

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-07-06 / 4:39 PM / Page 1 of 1



Site:  
Lot:  
Model:  
Purchaser:  
Purchaser:  
Phone:  
Email:



INNISFIL  
70W  
GALLEY (36-05) ELEV C  
TOMMY Q DUONG  
MEI JIAN HUANG  
647.960.7283  
TOMMY-DUONG@HOTMAIL.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 (2) LARGER BASEMENT WINDOWS IF POSSIBLE (MAY REQUIRE A WINDOW WELL) 30 X 24		6-Jul-21
2 FRAMELESS GLASS SHOWER IN MASTER ENSUITE		6-Jul-21
3 (1) CAPPED LIGHT ON A SEPARATE SWITCH INSTALL ABOVE KITCHEN ISLAND		6-Jul-21
COLOURS		
1 HARDWOOD UP # 1 UPPER HALLWAY		6-Jul-21
2 RAILING UP # 3		6-Jul-21
3 STAIN OAK STAIRS		6-Jul-21
4 HARDWOOD UP # 1 GREAT ROOM DINING ROOM		6-Jul-21
5 COMFORT HEIGHT VANITY MASTER ENSUITE & MAIN BATH		6-Jul-21

ZANCOR HOMES COLOUR CHART

PRINTED 2021-07-06, 11:14 AM

ENTRANCES			
Main Foyer - FLOORING		GRECO GREY 13 X 13	✓
Mudroom - FLOORING		GRECO GREY 13 X 13	✓
Side Hall - FLOORING		NA	
Basement Foyer - FLOORING		NA	
KITCHEN			
Kitchen - FLOORING		GRECO GREY 13 X 13	✓
Breakfast - FLOORING		GRECO GREY 13 X 13	✓
Kitchen - CABINETS		SIERA PVC WHITE	✓
Island - CABINETS		SIERA PVC WHITE	✓
Servery - CABINETS		NA	
Kitchen - HANDLES/KNOBS		H-800-BC	✓
Kitchen - COUNTERTOP		BIANCO SARDO	✓
Island - COUNTERTOP		BIANCO SARDO	✓
Kitchen - BACKSPLASH		NA	
Kitchen - SINK		STANDARD	✓
Kitchen - FAUCET		STANDARD	✓
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT			
Dining - FLOORING		SOLID SAWN RED OAK PEARL 3 1/4" MERCURY UP # 1	✓
Main Hall - FLOORING		NA	
Great Room - FLOORING		SOLID SAWN RED OAK PEARL 3 1/4" MERCURY UP # 1	✓
Library / Den - FLOORING		NA	
Basement Rec Room - FLOORING		NA	
STAIRS			
Railing Details - PICKETS		SINGLE COLLAR WITH ALT PLAIN UP # 3	✓
Railing Details - POSTS		SQUARE OAK POST WITH BEVEL CORNERS	✓
Railing Details - HANDRAIL		2 3/4" GROOVED OAK HANDRAIL	✓
Stair Stain - MAIN STAIRS		STAIN AS CLOSE AS POSSIBLE TO HARDWOOD	✓
Stair Stain - BASEMENT STAIRS (if applicable)		NA	
Stair Stain - SERVICE STAIRS (if applicable)		NA	
POWDER ROOM			
Powder Room - FLOORING		GRECO GREY 13 X 13	✓
Powder Room - CABINETS		NA	
Powder Room - COUNTERTOP		NA	
Powder Room - SINK		STANDARD	✓
Powder Room - FAUCET		STANDARD	✓
2ND FLOOR			
Upper Hall - FLOORING		SOLID SAWN RED OAK PEARL 3 1/4" MERCURY UP # 1	✓
Master Bedroom - FLOORING		OPENING NIGHT T-03	✓
Bedroom 2 - FLOORING		OPENING NIGHT T-03	✓
Bedroom 3 - FLOORING		OPENING NIGHT T-03	✓
Bedroom 4 - FLOORING		OPENING NIGHT T-03	✓
Bedroom 5 - FLOORING		NA	
Master Ensuite - FLOORING		MALENA CARBON 13 X 13	✓
Master Ensuite - SHOWER WALL		MALINA CARBON 8 X 10	✓
Master Ensuite - SHOWER FLOOR		2 X 2 WHITE	✓
Master Ensuite - SHOWER JAMB		BIANCA CARRERRA	✓
Master Ensuite - CABINETS		SIERA PVC WHITE	✓
Master Ensuite - HANDLES/KNOBS		H-800-BC	✓
Master Ensuite - COUNTERTOP		✓ 4925K-07 CALCATTA MARBLE	
Master Ensuite - SINK(s)	STANDARD	Master Ensuite - FAUCET(s)	STANDARD
***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.		SIGNATURES	
INNISFIL 70W			
**PAGE 1 OF 2**		PURCHASER INITIALS	VENDOR APPROVAL

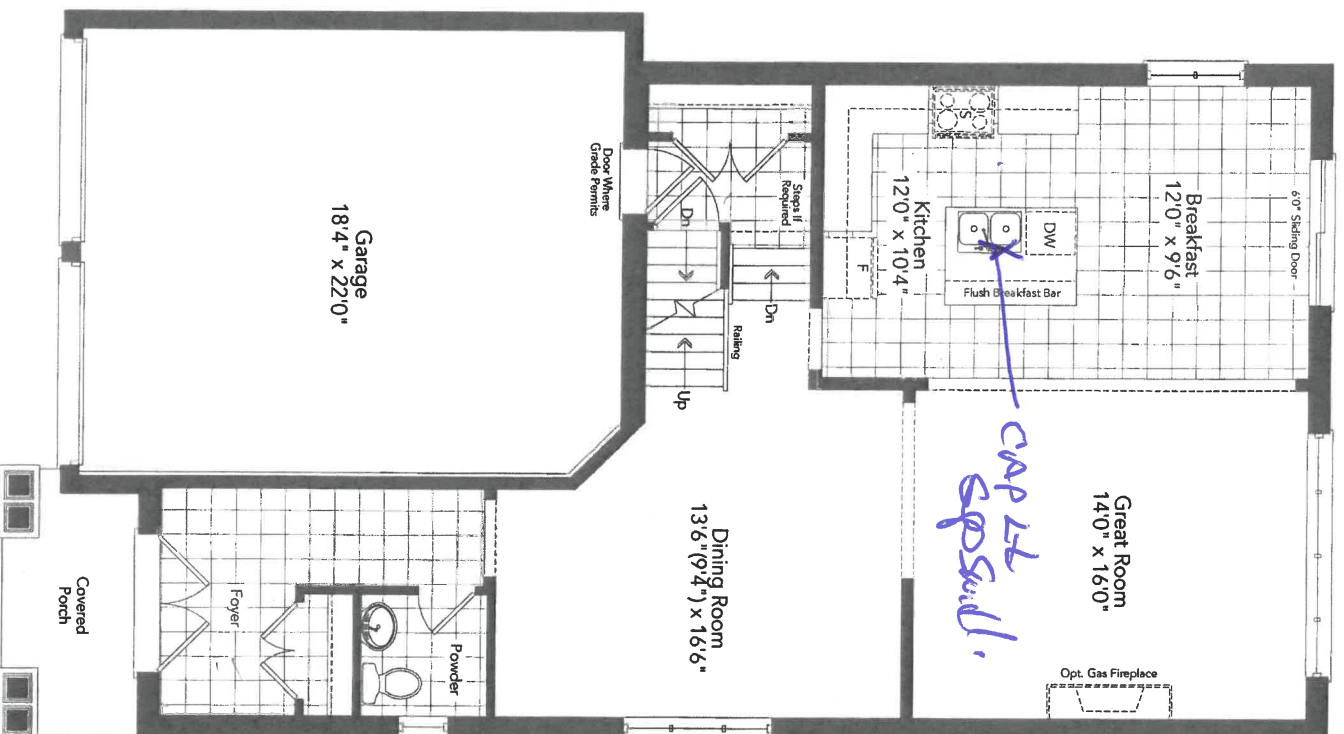


2ND FLOOR CONTINUED...									
Main Bath - FLOORING		MELINA CARBON 13 X 13							
Main Bath - TUB / SHOWER WALL		MELINA CARBON 8 X 10							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		SIERA PVC WHITE H-800-BC							
Main Bath - HANDLES/KNOBS		Comfort Height							
Main Bath - COUNTERTOP		4925K-07 CALACATTA MARBLE							
Main Bath - SINK(s)		STANDARD		Main Bath - FAUCET(s)		STANDARD			
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		NA							
Ensuite Bath - TUB / SHOWER WALL		NA							
Ensuite Bath - SHOWER FLOOR		NA							
Ensuite Bath - SHOWER JAMB		NA							
Ensuite Bath - CABINETS		NA							
Ensuite Bath - HANDLES/KNOBS		NA							
Ensuite Bath - COUNTERTOP		NA							
Ensuite Bath - SINK(s)		NA		Ensuite Bath - FAUCET(s)		NA			
LAUNDRY									
Laundry - FLOORING		BELLINA GREY 13 X 13		Laundry - HANDLES/KNOBS		NA			
Laundry - CABINETS		NA		Laundry - SINK		STANDARD			
Laundry - COUNTERTOP		NA		Laundry - FAUCET		STANDARD			
Laundry - BACKSPLASH		NA							
TRIM / PAINT									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
PAINT - Throughout		BIRCH WHITE							
FIREPLACE									
Location / Insert / Mantle		NA							
ACCESSORIES									
Mirrors		STANDARD		BATH ACCESSORIES		STANDARD			
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		DECLINED							
DISCLAIMER									
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						INITIALS			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						pf T-11			
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						pf 5.0. 5.0. 5.0-			
SITE / LOT:		INNISFIL		70W					
PURCHASER(S):		TOMMY Q DUONG							
PURCHASER(S):		MEI JIAN HUANG							
CONTACT:		647.960.7283		TOMMY-DUONG@HOTMAIL.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.		PURCHASER SIGNATURE		SIGNATURES / DATE					
ZANCOR HOMES		PURCHASER SIGNATURE		0					
**PAGE 2 OF 2**		DÉCOR CONSULTANT		5/4/21					
		Vendor APPROVAL							

Elevation A & B 2297 sq.ft.

Lot 7000

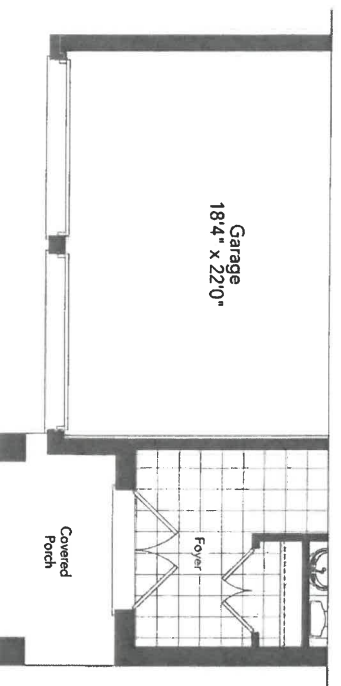
July 6/21



Ground Floor  
Elevation A

Elev C

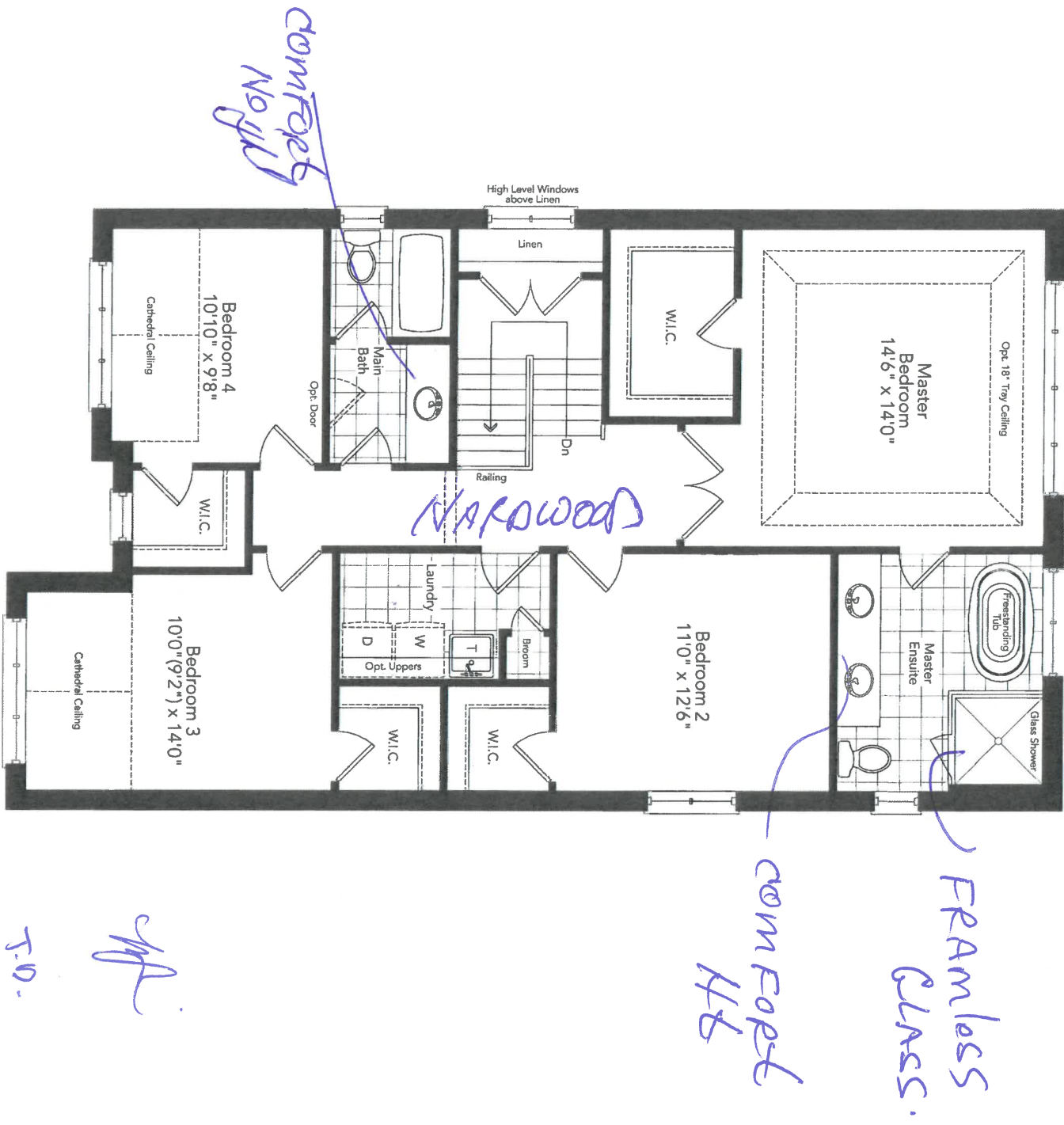
1st  
F.O.



Partial Ground Floor  
Elevation B

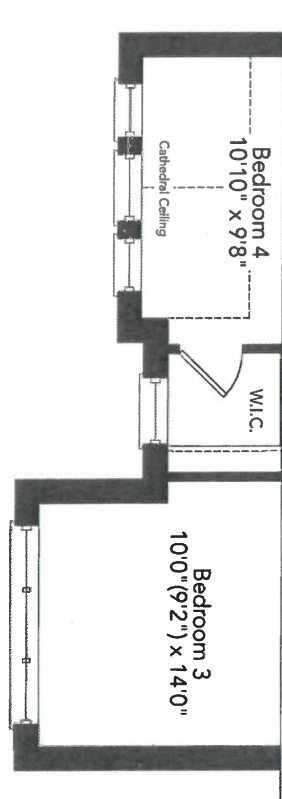
GALLEY 36-05

lob you  
July 6/24



Second Floor  
Elevation A

Elev A

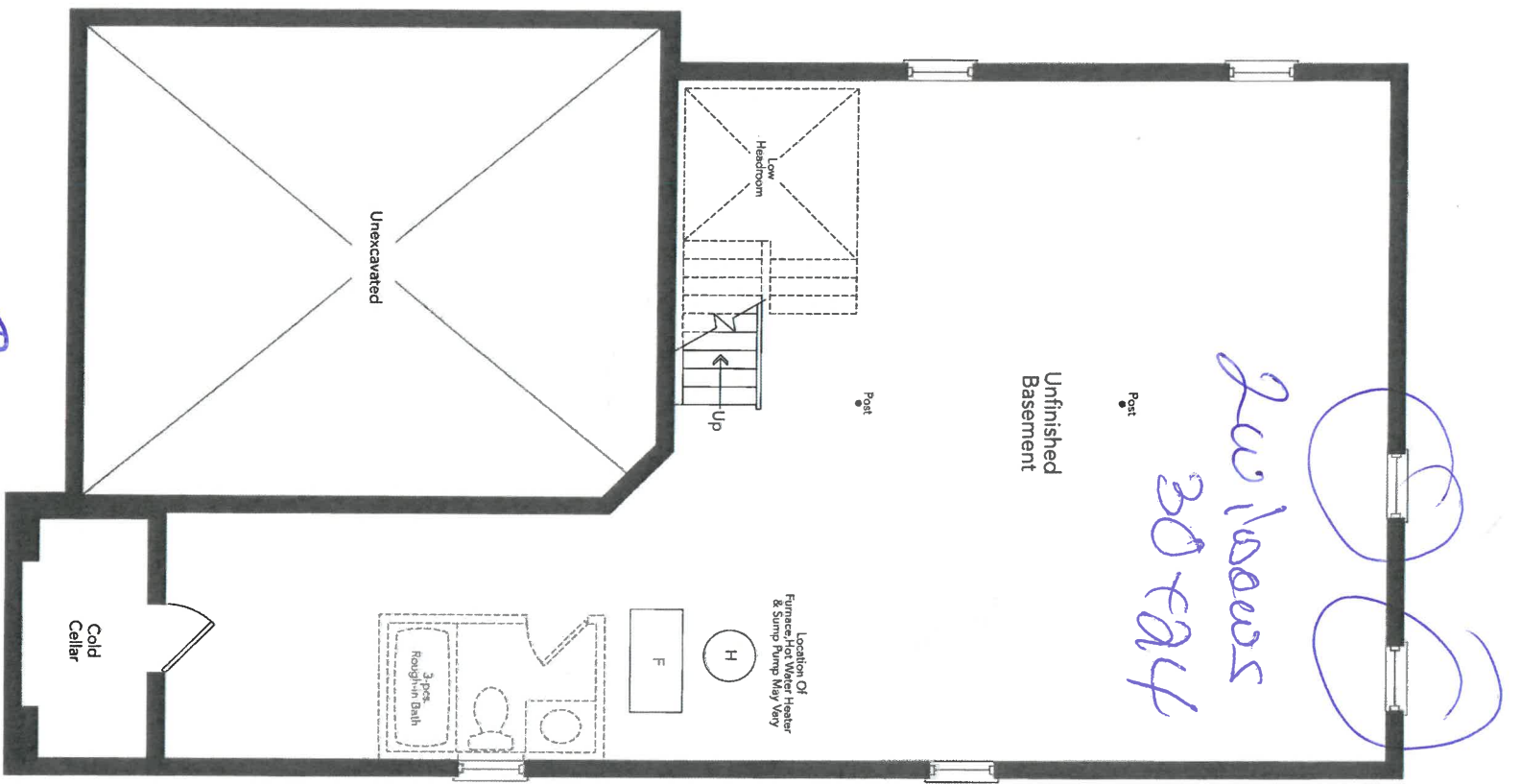


Partial Second Floor  
Elevation B

GALLERY 36-05



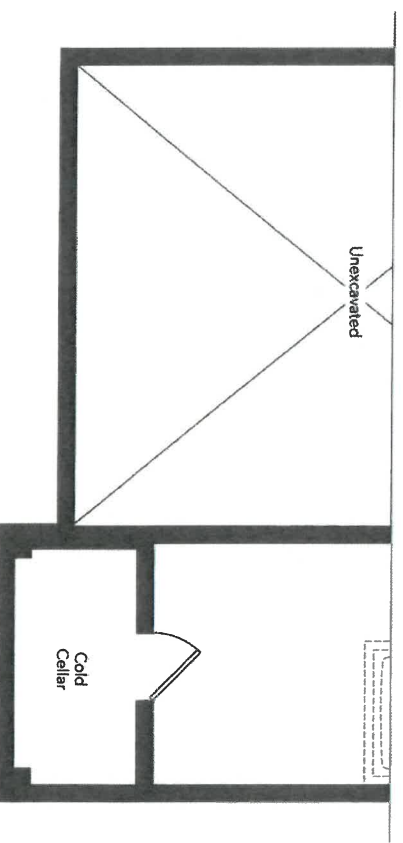
Lot 7000  
Jhyb/ai



MS

note Elevation C

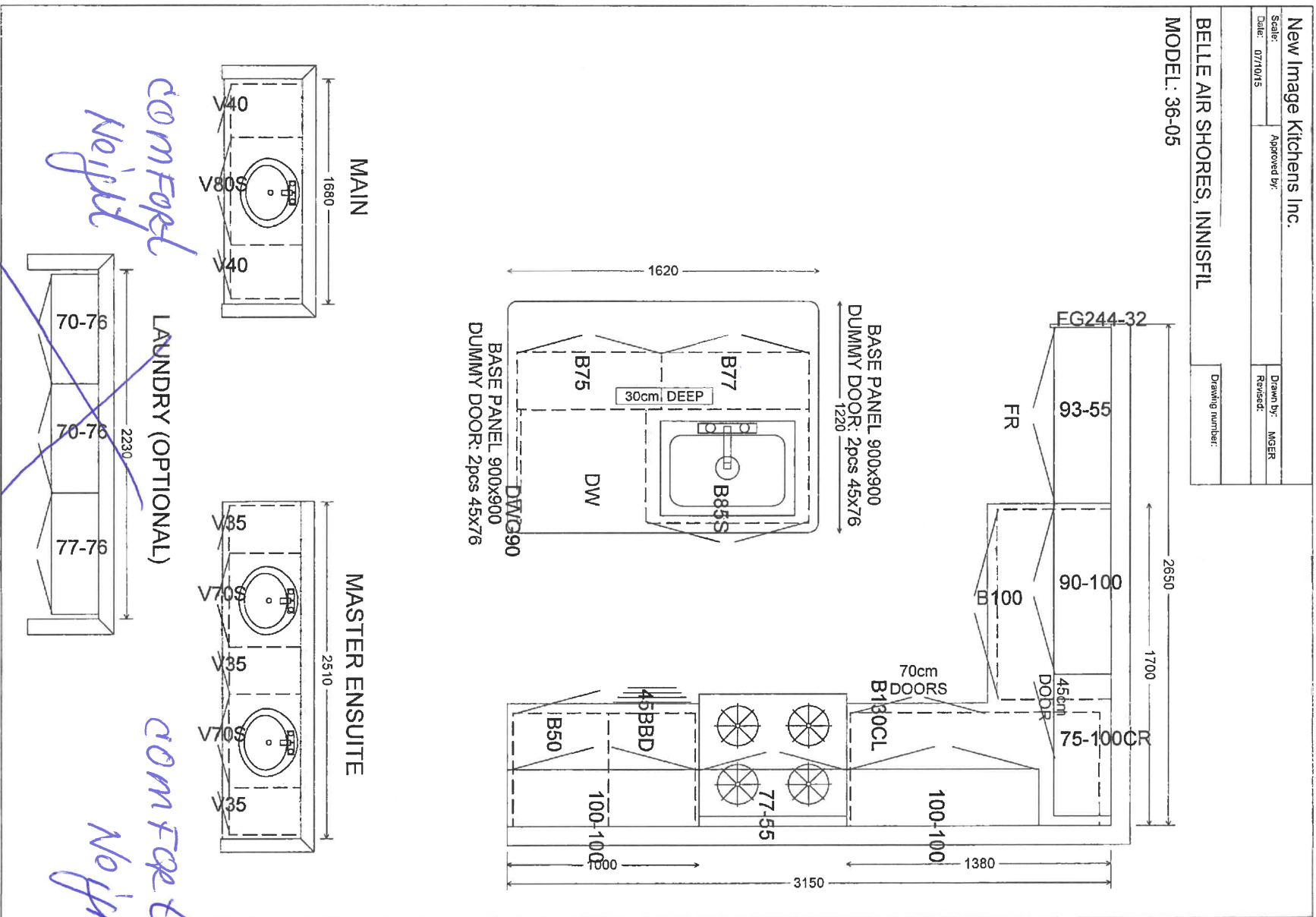
Basement  
Elevation A



Partial Basement  
Elevation B

GALLEY 36-05

1 of 700  
July 6/21

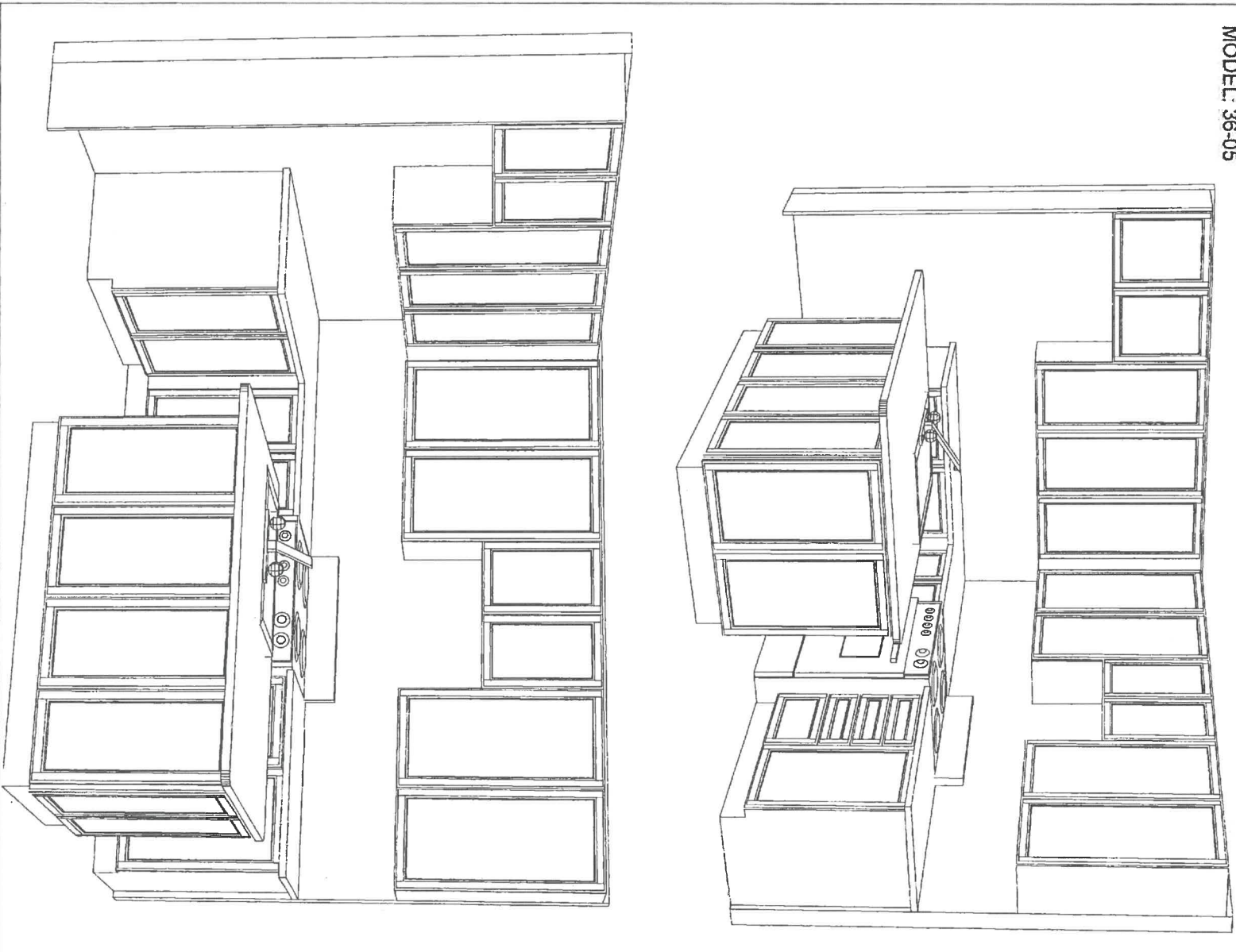


100

Lot 7000  
2446/24

New Image Kitchens Inc.			
Scale	Approved by	Drawn by MOER	
Date: 24.02.17		Revised	
BELLE AIR SHORES, INNISFIL			Drawing number

MODEL: 36-05



STANDARD

Kitchen

mt



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.

J. H. T.N.  
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

SITE

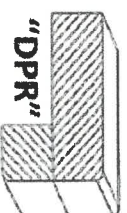
LOT

Stone Countertop Edge Profiles

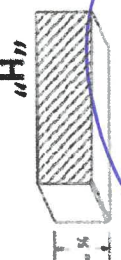
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



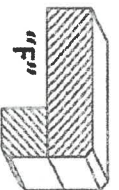
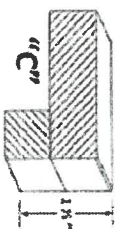
Standard Countertop Edge in Vanity



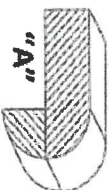
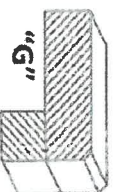
Homeowner(s) Initial *pk sa.*

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

Optional Edge in Kitchen



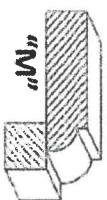
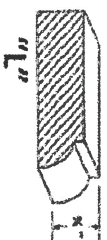
Optional Edge in Bathroom



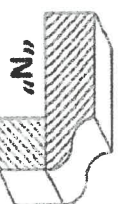
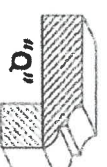
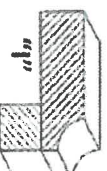
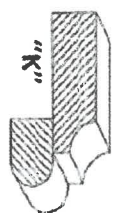
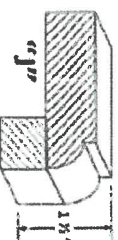
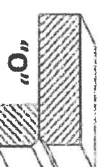
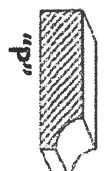
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

*8/6/21*

SITE

*Amvise*

LOT

*206*

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 *WJ*
- ▶ 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 *WJ*

- FRIDGE
- ☐ Built-In
  - ☒ Paned / Integrated
  - ☐ Flush Inset
  - ☐ Water Line

INITIAL *WJ*

- RANGE
- ☐ 36"
  - ☐ 48"
  - ☐ Gas
  - ☐ Induction
  - ☐ Cooktop (Apron front)
  - ☐ Cooktop (Drop-in)
- \*\*Larger CFM may be required with these appliances\*\*
- \*hood fan opening to be the same as the stove
- \*\*Countertop Cut-out charge required for cooktop

- HOOD FAN & VENT
- ☐ Under Cabinet (Standard)
  - ☐ Chimney (centre vent)
  - ☐ Insert / Liner
  - ☒ 6 Inch (Standard)
  - ☐ 8 Inch
  - ☐ 10 Inch

- WALL OVEN & MICRO
- ☐ Single Oven
  - ☐ Double Oven
  - ☐ Steam Oven
  - ☐ Warming Drawer
  - ☐ Over the Range Microwave
  - ☐ 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 July 6/21

SITE Unit 571

LOT 7000