

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2021-02-08 / 3:25 PM / Page 1 of 1

Site:
Lot:
Model:
Purchaser:
Phone/Email:

INNISFIL
34W
DELTA 50-07 (B) w/OPT. LOFT
GIUSEPPE BENVENUTO & PASCALIS TRAIKOS
416-993-2874 / 416-668-1412



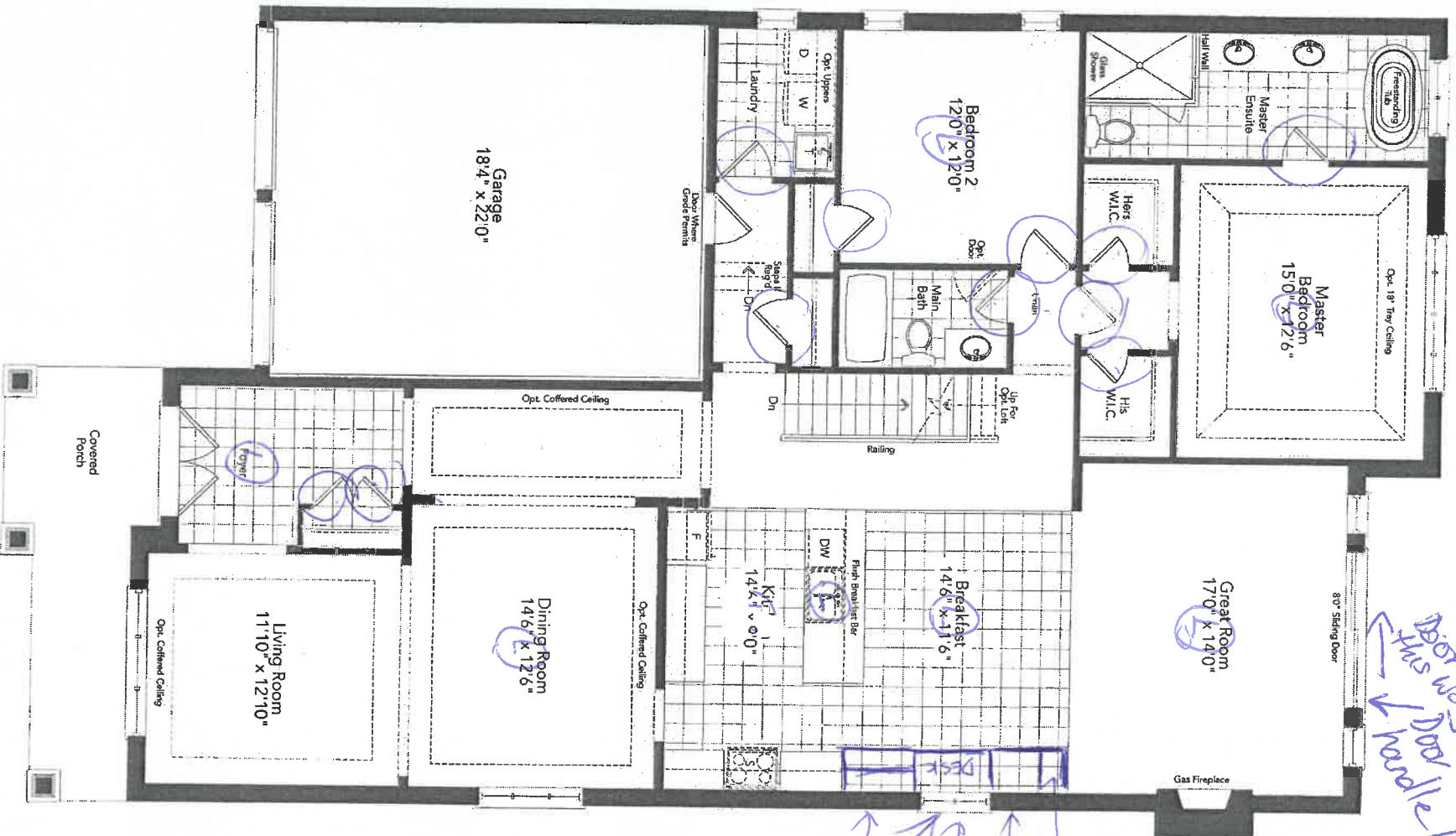
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
STRUCTURALS		
#1 LARGER BASEMENT WINDOWS 30 X 24 IN LIEU OF STANDARD 30 X 16 (5 WINDOWS)	MAY 6 2020	
#2 8 FOOT INTERIOR DOORS ON MAIN FLOOR	MAY 6 2020	
#3 GARAGE MAN DOOR TO BE 8 FEET HIGH, IF POSSIBLE	MAY 6 2020	
#4 3 PCE ROUGHIN TO BE INSTALLED IN LOCATION AS PER MODEL HOME **SEE SKETCH	MAY 6 2020	
#5 CLARIFICATION - SEE LOCATION OF HANDLE/DIRECTION ON SLIDING DOOR IN GREAT ROOM	MAY 6 2020	
COLOURS		
#1 KITCHEN - ADD POT DRAWERS TO LEFT SIDE OF STOVE ✓	FEB 2 2021	
#2 KITCHEN - BUILT-IN MICROWAVE BESIDE FRIDGE **COUNTER HEIGHT ✓	FEB 2 2021	
#3 ELECTRICAL - FOR MICROWAVE WILL BE DONE BY HOMEOWNER AFTER CLOSING ✓	FEB 2 2021	
#4 KITCHEN - FRIDGE ENCLOSURE (DEEP UPPER ABOVE FRIDGE) ✓	FEB 2 2021	
#5 KITCHEN - 2 BIN GARBAGE PULL OUT IN ISLAND ✓	FEB 2 2021	
#6 KITCHEN - STOVE OPENING TO BE 36 INCHES ✓	FEB 2 2021	
#7 KITCHEN - ADJUST CABINET'S ABOVE RANGE TO ACCORDINGLY UPGRADED HOOD FAN SPEC ✓	FEB 2 2021	
#8 KITCHEN - HANDLE ON SINGLE DOOR IN BETWEEN STD BANK OF DRAWERS AND STOVE	FEB 2 2021	
#9 KITCHEN - ADD BASE & UPPER CABINETS ON STOVE WALL UP TO WINDOW *INCLUDES STANDARD GRANITE COUNTERTOP ✓	FEB 2 2021	
#10 HVAC - 10 INCH VENT ABOVE STOVE ✓	FEB 2 2021	
#11 WINDOW - SHORTEN WINDOW TO BE APPROX 42 INCHES ABOVE FINISHED FLOOR ✓	FEB 2 2021	
#12 KITCHEN - 1 FOOT OF BROOM CLOSET AND 24 INCH DEEP PANTRY ON OTHER SIDE OF WINDOW CLOSEST TO FAMILY ROOM *END OF TILE LINE	FEB 2 2021	
#13 KITCHEN - DESK WITH DRAWER IN KITCHEN UNDER WINDOW *INCLUDES STANDARD GRANITE ✓	FEB 2 2021	
#14 KITCHEN - UPGRADE 1 ✓	FEB 2 2021	
#15 KITCHEN - TWO TONE ✓	FEB 2 2021	
#16 MASTER ENSUITE CABINETS - UPGRADE 1 DOOR ✓	FEB 2 2021	
#17 MASTER ENSUITE TILES - UPGRADE 1 FLOOR TILE ✓	FEB 2 2021	
#18 REQUESTING A/C UNIT TO BE INSTALLED ON THE SIDE OF HOME, GARAGE SIDE **IF POSSIBLE ✓	FEB 2 2021	
#19 GARAGE INSULATION TO EXTERIOR FRAMED WALLS ONLY ✓	FEB 2 2021	
#20 HARDWOOD - UPGRADE 1 ON MAIN FLOOR STANDARD NON TILED AREA ✓	FEB 2 2021	
#21 STAIN STAIRS (2 FLIGHTS) TO MATCH HARDWOOD AS CLOSE AS POSSIBLE ✓	FEB 2 2021	
#22 TILES - UPGRADE 1 IN FOYER AND KITCHEN/BREAKFAST ✓	FEB 2 2021	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
KITCHEN - STOVE WALL	CAMBRIDGE MDF - GLACIER (1)	H800BC	BIANCO SARDO GRANITE	
KITCHEN - ISLAND	CAMBRIDGE MDF - FOG GREY (BLUE) (1)	H800BC	BIANCO SARDO GRANITE	
KITCHEN - FRIDGE WALL	CAMBRIDGE MDF - FOG GREY (BLUE) (1)	H800BC	BIANCO SARDO GRANITE	
Main Bath	SIERRA PVC - WHITE	H800BC	LAMINATE - 5003-38 WHITE CASCADE	
Master Ensuite	CAMBRIDGE MAPLE - NEW GREY (1)	H800BC	LAMINATE - 1887K-22 BENJAMIN GREY	
Loft Bath	CAMBRIDGE OAK - NEW GREY	H800BC	LAMINATE - 5001K-07 PEARL SEQUOIA	
Laundry	N/A			
TILES				
Main Foyer	GENESIS LIGHT GREY 12 X 24 *STACKED			
Basement Foyer	CINQ GREY 13 X 13			
Kitchen	GENESIS LIGHT GREY 12 X 24 *STACKED			
Breakfast	GENESIS LIGHT GREY 12 X 24 *STACKED			
Kitchen Bk.Splash				
Laundry	CINQ GREY 13 X 13			
Mstr Ensuite Floor	LOFT GREY 12 X 24 **STACKED (1)			
Mstr Ensuite Shower WALL	CINQ GREY 8 X 10 **HORIZONTAL INSTALL			
Master Shower Floor	WHITE 2 X 2			
Master Shower JAMB	BIANCO CARRARA			
Main Bath Floor	CINQ GREY 13 X 13			
Main Bath Wall	CINQ GREY 8 X 10 **HORIZONTAL INSTALL			
Loft Bath Floor	MALINA ICE 13 X 13			
Loft Bath Wall	UNIWALL TENDER GREY 8 X 10			
HARDWOOD / CARPET				
	TILES			
Kitchen	TILES			
Breakfast	TILES			
Family Room	HARDWOOD - KENTWOOD OAK STURGEON 3-1/2" (1)			
Dining Room	HARDWOOD - KENTWOOD OAK STURGEON 3-1/2" (1)			
Living Room	HARDWOOD - KENTWOOD OAK STURGEON 3-1/2" (1)			
Main hall	HARDWOOD - KENTWOOD OAK STURGEON 3-1/2" (1)			
Loft	CARPET - OPENING NIGHT COLOUR T03 w/STANDARD UNDERPAD			
Master Bedroom	CARPET - OPENING NIGHT COLOUR T03 w/STANDARD UNDERPAD			
Bedroom 2	CARPET - OPENING NIGHT COLOUR T03 w/STANDARD UNDERPAD			
FIREPLACES				
LOCATION	GREAT ROOM	MANTLE	NF15	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	DELETE	Location	N/A	
Purchaser has reviewed the colour chart			SITE & LOT	
FOR TRADE USE			INNISFIL	34W
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

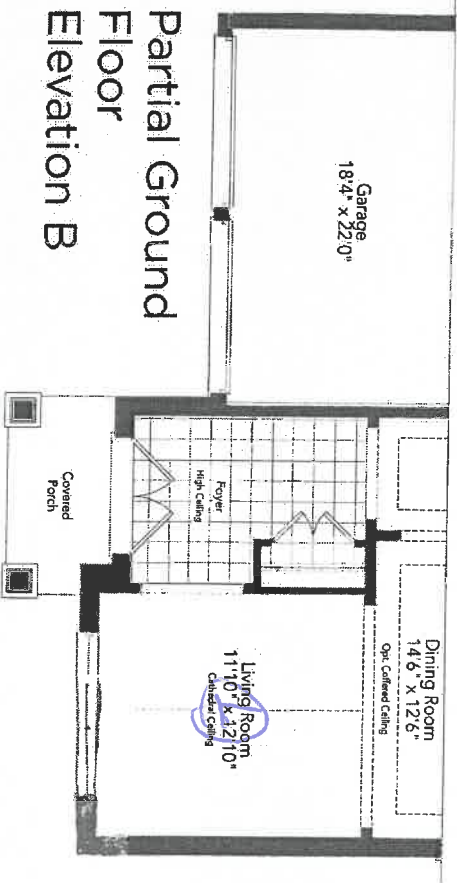
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Main to Loft Railing Details:		STANDARD TURNED OAK		
Main to Basement Railing Details:		STANDARD TURNED OAK		
TRIM				
Casing/Baseboards		STANDARD		
Interior Doors		STANDARD - 8 FEET HIGH		
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		
Main Bath	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Loft 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	NO			
WATERLINE to Fridge	NO			
Hood Fan Venting SIZE	10 INCH			
ELECTRICAL for Built-in Oven	NO			
ELECTRICAL for Built-in Micro / OTR	NO		HOMEOWNER TO DO ELECTRICAL AFTER CLOSING	
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: 34W		
PURCHASER(S):	GIUSEPPE BENVENUTO PASCALIS TRAIKOS		Purchaser Signature FEB 2 2021	
HOME #/CELL #	416-993-2874 / 416-668-1412		Date	
EMAIL:	LULUBENVENUTO@GMAIL.COM / PAULTRAIKOS@HOTMAIL.COM		FEB 2 2021	
DÉCOR NOTES		Purchaser Signature		Date
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of <u>all trades</u> to inform the builder of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.		Décor Consultant Signature		Date
		Vendor Signature		Date



Door open this way. Door handle here.

Bedroom
 PAINT
 Desk with
 Drawer
 UP PERS
 DOWN PERS
 SHORTEST WINDOW APPROX 42" AFF

Ground Floor
Elevation A



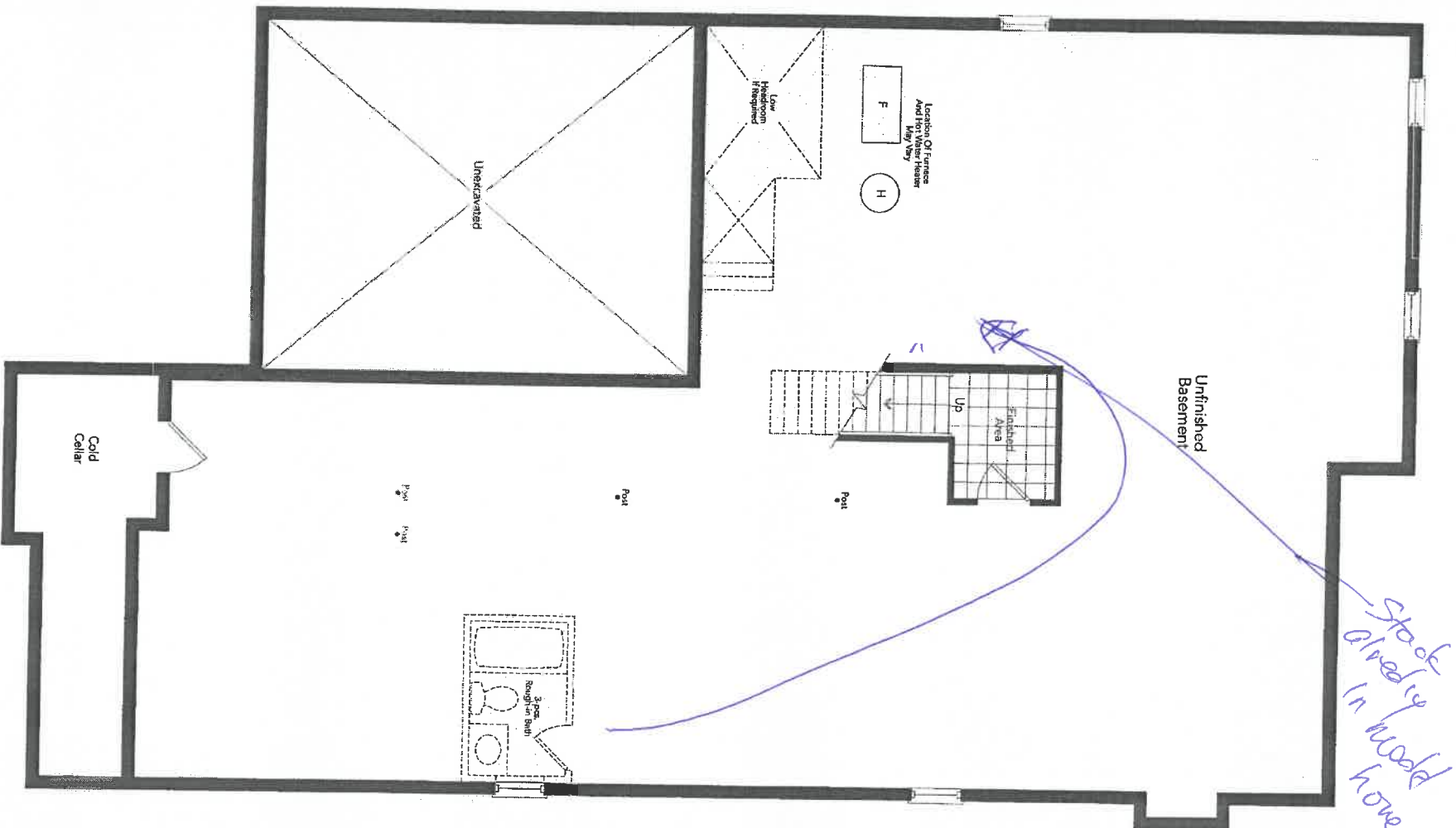
Partial Ground
Floor
Elevation B

Opt 1st

AB

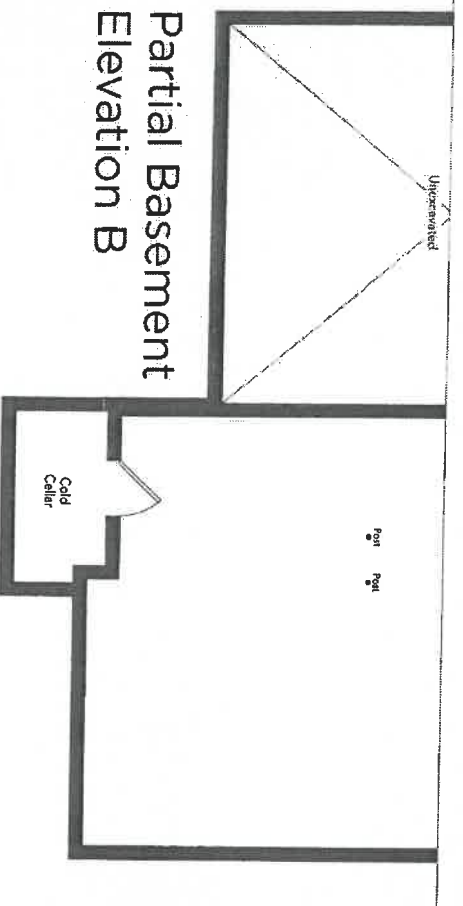
gub

DELTA 50-07



Stairs already in wall here

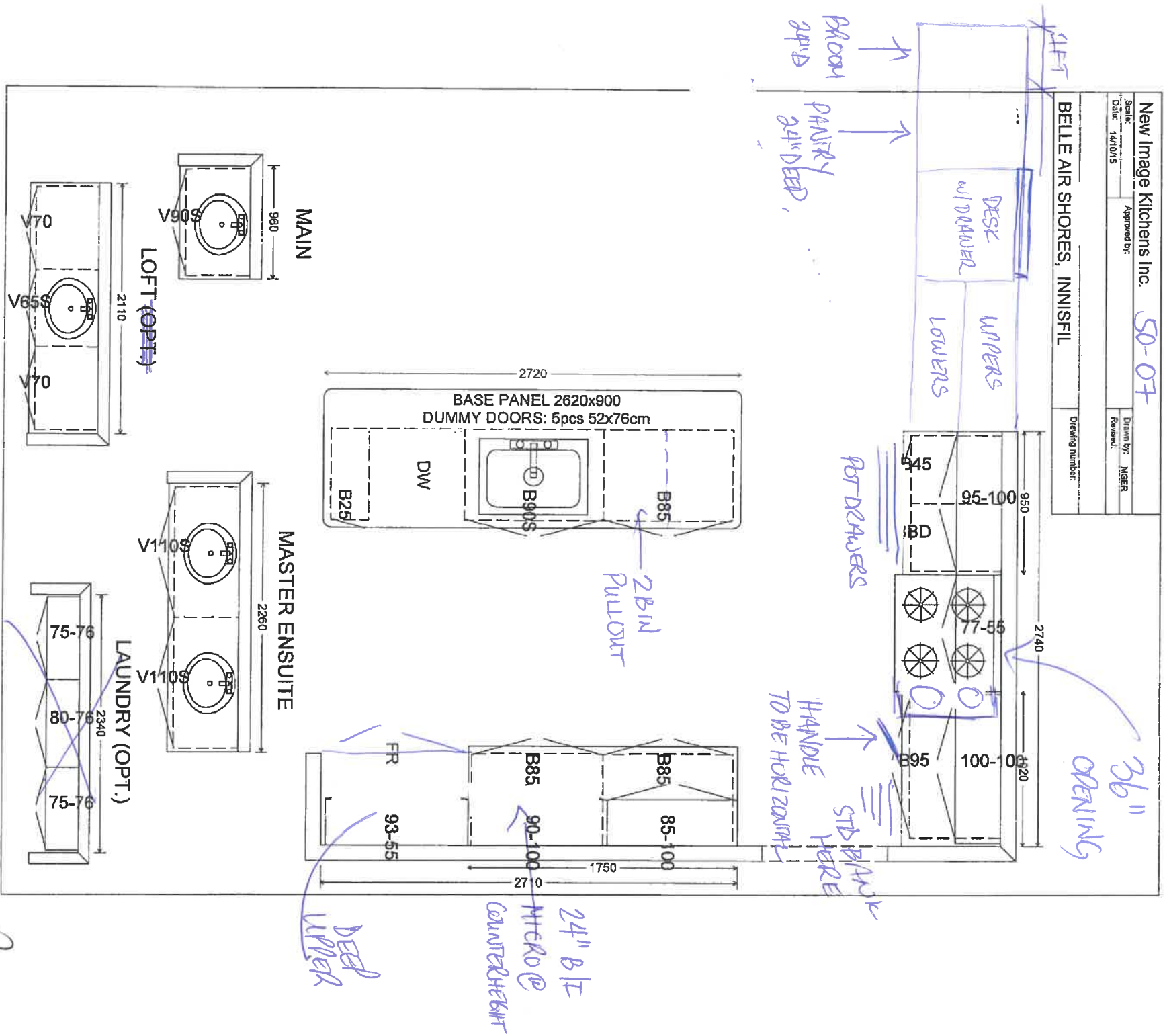
Basement
Elevation A



Partial Basement
Elevation B

Handwritten signature and initials.

lot 34u.



BR

BR

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:

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

HOMEOWNER INITIALS

UPGRADE APPLIANCE OPENING REQUIREMENTS:

HOMEOWNER INITIALS

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

RANGE
☒ 36"
☐ 48"
☒ Gas
☐ Induction
☐ Under Cabinet (Standard)
☐ Chimney (centre vent)
☐ Insert / Liner
☐ Cooktop (Apron front)
☐ Cooktop (Dropin)
☐ Warming Drawer
☐ Over the Range Microwave
☒ Built-in Microwave (*trim kit required)
RIE to be by homeowner after closing
****Countertop Cut-out charge required for cooktop**

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

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

DATE Feb 2 / 2024
SITE 1111561
LOT 34W

** 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

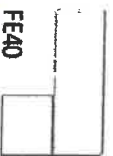
221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

THE
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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

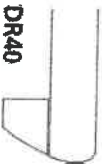
Optional Edge in
Kitchen – See book for
model specific pricing



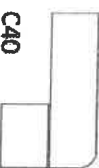
H40



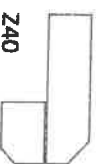
T40



DR40



C40

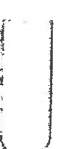


Z40

Optional Edge in
Vanity – See book for
model specific pricing



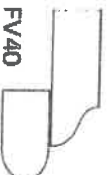
CZ0



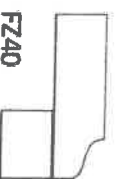
H20

Upgrade 2 – Countertop Edges

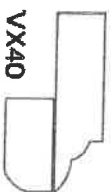
Option 2 Edge in
Kitchen – Custom \$\$



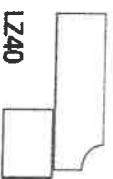
FV40



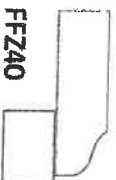
FZ40



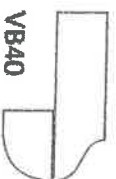
VX40



LZ40



FFZ40



VB40

Optional 2 Edge in
Vanity – Custom \$\$



LZ0



FZ0

DATE Feb 2/2021

SITE Imishl

LOT 340

Homeowner(s) Initials

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:

34W Innish1

HOMEOWNERS:

DATE:

Feb 2/2021

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: KKS

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.

Homeowner(s) Initial

RV. JS

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 Feb 21/2024

SITE 1411561

LOT 340

ZANCOR