

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2021-02-10 / 10:09 AM / Page 1 of 1

Site: INNISFIL
Lot: 31W
Model: DELTA 50-07 (D) w/OPT. LOFT
Purchaser: NICHOLAS JOHNSON & ANNE STEWART
Phone/Email: 905-252-5072 / 905-252-4835



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
STRUCTURALS		
#1 INSULATE WALL BETWEEN MASTER BEDROOM AND GREAT ROOM	MAY 11 2020	
#2 INTERIOR DOORS TO BE 8 FEET HIGH 8 DOORS	MAY 11 2020	
#3 COFFERED CEILING IN DINING ROOM **SMOOTH FINISH	MAY 11 2020	
#4 COFFERED CEILING IN MAIN HALL **INCLUDES SMOOTH FINISH	MAY 11 2020	
#5 ENLARGE BASEMENT 2 BASEMENT WINDOWS TO BE 30 X 24	MAY 11 2020	
#6 ADD 1 BASEMENT WINDOW 30 X 16 **NOTE LOCATION OF STANDARD WINDOWS	MAY 11 2020	
#7 SMOOTH CEILINGS ON MAIN FLOOR	MAY 11 2020	
COLOURS		
#1 FOYER - REMOVE DROPPED CEILING IN FRONT OF CLOSET (LIKE MODEL HOME LOT 6)	JAN 20 2021	
#2 LIVING/DINING/GREAT ROOM - INCREASE NIB WALLS TO BE APPROX 36 INCHES EACH	JAN 20 2021	
#3 BEDROOM 2 WINDOWS - REQUESTING THAT THERE BE A MINIMUM SPACE OF 6 FEET OR MORE BETWEEN WINDOW, IF POSSIBLE	JAN 20 2021	
#4 WINDOW - SHORTEN WINDOW IN BREAKFAST AREA TO BE APPROX 42 INCHES FROM THE FLOOR	JAN 20 2021	
#5 KITCHEN - ROTATE ISLAND	JAN 20 2021	
#6 KITCHEN - SWITCH LOCATION OF STOVE AND FRIDGE	JAN 20 2021	
#7 HARDWOOD IN KITCHEN BREAKFAST IN LIEU OF TILE (UPGRADE 2)	JAN 20 2021	
#8 HARDWOOD - IN LIVING, DINING, GREAT RM, MAIN HALL IN LIEU OF STANDARD (UPGRADE 2)	JAN 20 2021	
#9 STAIRS TO REMAIN UNFINISHED **WAIVER SIGNED	JAN 20 2021	
#10 TILES - FOYER - UPGRADE 1	JAN 20 2021	
#11 TILES - MAIN BATH FLOOR - UPGRADE 1	JAN 20 2021	
#12 TILES - LOFT BATH FLOOR - UPGRADE 1	JAN 20 2021	
#13 TILES - BRICK INSTALL FOR FOYER, MAIN & LOFT BATH FLOOR	JAN 20 2021	
#14 TILES - MASTER ENSUITE FLOOR - UPGRADE 5	JAN 20 2021	
#15 TILES - MASTER ENSUITE - INSTALL FLOOR TILES ON WALL & CEILING IN SHOWER	JAN 20 2021	
#16 TILES - BRICK INSTALL FOR MASTER ENSUITE FLOOR AND WALL	JAN 20 2021	
#17 MASTER ENSUITE - ADD BANK OF DRAWERS BETWEEN SINKS **SHIFT OVER SINK TO ACCOMMODATE IF REQUIRED	JAN 20 2021	
#18 MASTER ENSUITE SHOWER JAMB - REQUESTING TO BE ON THE BOTTOM SILL ONLY	JAN 20 2021	
#19 MASTER ENSUITE - FRAMELESS GLASS SHOWER	JAN 20 2021	
#20 ELECTRICAL - ADD (4) POTLIGHTS IN GREAT ROOM ON SEP SWITCH, STD TO REMAIN	JAN 20 2021	
#21 ELECTRICAL - ADD (1) POTLIGHT IN KITCHEN ON SEP SWITCH	JAN 20 2021	
#22 ELECTRICAL - TAKE THE STANDARD LIGHT FROM THE BREAKFAST AREA AND KITCHEN AREA, AS WELL AS AN ADDITIONAL CAPPED BOX, AND INSTALL OVER ISLAND - ALL ON SAME SWITCH	JAN 20 2021	
#23 TRIM - UPGRADE 2 - 3 INCH CASING & 7-1/4" BASEBOARD (STEP STYLE)	JAN 20 2021	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	EURO LARICE BIANCO	H800BC	GIALLO ORNAMENTAL LIGHT	
Island	EURO LARICE BIANCO	H800BC	GIALLO ORNAMENTAL LIGHT	
Master Ensuite	EURO OAK - NEW GREY	K1100AC	LAMINATE - 5006K-07	
Main Bath	EURO STORM	K1100AC	LAMINATE - 4925K-07	
Loft Bath	SLAB MDF PAINTED - FOG GREY (BLUE)	K1100AC	LAMINATE - 5001K-07	
Laundry	N/A			
TILES				
Main Foyer	NEW BYZANTINE GREY 12 X 24 (1) BRICK			
Basement Foyer	MALINA CARBON 13 X 13			
Laundry	MALINA CARBON 13 X 13			
Kitchen	HARDWOOD			
Breakfast	HARDWOOD			
Kitchen Bk.Splash	N/A			
Mstr Ensuite Floor	ROMA STATUARIO 12 X 24 (5) BRICK			
Mstr Ensuite Shower WALL	ROMA STATUARIO 12 X 24 (5) BRICK			
Master Shower Floor	WHITE 2 X 2			
Master Shower	BIANCO CARRARA *** ONLY INSTALL ON BOTTOM SIL, IF POSSIBLE***			
Main Bath Floor	NEW BYZANTINE GREY 12 X 24 (1) BRICK			
Main Bath Tub	UNIWALL WHITE 8 X 10			
Loft Bath Floor	NEW BYZANTINE ASSURO 12 X 24 (1) BRICK			
Loft Bath Tub	UNIWALL WHITE 8 X 10			
HARDWOOD / CARPET				
Kitchen	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - COLOUR CORMORANT (2) in lieu of tile			
Breakfast	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - COLOUR CORMORANT (2) in lieu of tile			
Family Room	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - COLOUR CORMORANT (2) in lieu of standard			
Dining Room	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - COLOUR CORMORANT (2) in lieu of standard			
Living Room	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - COLOUR CORMORANT (2) in lieu of standard			
Main Hall	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - COLOUR CORMORANT (2) in lieu of standard			
Master Bedroom	CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD			
Bedroom 2	CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD			
Loft	CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD			
Loft Bedroom 3	CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD			
FIREPLACES				
LOCATION	GREAT ROOM - 36 INCH GAS	MANTLE	NF8	
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	
FOR TRADE USE			INNISFIL	31W
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

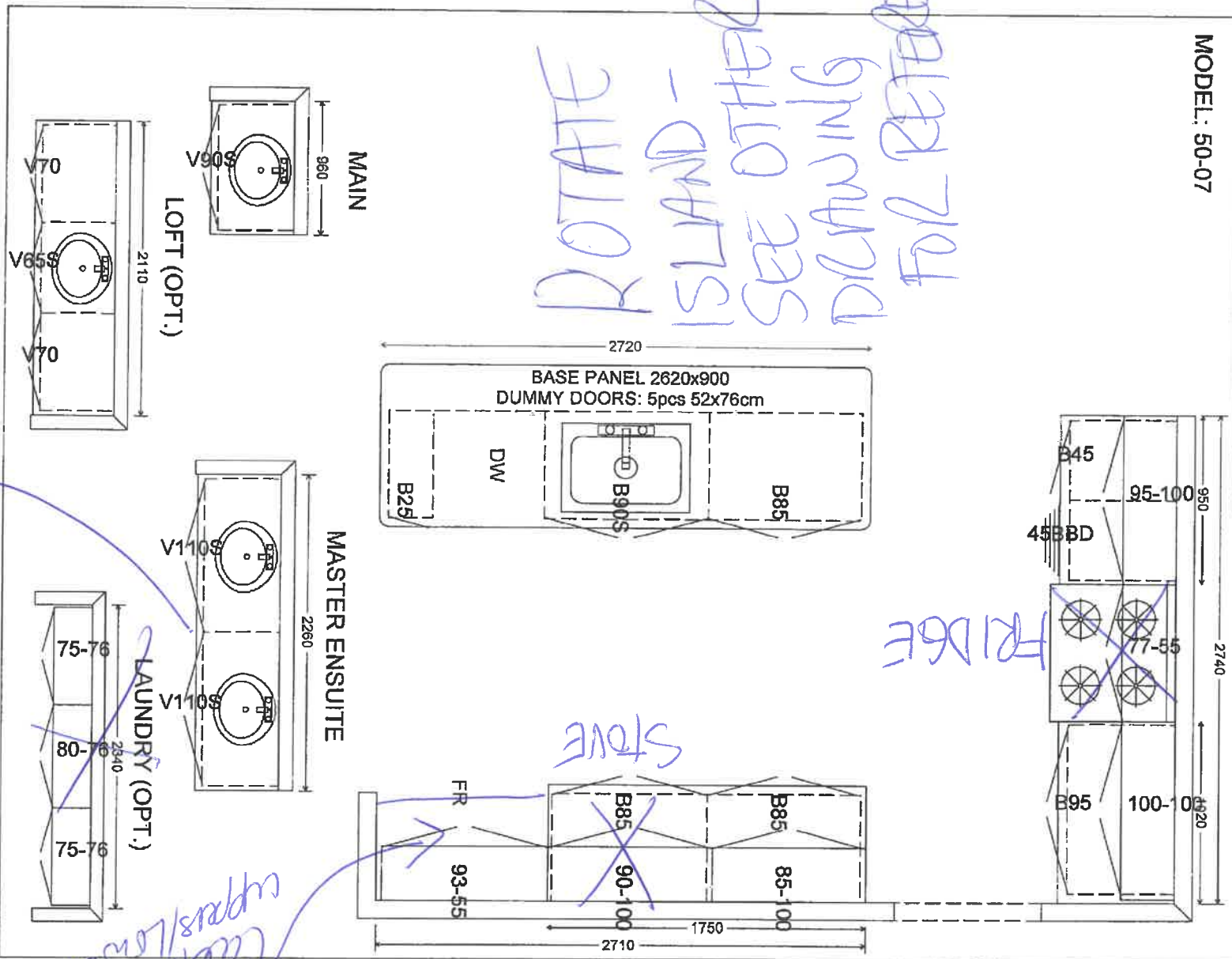
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIRS TO REMAIN UNFINISHED *WAIVER SIGNED		
Main to Loft Railing Details:	STANDARD TURNED OAK		
Main to Basement Railing Details:	STANDARD TURNED OAK		
TRIM			
Casing/Baseboards	UPGRADE 2 - STEP STYLE		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
THROUGHOUT	BIRCH WHITE		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD		
Master Ensuite	STANDARD		
Main Bath	STANDARD		
Loft Bath	STANDARD		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	NO		
Hood Fan Venting SIZE	NO	6 INCH	
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	NO		
ELECTRICAL for 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			
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: 31W	
PURCHASER(S):	NICHOLAS JOHNSON ANNE STEWART		JAN 20 2021
HOME #/CELL #	905-252-5072 / 905-252-4835		
EMAIL:	NICKWJ106@GMAIL.COM		
DÉCOR NOTES			Purchaser Signature
			Date
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
		Vendor Signature	Date

New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by:	MCSER
Date: 14/10/15		Revised:	

BELLE AIR SHORES, INNISFIL	Drawing number:
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MODEL: 50-07



ROTATE ISLAND - SEE OTHER DRAWING FOR REFERENCE

FRIDGE

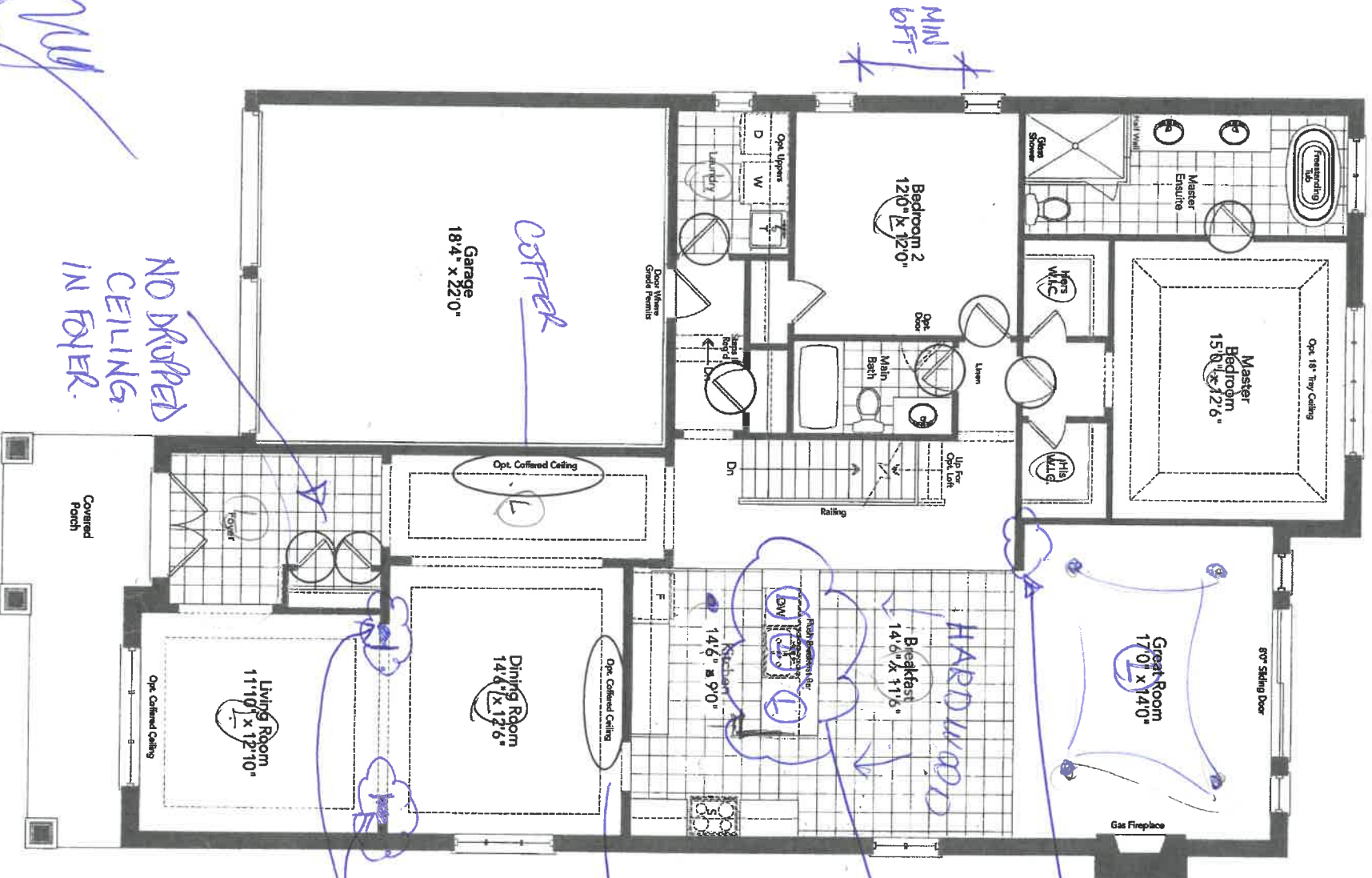
STOVE

Cabinets/Lenses

Back of Drawers

31W

W

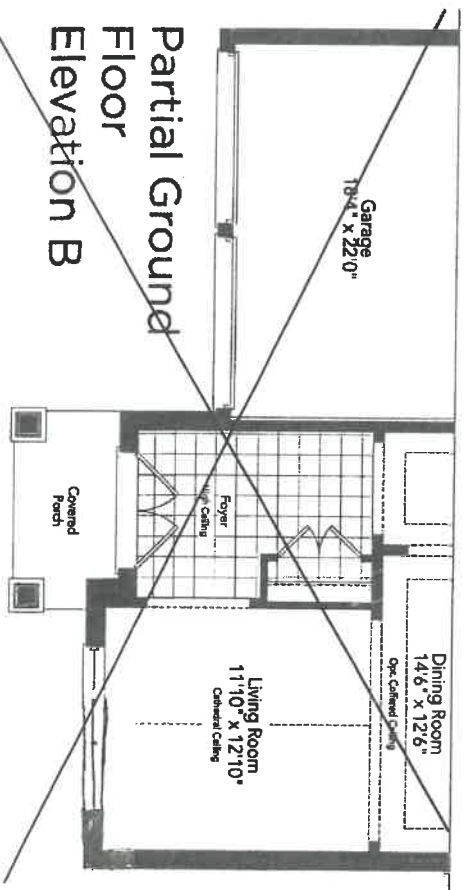


WU

Ground Floor
Elevation X

○ - 8 FOOT INTERIOR DOORS

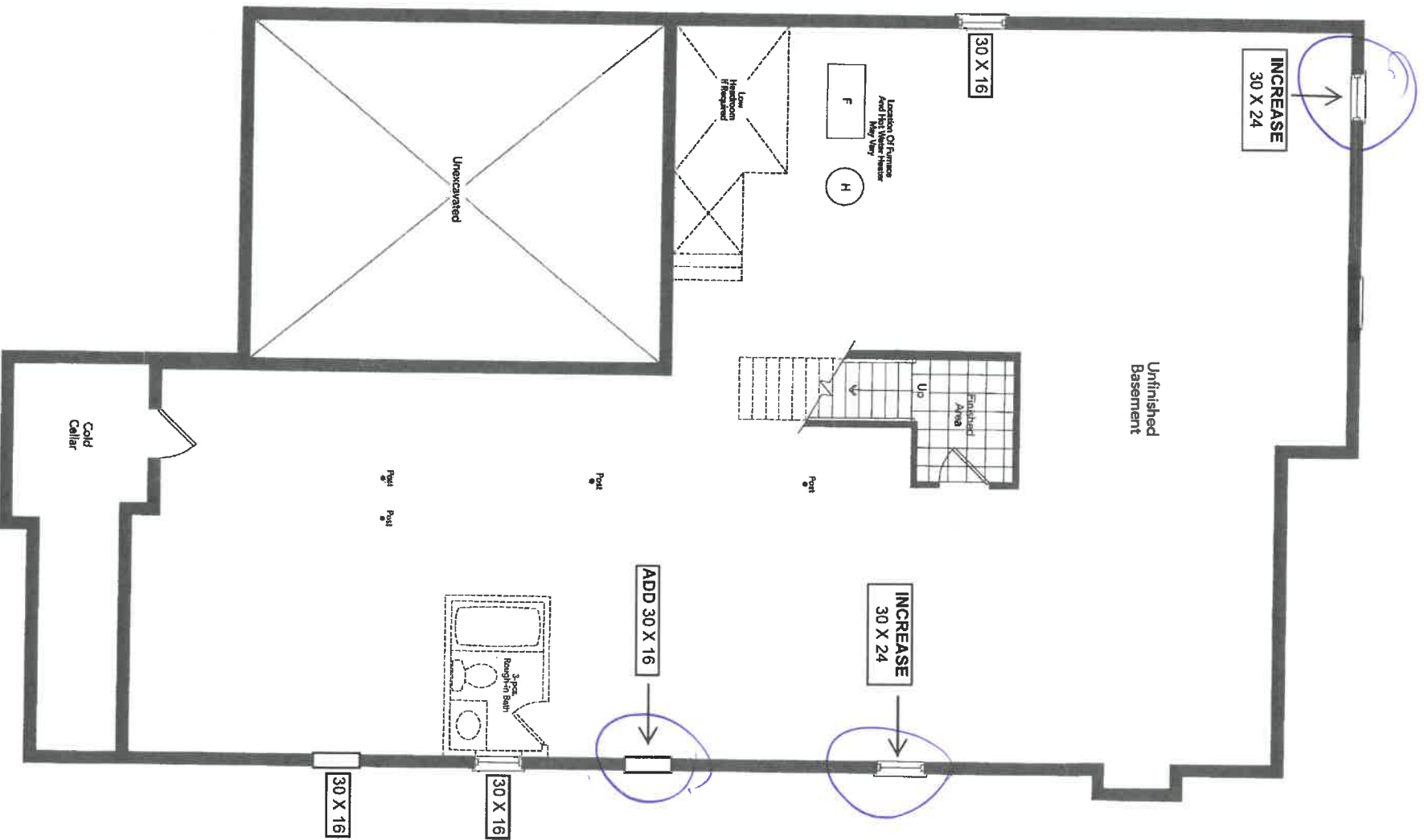
— SMOOTH CEILING



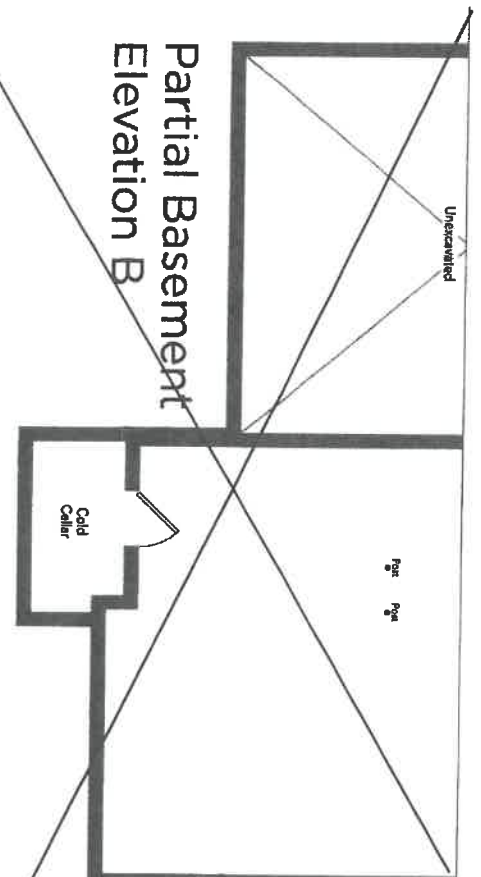
ELEVATION "D"

31W INNISFIL

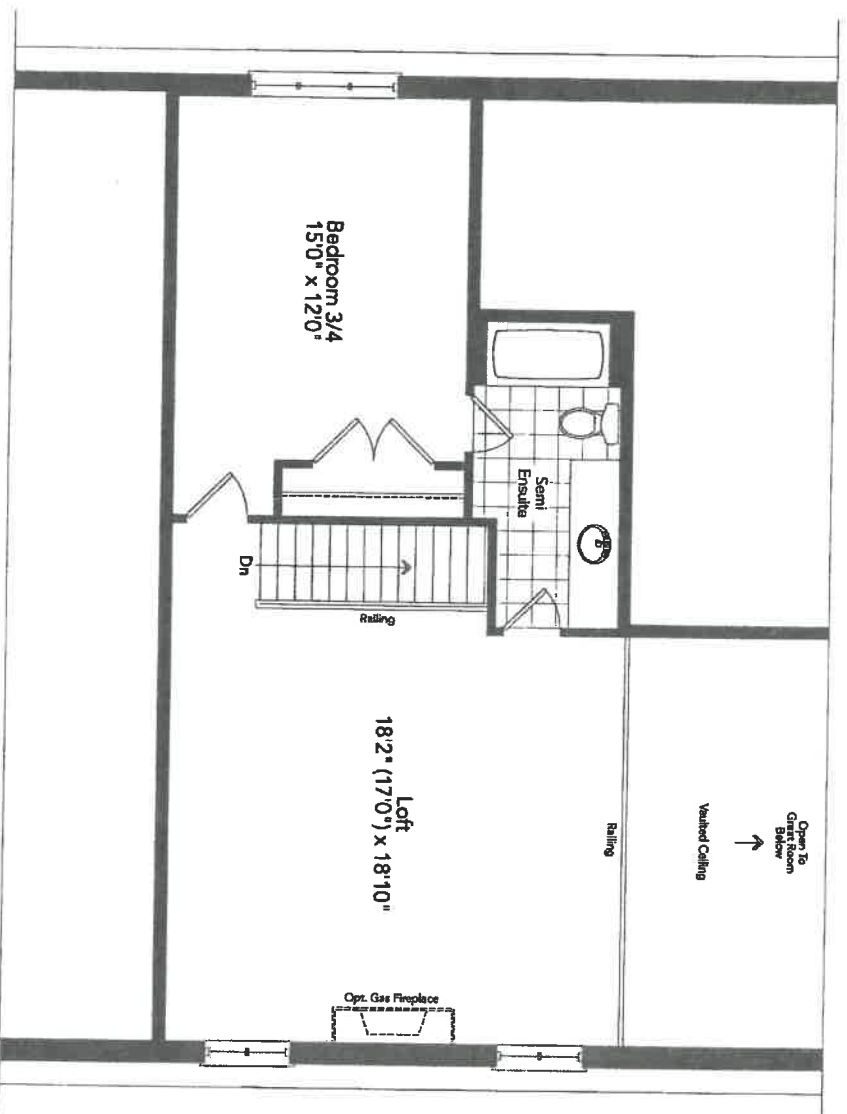
DELTA 50-07



Basement
Elevation X



ELEVATION "D"
31W INNISFIL
DELTA 50-07



Partial Optional
Loft Plan
Elevation ~~A & B~~

Handwritten signature in blue ink.

ELEVATION "D"

31W INNISFIL

DELTA 50-07

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 Manufacturer's 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:

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:

FRIDGE

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

HOMEOWNER INITIALS

RANGE

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

**Countertop Cut-out charge required for cooktop

HOOD FAN & VENT

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

WALL OVEN & MICRO

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

DATE Jan 20/2024 SITE Innisfil LOT 31W

**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.

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Stone Countertop Edge Profiles (Aurivia)

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen



FE40

Standard Countertop
Edge in Vanity



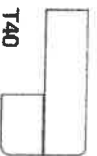
FE20

Upgrade 1 – Countertop Edges

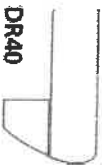
Optional Edge in
Kitchen – See book for
model specific pricing



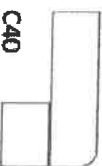
H40



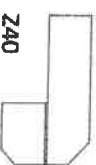
T40



DR40

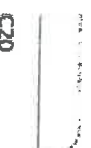


C40



Z40

Optional Edge in
Vanity – See book for
model specific pricing



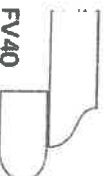
C20



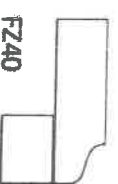
H20

Upgrade 2 – Countertop Edges

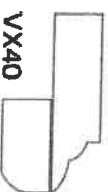
Option 2 Edge in
Kitchen – Custom \$\$



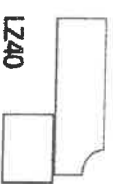
FV40



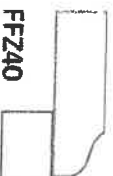
FZ40



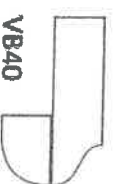
VX40



LZ40



FFZ40



VB40

Optional 2 Edge in
Vanity – Custom \$\$



L20



F20

DATE

Jan 20/2024

SITE

Innisfil

LOT

316

Homeowner(s) Initials



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RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

HOMEOWNERS:

DATE:

31w 1n1sR1

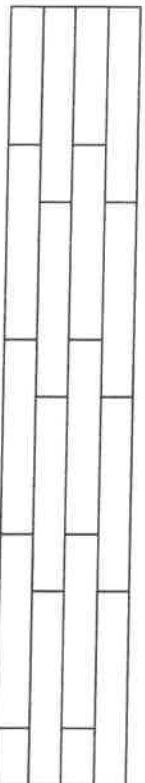
Jan 20/2021

* Brick installation requires an additional charge and will be included on the extras if selected*

Large tiles installation for floor and wall) – ½ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed on a ½ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ½ brick installation that has been recommended.



Locations:

all floor tiles

Fluids unit 1/2

Please understand, even in using this ½ brick installation, there may still be minimal lippage which cannot fully be eliminated.

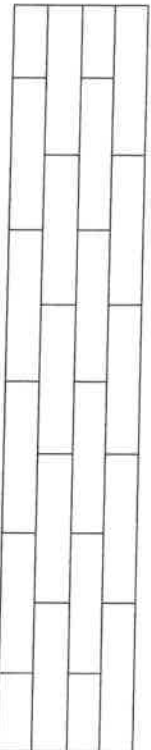
Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

Homeowner(s) Initial

JK JS

(Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.



Locations:

Homeowner(s) Initial

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HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE:

31W.

HOMEOWNERS:

DATE:

Jan 20/2021

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

KRIS

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.

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

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

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

DATE Jan 20/2021

SITE 14111871

LOT 3100

ZANCOR

THE
GALLERY
BY ZANCOR

**WAIVER FORM FOR UNFINISHED STAIRS,
HANDRAIL AND PICKETS**

LOT / SITE:

31W

HOMEOWNERS:

DATE:

Jun 20/2021

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 20 day of Jun, 2021

Homeowner(s) Initials

WU [Signature]

ZANCOR