

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-05-12 / 12:15 PM / Page 1 of 1

Site: INNISFIL

Lot: 157 W

Model: GALLEY (36-05)

Purchaser: 0

Purchaser: JEYRAMESH JEGANATHAN

Phone: 647.963.2677

Email: JIREALTORONTO@GMAIL.COM

DESCRIPTION		DATE SELECTED
	BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE FRONT LOAD WASHER & DRYER	INCLUDED IN APS
	BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
	BONUS PACKAGE: AIR CONDITIONING UNIT	INCLUDED IN APS
#1	ELECTRICAL FIREPLACE DIMPLEX PRISM BLF50S1 50" WALL BUILT INTO ROOM 8" DEEP TO ACCOMMODATE	3-May-21
#2	FIREPLACE ACCESSORY- LOG INSERT LF50DWS-KIT	3-May-21
#3	SMOOTH CEILINGS ON MAIN FLOOR	3-May-21
#4	LARGER BASEMENT WINDOW- 30" X 24" - QTY 2- SEE SKETCH	3-May-21
#5	FRAMELESS 10MM GLASS SHOWER IN CLEAR- MASTER ENSUITE	3-May-21
#6	WATERLINE TO FRIDGE	3-May-21
#7	GAS LINE TO BBQ	3-May-21
#8	ELECTRICAL	3-May-21
#9	PLUG FOR FUTURE TV, INSTALLED ABOVE FIREPLACE BESIDE CABLE- INSTALL 65" AFF	3-May-21

ZANCOR HOMES COLOUR CHART

PRINTED 2021-05-03, 10:50 AM

ENTRANCES				
Main Foyer - FLOORING		KEATON ICE 13 X 13	✓	
Mudroom - FLOORING		KEATON ICE 13 X 13	✓	
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		KEATON ICE 13 X 13	✓	
Breakfast - FLOORING		KEATON ICE 13 X 13	✓	
Kitchen - CABINETS		400 SERIES WHITE PVC	✓	
Island - CABINETS		400 SERIES WHITE PVC	✓	
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC	✓	
Kitchen - COUNTERTOP		BIANCO SARDO GRANITE	✓	
Island - COUNTERTOP		BIANCO SARDO GRANITE	✓	
Kitchen - BACKSPLASH		DECLINED	✓	
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining Room - FLOORING		NORTHERN SOLID SAW COLLECTION RED OAK 3 1/4" NATURAL	✓	
Living Room - FLOORING		NA		
Great Room - FLOORING		NORTHERN SOLID SAW COLLECTION RED OAK 3 1/4" NATURAL	✓	
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		1-5/16" TURNED OAK PICKETS	✓	
Railing Details - POSTS		2 3/4" TURNED OAK POST	✓	
Railing Details - HANDRAIL		2-1/2" OVAL OAK HANDRAIL	✓	
Stair Stain - MAIN STAIRS		NATURAL FINISH, MATCHES HARDWOOD	✓	
Stair Stain - BASEMENT STAIRS (if applicable)		NA		
Stair Stain - SERVICE STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING		KEATON ICE 13 X 13	✓	
Powder Room - CABINETS		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		T20 OPENING NIGHT		
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		KEATON ICE 13 X 13	✓	
Master Ensuite - SHOWER WALL		KEATON ICE 8 X 10	✓	
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2	✓	
Master Ensuite - SHOWER JAMB		BIANCO CARRARA	✓	
Master Ensuite - CABINETS		400 SERIES WHITE PVC	✓	
Master Ensuite - HANDLES/KNOBS		H800BC	✓	
Master Ensuite - COUNTERTOP		WHITE CASCADE 5003-38	✓	
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 PRIOR to installation.		INNISFIL 157 W	g.g.	
PAGE 1 OF 2			PURCHASER INITIALS	VENDOR APPROVAL

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 Ensuite Bath- FLOORING		KEATON ICE 13 X 13	✓
Twin Ensuite Bath- TUB / SHOWER WALL		KEATON ICE 8 X 10	✓
Twin Ensuite Bath- SHOWER FLOOR		NA	
Twin Ensuite Bath- SHOWER JAMB		NA	
Twin Ensuite Bath- CABINETS		400 SERIES WHITE PVC	✓
Twin Ensuite Bath- HANDLES/KNOBS		H800BC	✓
Twin Ensuite Bath- COUNTERTOP		WHITE CASCADE 5003-38	✓
Twin Ensuite Bath- SINK(S)	STD	Shared Bath - FAUCET(S)	STD
Ensuite Bath - FLOORING		KEATON ICE 13 X 13	
Ensuite Bath - TUB / SHOWER WALL		KEATON ICE 8 X 10	
Ensuite Bath - SHOWER FLOOR		NA	
Ensuite Bath - SHOWER JAMB		NA	
Ensuite Bath - CABINETS		400 SERIES WHITE PVC	
Ensuite Bath - HANDLES/KNOBS		H800BC	
Ensuite Bath - COUNTERTOP		WHITE CASCADE 5003-38	
Ensuite Bath - SINK(S)	STD	Ensuite Bath - FAUCET(S)	STD

LAUNDRY

laundry - FLOORING	KEATON 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	STANDARD
Interior Doors	STD
Interior Door Hardware	STD
PAINT - Throughout	BIRCH WHITE

FIREPLACE

Location / Insert / Mantle	
50" ELECTRIC BLF5051	

ACCESSORIES

MIRRORS	YES	BATH ACCESSORIES	DO NOT INSTALL
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APPLIANCE REQUIREMENTS

GAS LINE TO BBQ	YES	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"	ELECTRICAL for Bar Fridge	DECLINED
WATERLINE to Fridge	YES		

DISCLAIMER

DISCLAIMER		INITIALS
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs		P.F.
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		P.F.

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

20

SITE / LOT:	INNISFIL	LOT	157 W
PURCHASER(S):	0		
PURCHASER(S):	JEYRAMESH JEGANATHAN		
CONTACT:	647.963.2677	JJREALTORONTO@GMAIL.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.

**ZANCOR
HOMES**

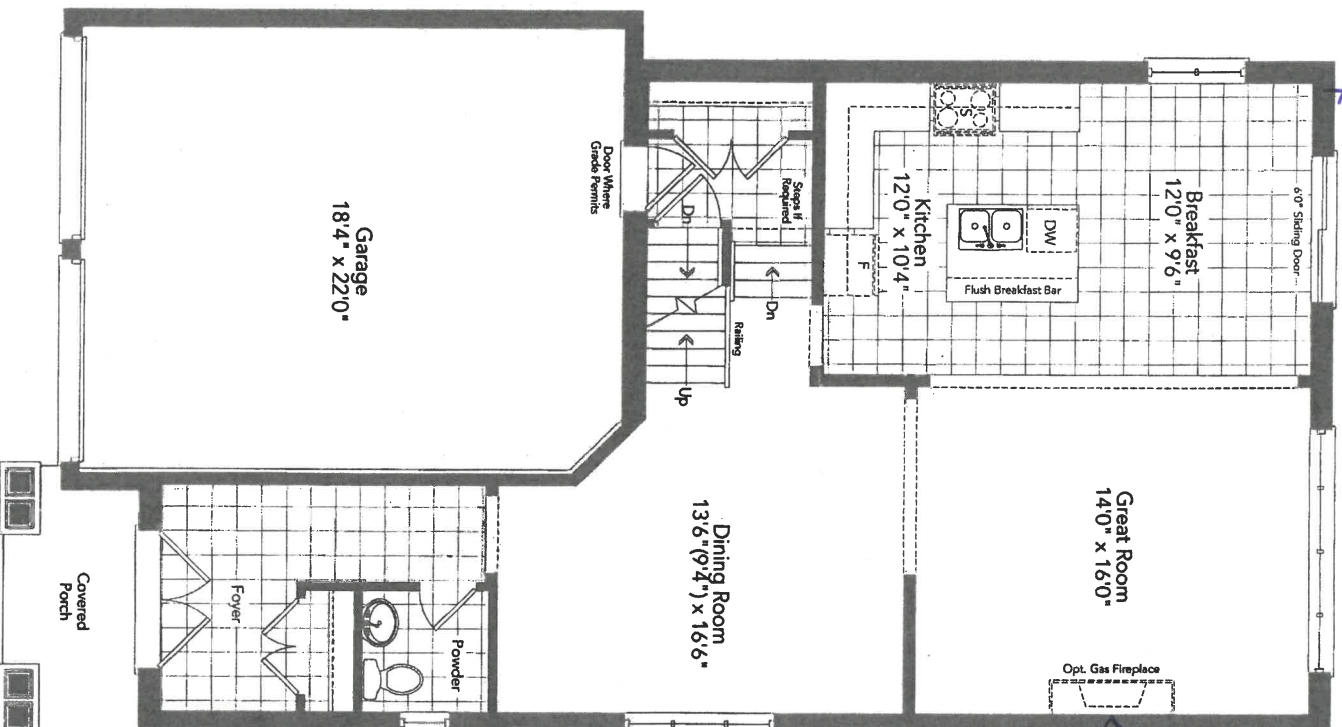
PURCHASER SIGNATURE	
PURCHASER SIGNATURE	
DÉCOR CONSULTANT	

****PAGE 2 OF 2****

Elevation A & B 2297 sq.ft.

BBQ

Gas Line
For
BBQ.

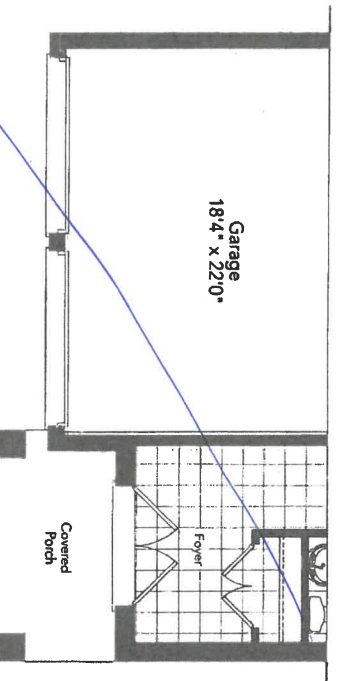


1 of 15720
May 3/21

50" Fireplace
electrical.
plug for future
TV - install
at 65" AFF

Smooth
Ceilings.

Ground Floor
Elevation A



g.g.

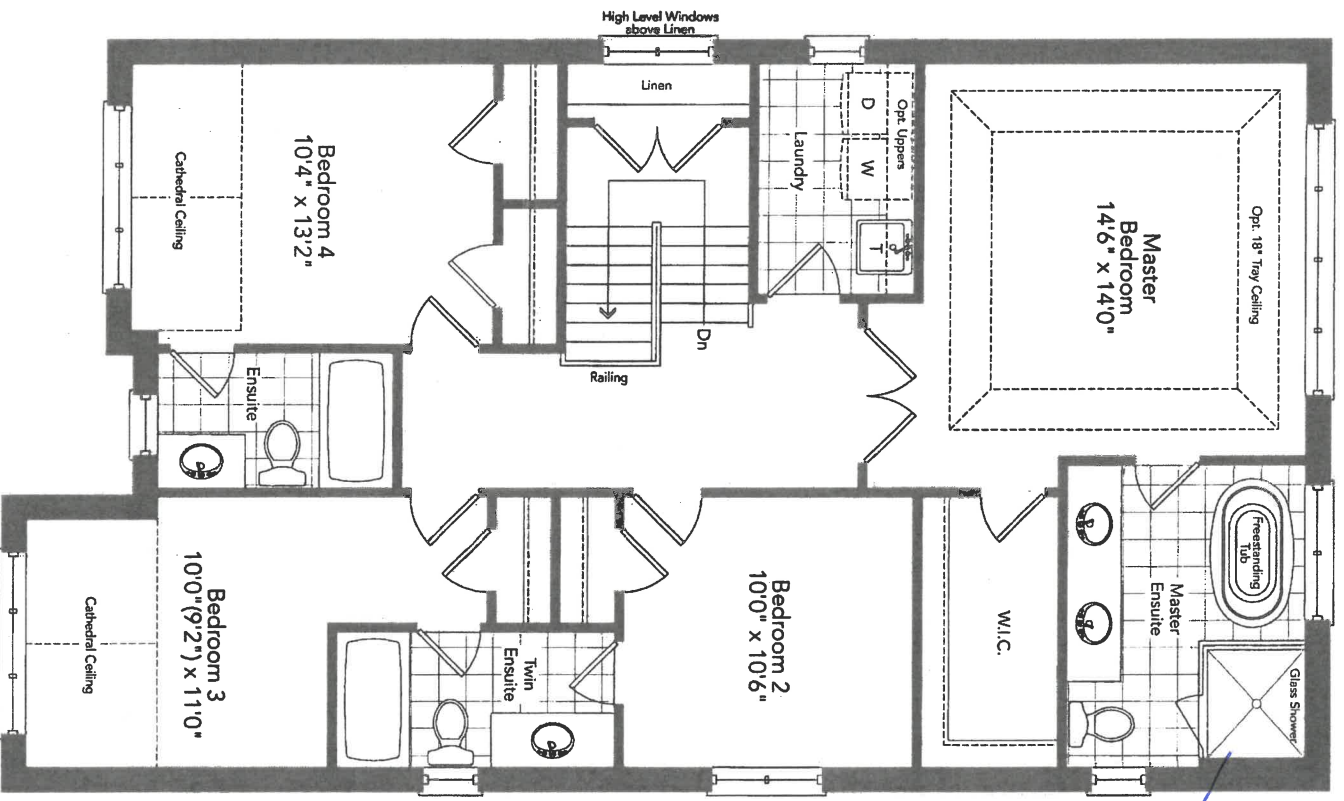
Partial Ground Floor
Elevation B

GALLEY 36-05

14/570

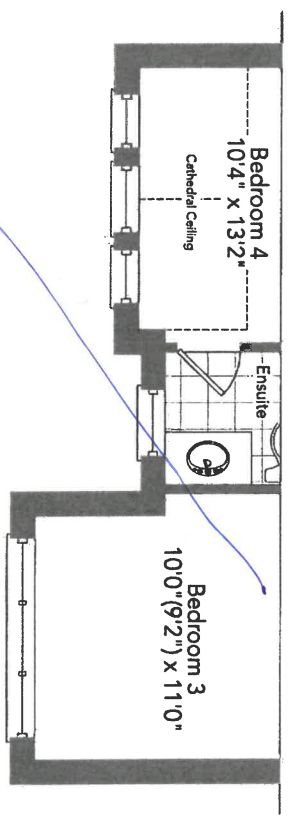
May 3/21

Frameless
glass
shower



g.g.

Second Floor
Optional 3 Bath Plan
Elevation A

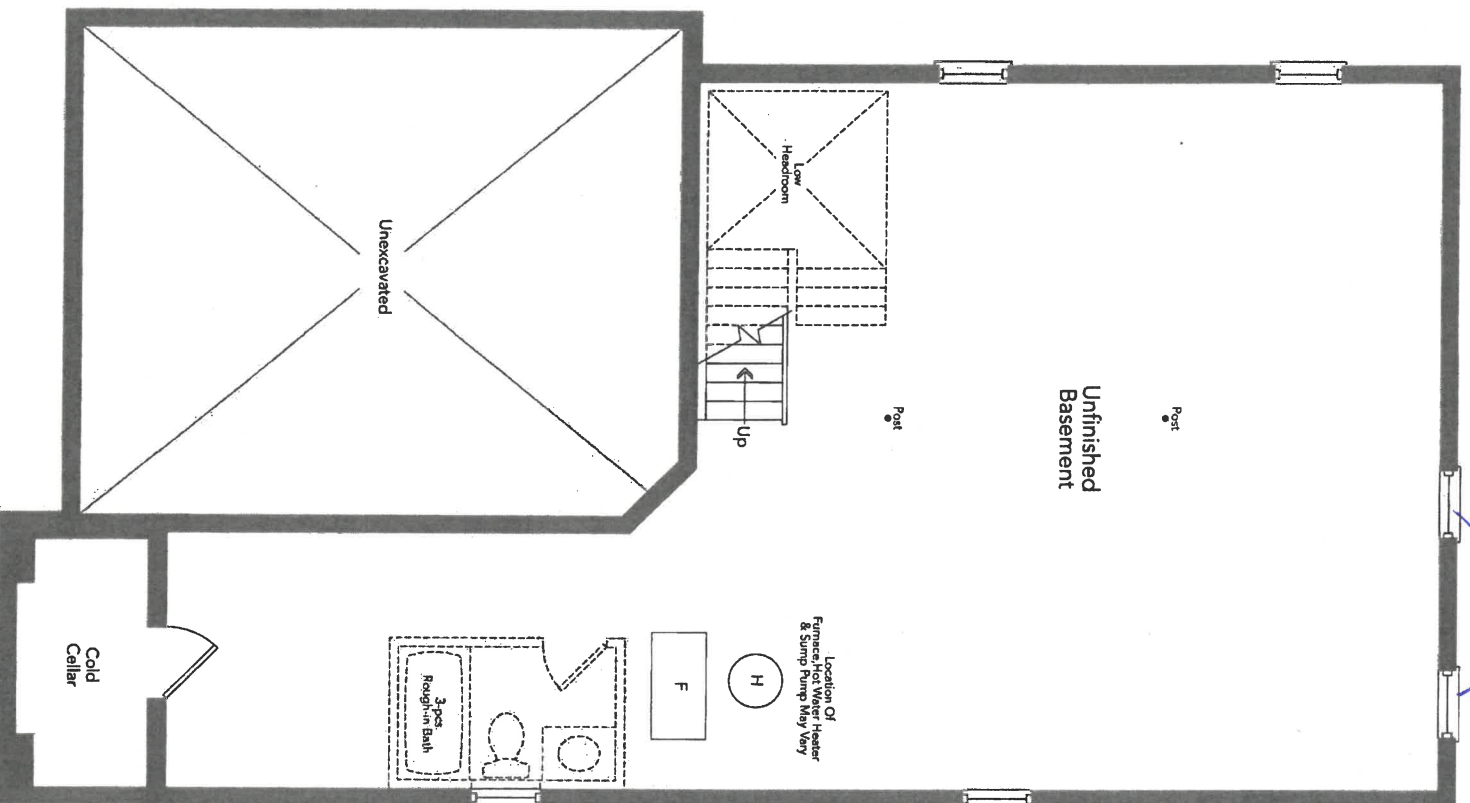


Partial Second Floor
Optional 3 Bath Plan
Elevation B

GALLEY 36-05

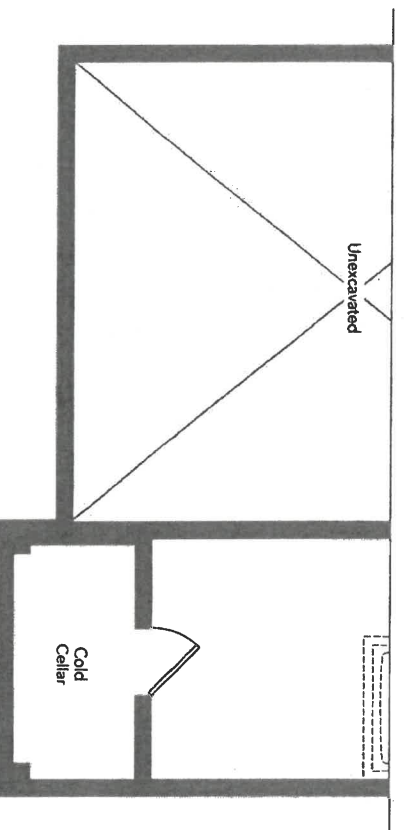
Large Basement
windows x 2
30" x 24"

15710
May 3/21



g.g.

Basement
Elevation A



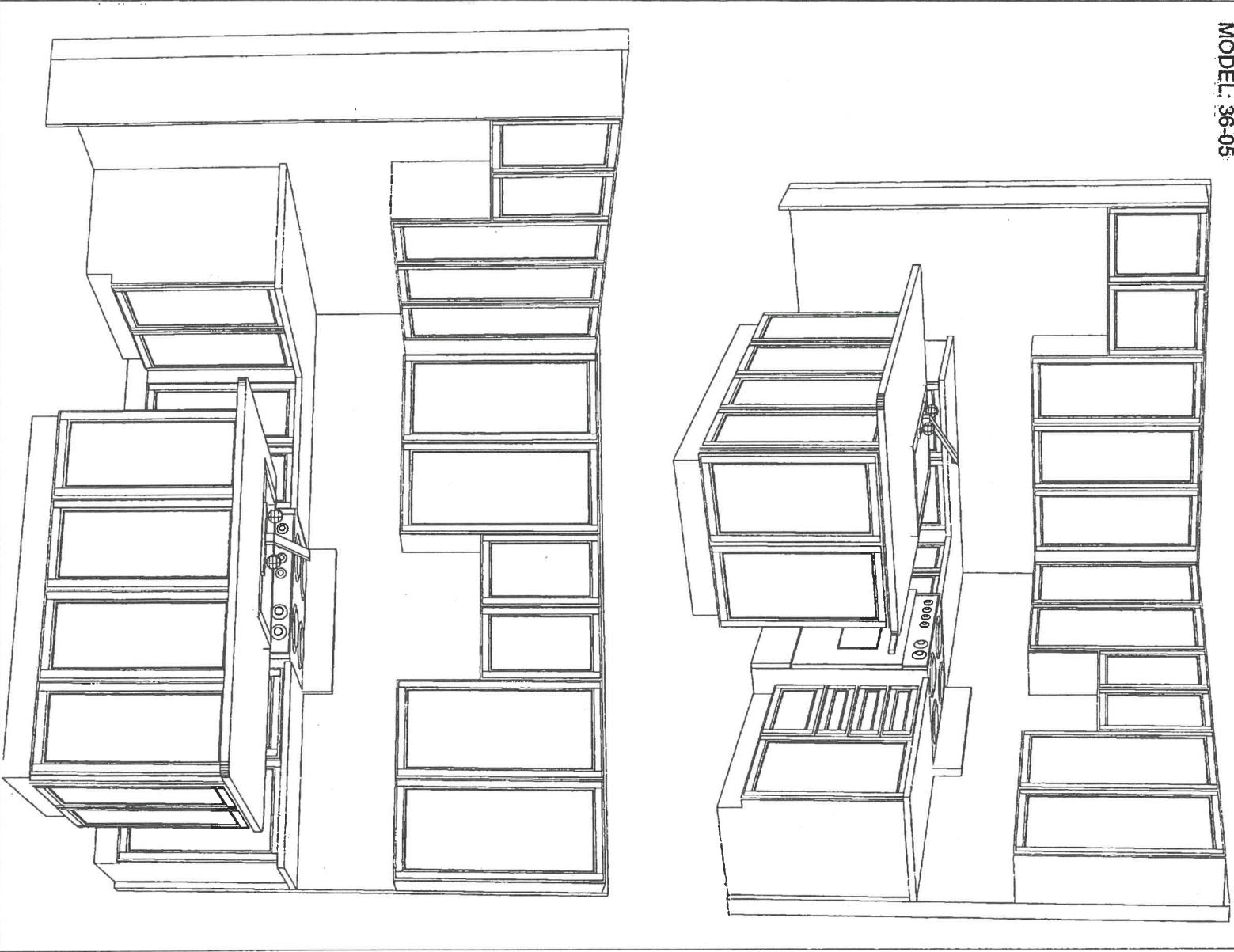
Partial Basement
Elevation B

GALLEY 36-05

Lot 15700
May 3/21

New Image Kitchens Inc.		Drawn by: MGER
Scale:	Approved by:	Revised:
Date: 24/02/17		
BELLE AIR SHORES, INNISFIL.		Drawing number:

MODEL: 36-05



Standard
Kitchen.

g.g.

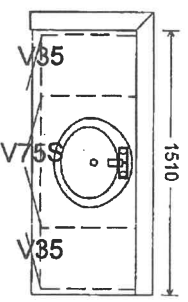
1 of 157 w
May 3, 21

New Image Kitchens Inc.			
Scale:	Approved by:		Drawn by: MGER
Date: 07/10/15			Revised:

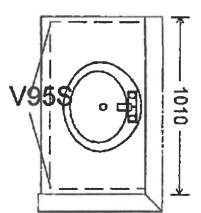
BELLE AIR SHORES, INNISFIL	Drawing number:
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MODEL: 36-05 (OPT. 3)

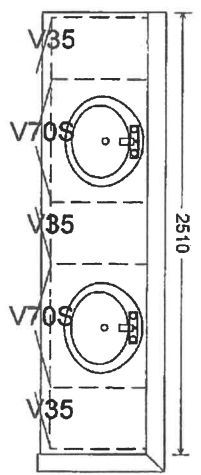
TWIN ENSUITE



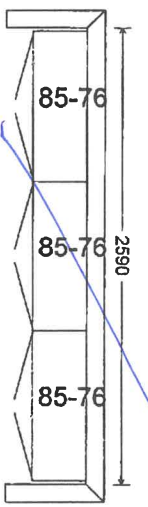
ENSUITE BDRM 4



MASTER ENSUITE

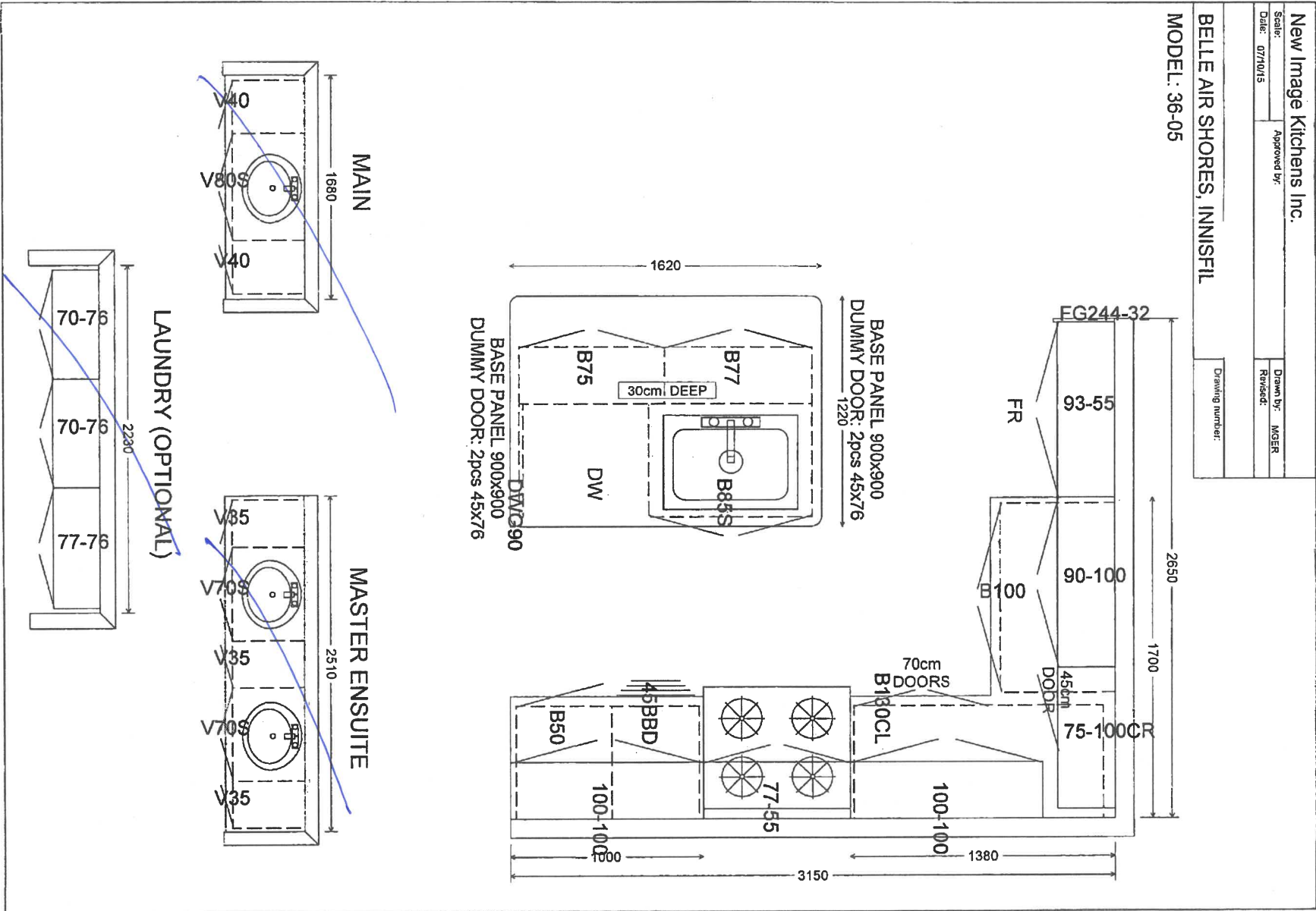


LAUNDRY (OPTIONAL)



8.8.

1st 157W
May 3/21



g.g.

APPLIANCE ACKNOWLEDGEMENT

COAST APPLIANCES - WAYNE WANAMAKER - wwanamaker@coastappliances.com

► **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:

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"

W.A.
INITIAL

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.

W.A.
INITIAL

FRIDGE

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

RANGE

☐ 36" ☒ Cooktop (Apron front)
(Spec's Required) ☐ 48" same as the stove ☐ Cooktop (Drop-in)

Larger CFM may be required with these appliances

**Countertop Cut-out charge required for cooktop

☐ Induction

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 May 3/21 SITE Transit LOT 157W

** 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

HOME AUTOMATION (Cable, CAT5/6, Telephone)

INCLUDED IN SCHEDULE "A" IN AGREEMENT OF PURCHASE AND SALE:

- Rough-in for Central Vacuum system piped to garage
- Rough-in for Telephone (2) locations
- Rough-in for Cable TV (2) locations
- Rough-in for Cat5 Network (3) locations

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, CAT6, 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.

Deborah A.
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 agreed to the Vendor locations for the standard rough-ins for Cable, CAT6, Telephone that are included in the Agreement of Purchase and Sale.

Homeowner(s) Initial

May 3/21
DATE

[1M15H]
SITE

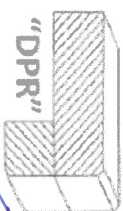
157W
LOT

Stone Countertop Edge Profiles

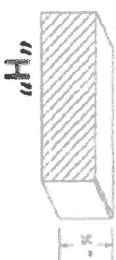
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



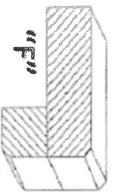
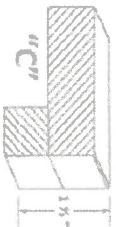
Standard Countertop Edge in
Vanity



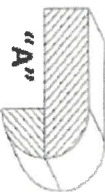
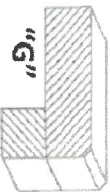
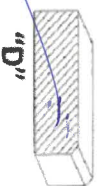
Homeowner(s) Initial

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

Optional Edge in Kitchen



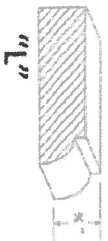
Optional Edge in Bathroom



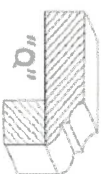
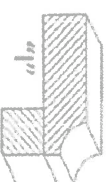
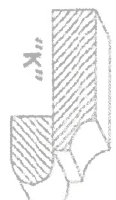
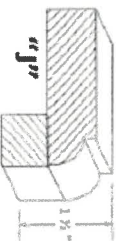
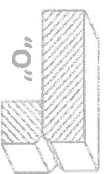
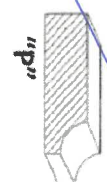
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

SITE

LOT

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 May 3/21

SITE 11m1561

LOT 157W 11

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