

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-01-27 / 4:30 PM / Page 1 of 1

Site: INNISFIL  
Lot: 80W  
Model: HARBOUR 36-02 ELEV. C  
Purchaser: ANTONIA M. THEODOROU-CHRISTODOLOU & MATHEW MORELLI  
Phone/Email: 416-303-8026  
Phone/Email: MEETTHEMORELLIS@GMAIL.COM



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	
STRUCTURALS		
SMOOTH CEILINGS ON MAIN AND SECOND FLOOR AS PER AMENDMENT OF APS	INCLUDED IN APS	
3-1/4" x 3/4" NATURAL PREFINISHED ENGINEERED OAK HARDWOOD ON SECOND FLOOR (EXCLUDING TILED AREAS) AS PER AMENDMENT OF APS	INCLUDED IN APS	
#1 LARGER BASEMENT WINDOWS 30 X 24 (IN LIEU OF 30 X 16) **4 TOTAL	MAY 15 2020	
#2 GARAGE INSULATION TO FRAMED EXTERIOR WALLS ONLY FOR NON HABITABLE AREAS **FOUNDATION AND ROOF WILL NOT BE INSULATED	MAY 15 2020	
#3 GAS FIREPLACE - 36" B36NTR, INCLUDE STANDARD MANTLE **FIREPLACE WILL COME INTO THE ROOM	MAY 15 2020	
#4 SHOWER NICHE 18"W x 14"H IN MASTER ENSUITE **CENTRED ON WALL	MAY 15 2020	
#5 SHOWER NICHE 18"W x 14"H IN MAIN BATHROOM **CENTRED ON WALL	MAY 15 2020	
#6 REMOVE WALL & DOOR AT MAIN BATH	MAY 15 2020	
COLOURS		
#1 ELECTRICAL - POTLIGHTS IN GREAT ROOM (6), DELETE STD	NOV 17 2020	
#2 ELECTRICAL - POTLIGHTS IN MAIN HALL (4), DELETE STD	NOV 17 2020	
#3 ELECTRICAL - POTLIGHTS IN KITCHEN (6) - STD LIGHT TO BE OVER ISLAND ON SEP SWITCH	NOV 17 2020	
#4 ELECTRICAL - POTLIGHTS IN BREAKFAST (3), SEP SWITCH, STD REMAIN	NOV 17 2020	
#5 ELECTRICAL - POTLIGHTS IN UPPER HALL (6)	NOV 17 2020	
#6 ELECTRICAL - ADD SHOWER POTLIGHT IN MAIN BATH TUB	NOV 17 2020	
#7 ELECTRICAL - MASTER ENSUITE - ADD CAPPED LIGHT OVER ONE SINK AND SHIFT OVER THE STANDARD	NOV 17 2020	
#8 ELECTRICAL - MASTER ENSUITE - ADD CAPPED LIGHT AND SWITCH ABOVE TUB	NOV 17 2020	
#8 ELECTRICAL - MASTER BEDROOM - PLUG AT 5'5" ON CLOSET WALL	NOV 17 2020	
#9 KITCHEN - FRIDGE ENCLOSURE (DEEP UPPERS & GABLE)	NOV 17 2020	
#10 KITCHEN - BASE PIE CORNER CABINET	NOV 17 2020	
#11 TILES - KITCHEN, BREAKFAST, FOYER, POWDER, MUD	NOV 17 2020	
#12 MASTER ENSUITE - BANK OF DRAWERS BETWEEN SINKS	NOV 17 2020	
#13 TILES - MASTER ENSUITE - UPGRADE 1 FLOOR TILE	NOV 17 2020	
#14 HARDWOOD - UPGRADE 2 ON MAIN FLOOR HALL AND GREAT ROOM	NOV 17 2020	
#15 HARDWOOD - UPGRADE 2 IN SECOND FLOOR BEDROOMS AND HALL **IN LIEU OF STANDARD THAT IS INCLUDED IN THE APS	NOV 17 2020	
#16 ELECTRICAL - ADD (3) WAY SWITCH FOR THE MASTER BEDROOM - SEE SKETCH FOR LOCATION	NOV 17 2020	
#17 HVAC - HUMIDIFIER	NOV 17 2020	
#18 WATERLINE TO FRIDGE	NOV 17 2020	
#19 ELECTRICAL - ADD PLUG ABOVE FIREPLACE 5'5"	NOV 17 2020	
#20 STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	NOV 17 2020	



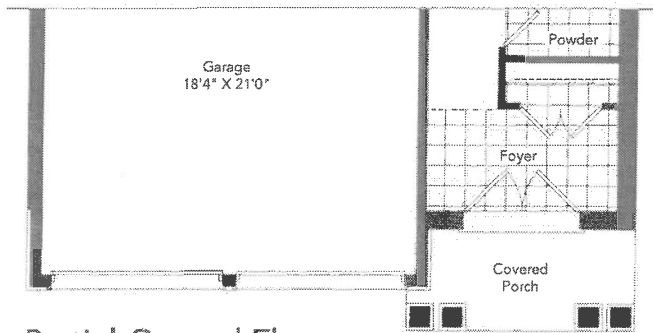
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	EURO PVC HIGH GLOSS WHITE	H800BC	GRANITE - BIANCO SARDO		
Island	EURO PVC HIGH GLOSS WHITE	H800BC	GRANITE - BIANCO SARDO		
Powder Room	PEDESTAL SINK				
Master Ensuite	SIERRA PVC - WHITE	H500BC	LAMINATE - 4925K-07		
Main Bath	EURO LARICE BIANCO	H500BC	LAMINATE - P348-CA		
Laundry	N/A				
TILES					
Main Foyer	TILES - GENESIS LIGHT GREY 12 X 24 (1) *STACKED				
Powder Room	TILES - GENESIS LIGHT GREY 12 X 24 (1) *STACKED				
Mud Room	TILES - GENESIS LIGHT GREY 12 X 24 (1) *STACKED				
Kitchen	TILES - GENESIS LIGHT GREY 12 X 24 (1) *STACKED				
Breakfast	TILES - GENESIS LIGHT GREY 12 X 24 (1) *STACKED				
Kitchen Bk.Splash	N/A				
Laundry	MALINA ICE 13 X 13				
Mstr Ensuite Floor	NEW BYZANTINE ASSURO 12 X 24 (1) *STACKED				
Mstr Ensuite Shower WALL	UNIWALL WHITE 8 X 10				
Master Shower Floor	WHITE 2 X 2				
Master Shower JAMB	BIANCO CARRARA				
Main Bath Floor	MALINA ICE 13 X 13				
Main Bath Tub Wall	UNIWALL WHITE 8 X 10				
HARDWOOD / CARPET					
Kitchen	TILE				
Breakfast	TILE				
Family Room	HARDWOOD - UPGRADE 2 - KENTWOOD 5 INCH - BRUSHED OAK STONECROP				
Main Hall	HARDWOOD - UPGRADE 2 - KENTWOOD 5 INCH - BRUSHED OAK STONECROP				
Upper Hall	HARDWOOD - UPGRADE 2 - KENTWOOD 5 INCH - BRUSHED OAK STONECROP in lieu of carpet				
Master Bedroom	HARDWOOD - UPGRADE 2 - KENTWOOD 5 INCH - BRUSHED OAK STONECROP in lieu of carpet				
Bedroom 2	HARDWOOD - UPGRADE 2 - KENTWOOD 5 INCH - BRUSHED OAK STONECROP in lieu of carpet				
Bedroom 3	HARDWOOD - UPGRADE 2 - KENTWOOD 5 INCH - BRUSHED OAK STONECROP in lieu of carpet				
FIREPLACES					
LOCATION	FAMILY ROOM - 36 INCH GAS FIREPLACE	MANTLE	NF8		
MIRRORS & ACCESSORIES					
Mirrors	YES	Opt. Crown Moulding	N/A		
Bathroom Accessories	DELETE	Location	N/A		
Purchaser has reviewed the colour chart					
***FOR TRADE USE***					
			SITE & LOT		
			INNISFIL 80W		
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		

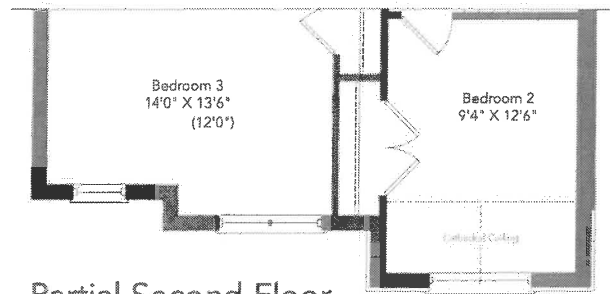


ZANCOR HOMES COLOUR CHART

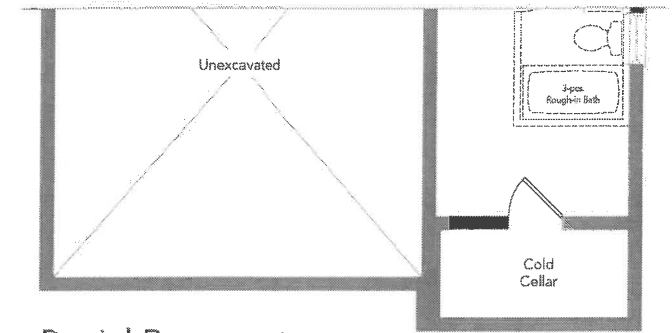
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:		STAIN STAIRS TO MATCH HARWOOD AS CLOSE AS POSSIBLE	
Main to 2nd Railing Details:		STANDARD TURNED OAK	
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
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 BBQ	STANDARD		
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 Vendor's selection must be accepted by the purchaser			X 94
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			X 94
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			X 94
SITE:	INNISFIL	LOT: 80W	
PURCHASER(S):	ANTONIA M. THEODOROU-CHRISTODOULOU MATHEW MORELLI		
HOME #/CELL #	416-303-8026		
EMAIL:	MEETTHEMORELLIS@GMAIL.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		Décor Consultant Signature	
*** PAGE 2 OF 2 ***		Date	
		Vendor Signature	
		Date	



Partial Ground Floor  
Elevation C



Partial Second Floor  
Elevation C



Partial Basement  
Elevation C

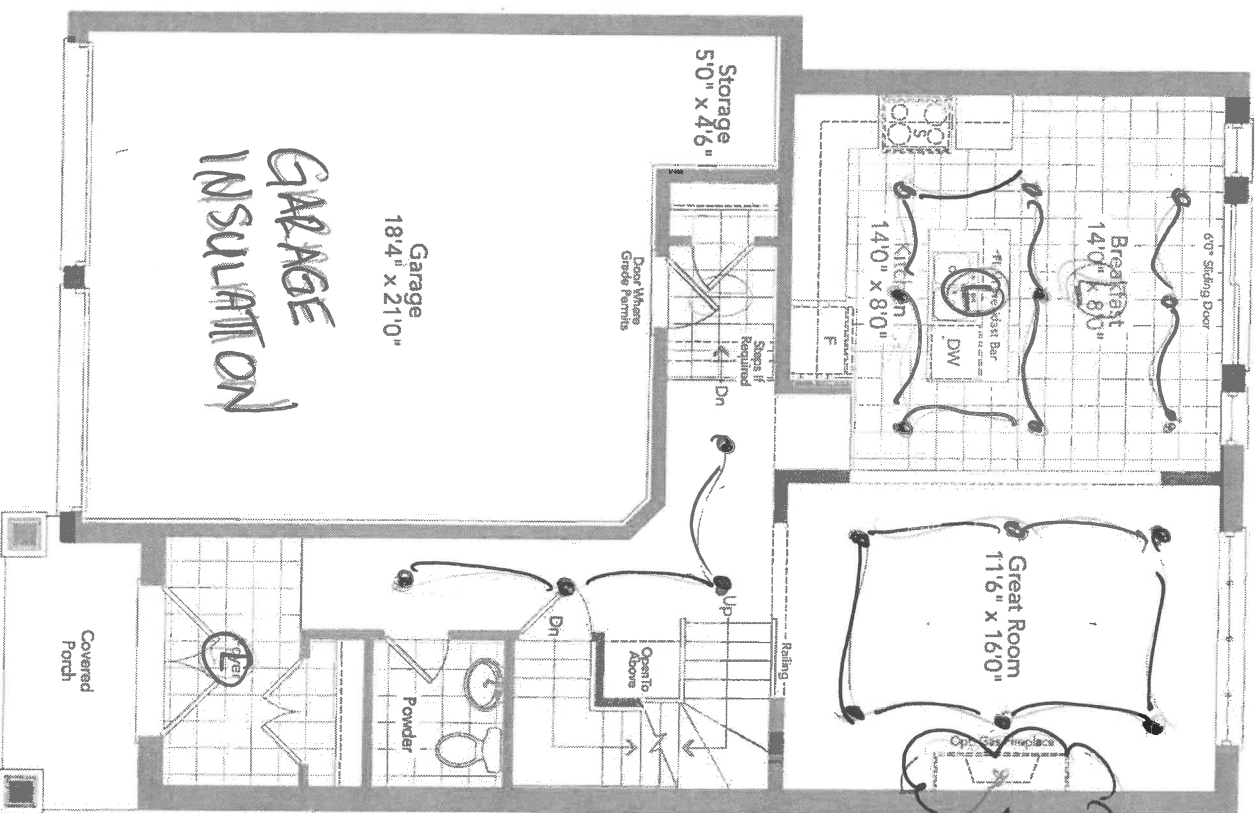
At P.H.

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Elevation A 1852 sq.ft.

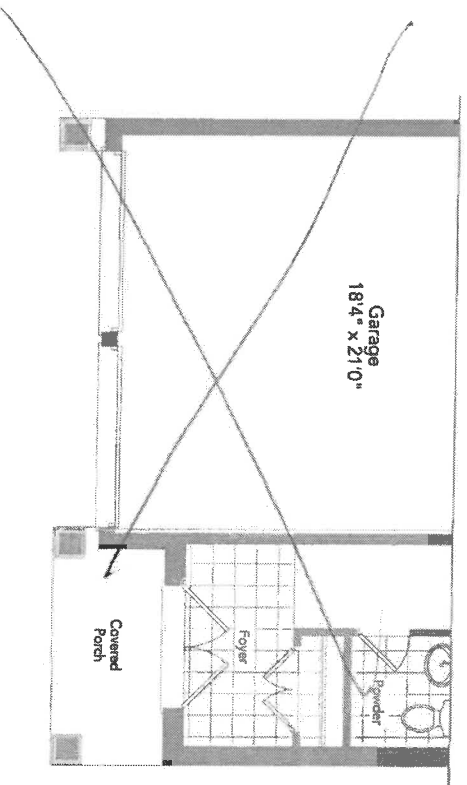
Elevation B 1829 sq.ft.

SMOOTH CEILING



GAS FIREPLACE  
ELECTRIC  
PANELS

Ground Floor  
Elevation A



Partial Second Floor  
Elevation B

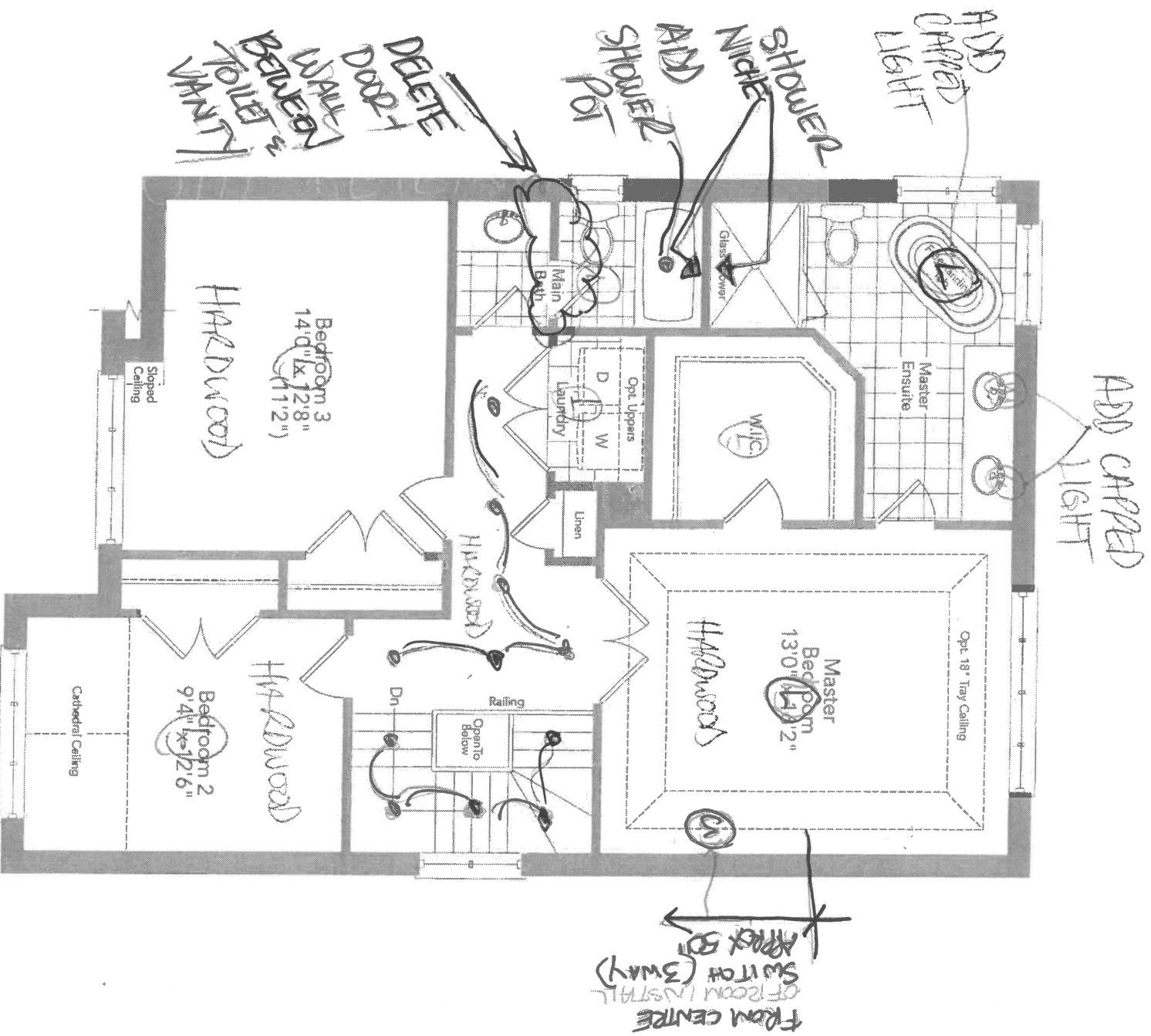
SMOOTH  
CEILINGS

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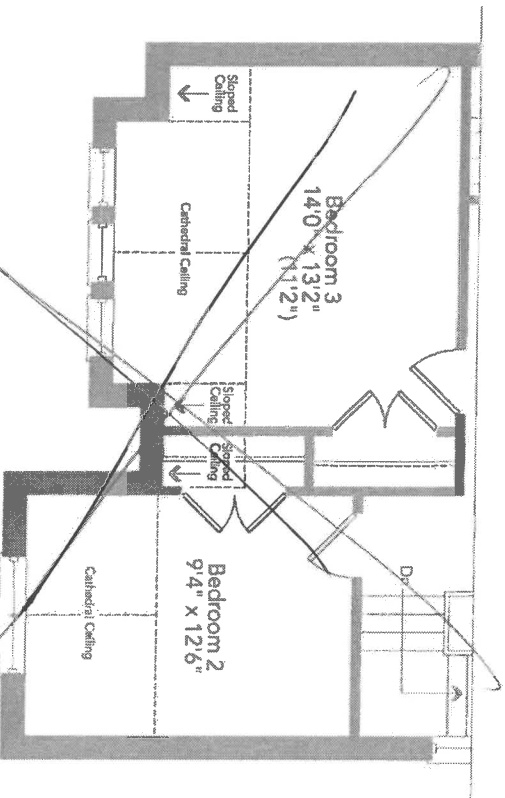
M.H

HARBOUR 36-02

st



Second Floor  
Elevation A (C)



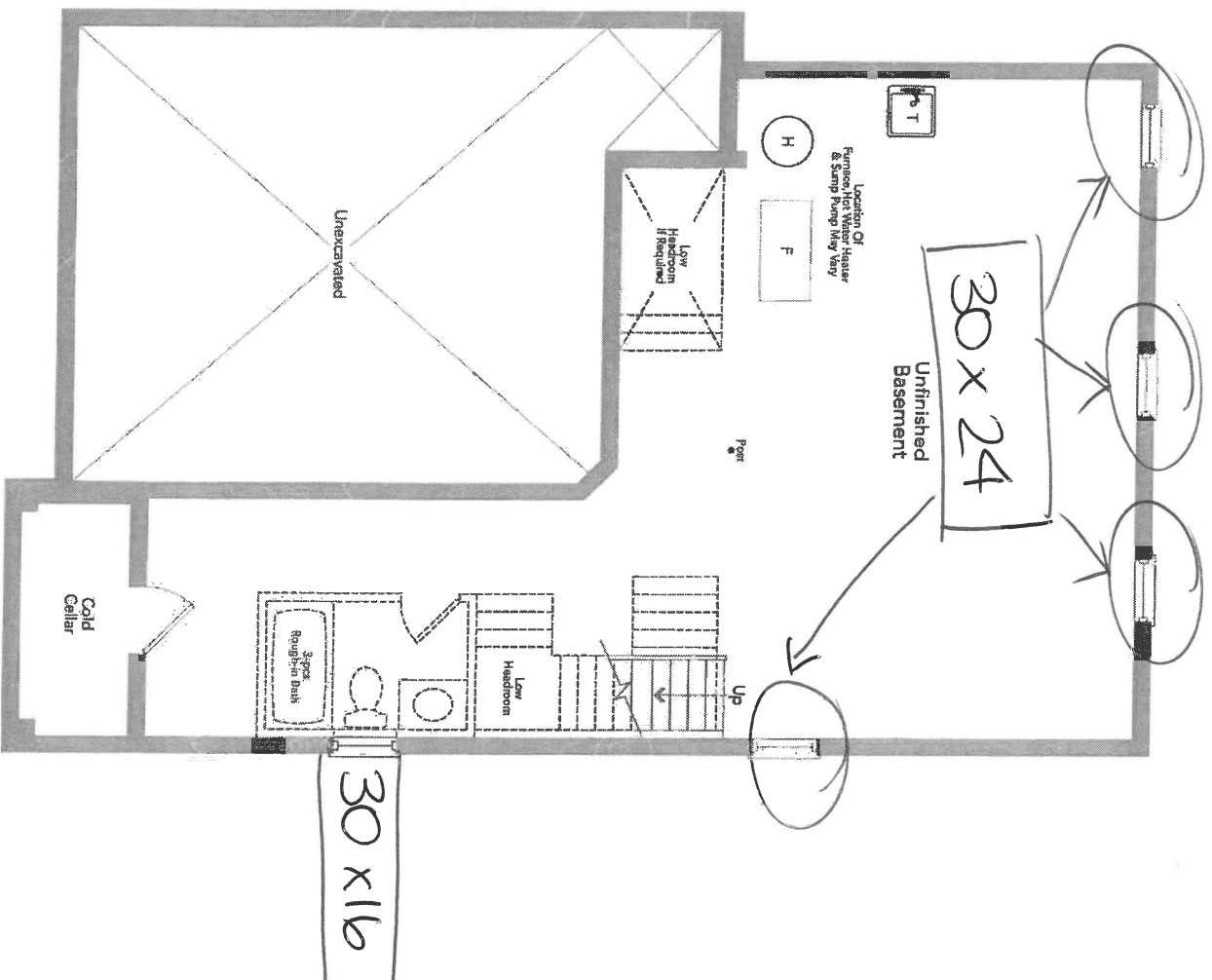
Partial Second Floor  
Elevation B

- HARDWOOD  
- SMOOTH  
CEILING

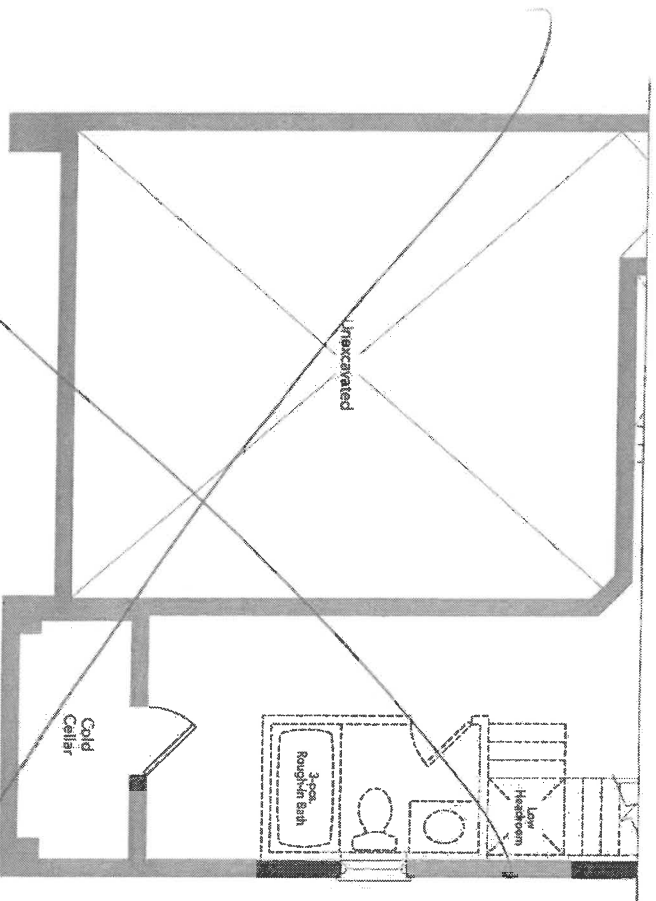
8000  
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HARBOUR 36-02





Basement  
Elevation A



Partial Basement  
Elevation B

HARBOUR 36-02

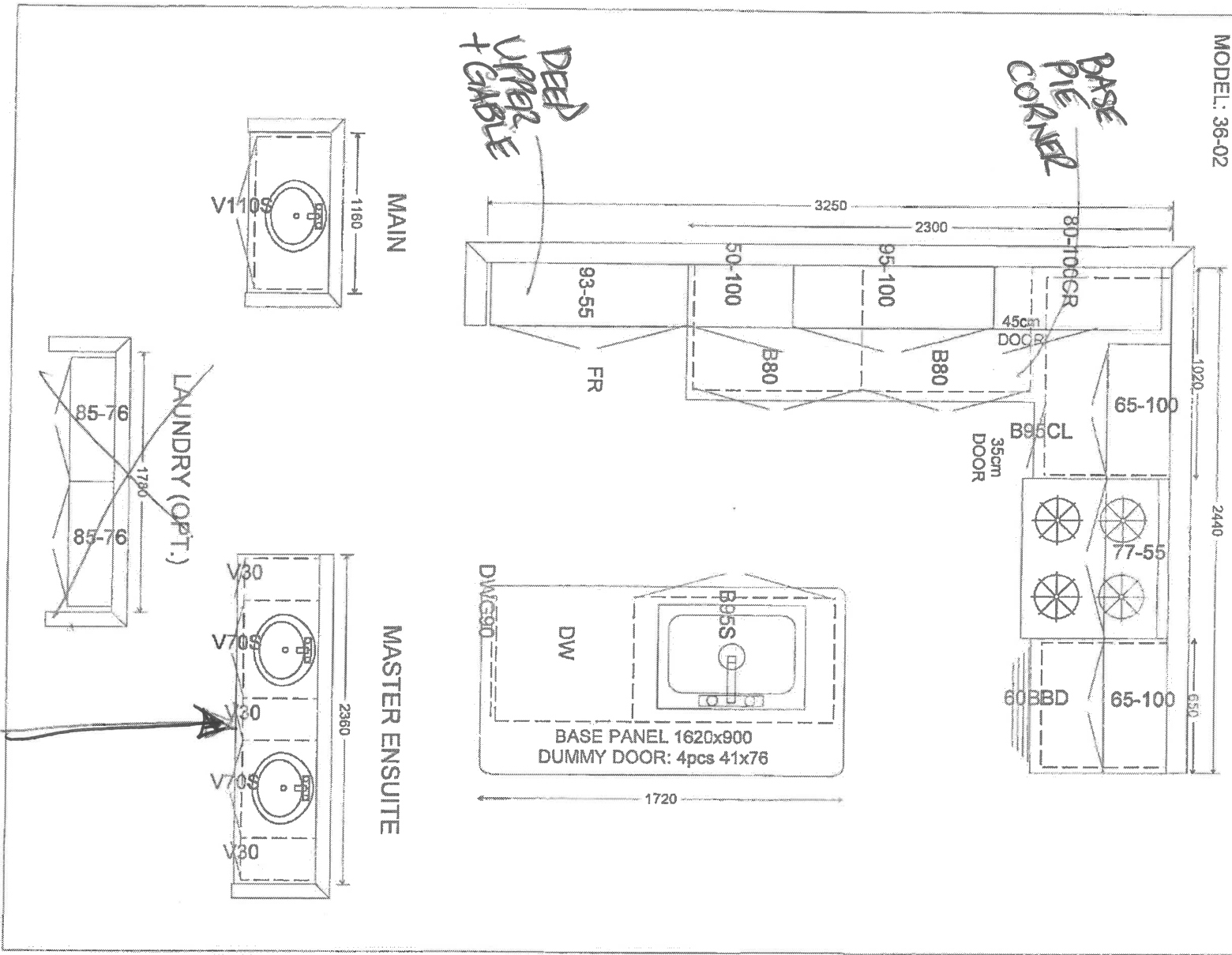
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low

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

BELLE AIR SHORES, INNISFIL

MODEL: 36-02



BANK OF DRAWERS

At P.M. 8060



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

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

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

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

DATE NOV 17/2020 SITE Inisfa1 LOT 8000

\*\*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



FE40

Standard Countertop  
Edge in Vanity



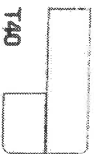
FE20

## Upgrade 1 – Countertop Edges

Optional Edge in  
Kitchen – See book for  
model specific pricing



H40



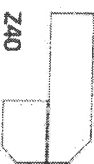
T40



DR40



CA0



Z40

Optional Edge in  
Vanity – See book for  
model specific pricing



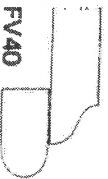
CZ0



H20

## Upgrade 2 – Countertop Edges

Option 2 Edge in  
Kitchen – Custom \$\$



FV40



FZ40



VX40



LZ40



FFZ40



VB40

Optional 2 Edge in  
Vanity – Custom \$\$



L20



F20

DATE Nov 17/2020

SITE Innisb1

LOT 80W

Homeowner(s) Initials

At M.H

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THE  
GALLERY  
BY ZANCOR

HOME AUTOMATION  
(Cable, CAT5, Telephone)

LOT / SITE:

80 W Inngt 1

HOMEOWNERS:

Morrell / Theodore ~~Christodoulou~~ #

DATE:

Nov 17/2020 Christodoulou

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 AK MM  
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

**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 Nov 17/2020

SITE 1m18f1

LOT 6000

ZANCOR