

CONSTRUCTION SUMMARY OF EXTRAS
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Site:

Lot:

Model:

Purchaser:

Phone/Email:

Appointment:

INNISFIL
87N
MAINSTAY 42-01 (B)
CHARLES CARUNA & SOK CHEA SEM
705-331-7928 / 289-338-7756 / CPC31777@GMAIL.COM
STRUCTURALS & COLOURS





DESCRIPTION		DATE SELECTED
#1	TILES - UPGRADE 1 - FOYER, KITCHEN/BREAKFAST	MAY 31 2019
#2	TILES - INSTALL ON DIAGONAL - FOYER, KITCHEN/BREAKFAST	MAY 31 2019
#3	TILES - UPGRADE 1 - MASTER ENSUITE	MAY 31 2019
#4	TILES - INSTALL ON DIAGONAL - MASTER ENSUITE	MAY 31 2019
#5	DELETE ONE BASEMENT WINDOW AT REAR AND RELOCATE THE OTHER TO THE SIDE	MAY 31 2019
#6	INCREASE 2 BASEMENT WINDOWS TO BE 30 X 24 ***SEE BASEMENT DRAWING	MAY 31 2019
#7	HARDWOOD - UPGRADE COLOUR ON MAIN FLOOR	MAY 31 2019
#8	ELECTRICAL - ADD ONE LIGHT CENTRED ABOVE ISLAND IN KITCHEN	MAY 31 2019
#9	ELECTRICAL - SEE LOCATION OF OF STANDARD UPPER HALL LIGHTS	MAY 31 2019
#10	SMART-TECH - SEE STANDARD LOCATIONS OF CABLE AND PHONE **ALL CATS FROM BEDROOMS TO BE RUN TO THE GREAT ROOM AS PER SKETCH (NO CHARGE AS PER ROB)	MAY 31 2019
#11	STAIRS TO REMAIN UNFINISHED ***WAIVER SIGNED	MAY 31 2019
#12	RAILINGS - UPGRADE TO METAL (3)	MAY 31 2019

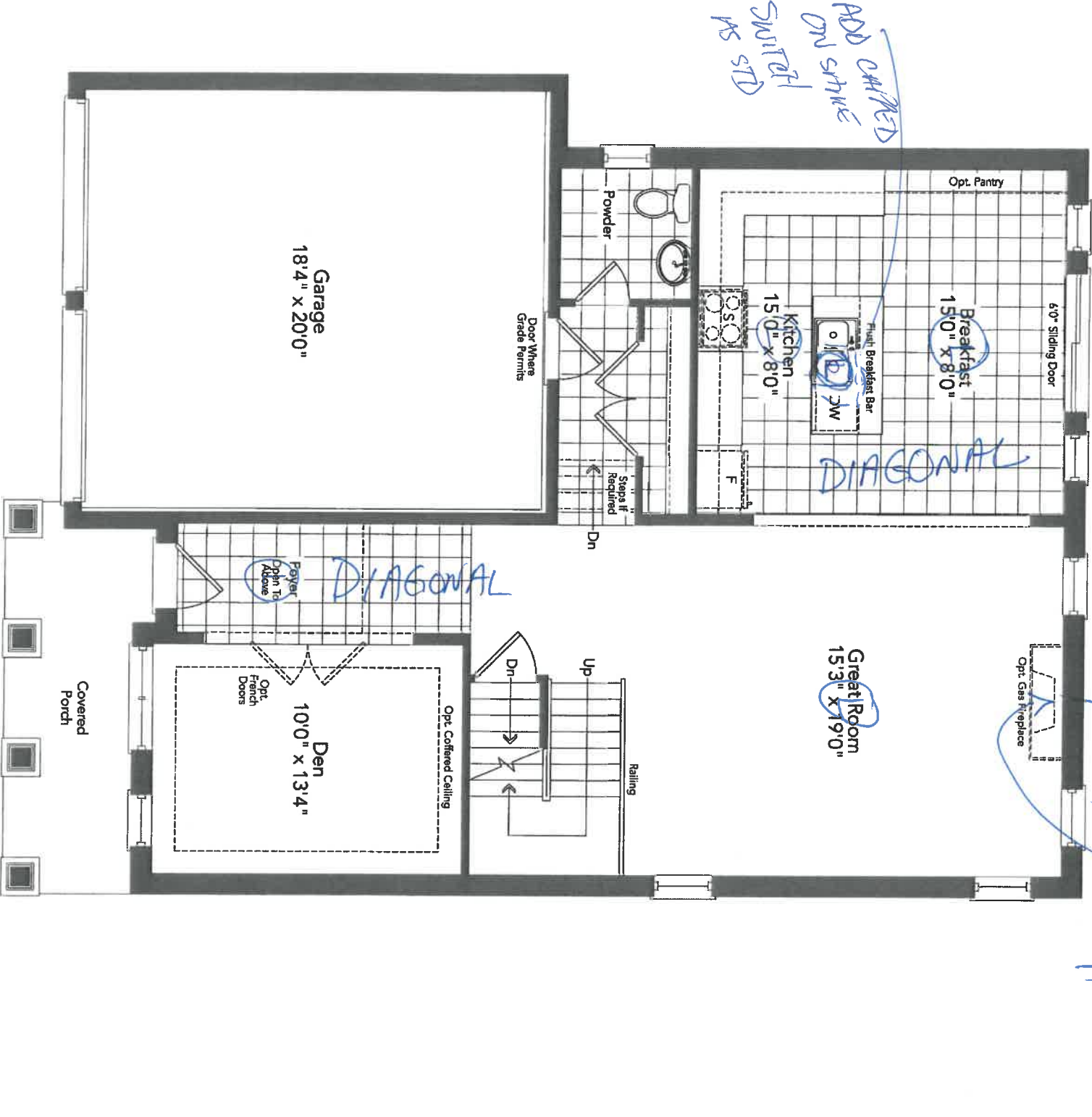
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	400 SERIES MEL - WHITE	H500P		GIALLO ORNAMENTAL LIGHT	
Island	400 SERIES MEL - WHITE	H500P		GIALLO ORNAMENTAL LIGHT	
Powder Room	N/A				
Master Ensuite	400 SERIES MEL - WHITE	H500P		4925K-07	
Main Bath	400 SERIES MEL - WHITE	H500P		4925K-07	
Laundry	N/A			N/A	
TILES					
Main Foyer	CALCATTÀ GRIS 20 X 20 **DIAGONAL INSTALL				
Basement Foyer	N/A				
Powder Room	BELLINA GREY 13 X 13				
Mud Room	BELLINA GREY 13 X 13				
Kitchen	CALCATTÀ GRIS 20 X 20 **DIAGONAL INSTALL				
Breakfast	CALCATTÀ GRIS 20 X 20 **DIAGONAL INSTALL				
Kitchen Bk.Splash	N/A				
Laundry	BELLINA GREY 13 X 13				
Mstr Ensuite Floor	CALCATTÀ GRIS 20 X 20 **DIAGONAL INSTALL				
Mstr Ensuite Shower WALL	UNIWALL TENDER GREY 8 X 10				
Master Shower JAMB	BIANCO CARRARA				
Master Shower Floor	WHITE 2 X 2				
Main Floor	BELLINA GREY 13 X 13				
Main Tub Wall	BELLINA GREY 8 X 10				
HARDWOOD / CARPET					
Kitchen/ Breakfast	TILE				
Servery/Pantry	N/A				
Family Room	VINTAGE BAROQUE OAK 3-1/4" (1)				
Dining Room	N/A				
Main hall	N/A				
Den	VINTAGE BAROQUE OAK 3-1/4" (1)				
Upper Hall	CARPET - OPENING NIGHT - COLOUR T15				
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T15				
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T15				
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T15				
Bedroom 4	N/A				
FIREPLACES					
LOCATION	N/A	MANTLE	N/A		
MIRRORS & ACCESSORIES		PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding	N/A		
Bathroom Accessories	YES	Location	N/A		
Purchaser has reviewed the colour chart			SITE & LOT		
FOR TRADE USE			INNISFIL 87N		
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.					
** PAGE 1 OF 2 **			Purchaser Initial		Vendor

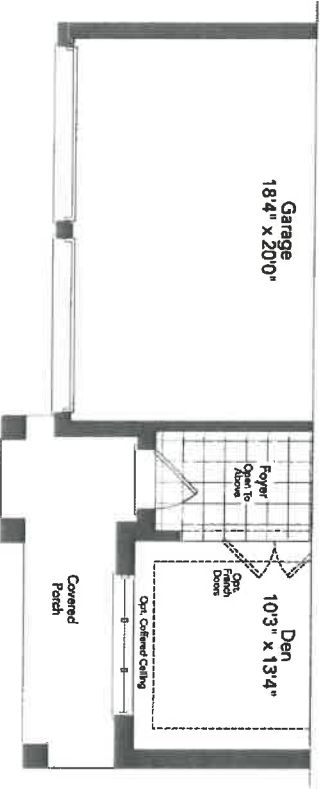
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN											
Stair Stain / Species:		STAIRS TO REMAIN UNFINISHED **WAIVER SIGNED									
Main to 2nd Railing Details:		METAL - SINGLE COLLAR w/ALT PLAIN, GROOVED HANDRAIL, SQUARE POST *BLACK									
Main to Basement Railing Details:		N/A									
TRIM											
Casing/Baseboards		STANDARD									
Interior Doors		STANDARD									
Interior Door Hardware		STANDARD									
Exterior Door Hardware		STANDARD									
PAINT											
THROUGHOUT		WHEN GREY									
PLUMBING- UPGRADES TO BE DETAILED ON PES											
		FIXTURES	FAUCETS	NOTES							
Kitchen		STANDARD	STANDARD								
Powder room		STANDARD	STANDARD								
Master Ensuite		STANDARD	STANDARD								
Main bath		STANDARD	STANDARD								
Ensuite 3		N/A	N/A								
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES											
Appliance Package received in 'Schedule E'											
		YES / NO	Package Name:								
		UPG (SEE PES)	DECLINED	NOTES							
GAS LINE		NO									
WATERLINE to Fridge		NO									
Hood Fan Venting SIZE		6 INCH									
ELECTRICAL for Built-in Oven		NO									
ELECTRICAL for Built-in Micro / OTR		NO									
ELECTRICAL for Gas Stove / Cooktop		NO									
ELECTRICAL for Bar Fridge		NO									
DISCLAIMER				INITIALS							
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				J.L. SS							
				L.E. SS							
				P.E. SS							
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.											
SITE:		INNISFIL	LOT: 87N					MAY 31 2019			
PURCHASER(S):		CHARLES CARUNA SOK CHEA SEM						Purchaser Signature		Date	
HOME #/CELL #		705-331-7928 / 289-338-7756						SOK CHEA SEM.		MAY 31 2019	
EMAIL:		CPC31777@GMAIL.COM									
DÉCOR NOTES		***FOR TRADE USE***				Purchaser Signature				Date	
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.						Décor Consultant Signature				Date	
										May 31/19	
*** PAGE 2 OF 2 ***						Vendor Signature				Date	

Elevation A 2225 sq.ft.
Elevation B 2281 sq.ft.



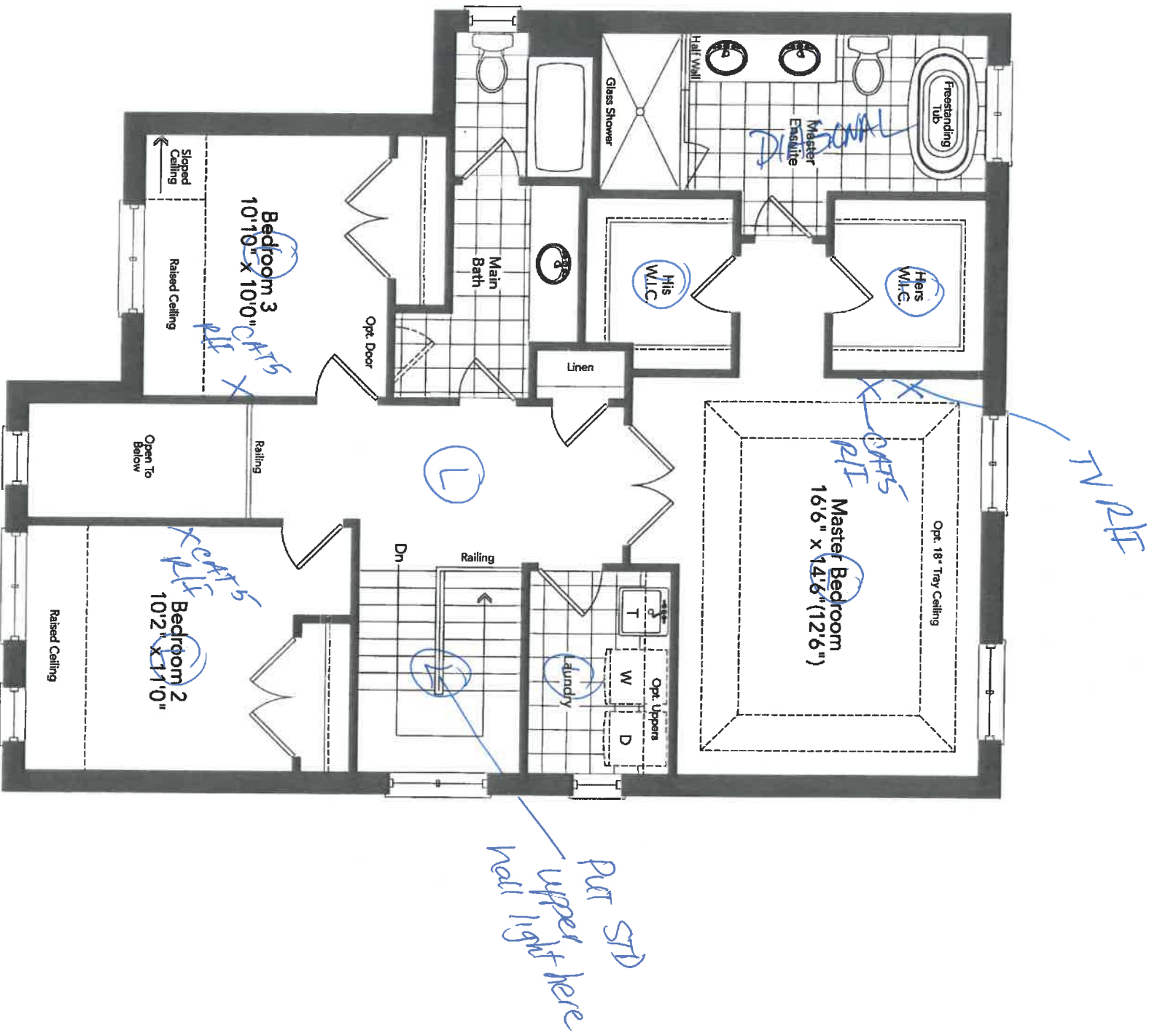
Ground Floor
Elevation A



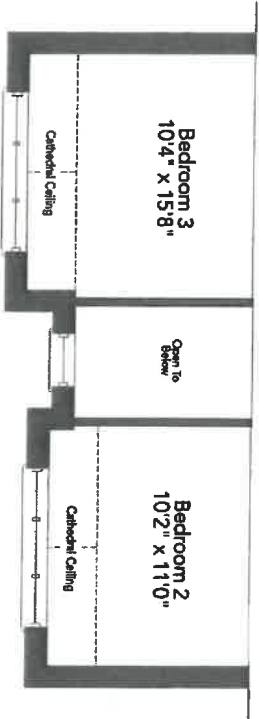
Partial Ground Floor
Elevation B

MAINSTAY 42-01

SS.

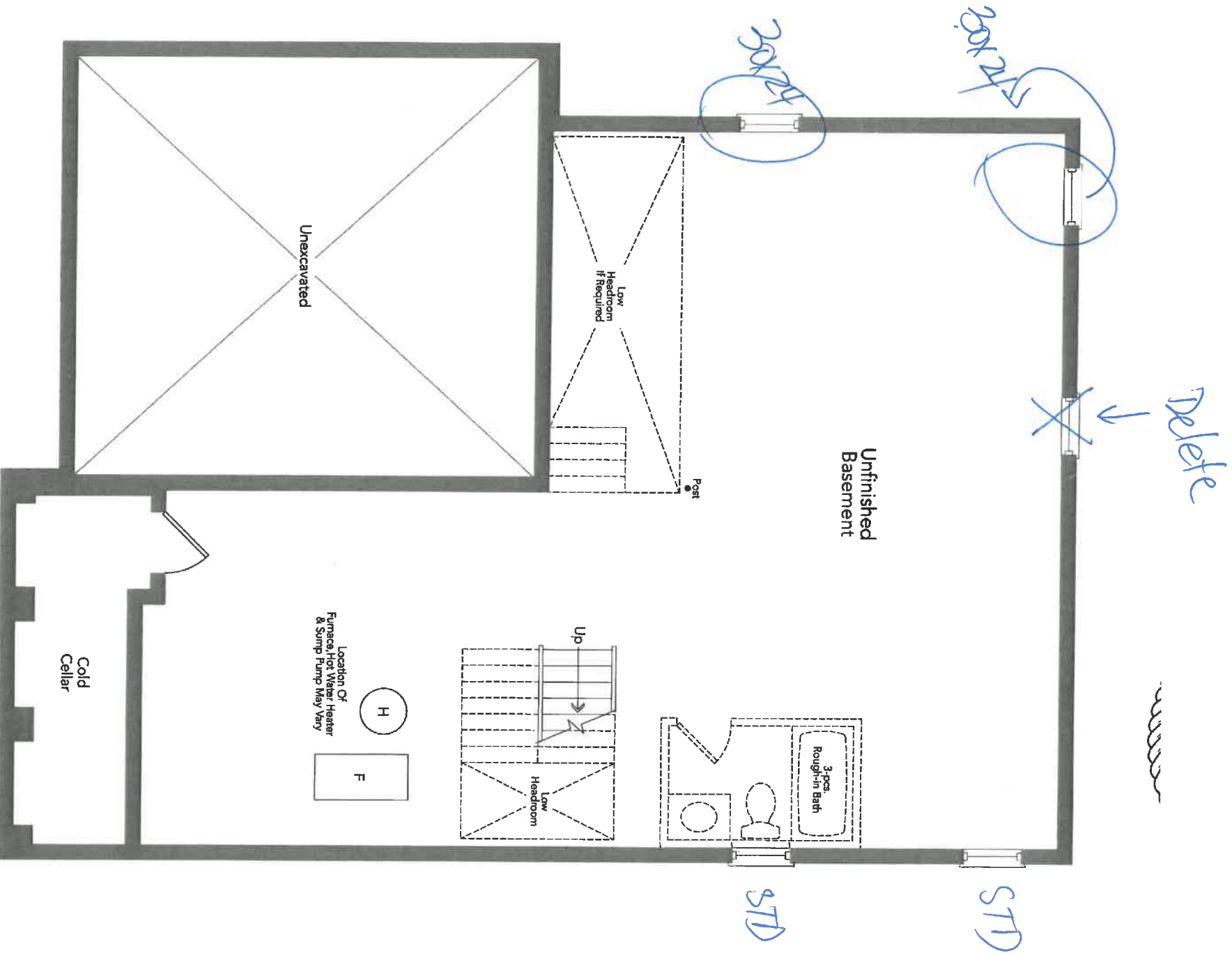


Second Floor
Elevation A

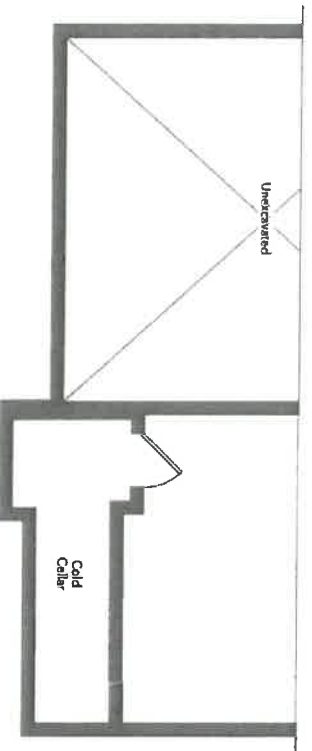


Partial Second Floor
Elevation B

SS
MAINSTAY 42-01



Basement
Elevation A



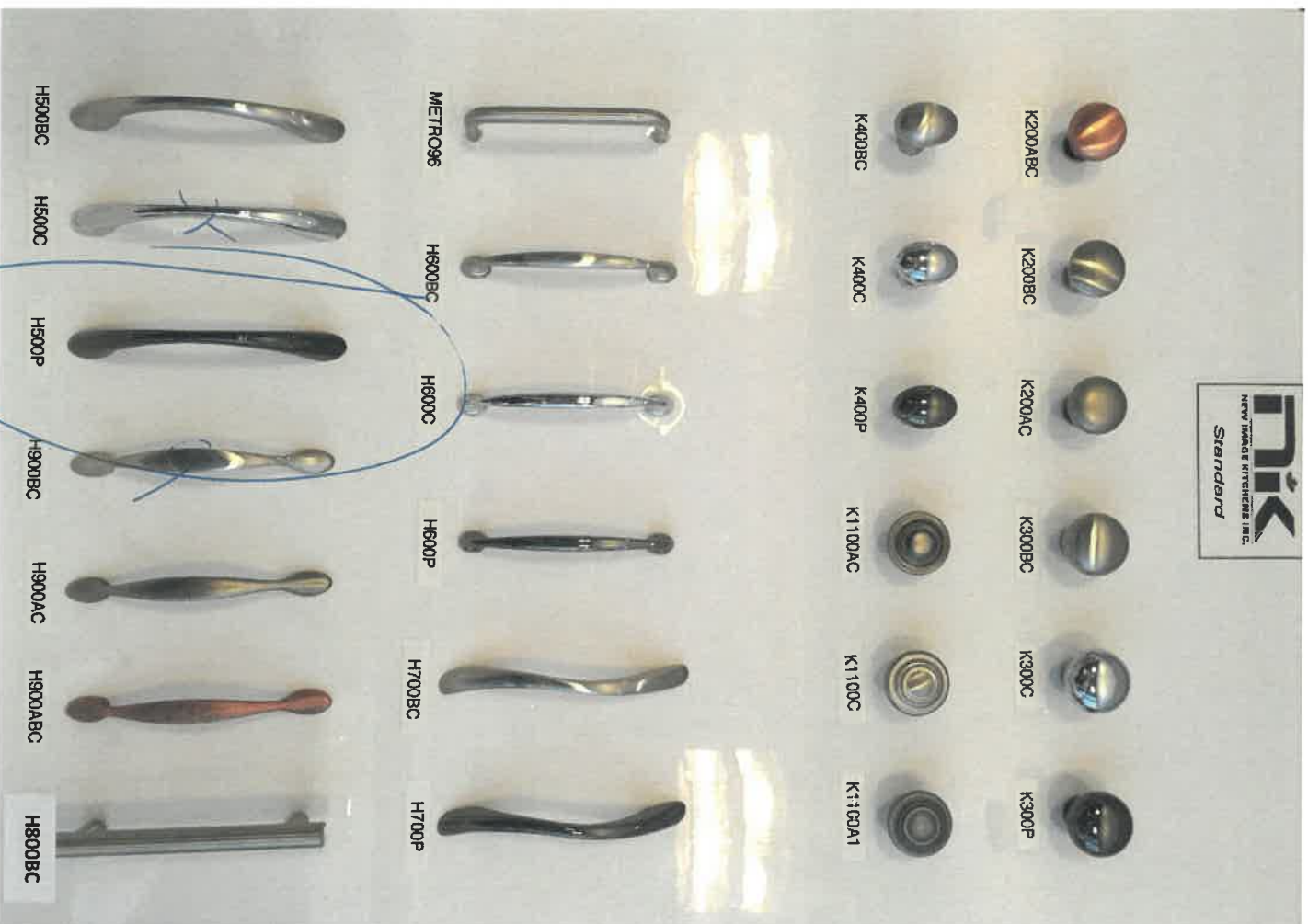
Partial Basement
Elevation B

Handwritten initials and notes in blue ink.

MAINSTAY 42-01

STANDARD CABINET HARDWARE

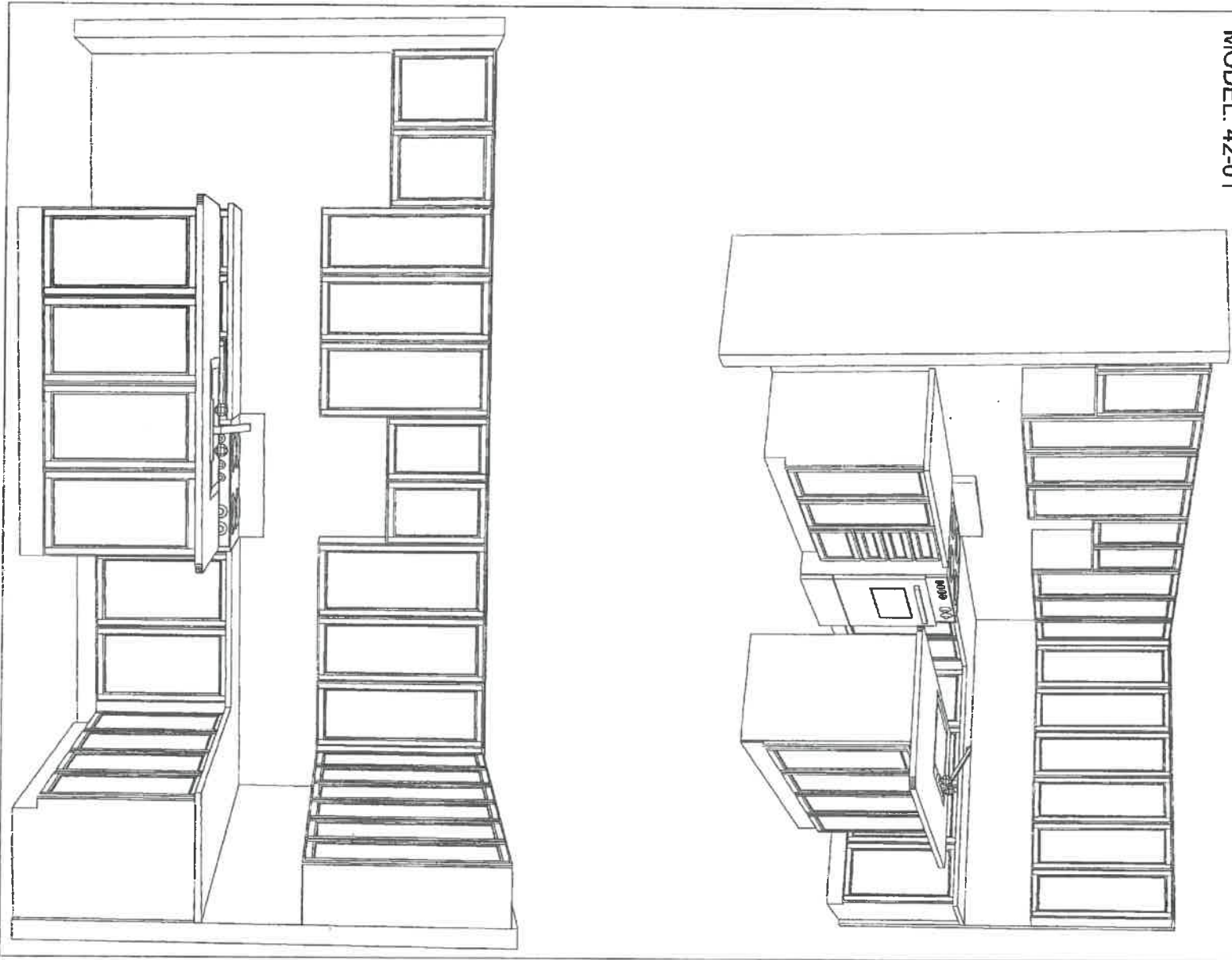
(New Image Kitchens)



87N
EL. SS.

New Image Kitchens Inc.			
Scale:	Approved by:		Drawn by: MAGER
Date: 24/02/17			Rev'd:
BELLE AIR SHORES, INNISFIL			Drawing number:

MODEL: 42-01

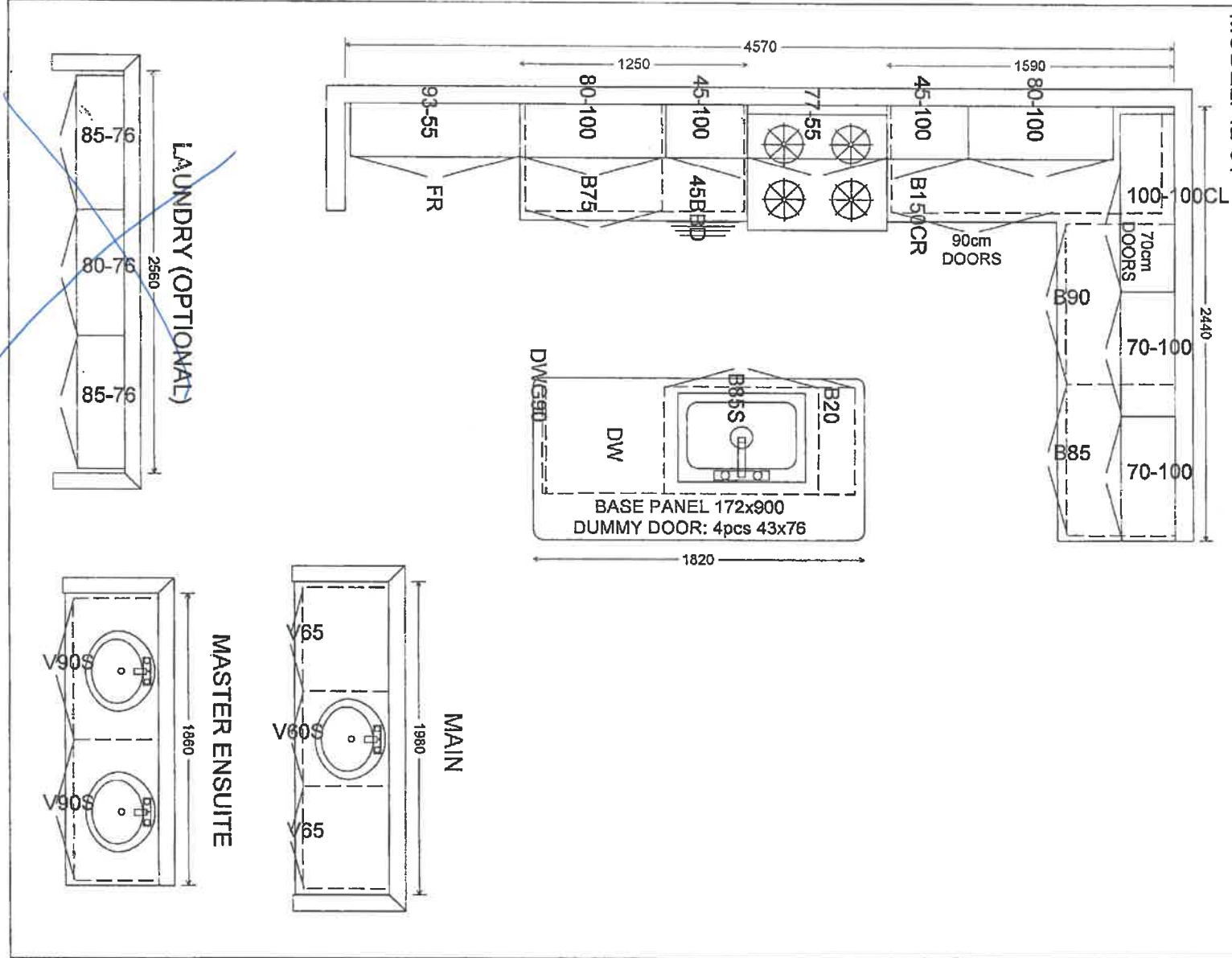


LDSS

87N
May 31/19

New Image Kitchens Inc.	
Scale:	Approved by:
Draw: 10/10/15	Drawn by: MGER
	Ref: 10/10/15
Belle Air Shores, Innisfil	
	Drawing number:

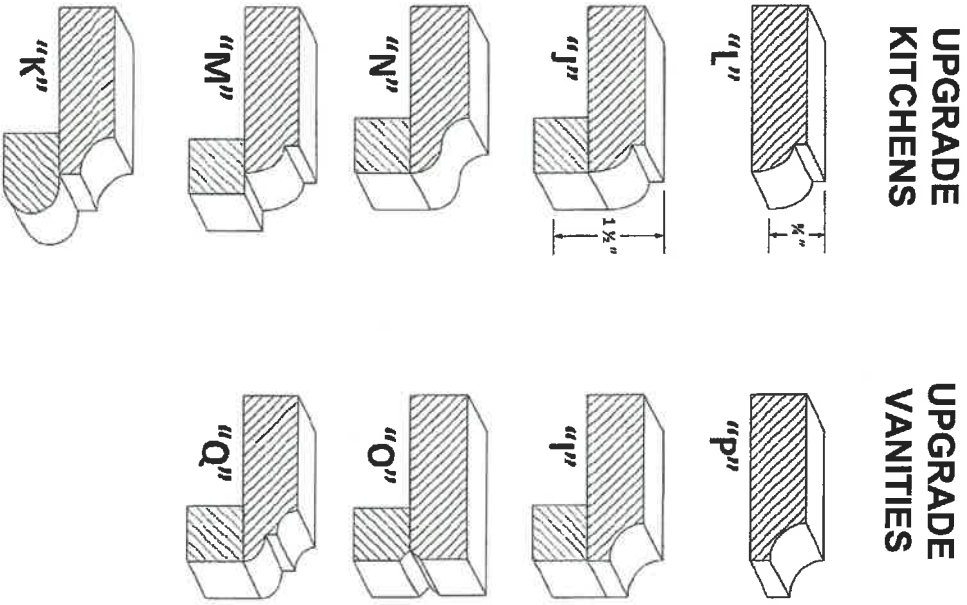
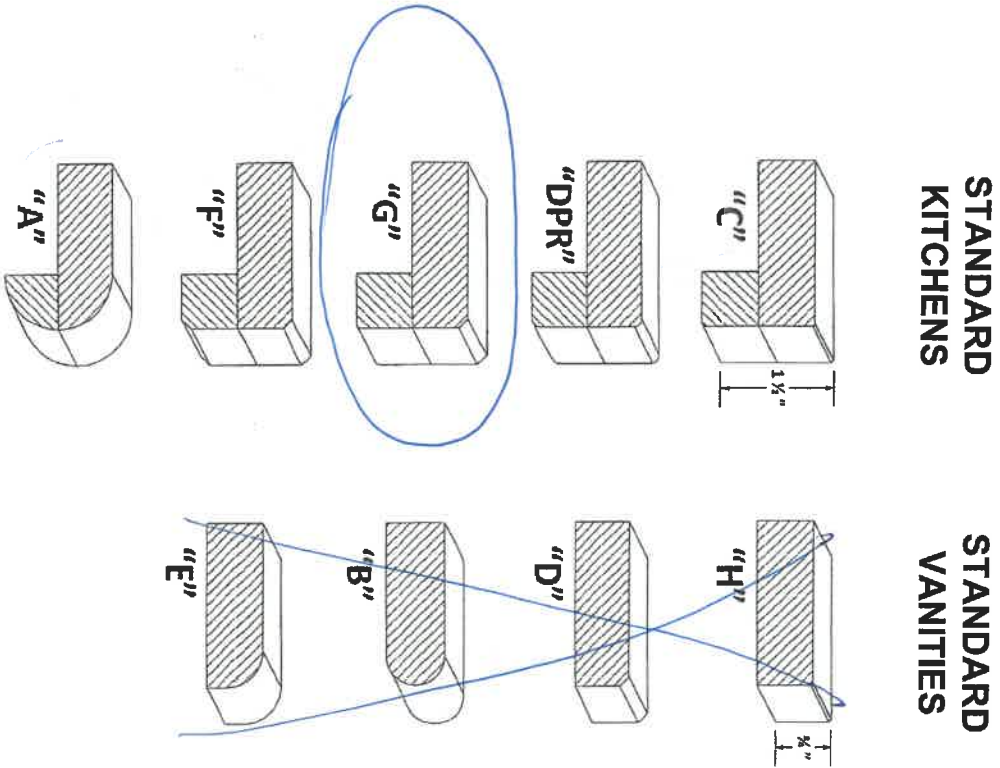
MODEL: 42-01



87N

May 31/19

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)





APPLIANCE ACKNOWLEDGEMENT

WAYNE @ COAST
APPLIANCES
905-303-6909

- ▶ 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 provide Zancor Homes with the correct specification for each appliance where it exceeds the standard openings. Zancor Homes will not be responsible for appliances not fitting due to late changes.
- ▶ It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturer's 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 ACCEPTED BY PURCHASER:

HOMEOWNER SIGNATURE

- Fridge** ▶ 36" (+/-) x 74" (+/-)
**Space above the fridge is required due to proper air flow
- Stove** ▶ 30"
- Dishwasher** ▶ 24"
- Hood Fan Opening** ▶ 30"
- Hood fan Vent** ▶ 6"

Appliance Specs are DUE (if not received during appointment)
2 WEEKS FROM SIGNED DATE ABOVE
Specs that require changes/modifications after this date will not be accepted

UPGRADE APPLIANCE OPENING REQUIREMENTS:

HOMEOWNER SIGNATURE

- FRIDGE**
- ☐ Built-In
 - ☐ Paneled / Integrated
 - ☐ Flush Inset
 - ☐ Water Line Required

- RANGE**
- ☐ 36" ☐ Cooktop (Apron front)
 - ☐ 48" ☐ Cooktop (Dropin)
 - ☐ Gas
 - ☐ Induction
- **Cut-out charge required for cooktop

- HOOD FAN & VENT**
- ☒ Under Cabinet ☒ 6 Inch
 - ☐ Chimney (centre vent) ☐ 8 Inch
 - ☐ Insert / Liner ☐ 10 Inch

- WALL OVEN & MICRO**
- ☐ Single Oven ☒ Over the Range Microwave
 - ☐ Double Oven ☐ Built-in Microwave (*trim kit required)
 - ☐ Steam Oven
 - ☐ Warming Drawer

MAY 31 2019 INNISFIL 87N
DATE SITE LOT

** Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.
It is the responsibility of the trades to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation. **

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****

INNISEIL	87N	MAY 31 2019
SITE	LOT	DATE



WAIVER UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT / SITE: INNISFIL 87N

HOMEOWNER(S): CHARLES CARUNA & SOK CHEA SEM

DATE: MAY 31 2019

CIVIC ADDRESS: _____

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the oak stairs, handrail, picket and stringer (for oak or carpet grade stairs where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home, as per plan. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however, stains, dents, etc. due to construction traffic may be unavoidable. I/We the purchaser(s) take full responsibility for any and all finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We the purchaser(s) understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, City and Township applicable to the property of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

I/We read and understand the above terms and conditions.

Dated at CONCORD, this 31 day of MAY, 2019

Purchaser  _____
Witness

Purchaser  _____
Witness