

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-11-29 / 2:05 PM / Page 1 of 1




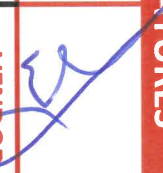
Site:  
Lot:  
Model:  
Purchaser:  
Purchaser:  
Phone:  
Email:

INNISFIL  
362W  
CUNNINGHAM (36-04) ELEV C- OPT 4 BEDROOM  
FRANK AKWABOAH  
0  
416.679.3454  
FRANK\_AKWABOAH123@HOTMAIL.CA








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" IN LIEU OF STANDARD, .IF POSSIBLE ( WINDOW WELLS MAY BE REQUIRED)- QTY 3		23-Nov-21
	COLOURS	
1 ELECTRICAL- 2 CAPPED LGTS OVER KITCHEN ISLAND, SPACED EVENLY ON SEPARATE SWITCH. STD LIGHT TO REMAIN- SEE SKETCH		22-Nov-21
2 HARDWOOD- GREAT ROOM, DINING ROOM, MAIN HALL- UP 1		22-Nov-21
3 HARDWOOD- UPPER HALL- UP 1		22-Nov-21
4 HARDWOOD- KITCHEN/ BREAKFAST- UP 1		22-Nov-21
5 TILE- FOYER- UP 1- 12 X 24- STACKED		22-Nov-21
6 TILE- POWDER ROOM- UP 1- 12 X 24- STACKED		22-Nov-21
7 STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		22-Nov-21
8 HARDWARE FOR CABINETS		22-Nov-21
9 RAILING- UP 3		22-Nov-21
10 COMFORT HEIGHT- MASTER BATHROOM		22-Nov-21

ZANCOR HOMES COLOUR CHART

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED- UP 1		
Mudroom - FLOORING		NA		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		MIRAGE PLATINUM RED OAK EXCLUSIVE 3 5/16"- CASHMERE- UP 1		
Breakfast - FLOORING		MIRAGE PLATINUM RED OAK EXCLUSIVE 3 5/16"- CASHMERE- UP 1		
Kitchen - CABINETS		HIGH GLOSS EURO WHITE		
Island - CABINETS		HIGH GLOSS EURO WHITE		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800MB		
Kitchen - COUNTERTOP		BIANCO SARDO		
Island - COUNTERTOP		BIANCO SARDO		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		MIRAGE PLATINUM RED OAK EXCLUSIVE 3 5/16"- CASHMERE- UP 1		
Main Hall - FLOORING		MIRAGE PLATINUM RED OAK EXCLUSIVE 3 5/16"- CASHMERE- UP 1		
Dining / Living Room - FLOORING		MIRAGE PLATINUM RED OAK EXCLUSIVE 3 5/16"- CASHMERE- UP 1		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		BLACK METAL SINGLE COLLAR W/ ALT PLAIN- UP 3		
Railing Details - POSTS		3 1/4" SQUARE OAK POST W/ BEVEL CORNERS- UP 3		
Railing Details - HANDRAIL		2 3/4" GROOVED OAK HANDRAIL- UP 3		
Stair Stain - MAIN STAIRS				
Stair Stain - BASEMENT STAIRS (if applicable)				
POWDER ROOM				
Powder Room - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED- UP 1		
Powder Room - CABINETS / HANDLES		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		MIRAGE PLATINUM RED OAK EXCLUSIVE 3 5/16"- CASHMERE- UP 1		
Master Bedroom - FLOORING		T20 OPENING NIGHT		
Bedroom 2 - FLOORING		T20 OPENING NIGHT		
Bedroom 3 - FLOORING		T20 OPENING NIGHT		
Bedroom 4 - FLOORING		T20 OPENING NIGHT		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		BALLINA GREY 13 X 13		
Master Ensuite - SHOWER WALL		BALLINA GREY 8 X 10		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		HIGH GLOSS EURO WHITE- COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H800MB		
Master Ensuite - COUNTERTOP		4924-38		
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 362W		
		***PAGE 1 OF 2***	PURCHASER INITIALS	VENDOR APPROVAL



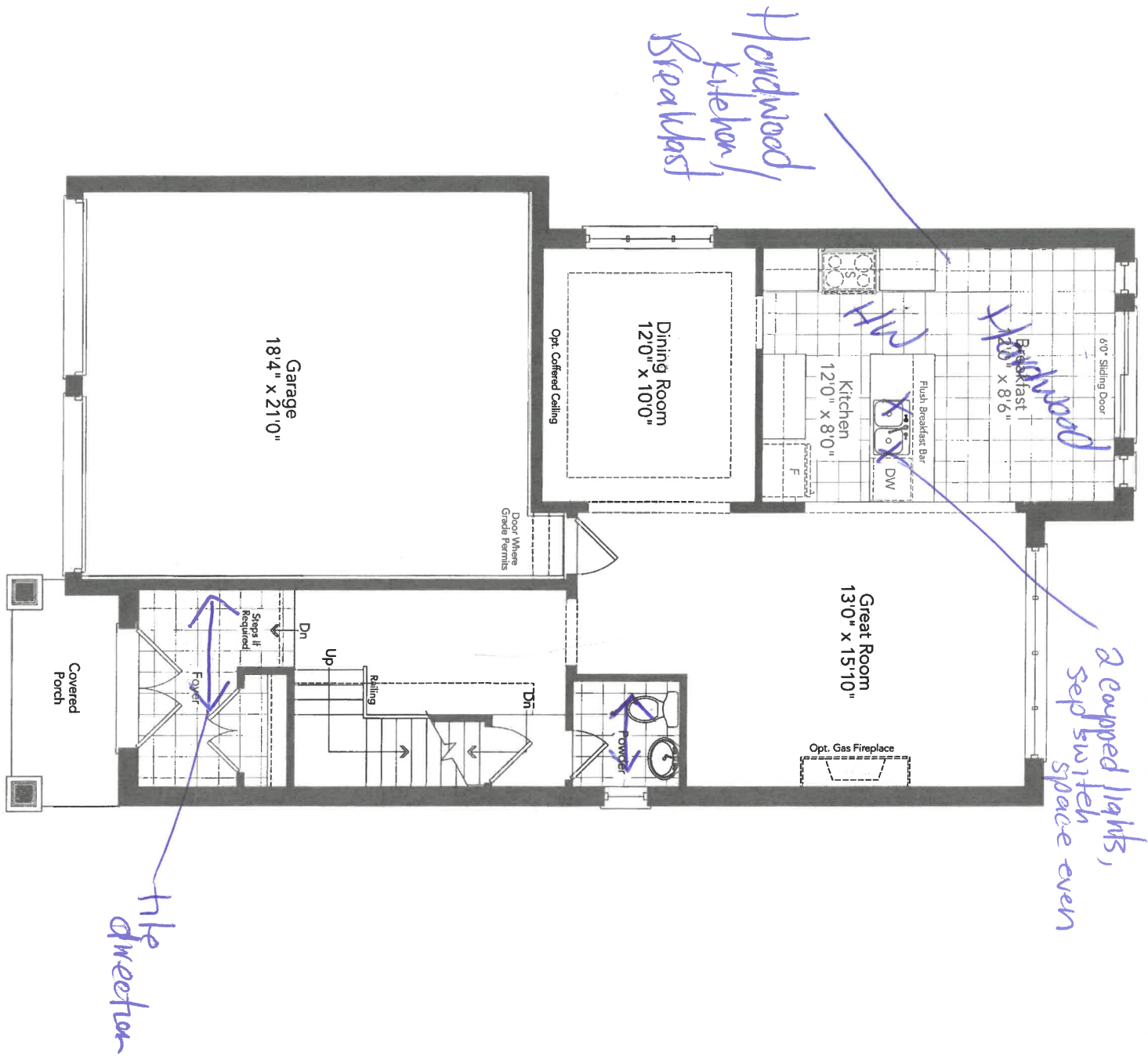
2ND FLOOR CONTINUED...				
Main Bath - FLOORING	BALLINA GREY 13 X 13			
Main Bath - TUB / SHOWER WALL	BALLINA GREY 8 X 10			
Main Bath - SHOWER FLOOR	NA			
Main Bath - SHOWER JAMB	NA			
Main Bath - CABINETS	HIGH GLOSS EURO WHITE			
Main Bath - HANDLES/KNOBS	H800MB			
Main Bath - COUNTERTOP	4924-38			
Main 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	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	BALLINA GREY 13 X 13			
Laundry - CABINETS	NA		Laundry - HANDLES/KNOBS	NA
Laundry - COUNTERTOP	NA		Laundry - SINK	STD
Laundry - BACKSPLASH	NA		Laundry - FAUCET	STD
TRIM / PAINT				
Casing/Baseboards	STD			
Interior Doors	STD			
Interior Door Hardware	STD			
PAINT - Throughout	COOL WHITE			
FIREPLACE				
Location / Insert / Mantle	NA			
ACCESSORIES				
Mirrors	YES		BATH ACCESSORIES	YES
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" STD		ELECTRICAL for Bar Fridge	DECLINED
WATERLINE to Fridge	DECLINED			
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		362W	
PURCHASER(S):	FRANK AKWABOAH			
PURCHASER(S):	0			
CONTACT:	416.679.3454		FRANK_AKWABOAH123@HOTMAIL.CA	
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			0	
Vendor APPROVAL				



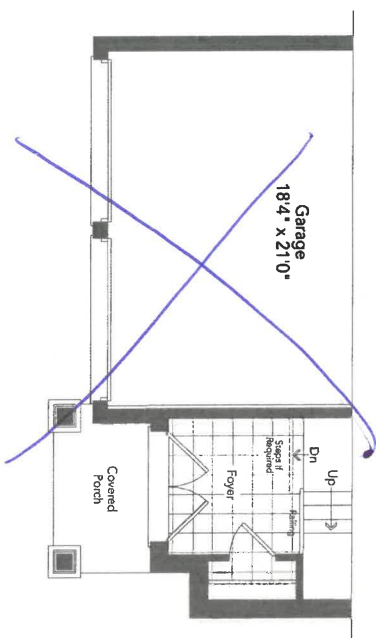
Elevation A 2108 sq.ft.

Elevation B 2081 sq.ft.

lot 3622  
ver 2/21



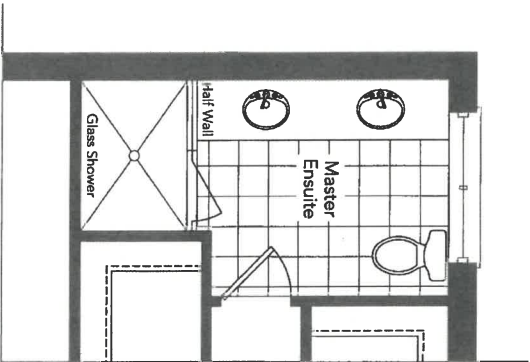
Ground Floor  
Elevation A C



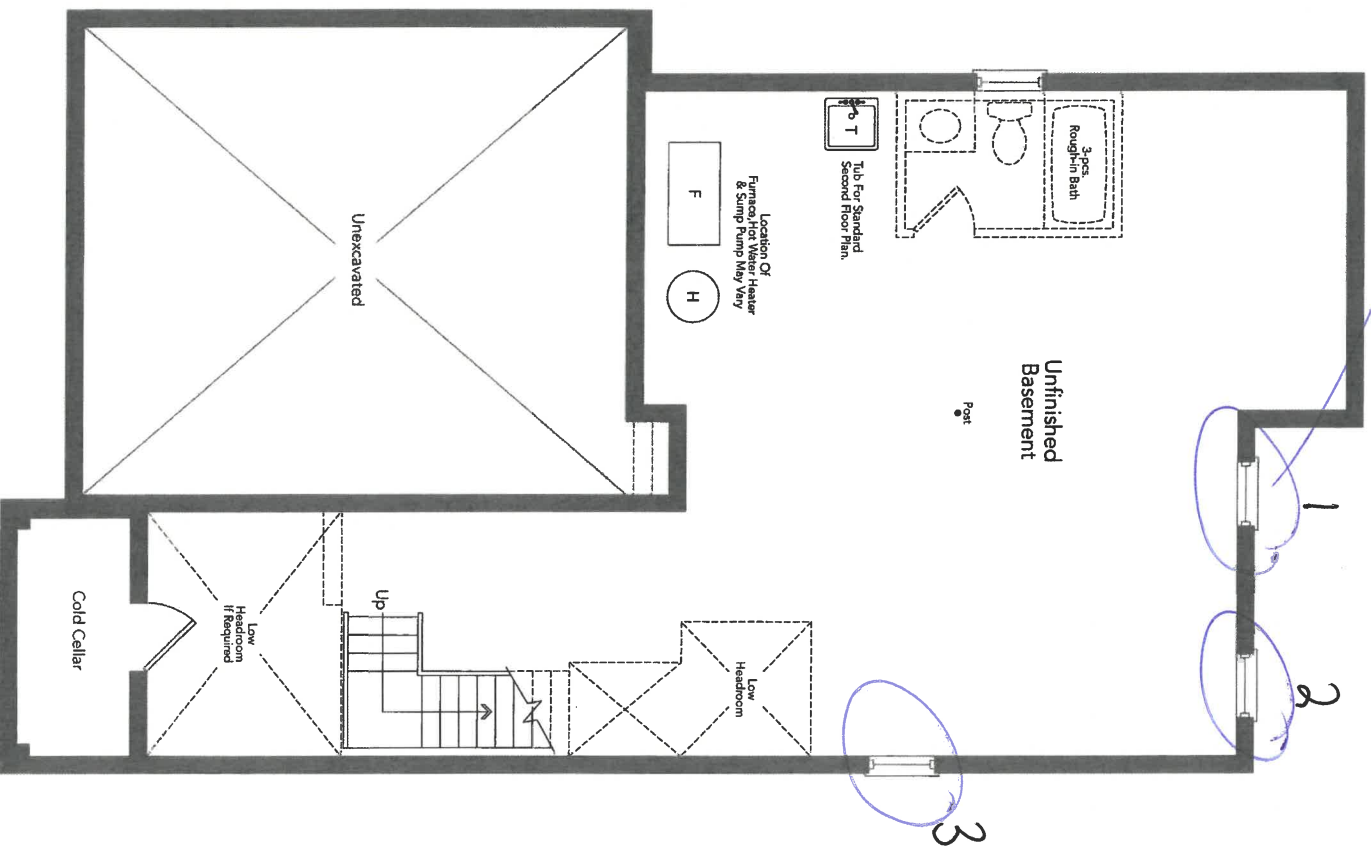
Partial Ground Floor  
Elevation B

CUNNINGHAM 36-04

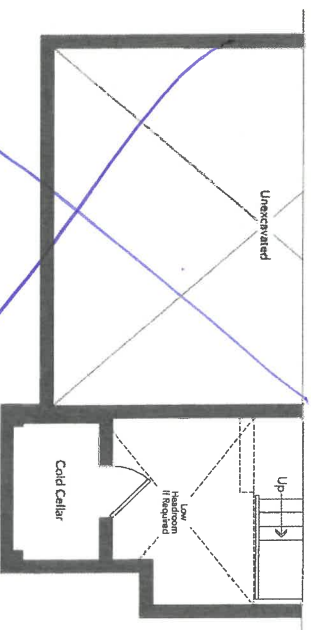
PA



Optional Master Ensuite  
For Optional Second Floor



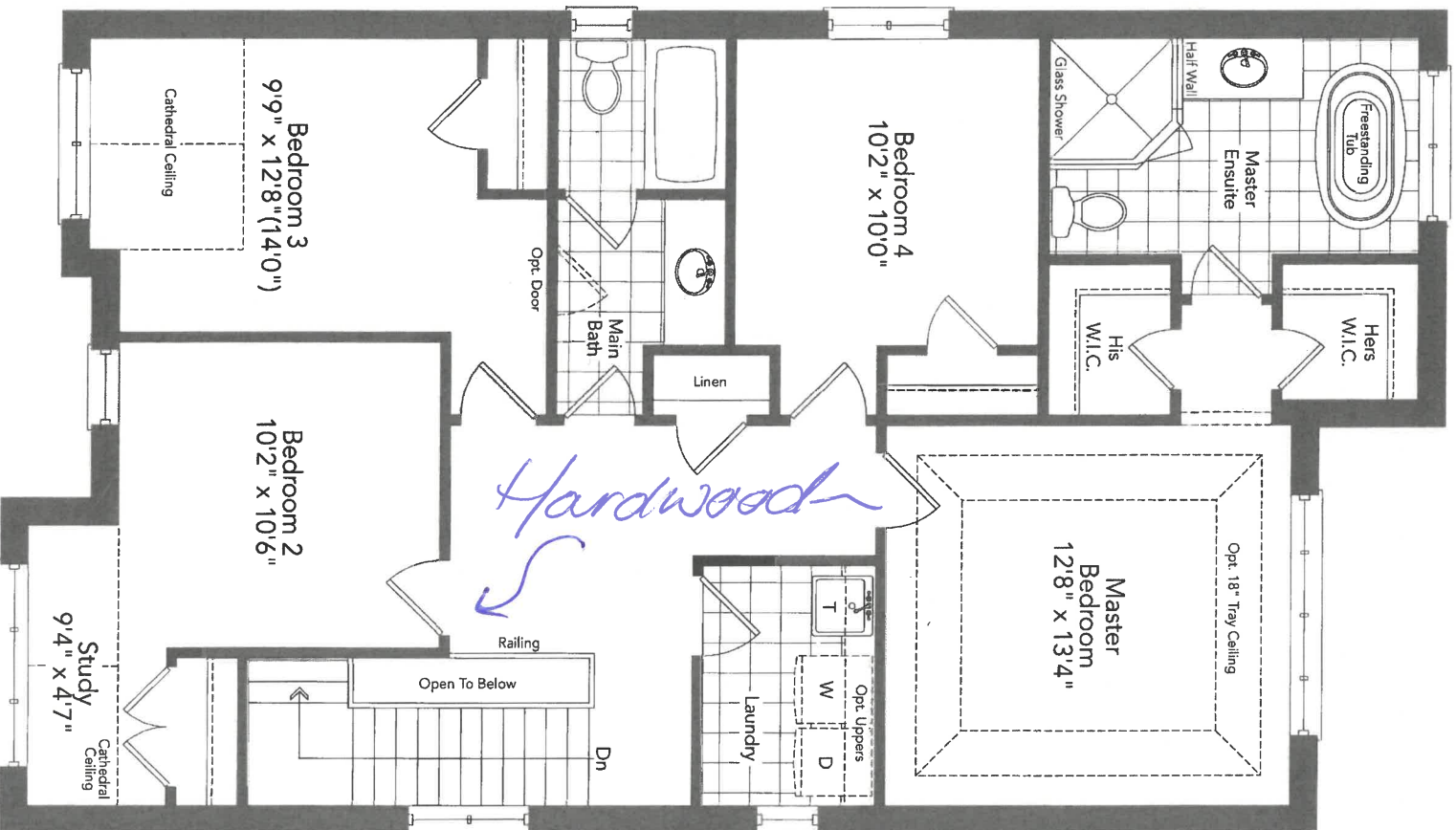
Basement  
Elevation A



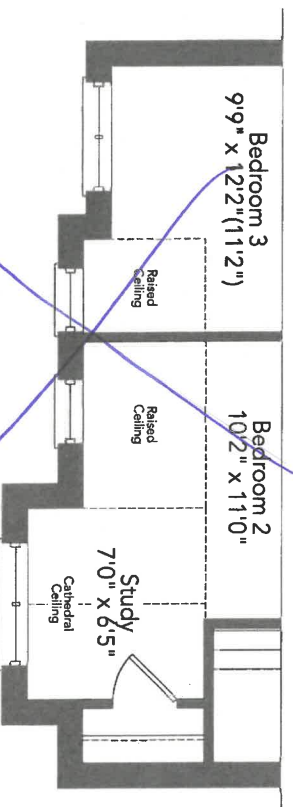
Partial Basement  
Elevation B



1st 36290  
Nov 22/18



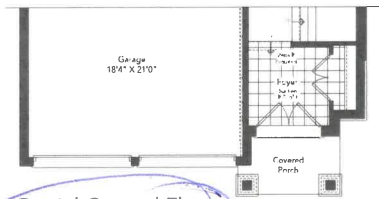
Second Floor  
Optional 4 Bedroom Plan  
Elevation A



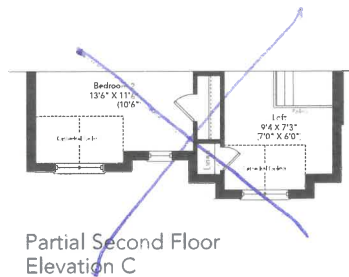
Partial Second Floor  
Optional 4 Bedroom Plan  
Elevation B

CUNNINGHAM 36-04

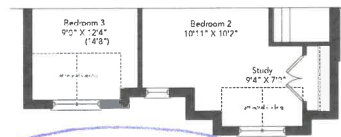
TH



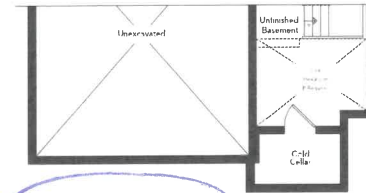
Partial Ground Floor  
Elevation C



Partial Second Floor  
Elevation C



Partial Second Floor  
Optional 4 Bedroom Plan  
Elevation C



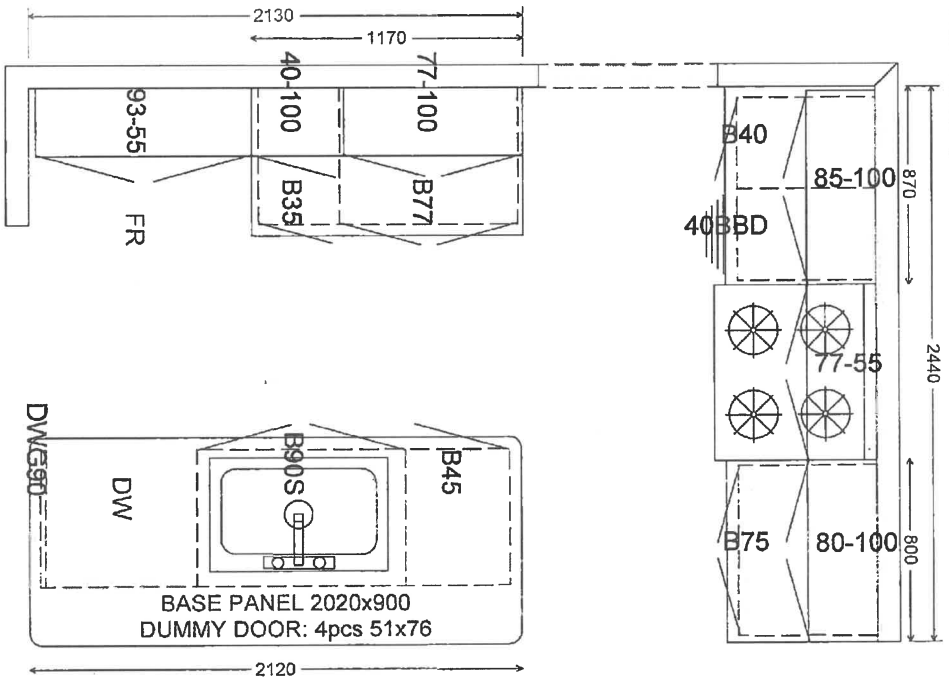
Partial Basement  
Elevation C

Lot 362W  
rev 22/21

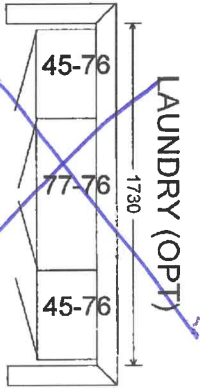
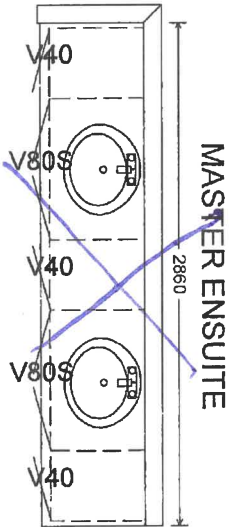
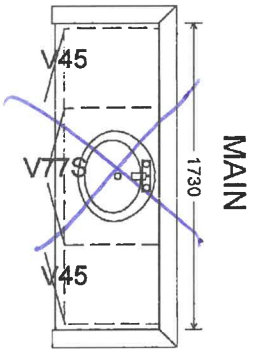
New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by: MGER	
Date: 07/10/15	Revised:	Drawing number:	
BELLE AIR SHORES, INNISFIL			

MODEL: 36-04

10 + 3620  
Nov 22/21

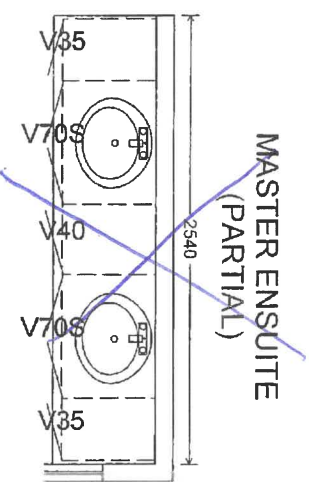
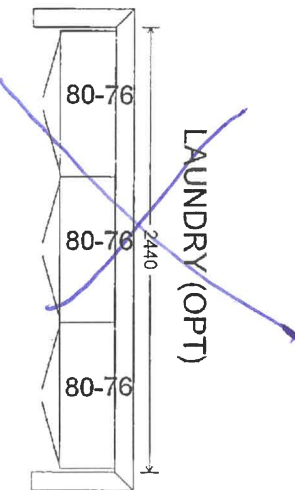
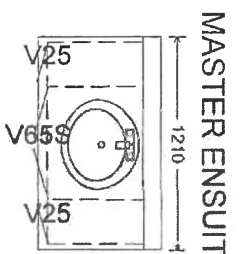
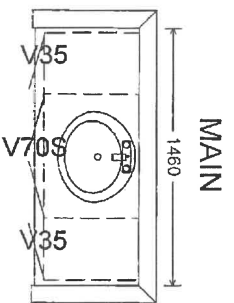


RA





New Image Kitchens Inc.			
Scale:	Approved by:		Drawn by: MGER
Date: 07/10/15		Revised:	
BELLE AIR SHORES, INNISFIL			Drawing number:
MODEL: 36-04 (OPT 4)			



FF

MASTER ENSUITE - compact H&H.

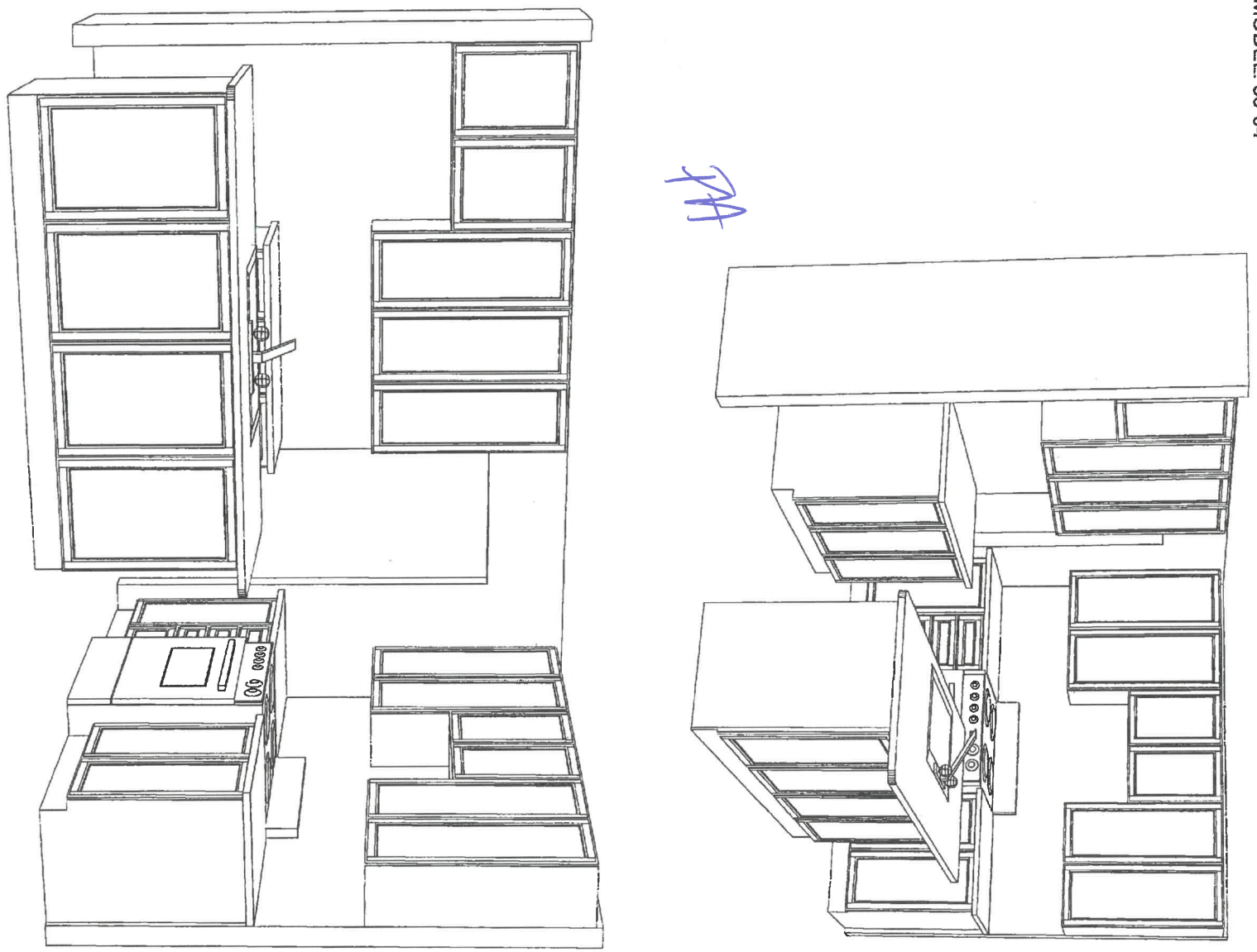
1 of 362W  
rev 22/2

lot 362w  
rev 22/21

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

MODEL: 36-04

TA



APPLIANCE ACKNOWLEDGEMENT

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

- It is the Purchasers 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

**X JH**

**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.**

**X JH**  
**INITIAL**

- Upgraded Appliance Specs are 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.

**FRIDGE UPGRADE**

- ☐ Built-in  
☒ Panelled \*\*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 Then Range Microwave (OTR)  
☐ Built-In Microwave \*\*Trim Kit required \*\*electrical required & sold separately

DATE Nov 22/21

**INNISFIL**

SITE

LOT

362nd

\*\* 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.

PA

**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.**

PA

**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.

PA

**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'.

PA

**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.

PA

**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.

PA

**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.

PA

**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.**

PA

**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.

PA

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\*\***

PA

DATE Nov 22/21

SITE INNISFIL

LOT 36220

221 North Rivermeade Road, Concord, Ontario L4K 3N7 \* T: (905) 738-7010 F: (905) 738-5948



## 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:**

*ST* Smart-Tech Home Automation

**Rep:**

Andrea Chow

**Phone:**

(905) 761-6469

**Email:**

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.

  
Homeowner(s) Initial

INNISFIL

DATE

Nov 22/21

SITE

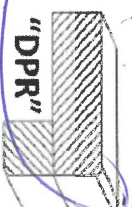
LOT

Stone Countertop Edge Profiles

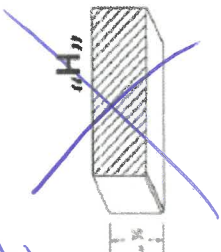
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity

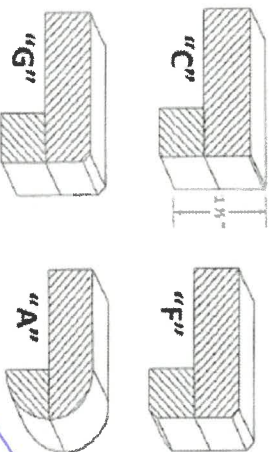


JA

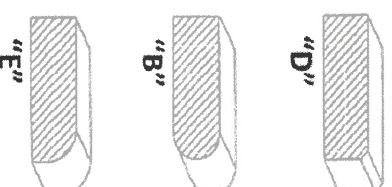
Homeowner(s) Initial

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

Optional Edge in Kitchen



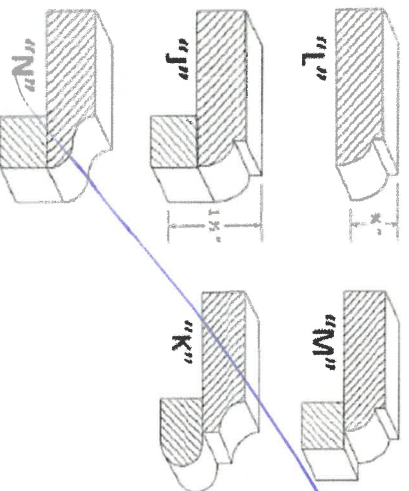
Optional Edge in Bathroom



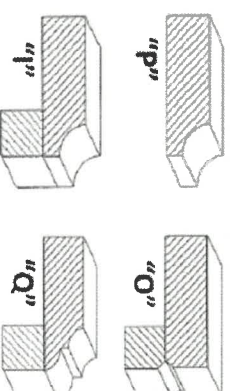
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE Nov 22/21

SITE INNISFIL

LOT 362W