

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-12-15 / 10:18 AM / Page 1 of 1

Site: WASAGA  
Lot: 138-5  
Model: BREEZE TH-01 (A)  
Purchaser: MARILYN RUTTAN  
Phone/Email: 705-441-5951  
Phone/Email: \*\*Chad Ruttan 705-888-5951



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
#1 BASEMENT WINDOWS - 30 X 24 ON SIDE OF HOME IN LIEU OF STANDARD	DEC 14 2020	
#2 BASEMENT WINDOWS - 48 X 32 AT REAR OF HOME IN LIEU OF STANDARD	DEC 14 2020	
#3 3 PIECE ROUGHIN IN BASEMENT	DEC 14 2020	
#4 KITCHEN - EXTENDED UPPERS	DEC 14 2020	
#5 KITCHEN - UPGRADE TO STONE COUNTERTOP	DEC 14 2020	
#6 KITCHEN - FRIDGE ENCLOSURE (DEEP UPPER ABOE FRIDGE)	DEC 14 2020	
#7 KITCHEN - BASE PIE CORNER CABINET	DEC 14 2020	
#8 KITCHEN - ACCESS CORNER CABINET FROM BACK OF SINK BASE CABINETS	DEC 14 2020	
#9 SMOOTH CEILINGS ON MAIN FLOOR	DEC 14 2020	
#10 MASTER ENSUITE - UPGRADE SHOWER JAMB	DEC 14 2020	
#11 MASTER ENSUITE - UPGRADE SHOWER FLOOR TILES	DEC 14 2020	
#12 MASTER ENSUITE - FRAMELESS GLASS SHOWER	DEC 14 2020	
#13 STAIN STAIRS TO MATCH FLOORING AS CLOSE AS POSSIBLE (N/C AS PER FC)	DEC 14 2020	
#14 RAILINGS - UPGRADE TO SQUARE OAK POST WITH BEVEL CORNERS	DEC 14 2020	
#15 COUNTERTOP MASTER ENSUITE - UPGRADE TO STONE **INCLUDES OVAL UNDERMOUNT SINK	DEC 14 2020	
#16 COUNTERTOP MAIN BATH - UPGRADE TO STONE **INCLUDES OVAL UNDERMOUNT SINK	DEC 14 2020	
#17 ELECTRICAL - ADD PLUG ABOVE STOVE FOR FUTURE MICROWAVE *8ADJUST CABINETS	DEC 14 2020	
#18 ELECTRICAL - ADD 2 POTLIGHTS ABOVE PENNISULA IN KITCHEN, SEP SWITCH	DEC 14 2020	
#19 HARDWOOD FLOORING ON MAIN FLOOR FAMILY ROOM, LANDINGS, MASTER BEDROOM & KITCHEN BREAKFAST (in lieu of tile) WILL BE INSTALLED BY HOMEOWNER (APPROVED AS PER FC) ***HOMEOWNER TO COODINATE INSTALLATION WITH SITE SUPER*** (CHAD RUTTAN IS THE CONTACT)	DEC 14 2020	
#20 NOSINGS TO BE 3/4" TO ACCOMMODATE HARDWOOD	DEC 14 2020	

\*SEE SMART-TECH LOCATIONS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	EURO PVC - LARICE BIANCO	H800BC	GIALLO ORNAMENTAL LIGHT	
Master Ensuite	EURO PVC - LARICE BIANCO	H800BC	GIALLO ORNAMENTAL LIGHT	
Main Bath	EURO PVC - LARICE BIANCO	H800BC	GIALLO ORNAMENTAL LIGHT	
Laundry (BASEMENT)	N/A			
TILES				
Main Foyer		LOFT DOVE 12 X 24 ** BRICK		
Powder Room		LOFT DOVE 12 X 24 ** BRICK		
Kitchen		DO NOT INSTALL TILES		
Breakfast		DO NOT INSTALL TILES		
Kitchen Bk.Splash				
Laundry (BASEMENT)		N/A		
Mstr Ensuite Floor		LOFT DOVE 12 X 24 ** STACKED	Interstone.	
Mstr Ensuite Shower WALL		UNIWALL WHITE 8 X 10		
Master Shower Floor		ONTARIO SERIES HEX TAUPE MATTE (1)		
Master Shower JAMB		MARMOLINE - SNOW		
Main Bath Floor		LOFT DOVE 12 X 24 ** STACKED		
Main Bath Wall		UNIWALL WHITE 8 X 10		
HARDWOOD / CARPET				
Kitchen		HARDWOOD TO BE INSTALLED BY HOMEOWNER (in lieu of tile)		
Breakfast		HARDWOOD TO BE INSTALLED BY HOMEOWNER (in lieu of tile)		
Family Room		HARDWOOD TO BE INSTALLED BY HOMEOWNER		
Master Bedroom		HARDWOOD TO BE INSTALLED BY HOMEOWNER		
Bedroom 2		HARDWOOD TO BE INSTALLED BY HOMEOWNER		
Basement Rec room		CARPET - T15 w/ standard underpad		
FIREPLACES				
LOCATION		MANTLE	N/A	
MIRRORS & ACCESSORIES				
Mirrors		Opt. Crown Moulding	NO	
Bathroom Accessories		Location	NO	
Purchaser has reviewed the colour chart				
***FOR TRADE USE***			WASAGA	138-5
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 FLOORING AS CLOSE AS POSSIBLE		
Main to Basement Railing Details:	METAL - SINGLE COLLAR WITH ALT PLAIN		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
THROUGHOUT	BIRCH		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
	UNDERMOUNT SINK	STANDARD	
Master Ensuite	UNDERMOUNT SINK STANDARD		
Main Bath	UNDERMOUNT SINK STANDARD		
Laundry	N/A		
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	YES		
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			MRK MRK MRK
Any changes to the colour chart after signing are subject to a \$50000 administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE:	WASAGA	LOT: 138-5	
PURCHASER(S):	MARILYN RUTTAN DEC 14 2020		
HOME #/CELL #	705-441-5951		
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.			Décor Consultant Signature Date
ZANCOR HOMES			Vendor Signature Date

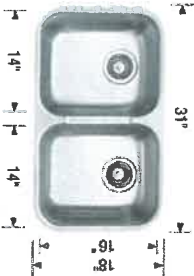
Product Specification Sheet


HORIZON U 2 - 8"

Refined brushed finish



PRODUCT DIMENSIONS



HORIZON U 2 - 8"	Colour Finish	Model No.
	Refined brushed finish	401234

FEATURES / SPECIFICATIONS

- 18-gauge stainless steel with 18/10 chrome-nickel content
- One piece construction; no seam
- Rear-positioned drain hole(s) for maximum usable bowl and cabinet storage
- Under sink coating protects cabinetry from water damage associated with condensation
- Double bowl configuration allows for easy multi-tasking in busy kitchens

DESIGN AND PLANNING TIPS

Cabinet Size: 33" (840 mm)  
Bowl depth: 8" (205 mm) / 8" (205 mm)

Standard with Granite  
Countertops

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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138-5 kitchen



CALVIN  
19 1/4" OVAL UNDERMOUNT SINK

☐ 4220CFY Undermount Sink

Product Specs:

- Vitreous china
- Front overflow hole
- Template and mounting hardware supplied

Overall Dimensions (W x D x H):

(OD): 490mm(19 1/4") x 410mm(16 1/2") x 195mm(7 7/8")  
(ID): 430mm(17") x 350mm(13 3/4") x 145mm(5 3/4")

Compliance Certifications:

- Meets or exceeds the following:
- IAPMO cUPC
  - ASME A112.19.2 / CSA B45.1-2013

Shipping:

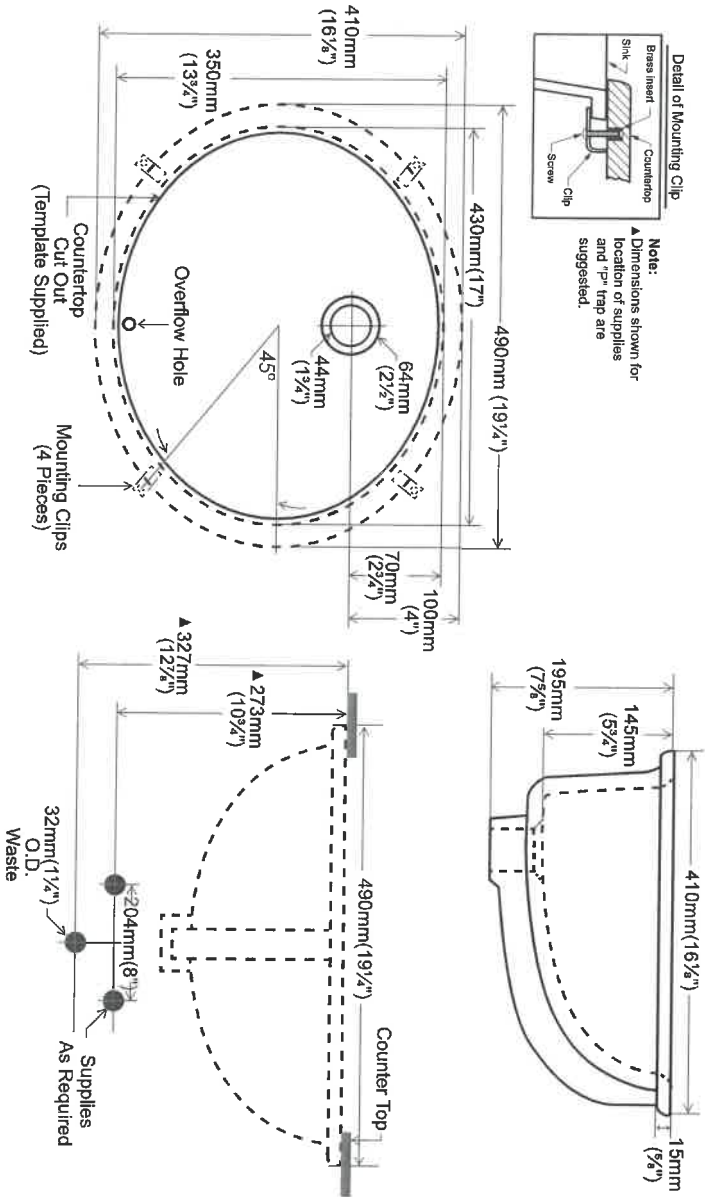
Cube 1.53  
GW 19 lbs



Notes:

Dimensions of fixtures are nominal and may vary within the range of tolerances established by ASME standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.

Bone and Biscuit available through Direct Import (CIFI) only.

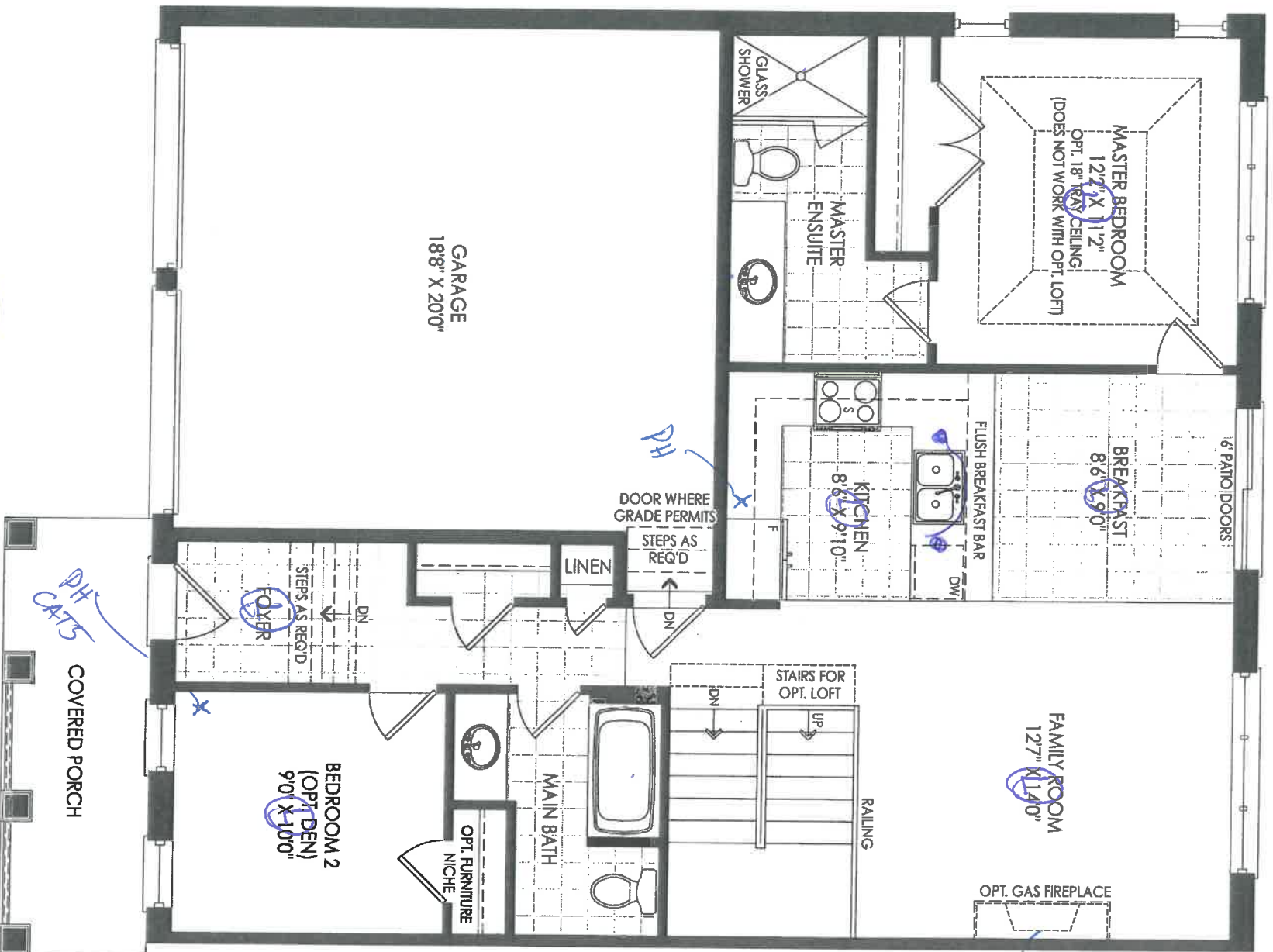


Contrac®

5970 Chedworth Way, Unit A, Mississauga, ON, Canada L5R 3V5  
www.contrac.ca

Revised: January 2016

138-5 Bathrooms



THE BREEZE TH-01

138-5

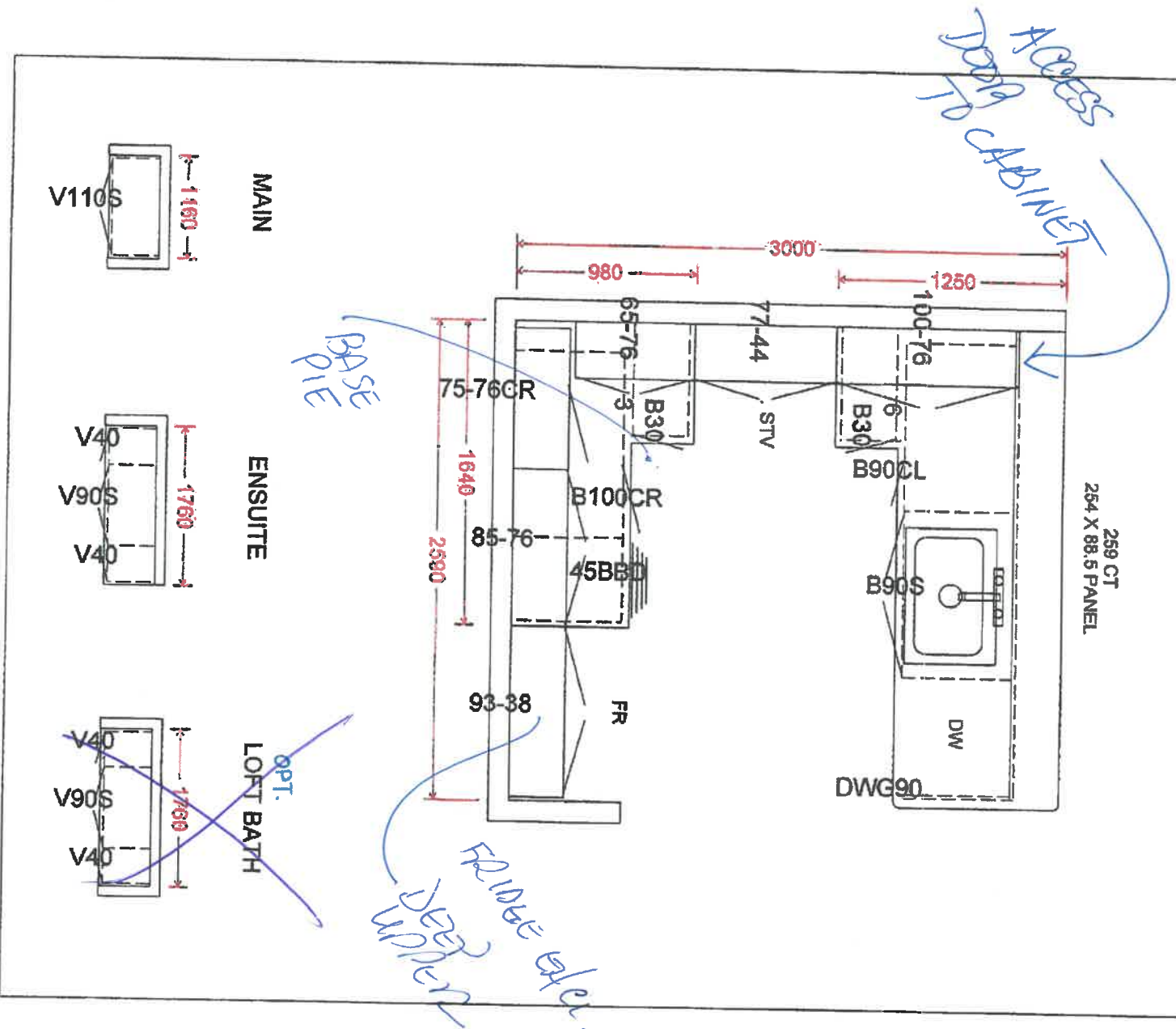
mlr



185

# THE BREEZE TH-01

<b>NEW IMAGE KITCHENS INC</b>			
Quote	Drawn by:	Project by:	WINCE
Date: 22/07/17	Reviewed by:	Kitchen:	
<b>ZANGOR HOMES</b>			
<b>TH-1 WASAGA</b>		Building Number:	

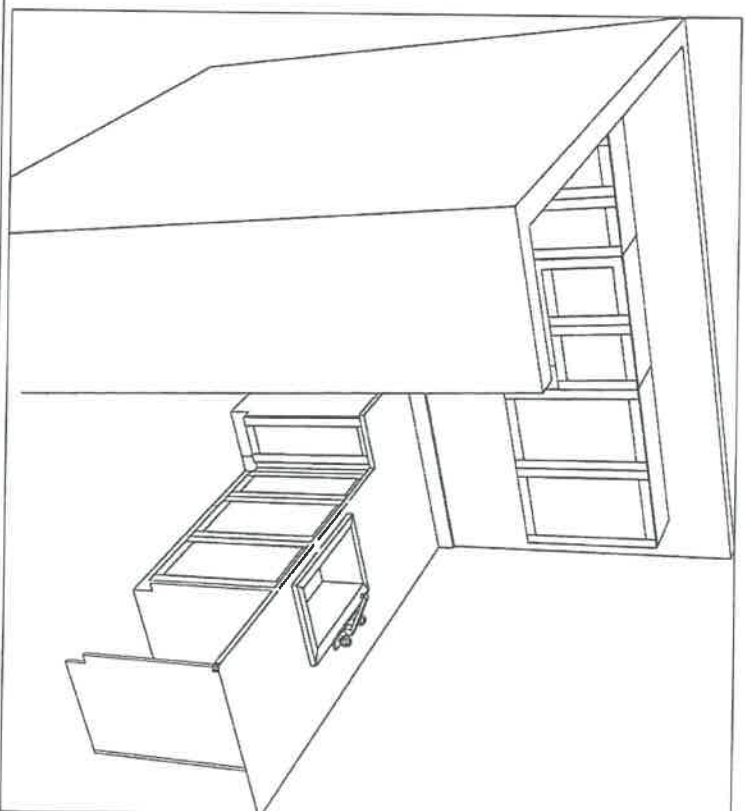
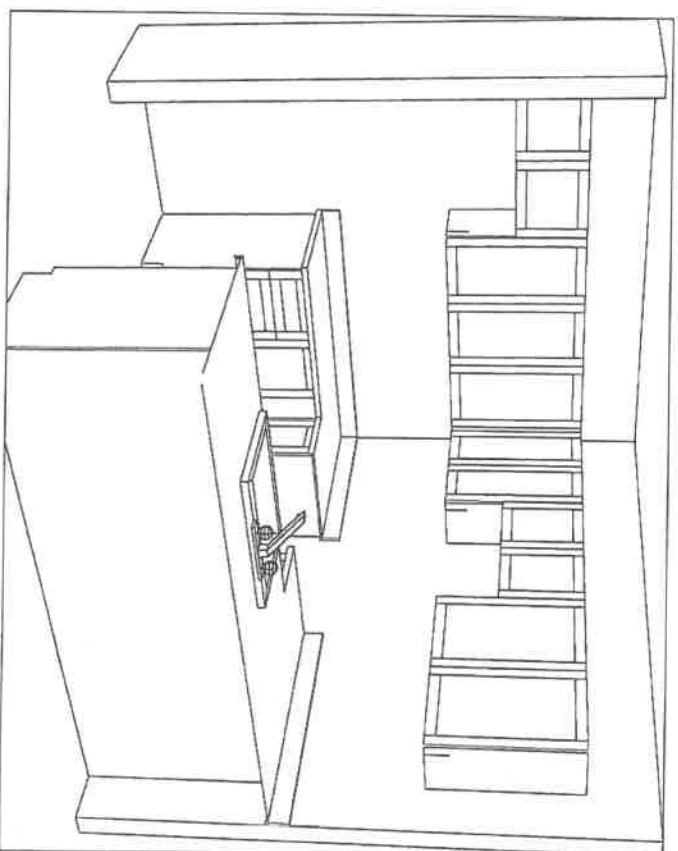


- Extended walls

138-5



NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 3/23/17	Drawn by: VANCE
ZANCOR HOMES	
TH-1 WASAGA	
Drawing number:	



138-5 mk

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 Manufacturer's 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 checked="" type="checkbox"/> Flush Inset
	<input type="checkbox"/> Panetled / 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	
	<input type="checkbox"/> Induction	

\*\*Countertop Cut-out charge required for cooktop

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 checked="" type="checkbox"/> Built-in Microwave (*trim kit required)

DATE	Dec 4 / 2020	SITE	Wassaga	LOT	138-5
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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

# THE GALLERY

BY ZANCOR

## Stone Countertop Edge Profiles (Aurivia)

**\*\*Where applicable as per site specifications\*\***

Standard Countertop  
Edge in Kitchen

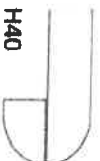


Standard Countertop  
Edge in Vanity

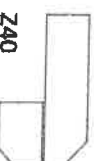
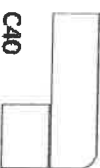


### Upgrade 1 – Countertop Edges

Optional Edge in  
Kitchen – See book for  
model specific pricing

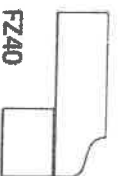
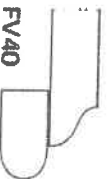


Optional Edge in  
Vanity – See book for  
model specific pricing

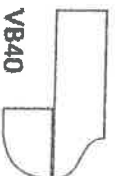
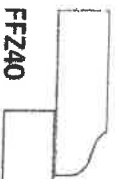
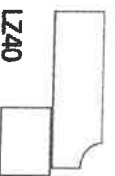


### Upgrade 2 – Countertop Edges

Option 2 Edge in  
Kitchen – Custom \$\$



Optional 2 Edge in  
Vanity – Custom \$\$



DATE Dec 4 / 2020

SITE W1809a

LOT 138-5

Homeowner(s) Initials MK

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THE  
**GALLERY**  
BY ZANCOR

RELEASE FORM  
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

HOMEOWNERS:

DATE:


1385 Wassauga  
Puhan  
Dec 4/2020

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

(Large tiles installation for floor and wall) – ¼ 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 ¼ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.




Locations: Pool Deck  
4115

Please understand, even in using this ¼ 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**

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:

138-5 Masaga

HOMEOWNERS:

Rutay

DATE:

Dec 14 / 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 absorbercy 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 Dec 4/2020

SITE Wassaga

LOT 138-5

**ZANCOR**