

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2019-06-24 / 9:37 AM / Page 1 of 1

Site: INNISFIL (PHASE 2)  
Lot: 20N  
Model: RIDGE 50-04 (A)  
Purchaser: IGOR & INGA IMAS  
Phone/Email: IGALIMAS@GMAIL.COM



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3-1/4" STAINED HARDWOOD ON MAIN FLOOR EXCLUDING TILED AREAS	INCLUDED IN APS	
BONUS PACKAGE: STAIN STAIRCASE TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	INCLUDED IN APS	
<del>GARAGE MAN DOOR TO EXTERIOR AT BACK OF GARAGE, GRADE PERMITTING</del> NOT POSSIBLE SEE #1R	MAY 8 2019	
MASTER BEDROOM - REMOVE CENTRE WALL BETWEEN CLOSETS, REMOVE DOORS AND CREATE ONE LARGE TRIMMED FLAT OPENING * SIZE TO BE CONFIRMED	MAY 8 2019	
<del>***REQUEST FOR THE STANDARD DOORS, STEEPLE HINGES AND HANDLES BE LEFT IN HOUSE FOR HOMEOWNER. ZANCOR WILL NO-BE RESPONSIBLE IF STOLEN</del> NOT POSSIBLE SEE #2P	MAY 8 2019	
REQUEST TO REDUCE NIBS WALLS DOWN TO 1 FOOT EACH BETWEEN KITCHEN & FAMILY ROOM	MAY 8 2019	
TRAY CEILING IN MASTER BEDROOM , SMOOTH FINISH	MAY 8 2019	
9 FOOT BASEMENT	MAY 8 2019	
10 FOOT MAIN FLOOR, INCLUDES 8 FOOT INTERIOR DOORS, 8 FOOT FRONT DOOR, GARAGE MAN DOORS AND TRANSOMS ABOVE WINDOW WHERE POSSIBLE	MAY 8 2019	
9 FOOT SECOND FLOOR, INCLUDES 8 FOOT INTERIOR DOORS, WINDOWS INCREASED APPROXIMATELY 8 INCHES HIGHER WHERE POSSIBLE	MAY 8 2019	
GAS LINE TO STOVE *INCLUDES 15 AMP PLUG	MAY 8 2019	
WATERLINE TO FRIDGE	MAY 8 2019	
NO BULKHEADS IN KITCHEN **CONFIRMED WITH DD	MAY 8 2019	
ELECTRICAL - (4) EXTERIOR POLIGHTS, LOCATION AS PER SKETCH	MAY 8 2019	
ELECTRICAL - DELETE WALL LIGHT AT PORCH AND INSTALL LIGHT IN CENTRE OF CEILING	MAY 8 2019	
TRIM - UPGRADE CASING AND BASEBOARDS **PIC TO FOLLOW	MAY 8 2019	
RELOCATE GARAGE MAN DOOR AS PER SKETCH	MAY 8 2019	
INTERIOR DOOR HINGES - UPGRADE TO STEEPLE HINGES **DO NOT PAINT	MAY 8 2019	
REQUEST THAT CARPET NOT BE STAPLED OR MINIMAL NAILS USED, IF POSSIBLE	MAY 8 2019	
Garage man door to exterior of garage (May 8 2019) - NOT POSSIBLE DUE TO GRADE ***REFUND ON CLOSING	MAY 13 2019	
NOT POSSIBLE ***REQUEST FOR THE STANDARD DOORS, STEEPLE HINGES AND HANDLES BE LEFT IN HOUSE FOR HOMEOWNER. ZANCOR WILL NO BE RESPONSIBLE IF STOLEN (May 8 2019)	MAY 13 2019	
REVISION TO GARAGE DOOR COLOUR - COLOUR OF GARAGE DOORS ARE TO BE BLACK.	MAY 27 2019	
**APPROVED AS PER DD		
SWITCH LOCATION OF FURNACE & HOT WATER TANK WITH 3 PCE ROUGHIN. REQUESTING THE FURNACE AND TANK TO BE AS CLOSE TO THE STAIRS AS POSSIBLE BY CODE.	JUNE 20 2019	
**APPROVED AS PER DD		

ADDED #1A June 24/19.

INCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SIERRA MEL - WHITE		NEW CLAE DONIA GRANITE	
Island	SIERRA MEL - WHITE	✓	NEW CLAE DONIA GRANITE	✓
Powder Room	N/A			
Master Ensuite	SIERRA OAK - ESPRESSO	✓	P948-CA	✓
Twin 3/4	SIERRA MEL - WHITE		4926K-07	✓
Ensuite 2	SIERRA OAK - NEW GREY		P948-CA	✓
Laundry	N/A			
TILES				
Main Foyer		MALENA ICE 13 X 13		
Basement Foyer				
Powder Room		MALENA ICE 13 X 13		
Mud Room		MALENA ICE 13 X 13		
Kitchen		MALENA ICE 13 X 13		
Breakfast		MALENA ICE 13 X 13		
Kitchen Bk.Splash		N/A		
Laundry		MALENA CARBON 13 X 13	✓	
Mstr Ensuite Floor		MALENA CARBON 13-X 13	✓	
Mstr Ensuite Shower WALL		MALENA CARBON 8 X 10	✓	
Master Shower Floor		WHITE 2 X 2	✓	
Master Shower JAMB		BIANCO CARRARA	✓	
Ensuite 2 Floor		MALENA CARBON 13 X 13	✓	
Ensuite 2 Tub Wall		MALENA CARBON 8 X 10	✓	
Twin 2/ 3 Floor		MALENA CARBON 13 X 13	✓	
Twin 2/3 Tub Wall		MALENA CARBON 8 X 10	✓	
HARDWOOD / CARPET				
TILE				
Kitchen/ Breakfast		VINTAGE OAK - GOTHAM 3-1/4"		
Living Room		VINTAGE OAK - GOTHAM 3-1/4"		
Family Room		VINTAGE OAK - GOTHAM 3-1/4"	✓	
Dining Room		VINTAGE OAK - GOTHAM 3-1/4"		
Main hall		VINTAGE OAK - GOTHAM 3-1/4"		
Library		N/A		
Upper Hall		CARPET - OPENING NIGHT - COLOUR T03		
Master Bedroom		CARPET - OPENING NIGHT - COLOUR T03		
Bedroom 2		CARPET - OPENING NIGHT - COLOUR T03		
Bedroom 3		CARPET - OPENING NIGHT - COLOUR T03		
Bedroom 4		CARPET - OPENING NIGHT - COLOUR T03	✓	
FIREPLACES				
LOCATION	FAMILY ROOM	MANTLE	NF8	✓
MIRRORS & ACCESSORIES				
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	DELETE	Location	N/A	
Purchaser has reviewed the colour chart			SITE & LOT	
***FOR TRADE USE***			INNISFIL	20N
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.				
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

# INCOR HOMES COLOUR CHART

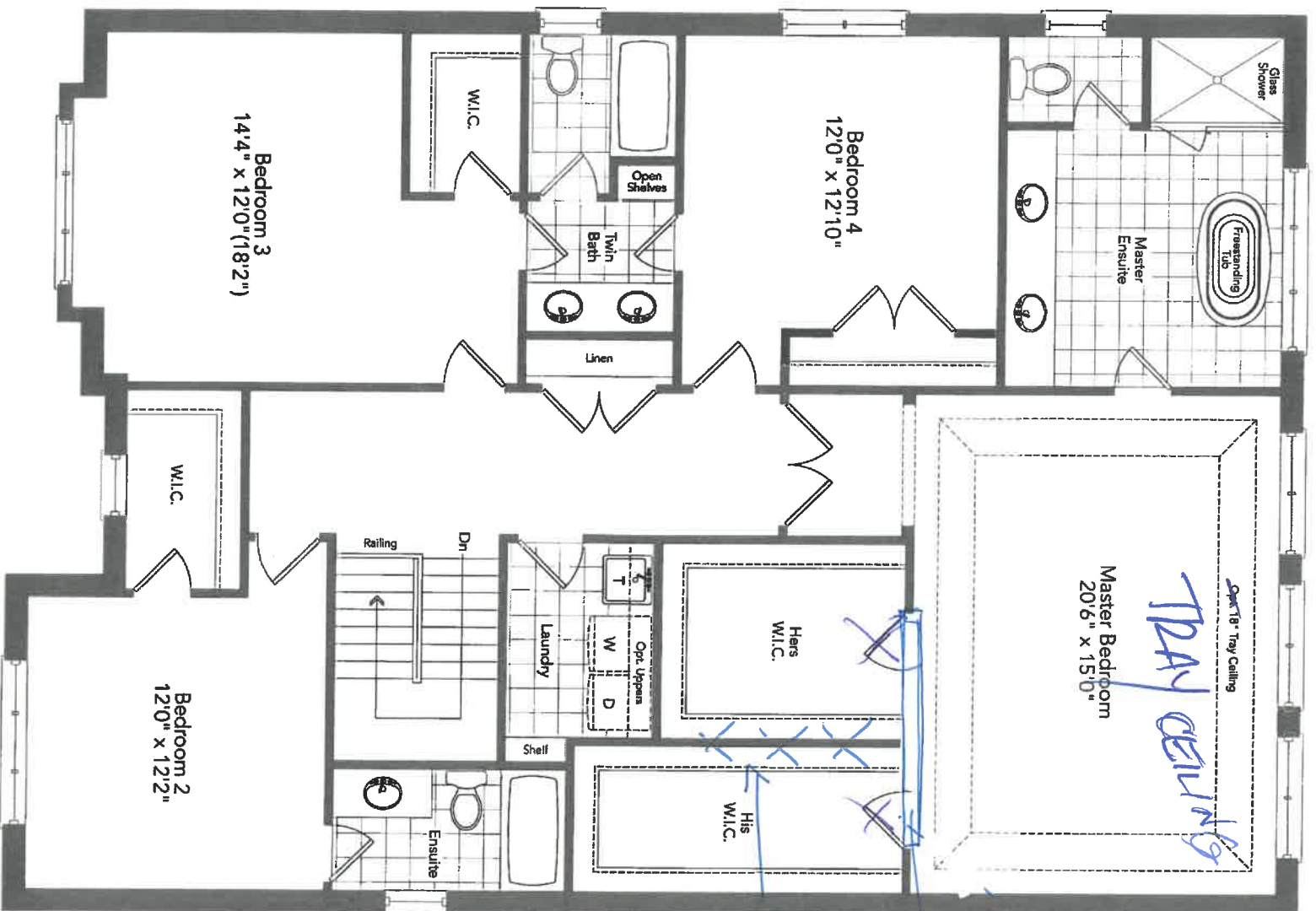
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Main to 2nd Railing Details:	STANDARD RAILINGS		
Main to Basement Railing Details:	N/A		
TRIM			
Casing/Baseboards	STEP STYLE - UPGRADE 2 - 3-1/2" CASING X 7-1/4" BASEBOARD		
Interior Doors	STANDARD STYLE - 8 FOOT HIGH		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
THROUGHOUT	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Island	STANDARD	STANDARD	
Powder room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Ensuite 2	STANDARD	STANDARD	
Ensuite 3/4	STANDARD	STANDARD	
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE	YES - STOVE		
WATERLINE to Fridge	YES		
Hood Fan Venting SIZE	6 INCH		
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	NO		
ELECTRICAL for Gas Stove / Cooktop	YES - 15 AMP		
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 Vendors's selection must be accepted by the purchaser			I.T
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			I.T
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			I.T
SITE:	INNISFIL	LOT: 20N	
PURCHASER(S):	IGOR IMAS INGA IMAS		MAY 8 2019
HOME #/CELL #			Purchaser Signature
EMAIL:	IGALIMAS@GMAIL.COM		MAY 8 2019
DÉCOR NOTES			Purchaser Signature
			Date
***FOR TRADE USE***			
Any upgrades in the colour chart must be accompanied with a PES.		Décor Consultant Signature	
It is the responsibility of <u>all Trades</u> to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		Date	
*** PAGE 2 OF 2 ***		Vendor Signature	



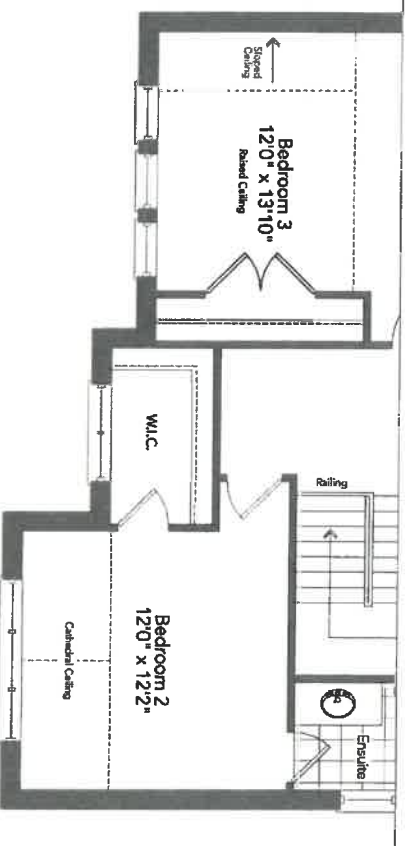
1. *What is the purpose of this study?*

Elevation B 3370 sq.ft. – Optional Ground Floor Plan





## Second Floor Elevation A

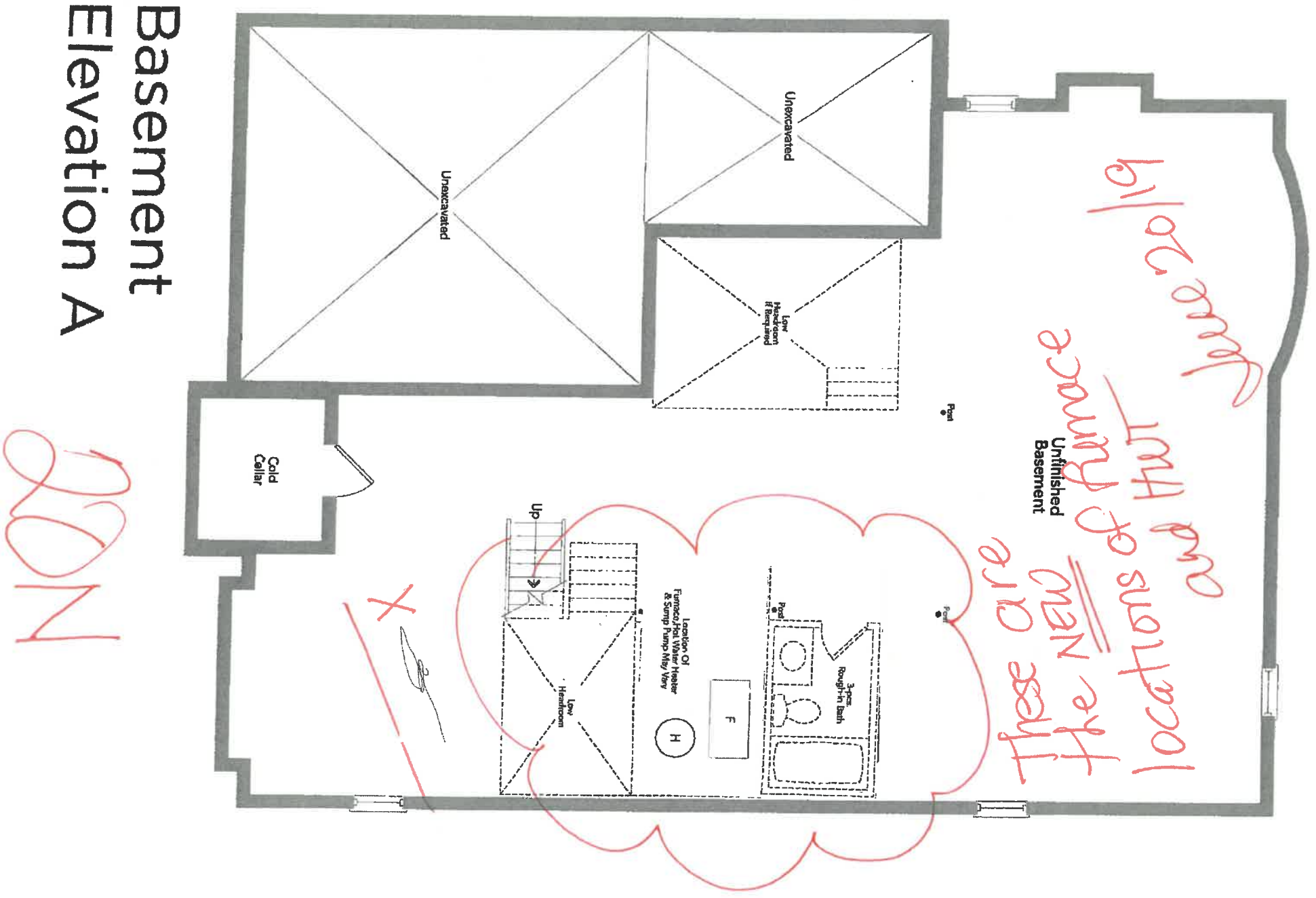


## Partial Second Floor Elevation B

# RIDGE 50-04

# RIDGE 50-04

9 FOOT BASEMENT  
WITH THE LEFT



## ORIGINAL MANTLE SELECTION

### ORIGINAL - NF8



T.I

204

LOT 20N INNISFIL

STEEPLE HINGES (to remain unpainted)





610 ————— 3050  
+                +  
1520 ————— 3050

R



New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MGER

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number

MODEL: 50-04



12/1

201



## APPLIANCE ACKNOWLEDGEMENT

WAYNE @ COAST APPLIANCES  
905-303-6909

- ▶ 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 SIGNATURE

*[Signature]*

Fridge ▶ 36" (+/-) x 74" (+/-)

\*\*Space above the fridge is required due to proper air flow

Stove ▶ 30"

Dishwasher ▶ 24"

Hood Fan Opening ▶ 30"

Hood fan Vent ▶ 6"

Appliance Specs are DUE (if not received during appointment)  
2 WEEKS FROM SIGNED DATE ABOVE  
\*\*\*Specs that require changes/modifications after this date will not be accepted\*\*\*

### UPGRADE APPLIANCE OPENING REQUIREMENTS:

HOMEOWNER SIGNATURE

*[Signature]*

#### FRIDGE

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

#### RANGE

- ☐ 36"
- ☐ 48"
- ☐ Gas
- ☐ Induction
- ☐ Cooktop (Apron front)
- ☐ Cooktop (Dropin)

\*\*Cut-out charge required for cooktop

#### HOOD FAN & VENT

- ☐ Under Cabinet
- ☐ Chimney (centre vent)
- ☐ Insert / Liner
- ☐ 6 Inch
- ☐ 8 Inch
- ☐ 10 Inch

#### WALL OVEN & MICRO

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

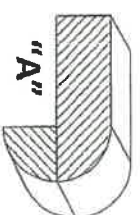
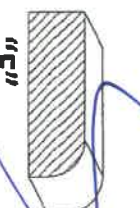
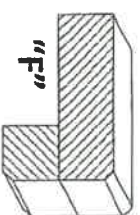
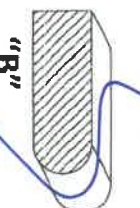
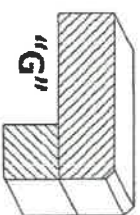
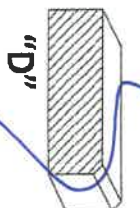
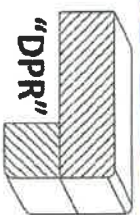
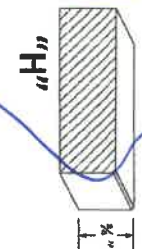
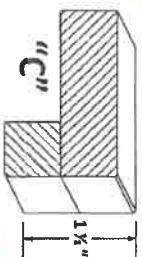
DATE MAY 2 2019 SITE INNISFIL LOT 20N

\*\* Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.  
It is the responsibility of the trades to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation. \*\*

ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD  
KITCHENS

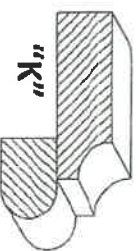
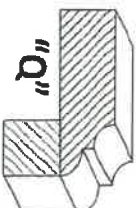
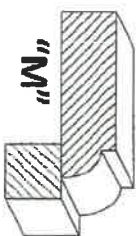
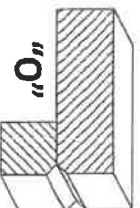
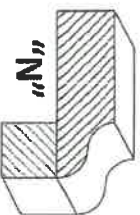
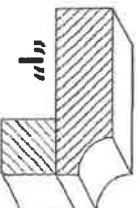
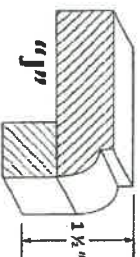
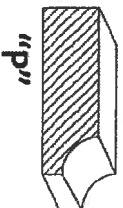
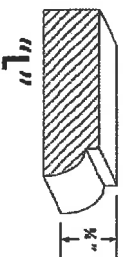
STANDARD  
VANITIES



III

UPGRADE  
KITCHENS

UPGRADE  
VANITIES





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

**INNISFIL** **20N** **MAY 2 2019**  
SITE LOT DATE