

CONSTRUCTION SUMMARY OF EXTRAS

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Site: RIVER'S EDGE WASAGA

Lot: 119

Model: HUMBER (50-05) ELEV B

Purchaser: Khurram Rana

Purchaser: SIDRA RANA, GAVIN PINHO, EVON PIMHO

Phone: 647-529-1822

Email: rana_khuram2001@yahoo.com



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
	STRUCTURALS	
1 GARAGE INSULATION TO FRAMED EXTERIOR WALLS FOR NON-HABITABLE AREAS FOUNDATION AND ROOF WILL NOT BE INSULATED		25-Jan-22
2 GAS LINE STOVE INCLUDES 15 AMP PLUG 40 AMP TO REMAIN		25-Jan-22
3 (7) & FT HIGH INTERIOR DOORS MAIN FLOOR		25-Jan-22
4 SMOOTH CEILINGS MAIN FLOOR		25-Jan-22
	COLOURS	
1 ALL FINISHED STANDARD		13-May-22
2 DELETE STANDARD BATHROOM ACCESSORIES IN ALL BTHROOMS		13-May-22

2ND FLOOR CONTINUED...

Main Bath - FLOORING		NA
Main Bath - TUB / SHOWER WALL		NA
Main Bath - SHOWER FLOOR		NA
Main Bath - SHOWER JAMB		NA
Main Bath - CABINETS		NA
Main Bath - HANDLES/KNOBS		NA
Main Bath - COUNTERTOP		NA
Main Bath - SINK(s)		Main Bath - FAUCET(s)

Shared Bath - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED	
Shared Bath - TUB / SHOWER WALL	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL HORIZONTAL STACKED	
Shared Bath - SHOWER FLOOR	NA	
Shared Bath - SHOWER JAMB	NA	
Shared Bath - CABINETS	SIERRA PVC WHITE	
Shared Bath - HANDLES/KNOBS	H 800-BC	
Shared Bath - COUNTERTOP	COTE DAZUR 1886K-07	
Shared Bath - SINK(s)	STANDARD	Shared Bath - FAUCET(s) STANDARD

Ensuite Bath - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED	
Ensuite Bath - TUB / SHOWER WALL	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL HORIZONTAL STACKED	
Ensuite Bath - SHOWER FLOOR	2 X 2 WHITE	
Ensuite Bath - SHOWER JAMB	BIANCA CARRERRA	
Ensuite Bath - CABINETS	SIERRA PVC WHITE	
Ensuite Bath - HANDLES/KNOBS	H 800-BC	
Ensuite Bath - COUNTERTOP	COTE D AZUR 1886K-07	
Ensuite Bath - SINK(s)	STANDARD	Ensuite Bath - FAUCET(s) STANDARD

TRIM / PAINT		
Casing/Baseboards	STANDARD	
Interior Door STYLE	STANDARD	
Interior Door HEIGHT	(7) 8 FT HIGH DOORS MAIN FLOOR	
Interior Door Hardware	STANDARD	
PAINT - Throughout	COOL WHITE	

FIREPLACE		
Location / Insert / Mantle	STANDARD ELECTRIC	

ACCESSORIES		
Mirrors	STANDARD	BATH ACCESSORIES DELETE ALL BATHROOMS

APPLIANCE REQUIREMENTS			
GAS LINE TO BBQ	STANDARD	ELECTRICAL for Built-in Oven	DECLINED
GAS LINE & ELECTRICAL TO STOVE	YES 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	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:	RIVER'S EDGE WASAGA		119
PURCHASER(S):	Khurram Rana		
PURCHASER(S):	SIDRA RANA, GAVIN PINHO, EVON PIMHO		
PHONE #:	647-529-1822		
EMAIL:	rana_khuram2001@yahoo.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 <u>PRIOR to</u> <u>installation.</u>	
	PURCHASER SIGNATURE
	PURCHASER SIGNATURE
	DÉCOR CONSULTANT
SIGNATURES / DATE	
	
KATHERINE	

PAGE 2 OF 2	Vendor APPROVAL	MAY 26 2022
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ZANCOR HOMES COLOUR CHART

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ENTRANCES				
Main Foyer - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Mudroom - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Breakfast - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Kitchen - CABINETS	SIERRA PVC WHITE			
Island - CABINETS	SIERRA PVC WHITE			
Servery - CABINETS	SIERRA PVC WHITE			
Kitchen - HANDLES/KNOBS	H 800-BC			
Kitchen - COUNTERTOP	BIANCO SARDO GRANITE			
Island - COUNTERTOP	BIANCO SARDO GRANITE			
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 STANDARD			
Main Hall - FLOORING	SOLID SAWN RED OAK NATURAL PEARL STANDARD			
Dining / Living Room - FLOORING	SOLID SAWN RED OAK NATURAL PEARL STANDARD			
Library / Den - FLOORING	NA			
Basement Rec Room - FLOORING	NA			
STAIRS				
Railing Details - PICKETS	METAL BLACK SINGLE COLLAR WITH ALT PLAIN			
Railing Details - POSTS	2 3/4" TURNED OAK POSTS			
Railing Details - HANDRAIL	2 1/2" OVAL OAK HANDRAIL			
Stair Stain - MAIN STAIRS	NATURAL STANDARD FINISH			
Stair Stain - BASEMENT STAIRS (if applicable)	NA			
BEDROOMS / BATHROOMS / LAUNDRY				
Powder Room - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Powder Room - CABINETS	NA			
Powder Room - HARDWARE	NA			
Powder Room - COUNTERTOP	NA			
Powder Room - SINK	STANDARD			
Powder Room - FAUCET	STANDARD			
Laundry - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Laundry - CABINETS	SIERRA PVC WHITE	Laundry - HANDLES/KNOBS	H 800-BC	
Laundry - COUNTERTOP	COTE D AZUR 1886K-07	Laundry - SINK	STANDARD	
Laundry - BACKSPLASH	NA	Laundry - FAUCET	STANDARD	
Upper Hall - FLOORING	SOLID SAWN RED OAK NATURAL PEARL STANDARD			
Master Bedroom - FLOORING	OPENING NIGHT T-21			
Bedroom 2 - FLOORING	OPENING NIGHT T-21			
Bedroom 3 - FLOORING	OPENING NIGHT T-21			
Bedroom 4 - FLOORING	OPENING NIGHT T-21			
Bedroom 5 - FLOORING	NA			
Master Ensuite - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Master Ensuite - SHOWER WALL	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL HORIZONTAL STACKED			
Master Ensuite - SHOWER FLOOR	2 X 2 WHITE			
Master Ensuite - SHOWER JAMB	BIANCA CARREIRA			
Master Ensuite - CABINETS	SIERRA PVC WHITE			
Master Ensuite - HANDLES/KNOBS	H 800-BC			
Master Ensuite - COUNTERTOP	COTE D AZUR 1886K-07			
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.		RIVERS EDGE WASAGA 119	cd	VENDOR APPROVAL

MAY 26 2022

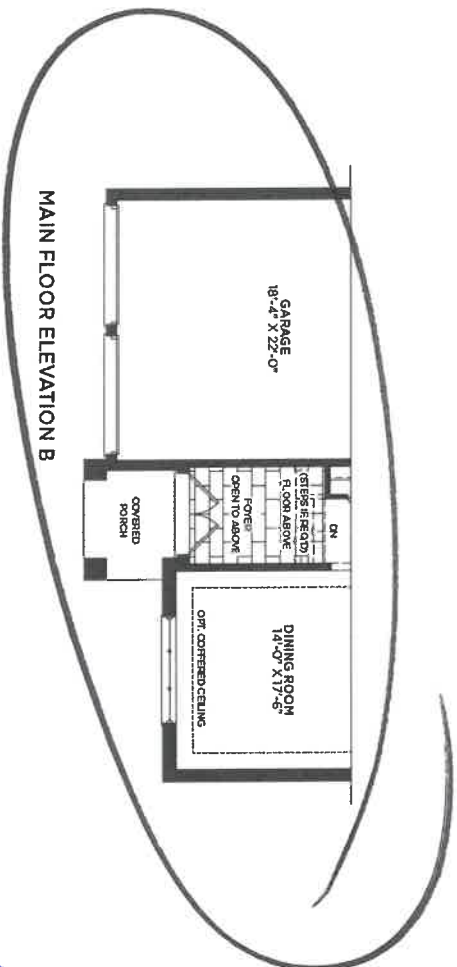
Lot 119

50-05 Humber

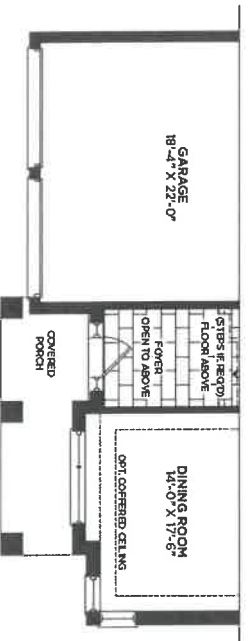
Jan 25/22



MAIN FLOOR ELEVATION A



MAIN FLOOR ELEVATION B



MAIN FLOOR ELEVATION C

Smooth Ceiling's

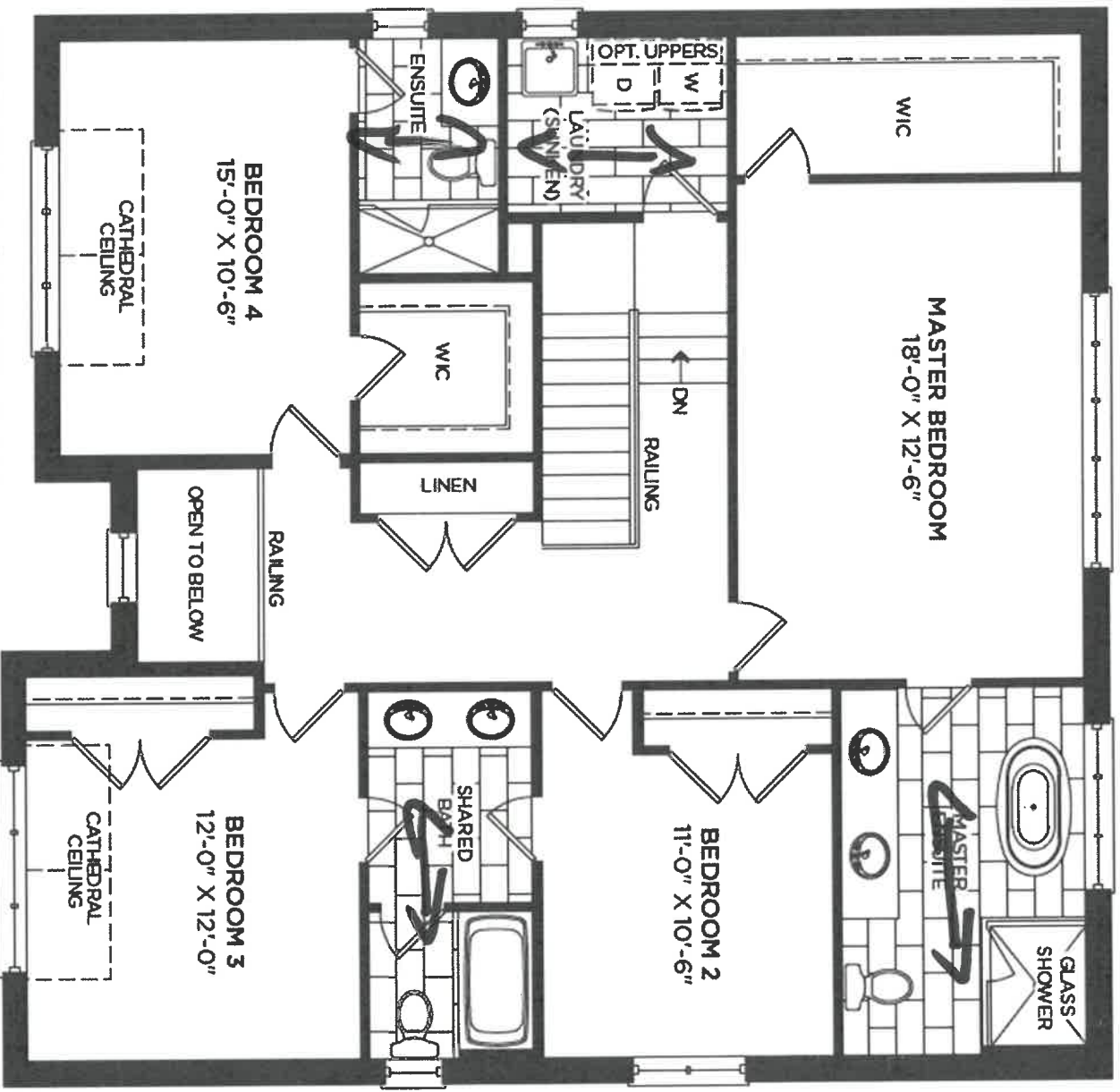
(7) 8' High Interior Doors

May 13, 2022 no changes.

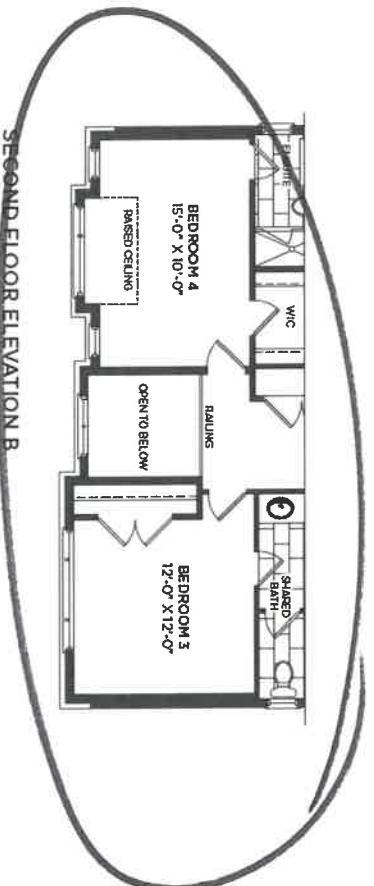
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50-05 Humber

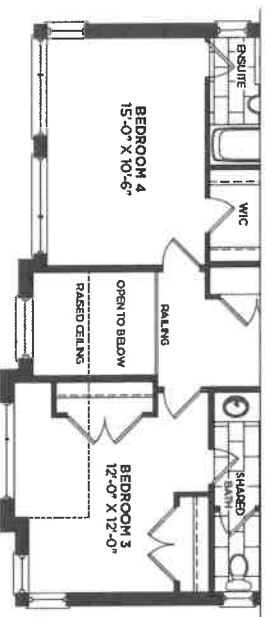
Unit 119
Jan 25/22



SECOND FLOOR ELEVATION A



SECOND FLOOR ELEVATION B



SECOND FLOOR ELEVATION C

Free
tile
Amenities

13/22
Noceology's
or

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, CAT6, 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: Zygya Lighting &Automation
Phone: (705) 715-1102
Email: info@zygmainc.ca
Location: 11 King Street, Unit 3
Barrie, Ontario L4N 6B5

ACKNOWLEDGEMENT:

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

Owner
Homeowner(s) Initial

Homeowner(s) Initial

WASAGA RIVERS EDGE

DATE

SITE

LOT

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

ct

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
- ☐ 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

- ☐ 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

DATE May 13/22 **WASAGA RIVERS EDGE** SITE 119 LOT 119

** 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

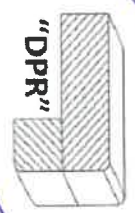
221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

Stone Countertop Edge Profiles

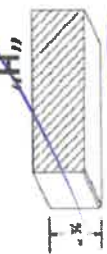
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity

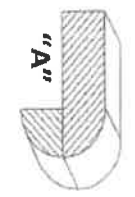
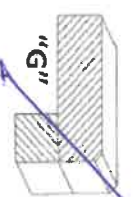
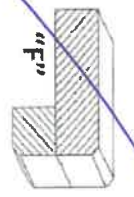
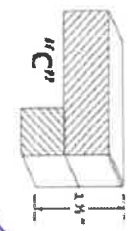


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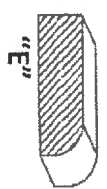
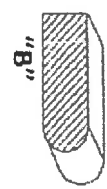
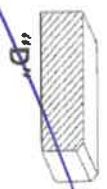
Homeowner(s) Initial

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

Optional Edge in Kitchen



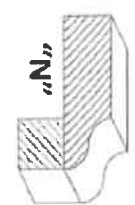
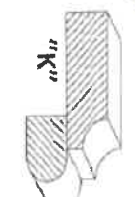
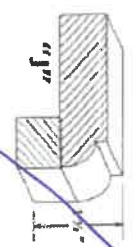
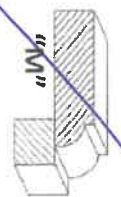
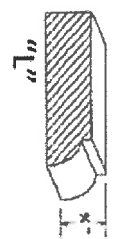
Optional Edge in Bathroom



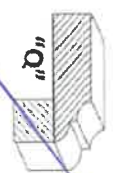
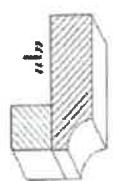
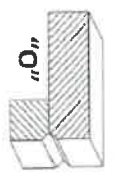
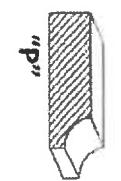
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE May 13/22

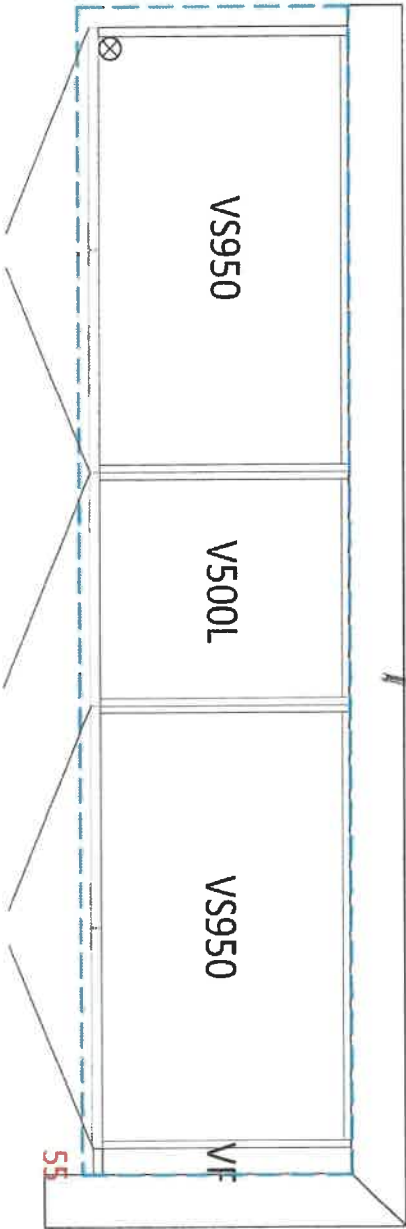
SITE WASAGA RIVERS EDGE

LOT 119

206119

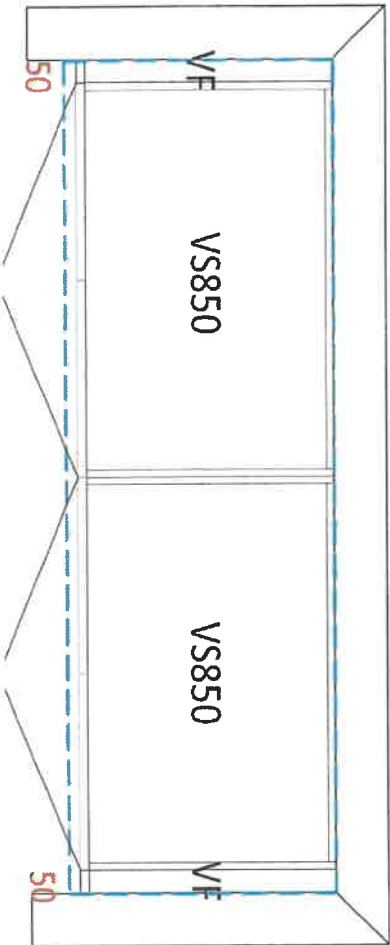
May 3/22

Master Ensuite



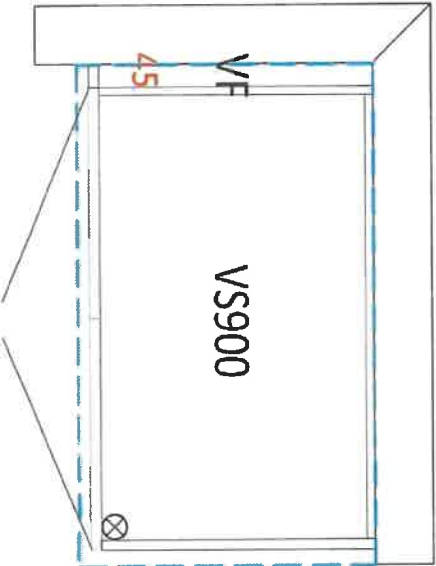
1800

Shared Bath



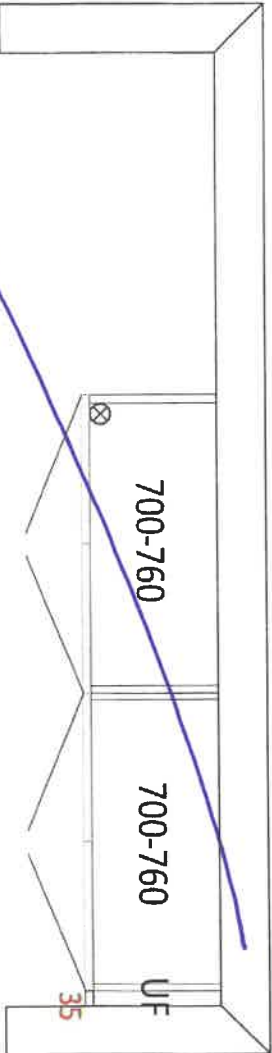
975

Ensuite



cf

2235



opt. Laundry uppers



new image kitchens inc.

DATE SUBMITTED

01 Mar 2022

CLIENT NAME: ZANCOR HOMES

SHIP TO : Rivers Edge Sunddale Trails
#50-05

JOB NUMBER

INSTALL DATE:

DRAFTED BY: Binita

PH:
CELL:

COMMENT

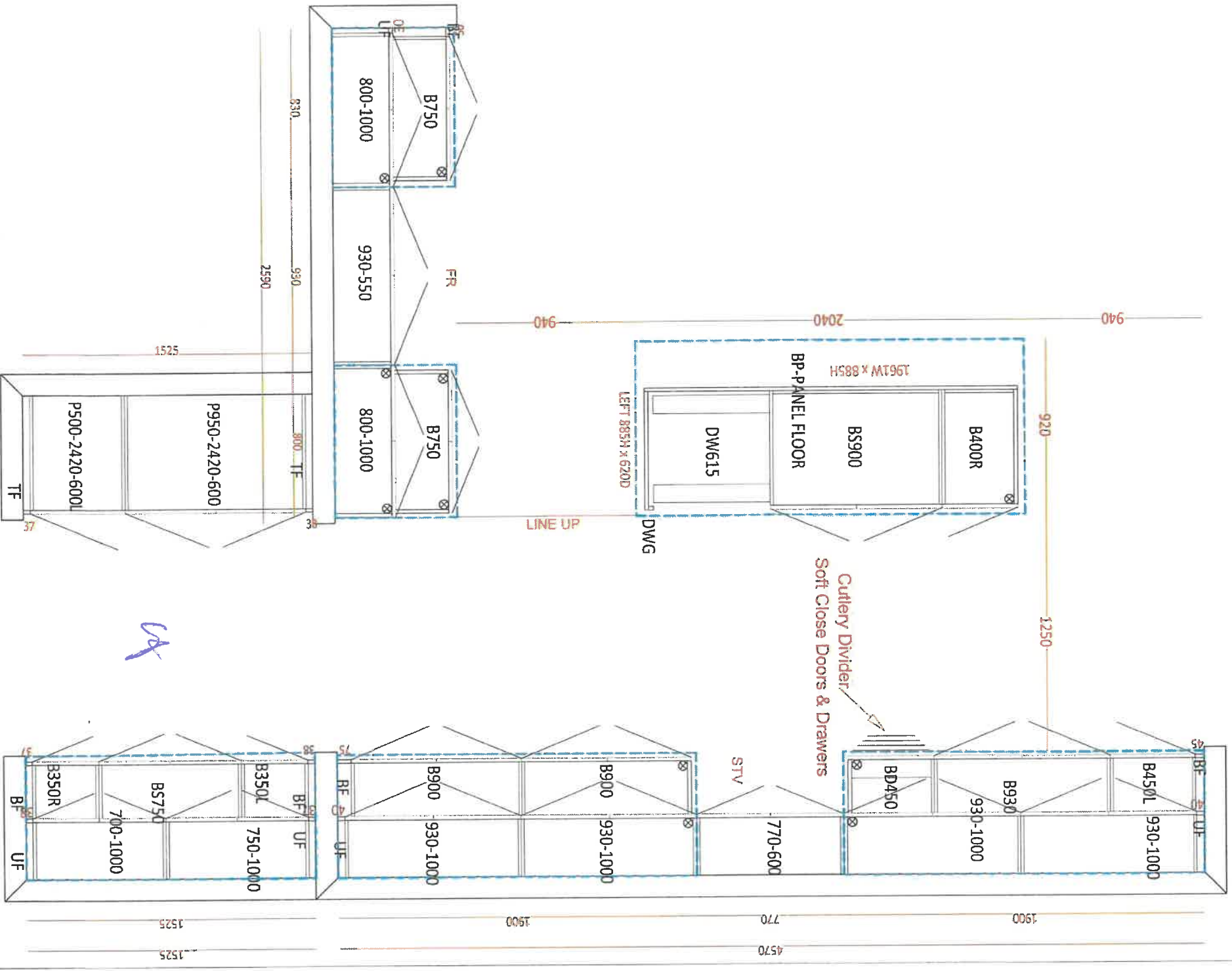
P/O #

PAGE

1 of 2

Kitchen

Lot 119 May 13/22



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 there may be joints in stone counter tops, in kitchens and vanities if applicable as per plan. Joints will also be applicable where the length of the counter top exceeds the length of a stone slab.

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 absorbency in the mentioned areas, and agree to waive any claims against the Township of residence, TARIO and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

DATE

May 13/22

WASAGA RIVERS EDGE

SITE

LOT

119

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

INNISFIL
186W

**BREAKER 50-05-ELEV B
PANKAJ BASSI**

PANKAJ BASSI

705.493.1387

PANKAJBASSI@GMAIL.COM



Lot No.	186W	MODE/ELEV	BREAKER 50-05-ELEV B	DATE	19-May-22
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Conditions:

1. The above referenced parties agree to the installation of the following extras at the prices shown above in accordance with the terms and conditions set out in the purchasers extra agreement.
2. The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer. Should the purchaser wish to add any of this items at a later date, then the new prices will be quoted.
3. All extras must be paid in full.
4. If the sale of the above extras are not completed (due to the purchaser not completing the contract) any amount paid for these extras shall be kept in full by the builder, given that any work on the above extras has begun or if materials have been ordered.
5. The Builder does not have to accept any additional extras, upgrades or changes from the purchaser once this form has been approved by the Builder.
6. Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.
7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$5000.

	DESCRIPTION	PRICE
1	REFUND ON CLOSING - For (3) interior doors that could not be increased to 8 feet (mud room and mudroom closet). Originally purchased at time of structural.	-\$ 2,250
	SUB-TOTAL	(2,250.00)
	HST	(292.50)
	TOTAL	(2,542.50)

16/1/2019

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0-May-22

MAY 26 2022

2nd hand book
used French.