

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-05-12 / 12:19 PM / Page 1 of 1

Site: INNISFIL

Lot: 54W

Model: MASTHEAD 42-06 (A)

Purchaser: TIANXU LIU & HUI WANG

Phone/Email: WINSONLIUT@GMAIL.COM / RICEHELENA@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 NO STRUCTURAL CHANGES		JAN 13 2021
	COLOURS	
#1 GAS LINE TO STOVE- INCLUDES 15 AMP PLUG		04-May-21
#2 WATERLINE FOR FRIDGE		04-May-21
#3 EXTEND HARDWOOD INTO KITCHEN/BREAKFAST AREA- SEE SKETCH		04-May-21
#4 KITCHEN COUNTEROP- UP 1		04-May-21
#5 HARDWOOD- MAIN FLOOR, ALL NON TILED AREAS- UP 1		04-May-21
#6 STAIN FOR STAIRS- ( ONE FLIGHT)		04-May-21
#7 RAILINGS- UP 2.		04-May-21
#8 SHOWER FLOOR TILE- UP 1		04-May-21
#9 FRAMELESS GLASS SHOWER 10MM - CLEAR GLASS- MASTER ENSUITE		04-May-21
#10 COMFORT HEIGHT IN MASTER BATH		04-May-21
#11 ADD 2 CAPPED LIGHT ROUGH IN FOR OVER KITCHEN ISLAND WITH SEPARATE SWITCH, TO BE SPACED EVENLY. STANDARD LIGHT TO REMAIN		04-May-21
#12 TILE KITCHEN AND BREAKFAST ( AS PER SKETCH- NOTE HARDWOOD EXTENSION)- UP 4		04-May-21
#13 TILE- FOYER- UP 4		04-May-21
#14 TILE- POWEDER ROOM- UP 4		04-May-21

ZANCOR HOMES COLOUR CHART

PRINTED 2021-05-04, 3:53 PM

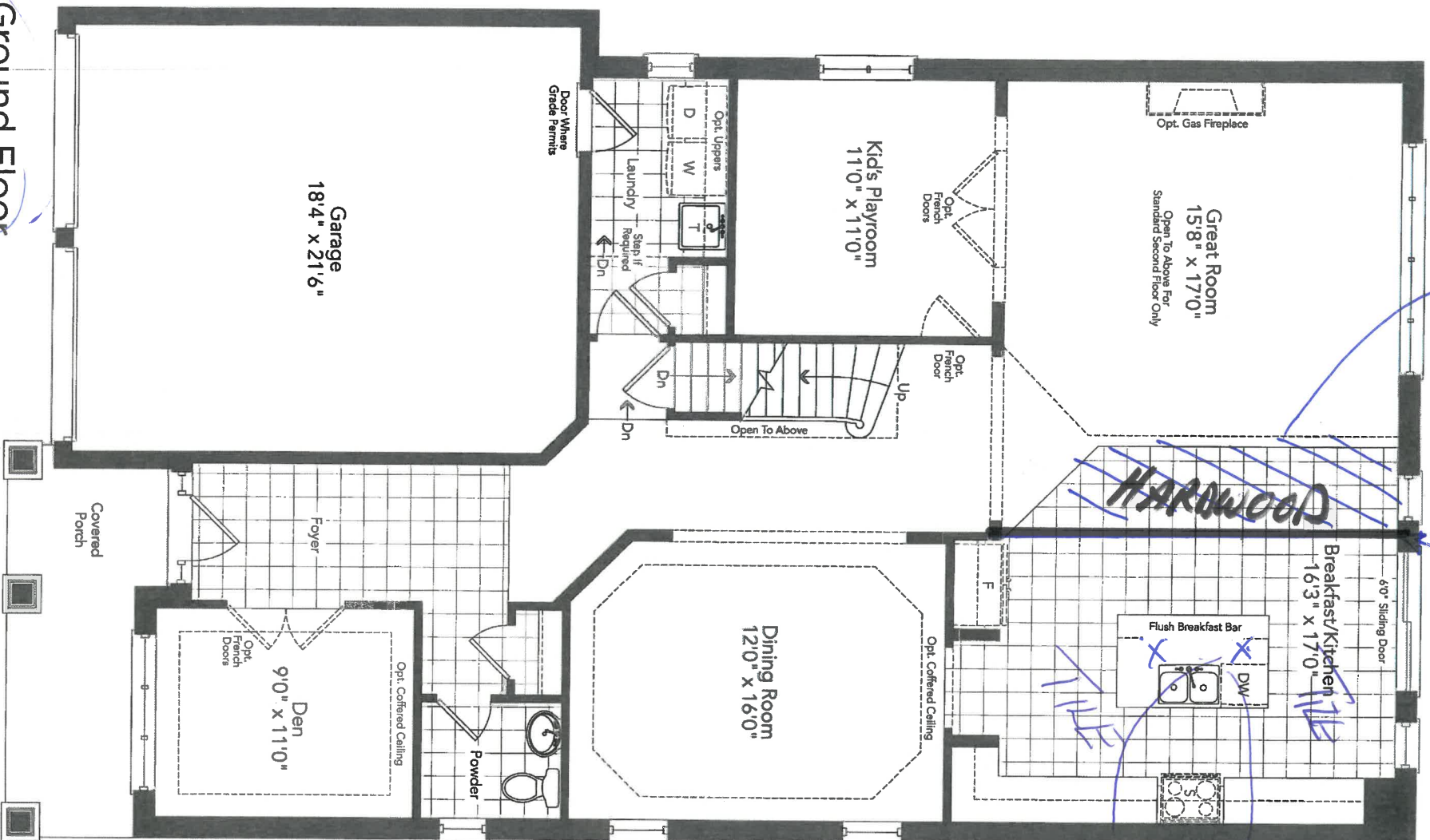
ENTRANCES				
Main Foyer - FLOORING	ETERNA VOLKAS NERO MARQUINA PLOUSHED 12 X 24- UP 4			
Mudroom - FLOORING	NA			
Main Hall - FLOORING	MIRAGE RIO RED OAK 3 5/16" CASHMERE- UP 1			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	ETERNA VOLKAS NERO MARQUINA PLOUSHED 12 X 24- UP 4			
Breakfast - FLOORING	ETERNA VOLKAS NERO MARQUINA PLOUSHED 12 X 24- UP 4			
Kitchen - CABINETS	HIGH GLOSS EURO WHITE			
Island - CABINETS	HIGH GLOSS EURO WHITE			
Servery - CABINETS	NA			
Kitchen - HANDLES/KNOBS	K200ABC			
Kitchen - COUNTERTOP	BLACK GALAXY QUARTZ- UP 1			
Island - COUNTERTOP	BLACK GALAXY QUARTZ- UP 1			
Kitchen - BACKSPLASH	DECLINED			
Kitchen - SINK	STD			
Kitchen - FAUCET	STD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining Room - FLOORING	MIRAGE RIO RED OAK 3 5/16" CASHMERE- UP 1			
Kids Play Room - FLOORING	MIRAGE RIO RED OAK 3 5/16" CASHMERE- UP 1			
Great Room/Main Hall - FLOORING	MIRAGE RIO RED OAK 3 5/16" CASHMERE- UP 1			
Library / Den - FLOORING	MIRAGE RIO RED OAK 3 5/16" CASHMERE- UP 1			
Basement Rec Room - FLOORING	na			
STAIRS				
Railing Details - PICKETS	ALL PLAIN METAL BLACK PICKETS- UP 2			
Railing Details - POSTS	3 1/4" SQUARE OAK POST W/ REVEAL- UP2			
Railing Details - HANDRAIL	2 3/4" SQUARE OAK HANDRAIL- UP2			
Stair Stain - MAIN STAIRS	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Stair Stain - BASEMENT STAIRS (if applicable)	NA			
Stair Stain - SERVICE STAIRS (if applicable)	NA			
POWDER ROOM				
Powder Room - FLOORING	ETERNA VOLKAS NERO MARQUINA PLOUSHED 12 X 24- UP 4			
Powder Room - CABINETS	NA			
Powder Room - COUNTERTOP	NA			
Powder Room - SINK	STD			
Powder Room - FAUCET	STD			
2ND FLOOR				
Upper Hall - FLOORING	T17- OPENING NIGHT			
Master Bedroom - FLOORING	T17- OPENING NIGHT			
Bedroom 2 - FLOORING	T17- OPENING NIGHT			
Bedroom 3 - FLOORING	T17- OPENING NIGHT			
Bedroom 4 - FLOORING	T17- OPENING NIGHT			
Bedroom 5 - FLOORING	NA			
Master Ensuite - FLOORING	CINQ BLACK 13 X 13			
Master Ensuite - SHOWER WALL	CINQ BLACK 8 X 10			
Master Ensuite - SHOWER FLOOR	ONTARIO SERIES 2 X 2 DARK GREY GLOSSY- UP 1			
Master Ensuite - SHOWER JAMB	BIANCO CARRARA			
Master Ensuite - CABINETS	SIERRA WHITE PVC			
Master Ensuite - HANDLES/KNOBS	K200ABC			
Master Ensuite - COUNTERTOP	6696-58- CARRARA BLANCO			
Master Ensuite - SINK(S)	STD	Master Ensuite - FAUCET(S)	STD	
***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.		INNISFIL 54W	SIGNATURES	
		PURCHASER INITIALS	VENDOR APPROVAL	



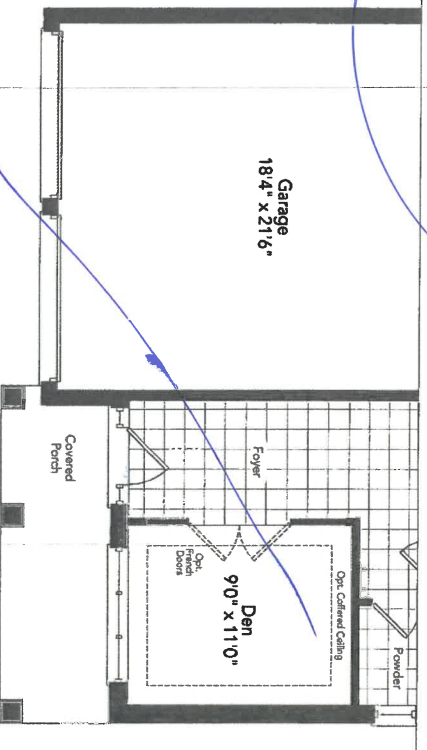
## 2ND FLOOR CONTINUED...

Twin Bath - FLOORING	MALENA ICE 13 X 13		
Twin Bath - TUB / SHOWER WALL	MALENA ICE 8 X 10		
Twin Bath - SHOWER FLOOR	NA		
Twin Bath - SHOWER JAMB	NA		
Twin Bath - CABINETS	SIERRA WHITE PVC		
Twin Bath - HANDLES/KNOBS	K200ABC		
Twin Bath - COUNTERTOP	5001K-07 PEARL SEQUOIA		
Twin Bath - SINK(s)	STD	Main Bath - FAUCET(s)	STD
Shared Bath- FLOORING	NA		
Shared Bath- TUB / SHOWER WALL	NA		
Shared Bath- SHOWER FLOOR	NA		
Shared Bath- SHOWER JAMB	NA		
Shared Bath- CABINETS	NA		
Shared Bath- HANDLES/KNOBS	NA		
Shared Bath- COUNTERTOP	NA		
Shared Bath- SINK(s)	NA	Shared Bath - FAUCET(s)	NA
Ensuite Bath - FLOORING	MALENA ICE 13 X 13		
Ensuite Bath - TUB / SHOWER WALL	MALENA ICE 8 X 10		
Ensuite Bath - SHOWER FLOOR	NA		
Ensuite Bath - SHOWER JAMB	NA		
Ensuite Bath - CABINETS	SIERRA WHITE PVC		
Ensuite Bath - HANDLES/KNOBS	K200ABC		
Ensuite Bath - COUNTERTOP	5001K-07 PEARL SEQUOIA		
Ensuite Bath - SINK(s)	STD	Ensuite Bath - FAUCET(s)	STD
LAUNDRY			
Laundry - FLOORING	CINQ BLACK 13 X 13	Laundry - HANDLES/KNC N	NA
Laundry - CABINETS	NA	Laundry - SINK	STD
Laundry - COUNTERTOP	NA	Laundry - FAUCET	STD
Laundry - BACKSPLASH	NA		
TRIM / PAINT			
Casing/Baseboards		STD	
Interior Doors		STD	
Interior Door Hardware		STD	
PAINT - Throughout		WARM GREY	
FIREPLACE			
Location / Insert / Mantle		DECLINED	
ACCESSORIES			
Mirrors	YES	BATH ACCESSORIES	NO INSTALL
APPLIANCE REQUIREMENTS			
GAS LINE TO BBQ	DECLINED	ELECTRICAL for Built-in Oven	DECLINED
GAS LINE & ELECTRICAL TO STOVE	YES	ELECTRICAL for Built-in Micro	DECLINED
GAS LINE & ELECTRICAL TO DRYER	DECLINED	ELECTRICAL for Cooktop	DECLINED
HOOD FAN VENT SIZE	6" STD	ELECTRICAL for Bar Fridge	DECLINED
WATERLINE to Fridge	YES		
DISCLAIMER		INITIALS	
Any changes to the colour chart after signing are subject to a <b>\$5000</b> 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:	INNISFIL LOT 54W		
PURCHASER(S):	TIANXU LIU		
PURCHASER(S):	HUI WANG		
CONTACT:	647.380.4553 WINSONLIUT@GMAIL.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 PRIOR to installation.			
ZANCOR HOMES		PURCHASER SIGNATURE	
		PURCHASER SIGNATURE	
		DÉCOR CONSULTANT	
**PAGE 2 OF 2**		Vendor APPROVAL	

Hardwood to extend  
and end at L.V.O.



Ground Floor  
Elevation A



Partial Ground Floor  
Elevation B

MASTHEAD 42-06

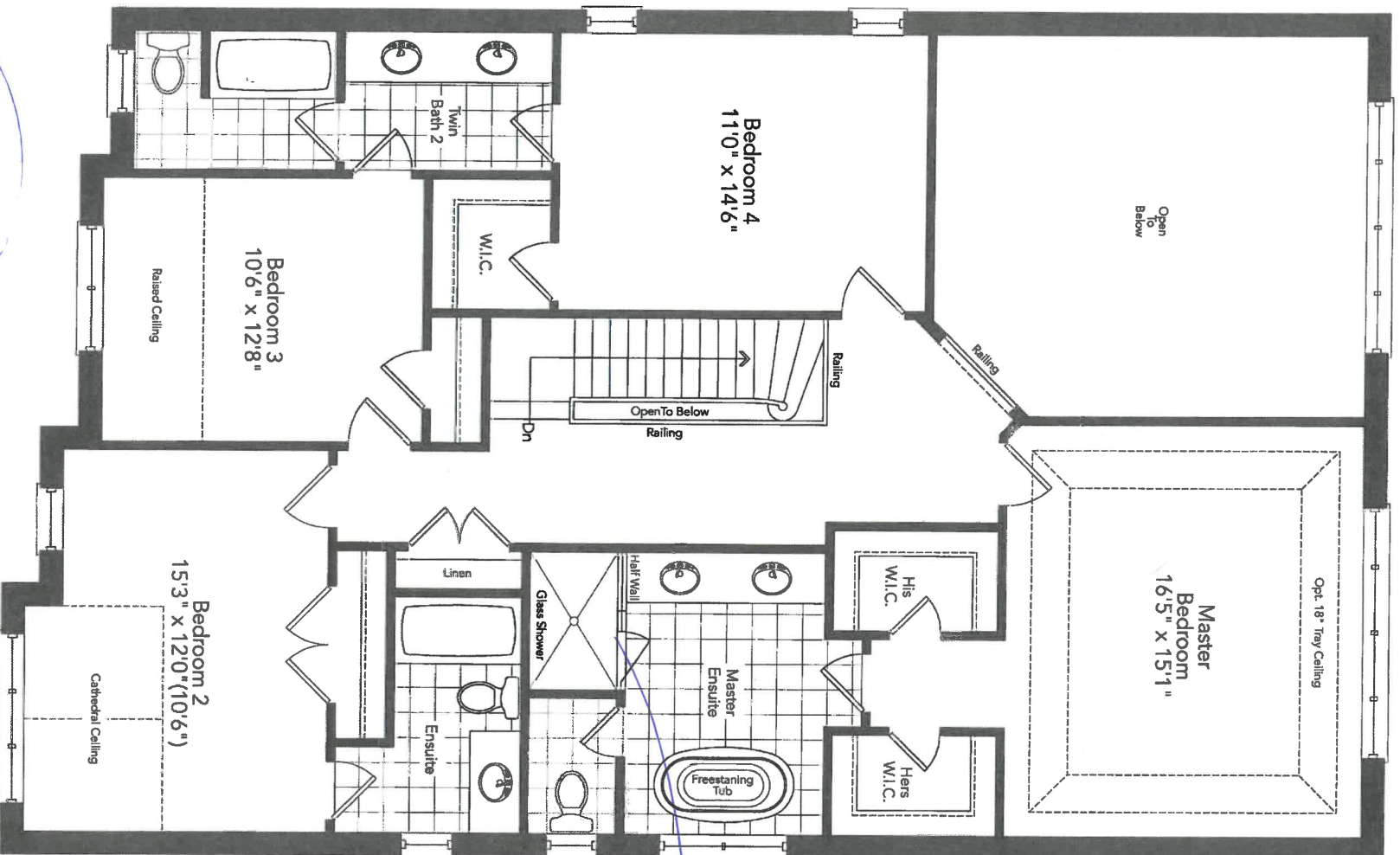
1st 5410  
1409 4/21

2-capped  
Rough w/ light,  
spaced evenly  
over island.

Set kitchen  
light to remain

HW

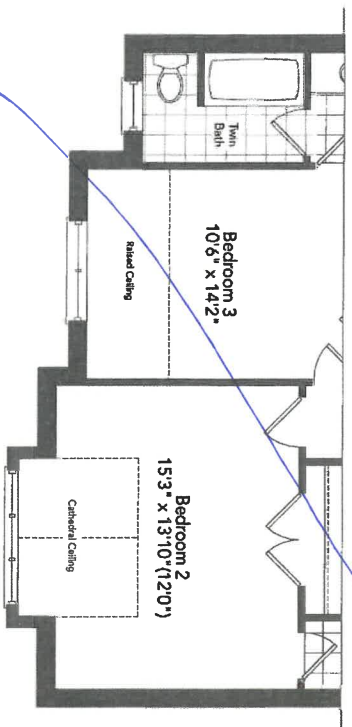




lot 540  
May 4/21

Frameless  
Glass

Second Floor  
Elevation A

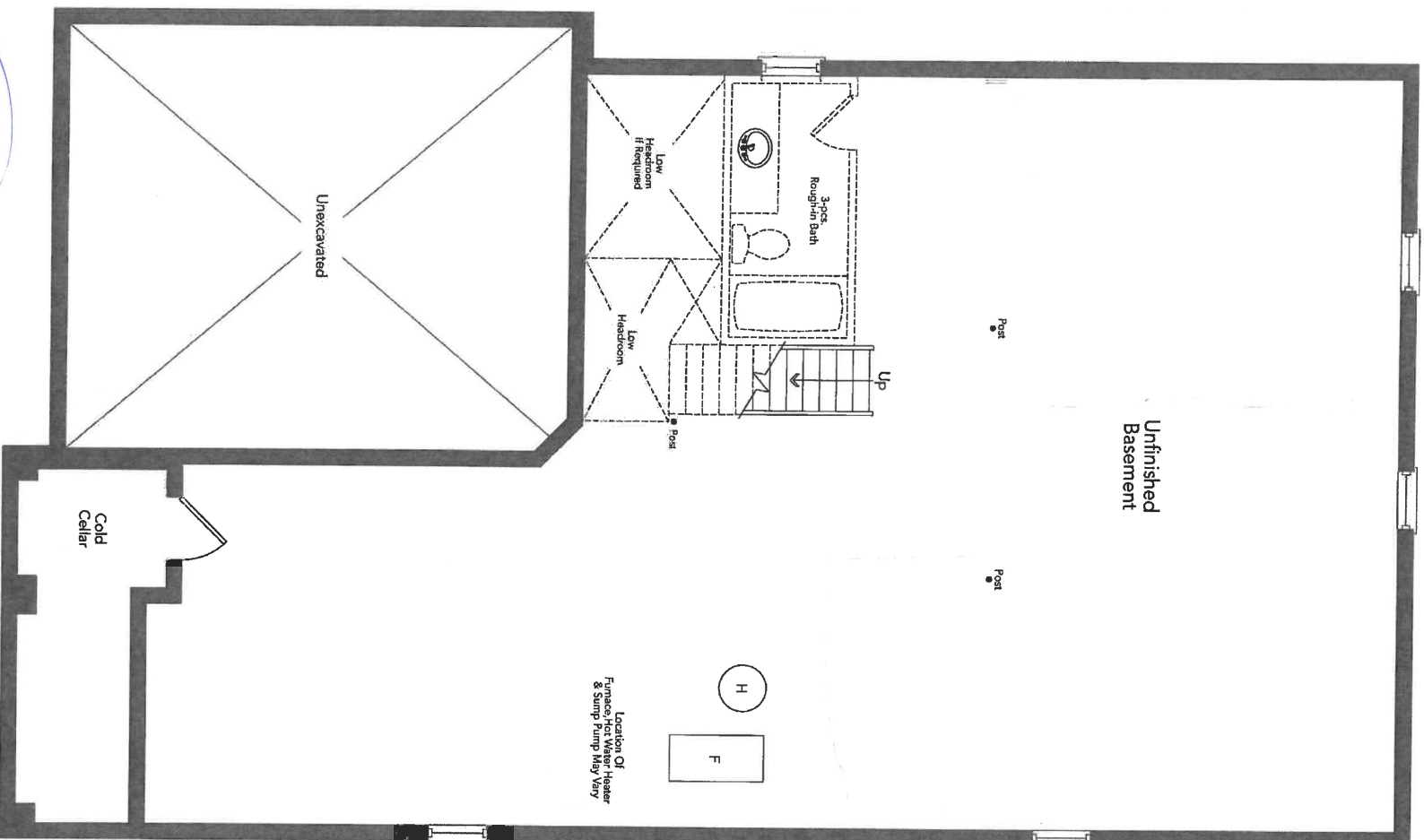


Partial Second Floor  
Elevation B

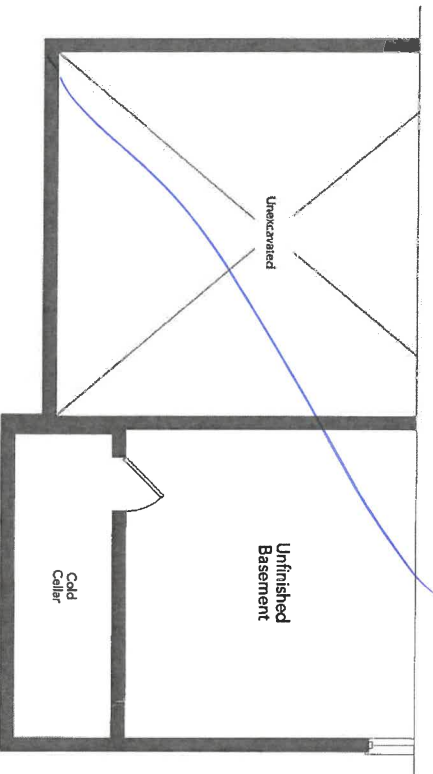
MASTHEAD 42-06

Am

10754w  
May 4/21



Basement  
Elevation A



Partial Basement  
Elevation B

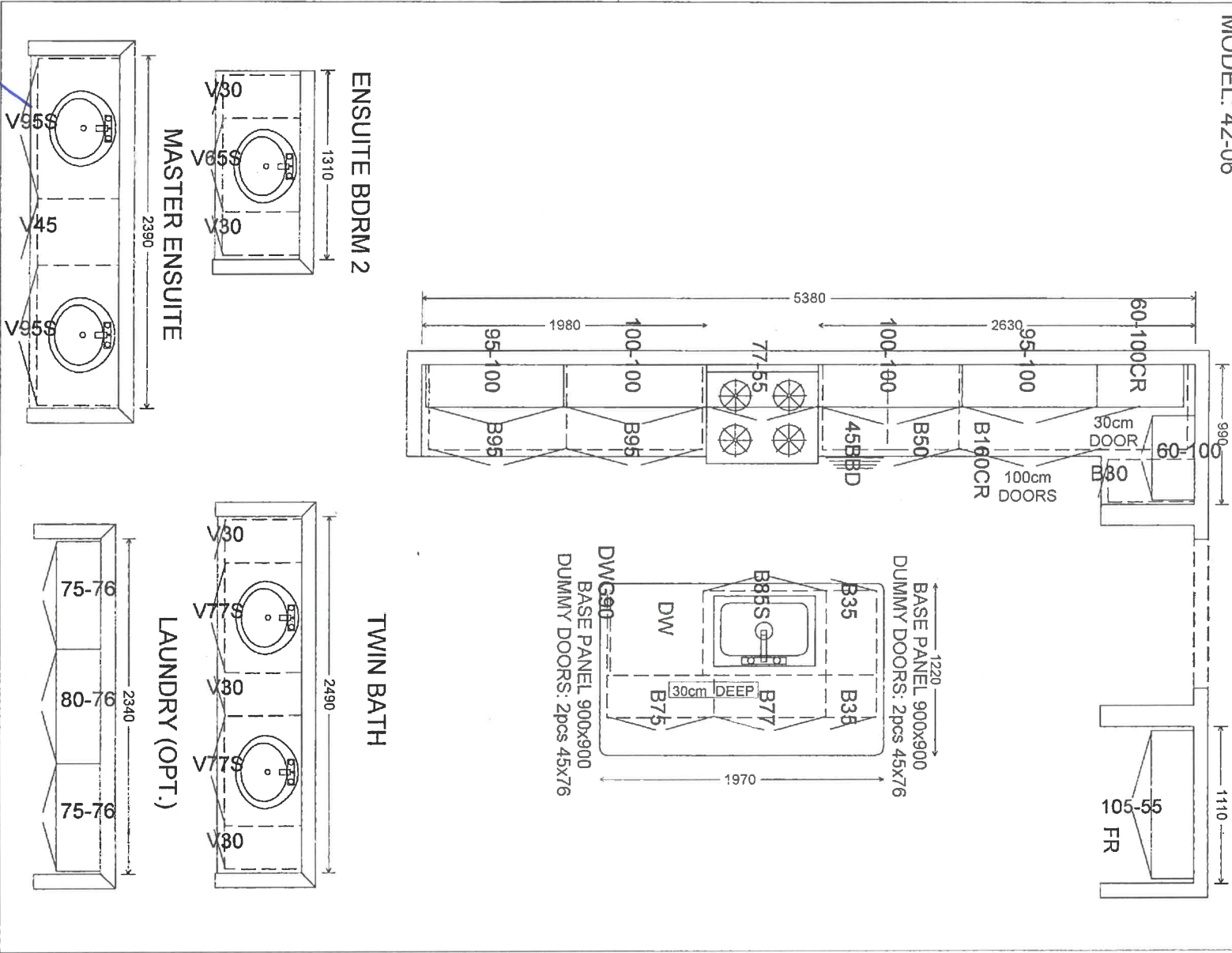
MASTHEAD 42-06

Mr

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

BELLE AIR SHORES, INNISFIL	Drawing number:
----------------------------	-----------------

MODEL: 42-06



Comfort Height.

5/60  
1494/21

Aw

lot 5410  
May 4/21

New Image Kitchens Inc.

Scale:  
Date: 24/02/17

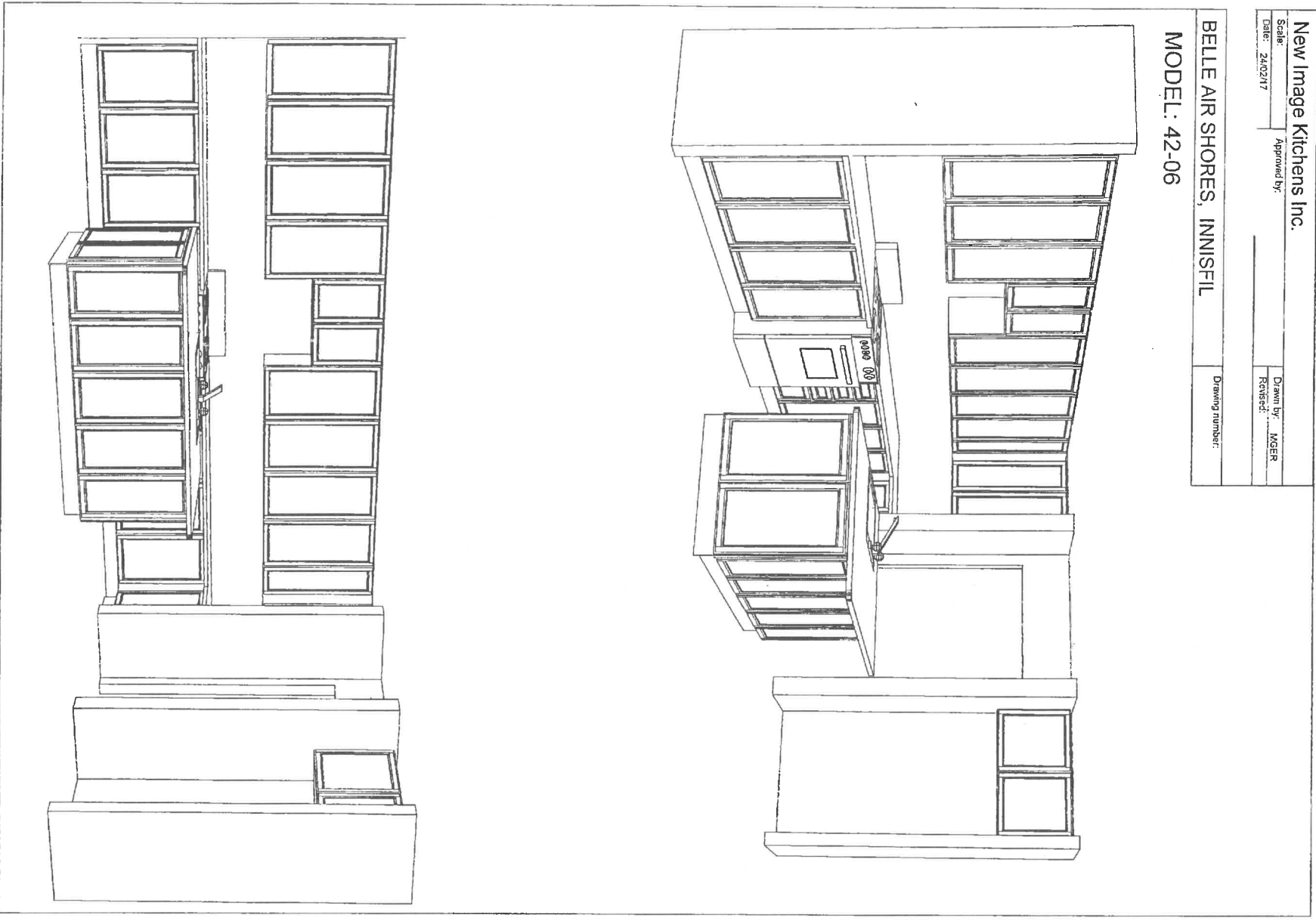
Approved by:

Drawn by: MGER  
Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-06



Standard Kitchen

J. H. H.



THE  
GALLERY  
BY ZANCOR

HOME AUTOMATION  
(Cable, CAT5, Telephone)

LOT / SITE:

54W / 11W15A1

HOMEOWNERS:

DATE:

May 4 / 21

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.

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

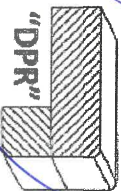
ZANCOR

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GALLERY  
BY ZANCOR

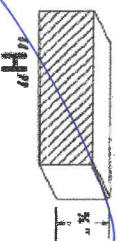
Stone Countertop Edge Profiles

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

Standard Countertop  
Edge in Kitchen

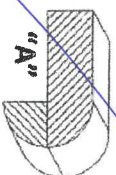
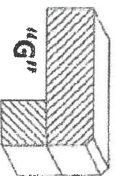
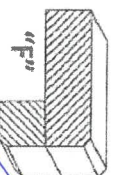
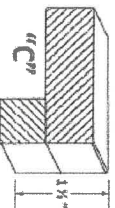


Standard Countertop  
Edge in Vanity

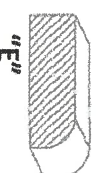
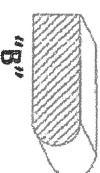
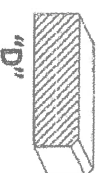


Option 1 – Countertop Edges

Optional Edge in  
Kitchen - \$250

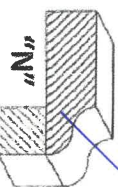
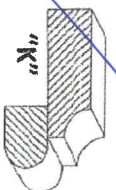
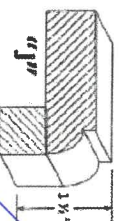
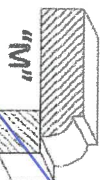


Optional Edge in  
Vanity - \$125

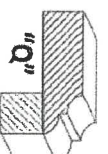
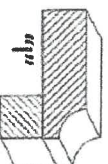
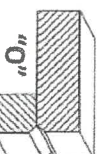
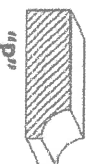


Option 2 – Countertop Edges

Option 2 Edge in  
Kitchen – Custom \$\$



Optional 2 Edge in  
Vanity – Custom \$\$



DATE May 4/21

SITE 1441551

LOT 5462

Homeowner(s) Initials

[Signature]  
Hm

ZANCOR

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

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:**

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 checked="" 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	**Countertop Cut-out charge required for cooktop
<input type="checkbox"/> Induction	

HOOD FAN & VENT

<input 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 May 4/21 SITE 1441561 LOT 546

**\*\* 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

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 May 4/21

SITE 1111551

LOT 5462

ZANCOR