

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-11-15 / 6:28 PM / Page 1 of 1

Site: WASAGA

Lot: 170

Model: COVE (60-03) ELEV C **OPT. GROUND 3 BED

Purchaser: Irina Poilova

Purchaser: Sergiy Fedorenko

Phone: 416 315 2779

Email: plvirina@yahoo.ca



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
STRUCTURALS		
1 FROSTED GLASS FRONT DOOR		05-Nov-21
2 SMOOTH CEILINGS MAIN FLOOR		05-Nov-21
	COLOURS	
1 FROSTED GLASS MASTER ENSUITE SHOWER		05-Nov-21
2 UPGRADE TO 50" DIMPLEX FIREPLACE BLF5051 (50" LINEAR) WALL BUILT INTO ROOM 8" INCLUDES ACRYLIC ICE AND MULTI COLORED LIGHTS FAN FORCED HEATER AND ELECTRICAL		05-Nov-21
3 PLUG ABOVE FIREPLACE FOR TV		05-Nov-21
4 CAPPED LIGHT ABOVE KITCHEN ISLAND ON SEPARATE SWITCH		05-Nov-21
5 WATERLINE TO FRIDGE		05-Nov-21
6 N/A		05-Nov-21
7 HARDWOOD STANDARD COLOR MASTER BEDROOM, BEDROOM 2, BEDROOM 3, IN LIEU OF CARPET		05-Nov-21
8 N/A		05-Nov-21
9 UPGRADE # 1 STEP INTERIOR TRIM		05-Nov-21
10 KITCHEN CABINETS UP # 1		05-Nov-21
11 KITCHEN COUNTER TOP UP # 2 INCLUDES BLANCO HORIZON DOUBLE UNDERMOUNT SINK		05-Nov-21
12 UPGRADE CABINET HARDWARE		05-Nov-21
13 BASE PIE CUT		05-Nov-21
14 BANK OF DRAWERS IN MASTER ENSUITE 2 SMALL 1 LARGE		05-Nov-21

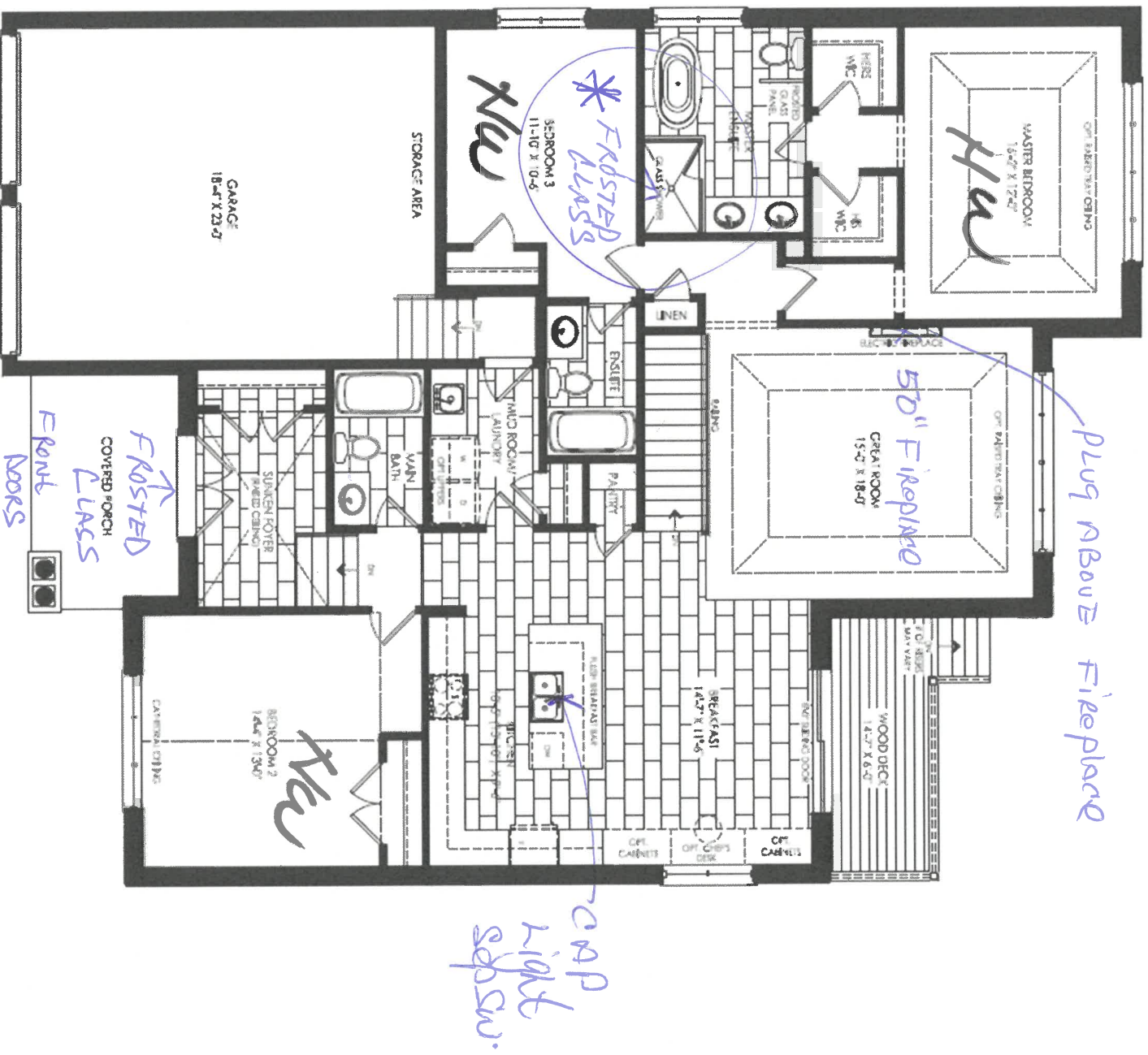
ENTRANCES				
Main Foyer - FLOORING		LOFT IVORY 12 X 24 INSTALL STACKED		
Mudroom - FLOORING		LOFT IVORY 12 X 24 INSTALL STACKED		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		LOFT IVORY 12 X 24 INSTALL STACKED		
KITCHEN				
Kitchen - FLOORING		LOFT IVORY 12 X 24 INSTALL STACKED		
Breakfast - FLOORING		LOFT IVORY 12 X 24 INSTALL STACKED		
Kitchen - CABINETS		MATRIX ROVERE CHIOSTRO UP # 1		
Island - CABINETS		MATRIX ROVERE CHIOSTRO UP # 1		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H-800-MB		
Kitchen - COUNTERTOP		CARRERRA WHITE QUARTZ UP # 2		
Island - COUNTERTOP		CARRERRA WHITE QUARTZ UP # 2		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		SOLID SAWN RED OAK NATURAL PEARL 3 1/4"		
Main Hall - FLOORING		SOLID SAWN RED OAK NATURAL PEARL 3 1/4"		
Dining / Living Room - FLOORING		NA		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		1 3/4" TURNED OAK		
Railing Details - POSTS		2 3/4" TURNED OAK		
Railing Details - HANDRAIL		2 1/2" OVAL OAK		
Stair Stain - MAIN STAIRS		NA		
Stair Stain - BASEMENT STAIRS (if applicable)		NATURAL TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - SERVICE STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING		NA		
Powder Room - CABINETS		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		NA		
Powder Room - FAUCET		NA		
2ND FLOOR				
Upper Hall - FLOORING		NA		
Master Bedroom - FLOORING		SOLID SAWN RED OAK NATURAL PEARL 3 1/4" STANDARD UPGRADE		
Bedroom 2 - FLOORING		SOLID SAWN RED OAK NATURAL PEARL 3 1/4" STANDARD UPGRADE		
Bedroom 3 - FLOORING		SOLID SAWN RED OAK NATURAL PEARL 3 1/4" STANDARD UPGRADE		
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 STACKED		
Master Ensuite - SHOWER WALL		NEW BYZANTINE PENTELLIC GREY 12 X 24 HORIZONTAL STACKED		
Master Ensuite - SHOWER FLOOR		2 X 2 WHITE		
Master Ensuite - SHOWER JAMB		BIANCA CARRERRA		
Master Ensuite - CABINETS		EURO LARICE STONEY		
Master Ensuite - HANDLES/KNOBS		H 800-MB		
Master Ensuite - COUNTERTOP		TUNDRA TAUPE GRANITE - P283CA		
Master Ensuite - SINK(s)	STANDARD	Master Ensuite - FAUCET(s)	STANDARD	
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 <u>PRIOR</u> to installation.		WASAGA SHORELINE	170	IP GP

2ND FLOOR CONTINUED...									
Main Bath - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED							
Main Bath - TUB / SHOWER WALL		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL HORIZONTAL STACKED							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		EURO LARICE STONEY							
Main Bath - HANDLES/KNOBS		H-800-MB							
Main Bath - COUNTERTOP		TUNDRA TAUPE GRANITE - 283CA							
Main Bath - SINK(s)		STANDARD		Main Bath - FAUCET(s)		STANDARD			
Shared Bath - FLOORING		NA							
Shared Bath- TUB / SHOWER WALL		NN							
Shared Bath- SHOWER FLOOR		NA							
Shared Bath- SHOWER JAMB		NA							
Shared Bath- CABINETS		NA							
Shared Bath- HANDLES/KNOBS		NA							
Shared Bath- COUNTERTOP		NA							
Shared Bath- SINK(s)		NA		Shared Bath - FAUCET(s)		NA			
Ensuite Bath - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED							
Ensuite Bath - TUB / SHOWER WALL		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED							
Ensuite Bath - SHOWER FLOOR		NA							
Ensuite Bath - SHOWER JAMB		NA							
Ensuite Bath - CABINETS		EURO LARICE STONEY							
Ensuite Bath - HANDLES/KNOBS		H-800-MB							
Ensuite Bath - COUNTERTOP		TUNDRA TAUPE GRANITE P 283 CA							
Ensuite Bath - SINK(s)		STANDARD		Ensuite Bath - FAUCET(s)		STANDARD			
LAUNDRY									
Laundry - FLOORING		LOFT IVORY 12 X 24 INSTALL STACKED		Laundry - HANDLES/KNOBS		H-800-MB			
Laundry - CABINETS		EURO LARICE STONEY		Laundry - SINK		STANDARD			
Laundry - COUNTERTOP		TUNDRA TAUPE GRANITE P 283 CA		Laundry - FAUCET		STANDARD			
Laundry - BACKSPLASH		NA							
TRIM / PAINT									
Casing/Baseboards		UPGRADE # 1 STEP							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
PAINT - Throughout		WARM GREY							
FIREPLACE									
Location / Insert / Mantle		50" DIMPLEX PRISM BLF 50S.1							
ACCESSORIES									
Mirrors		STANDARD		BATH ACCESSORIES		INSTALL STANDARD			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		GHB		ELECTRICAL for Built-in Oven		DECLINED			
GAS LINE & ELECTRICAL TO STOVE		DECLINED		ELECTRICAL for Built-in Micro		DECLINED			
GAS LINE & ELECTRICAL TO DRYER		DECLINED		ELECTRICAL for Cooktop		DECLINED			
HOOD FAN VENT SIZE		6" STANDARD		ELECTRICAL for Bar Fridge		DECLINED			
WATERLINE to Fridge		UPGRADE							
DISCLAIMER		INITIALS							
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs		JP		SP		SP			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		JP		JP		JP			
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									
SITE / LOT:		WASAGA 170							
PURCHASER(S):		Irina Poliova							
PURCHASER(S):		Sergiy Fedorenko							
CONTACT:		416 315 2779		plvirina@yahoo.ca		SIGNATURES / 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		PURCHASER SIGNATURE		PURCHASER SIGNATURE		PURCHASER SIGNATURE			
		DÉCOR CONSULTANT		DÉCOR CONSULTANT		DÉCOR CONSULTANT			
PAGE 2 OF 2		Vendor APPROVAL		Vendor APPROVAL		Vendor APPROVAL			

Lot 176 SHORELINE POINT

WASAGA BEACH

Nov 5/21 COVE 60-03



Elevation A

Optional Ground Floor with 3 Bedrooms

Kevin C. Smith & Co. Inc.

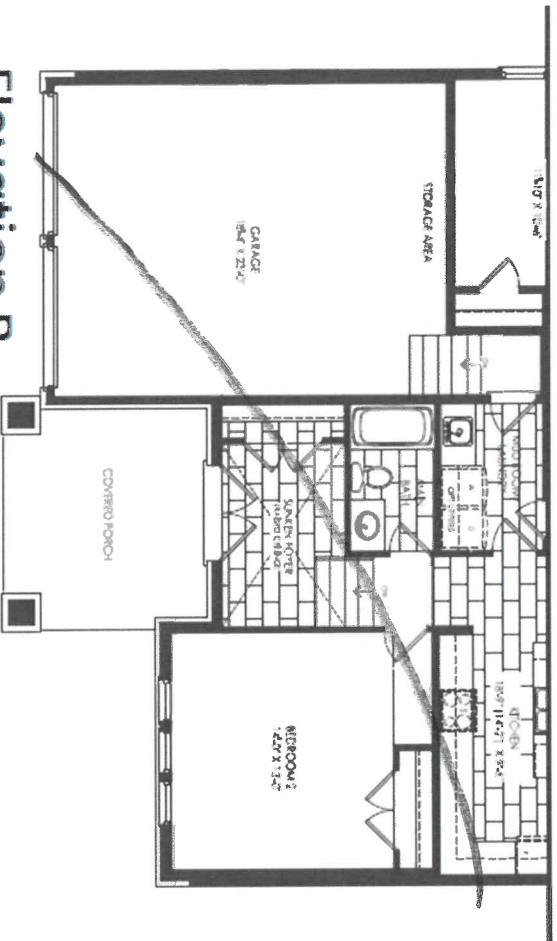
JP
CF

SHORELINE POINT
WASAGA BEACH

Lot 120

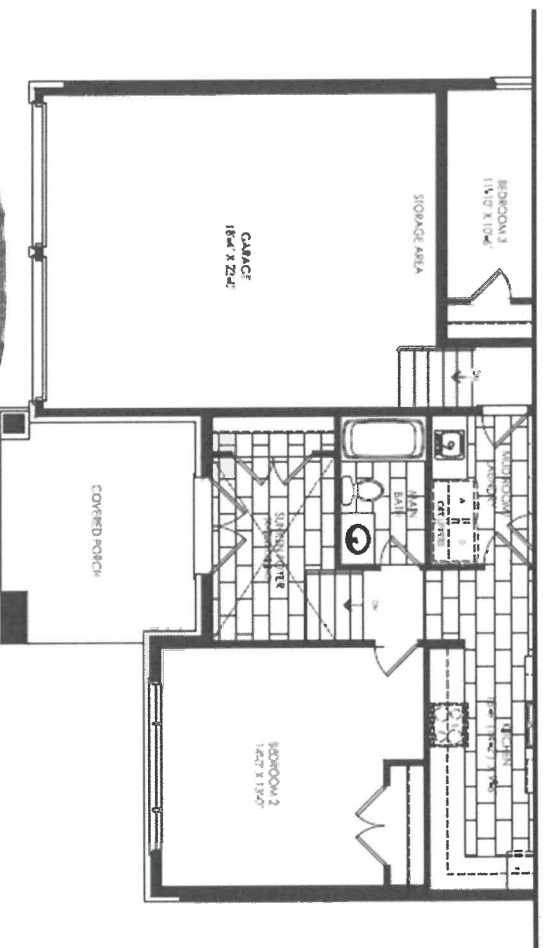
Nov 5/21

COVE 60-03



Elevation B

Optional Ground Floor with 3 Bedrooms



Elevation C

Optional Ground Floor with 3 Bedrooms

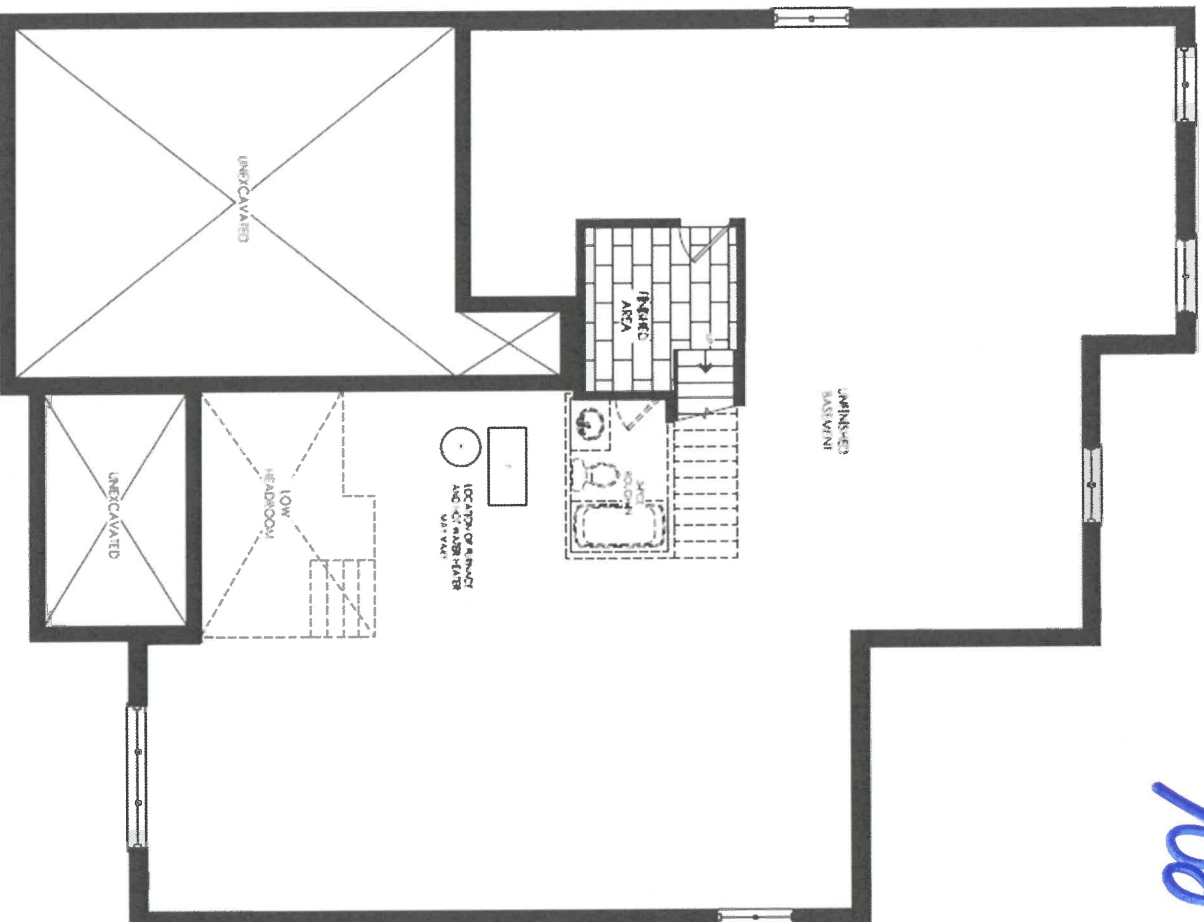
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SC

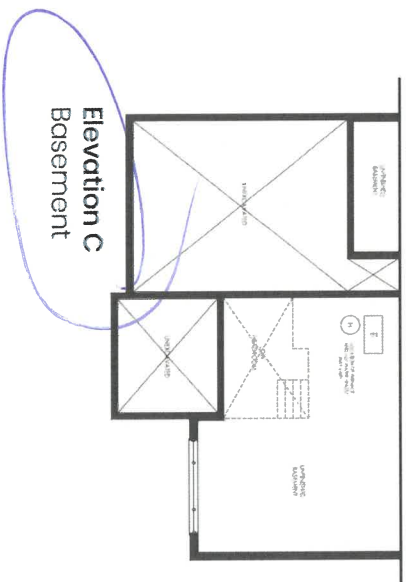
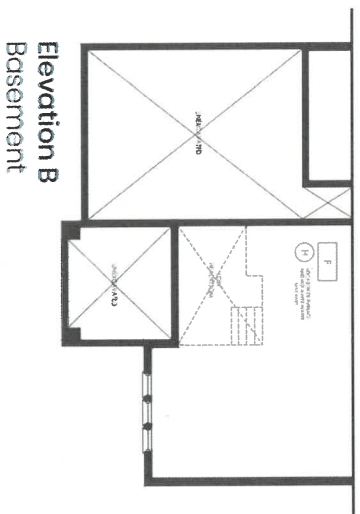
SHORELINE POINT
WASAGA BEACH

COVE 60-03

lot 120
no 05/21



Elevation A
Basement



IB4
5

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller - Appliance Canada (905) 660-2424 / smiller@appliancecanada.com

- 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 provided by Zancor:

*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.

- Fridge Opening 36" x 74"
► Stove Opening 30"
► Hood Fan Opening 30"
► Hood Fan & Vent 6" with Under Cabinet Hood
► Dishwasher Opening 24"

Accepts Standard
Openings **Initial

IP
G

OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

- ****Specs/information sheets are required and it is the responsibility of the homeowner to provide this to Zancor Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**

- Upgraded Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)

INITIAL

- ***Specs that require changes/modifications after this date will not be accepted***

- 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.

FRIDGE UPGRADE

- ☐ Built-in
☒ Panelled **Panel to match required
☐ Integrated / Flush Inset
☐ Waterline

RANGE UPGRADE

*Larger hood fan CFM might be required, which need a larger vent

- ☐ 36" **Hood fan opening must be the same size or larger (8" vent might be required)
☐ 48" **Hood Fan opening must be the same size or larger (8" or 10" vent required)
☐ Gas Range **gas line and electrical required & sold separately
☐ Induction **electrical required & sold separately
☐ Cooktop (Apron Front) **Countertop Cut-out required & sold separately
☐ Cooktop (Drop-in) **Countertop Cut-out required & sold separately

HOOD FAN & VENT
UPGRADE

- ☐ 8 Inch **Required for 600 CFM
☐ 10 Inch
☐ Chimney Hood Fan **Vent must be centred
☐ Insert / Liner

WALL OVEN/MICRO

UPGRADE

**Electrical required

- ☐ Single Wall Oven **electrical required & sold separately
☒ Double Wall Oven **electrical required & sold separately
☐ Steam Oven **electrical required & sold separately
☐ Warming Drawer **electrical required & sold separately
☐ Over Then Range Microwave (OTR)
☐ Built-in Microwave **Trim Kit required **electrical required & sold separately

DATE

Nov 5/21

SITE

WASAGA SHORLINE

LOT

120

** 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



CLIENT NAME: ZANCOR HOMES
SHIP TO : SHORELINE POINT

JOB NUMBER

INSTALL DATE:

PH:

CELL:

DRAFTED BY: AHMET

COMMENT

P/O #

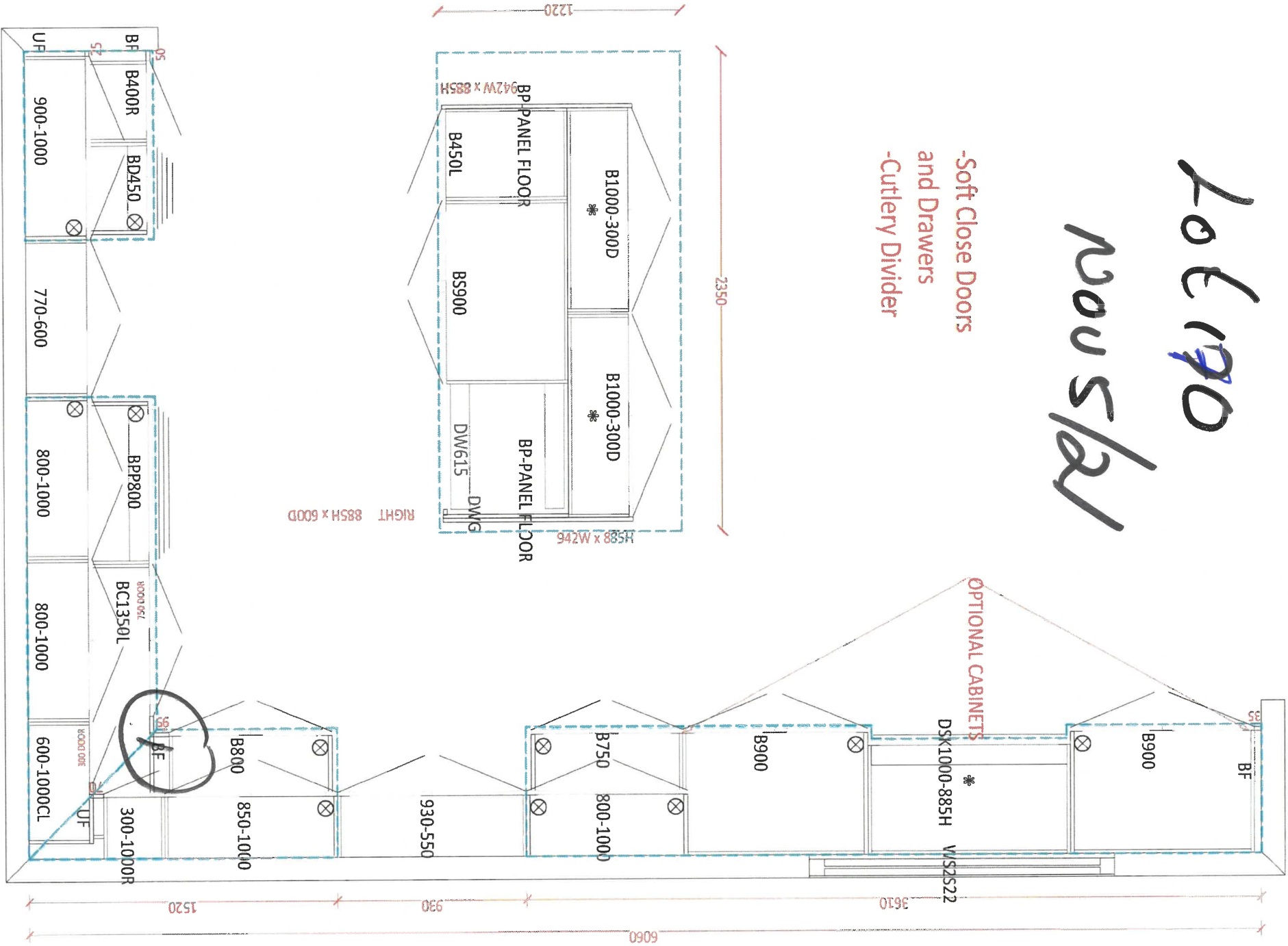
PAGE
1 of 2

DATE SUBMITTED
02.Sep.2021

60-03
OPT. GROUND FLOOR KITCHEN

106170
Nours/21

-Soft Close Doors
and Drawers
-Cutlery Divider



1 Base Piece

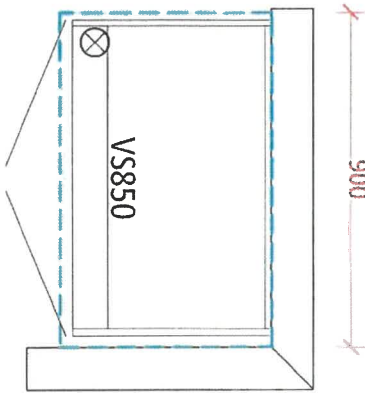
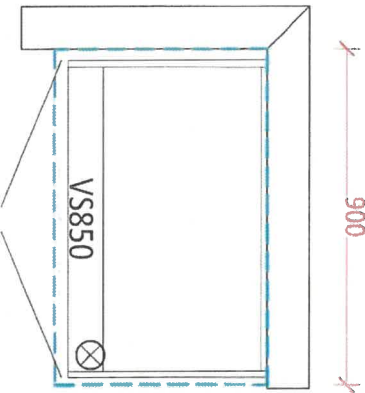
JP
SF

60-03

~~OPT. SECOND FLOOR~~
MAIN

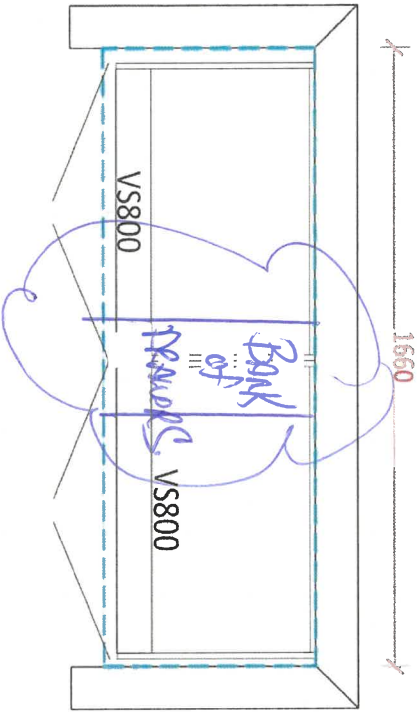
Lot 170
moosley

ENSUITE 3

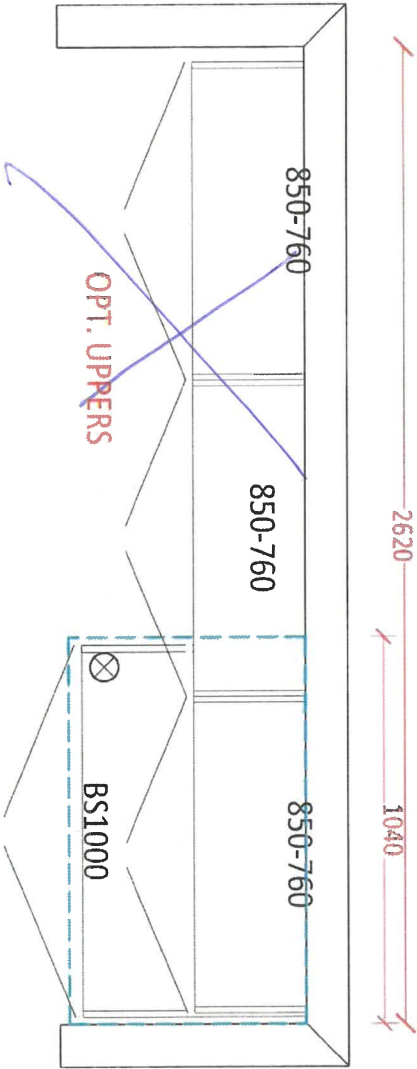


MASTER ENSUITE

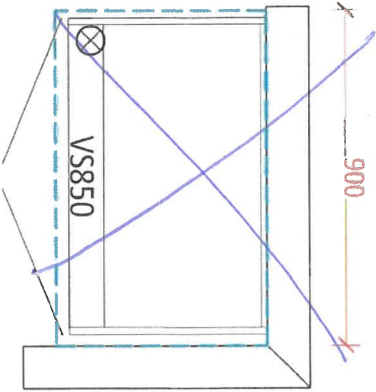
vanities



LAUNDRY



OPT. BASEMENT BATH



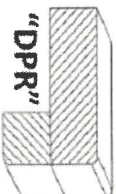
IP
SF

Stone Countertop Edge Profiles

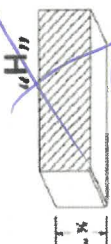
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity

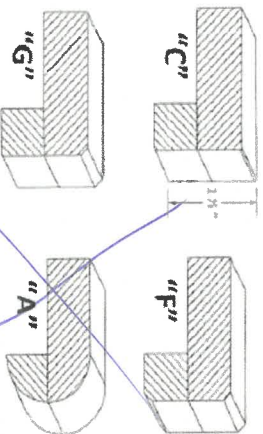


TP GA

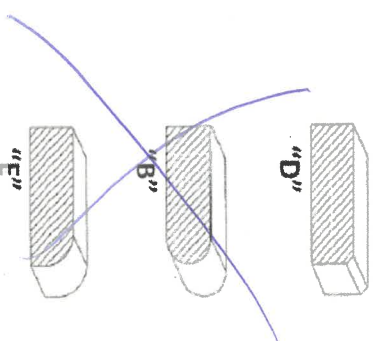
Homeowner(s) Initial

OPTION (1) EDGE FOR KITCHEN & VANITIES \$250

Optional Edge in Kitchen



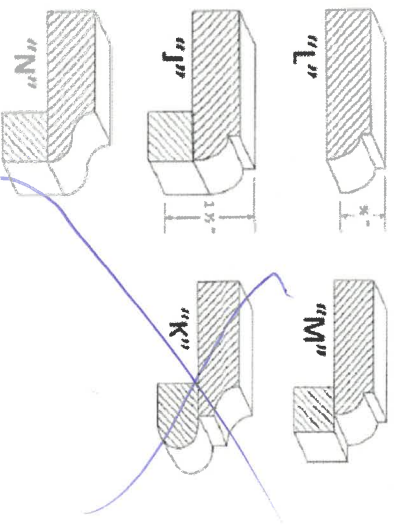
Optional Edge in Bathroom



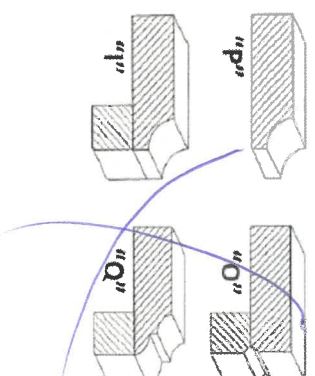
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Nov 5/21

SITE

WASAGA SHORELINE

LOT

12

THE
GALLERY
BY ZANCOR

SHORELINE POINT
WASAGA BEACH

ZANCOR

HOME AUTOMATION (Cable, CAT5/6, Telephone)

INCLUDED IN SCHEDULE "A" IN AGREEMENT OF PURCHASE AND SALE:

- Rough-in for Central Vacuum system piped to garage
- Rough-in for Telephone (2) locations
- Rough-in for Cable TV (2) locations
- Rough-in for Cat-6 Network (3) locations

CONTACT:

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 Home Automation
Phone: (905) 761-6469
Email: kris@smart-tech.ca
Rep: Kris
Location: 200 Millway Avenue, Unit 8
Concord, Ont L4K 5K8

ACKNOWLEDGEMENT:

I/We the homeowner(s) acknowledge that if I/We the homeowners decide to not contact Smart-Tech, locations of the standard rough-ins will be installed as per Vendors discretion.

JP SF
Homeowner(s) Initial

WASAGA SHORELINE

DATE

SITE

LOT

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738-7010 F: (905) 738-5948

THE
GALLERY

SHORELINE POINT
WASAGA BEACH

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.

SC IP

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.**

SC IP

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.

SC IP

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'.

SC IP

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.

SC IP

STAR 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.

SC IP

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.

SC IP

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.**

SC IP

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.

SC IP

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."

SC IP

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****

SC IP

DATE 10005

SITE WASAGA SHORELINE

LOT 120

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738-7010 F: (905) 738-5948