

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-03-18 / 4:41 PM / Page 1 of 1

Site:

Lot:

Model:

Purchaser:

Phone/Email:

INNISFIL
36N
COBBLE 50-06 (A)
CAROLINE & NUNO LIMA
416-856-2276 / CAROLINE.JV.LIMA@GMAIL.COM




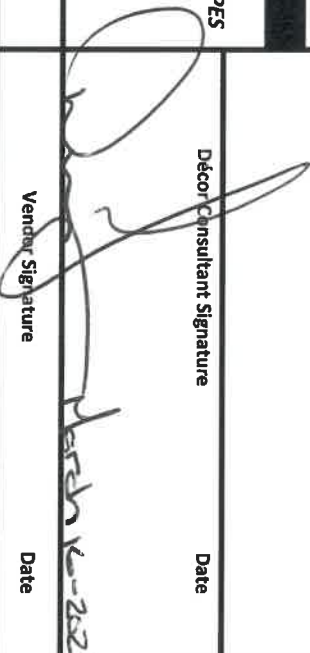
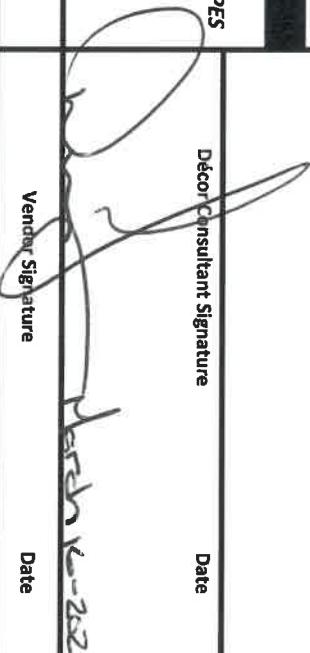


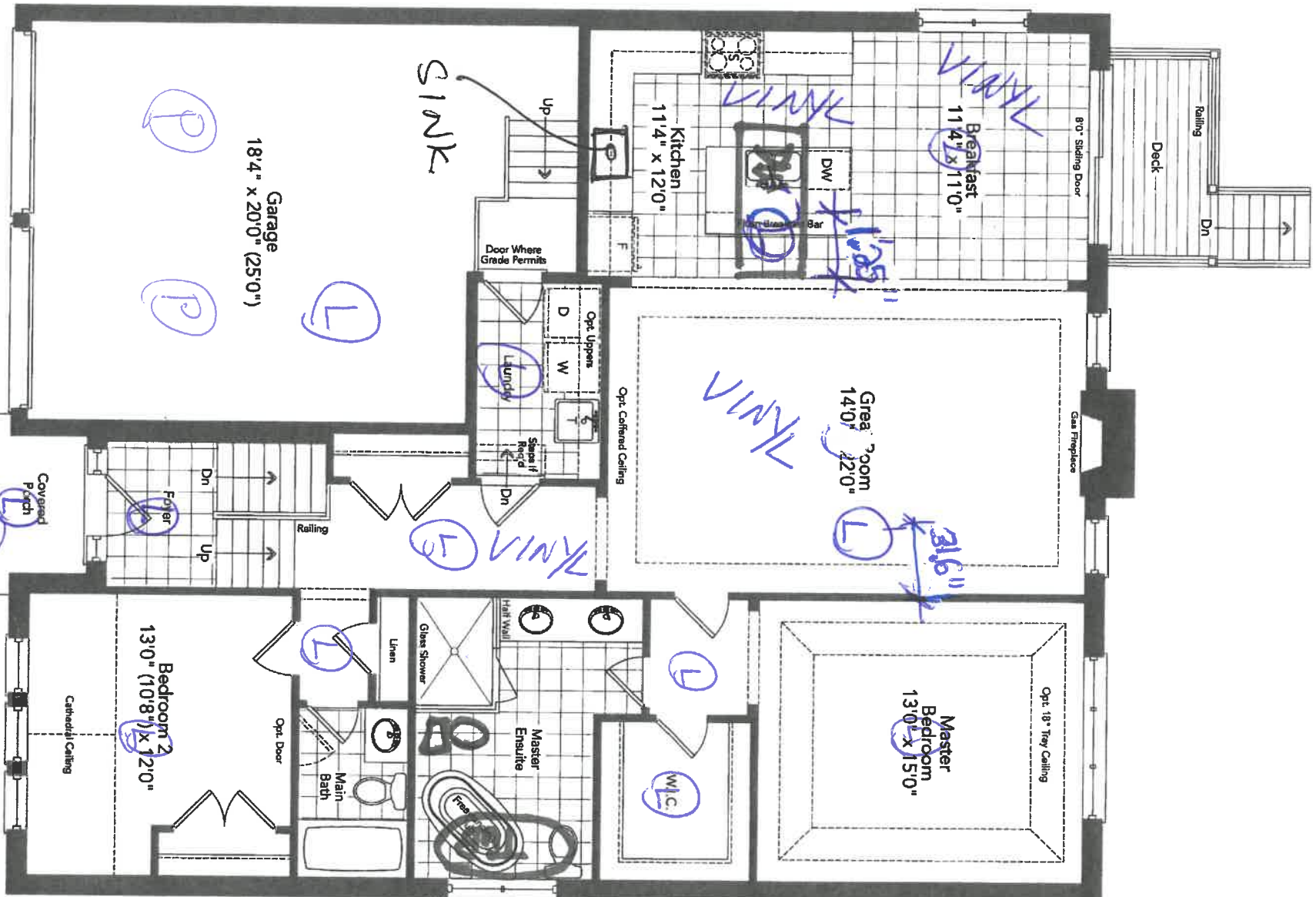
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
STRUCTURALS		
#1 MASTER ENSUITE - RELOCATE TOILET BESIDE SHOWER; SHIFT TUB TO BE DIRECTLY UNDER WINDOW		DECEMBER 18 2019
**FULL GLASS FOR SHOWER BESIDE NEW LOCATION OF TOILET TO REMAIN		
#2 KITCHEN - MOVE SINK TO FRIDGE WALL	**SHORTEN CABINET ABOVE BY APPROX 9 INCHES	DECEMBER 18 2019
#3 KITCHEN - ROTATE ISLAND AND END OF ISLAND BREAKFAST BAR TO BE INLINE WITH PANTRY		DECEMBER 18 2019
FINAL KITCHEN DRAWINGS TO BE APPROVED BY PURCHASER PRIOR TO PRODUCTION		DECEMBER 18 2019
#5 ENLARGE (2) BASEMENT WINDOWS TO 30 X 24 ON SIDE OF HOME AND SHIFT - SEE LOCATION AS PER PLAN		DECEMBER 18 2019
#6 ENLARGE (2) BASEMENT WINDOWS AT REAR TO 30 X 24		DECEMBER 18 2019
#7 ENLARGE (1) BASEMENT WINDOWS AT SIDE 30 X 24 - SEE PLAN		DECEMBER 18 2019
#8 ADD (1) BASEMENT WINDOW 30 X 24		DECEMBER 18 2019
#9 NO FURTHER STRUCTURAL CHANGES		DECEMBER 18 2019
COLOURS		
#1 KITCHEN - 24 INCH DEEP BY 24 INCH WIDE PANTRY AT END OF STOVE WALL ***NOTE - REQUESTING BOTTOM DOORS TO BE SAME HEIGHT AS BASE CABINETS		MARCH 12 2020
#2 KITCHEN - FRIDGE ENCLOSURE		MARCH 12 2020
#3 KITCHEN - POT DRAWERS IN ISLAND		MARCH 12 2020
#4 KITCHEN - SHORTEN CABINETS ABOVE NEW SINK LOCATION BY APPROXIMATELY 9 INCHES		MARCH 12 2020
#5 ELECTRICAL - DELETE FRONT DOOR SIDE COACH LIGHT AND INSTALL CEILING LIGHT ON PORCH, CENTRED TO DOOR		MARCH 12 2020
#6 KITCHEN - ISLAND - SHRINK ISLAND WIDTH BY APPROX 1 FOOT, DEPTH REMAINS THE SAME		MARCH 12 2020
***NOTE - SEE LOCATION OF STANDARD LIGHT OVER ISLAND		
#7 VINYL FLOORING - IN GREAT ROOM/MAIN HALL IN LIEU OF HARDWOOD		MARCH 12 2020
#8 VINYL FLOORING - IN KITCHEN/BREAKFAST IN LIEU OF TILE		MARCH 12 2020
#9 RAILINGS - UPGRADE 1		MARCH 12 2020
#10 KITCHEN - CABINETS UPGRADE 1		MARCH 12 2020
#11 TILES - MASTER ENSUITE SHOWER FLOOR		MARCH 12 2020
#12 KITCHEN - BASE PIE CORNER		MARCH 12 2020
#13 MASTER ENSUITE - ADD BANK OF DRAWERS BETWEEN SINKS. ***SHIFT SINKS IF REQUIRED		MARCH 12 2020
#14 ELECTRICAL - PUT STANDARD KITCHEN LIGHT ABOVE ISLAND, OFF TO ONE SIDE ***NOTE - 1'1/4" FROM EDGE OF ISLAND CLOSEST TO GREAT ROOM		MARCH 12 2020
#15 ELECTRICAL - SEE SKETCH FOR LOCATION OF STANDARD LIGHT IN GREAT ROOM **3'6" FROM WALL		MARCH 12 2020
#16 ELECTRICAL - SEE SKETCH FOR LOCATION OF STANDARD LIGHT IN GARAGE		MARCH 12 2020
#17 CARPET - UPGRADE 1 UNDERPAD IN MASTER BEDROOM AND BEDROOM 2		MARCH 12 2020

ZANCOR HOMES COLOUR CHART

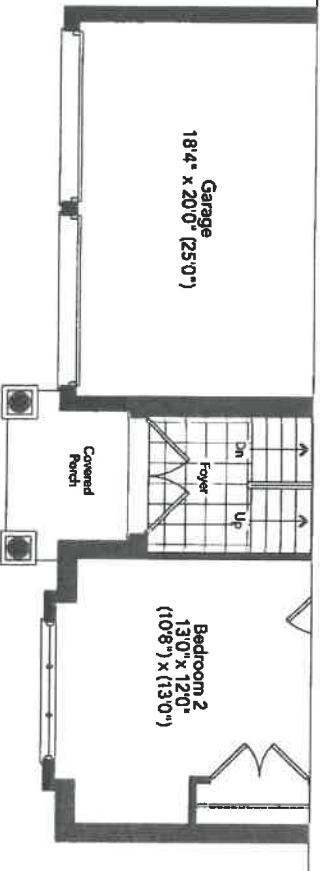
CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	CAMBRIDGE MDF - GLACIER (1)		BIANCO SARDO GRANITE		
Island	CAMBRIDGE MDF - GLACIER (1)		BIANCO SARDO GRANITE		
KITCHEN DOOR HARDWARE	N/A	K200BC			
KITCHEN DRAWER HARDWARE	N/A	H500BC			
Master Ensuite	400 SERIES MEL - CHOCOLATE	H900BC	4588K-07		
Main Bathroom	SHAKER MEL - WHITE	H800BC	4925K-07		
Laundry	N/A				
TILES					
Main Foyer	BALLINA GREY 13 X 13				
Basement Foyer	BALLINA GREY 13 X 13				
Mud Room	N/A				
Kitchen	VINYL				
Breakfast	VINYL				
Kitchen Bk.Splash	N/A				
Laundry	KEATON ICE 13 X 13				
Mstr Ensuite Floor	BALLINA GREY 13 X 13				
Mstr Ensuite Shower WALL	BALLINA GREY 8 X 10				
Master Shower Floor	ONTARIO SERIES BISCUIT 2 X 2 (1)				
Master Shower JAMB	PERLATO ROYAL				
Main bath 2 Floor	CINQ GREY 13 X 13				
Main bath 2 Tub Wall	CINQ GREY 8 X 10				
HARDWOOD / CARPET					
Kitchen	TORLY'S VINYL EVERWOOD PREMIER - 4-7/8" APPALACHAIN in lieu of tile				
Breakfast	TORLY'S VINYL EVERWOOD PREMIER - 4-7/8" APPALACHAIN in lieu of tile				
Great Room	TORLY'S VINYL EVERWOOD PREMIER - 4-7/8" APPALACHAIN in lieu of hardwood				
Main hall	TORLY'S VINYL EVERWOOD PREMIER - 4-7/8" APPALACHAIN in lieu of hardwood				
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T20 w/UPGRADE 1 UNDERPAD				
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T20 w/UPGRADE 1 UNDERPAD				
Bedroom 3	N/A				
Bedroom 4	N/A				
FIREPLACES					
LOCATION	GREAT ROOM	MANITL	NF8		
MIRRORS & ACCESSORIES			PLASTER MOULDING		
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	36N	
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the bulider of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			CF	ML	ST
** PAGE 1 OF 2 **			Purchaser Initial	Vendor	

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIRS TO REMAIN UNFINISHED ***WAIVER SIGNED							
Main to Basement Railing Details:		UPGRADE 1 - 1-5/16" SQUARE OAK PICKETL 2-3/4" SQUARE OAK POST; 2-1/2" OVAL OAK HANDRAIL							
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
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							
Master Ensuite	STANDARD	STANDARD							
Main bath	STANDARD	STANDARD							
laundry	STANDARD	STANDARD							
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'									
	UPG (SEE PES)	DECLINED	NOTES						
GAS LINE	NO								
WATERLINE to Fridge	NO								
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									
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									
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.									
SITE:	INNISFIL	LOT: 36N							
PURCHASER(S):	CAROLINE & NUNO LIMA								
			MARCH 12 2020						
HOME #/CELL #	416-856-2276 /								
EMAIL:	CAROLINE.JV.LIMA@GMAIL.COM								
DÉCOR NOTES			Purchaser Signature				Date		
							MARCH 12 2020		
			Purchaser Signature				Date		
							MARCH 12 2020		
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			Décor Consultant Signature				Date		
							March 16-2020		
*** PAGE 2 OF 2 ***			Vendor Signature				Date		
									



Ground Floor
Elevation A



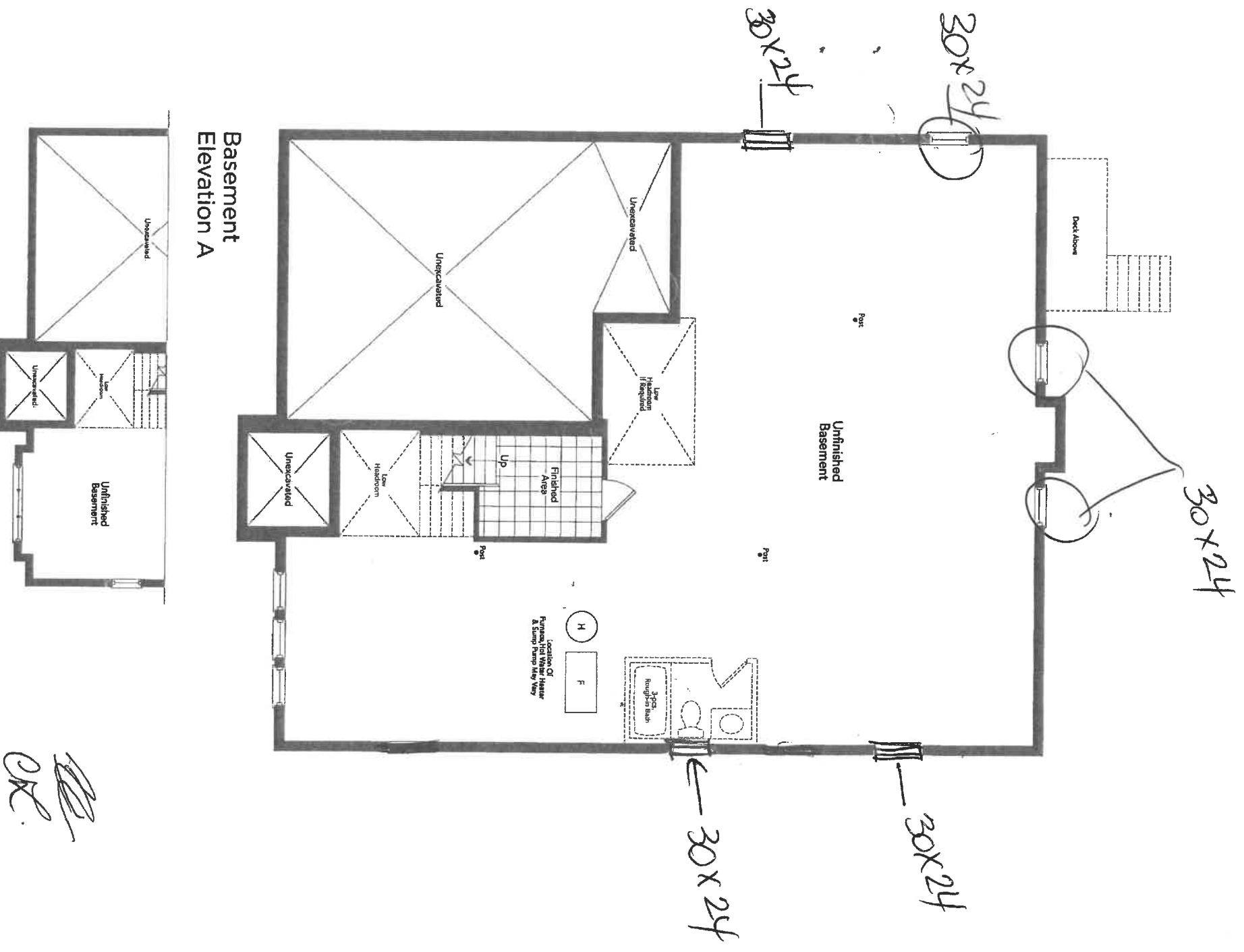
Partial Ground Floor
Elevation B

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36N.

COBBLE 50-06



Basement
Elevation A

Partial Basement
Elevation B

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OK.

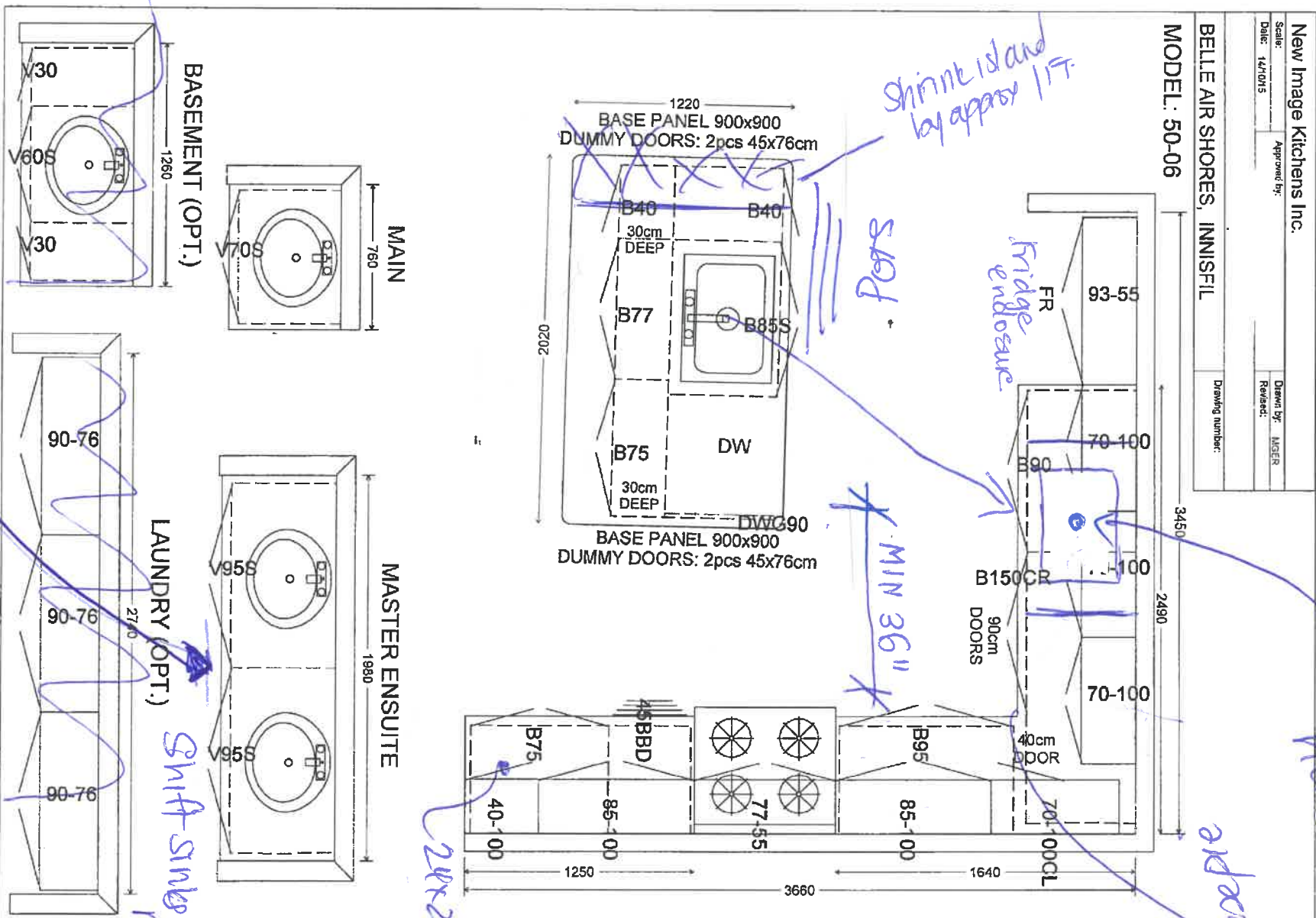
36N

COBBLE 50-06

3.6M.

New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by:	MIGER
Date:	14/10/15	Revised:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

MODEL: 50-06



- FRIDGE ENCLOSURE
- NEW SINK LOCATION
- PANTRY 24x24
- GET BRAND FOSHTAL
- GET NEW SIZE OF BAND
- PASTE PIE
- POT DRAWERS

- CABINETS PER-USE 1
- NOTE: DISTANCE BETWEEN ISLAND + STOVE W/PL

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:

X *CA. N.L.*
HOMEOOWNER 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:

CA. N.L.
HOMEOOWNER 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 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 checked="" 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	<i>Mar 12/2020</i>	SITE	<i>Innisfil</i>	LOT	<i>3601</i>
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****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

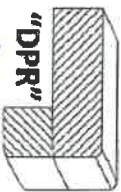
THE GALLERY

BY ZANCOR

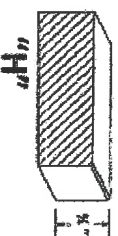
Stone Countertop Edge Profiles

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

Standard Countertop
Edge in Kitchen

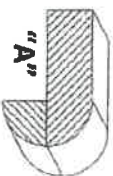
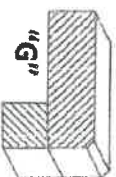
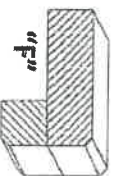
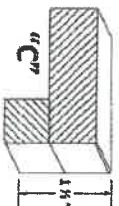


Standard Countertop
Edge in Vanity

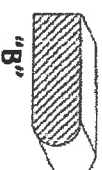


Option 1 – Countertop Edges

Optional Edge in
Kitchen - \$250

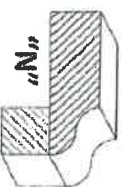
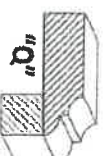
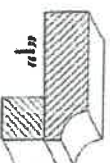
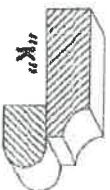
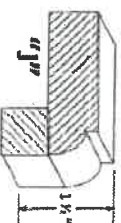
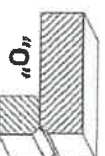
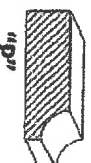
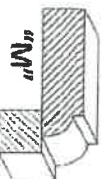
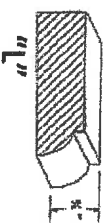


Optional Edge in
Vanity - \$125



Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



DATE Mar 12/2020

SITE Imush1

LOT 3604

OK.N.L
Homeowner(s) Initials

ZANCOR

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

THE
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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 on to 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, TARIION and/or the Builder in relation to the matter.

SEE COLOUR CHART FOR LOCATIONS

DATE Mar 12/2020

SITE Imush 1

LOT 36A

ZANCOR

THE
GALLERY
BY ZANCOR

WAIVER FORM FOR UNFINISHED STAIRS,
HANDRAIL AND PICKETS

LOT / SITE:

364 Inmst

HOMEOWNERS:

LMPA

DATE:

Mar 17/2020

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, The City and the Township of where the dwelling is located, and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

I/We read and understand the above terms and conditions.

Dated at Concord, this 12 day of March, 2020

OK. N.L.

Homeowner(s) Initials

ZANCOR

THE
GALLERY
BY ZANCOR

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE:

36N Innish

HOMEOWNERS:

Hma

DATE:

Mar 12/2020

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.

X Oe. NL
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