

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2022-03-01 / 4:04 PM / Page 1 of 1

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




INNISFIL
305W
SKIPPER (36-06) ELEV A- OT 3RD BATH
MANISH SINGH ARORA
0
647.972.6980
MANISH.ARORA@OUTLOOK.IN



	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
	NO STRUCTURAL CHANGES	
1	KITCHEN CABINET- UP 1	15-Feb-22
2	KITCHEN COUNTERTOP- UP 3	15-Feb-22
3	COMFORT HEIGHT- MASTER BATH	15-Feb-22
4	RAILING- UP 2	15-Feb-22
5	BANK OF DRAWERS- MASTER	15-Feb-22
6	STAIN FOR STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	15-Feb-22
7	HARDWOOD- UP 1- FAMILY ROOM/DINING/ MAIN HALL, DEN	15-Feb-22

ZANCOR HOMES COLOUR CHART

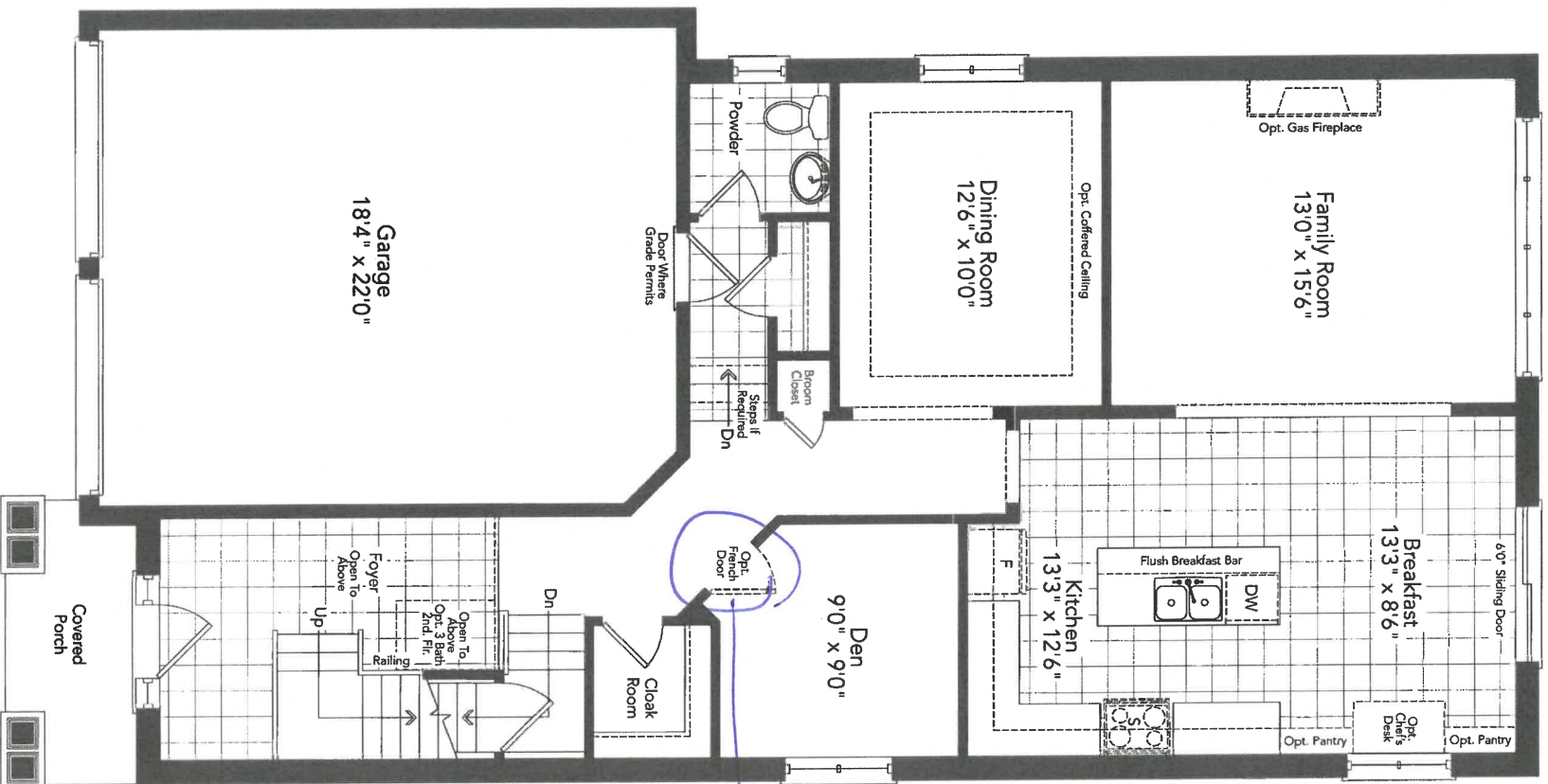
PRINTED 2022-02-15, 4:01 PM

ENTRANCES				
Main Foyer - FLOORING		BALLINA GREY 13 X 13		
Mudroom - FLOORING		BALLINA GREY 13 X 13		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		BALLINA GREY 13 X 13		
Breakfast - FLOORING		BALLINA GREY 13 X 13		
Kitchen - CABINETS		EURO HIGH GOSS GREY BROWN- UP 1		
Island - CABINETS		EURO HIGH GOSS GREY BROWN- UP 1		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		CALCATTI GOLD- UP 3		
Island - COUNTERTOP		CALCATTI GOLD- UP 3		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		MIRAGE RIO RED OAK 3 5/16" - UP 1		
Main Hall - FLOORING		MIRAGE RIO RED OAK 3 5/16" - UP 1		
Dining / Living Room - FLOORING		MIRAGE RIO RED OAK 3 5/16" - UP 1		
Library / Den - FLOORING		MIRAGE RIO RED OAK 3 5/16" - UP 1		
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 HANDRAIL- UP 2		
Stair Stain - MAIN STAIRS		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - BASEMENT STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING		BALLINA GREY 13 X 13		
Powder Room - CABINETS / HANDLES		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		NA		
Powder Room - FAUCET		NA		
2ND FLOOR				
Upper Hall - FLOORING		T21 OPENING NIGHT		
Master Bedroom - FLOORING		T21 OPENING NIGHT		
Bedroom 2 - FLOORING		T21 OPENING NIGHT		
Bedroom 3 - FLOORING		T21 OPENING NIGHT		
Bedroom 4 - FLOORING		T21 OPENING NIGHT		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		MALENA CARBON 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		EURO LARICE BIANCO- COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		4886-38		
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 305W		
PAGE 1 OF 2		PURCHASER INITIALS	VENDOR APPROVAL	
				

ZANCOR HOMES COLOUR CHART

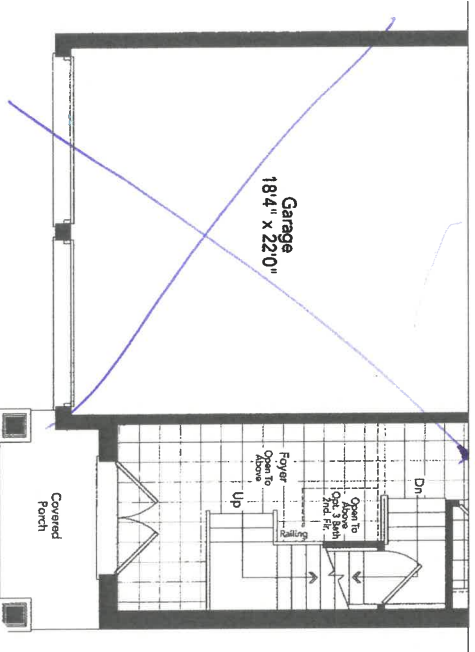
PRINTED 2022-02-15, 4:01 PM

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 Bath- FLOORING				KEATON ICE 13 X 13					
TWIN Bath- TUB / SHOWER WALL				MALENA ICE 8 X 10					
TWIN Bath- SHOWER FLOOR				NA					
TWIN Bath- SHOWER JAMB				NA					
TWIN Bath- CABINETS				EURO OLMO CARISMA					
TWIN Bath- HANDLES/KNOBS				H800BC					
TWIN Bath- COUNTERTOP				1573-60					
TWIN Bath- SINK(s)		STD		Shared Bath - FAUCET(s)				STD	
Ensuite Bath - FLOORING				KEATON ICE 13 X 13					
Ensuite Bath - TUB / SHOWER WALL				MALENA ICE 8 X 10					
Ensuite Bath - SHOWER FLOOR				NA					
Ensuite Bath - SHOWER JAMB				NA					
Ensuite Bath - CABINETS				EURO OLMO CARISMA					
Ensuite Bath - HANDLES/KNOBS				H800BC					
Ensuite Bath - COUNTERTOP				1573-60					
Ensuite Bath - SINK(s)		STD		Ensuite Bath - FAUCET(s)				STD	
LAUNDRY									
Laundry - FLOORING				KEATON ICE 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				WARM GREY					
FIREPLACE									
Location / Insert / Mantle				STD					
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 \$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 Vendors's selection must be accepted by the purchaser									
SITE / LOT:		INNISFIL		305W					
PURCHASER(S):		MANISH SINGH ARORA							
PURCHASER(S):		0							
CONTACT:		647.972.6980		MANISH.ARORA@OUTLOOK.IN					
		SIGNATURES / DATE							
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		Manish.					
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT		JILLIAN					
PAGE 2 OF 2		Vendor APPROVAL				Feb 25/22			



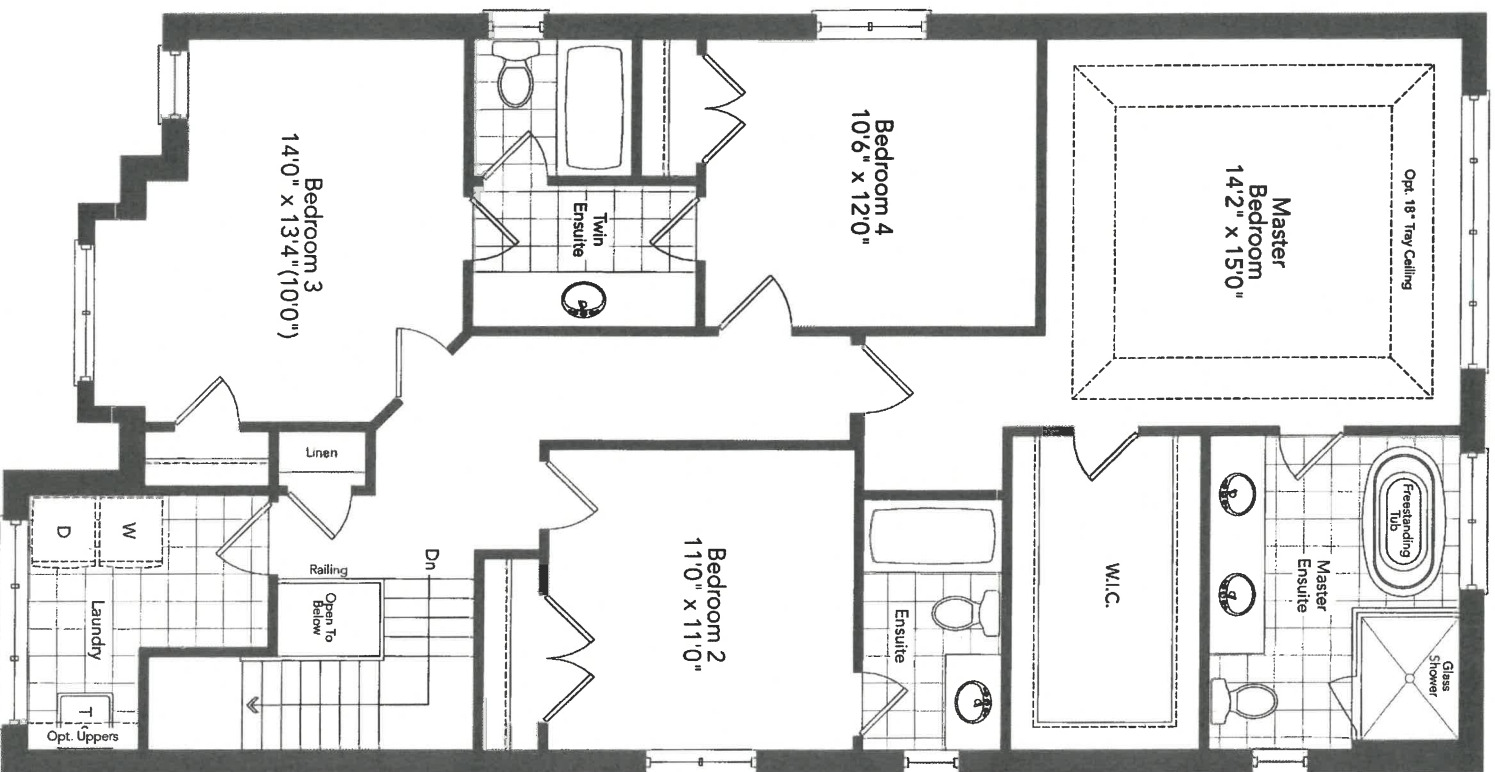
lot 30500
rev 18/21
Feb 15/22

Ground Floor
Elevation A



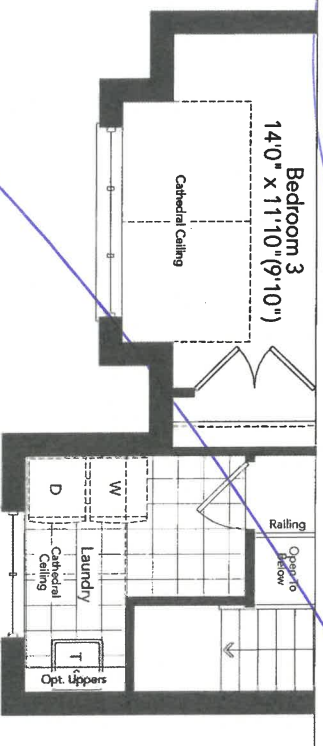
Partial Ground Floor
Elevation B

SKIPPER 36-06



1st 305w
Feb 15/22

Second Floor
Optional 3 Bath Plan
Elevation A

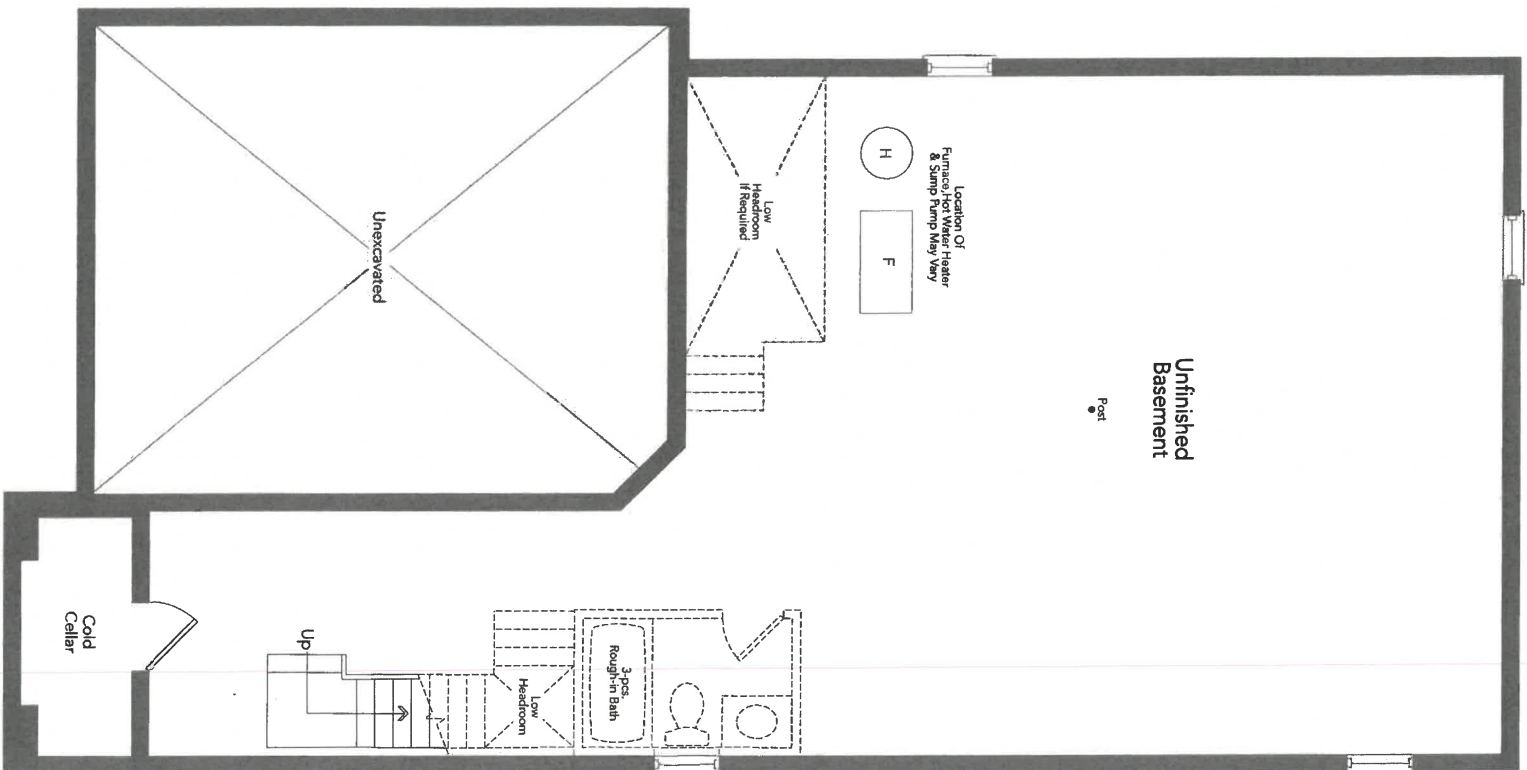


Am

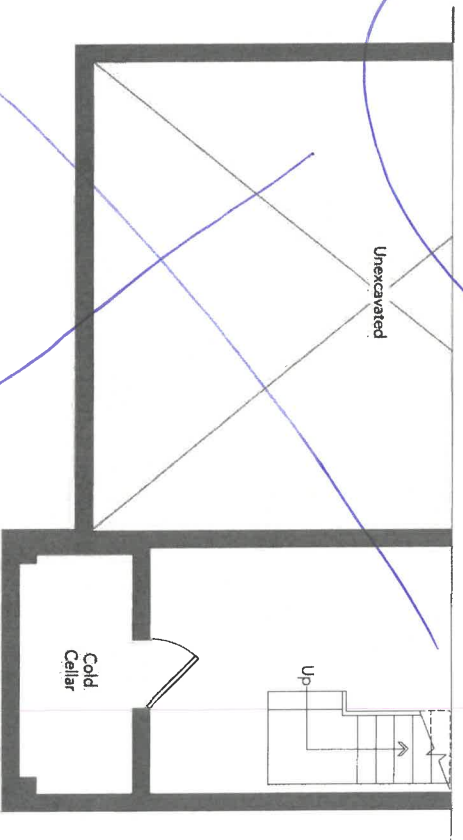
Partial Second Floor
Optional 3 Bath Plan
Elevation B

SKIPPER 36-06

Lot 305A
Feb 15/22



Basement
Elevation A



fm

Partial Basement
Elevation B

SKIPPER 36-06

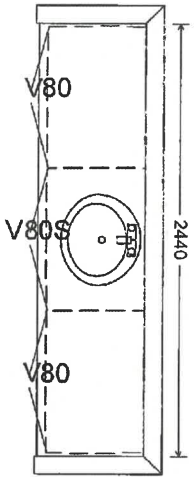


New Image Kitchens Inc.			
Scale:	Approved by:		Drawn by: MGER
Date: 07/10/15			Revised:
Drawing number:			
BELLE AIR SHORES, INNISFIL			

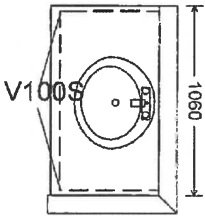
MODEL: 36-06 (OPT 3)

*1 of 30510
Jeb15/22*

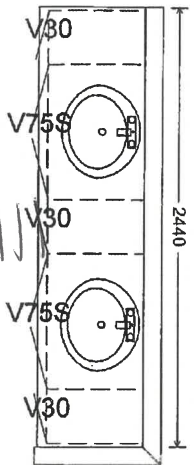
TWIN ENSUITE



ENSUITE BDRM 2

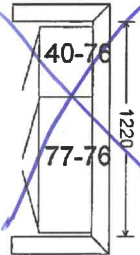


MASTER ENSUITE



Back of drawers -

LAUNDRY (OPT)



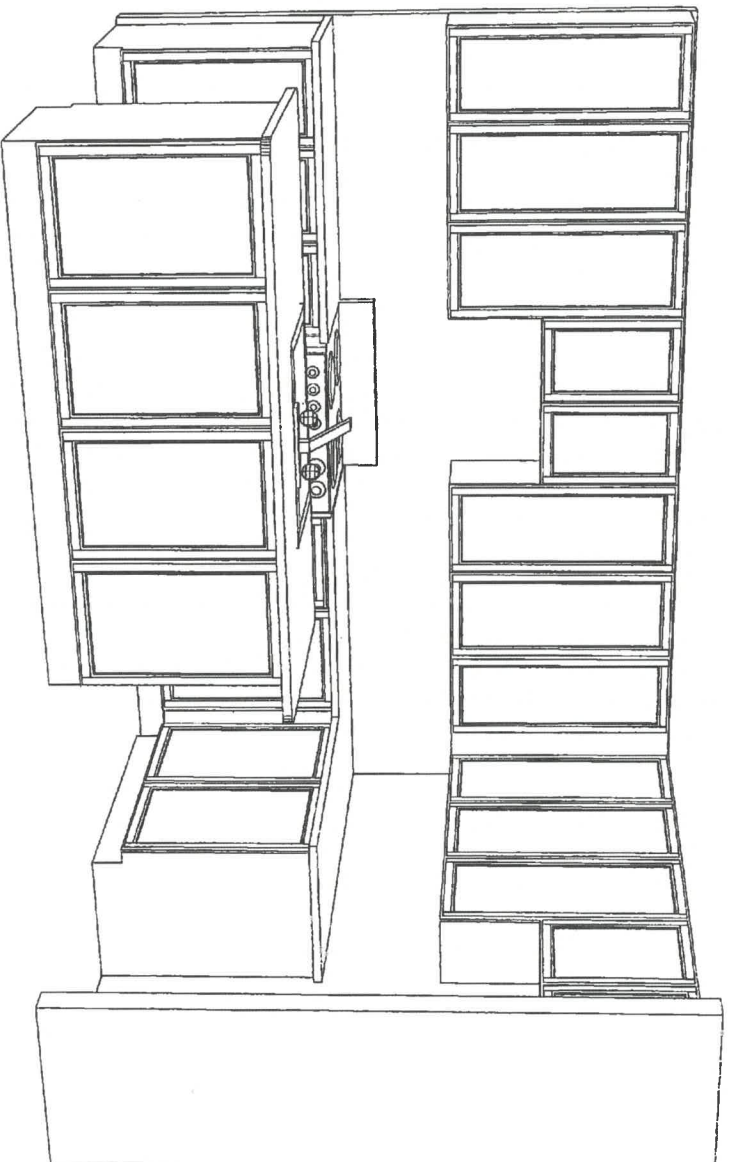
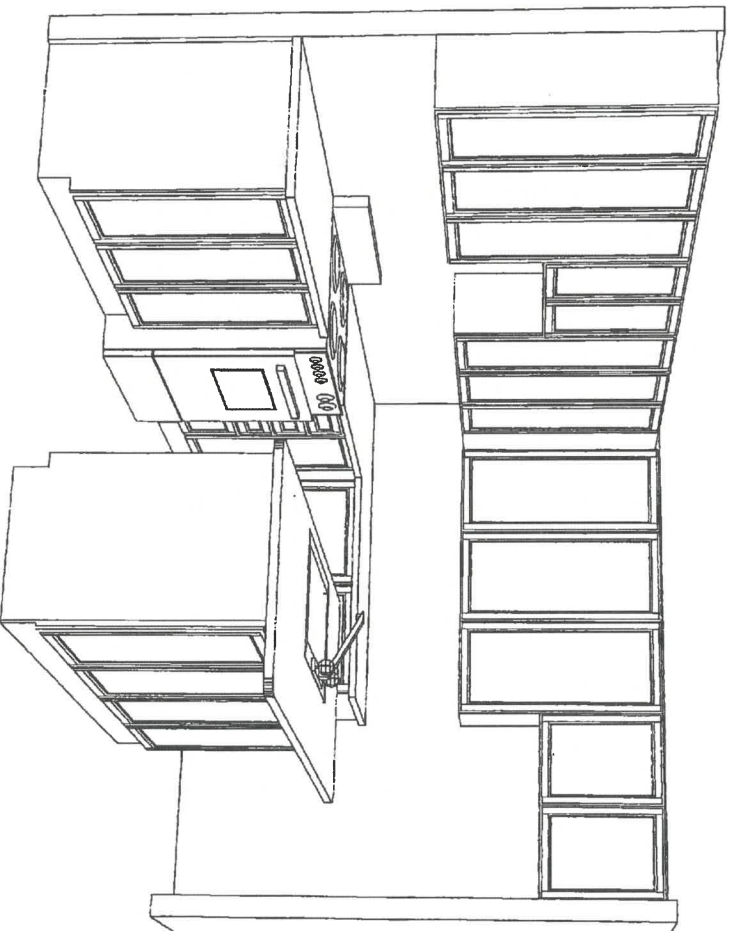
AM

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

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

MODEL: 36-06

lot 305 to
Feb 15/22



AW

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Wayne - Coast Appliance (905) 303-6909 / wwanamaker@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

AW

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.**

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

DATE Feb 15/22

INNISFIL

SITE

LOT

305W

** 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'x8'.

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 Feb 15 / 22

SITE INNISFIL

LOT 305W

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

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.

AM
Homeowner(s) Initial

Feb 15/22
DATE

INNISFIL
SITE

30522
LOT

Stone Countertop Edge Profiles

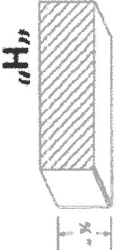
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity

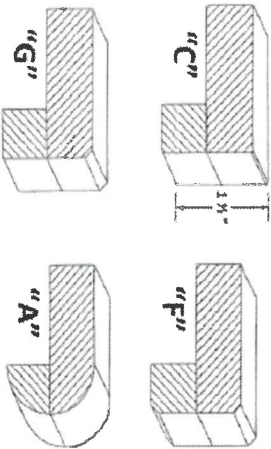


Homeowner(s) Initial

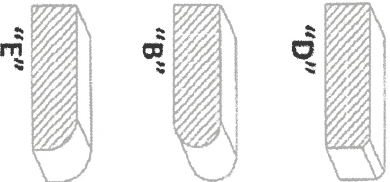
AN

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

Optional Edge in Kitchen



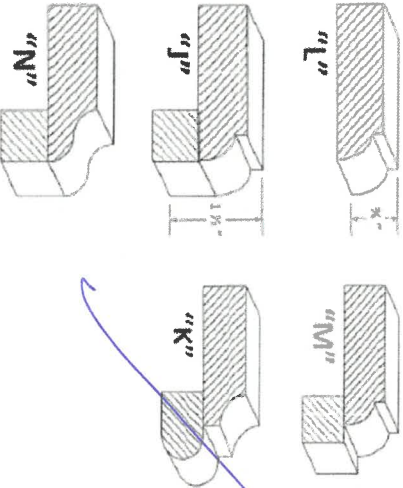
Optional Edge in Bathroom



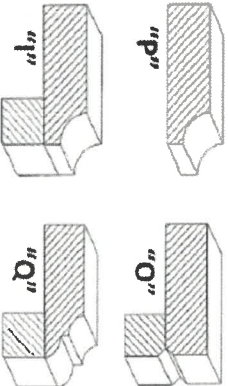
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

305W

DATE

Feb 15 / 22

SITE

INNISFIL

LOT