

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2021-06-25 / 2:53 PM / Page 1 of 1

Site: INNISFIL
Lot: 78W
Model: MASTHEAD 42-06 (B)
Purchaser: HEATHER & ROHAN JAMES
Phone: 705-252-5102
Email: HEATHERJAMES060101@GMAIL.COM



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
STRUCTURALS		
#1 EXTERIOR DOOR FROM SIDE YARD INTO LAUNDRY IN LIEU OF WINDOW, IF POSSIBLE BASED ON GRADE	JULY 28 2020	
#2 MOVE DOOR FROM LAUNDRY ROOM TO HALL, IF POSSIBLE	JULY 28 2020	
#3 N/A	JULY 28 2020	
#4 TRAY CEILING IN MASTER BEDROOM **INCLUDES SMOOTH FINISH	JULY 28 2020	
#5 FRAMELESS GLASS SHOWER IN MASTER ENSUITE	JULY 28 2020	
#6 SMOOTH CEILING ON MAIN FLOOR	JULY 28 2020	
#7 SMOOTH CEILING ON SECOND FLOOR	JULY 28 2020	
#8 TWIN BATH - FRAMED GLASS SHOWER IN LIEU OF TUB, INCLUDES 2 X 2 FLOOR TILES, SHOWER POTLIGHT, CURB	JULY 28 2020	
#9 50" ELECTRIC LINEAR FIREPLACE (DIMPLEX PRISM BLF50S1) NO MANTLE, **WALL WILL COME INTO THE ROOM APPROX 10 INCHES AND FINISHED WITH DRYWALL FLOOR TO CEILING	JULY 28 2020	
#10 TRIMMED OPENING AT KIDS PLAYROOM TO BE 60" WIDE	JULY 28 2020	
COLOURS		
#1 TILE- MASTER ENSUITE FLOOR- UP 1		
#2 TILE- MASTER ENSUITE SHOWER WALL- UP 2		
#3 HARDWOOD- MAIN FLOOR, DINING, PLAYROOM, GRET ROOM, DEN AND MAIN HALL- UP3		
#4 HARDWOOD- UPPER HALL- UP 3		
#5 STAIN FOR STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE - 1 FLIGHT		
#6 KITCHEN COUNTERTOP- UP 2		
#7 TILE- POWDER ROOR FLOOR- UP 1		
#8 TILE- FOYER FLOOR- UP 1		
#9 TRIM-1 STEP		
#10 RAILING- UP 2		
#11 COMFORT HEIGHT X 2- MASTER, TWIN 2		
#12 WATERLINE FOR FRIDGE		
#13 24" METHOD TOWEL BAR- YB242- QTY 3- MASTER, TWIN 2 AND ENSUITE 2		
#14 PIVOTING PAPER HOLDER- METHOD- YB2408- QTY 4- MASTER, TWIN 2 AND ENSUITE 2, POWDER		
#15 9" TOWEL BAR- METHOD- YB2486- QTY 4- MASTER, TWIN 2, ENSUITE 2, POWDER		
#16 CABINET- KITCHEN- UP 1		
#17 TILE- FLOOR- KITCHEN/BREAKFAST- UP 1		
#18 2 TONE KITCHEN CABINETS- UP 1		
#19 MOVE STANDARD LIGHT TO OVER KITCHEN ISLAND, ADD 1 CAPPED LIGHT AND SPACE EVENLY OVER KITCHEN ISLAND, ON SAME SWITCH		
#20 POT LIGHTS- KITCHEN- QTY 7- SEE SKETCH, ON SEPARATE SWITCH		
#21 POT AND PAN DRWAER IN KITCHEN- 2 BIG, 1 SMALL- SEE SPECS		
#22 N/A		
#23 PLUG FOR FUTURE TV, ABOVE FIREPLACE, BESIDE CABLE. INSTALL 65" AFF, BESIDE CABLE		
#24 BANK OF DRAWERS IN MASTER ENSUITE-2 SMALL, 1 LARGE		

ZANCOR HOMES COLOUR CHART

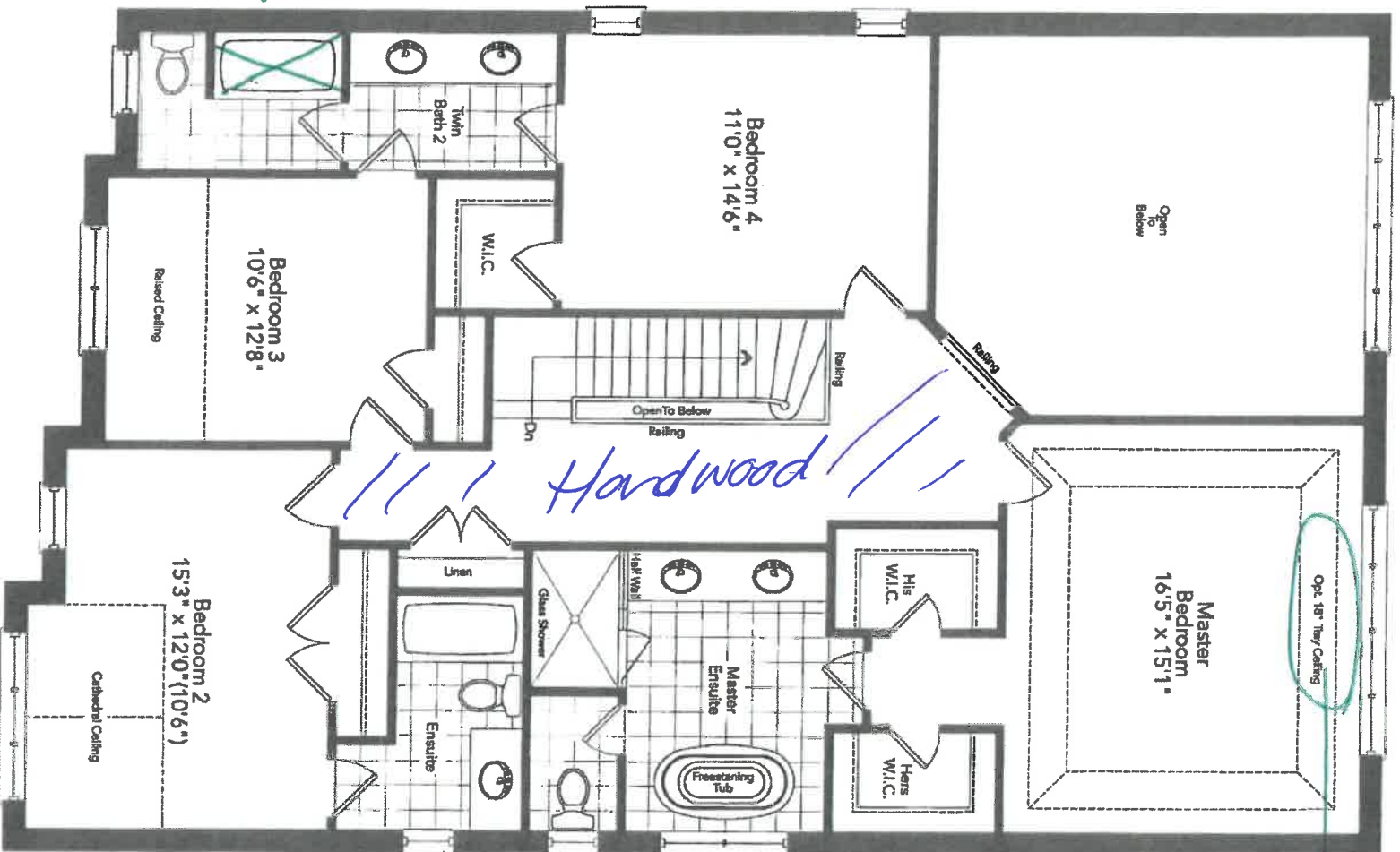
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ENTRANCES				
Main Foyer - FLOORING		LIVORNO 18 X 18- UP 1		✓
Mudroom - FLOORING		CINO GREY 13 X 13		✓
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		LIVORNO 18 X 18- UP 1		✓
Breakfast - FLOORING		LIVORNO 18 X 18- UP 1		✓
Kitchen - CABINETS		MOSAIC MDF GLACIER WHITE- UP 1		✓
Island - CABINETS		MOSAIC MDF STONE GREY- UP 1		✓
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		CARRARA WHITE QUARTZ- UP 2		✓
Island - COUNTERTOP		CARRARA WHITE QUARTZ- UP 2		
Kitchen - BACKSPLASH		NA		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining Room - FLOORING		NORTHERN SOLID SAWN WIRE BRUSHED WHITE OAK 5" ATLANTIS- UP 3		
PLAYROOM Room - FLOORING		NORTHERN SOLID SAWN WIRE BRUSHED WHITE OAK 5" ATLANTIS- UP 3		
Great Room - FLOORING		NORTHERN SOLID SAWN WIRE BRUSHED WHITE OAK 5" ATLANTIS- UP 3		✓
Library / Den - FLOORING		NORTHERN SOLID SAWN WIRE BRUSHED WHITE OAK 5" ATLANTIS- UP 3		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		ALL PLAIN BLACK METAL- UP 2		
Railing Details - POSTS		3 1/4" SQUARE OAK POST W/ REVEAL- UP 2		
Railing Details - HANDRAIL		2 3/4" SQUARE OAK HANDRAIL- UP 2		✓
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		LIVORNO 18 X 18- UP 1		✓
Powder Room - CABINETS		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		NORTHERN SOLID SAWN WIRE BRUSHED WHITE OAK 5" ATLANTIS- UP 3		✓
Master Bedroom - FLOORING		T03 OPENING NIGHT		
Bedroom 2 - FLOORING		T03 OPENING NIGHT		
Bedroom 3 - FLOORING		T03 OPENING NIGHT		✓
Bedroom 4 - FLOORING		T03 OPENING NIGHT		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		LIVORNO GRIS 18 X 18- UP 1		✓
Master Ensuite - SHOWER WALL		LIVORNO GRIS 18 X 18- UP 2		✓
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO BLACKWOOD- COMFORT HEIGHT		✓
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		P-344-LM INUKSHUK GREY		
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 7840	PURCHASER INITIALS	VENDOR APPROVAL
		PAGE 1 OF 2		

ZANCOR HOMES COLOUR CHART

2ND FLOOR CONTINUED...

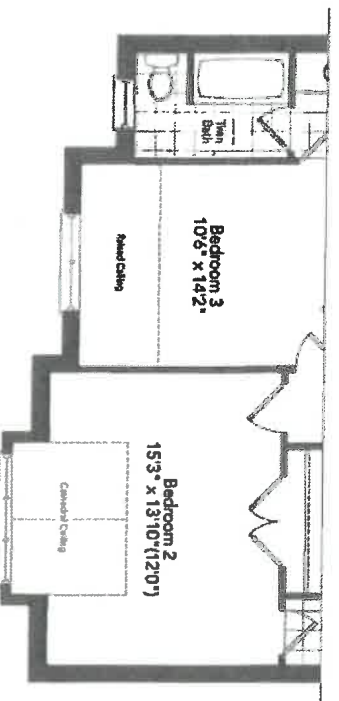
Main Bath - FLOORING		NA	
Main Bath - TUB / SHOWER WALL		NA	
Main Bath - SHOWER FLOOR		NA	
Main Bath - SHOWER JAMB		NA	
Main Bath - CABINETS		NA	
Main Bath - HANDLES/KNOBS		NA	
Main Bath - COUNTERTOP		NA	
Main Bath - SINK(s)	NA	Main Bath - FAUCET(s)	NA
TWIN BATH 2- FLOORING		CINQ GREY 13 X 13	
TWIN BATH 2- TUB / SHOWER WALL		CINQ GREY 8 X 10	
TWIN BATH 2- SHOWER FLOOR		WHITE 2 X 2	
TWIN BATH 2 SHOWER JAMB		BIANCO CARRARA	
TWIN BATH 2- CABINETS		HIGH GLOSS EURO WHITE - COMFORT HEIGHT	
TWIN BATH 2- HANDLES/KNOBS		H800BC	
TWIN BATH 2 COUNTERTOP		5001K-07	
TWIN BATH 2- SINK(s)	STD	Shared Bath - FAUCET(s)	STD
Ensuite Bath - FLOORING		CINQ GREY 13 X 13	
Ensuite Bath - TUB / SHOWER WALL		CINQ GREY 8 X 10	
Ensuite Bath - SHOWER FLOOR		NA	
Ensuite Bath - SHOWER JAMB		NA	
Ensuite Bath - CABINETS		HIGH GLOSS EURO WHITE	
Ensuite Bath - HANDLES/KNOBS		H800BC	
Ensuite Bath - COUNTERTOP		5001K-07	
Ensuite Bath - SINK(s)	STD	Ensuite Bath - FAUCET(s)	STD
LAUNDRY			
Laundry - FLOORING	CINQ GREY 13 X 13	Laundry - HANDLES/KNOBS	NA
Laundry - CABINETS	NA	Laundry - SINK	STD
Laundry - COUNTERTOP	NA	Laundry - FAUCET	STD
Laundry - BACKSPLASH	NA		
TRIM / PAINT			
Casing/Baseboards		STEP - UP 1	
Interior Doors		STD	
Interior Door Hardware		STD	
PAINT - Throughout		WARM GREY	
FIREPLACE			
location / Insert / Mantle		NA	
ACCESSORIES			
Mirrors	YES	BATH ACCESSORIES	UPGRADE
APPLIANCE REQUIREMENTS			
GAS LINE TO BBQ	DECLINED	ELECTRICAL for Built-in Oven	DECLINED
GAS LINE & ELECTRICAL TO STOVE	DECLINED	ELECTRICAL for Built-in Micro	DECLINED
GAS LINE & ELECTRICAL TO DRYER	DECLINED	ELECTRICAL for Cooktop	DECLINED
HOOD FAN VENT SIZE	6" STANDARD	ELECTRICAL for Bar Fridge	DECLINED
WATERLINE to Fridge	YES		
DISCLAIMER		INITIALS	
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.			
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	7800	0
PURCHASER(S):	Roban Lawrence 0 James		
PURCHASER(S):	Yeather edna James		
HOME #/CELL #	0	705-299-5102	
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 buider of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			
ZANCOR HOMES		PURCHASER SIGNATURE	
		PURCHASER SIGNATURE	
		DÉCOR CONSULTANT	0
PAGE 2 OF 2		Vendor APPROVAL	



TRAY
CEILING
(SMOOTH
FINISH)

FRAMED
GLASS →
shower
IN LIEU
OF TUB

Second Floor
Elevation A



-SMOOTH CEILINGS

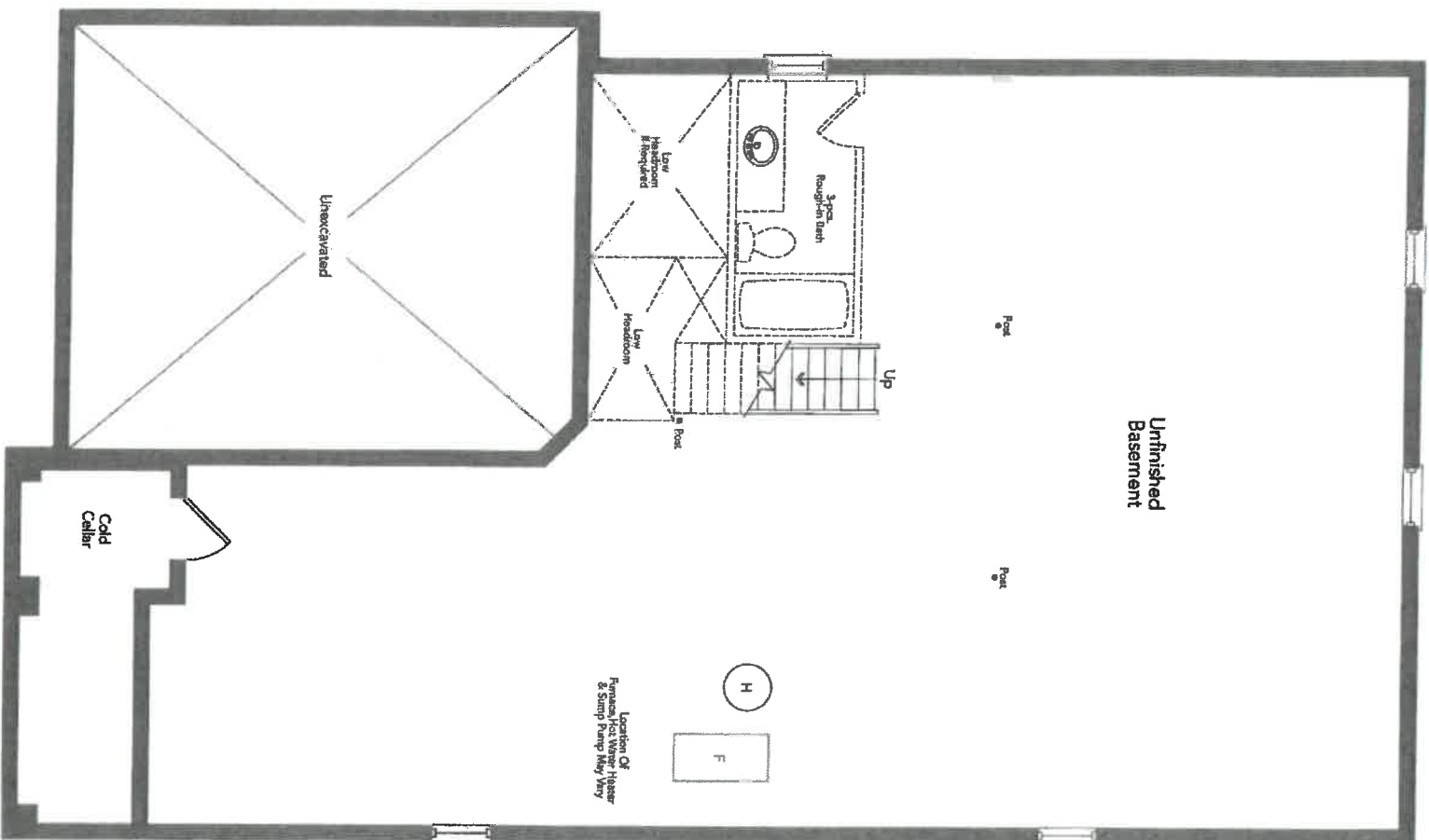
78W

Jun 22/21

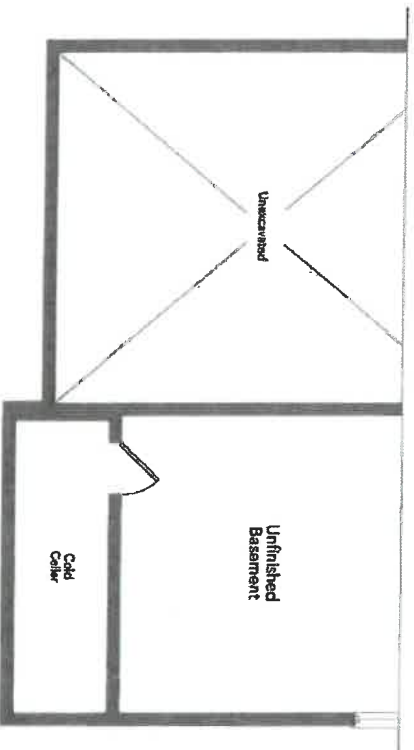
MASTHEAD 42-06

Partial Second Floor
Elevation B

4



Basement
Elevation A



Partial Basement
Elevation B

78W
June 22/21
RD x6

MASTHEAD 42-06

78w
12/22/21
Juno

New Image Kitchens Inc.

Scale:
Date: 24/02/17

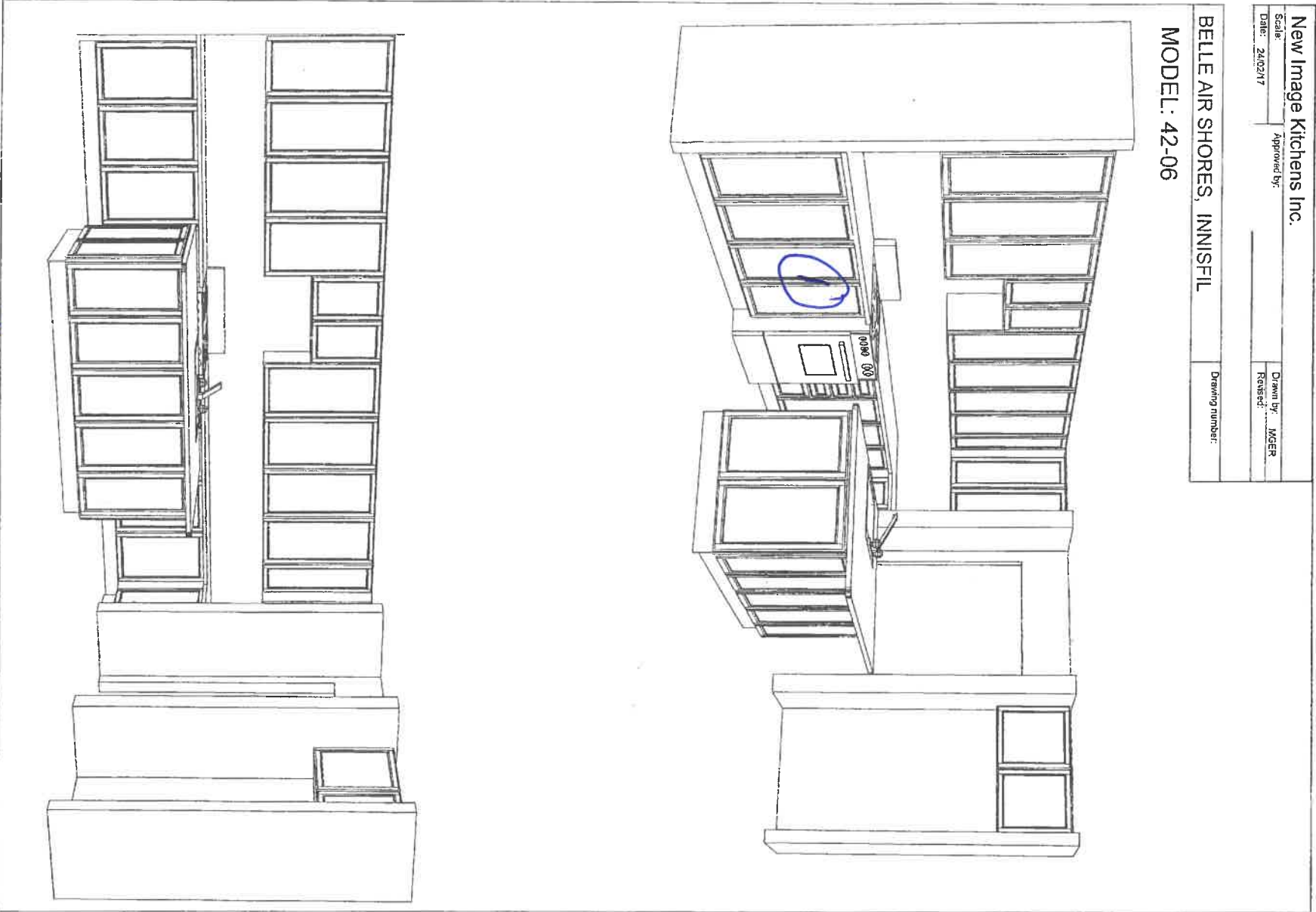
Approved by:

Drawn by: MGER
Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-06



① Pot + pan drawer.

PS

9*

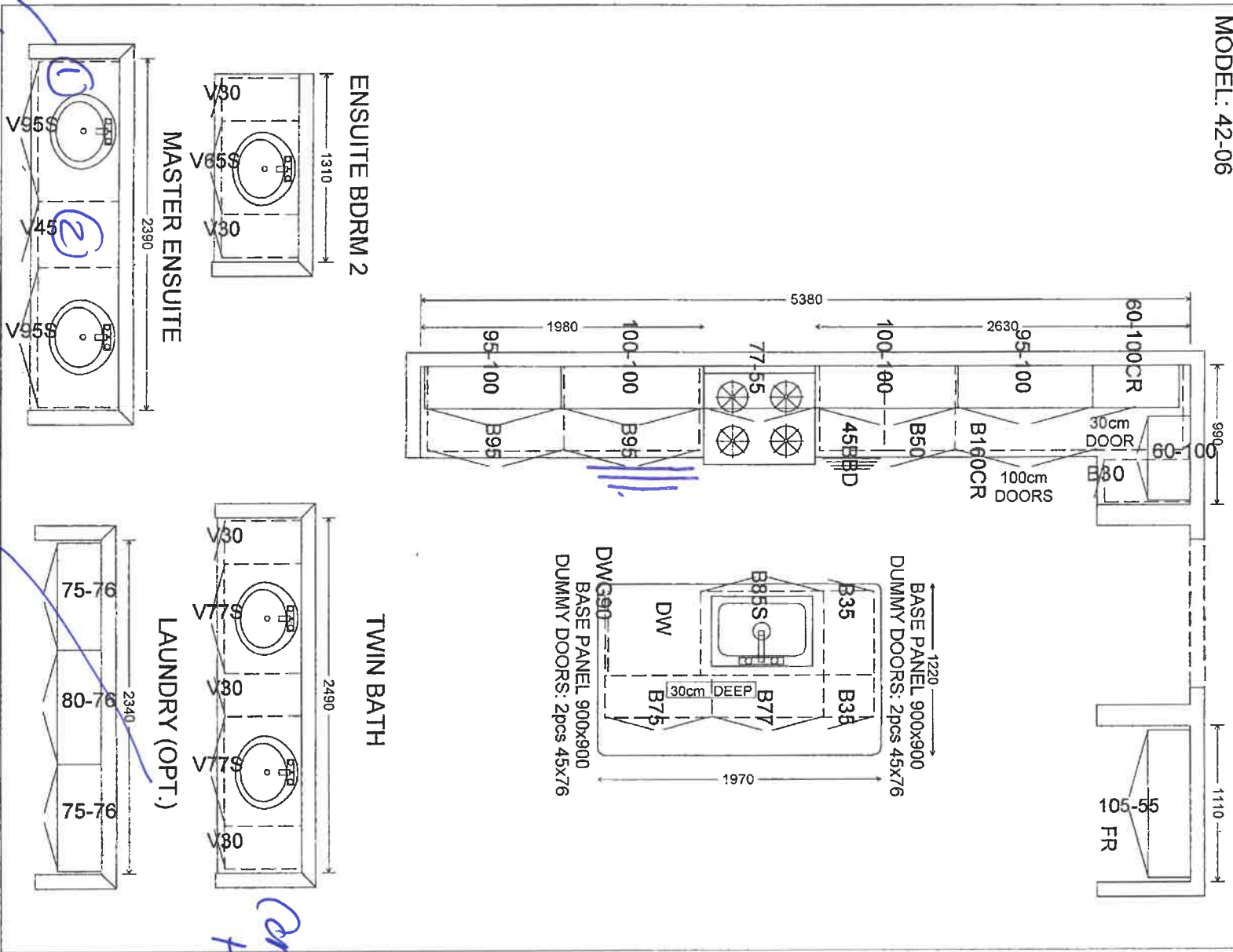
7800
June 22/21

New Image Kitchens Inc.		
Scale:	Approved by:	Drawn by: MSER
Date: 10/10/15	Reviewed:	

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-06



① Comfort Height.
② Bank of drawers - (2 small, large)
Jentry

RJ
A

Comfort Height

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Wayne @ Coast Appliances (905) 303-6909 / 1748 Creditstone, Unit 1, Concord

▶ **Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)**

*****Specs that require changes/modifications after this date will not be accepted*****

▶ 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 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 ACKNOWLEDGED BY PURCHASER:

INITIAL

Fridge Opening ▶ 36" x 74" **Size is (+/-) & space above the fridge is required due to proper air flow
Stove Opening ▶ 30"
Hood Fan Opening ▶ 30"
Hood Fan Vent ▶ 6"
Dishwasher Opening ▶ 24"

UPGRADED APPLIANCES BELOW (check applicable)

It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance that has been upgraded. Zancor Homes will not be responsible for appliance requirements based on upgrades if specs have not been provided to the builder.

INITIAL

FRIDGE

☐ Built-In ☐ Flush Inset
(Spec's Required) ☐ Paneled / Integrated ☒ Water Line

RANGE

☐ 36" ☐ 48" ☐ 60" ☒ Cooktop (Apron front)
(Spec's Required) ☐ 48" ☐ 60" ☐ Cooktop (Drop-in)
*hood fan opening to be the same as the stove

Larger CFM may be required with these appliances
☐ Gas ☒ Induction
**Countertop Cut-out charge required for cooktop

HOOD FAN & ☐ Under Cabinet (Standard) ☒ 6 Inch (Standard)

VENT ☐ Chimney (centre vent) ☐ 8 Inch

(Spec's Required) ☐ Insert / Liner ☐ 10 Inch

WALL OVEN & ☐ Single Oven ☒ Warming Drawer

MICRO ☐ Double Oven ☐ Over the Range Microwave

(Spec's Required) ☐ Steam Oven ☐ Built-in Microwave (*trim kit required)

DATE

SITE

LOT

** 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.

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

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	SITE	LOT
June 22/21	144561	782

HOME AUTOMATION
(Cable, CAT5/6, Telephone)

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 Home Automation
Phone: (905) 761-6469
Rep: 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.

JS
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

DATE Jan 22/21 SITE 1M15G1 LOT 78A

Stone Countertop Edge Profiles

Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



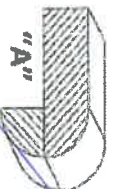
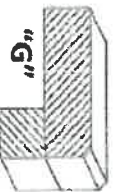
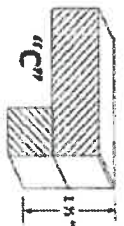
Standard Countertop Edge in
Vanity



XPR
Homeowner(s) Initial

OPTION (1) EDGE FOR KITCHEN & VANITIES \$250

Optional Edge in Kitchen



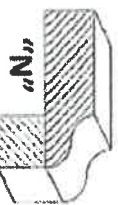
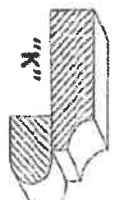
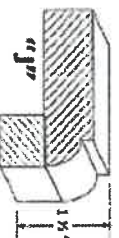
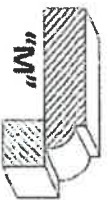
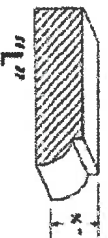
Optional Edge in Bathroom



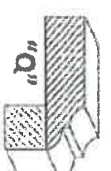
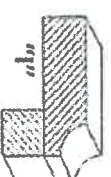
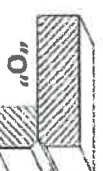
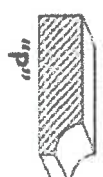
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE Dec 22/21

SITE Munisai

LOT 782