

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-09-10 / 2:45 PM / Page 1 of 1

Site: INNISFIL  
Lot: 74W  
Model: SKIPPER (36-06) ELEV. C  
Purchaser: ORMI YOUSIF BATO  
Phone/Email: 647-549-5121



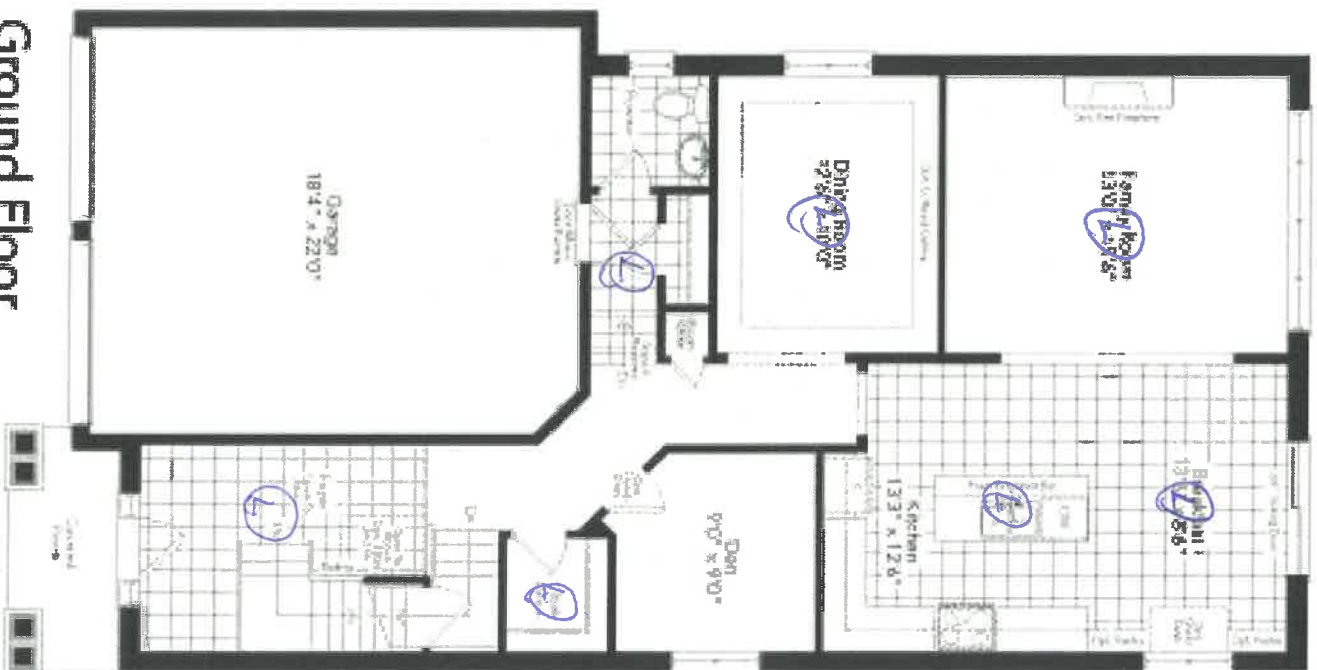
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
#1	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF STANDARD	SEPTEMBER 2 2020
#2	MASTER ENSUITE - SHOWER NICHE 18W X 14 HIGH	SEPTEMBER 2 2020
#3	ELECTRICAL - ADD CAPPED OUTLET IN DEN ON EXISTING SWITCH	SEPTEMBER 2 2020
#4	WATERLINE TO FRIDGE	SEPTEMBER 2 2020
#5	KITCHEN COUNTERTOP - UPGRADE 3 STONE	SEPTEMBER 2 2020
#6	KITCHEN - UPGRADE 1 CABINETS	SEPTEMBER 2 2020
#7	MASTER ENSUITE - UPGRADE 4 TILE ON THE FLOOR *BRICK PATTERN	SEPTEMBER 2 2020
#8	MASTER ENSUITE - UPGRADE 4 FLOOR TILE ON THE WALL *BRICK PATTERN	SEPTEMBER 2 2020
#9	MASTER ENSUITE - UPGRADE SHOWER FLOOR TO MARBLE	SEPTEMBER 2 2020
#10	MASTER ENSUITE - SHOWER JAMB UPGRADE TO QUARTZ **REQUESTING ON BOTTOM CURB ONLY AND SHOWER NICHE	SEPTEMBER 2 2020
#11	HARDWOOD - UPGRADE 1 ON MAIN FLOOR STANDARD AREAS IN LIEU OF STANDARD	SEPTEMBER 2 2020
#12	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	SEPTEMBER 2 2020
#13	TILES - UPGRADE 1 IN FOYER, KITCHEN BREAKFAST, MUDROOM, POWDER ROOM	SEPTEMBER 2 2020
#14	RAILINGS - UPGRADE 5	SEPTEMBER 2 2020

ZANCOR HOMES COLOUR CHART

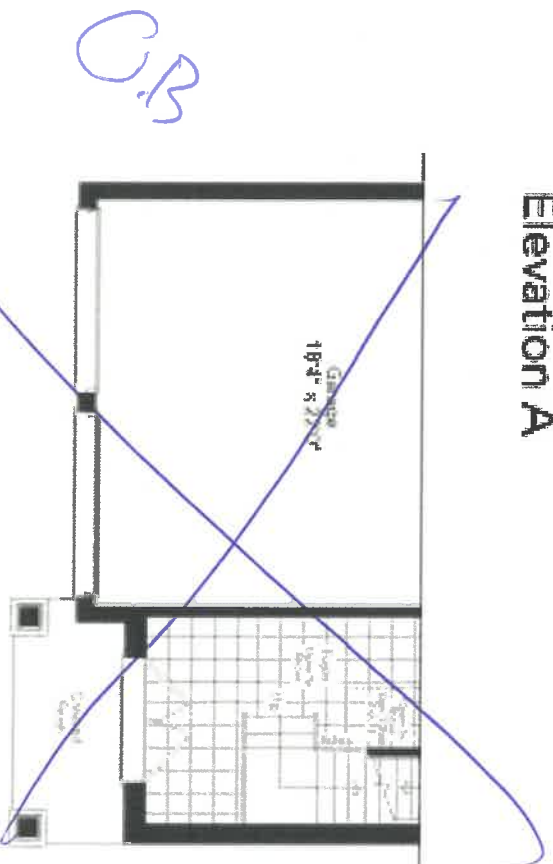
CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	MATRIX - LARICE BIANCO (1)	H800BC	EMERSTONE STAUARIO (3)	
Island	MATRIX - LARICE BIANCO (1)	H800BC	EMERSTONE STAUARIO (3)	
Powder Room	PEDESTAL SINK		N/A	
Master Ensuite	EURO - LARICE BIANCO	H800BC	5006K-07 COTE D'AZUR NOIR	
Main Bath	EURO - LARICE BIANCO	H800BC	5006K-07 COTE D'AZUR NOIR	
Laundry	N/A		N/A	
TILES				
Main Foyer	TILES - NEW BYZANTINE GREY 18 X 18 (1)			
Powder Room	TILES - NEW BYZANTINE GREY 18 X 18 (1)			
Mud room	TILES - NEW BYZANTINE GREY 18 X 18 (1)			
Kitchen	TILES - NEW BYZANTINE GREY 18 X 18 (1)			
Breakfast	TILES - NEW BYZANTINE GREY 18 X 18 (1)			
Kitchen Bk.Splash				
Laundry	BELLINA GREY 13 X 13			
Mstr Ensuite Floor	ETERNA NERO (BLACK) POLISHED 12 X 24 *BRICK (4)			
Mstr Ensuite Shower WALL	ETERNA NERO (BLACK) POLISHED 12 X 24 *BRICK (4)			
Master Shower Floor	MARBLE - ICEBURG 2 X 2			
Master Shower JAMB	MARMOLINE - SNOW			
Main Bath Floor	BELLINA GREY 13 X 13			
Main Bath Wall	BELLINA GREY 8 X 10			
HARDWOOD / CARPET				
TILE				
Kitchen	TILE			
Breakfast	TILE			
Main Hall	HARDWOOD - VINTAGE NSS OAK - COLOUR MERCURY 3-1/4" (1)			
Dining Room	HARDWOOD - VINTAGE NSS OAK - COLOUR MERCURY 3-1/4" (1)			
Family Room	HARDWOOD - VINTAGE NSS OAK - COLOUR MERCURY 3-1/4" (1)			
Den	HARDWOOD - VINTAGE NSS OAK - COLOUR MERCURY 3-1/4" (1)			
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T04 w/STANDARD UNDERPAD			
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T04 w/STANDARD UNDERPAD			
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T04 w/STANDARD UNDERPAD			
Upper hall	CARPET - OPENING NIGHT - COLOUR T04 w/STANDARD UNDERPAD			
FIREPLACES				
LOCATION	N/A	MANTLE	N/A	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	NO	
Bathroom Accessories	YES	Location	NO	
Purchaser has reviewed the colour chart			SITE & LOT	
***FOR TRADE USE***			INNISFIL	74W
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.				
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

ZANCOR HOMES COLOUR CHART

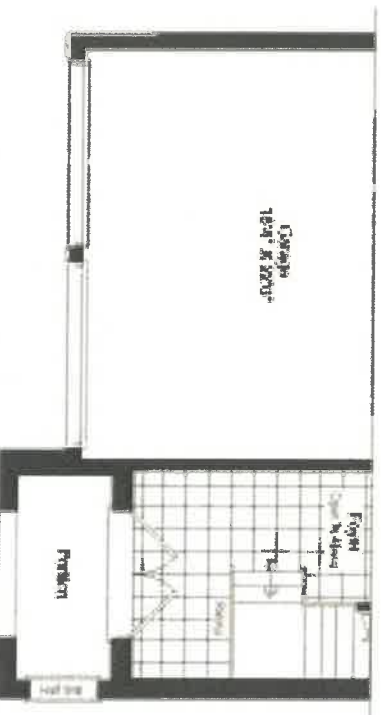
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN STAIRS TO MATCH THE FLOOR AS CLOSE AS POSSIBLE		
Main to Basement Railing Details:	UPGRADE - METAL - SINGLE STAMPED COLLAR WITH ALT. DOUBLE STAMPED COLLAR; GROOVED OAK HANDRAIL, SQUARE OAK POST w/BEVEL CORNERS		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
THROUGHOUT	WARM 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	
Laundry	STANDARD	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	YES		
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 Vendors's selection must be accepted by the purchaser			O.B
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			O.B
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			O.B
SITE:	INNISFIL	LOT: 74W	
PURCHASER(S):	ORMI YOUSIF BATO		SEPT 2 2020
HOME #/CELL #	647-549-5121		
EMAIL:	VANGORGEES@HOTMAIL.COM		
DÉCOR NOTES			
***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		Decor Consultant Signature	Date
		Purchaser Signature	SEPT 2 2020
*** PAGE 2 OF 2 ***		Vendor Signature	Date



Ground Floor  
Elevation A

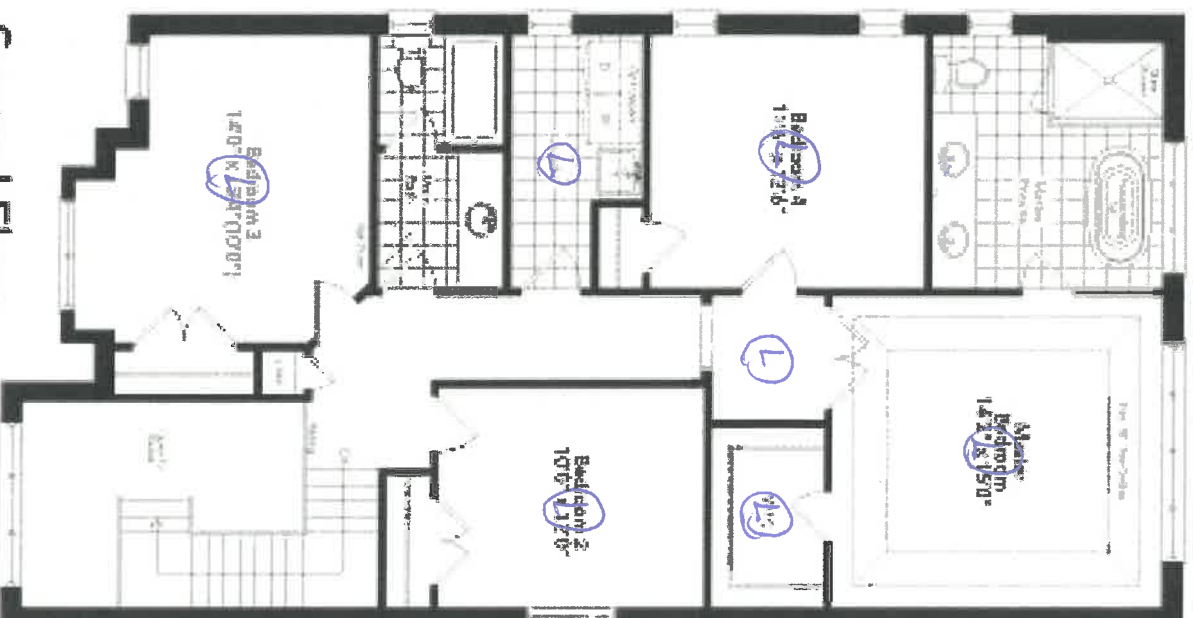


Partial Ground Floor  
Elevation C

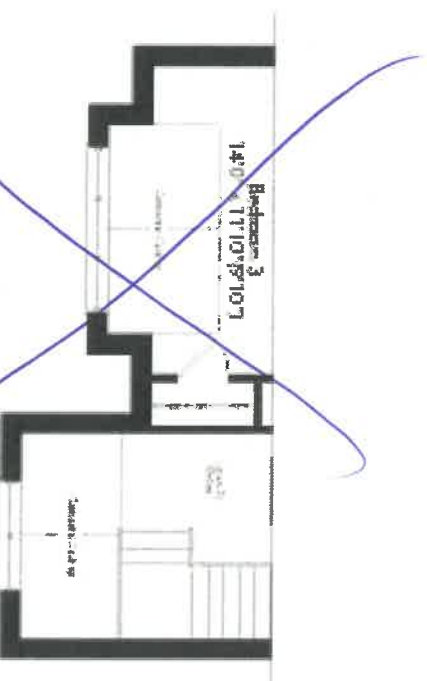


Partial Ground Floor  
Elevation C



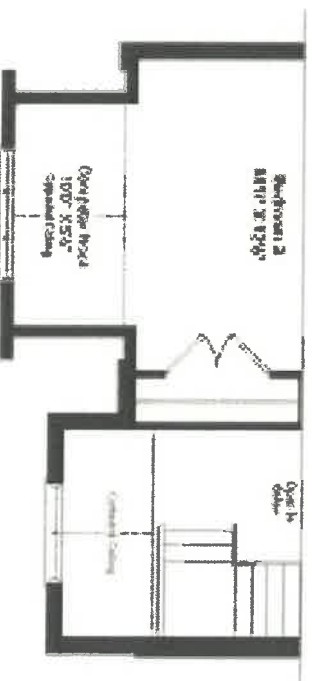


Second Floor  
Elevation A

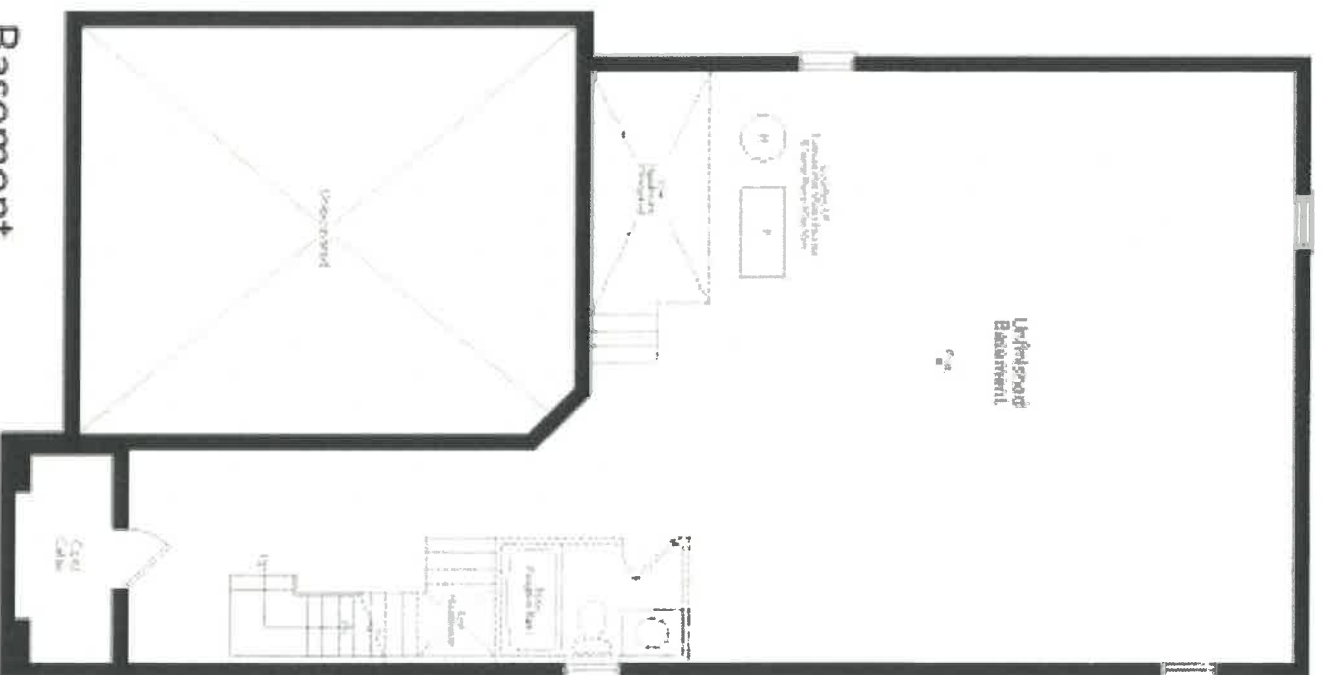


Partial Second Floor  
Elevation C

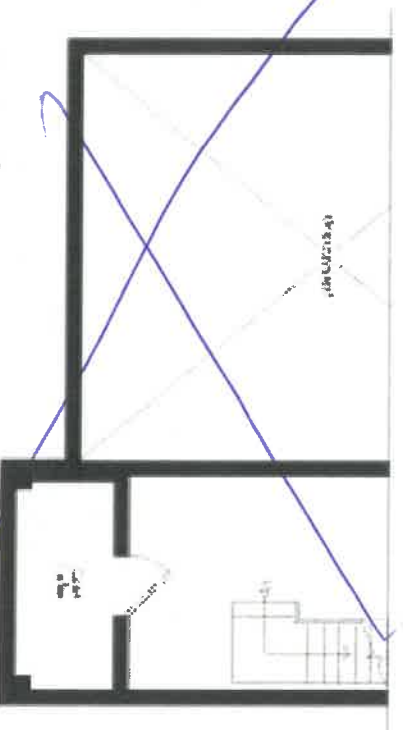
O.B.



Partial Second Floor  
Elevation C

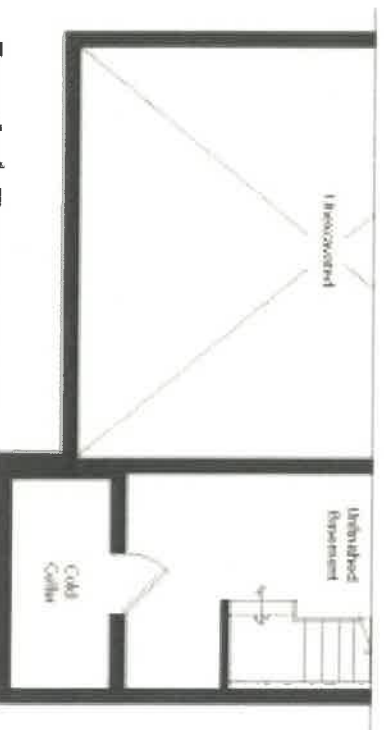


**Basement  
Elevation A**



**Partial Basement  
Elevation C**

SIR



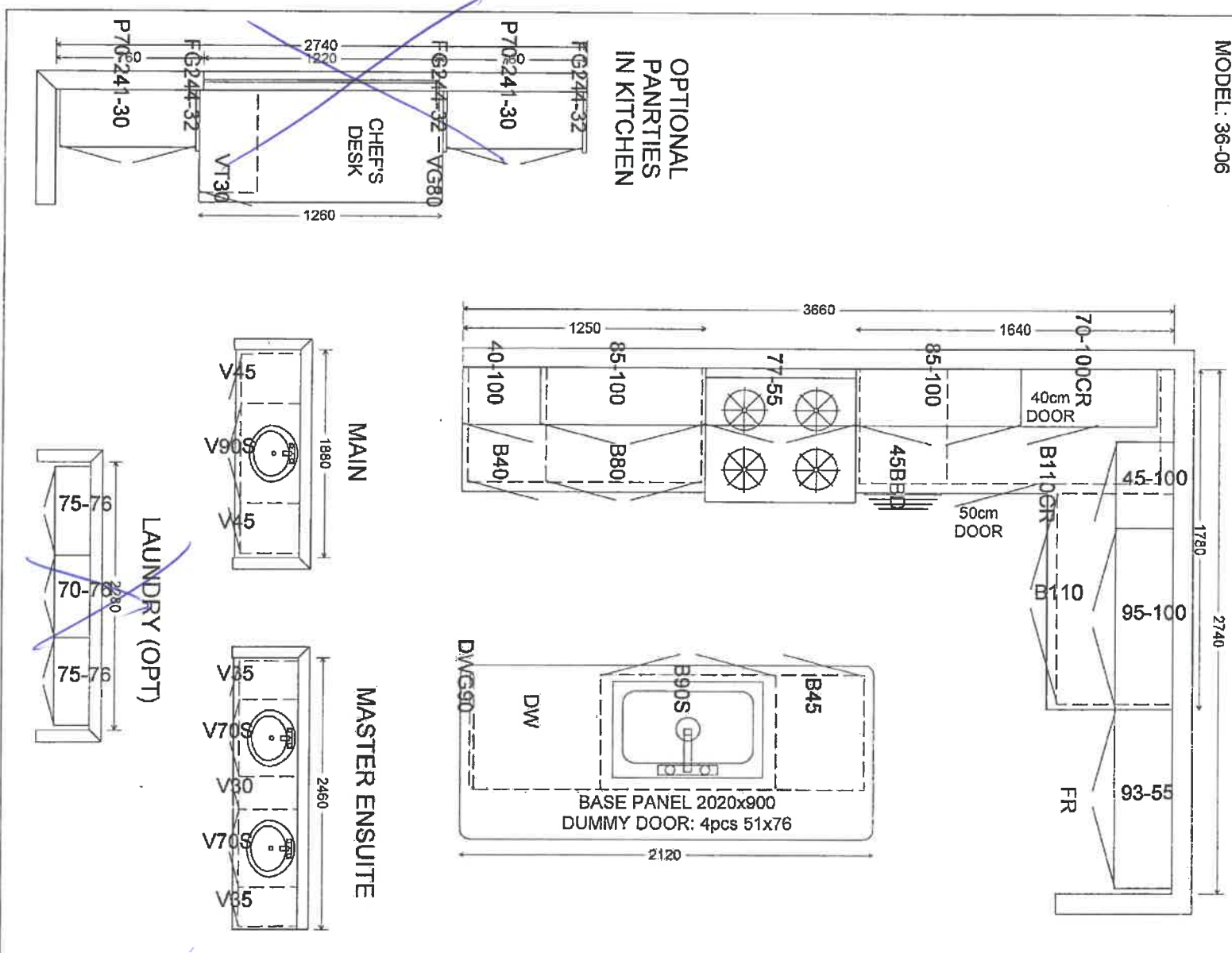
**Partial Basement  
Elevation C**

Scale:	Approved by:	Drawn by: MGER
Date: 07/01/15		Revised:

Date: 07/10/15

**Drawing number:** \_\_\_\_\_

2740  
1780



743

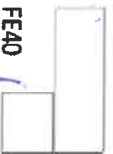
CR

THE  
GALLERY  
BY ZANCOR

Stone Countertop Edge Profiles (Aurivia)

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

Standard Countertop  
Edge in Kitchen



FE40

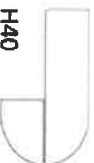
Standard Countertop  
Edge in Vanity



FE20

Upgrade 1 – Countertop Edges

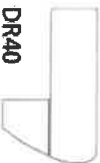
Optional Edge in  
Kitchen – See book for  
model specific pricing



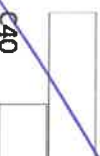
H40



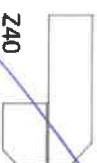
T40



DR40



C40



Z40

Optional Edge in  
Vanity – See book for  
model specific pricing



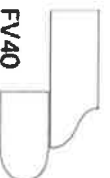
C20



H20

Upgrade 2 – Countertop Edges

Option 2 Edge in  
Kitchen – Custom \$\$



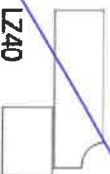
FV40



FZ40



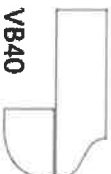
VX40



LZ40



FFZ40



VB40

Option 2 Edge in  
Vanity – Custom \$\$



L20



F20

DATE Sept 2/2020

SITE Imishi

LOT 74W

Homeowner(s) Initials

GB

ZANCOR

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



THE  
GALLERY  
BY ZANCOR

RELEASE FORM  
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

74th Inisil

HOMEOWNERS:

Pato

DATE:

Sept 2/2020

\*Brick installation requires an additional charge and will be included on the extras if selected\*

Large tiles installation for floor and wall – ½ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed on a ½ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ½ brick installation that has been recommended.


Locations:

Floor tiles in  
Master ensuite  
Floor and wall

Please understand, even in using this ½ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

Homeowner(s) Initial

(Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.


Locations:

Homeowner(s) Initial

ZANCOR

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

THE  
GALLERY  
BY ZANCOR

HOME AUTOMATION  
(Cable, CAT5, Telephone)

LOT / SITE: 7440 Innisfil  
HOMEOWNERS: Kato  
DATE: Sept 2/2020

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: 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.

X O.B  
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

THE  
GALLERY  
BY ZANCOR

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

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

DATE	Sept 21 2020	SITE	1748	LOT	7410
------	--------------	------	------	-----	------

\*\* 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

**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

SITE

LOT

**ZANCOR**

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