

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-11-15 / 6:16 PM / Page 1 of 1

Site: INNISFIL

Lot: 327W

Model: MASTHEAD (42-06) ELEV A

Purchaser: HEUNGGEUN OH

Purchaser: SUN KYUNG OH


Phone: 647.235.5421/ 416.738.0731

Email: GOGGLEROH@HOTMAIL.COM





\*OPT. 5 BEDROOM



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- QTY 5---30" X 24" IN LIEU OF STANDARD, IF POSSIBLE. WINDOW WELLS MAY BE REQUIRED- SEE SKETCH	03-Nov-21
	COLOURS	03-Nov-21
1	ELECTRICAL- PLUG FOR FUTURE TV OVER FIREPLACE, INSTALL 65 AFF, BESIDE CABLE- SEE SKETCH	03-Nov-21
2	BANK OF DRAWERS IN MASTER- SEE SEKTCN FOR LOCATION	03-Nov-21
3	BANK OF DRAWERS IN ENSUITE 2&3- SEE SKETCH FOR LOCATION	03-Nov-21
4	KITCHEN- POT DRAWERS- SEE SKETCH FOR LOCATION	03-Nov-21
5	KITCHEN /BREAKFAST TILE- UP 2 12 X 24- STACKED	03-Nov-21
6	KITCHEN COUNTERTOP- UP 2	03-Nov-21
7	FOYER TILE- UP 2- 12 X 24- STACKED	03-Nov-21
8	POWDER ROOM TILE- UP 2- 12 X 24- STACKED	03-Nov-21
9	HARDWOOD- UP 2- FAMILY ROOM, DEN, DINING ROOM, KIDS PLAY ROOM, MAIN HALL- UP 2	03-Nov-21
10	STAIN FOR STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	03-Nov-21
11	RAILING- UP 2	03-Nov-21
12	MASTER ENSUITE FLOOR- UP 1- 12 X 24- STACKED	03-Nov-21
13	MASTER ENSUITE SHOWER WALL- UP 1- 12 X 24- STACKED	03-Nov-21
14	PLUMBING- WATERLINE FOR FRIDGE	03-Nov-21
15	GAS FIREPLACE- NAPOLEAN B36 DIRECT VENT - 36 INCH GAS FIREPLACE INCLUDES STANDARD MANTLE- SEE SKETCH	03-Nov-21
16	FRAMELESS GLASS SHOWER ( CLEAR)- 10MM - IN MASTER ENSUITE	03-Nov-21

ENTRANCES				
Main Foyer - FLOORING	FLOW WHITE POLISHED- UP 2- 12 X 24- STACKED			
Mudroom - FLOORING	NA			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	FLOW WHITE POLISHED- UP 2- 12 X 24- STACKED			
Breakfast - FLOORING	FLOW WHITE POLISHED- UP 2- 12 X 24- STACKED			
Kitchen - CABINETS	400 SERIES WHITE PVC			
Island - CABINETS	400 SERIES WHITE PVC			
Servery - CABINETS	NA			
Kitchen - HANDLES/KNOBS	H800BC			
Kitchen - COUNTERTOP	CARRARA WHITE - UP 2			
Island - COUNTERTOP	CARRARA WHITE - UP 2			
Kitchen - BACKSPLASH	DECLINED			
Kitchen - SINK	STD			
Kitchen - FAUCET	STD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	KENTWOOD BRUSHED OAK COHO 5 X 3/4"- UP 2			
Main Hall - FLOORING	KENTWOOD BRUSHED OAK COHO 5 X 3/4"- UP 2			
Dining / Living Room - FLOORING	KENTWOOD BRUSHED OAK COHO 5 X 3/4"- UP 2			
KIDS PLAY / Den - FLOORING	KENTWOOD BRUSHED OAK COHO 5 X 3/4"- UP 2			
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 - UP 2			
Stair Stain - MAIN STAIRS	STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE			
Stair Stain - BASEMENT STAIRS (if applicable)	NA			
Stair Stain - SERVICE STAIRS (if applicable)	NA			
POWDER ROOM				
Powder Room - FLOORING	FLOW WHITE POLISHED- UP 2- 12 X 24- STACKED			
Powder Room - CABINETS	NA			
Powder Room - COUNTERTOP	NA			
Powder Room - SINK	STD			
Powder Room - FAUCET	STD			
2ND FLOOR				
Upper Hall - FLOORING	T04 OPENING NIGHT			
Master Bedroom - FLOORING	T04 OPENING NIGHT			
Bedroom 2 - FLOORING	T04 OPENING NIGHT			
Bedroom 3 - FLOORING	T04 OPENING NIGHT			
Bedroom 4 - FLOORING	T04 OPENING NIGHT			
Bedroom 5 - FLOORING	T04 OPENING NIGHT			
Master Ensuite - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- UP 1- STACKED			
Master Ensuite - SHOWER WALL	NEW BYZANTINE ASSURO BLUE 12 X 24- UP 1- STACKED VERTICAL			
Master Ensuite - SHOWER FLOOR	WHITE 2 X 2			
Master Ensuite - SHOWER JAMB	BIANCO CARRARA			
Master Ensuite - CABINETS	SIERRA WHITE PVC			
Master Ensuite - HANDLES/KNOBS	H800BC			
Master Ensuite - COUNTERTOP	5001K-07			
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 <u>PRIOR</u> to installation.		INNISFIL 327W	H.O.	
		PURCHASER INITIALS	VENDOR APPROVAL	



2ND FLOOR CONTINUED ...									
TWIN Bath 2 - FLOORING		MALENA ICE 13 X 13							
TWIN Bath 2- TUB / SHOWER WALL		SPLENDOR WHITE 8 X 10							
TWIN Bath 2 - SHOWER FLOOR		NA							
TWIN Bath 2 - SHOWER JAMB		NA							
TWIN Bath 2- CABINETS		SIERRA WHITE PVC							
TWIN Bath 2 - HANDLES/KNOBS		H800BC							
TWIN Bath 2- COUNTERTOP		5001K-07							
TWIN Bath 2 - SINK(s)		STD		Main Bath - FAUCET(s)				STD	
TWIN Bath- FLOORING		MALENA ICE 13 X 13							
TWIN Bath- TUB / SHOWER WALL		SPLENDOR WHITE 8 X 10							
TWIN Bath- SHOWER FLOOR		NA							
TWIN Bath- SHOWER JAMB		NA							
TWIN Bath- CABINETS		SIERRA WHITE PVC							
TWIN Bath- HANDLES/KNOBS		H800BC							
TWIN Bath- COUNTERTOP		5001K-07							
TWIN Bath- SINK(s)		STD		Shared Bath - FAUCET(s)				STD	
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		MALENA ICE 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		STD							
Interior Doors		STD							
Interior Door Hardware		STD							
PAINT - Throughout		COOL WHITE							
FIREPLACE									
Location / Insert / Mantle		GAS NAPOLEAN B36 DIRECT VENT WITH NF8 MANTLE							
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		DO NOT INSTALL			
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		D6" STD		ELECTRICAL for Bar Fridge		DECLINED			
WATERLINE to Fridge		YES							
DISCLAIMER									
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				H.O		So			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				H.O		So			
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 Vendors's selection must be accepted by the purchaser									
SITE / LOT:		INNISFIL		327W					
PURCHASER(S):		HEUNGGEUN OH							
PURCHASER(S):		SUN KYUNG OH							
CONTACT:		647.235.5421		416.738.0731		SIGNATURES / DATE			
<div>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.</div> <div>ZANCOR HOMES</div>		PURCHASER SIGNATURE							
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT							
		Vendor APPROVAL							

gas fireplace

Opt. Gas Fireplace

plug for  
TV, O.S.M.F

- the direction

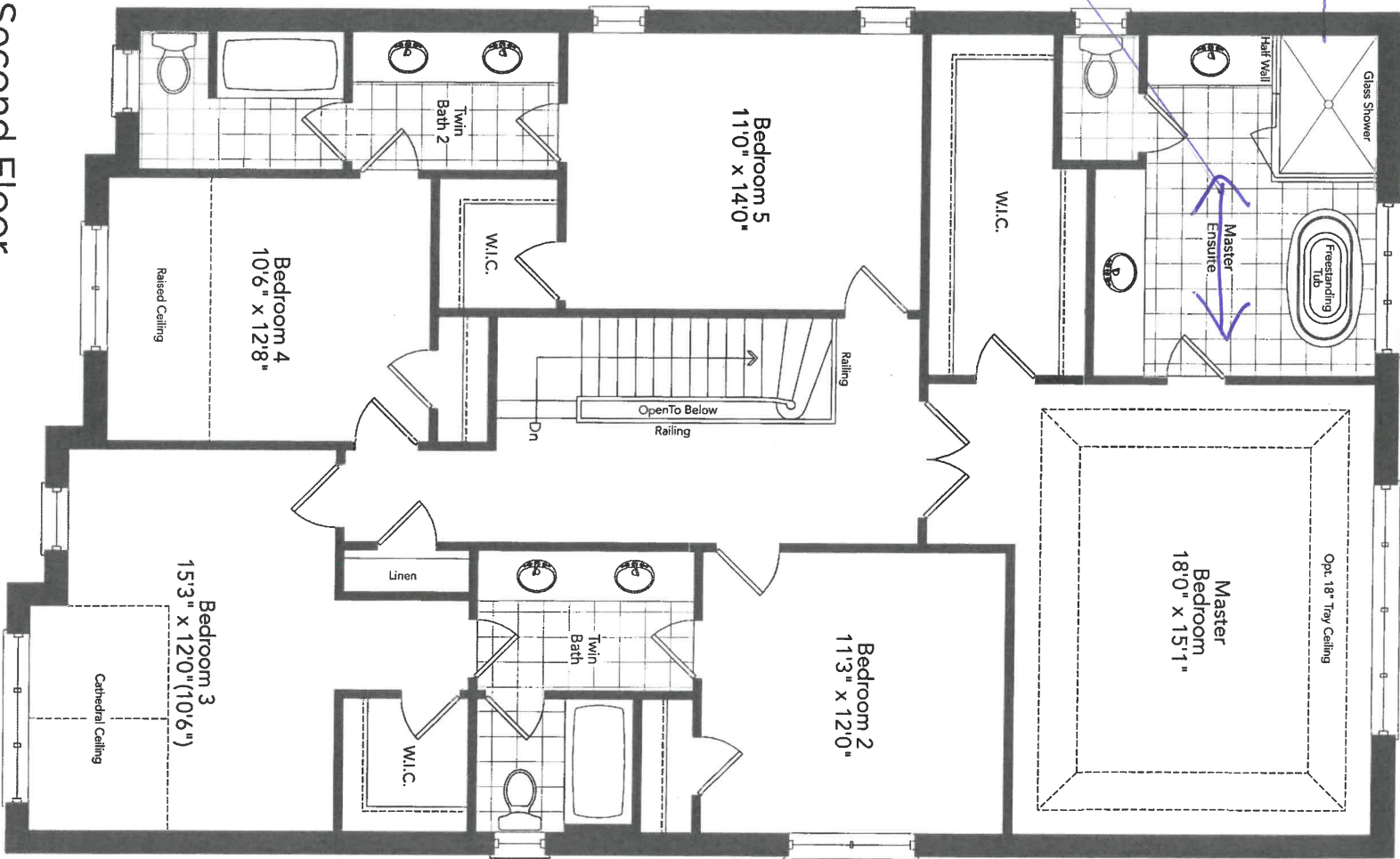


H.O

50

# MASTHEAD 42-06

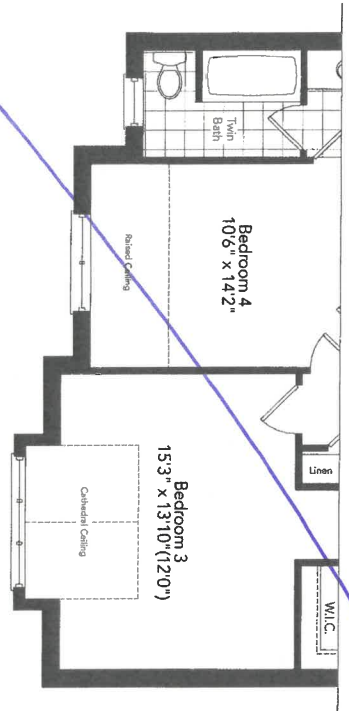
1st 30760  
Nov 3/21



Transak glass shower

tile direction

Second Floor  
Optional 5 Bedroom Plan  
Elevation A



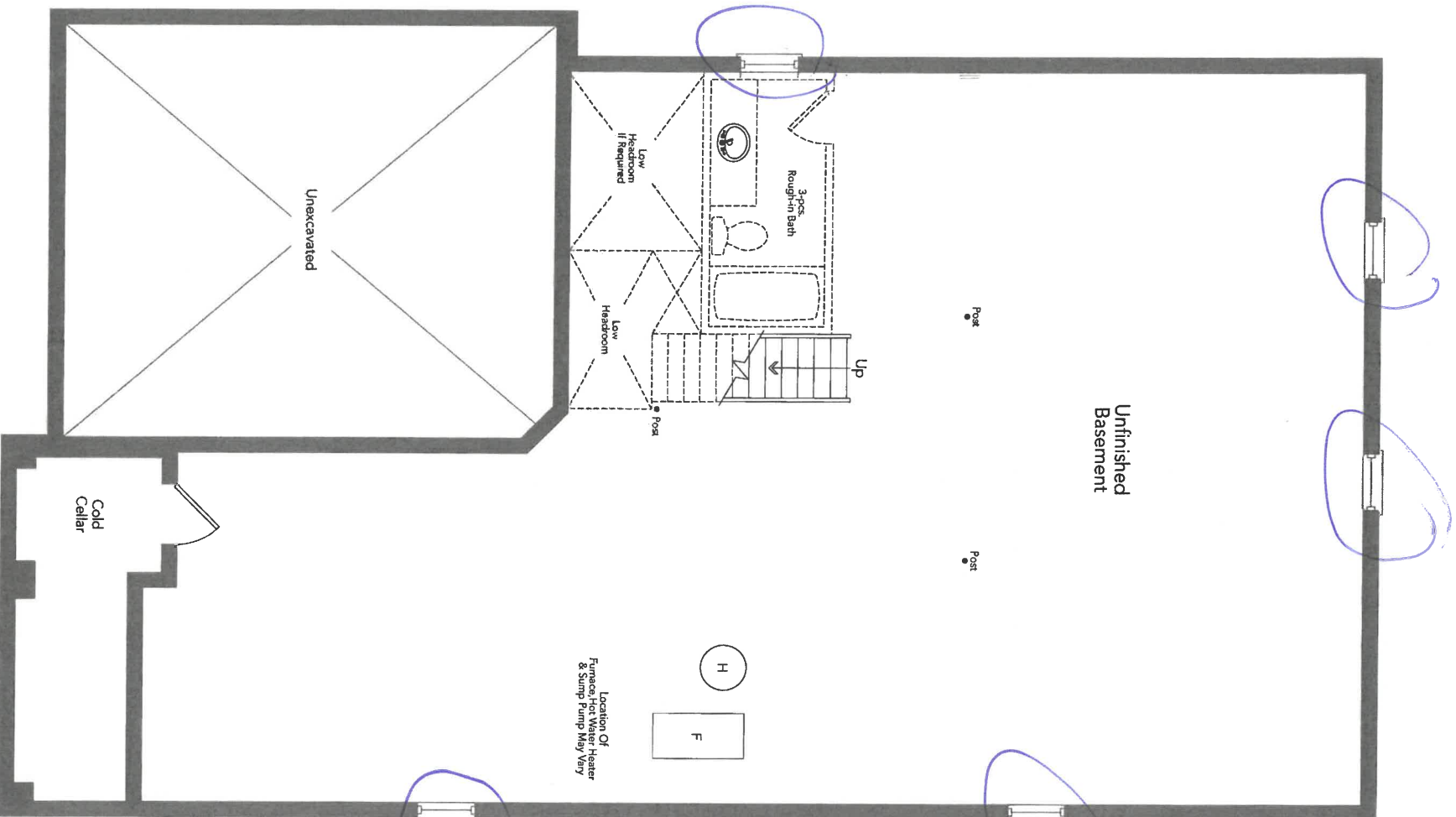
H.O

Partial Second Floor  
Optional 5 Bedroom Plan  
Elevation B

MASTHEAD 42-06

40

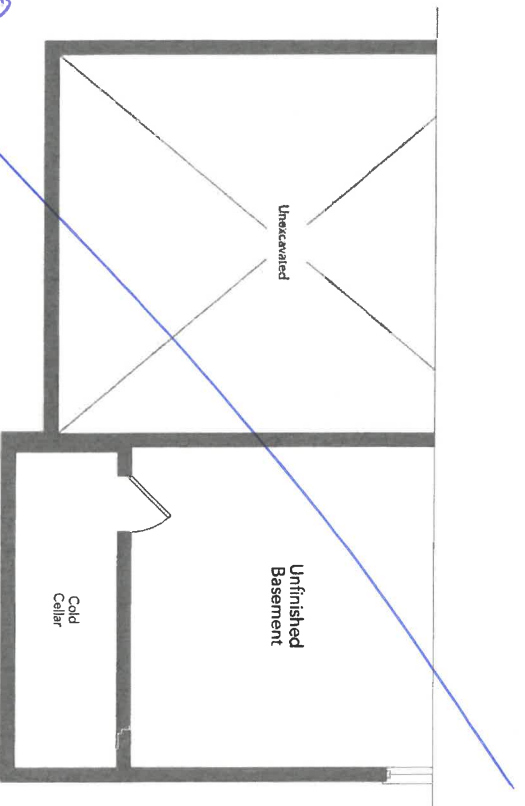




lot 32710  
new/4/21

q145  
barger windows  
30" x 24"  
if possible

Basement  
Elevation A



H.O

Partial Basement  
Elevation B

MASTHEAD 42-06

LO

Scale:	Approved by:	Drawn by: MGER
Date: 10/10/15		Revised:

Drawn by: MGER  
Revised:

Drawn by: MGER  
Revised:

Drawing number:

1st 3d 7th  
Nov 3/21

Technical drawing of a vertical cabinet with two drawers. The cabinet is labeled with 'V30' at the top and bottom, and 'V77S' in the middle. The height is indicated as 2490 mm.

Diagram of a laundry unit with dimensions and a diagonal line. The unit is shown in a perspective view, with a vertical dimension line on the right indicating a height of 2340. The unit is divided into three sections, each labeled with the dimensions 75-76. A diagonal line is drawn across the unit, starting from the top left and ending at the bottom right.

LAUNDRY (OPT.)

2340

75-76

80-76

75-76

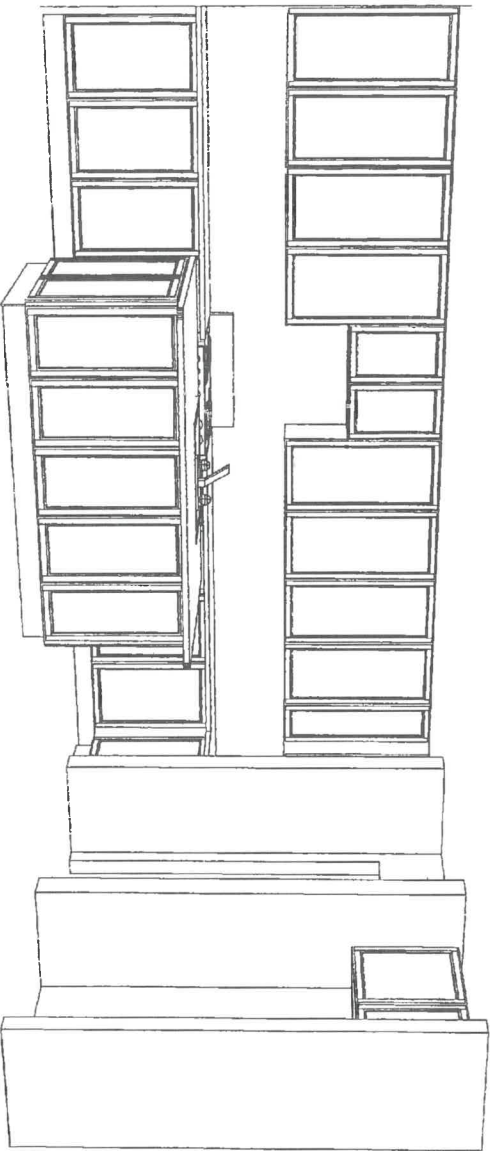
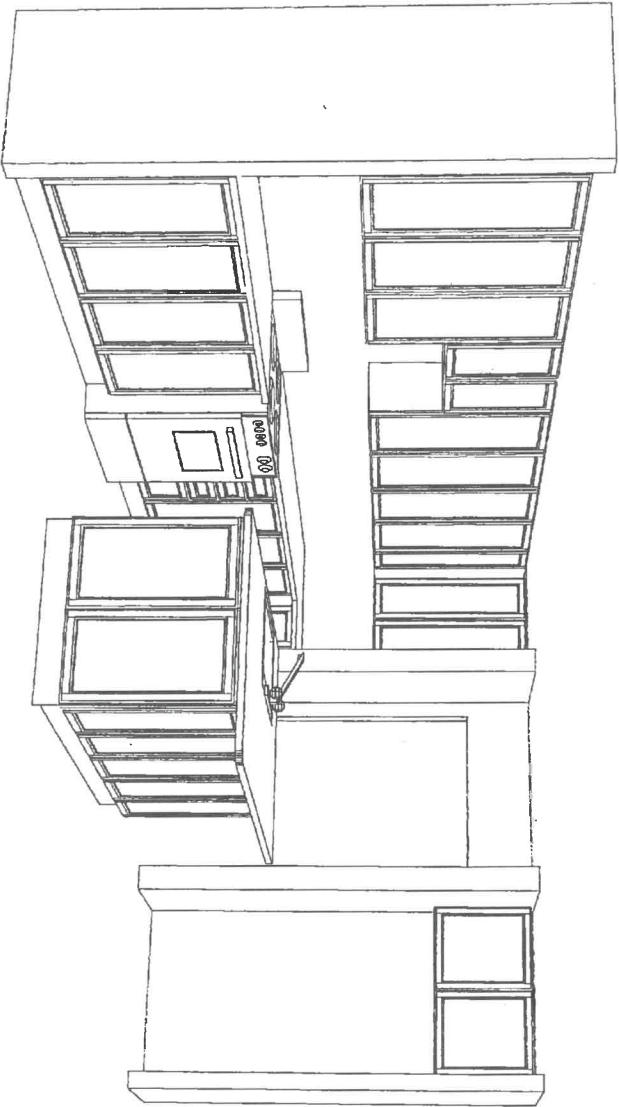
50

New Image Kitchens Inc.	
Scale:	Approved by:
Date: 24/02/17	Drawn by: MGER
	Revised:

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

MODEL: 42-06

1 of 30760  
Rev 3/21





1st 32710  
New 3/21

New Image Kitchens Inc.

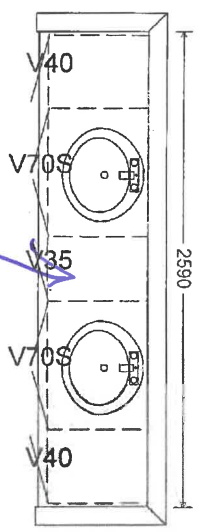
Scale:	Approved by:	Drawn by:	MOER
Date: 10/10/15		Reviewed:	

BELLE AIR SHORES, INNISFIL

Drawing Number:

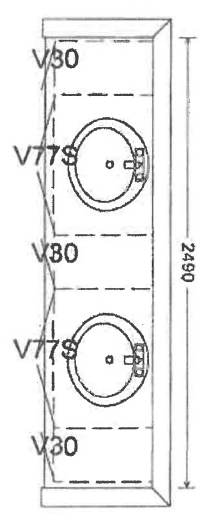
MODEL: 42-06 (OPT. SECOND FLOOR)

ENSUITE BDRM 2 & 3

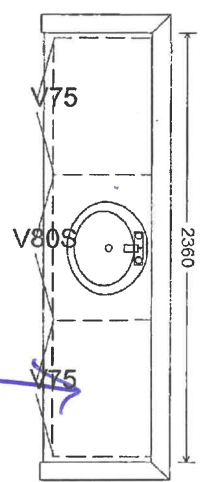


Back of drawers

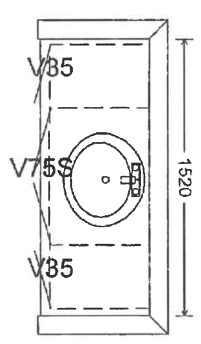
ENSUITE BDRM 4 & 5



MASTER ENSUITE



Back of drawers.



H.O

60

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"
- ▶ Hood Fan Opening 30"
- ▶ Hood Fan & Vent 6" with Under Cabinet Hood
- ▶ Dishwasher Opening 24"

Accepts Standard  
Openings \*\*Initial

W.H.O  
INITIAL

**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)**

W.H.O  
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 11/13/21

INNISFIL

SITE

LOT

32760

\*\* 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.

**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 Nov 3/21

SITE INNISFIL

LOT 32760

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



HOME AUTOMATION  
(Cable, CAT5/6, Telephone)

next week call

**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.

H.O. W.O.  
X  
Homeowner(s) Initial

Nov 3/21  
DATE

INNISFIL  
SITE

3296  
LOT

Stone Countertop Edge Profiles

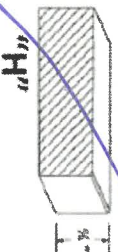
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity

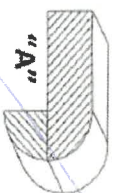
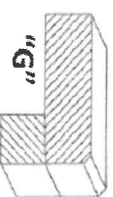
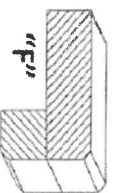
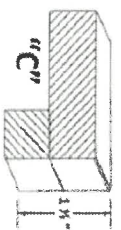


40 H.O

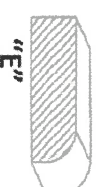
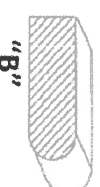
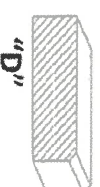
Homeowner(s) Initial

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

Optional Edge in Kitchen



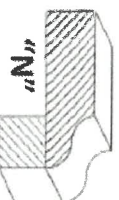
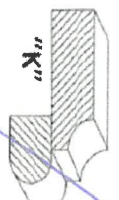
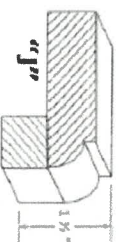
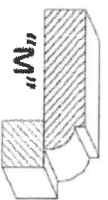
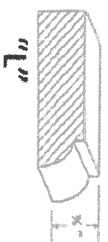
Optional Edge in Bathroom



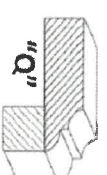
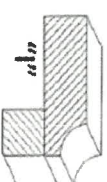
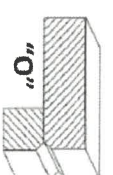
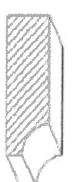
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE Nov 3/21

SITE INNISFIL

LOT

3276