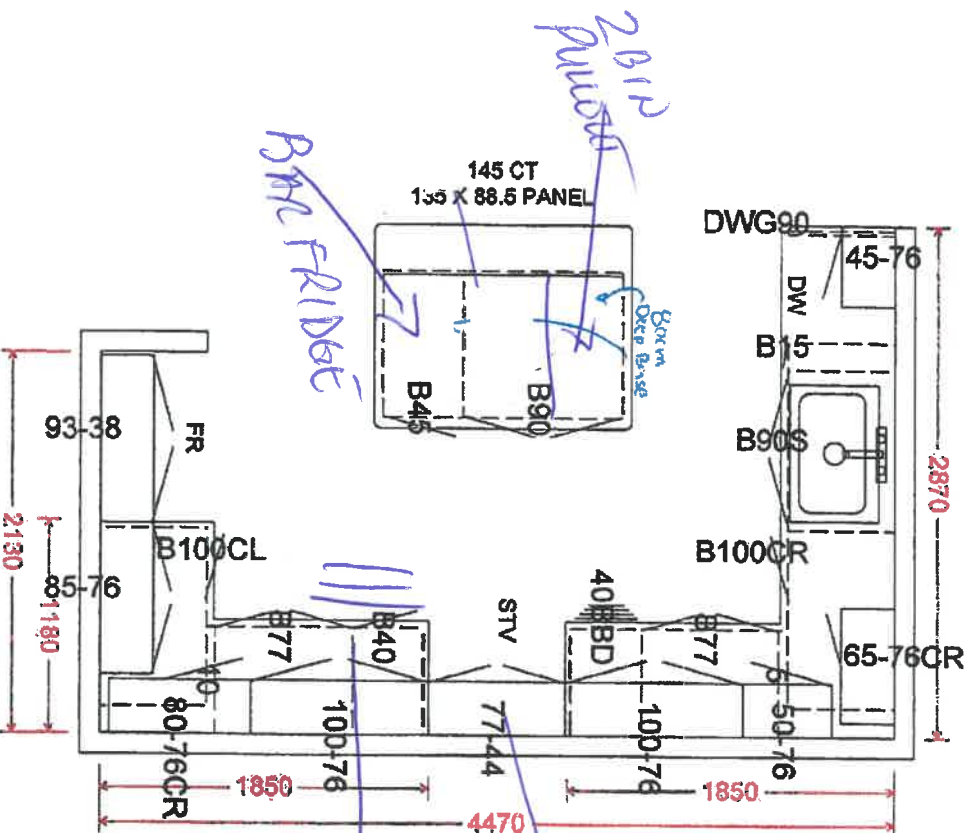
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OTHER PARTIALS AND PLANS



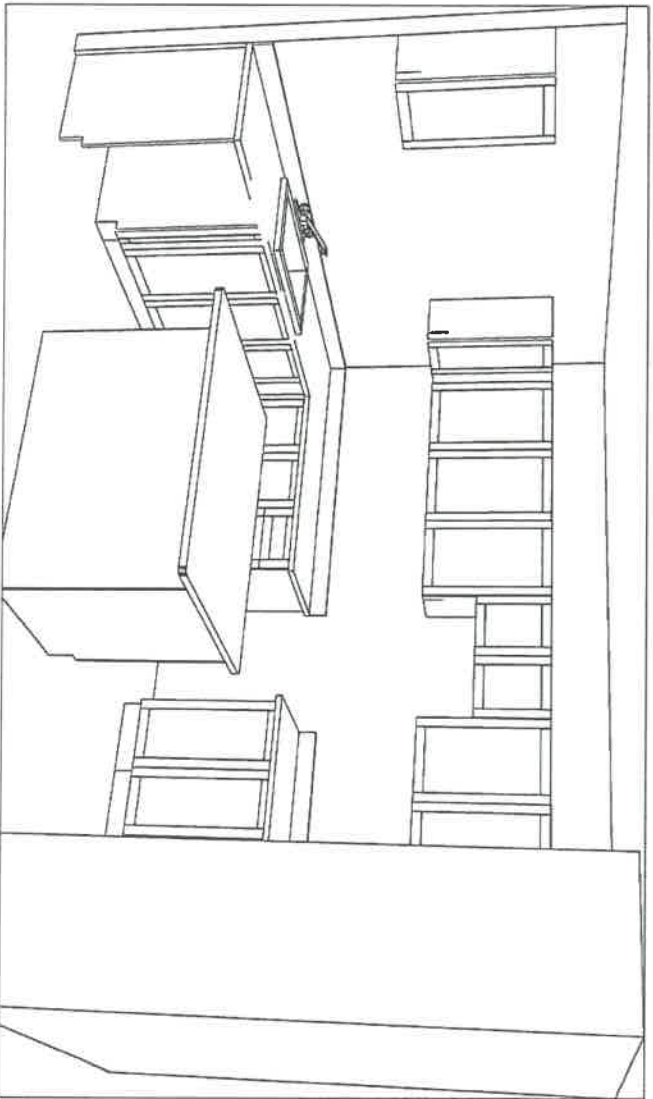
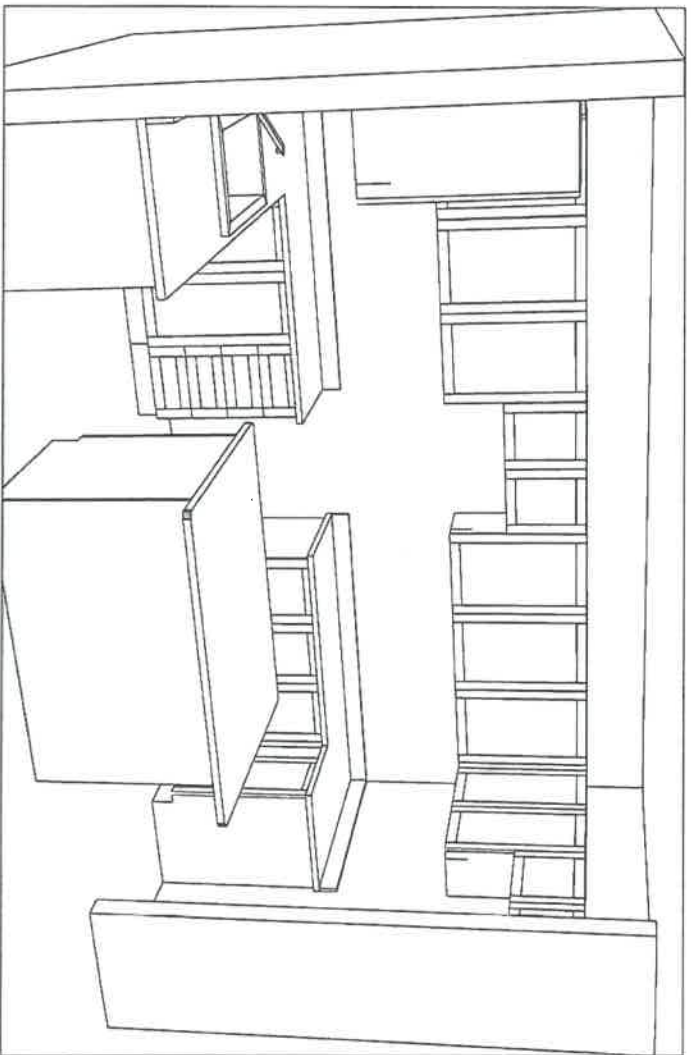
NG
[Signature]
[Red and Blue diagonal bar]

NEW IMAGE KITCHENS INC			
Scale	Approved by:		Drawn by: WWS
Date: 22/11/17			Revised:
ZANCOR HOMES			
TH4 WASAGA		Drawing number:	
Tlx wave			



- Laundry sink cabinet
 - vanity
 - extended works
 NB
 Bm

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: WMCB	
Date: 3/27/17		Reviewed:	
ZANCOR HOMES			
TH-4 WASAGA 4 BEDROOM		Drawing number:	



BR

139-1

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 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:

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 ☐ Built-In ☐ Flush Inset
☐ Paneled / Integrated ☐ Water Line Required

RANGE ☐ 36" ☐ Cooktop (Apron front)
☐ 48" ☐ Cooktop (Dropin)
☐ Gas ☐ Induction
**Countertop Cut-out charge required for cooktop

HOOD FAN & VENT ☐ Under Cabinet (Standard) ☒ 6 Inch (Standard)
☐ Chimney (centre vent) ☐ 8 Inch
☐ Insert / Liner ☐ 10 Inch

WALL OVEN & MICRO ☐ Single Oven ☐ Warming Drawer
☐ Double Oven ☐ Over the Range Microwave
☐ Steam Oven ☐ Built-in Microwave (*trim kit required)

DATE Nov 12/2020 SITE W088agq LOT 139-1

**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 (Aurivia)

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen



FE40

Standard Countertop
Edge in Vanity



FE20

Upgrade 1 – Countertop Edges

Optional Edge in
Kitchen – See book for
model specific pricing



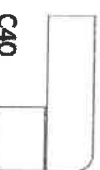
H40



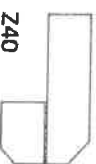
T40



DR40



CA0



Z40

Optional Edge in
Vanity – See book for
model specific pricing



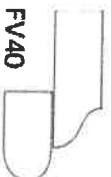
C20



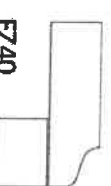
H20

Upgrade 2 – Countertop Edges

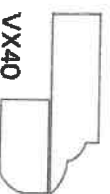
Option 2 Edge in
Kitchen – Custom \$\$



FV40



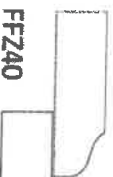
FZ40



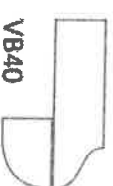
VX40



LZ40



FFZ40



VB40

Optional 2 Edge in
Vanity – Custom \$\$



L20



F20

DATE

Nov 12/2020

SITE

WASaga

LOT

139-1

Homeowner(s) Initials

WLG BM

ZANCOR

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

THE
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RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

HOMEOWNERS:

DATE:

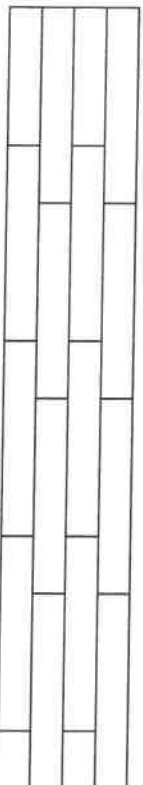
Wasega 139-1
Gardner McAllister
Nov 12/2020

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

Large tiles installation for floor and wall) – ¾ 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 ¾ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¾ brick installation that has been recommended.



Locations:

FLOOR TILES

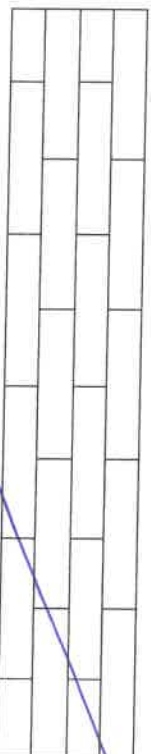
Please understand, even in using this ¾ brick installation, there may still be minimal lippage which cannot fully be eliminated.

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

X NG BM
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
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BY ZANCOR

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE:

HOMEOWNERS:

DATE:

1391 Masaga
Garut/Mat 11/15/16
Nov 12/2020

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 NG 
Homeowner(s) Initial

ZANCOR

THE
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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.

NG Bm

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.**

NG Bm

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.

NG Bm

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'.

NG Bm

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.

NG Bm

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.

NG Bm

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.

NG Bm

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.**

NG Bm

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.

NG Bm

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.

NG Bm

****SEE COLOUR CHART FOR LOCATIONS****

DATE Nov 12/2020

SITE M5854gn

LOT 139-1

ZANCOR