

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2020-06-18 / 4:52 PM / Page 1 of 1

Site:

Lot:

Model:

Purchaser:

Phone/Email:

INNISFIL PHASE 2

34N

BREAKER 50-05 (A)

JOYCE ABABIO

416-731-7078 / JOYCE.YAA.ABABIO@GMAIL.COM



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
#1 OPEN UP WALL AND CREATE TRIMMED ARE OPENING BETWEEN DINING ROOM AND DEN	FEBRUARY 24 2020	
#2 DELETE ONE CLOSET IN MAIN HALL AND WIDEN THE DINING ROOM OPENING *TRIMMED ARCH TO REMAIN	FEBRUARY 24 2020	
#3 DELETE DOORS TO DEN, TRIMMED OPENING TO REMAIN	FEBRUARY 24 2020	
LATE STRUCTURAL CHANGE		
#1 8 FOOT INTERIOR DOORS ON MAIN FLOOR ONLY (x5)	MARCH 30 2020	
	COLOURS	
#1 HARDWOOD - UPGRADE 4 ON MAIN FLOOR	JUNE 8 2020	
#2 N/A	JUNE 8 2020	
#3 HARDWOOD - UPGRADE 2 IN SECOND FLOOR IN LIEU OF CARPET	JUNE 8 2020	
#4 STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	JUNE 8 2020	
#5 TILES - FOYER UPGRADE 6	JUNE 8 2020	
#6 TILES - KITCHEN BREAKFAST SERVERY UPGRADE 1	JUNE 8 2020	
#7 TILES - POWDER ROOM UPGRADE 1	JUNE 8 2020	
#8 KITCHEN - TWO TONE ISLAND **ISLAND CABINETS ARE UPGRADE 1	JUNE 8 2020	
#9 TILES - MASTER ENSUITE UPGRADE 1 ON FLOOR	JUNE 8 2020	
#10 TILES - MASTER ENSUITE UPGRADE 1 ON WALL	JUNE 8 2020	
#11 MASTER ENSUITE - FRAMELESS GLASS SHOWER	JUNE 8 2020	
#12 TILES - ENSUITE 4 FLOOR UPGRADE 1	JUNE 8 2020	
#13 TILES - ENSUITE 4 FLOOR TILES UPGRADE 5 ON TUB WALL	JUNE 8 2020	
#14 KITCHEN - BUILT-IN WALL OVENS WITH POT DRAWERS BELOW	JUNE 8 2020	
#15 ELECTRICAL - FOR BUILT IN OVEN	JUNE 8 2020	
#16 KITCHEN - COOKTOP WITH POT DRAWERS BELOW	JUNE 8 2020	
#17 ELECTRICAL - FOR COOKTOP	JUNE 8 2020	
#18 KITCHEN COUNTERTOP - CUTOUT FOR COOKTOP	JUNE 8 2020	
#19 RAILINGS - UPGRADE 2	JUNE 8 2020	
#20 ELECTRICAL - CAPPED LIGHT OVER THE ISLAND ALONG WITH THE STANDARD	JUNE 8 2020	
#21 KITCHEN - FRIDGE ENCLOSURE	JUNE 8 2020	
#22 KITCHEN - 6 CLEAR GLASS DOORS	JUNE 8 2020	
#23 PLUMBING - DEEP SOAKER TUB IN TWIN BATH & ENSUITE 4 IN LIEU OF STANDARD	JUNE 8 2020	
#24 FRAMELES TUB SLIDERS ON TUB IN ENSUITE 4 AND ENSUITE 2/3	JUNE 8 2020	
#25 KITCHEN - ADD DECORATIVE VALANCE	JUNE 8 2020	

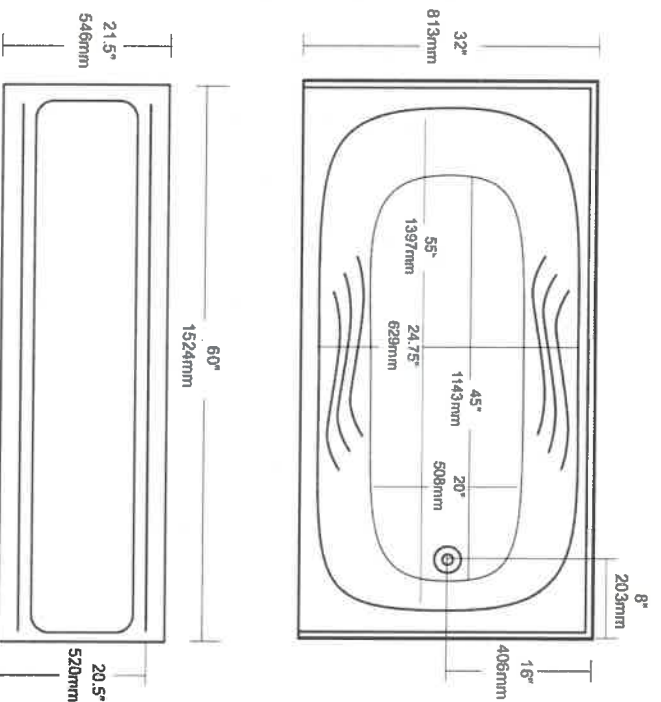
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	SIERRA PVC - WHITE	H2003C128	BIANCO SARDO		
Island	SIERRA MAPLE - NEW GREY (1)	H2005C128	BIANCO SARDO		
Severny	SIERRA PVC - WHITE	H2008C128	BIANCO SARDO		
Powder Room	N/A		N/A		
Master Ensuite	EURO PVC - STORM	H2009C	1573-60		
Ensuite 4	SIERRA PVC - WHITE	H2009C	1573-60		
Ensuite 2/3	CAMBRIDGE OAK - NEW GREY	H2009C	4925K-07		
Laundry	N/A				
TILES					
Main Foyer	TIMELESS WHITE POLISHED 24 X 24 (6)				
Basement Foyer	N/A				
Powder Room	LIVORNO 18 X 18 (1)				
Mud Room	MERLINA CARBON 13 X 13				
Kitchen	LIVORNO 18 X 18 (1)				
Breakfast	LIVORNO 18 X 18 (1)				
Kitchen Bk.Splash	N/A				
Laundry	KEATON ICE 13 X 13				
Mstr Ensuite Floor	LIVORNO 18 X 18 (1)				
Mstr Ensuite Shower WALL	LIVORNO 18 X 18 (1)				
Master Shower Floor	WHITE 2 X 2				
Master Shower JAMB	BIANCO CARRARA				
Ensuite 4 Floor	VERSAILR GRIS 18 X 18 (1)				
Ensuite 4 Tub Wall	REX PRECOIOUS CHARM 12 X 24 (5)				
Ensuite 2/3 Floor	MELINA ICE 13 X 13				
Ensuite 2/3 Tub Wall	MELINA ICE 8 X 10				
HARDWOOD / CARPET					
Kitchen/ Breakfast	TILES				
Severny/Pantry	TILES				
Family Room	HARDWOOD - VINTAGE OAK SCULPTED - GOTHAM 5 INCH (PEARL) UPG 4				
Dining Room	HARDWOOD - VINTAGE OAK SCULPTED - GOTHAM 5 INCH (PEARL) UPG 4				
Main hall	HARDWOOD - VINTAGE OAK SCULPTED - GOTHAM 5 INCH (PEARL) UPG 4				
Den	HARDWOOD - VINTAGE OAK SCULPTED - GOTHAM 5 INCH (PEARL) UPG 4				
Upper Hall	HARDWOOD - VINTAGE OAK SMOOTH - GOTHAM 5 INCH (PEARL) UPG 4 IN LIEU OF CARPET				
Master Bedroom	HARDWOOD - VINTAGE OAK SMOOTH - GOTHAM 5 INCH (PEARL) UPG 4 IN LIEU OF CARPET				
Bedroom 2	HARDWOOD - VINTAGE OAK SMOOTH - GOTHAM 5 INCH (PEARL) UPG 4 IN LIEU OF CARPET				
Bedroom 3	HARDWOOD - VINTAGE OAK SMOOTH - GOTHAM 5 INCH (PEARL) UPG 4 IN LIEU OF CARPET				
Bedroom 4	HARDWOOD - VINTAGE OAK SMOOTH - GOTHAM 5 INCH (PEARL) UPG 4 IN LIEU OF CARPET				
FIREPLACES					
LOCATION	GREAT ROOM	MANTLE	NF15		
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	34N	
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.			Purchaser Initial	Vendor	
** PAGE 1 OF 2 **					

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE							
Main to 2nd Railing Details:		UPGRADE 2 - SQUARE OAK POST WITH SQUARE OAK PICKETS, BEVELLED CORNERS							
Main to Basement Railing Details:		N/A							
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
Kitchen/Breakfast		WARM GREY							
PLUMBING- UPGRADES TO BE DETAILED ON PES									
FIXTURES		FAUCETS		NOTES					
Kitchen		STANDARD							
Powder room		STANDARD							
Master Ensuite		STANDARD							
Ensuite 4		STANDARD							
Ensuite 2/3		STANDARD							
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 TO STOVE		NO							
WATERLINE to Fridge		NO							
Hood Fan Venting SIZE		6 INCH							
ELECTRICAL for Built-in Oven		YES							
ELECTRICAL for Built-in Micro / OTR		YES							
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									
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: 34N					
PURCHASER(S):		JOYCE ABABIO							
HOME #/CELL #		416-731-7078 /							
EMAIL:		JOYCE.YAA.ABABIO@GMAIL.COM							
DÉCOR NOTES				Purchaser Signature		Date		Purchaser Signature	
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				Décor Consultant Signature		Date		Décor Consultant Signature	
*** PAGE 2 OF 2 ***				Vendor Signature		Date		Vendor Signature	

D555



NO ITS

- FITS INTO EXISTING ALCOVES
- DOUBLE-REINFORCED BASE
- DEEP SOAKING AREA
- CSA APPROVED
- CAN/ULC-S102 TESTED

2000

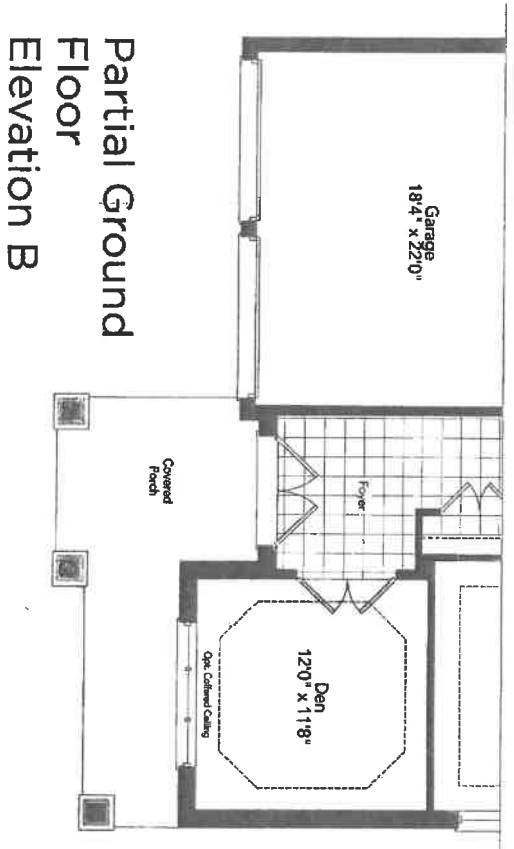
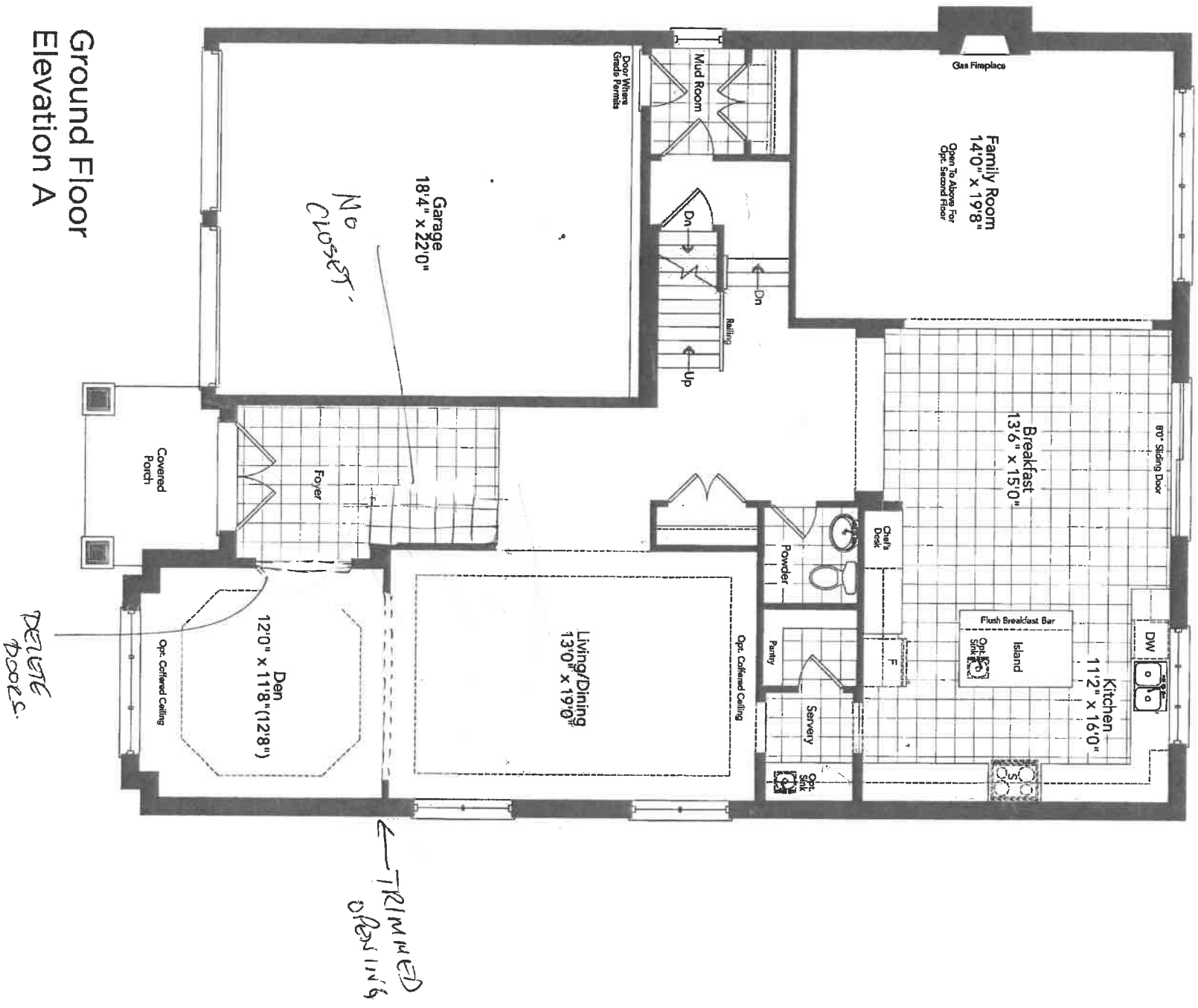
Available with WHIRLPOOL or THERAPEUTIC AIR-FORCE options

Must be ordered RIGHT-HAND or LEFT-HAND

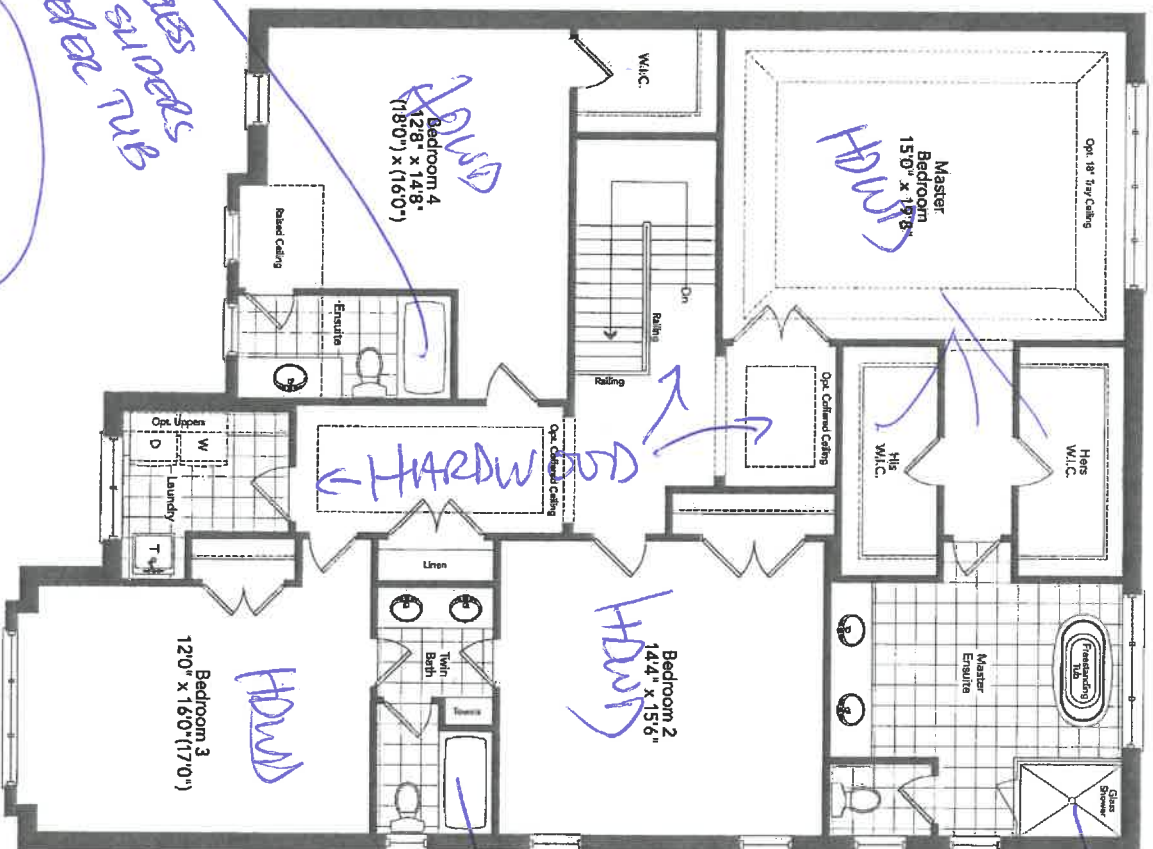
TEL: (905) 470-9066
FAX: (905) 470-9663
TOLL-FREE: +1 (800) 561-0187

TUBCO WHIRLPOLS LTD.
2715 14th Avenue
Markham ON, L3R 0H9

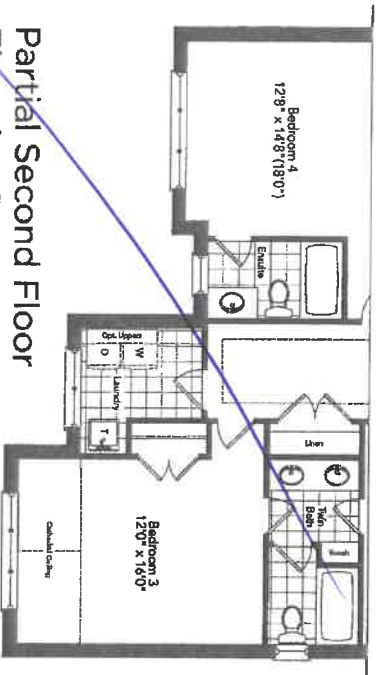
tubco.com
marketing@tubco.com



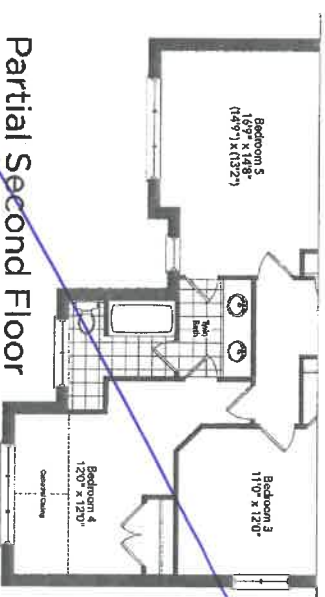
BREAKER 50-05



Second Floor
Elevation A



Partial Second Floor
Elevation B



Partial Second Floor
Optional 5 Bedroom
Plan Elevation B

BREAKER 50-05

New Image Kitchens Inc.
Scale: _____ Approved By: MGER
Date: 14/01/15 Reviewed: _____

BELLE AIR SHORES, INNISFIL

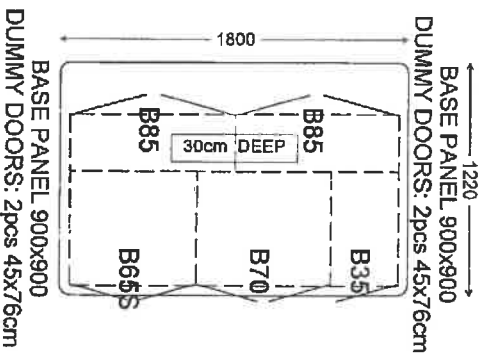
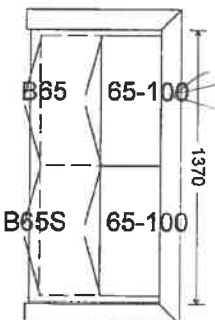
Drawing number:

MODEL: 50-05

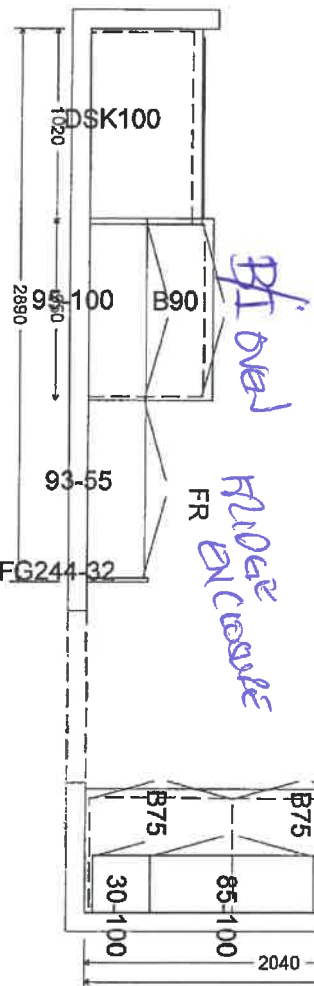
2 Glass Doors

4 Glass Doors

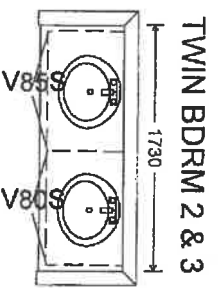
SERVERY



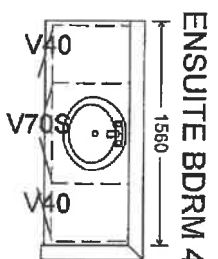
BASE PANEL 900x900
DUMMY DOORS: 2pcs 45x76cm



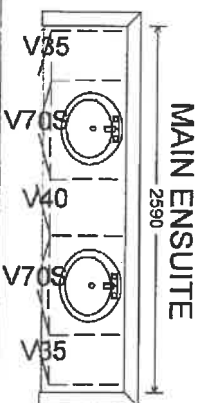
Pt over
FR
100cm
93-55



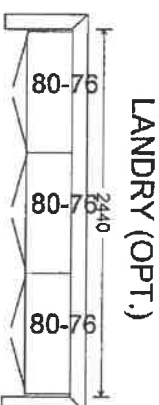
TWIN BDRM 2 & 3



ENSUITE BDRM 4



MAIN ENSUITE



LAUNDRY (OPT.)

covered w/parts

- Valance
- two tone.

34N

New Image Kitchens Inc.	
Scale:	Approved by:
Order: 240217	Drawn by: MGER
	Revised:
Drawing number:	
BELLE AIR SHORES, INNISFIL	

MODEL: 50-05



Two TONE.

3411

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APPLIANCE ACKNOWLEDGEMENT

CONTACT: Wayne @ Coast Appliances (905) 303-6909 / 1748 Credit Stone Circle, Vaughan

- ▶ 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 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 ACCEPTED BY PURCHASER:

HOMEOWNER INITIALS

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

Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE (if not received during appointment)

Specs that require changes/modifications after this date will not be accepted

UPGRADE APPLIANCE OPENING REQUIREMENTS:

HOMEOWNER INITIALS

FRIDGE

<input checked="" type="checkbox"/> Built-In	<input type="checkbox"/> Flush Inset
<input type="checkbox"/> Paneled / Integrated	<input type="checkbox"/> Water Line Required

RANGE

<input type="checkbox"/> 36"	<input type="checkbox"/> Cooktop (Apron front)
<input type="checkbox"/> 48"	<input checked="" type="checkbox"/> Cooktop (Dropin)
<input type="checkbox"/> Gas	**Countertop Cut-out charge required for cooktop
<input type="checkbox"/> Induction	

HOOD FAN &
VENT

<input checked="" type="checkbox"/> Under Cabinet (Standard)	<input checked="" type="checkbox"/> 6 Inch (Standard)
<input type="checkbox"/> Chimney (centre vent)	<input type="checkbox"/> 8 Inch
<input type="checkbox"/> Insert / Liner	<input type="checkbox"/> 10 Inch

WALL OVEN &

<input checked="" type="checkbox"/> Single Oven	<input type="checkbox"/> Warming Drawer
<input checked="" type="checkbox"/> Double Oven	<input type="checkbox"/> Over the Range Microwave
<input type="checkbox"/> Steam Oven	<input checked="" type="checkbox"/> Built-in Microwave (*trim kit required)

DATE June 8th 2020
Signature

SITE Innsf

LOT 340

**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

THE
GALLERY
BY ZANCOR

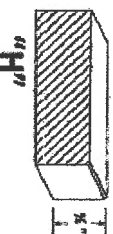
Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

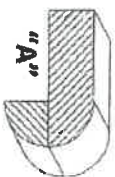
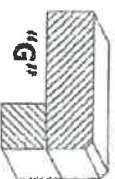
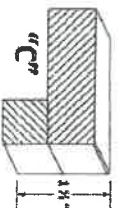


Standard Countertop
Edge in Vanity

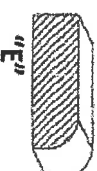
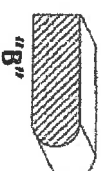


Option 1 – Countertop Edges

Optional Edge in
Kitchen - \$250

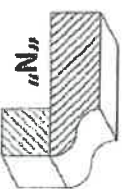
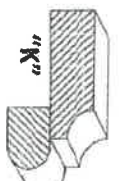
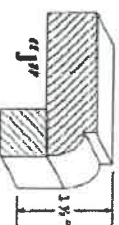
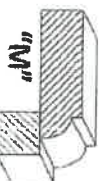


Optional Edge in
Vanity - \$125

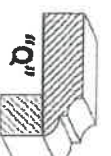
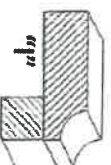
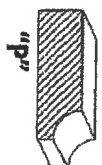


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Optional 2 Edge in
Vanity – Custom \$\$



DATE

January 10/2020
June 8/20

SITE

1mish1

LOT

344

Homeowner(s) Initials

JK

ZANCOR

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

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BY **ZANCOR**

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 January 10 2020

SITE Unit 61

LOT 341

ZANCOR

THE
GALLERY
BY ZANCOR

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE:

340 Inisfil

HOMEOWNERS:

Abadi

DATE:

Jan 10/2020 June 8/20

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, 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.

Trade: Smart -Tech Systems Ltd.

Phone: (905) 761-6469

Rep: Ricky Khairi

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.

X
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 selected the locations for the standard rough-ins for Cable, CAT5, Telephone that are included in the Agreement of Purchase and Sale directly with a décor rep.

Homeowner(s) Initial

ZANCOR