

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-02-03 / 9:37 AM / Page 1 of 1

Site: INNISFIL  
Lot: 37N  
Model: DELTA 50-07 (B) w/OPTIONAL LOFT  
Purchaser: PAUL HINE  
Phone/Email: 705-828-3421 / PAUL.HINE87@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
#1 GARAGE INSULATION TO FRAMED WALLS ONLY FOR NON-HABITABLE AREAS	✓	JANUARY 13 2020
#2 ELECTRICAL - PLUG ABOVE FIREPLACE DIRECTLY BESIDE STANDARD CABLE ROUGHIN	✓	JANUARY 13 2020
#3 ELECTRICAL - 4" POTLIGHTS IN GREAT ROOM ON SEP SWITCH, STD REMAINS	✓	JANUARY 13 2020
#4 ELECTRICAL - 4" POTLIGHTS IN BREAKFAST ON SEP SWITCH, STD REMAINS	✓	JANUARY 13 2020
#5 ELECTRICAL - 4" POTLIGHTS IN KITCHEN ON SEP SWITCH, STD REMAINS AND TO BE INSTALLED OVER ISLAND	✓	JANUARY 13 2020
#6 ELECTRICAL - 4" POTLIGHTS IN LIVING ROOM ON EXISTING SWITCH	✓	JANUARY 13 2020
#7 ELECTRICAL - 4" POTLIGHTS IN LOFT ROOM ON SEP SWITCH, STD REMAINS	✓	JANUARY 13 2020
#8 ELECTRICAL - ADD SHOWER POTLIGHTS TO ALL TUB ENCLOSURES (X2)	✓	JANUARY 13 2020
#9 ELECTRICAL - ADD 4 EXTERIOR POTLIGHTS ON SEP SWITCH	✓	JANUARY 13 2020
#10 KITCHEN - POT DRAWERS BESIDE STOVE		JANUARY 13 2020
#11 KITCHEN - 2 BIN RECYCLER BESIDE FRIDGE IN ISLAND		JANUARY 13 2020
#12 LAUNDRY - OPTIONAL UPPER CABINETS		JANUARY 13 2020
#13 TILES - FOYER, KITCHEN BREAKFAST - UPGRADE 1		JANUARY 13 2020
#14 WATERLINE TO FRIDGE		JANUARY 13 2020
#15 KITCHEN - MATCHING CABINET VALANCE		JANUARY 13 2020
#16 ELECTRICAL - LED STRIP LIGHTING		JANUARY 13 2020
#17 TRIM - UPGRADE 2		JANUARY 13 2020

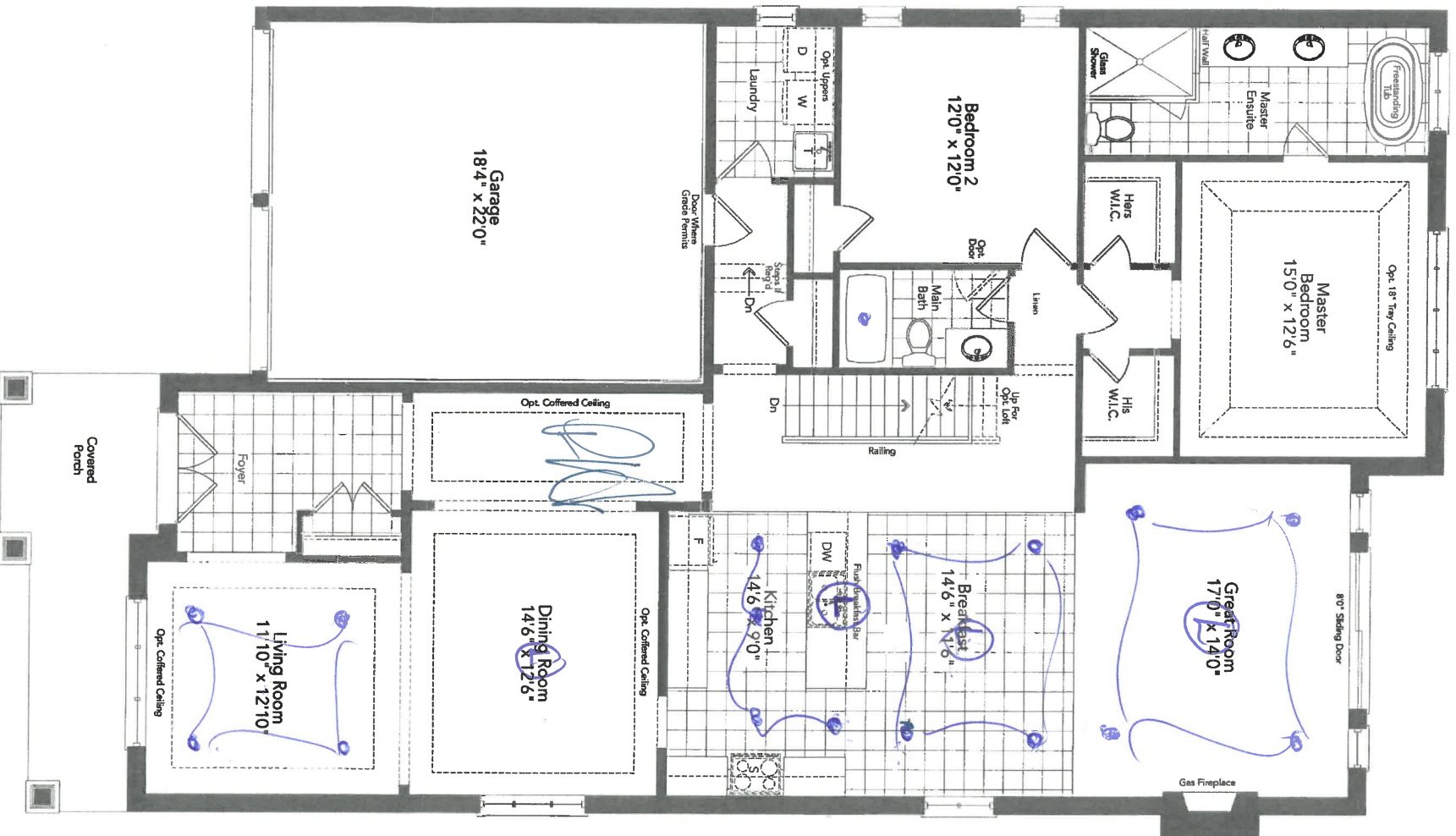
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	✓ CAMBRIDGE OAK - MAYFLOWER BROWN STAIN	H900AC	✓	UBA TUBA GRANITE (STD)	
Island	✓ CAMBRIDGE OAK - MAYFLOWER BROWN STAIN	H900AC	✓	UBA TUBA GRANITE (STD)	
Powder Room	N/A				
Master Ensuite	CAMBRIDGE OAK - ESPRESSO STAIN	H900AC		4862K-07 ✓	
Main Bath	CAMBRIDGE OAK - ESPRESSO STAIN	✓ H900AC		4862K-07 ✓	
Loft Ensuite	CAMBRIDGE OAK - ESPRESSO STAIN	✓ H900AC		4862K-07 ✓	
Laundry UPPERS	✓ CAMBRIDGE OAK - MAYFLOWER BROWN STAIN	H900AC		N/A	
TILES					
Main Foyer		ESPARATA CREMA 18 X 18 (1)			
Basement Foyer		MALINA IVORY 13 X 13 ✓			
Powder Room		N/A			
Mud Room		N/A			
Kitchen	✓	ESPARATA CREMA 18 X 18 (1)			
Breakfast	✓	ESPARATA CREMA 18 X 18 (1)			
Kitchen Bk.Splash		N/A			
Laundry		MALINA IVORY 13 X 13 ✓			
Mstr Ensuite Floor		GRECO BEIGE 13 X 13 ✓			
Mstr Ensuite Shower WALL		KEATON IVORY 8 X 10 ✓			
Master Shower Floor		Boie 2 X 2			
Master Shower JAMB		PERLATO ROYAL ✓			
Main Bath Floor		MALINA IVORY 13 X 13 ✓			
Main Bath Wall		UNIWALL IVORY 8 X 10 ✓			
Loft Bath Floor		MALINA IVORY 13 X 13 ✓			
loft Bath Wall		UNIWALL IVORY 8 X 10 ✓			
HARDWOOD / CARPET					
TILE					
Kitchen/ Breakfast					
Great Room	✓	STANDARD VINTAGE OAK 3-1/4 HARDWOOS - NATURAL			
Dining Room	✓	STANDARD VINTAGE OAK 3-1/4 HARDWOOS - NATURAL			
Living Room	✓	STANDARD VINTAGE OAK 3-1/4 HARDWOOS - NATURAL			
Main hall	✓	STANDARD VINTAGE OAK 3-1/4 HARDWOOS - NATURAL			
Loft	✓	CARPET - OPENING NIGHT - COLOUR T15			
Master Bedroom	✓	CARPET - OPENING NIGHT - COLOUR T15			
Bedroom 2	✓	CARPET - OPENING NIGHT - COLOUR T15			
Loft Bedroom 3/4	✓	CARPET - OPENING NIGHT - COLOUR T15			
FIREPLACES					
LOCATION	GREAT ROOM	MANTLE	NF15 ✓		
MIRRORS & ACCESSORIES		PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding	N/A		
Bathroom Accessories	YES	Location	N/A		
Purchaser has reviewed the colour chart			SITE & LOT		
			INNISFIL 37N		
***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.					
** PAGE 1 OF 2 **			Purchaser Initial	Vendor	

ZANCOR HOMES COLOUR CHART

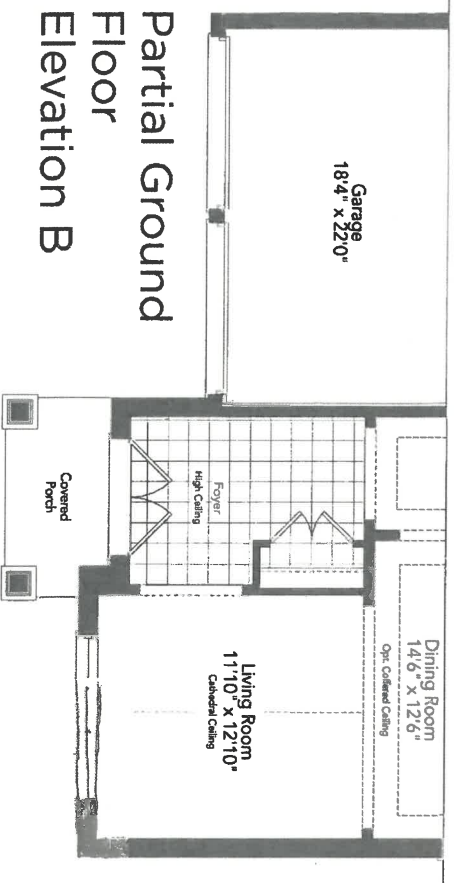
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stairs:			STANDARD OAK STAIRS	✓
Stair Stain:			VARNISH ONLY	✓
Main to Loft Railing Details:			STANDARD TURNED OAK	✓
Main to Basement Railing Details:			STANDARD TURNED OAK	✓
TRIM				
Casing/Baseboards	UPGRADE 2 - COLONIAL 3" X 7-1/4"		✓	
Interior Doors			STANDARD	✓
Interior Door Hardware			STANDARD	✓
Exterior Door Hardware			STANDARD	✓
PAINT				
THROUGHOUT			OSTER WHITE	✓
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD		
Island	STANDARD	STANDARD		
Powder room	N/A	N/A	✓	
Master Ensuite	STANDARD	STANDARD		
Main Bathroom	STANDARD	STANDARD		
Loft Bathroom	STANDARD	STANDARD		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES				
Appliance Package received in 'Schedule E'				
	UPG (SEE PES)	DECLINED	NOTES	
GAS LINE TO STOVE	NO			
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	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			PES	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			PES	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			PES	
SITE:	INNISFIL	LOT: 37N		
PURCHASER(S):	PAUL HINE		JAN 13 2020	
HOME #/CELL #	705-828-3421		Purchaser Signature	
EMAIL:	PAUL.HINE87@GMAIL.COM		Date	
DÉCOR NOTES	***FOR TRADE USE***		Purchaser Signature	
			Date	
			DÉcor Consultant Signature	
Date		Date		
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of <u>all trades</u> to inform the builder of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.		DÉcor Consultant Signature		
ZANCOR HOMES		Date		
*** PAGE 2 OF 2 ***		Vendor Signature		
		Date		





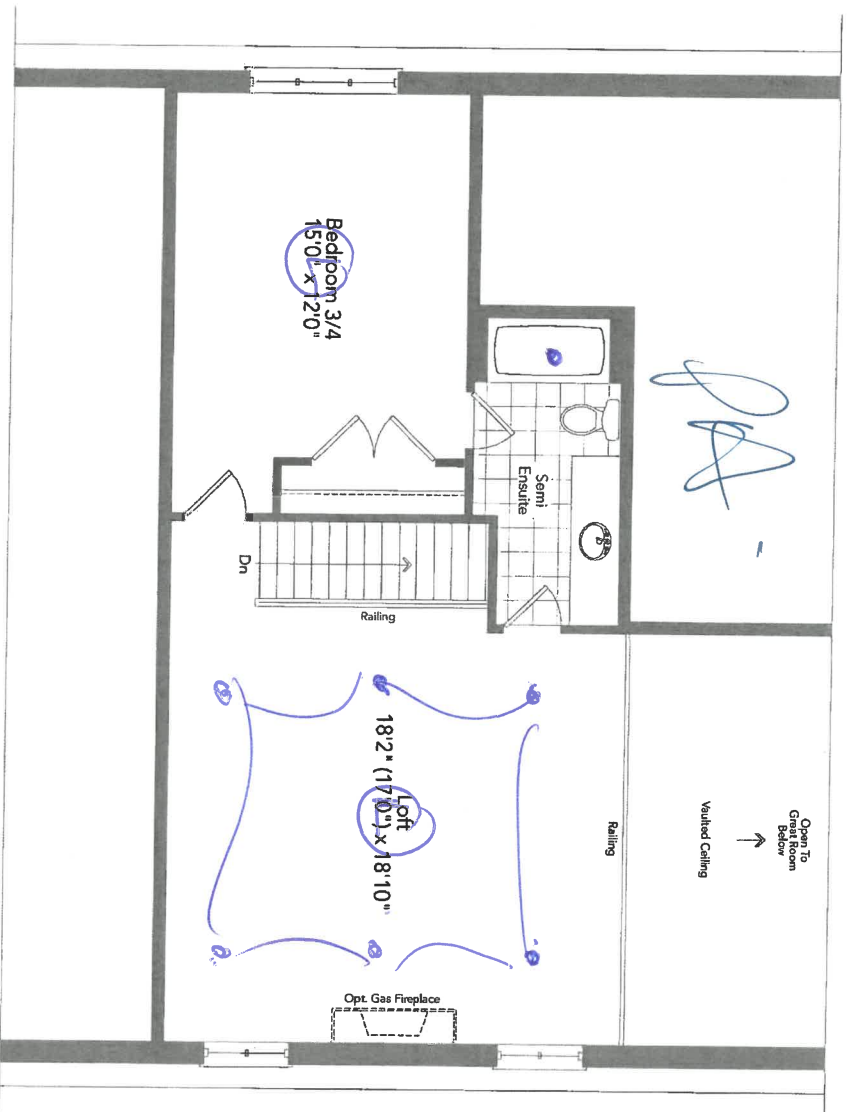
Ground Floor  
Elevation A

W.H.A. 2 1/4" x 7 1/4" x 2 1/4" x 7 1/4"



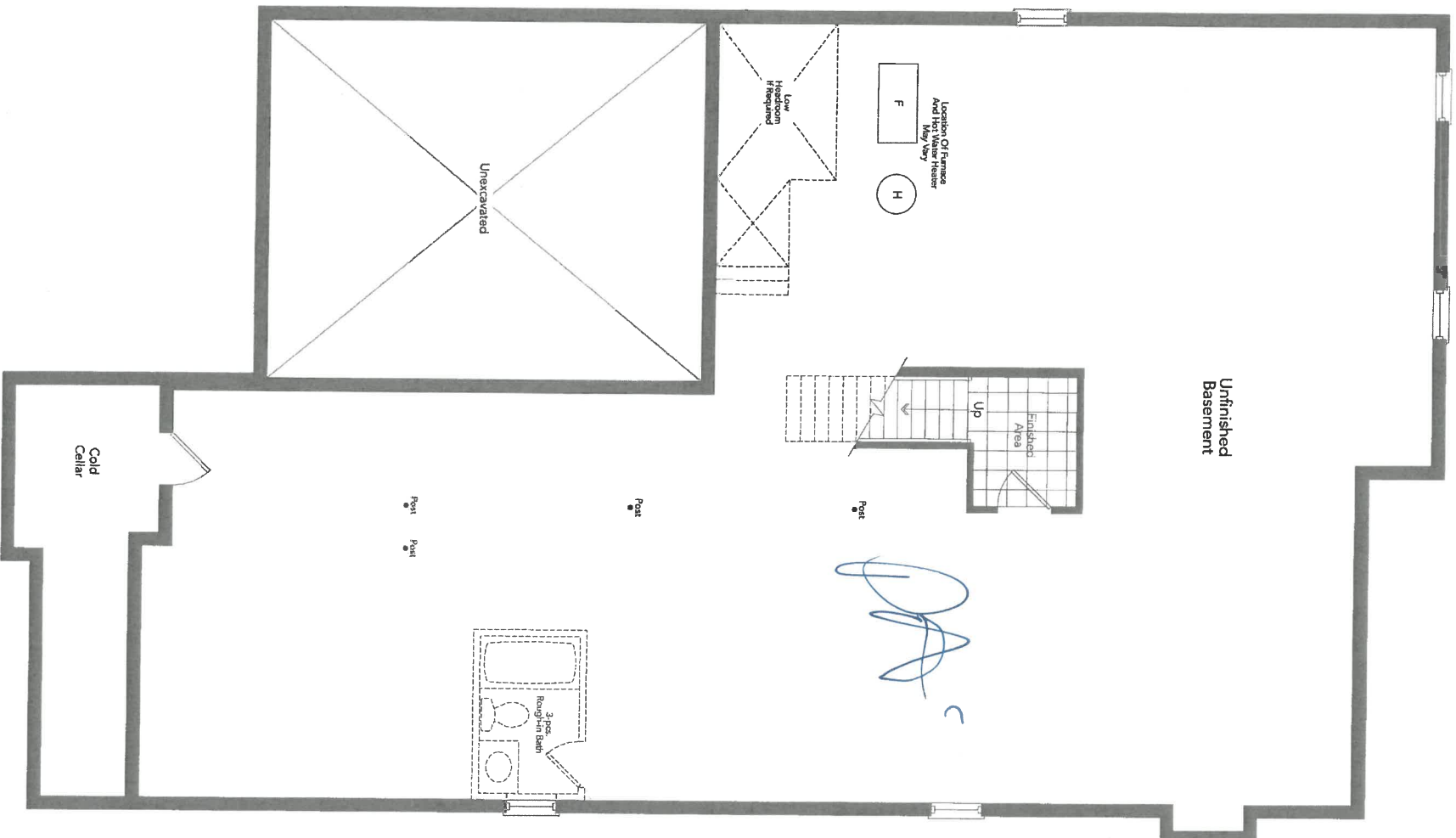
Partial Ground  
Floor  
Elevation B

37x7

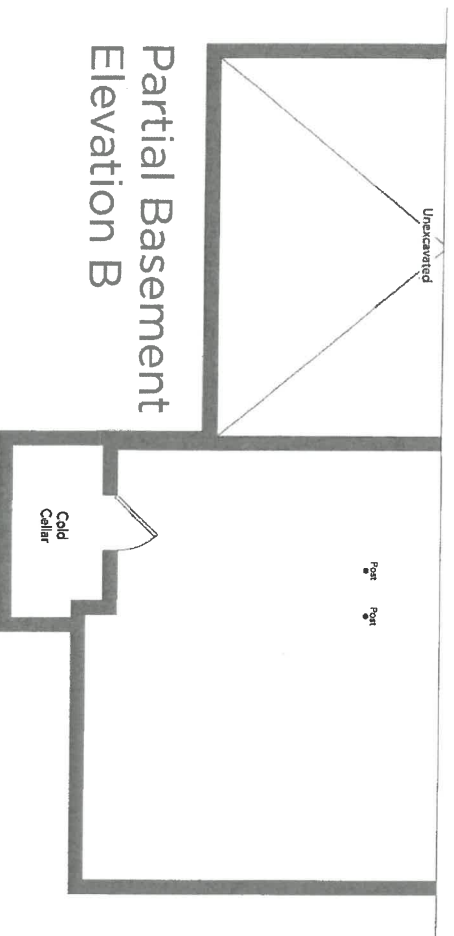


Partial Optional  
Loft Plan  
Elevation A & B

07/2



Basement  
Elevation A

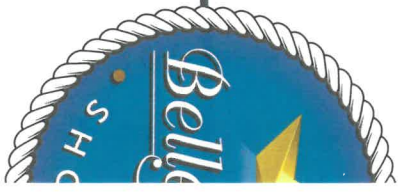


Partial Basement  
Elevation B

as per

DELTA 50-07





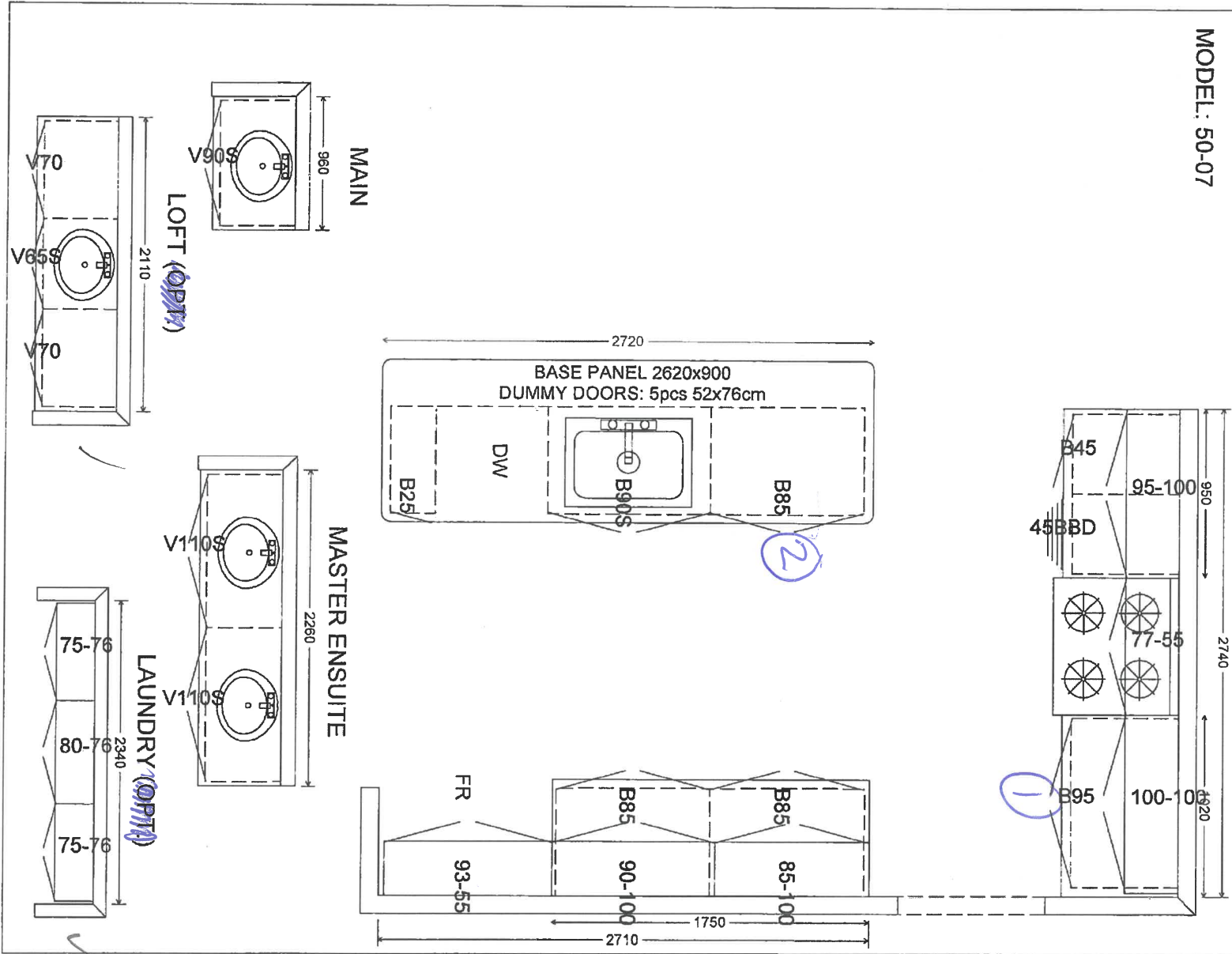
Elevation B - 2172 sq.ft.

PK.

37 ft

New Image Kitchens Inc.	
Scale:	Approved by: MSER
Date: 14/10/15	Revised:
Belle Air Shores, Innisfil	
Drawing number:	

MODEL: 50-07



- ① Pots
- ② 2 bin Recycler
- ③ Valance

377



New Image Kitchens Inc.

Scale: Approved by:

Drawn by: MGER

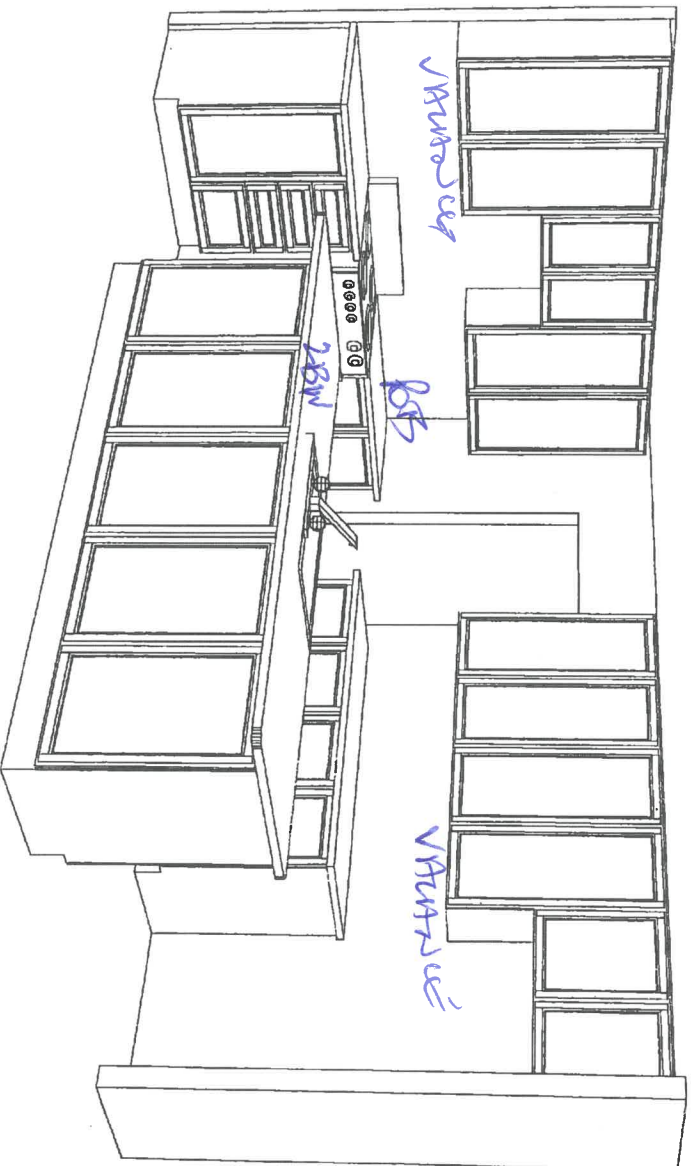
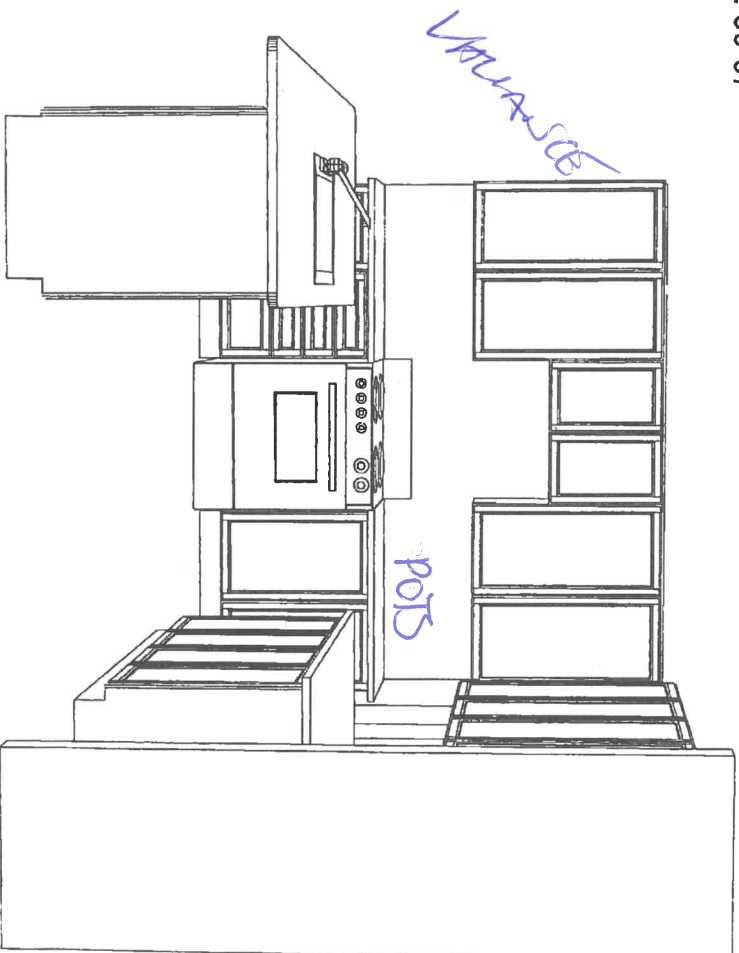
Date: 240217

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 50-07



AA - 27W

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 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 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 type="checkbox"/> Flush Inset
	<input type="checkbox"/> Paneled / Integrated	<input type="checkbox"/> Water Line Required

RANGE	<input type="checkbox"/> 36"	<input type="checkbox"/> Cooktop (Apron front)
	<input type="checkbox"/> 48"	<input type="checkbox"/> Cooktop (Dropin)
	<input checked="" 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 type="checkbox"/> Built-in Microwave (*trim kit required)

DATE Jan 13/2020

SITE 11118ft/1

LOT 37N

**\*\* 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

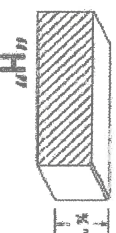
Stone Countertop Edge Profiles

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

Standard Countertop  
Edge in Kitchen

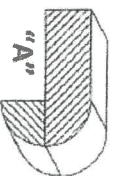
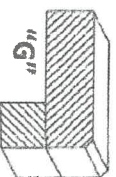
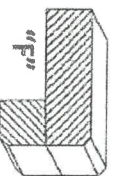
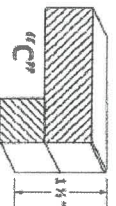


Standard Countertop  
Edge in Vanity

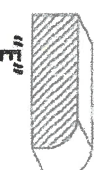
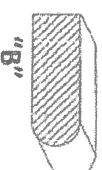
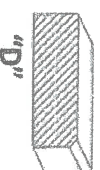


Option 1 – Countertop Edges

Optional Edge in  
Kitchen -

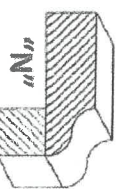
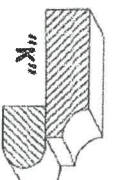
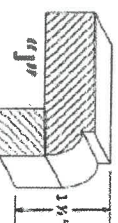
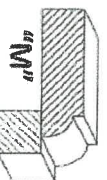
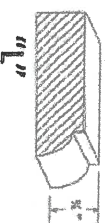


Optional Edge in  
Vanity -

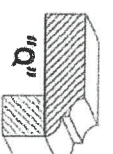
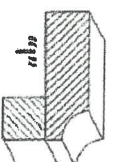
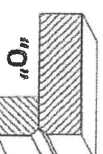
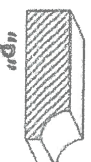


Option 2 – Countertop Edges

Option 2 Edge in  
Kitchen – Custom \$\$



Optional 2 Edge in  
Vanity – Custom \$\$



DATE Jan 13/2020

SITE Imish 1

LOT 374

Homeowner(s) Initials  
RKL

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, felled-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, TARIION and/or the Builder in relation to the matter.

**\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

DATE

Jan 13/2020

SITE

1m1861

LOT

374

ZANCOR

THE  
**GALLERY**  
BY ZANCOR

**HOME AUTOMATION**  
(Cable, CAT5, Telephone)

**LOT / SITE:**

*Trinisch 37H*

**HOMEOWNERS:**

*Hine*

**DATE:**

*June 13/2020*

**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.

*[Signature]*

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**