

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-03-05 / 3:02 PM / Page 1 of 1

Site:

INNISFIL

Lot:

38N

Model:

CANAL 50-03 (A)

Purchaser:

VANESSA LEANNE HINE & XAVIER ANDRENUCCI

Phone/Email:

VANESSALHINE@GMAIL.COM / 905-999-9963



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	KITCHEN - ROTATE ISLAND AND ADD 1 FOOT OF BASE CABINETS; TWO FEET OF COUNTERTOP	JANUARY 20 2020
	NOTE: COUNTERTOP HAS A TWO SIDED FLUSH BREAKFAST BAR	JANUARY 20 2020
#2	ELECTRICAL - ADD ADDITIONAL LIGHT IN GARAGE CEILINGS **ONE TO BE ABOVE GARAGE DOOR	JANUARY 20 2020
#3	CLOSE OFF WALL AT STAIR/DINING ROOM AND DELETE DOORS LEAVING A TRIMMED OPENING	JANUARY 20 2020
#4	ELECTRICAL - ADD (6) POTLIGHTS, LED BULBS, IN KITCHEN/BREAKFAST AREA, ON SAME SWITCH ***STANDARD KITCHEN AND BREAKFAST LIGHT TO BE INSTALL OVER ISLAND	JANUARY 20 2020
#5	REQUEST - DO NOT INSTALL SHOEMOLD, THORUGHOUT, IF POSSIBLE	JANUARY 20 2020
#6	ELECTRICAL - ROUGHIN ONLY FOR FUTURE LIGHTING	JANUARY 20 2020
#8	KITCHEN - UPGRADE 1 CABINETS	JANUARY 20 2020
#9	VINYL PLANKS - TORLYS EVERWOOD PREMIER IN LIVING RM, DINING RM AND GREAT ROOM & MAIN HALL IN LIEU OF STANDARD	JANUARY 20 2020
#10	VINYL PLANKS - TORLYS EVERWOOD PREMIER IN KITCHEN BREAKFAST AREA IN LIEU OF TILE	JANUARY 20 2020
#11	VINYL PLANKS - TORLYS EVERWOOD PREMIER IN FOYER IN LIEU OF TILE	JANUARY 20 2020
#20	KITCHEN - DELETE UPPERS FOR FUTURE CHIMNEY HOOD FAN **CENTRE VENT	JANUARY 20 2020
#12	MASTER ENSUITE SHOWER WALL TILES - UPGRADE 1	JANUARY 20 2020
#13	MASTER ENSUITE - FLOOR TILES - UPGRADE 1	JANUARY 20 2020
#14	MASTER ENSUITE - UPGRADE SHOWER JAMB	JANUARY 20 2020
#15	MASTER ENSUITE - UPGRADE SHOWER FLOOR TILES	JANUARY 20 2020
#17	STAIRS - TO REMAIN UNFINISHED **WAIVER SIGNED	JANUARY 20 2020
#19	CLOSE OFF OPENING FROM MAIN HALL TO GREAT ROOM	JANUARY 20 2020
#20	KITCHEN - POT DRAWERS BESIDE STOVE	JANUARY 20 2020
#21	KITCHEN - DELETE UPPERS FOR FUTURE CHIMNEY HOOD FAN **CENTRE VENT	JANUARY 20 2020
#22	TILES - UPGRADE 1 IN POWDER ROOM	JANUARY 20 2020
ADDITIONAL		
#1	KITCHEN - UPGRADE 3 KITCHEN COUNTERTOP - EMERSTONE IPANEMA	FEBRUARY 24 2020
#2	ELECTRICAL - ADD TWO POTLIGHTS IN KITCHEN ***NOTE: TOTAL OF 8 ON THE SAME SWITCH	FEBRUARY 24 2020
#3	KITCHEN - ADD 2 BIN RECYCLER - SEE LOCATION ON DRAWING	FEBRUARY 24 2020

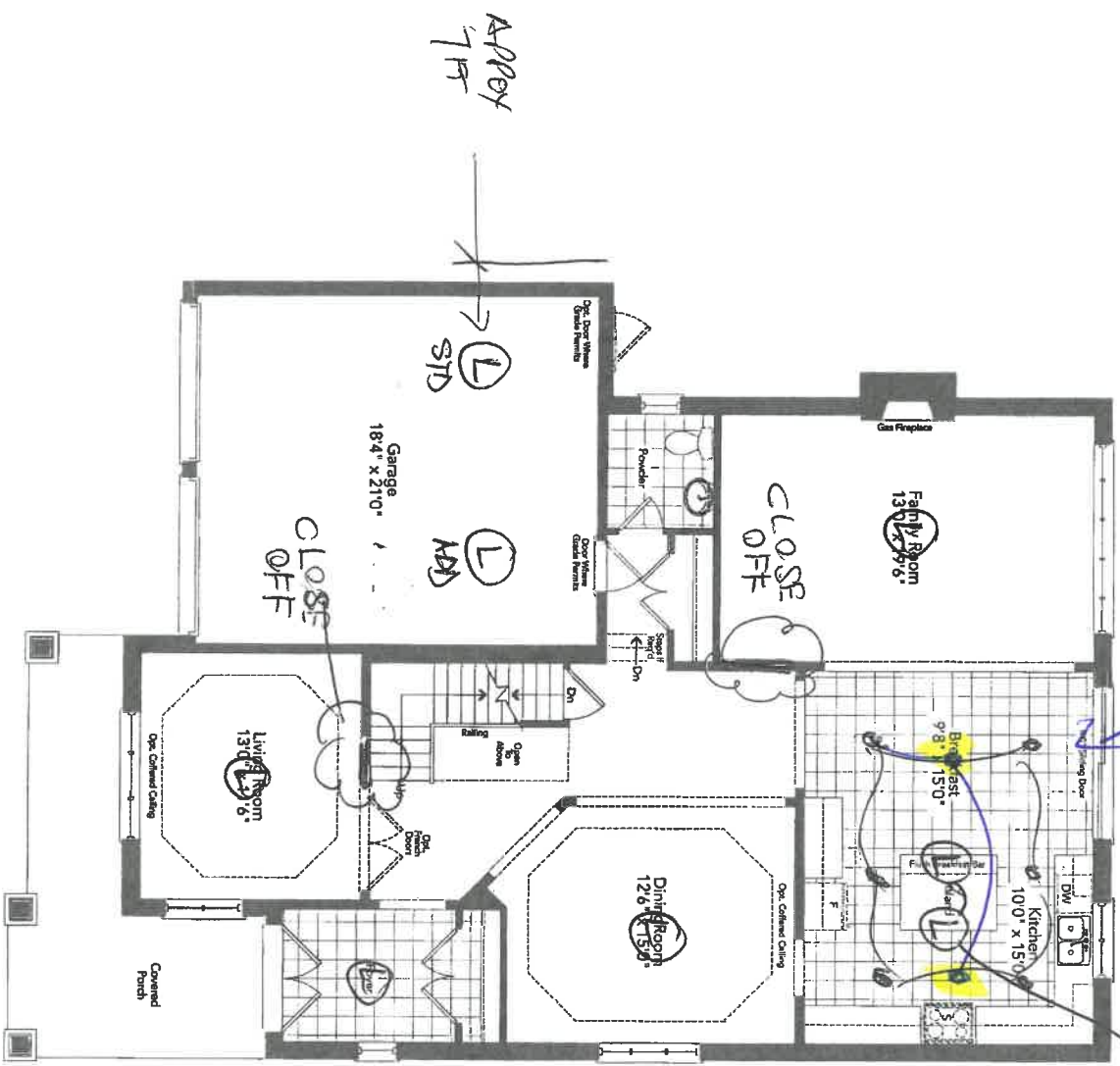
ANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	MOSAİK MDF - GLACIER (1)	H800BC	NEW-CALEDONIA	
Island	MOSAİK MDF - GLACIER (1)	H800BC	NEW-CALEDONIA	
Servery	N/A			
Powder Room	N/A			
Master Ensuite	400 SERIES MEL - CHOCOLATE BROWN	H800BC	NEW-CALEDONIA P344-LM	
Ensuite 4	400 SERIES MEL - CHOCOLATE BROWN	H800BC	P344-LM	
Ensuite 2/3	400 SERIES MEL - CHOCOLATE BROWN	H800BC	P344-LM	
Laundry	N/A			
TILES				
Main Foyer		VINYL		
Basement Foyer		N/A		
Powder Room		LOFT DOVE 12 X 24 (1)		
Mud Room		N/A		
Kitchen		VINYL		
Breakfast		VINYL		
Kitchen Bk.Splash		N/A		
Laundry		KEATON ICE 13 X 13		
Mstr Ensuite Floor		LOFT DOVE 12 X 24 (1)		
Mstr Ensuite Shower WALL		PICO BONE GLOSSY 10 X 13 (1)		
Master Shower Floor		ONTARIO SERIES 2 X 2 TAUPE (1)		
Master Shower JAMB		MARMOLINE PEARL		
Ensuite 4 Floor		KEATON ICE 13 X 13		
Ensuite 4 Tub Wall		KEATON ICE 8 X 10		
Ensuite 2/3 Floor		KEATON ICE 13 X 13		
Ensuite 2/3 Tub Wall		KEATON ICE 8 X 10		
HARDWOOD / CARPET				
Kitchen		TORLYS EVERWOOD PREMIER VINYL PLANK 4-7/8" in lieu of tile - COLOUR ROCKWOOD		
Breakfast		TORLYS EVERWOOD PREMIER VINYL PLANK 4-7/8" in lieu of tile - COLOUR ROCKWOOD		
Foyer		TORLYS EVERWOOD PREMIER VINYL PLANK 4-7/8" in lieu of tile - COLOUR ROCKWOOD		
Great Room		TORLYS EVERWOOD PREMIER VINYL PLANK 4-7/8" in lieu of tile - COLOUR ROCKWOOD		
Dining Room		TORLYS EVERWOOD PREMIER VINYL PLANK 4-7/8" in lieu of tile - COLOUR ROCKWOOD		
Main hall		TORLYS EVERWOOD PREMIER VINYL PLANK 4-7/8" in lieu of tile - COLOUR ROCKWOOD		
Den		TORLYS EVERWOOD PREMIER VINYL PLANK 4-7/8" in lieu of tile - COLOUR ROCKWOOD		
Upper Hall		CARPET - OPENING NIGHT - COLOUR T20		
Master Bedroom		CARPET - OPENING NIGHT - COLOUR T20		
Bedroom 2		CARPET - OPENING NIGHT - COLOUR T20		
Bedroom 3		CARPET - OPENING NIGHT - COLOUR T20		
Bedroom 4		CARPET - OPENING NIGHT - COLOUR T20		
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 38N
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

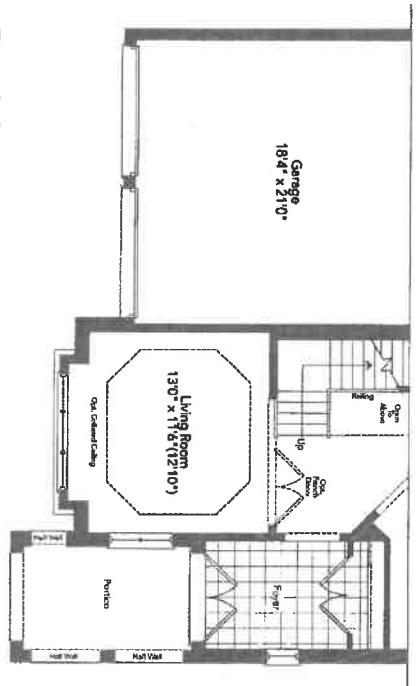
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIRS TO REMIAN UNFINISHED **WAIVER SIGNED							
Main to 2nd Railing Details:		STANDARD TURNED OAK							
Main to Basement Railing Details:		N/A							
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							
Powder room		STANDARD							
Master Ensuite		STANDARD							
Ensuite 2/3		STANDARD							
Ensuite 4		STANDARD							
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'				YES / NO Package Name:					
GAS LINE		UPG (SEE PES)		DECLINED		NOTES			
WATERLINE to Fridge		NO							
Hood Fan Venting SIZE		6 INCH ** CENTRE**							
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					<div> <div> </div> <div> </div> <div> </div> </div>				
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: 38N					
PURCHASER(S):		VANESSA LEANNE HINE & XAVIER ANDRENUCCI				JAN 20 2020			
HOME #/CELL #		VANESSA.HINE@GMAIL.COM / 905-999-9963				<div> <div> </div> <div> </div> </div>			
EMAIL:						JAN 20 2020			
DÉCOR NOTES						<div> <div> </div> <div> </div> </div>			
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						<div> <div> </div> <div> </div> </div>			
*** PAGE 2 OF 2 ***						<div> <div> </div> <div> </div> </div>			
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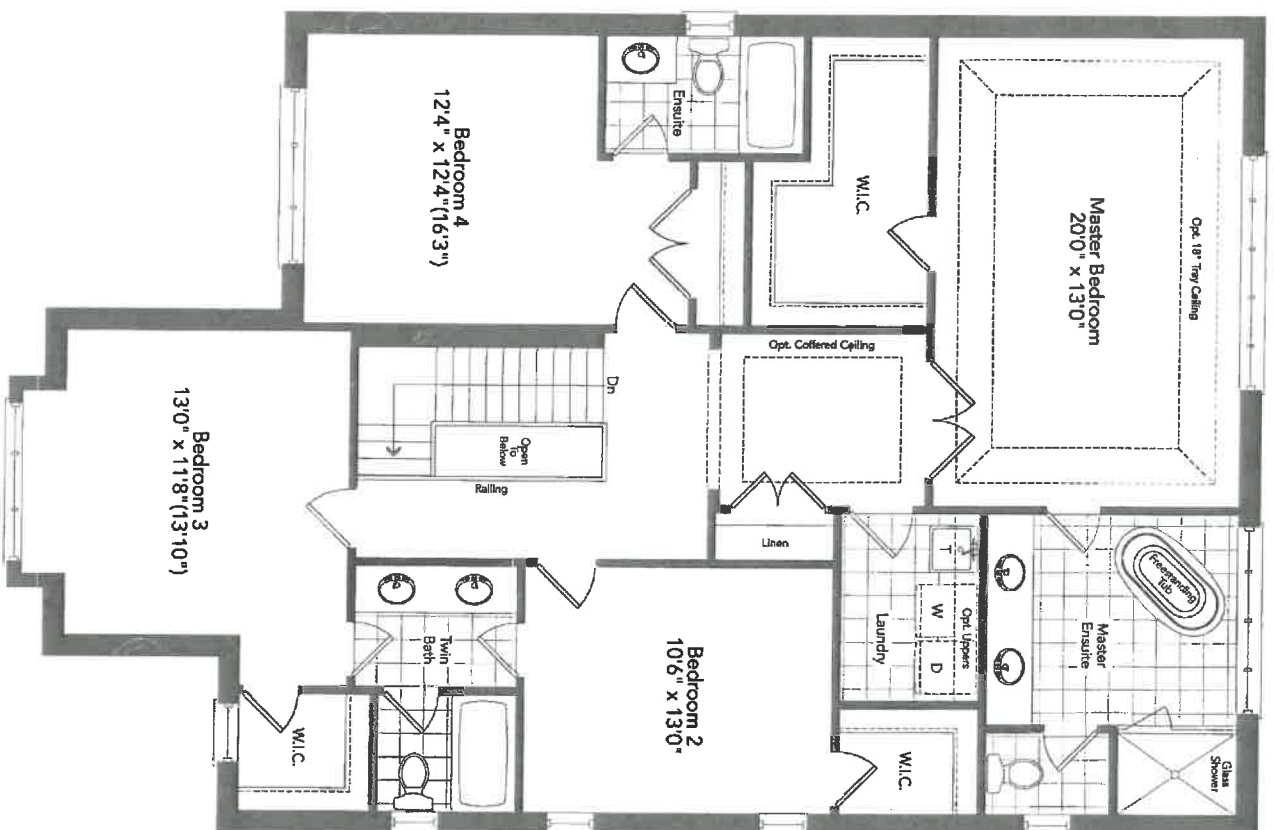
Elevation A 3048 sq.ft.
Elevation B 3050 sq.ft.



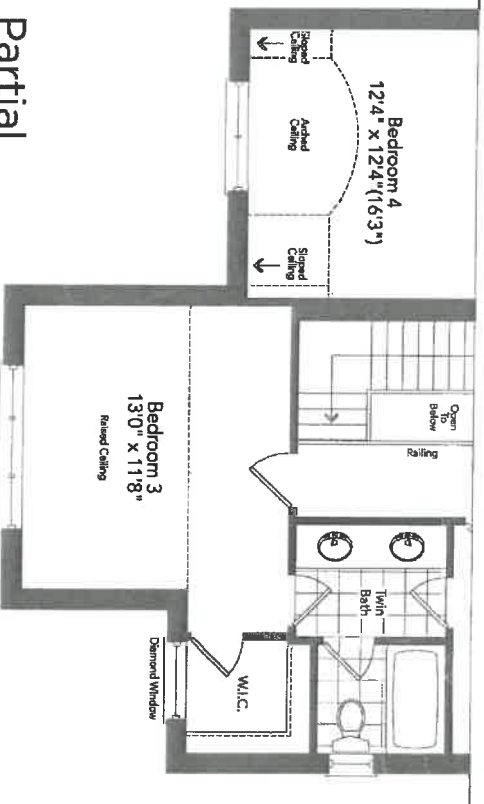
Ground Floor
Elevation A



Partial Ground Floor
Elevation B

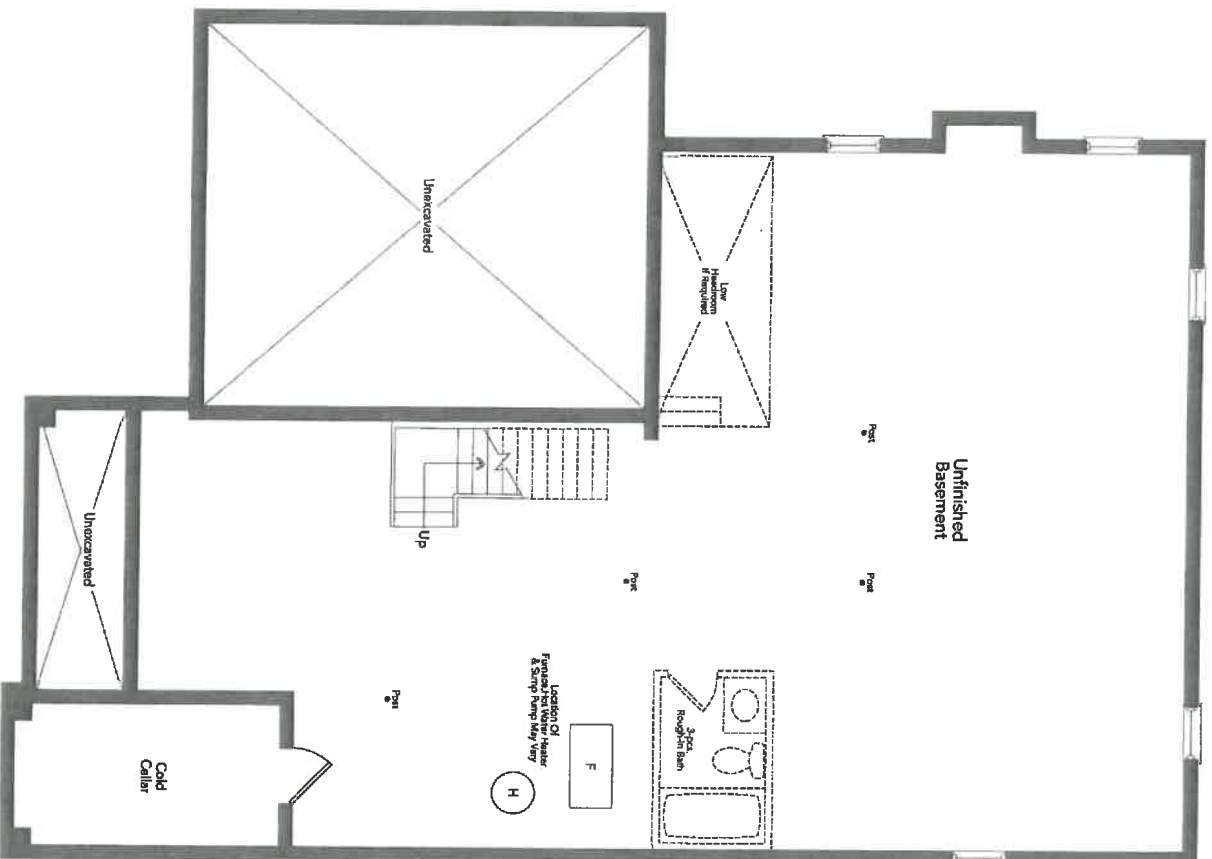


Second Floor
Elevation A

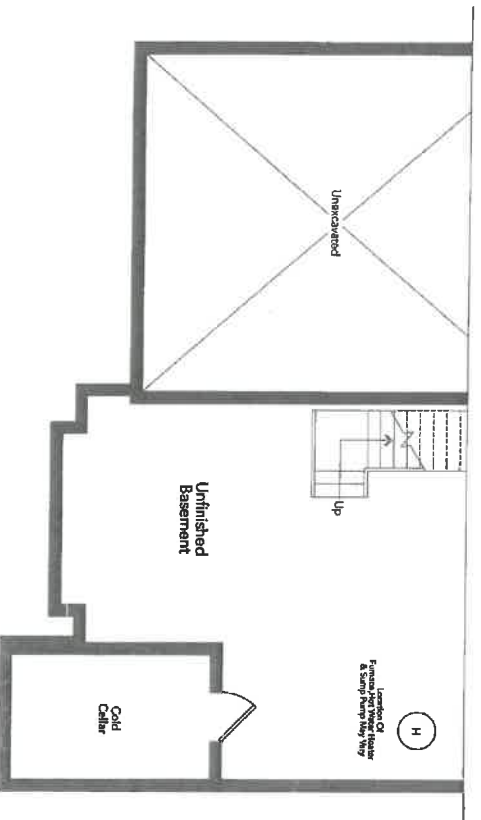


Partial
Second Floor
Elevation B

CANAL 50-03



Basement
Elevation A



Partial Basement
Elevation B

0387

CANAL 50-03

UFA

5005	Amelia L.
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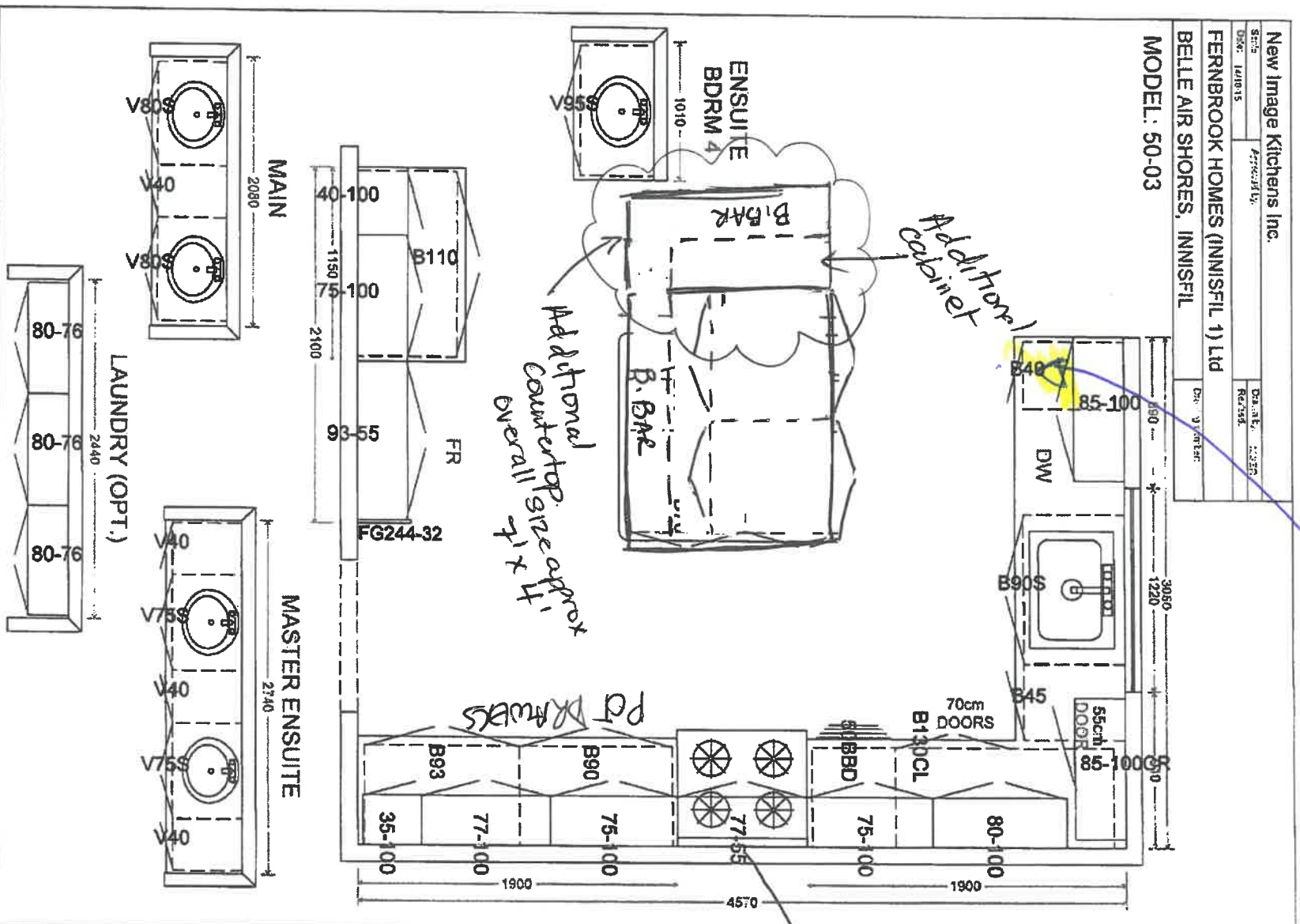
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Revised.

Revised.

DEPT. OF AGRICULTURE, MANITOBAN

Date: 2/11/2017



2 bin
Garbage


44

Debra

pat drawings

Additional
counter top. size approx
overall 9' x 4'

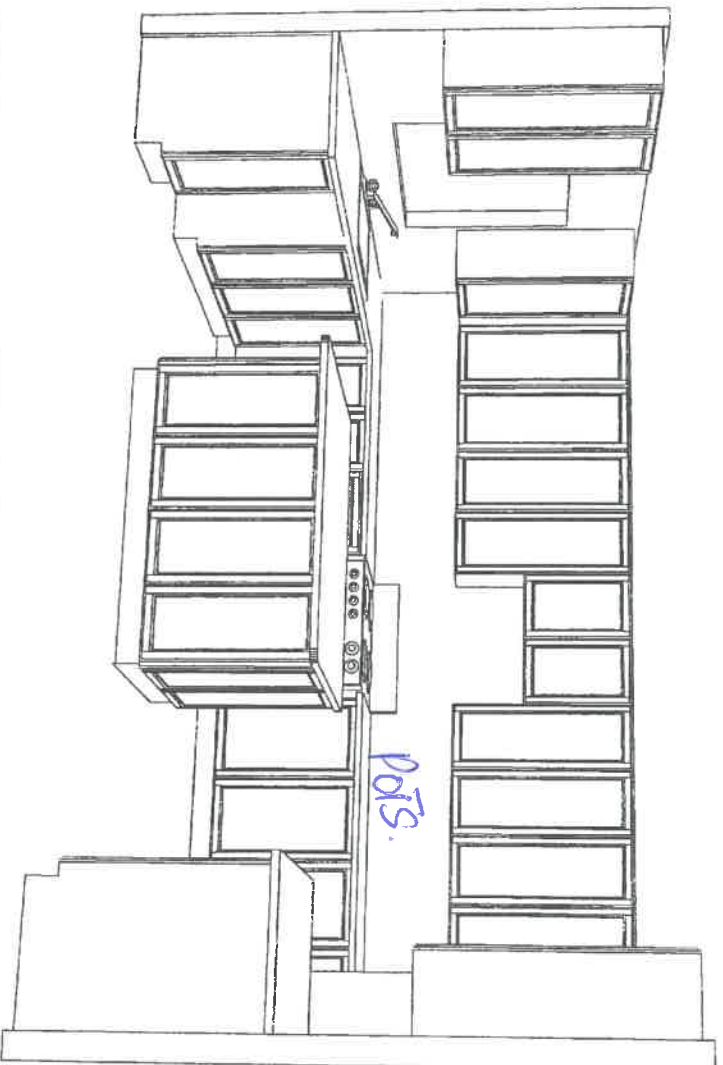
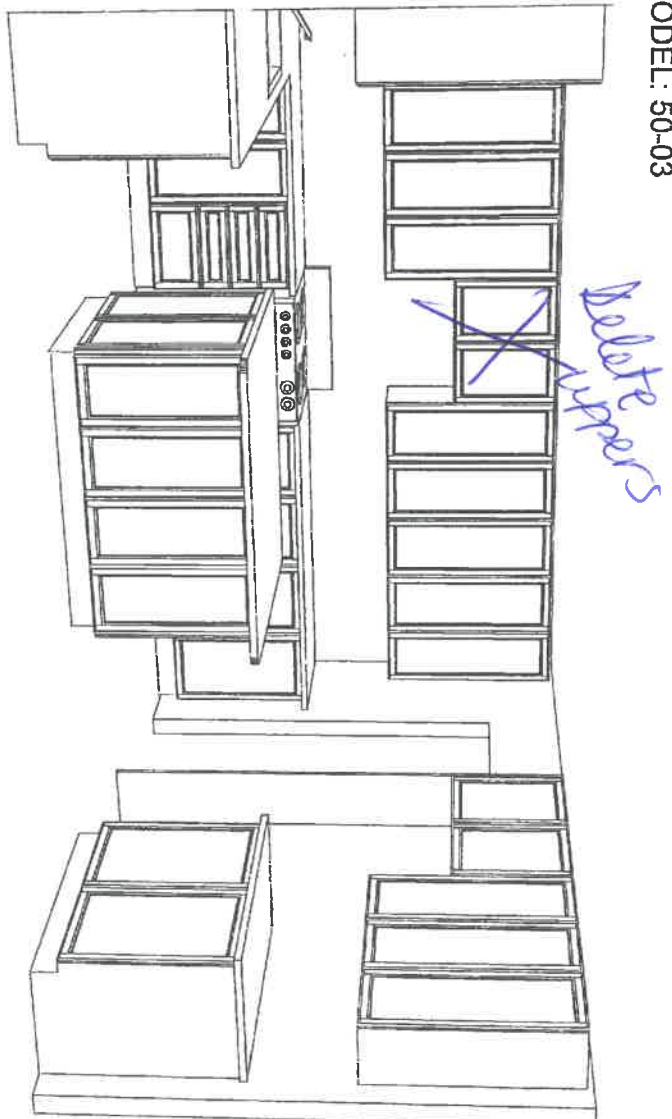
Additional
Cabinet



22

New Image Kitchens Inc.	
Scale:	Approved by:
Date: 24/02/17	Drawn by: MSER
	Revised:
Drawing number:	
BELLE AIR SHORES, INNISFIL	

MODEL: 50-03



Ulet.

NSN

THE
GALLERY
BY ZANCOR

Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

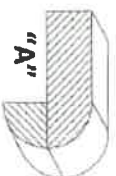
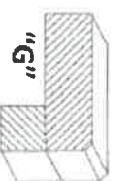
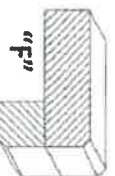
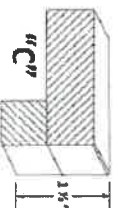


Standard Countertop
Edge in Vanity

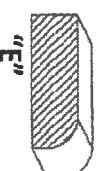
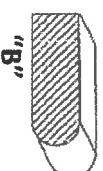
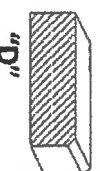


Option 1 – Countertop Edges

Optional Edge in
Kitchen -

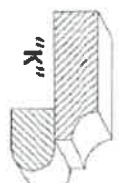
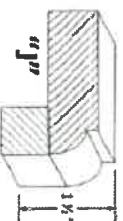
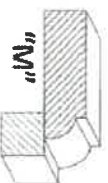
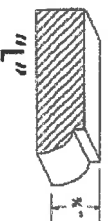


Optional Edge in
Vanity -

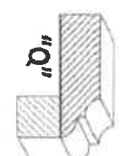
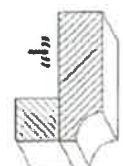
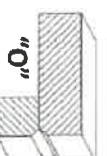
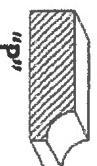


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Optional 2 Edge in
Vanity – Custom \$\$



DATE Jan 20/20

SITE Inisfi

LOT 38N

Homeowner(s) Initials
HT

ZANCOR

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

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 checked="" 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	**Countertop Cut-out charge required for cooktop
	<input type="checkbox"/> Induction	

HOOD FAN & VENT	<input type="checkbox"/> Under Cabinet (Standard)	<input checked="" type="checkbox"/> 6 Inch (Standard)
	<input checked="" 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	Jan 20/20	SITE	1m1561	LOT	38N1
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** 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.

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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, TARION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

DATE

SITE

LOT

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**WAIVER FORM FOR UNFINISHED STAIRS,
HANDRAIL AND PICKETS**

LOT / SITE:

Imperial 38N

HOMEOWNERS:

ANDRENUCCI

DATE:

JAN 20/20

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. 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 take full responsibility for any 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 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, The City and the Township of where the dwelling is located, 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 20 day of JAN, 2020.

Homeowner(s) Initials

AAA

ZANCOR