

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2022-02-10 / 9:59 AM / Page 1 of 1

Site:
Lot:
Model:
Purchaser:
Purchaser:
Phone:
Email:

WASAGA
175
CORAL (60-04) ELEV A
ANNA SIDOROV
PAVEL SIDOROV
416.522.0478
ANNASID295@GMAIL.COM






DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
	STRUCTURALS	
1 FROST GLASS FRONT DOOR, IN LIEU OF CLEAR		1-Feb-22
2 ELECTRICAL- FIREPLACE, DIMPLEX BLF5051, 50 INCH, IN LIEU OF STANDARD. WALL TO BE BUILT INTO ROOM BY APPROX 8 INCHES		01-Feb-22
	COLOURS	
1 2 CAPPED LIGHTS OVER KITCHEN ISLAND, SPACED EVENLY ON SEPARATE SWITCH- STD LIGHT TO REMAIN- SEE SKETCH		01-Feb-22
2 ELECTRICAL- PLUG FOR TV, INSTALLED OVER FIREPLACE. INSTALL 65 AFF		01-Feb-22
3 MASTER BATHROOM COUNTERTOP- UP 2, INCLUDES OVAL UNDERMOUNT SINKS		01-Feb-22
4 MAIN BATH COUNTERTOP- UP 2, INCLUDES OVAL UNDERMOUNT SINK		01-Feb-22
5 KITCHEN COUNTERTOP- UP 2, INCLUDES UNDERMOUNT SINK		01-Feb-22
6 HARDWOOD- FAMILY ROOM, DINING ROOM, MAIN HALL, LIBRARY- UP 1		01-Feb-22
7 STAIN FOR STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		01-Feb-22
8 RAILING- UP 2		01-Feb-22
9 COMFORT HEIGHT- MASTER AND MAIN		01-Feb-22
10 BACKSPLASH- UP 2- STACKED		01-Feb-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-02-01, 11:26 AM

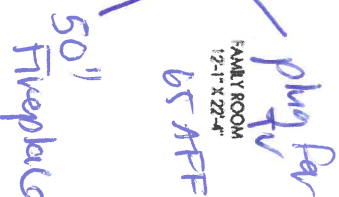
ENTRANCES				
Main Foyer - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED			
Mudroom - FLOORING	GENESIS DARK GREY 12 X 24- STACKED			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	GENESIS DARK GREY 12 X 24- STACKED			
KITCHEN				
Kitchen - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED			
Breakfast - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED			
Kitchen - CABINETS	EURO OLMO CARISMA			
Island - CABINETS	EURO OLMO CARISMA			
Servery - CABINETS	NA			
Kitchen - HANDLES/KNOBS	H800BC			
Kitchen - COUNTERTOP	BORGHINI CLASSIC- UP 3			
Island - COUNTERTOP	BORGHINI CLASSIC- UP 3			
Kitchen - BACKSPLASH	COLOUR AND DIMENSION ARTIC WHITE BRIGHT 4 X 16- UP 2- STACKED			
Kitchen - SINK	undermount sink Blanco 401234			
Kitchen - FAUCET	STD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	NORTERN SOLID SAWN PEARL WHITE OAK 3 1/4" - GOTHAM			
Main Hall - FLOORING	NORTERN SOLID SAWN PEARL WHITE OAK 3 1/4" - GOTHAM			
Dining / Living Room - FLOORING	NORTERN SOLID SAWN PEARL WHITE OAK 3 1/4" - GOTHAM			
Library / Den - FLOORING	NA			
Basement Rec Room - FLOORING	NA			
STAIRS				
Railing Details - PICKETS	1 3/4" SQUARE OAK W/ BEVEL CORNERS - UP 2			
Railing Details - POSTS	2 3/4" SQUARE OAK POST - UP 2			
Railing Details - HANDRAIL	3 1/4" TURNED OAK POST W/ BEVEL CORNERS- UP 2			
Stair Stain - MAIN STAIRS	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Stair Stain - BASEMENT STAIRS (if applicable)	NA			
Stair Stain - SERVICE STAIRS (if applicable)	NA			
POWDER ROOM				
Powder Room - FLOORING	GENESIS DARK GREY 12 X 24- STACKED			
Powder Room - CABINETS	NA			
Powder Room - COUNTERTOP	NA			
Powder Room - SINK	STD			
Powder Room - FAUCET	STD			
2ND FLOOR				
Upper Hall - FLOORING	NA			
Master Bedroom - FLOORING	T03 OPENING NIGHHT			
Bedroom 2 - FLOORING	T03 OPENING NIGHHT			
Bedroom 3 - FLOORING	T03 OPENING NIGHHT			
Bedroom 4 - FLOORING	NA			
Bedroom 5 - FLOORING	NA			
Master Ensuite - FLOORING	GENESIS DARK GREY 12 X 24- STACKED			
Master Ensuite - SHOWER WALL	GENESIS DARK GREY 12 X 24- STACKED VERTICAL			
Master Ensuite - SHOWER FLOOR	WHITE 2 X 2			
Master Ensuite - SHOWER JAMB	BIANCO CARRARA			
Master Ensuite - CABINETS	EURO WHITE HIGH GLOSS- COMFORT HEIGHT			
Master Ensuite - HANDLES/KNOBS	H800BC			
Master Ensuite - COUNTERTOP	CARRARA WHITE- UP 2			
Master Ensuite - SINK(s)	4220-CFY	Master Ensuite - FAUCET(s)	STD	
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 175		
			PURCHASER INITIALS	VENDOR APPROVAL

FEB 10 2022

2ND FLOOR CONTINUED...									
Main Bath - FLOORING		GENESIS DARK GREY 12 X 24- STACKED							
Main Bath - TUB / SHOWER WALL		GENESIS DARK GREY 12 X 24- STACKED VERTICAL							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		EURO WHITE HIGH GLOSS- COMFORT HEIGHT							
Main Bath - HANDLES/KNOBS		H800BC							
Main Bath - COUNTERTOP		CARRARA WHITE- UP 2							
Main Bath - SINK(s)		4220-CFY	Main Bath - FAUCET(s)		STD				
Shared Bath- FLOORING		NA							
Shared Bath- TUB / SHOWER WALL		NA							
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		NA							
Ensuite Bath - TUB / SHOWER WALL		NA							
Ensuite Bath - SHOWER FLOOR		NA							
Ensuite Bath - SHOWER JAMB		NA							
Ensuite Bath - CABINETS		NA							
Ensuite Bath - HANDLES/KNOBS		NA							
Ensuite Bath - COUNTERTOP		NA							
Ensuite Bath - SINK(s)		NA	Ensuite Bath - FAUCET(s)		NA				
LAUNDRY									
Laundry - FLOORING		GENESIS DARK GREY 122 X 24- STACKED		Laundry - HANDLES/KNOBS		H800BC			
Laundry - CABINETS		EURO HIGH GLOSS WHITE		Laundry - SINK		STD			
Laundry - COUNTERTOP		1887K-22		Laundry - FAUCET		STD			
Laundry - BACKSPLASH		NA							
TRIM / PAINT									
Casing/Baseboards		STD							
Interior Doors		STD							
Interior Door Hardware		STD							
PAINT - Throughout		COOL WHITE							
FIREPLACE									
Location / Insert / Mantle		50" DIMPLEX							
ACCESSORIES									
Mirrors	YES	BATH ACCESSORIES		DO NOT INSTALL					
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ	STD	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" STD	ELECTRICAL for Bar Fridge		DECLINED					
WATERLINE to Fridge	DECLINED								
DISCLAIMER									
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.									
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		175					
PURCHASER(S):		ANNA SIDOROV							
PURCHASER(S):		PAVEL SIDOROV							
CONTACT:		416.522.0478		ANNASID295@GMAIL.COM					
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.									
<div>ZANCOR HOMES</div>		PURCHASER SIGNATURE							
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT		JILLIAN					
PAGE 2 OF 2		Vendor APPROVAL		 FEB 10 2022					

WASAGA BEACH

lot 175
Feb 1/20



— 2 capped
19 HTs over
13 land.
Sep with

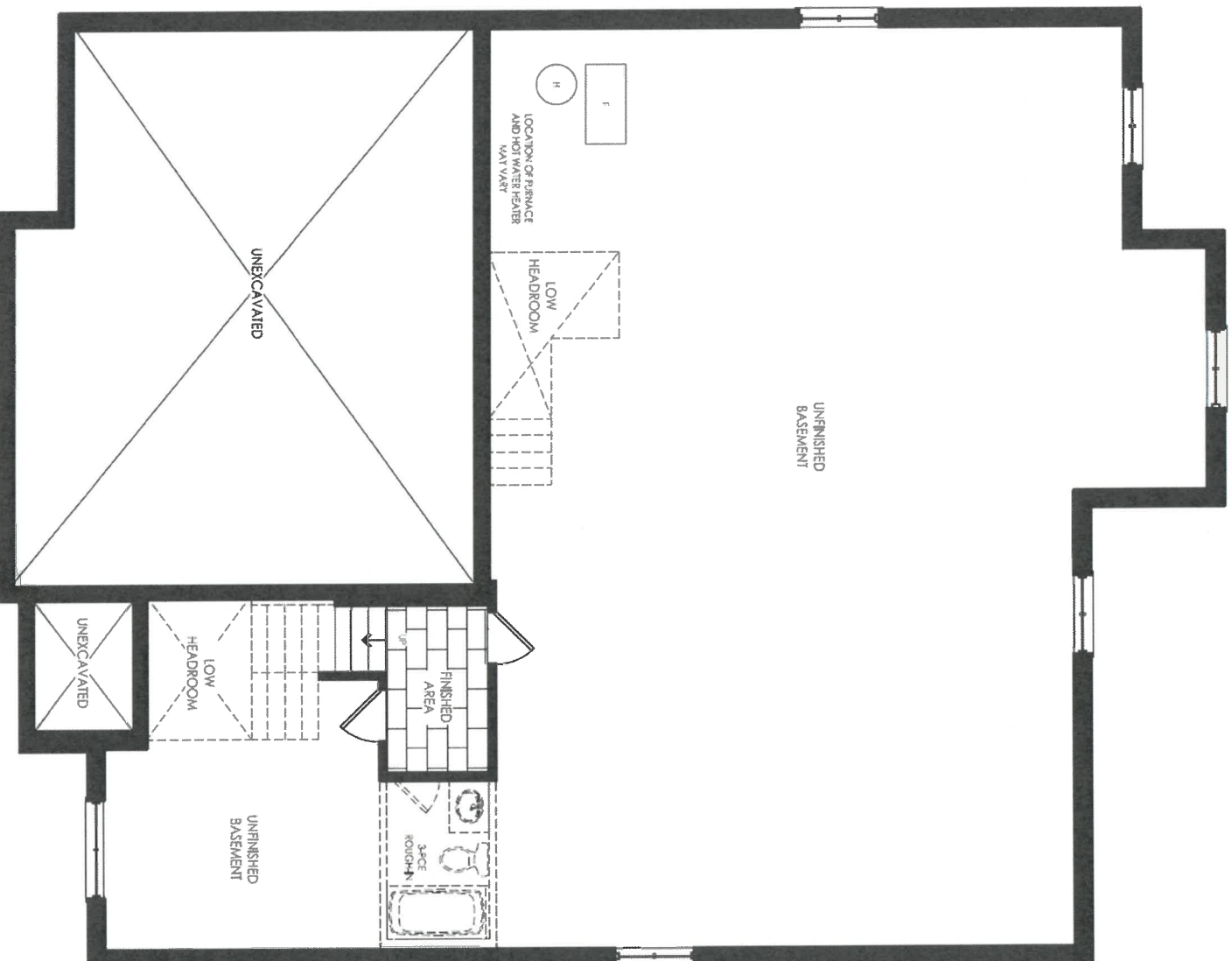
Frost
Front Door



SHORELINE POINT
WASAGA BEACH

CORAL 60-04

lot 178
job 1/22



Elevation A
Basement

PS

JS



DATE SUBMITTED
16 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : SHORELINE POINT
DRAFTED BY: FERNANDA
COMMENT

PH:
CELL :

P/O #

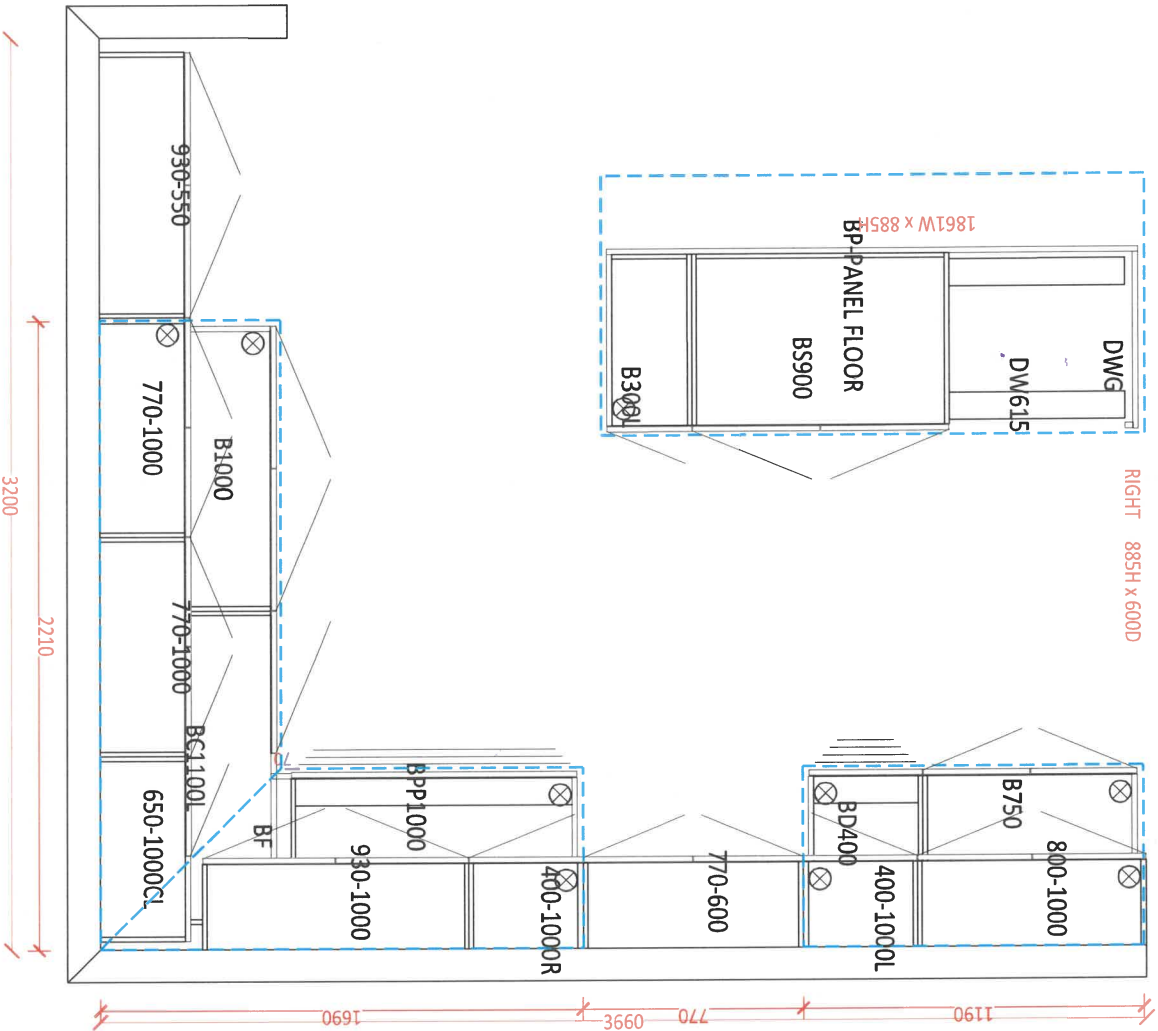
DS NUMBER

INSTALL DATE:

PAGE

20 of 22

60-04
KITCHEN



1st 175
Feb 1/22

PS

AS



DATE SUBMITTED

16 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : SHORELINE POINT

PH:
CELL :

DRAFTED BY: FERNANDA
COMMENT

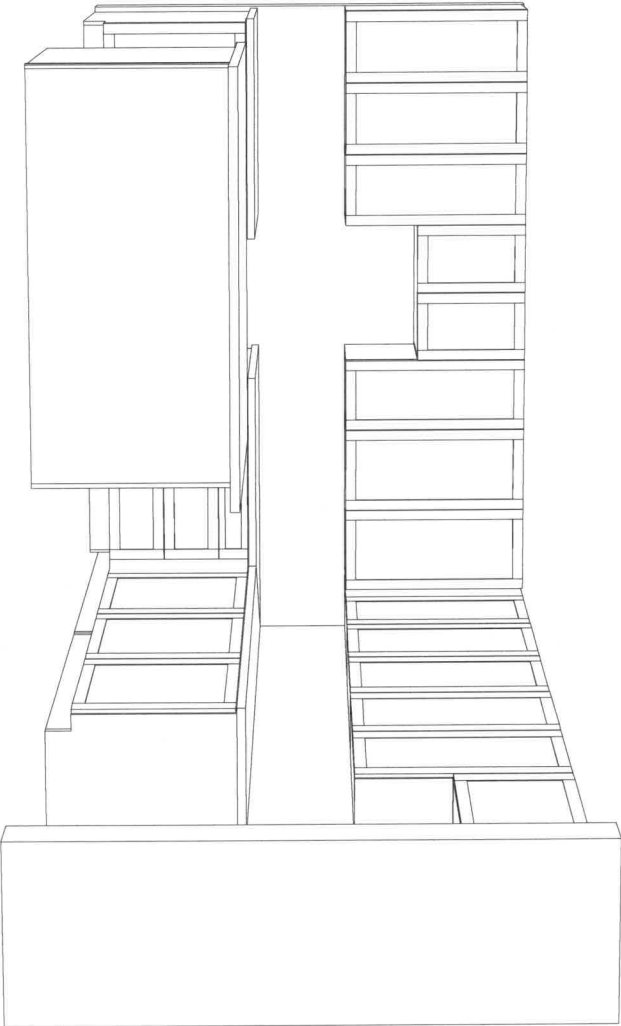
P/O #

JOB NUMBER

INSTALL DATE:

PAGE

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lot 175
4061/22

P.S

KS



DATE SUBMITTED
16 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : SHORELINE POINT

DRAFTED BY: FERNANDA
COMMENT

PH:
CELL :

PG #

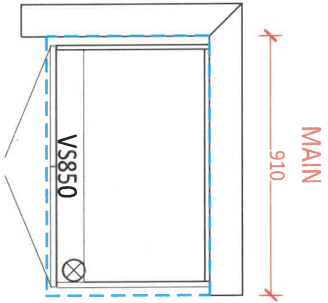
JOB NUMBER

INSTALL DATE:

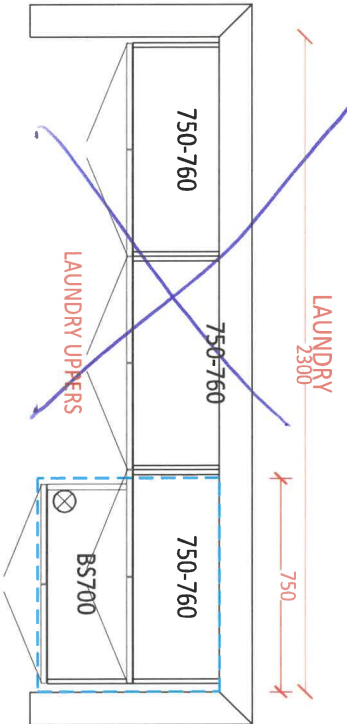
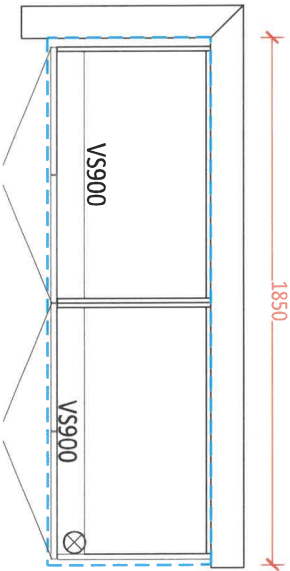
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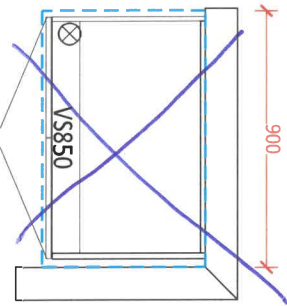
60-04



MASTER ENSUITE



OPT. BASEMENT BATH



PS

10/17/21
Feb 1/22

APPLIANCE ACKNOWLEDGEMENT

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

- 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 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

SM

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.**

SM

INITIAL

- Upgraded Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)
- ***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
☐ Paneled **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 The Range Microwave (OTR)
☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

Feb 1/22

WASAGA SHORLINE

PS

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

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.

PS

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.**

PS

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.

PS

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'.

PS

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.

PS

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.

PS

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.

PS

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PS

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.

PS

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."

PS

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****

PS

Feb 1/22

WASAGA SHORELINE

175

DATE

SITE

LOT

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

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: ^KSmart-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.

XPB KS
Homeowner(s) Initial

DATE Feb 1 / 22

WASAGA SHORELINE

SITE

LOT

175

Stone Countertop Edge Profiles

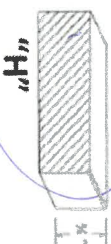
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



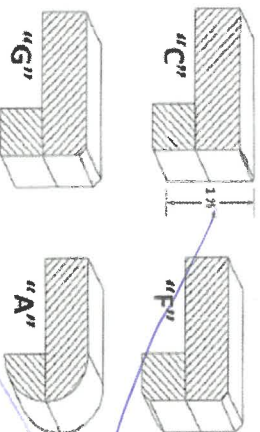
Standard Countertop Edge in Vanity



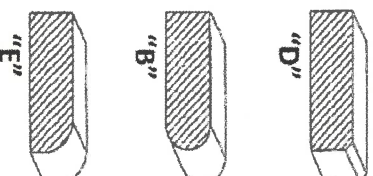
XPS JS
Homeowner(s) Initial

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

Optional Edge in Kitchen



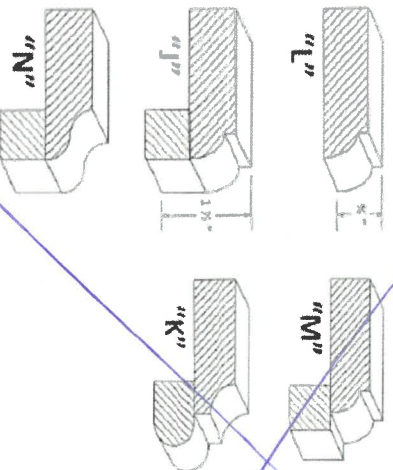
Optional Edge in Bathroom



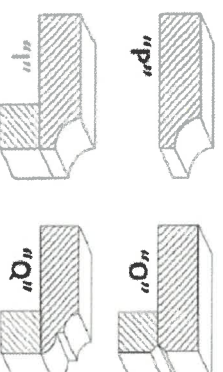
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

Feb 1/22
DATE

WASAGA SHORELINE
SITE

175
LOT