

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-11-09 / 4:45 PM / Page 1 of 1

Site: INNISFIL

Lot: 245W

Model: FAIRWAY 50-08 (B) CORNER

Purchaser: SAYED ASHRAF HABIBZAI

Purchaser: 0

Phone: 647-629-6368

Email: DR.HABIBZAI@YAHOO.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 LARGER BASEMENT WINDOWS 30 X 24		01-Nov-21
2 ADD BASEMENT WINDOW (2) AT REAR OF HOME, IF POSSIBLE		01-Nov-21
	COLOURS	
1 TILES - UPGRADE 1 - FOYER		01-Nov-21
2 TILES - UPGRADE 1 - MUD ROOM		01-Nov-21
3 TILES - UPGRADE 1 - POWDER ROOM		01-Nov-21
4 TILES - UPGRADE 1 - KITCHEN BREAKFAST		01-Nov-21
		01-Nov-21
5 KITCHEN - EXTEND CABINETS TO CEILING 48" HIGH SINGLE DOOR		01-Nov-21
6 GAS LINE TO STOVE *INCLUDES 15 AMP PLUG		01-Nov-21
7 KITCHEN - FRIDGE ENCLOSURE		01-Nov-21
8 KITCHEN - POT DRAWERS BESIDE STOVE		01-Nov-21
9 KITCHEN - BASE CORNER CABINET **RELOCATE STANDARD BANK OF DRAWERS TO ISLAND		01-Nov-21
10 KITCHEN - ADD 2 BIN RECYCLER PULLOUT TO ISLAND		01-Nov-21
11 KITCHEN - COUNTERTOP - UPGRADE 1		01-Nov-21
12 KITCHEN - BACKSPLASH - UPGRADE 2		01-Nov-21
		01-Nov-21
13 RAILINGS - UPGRADE TO METAL		01-Nov-21
14 HARDWOOD - UPGRADE 2 ON MAIN FLOOR		01-Nov-21
15 HARDWOOD - UPGRADE 2 IN COMPUTER NOOK		01-Nov-21
16 STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		01-Nov-21
17 TRIM - CASING AND BASEBOARDS UPGRADE 1		01-Nov-21

ZANCOR HOMES COLOUR CHART

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE ASSURO 12 X 24 (1) *STACKED		
Mudroom - FLOORING		NEW BYZANTINE ASSURO 12 X 24 (1) *STACKED		
Side Hall - FLOORING		N/A		
Basement Foyer - FLOORING		N/A		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE ASSURO 12 X 24 (1) *STACKED		
Breakfast - FLOORING		NEW BYZANTINE ASSURO 12 X 24 (1) *STACKED		
Kitchen - CABINETS		SIERRA PVC - WHITE		
Island - CABINETS		SIERRA PVC - WHITE		
Servery - CABINETS		N/A		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		EMERSTONE WHITE GALAXY (1)		
Island - COUNTERTOP		EMERSTONE WHITE GALAXY (1)		
Kitchen - BACKSPLASH		COLOURS & DIMENSIONS SILVER GREY BRIGHT 4 X 16 (2) *STACKED		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		HARDWOOD - KENTWOOD BRUSHED OAK - COHO (2)		
Main Hall - FLOORING		HARDWOOD - KENTWOOD BRUSHED OAK - COHO (2)		
Dining / Living Room - FLOORING		HARDWOOD - KENTWOOD BRUSHED OAK - COHO (2)		
Computer Nook - FLOORING		HARDWOOD - KENTWOOD BRUSHED OAK - COHO (2) in lieu of carpet		
Basement Rec Room - FLOORING		N/A		
STAIRS				
Railing Details - PICKETS		UPGRADE - METAL - SINGLE COLLAR WITH ALT PLAIN		
Railing Details - POSTS		UPGRADE - SQUARE OAK WITH BEVEL CORNER		
Railing Details - HANDRAIL		UPGRADE - GROOVED OAK		
Stair Stain - MAIN STAIRS		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - BASEMENT STAIRS (if applicable)		N/A		
POWDER ROOM				
Powder Room - FLOORING		NEW BYZANTINE ASSURO 12 X 24 (1) *STACKED		
Powder Room - CABINETS / HANDLES		N/A		
Powder Room - COUNTERTOP		N/A		
Powder Room - SINK		PEDESTAL		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Master Bedroom - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Bedroom 2 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Bedroom 3 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Bedroom 4 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Bedroom 5 - FLOORING		N/A		
Master Ensuite - FLOORING		MELINA ICE 13 X 13		
Master Ensuite - SHOWER WALL		SPLENDOUR WHITE 8 X 10		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		SIERRA PVC - WHITE		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		LAMINATE 5003-38		
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 <u>PRIOR</u> to installation.		INNISFIL 245W	PURCHASER INITIALS	VENDOR APPROVAL

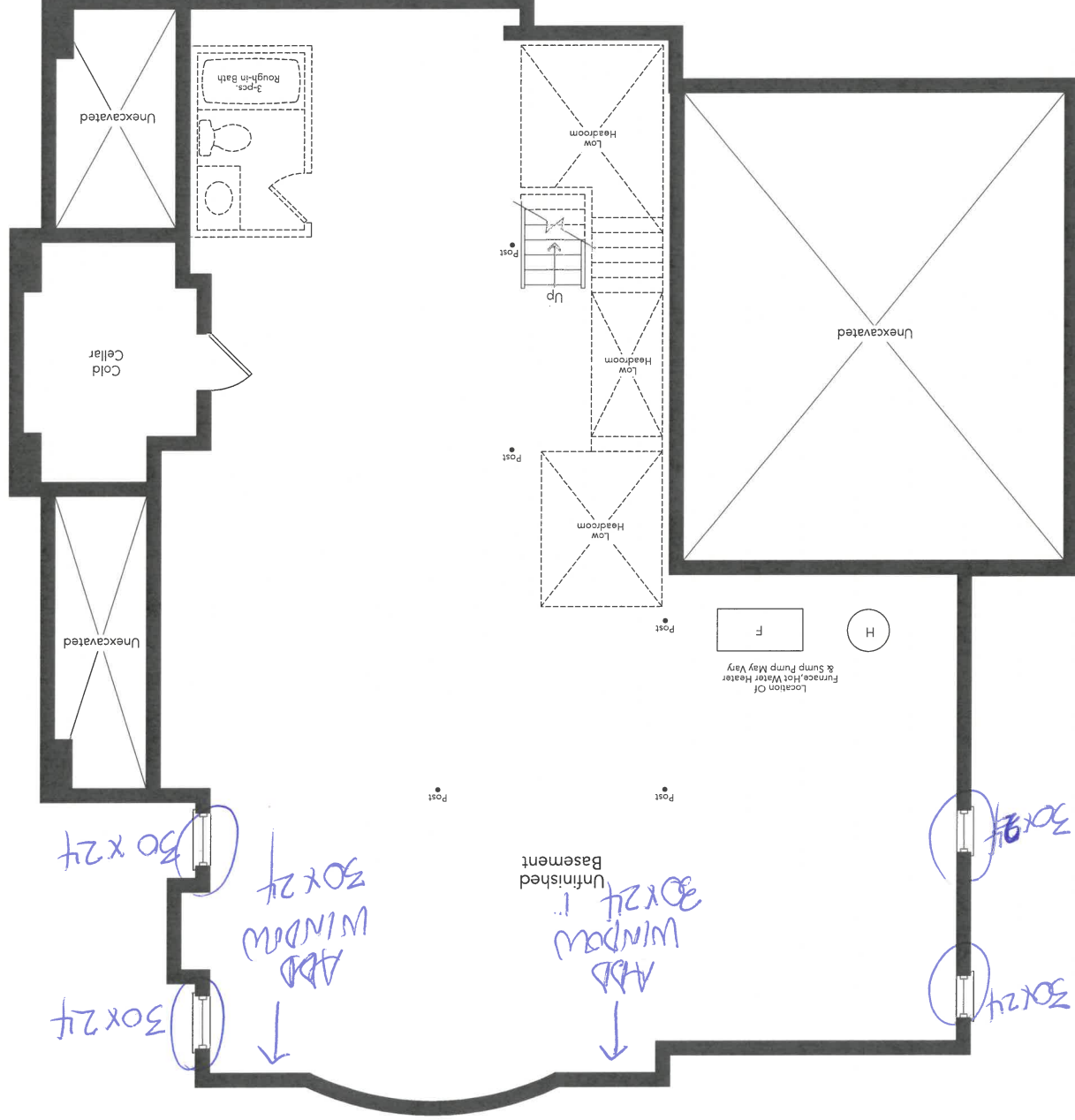
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2ND FLOOR CONTINUED...									
Main Bath - FLOORING		N/A							
Main Bath - TUB / SHOWER WALL		N/A							
Main Bath - SHOWER FLOOR		N/A							
Main Bath - SHOWER JAMB		N/A							
Main Bath - CABINETS		N/A							
Main Bath - HANDLES/KNOBS		N/A							
Main Bath - COUNTERTOP		N/A							
Main Bath - SINK(s)		Main Bath - FAUCET(s)							
Shared Bath- FLOORING		MELINA ICE 13 X 13							
Shared Bath- TUB / SHOWER WALL		SPLENDOUR WHITE 8 X 10							
Shared Bath- SHOWER FLOOR		N/A							
Shared Bath- SHOWER JAMB		N/A							
Shared Bath- CABINETS		SIERRA PVC - WHITE							
Shared Bath- HANDLES/KNOBS		H800BC							
Shared Bath- COUNTERTOP		LAMINATE 5003-38							
Shared Bath- SINK(s)		STANDARD		Shared Bath - FAUCET(s)				STANDARD	
Ensuite Bath - FLOORING		MELINA ICE 13 X 13							
Ensuite Bath - TUB / SHOWER WALL		SPLENDOUR WHITE 8 X 10							
Ensuite Bath - SHOWER FLOOR		N/A							
Ensuite Bath - SHOWER JAMB		N/A							
Ensuite Bath - CABINETS		SIERRA PVC - WHITE							
Ensuite Bath - HANDLES/KNOBS		H800BC							
Ensuite Bath - COUNTERTOP		LAMINATE 5003-38							
Ensuite Bath - SINK(s)		STANDARD		Ensuite Bath - FAUCET(s)				STANDARD	
LAUNDRY									
Laundry - FLOORING 2ND FLOOR		MELINA ICE 13 X 13							
Laundry - CABINETS		N/A		Laundry - HANDLES/KNOBS				N/A	
Laundry - COUNTERTOP		N/A		Laundry - SINK				N/A	
Laundry - BACKSPLASH		N/A		Laundry - FAUCET				N/A	
TRIM / PAINT									
Casing/Baseboards		UPGRADE - COLONIAL 3" X 5-1/4"							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
PAINT - Throughout		WARM GREY							
FIREPLACE									
Location / Insert / Mantle		STANDARD 36 INCH FIREPLACE - MANTLE NF15							
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES				DELETE	
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		N/A		ELECTRICAL for Built-in Oven					
GAS LINE & ELECTRICAL TO STOVE		YES		ELECTRICAL for Built-in Micro					
GAS LINE & ELECTRICAL TO DRYER		N/A		ELECTRICAL for Cooktop					
HOOD FAN VENT SIZE		6 INCH		ELECTRICAL for Bar Fridge					
WATERLINE to Fridge		DECLINED							
		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						245W	
PURCHASER(S):		SAVED ASHRAF HABIBZAI							
PURCHASER(S):		0							
CONTACT:		647-629-6368		DR.HABIBZAI@YAHOO.COM					
Any upgrades in the colour chart must be accompanied with a Extras Form. 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							
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT		SIMONE					
		Vendor APPROVAL							

nshe  
Fairway 50-08

# Basement Elevation B



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Ground Floor  
Elevation B

corner

SA

Fairway 50-08  
245W



Second Floor  
Elevation B

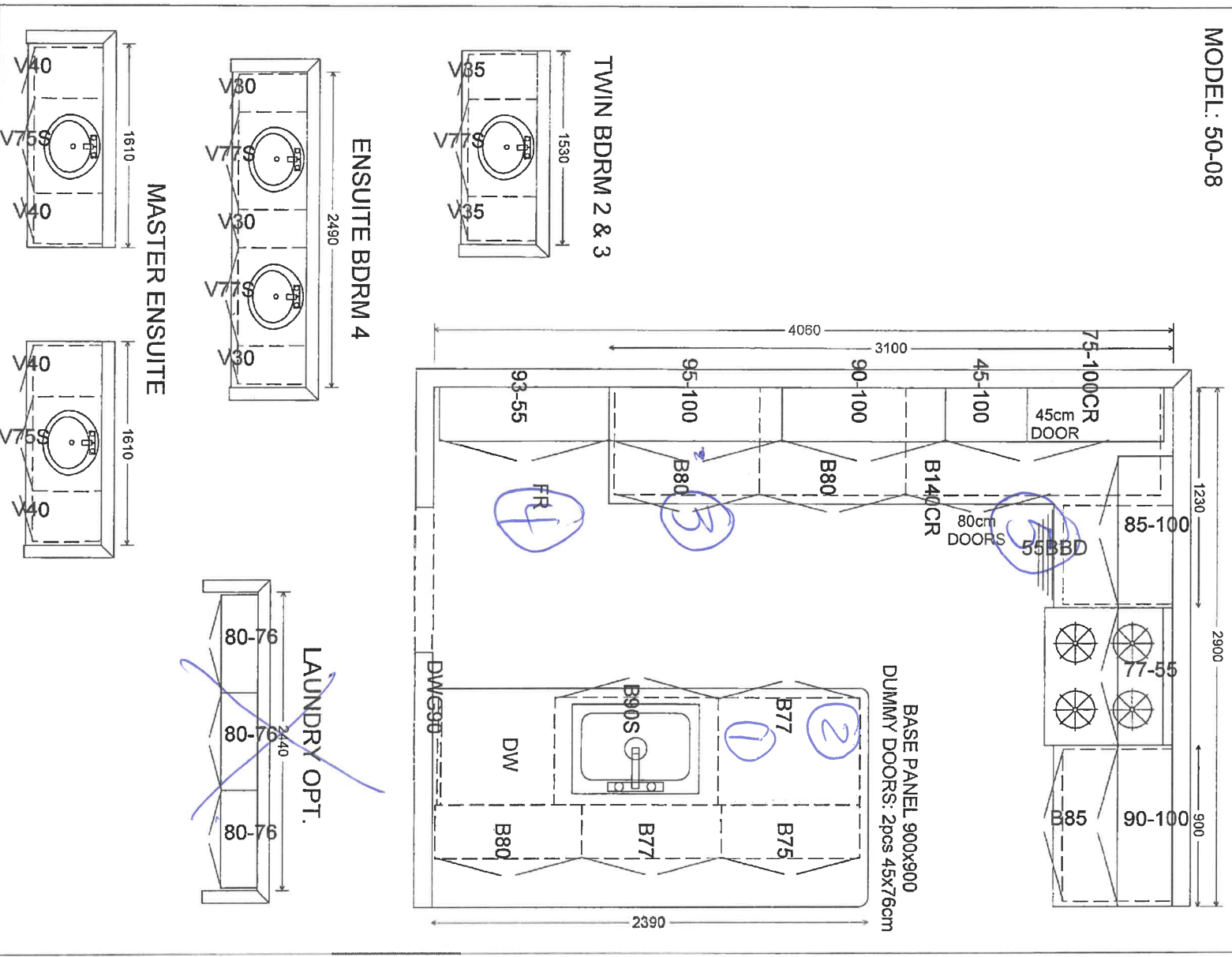
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Fairway 50-08  
245W



BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 50-08



- ① 2 bin pull out
  - ② New location for sta bank of Drawers
  - ③ Pot drawers
  - ④ Fridge Enclosure.
  - ⑤ Base Pie cut
  - ⑥ 48" Single door Farmhouse uppers 2450
- CA

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Wayne - Coast Appliance (905) 303-6909 / [wwanamaker@coastappliance.com](mailto:wwanamaker@coastappliance.com)

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 provided by Zancor:

\*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.

▶ Fridge Opening	36" x 74"	
▶ Stove Opening	30"	Accepts Standard Openings **Initial
▶ Hood Fan Opening	30"	SA
▶ Hood Fan & Vent	6" with Under Cabinet Hood	
▶ Dishwasher Opening	24"	

OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

**\*\*Specs/information sheets are required and it is the responsibility of the homeowner to provide this to Zancor Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**

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

SA  
INITIAL

▶ \*\*\*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.

FRIDGE UPGRADE

- ☐ Built-in
- ☐ Paneled \*\*Panel to match required
- ☐ Integrated / Flush Inset
- ☒ Waterline to Fridge

RANGE UPGRADE

\*Larger hood fan CFM might be required, which need a larger vent

- ☒ Gas Line to Stove
- ☐ 36" \*\*Hood fan opening must be the same size or larger (8" vent might be required)
- ☐ 48" \*\*Hood Fan opening must be the same size or larger (8" or 10" vent required)
- ☒ Gas Range \*\*gas line and electrical required & sold separately
- ☐ Induction \*\*electrical required & sold separately
- ☐ Cooktop (Apron Front) \*\*Countertop Cut-out required & sold separately
- ☐ Cooktop (Drop-in) \*\*countertop Cut-out required & sold separately

HOOD FAN & VENT

UPGRADE

- ☐ 8 Inch \*\*Required for 600 CFM
- ☐ 10 Inch
- ☐ Chimney Hood Fan \*\*Vent must be centred
- ☒ Insert / Liner

WALL OVEN/MICRO

UPGRADE

\*\*Electrical required

- ☐ Single Wall Oven \*\*electrical required & sold separately
- ☐ Double Wall Oven \*\*electrical required & sold separately
- ☐ Steam Oven \*\*electrical required & sold separately
- ☐ Warming Drawer \*\*electrical required & sold separately
- ☐ Over The Range Microwave (OTR)
- ☒ Built-In Microwave \*\*Trim Kit required \*\*electrical required & sold separately

DATE Nov 1/21 SITE INNISFIL LOT 245W

\*\* 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



## 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.

SA

**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.**

SA

**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.

SA

**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'.

SA

**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.

SA

**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.

SA

**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.

SA

**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.**

SA

**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.

SA

### 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\*\***

SA

DATE

Nov 11/21

SITE

INNISFIL

LOT

245W

## HOME AUTOMATION (Cable, CAT5/6, Telephone)

**INCLUDED as per Schedule A:**

- Rough-in for Central Vacuum system piped to garage
- Rough-in for telephone (2) location
- Rough-in for cable T.V. (2) location
- Rough-in for network (3) wiring (CAT5)

**Trade:**

Smart-Tech Home Automation

**Rep:**

Andrea Chow

**Phone:**

(905) 761-6469

**Email:**

[andrea@smart-tech.ca](mailto:andrea@smart-tech.ca)

**Location:**

200 Millway Avenue, Unit 8  
Concord, Ont L4K 5K8

**ACKNOWLEDGMENT:**

- 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.
- 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.

SA  
Homeowner(s) Initial

INNISFIL

DATE

SITE

LOT

Stone Countertop Edge Profiles

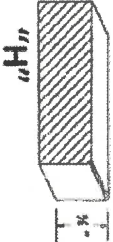
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in  
Kitchen



Standard Countertop Edge in  
Vanity

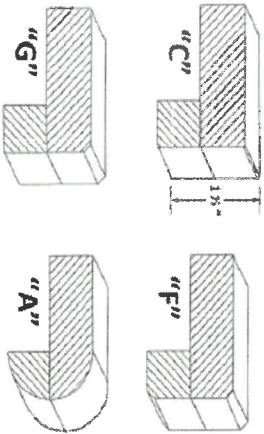


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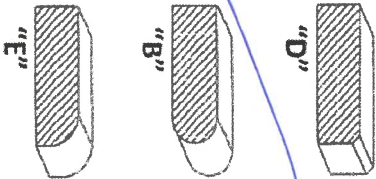
Homeowner(s) Initial

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

Optional Edge in Kitchen



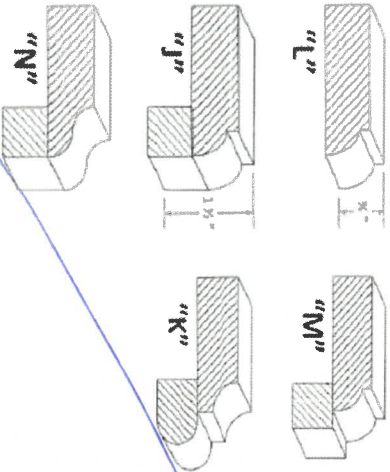
Optional Edge in Bathroom



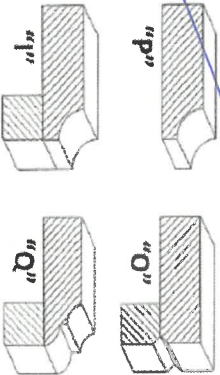
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Nov 1/21

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245W