

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-02-08 / 2:59 PM / Page 1 of 2

Site: INNISFIL
Lot: 28W
Model: DELTA 50-07 ELEV. D
Purchaser: ABRAMO & ANTOINETTA POZZEBON
Phone/Email: 416-460-8605 / 416-460-0497 / APOZZEBON@BELL.NET



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
#1 SMOOTH CEILINGS ON THROUGHOUT	FEBRUARY 24 2020	
#2 INTERIOR DOORS - INCREASE DOORS TO BE 8 FEET HIGH IN LIEU OF STANDARD	FEBRUARY 24 2020	MAIN FLOOR
#3 FRONT DOOR - INCREASE TO BE 8 FEET HIGH IN LIEU OF STANDARD **INCLUDES MULTIPPOINT LOCK	FEBRUARY 24 2020	
#4 REAR EXTERIOR DOOR - GARDEN DOORS, HINGED IN CENTRE IN LIEU OF SLIDING DOOR	FEBRUARY 24 2020	
#5 FIREPLACE NOTE - INSTALL DIRECTLY ON GROUND, IF POSSIBLE	FEBRUARY 24 2020	
#6 MAIN BATH - FRAMED GLASS SHOWER IN MAIN BATH IN LIEU OF TUB, INCLUDES SHOWER POTLIGHT	FEBRUARY 24 2020	
#7 COLD CELLAR DOOR - CHANGE SWING OF DOOR - SEE DRAWING FOR NEW SWING	FEBRUARY 24 2020	
#8 ELECTRICAL - PLUG ABOVE FIREPLACE BESIDE CABLE OUTLET **5'5" AFF	FEBRUARY 24 2020	
#9 ELECTRICAL - PLUG ABOVE IN BEDROOM 2 BESIDE CABLE OUTLET **5'5" AFF	FEBRUARY 24 2020	
#10 ELECTRICAL - PLUG ABOVE IN MASTER BEDROOM BESIDE CABLE OUTLET **5'5" AFF	FEBRUARY 24 2020	
#11 DINING ROOM - REINFORCE LIGHT FIXTURE	FEBRUARY 24 2020	
#12 CLARIFICATION - ELECTRICAL - FRONT EXTERIOR - DOES THIS HOME COME WITH A STANDARD CEILING LIGHT IN PORCH - SITE TO CONFIRM	FEBRUARY 24 2020	
#13 ELECTRICAL - EXTERIOR POTLIGHTS, SEE SKETCH	FEBRUARY 24 2020	
#14 ELECTRICAL FOR APPLANCES - 50 AMP FOR WALL OVENS, 20 AMP FOR BAR FRIDGE	FEBRUARY 24 2020	
#15 WATERLINE TO FRIDGE	FEBRUARY 24 2020	
#16 HVAC - 10 INCH VENT ABOVE STOVE	FEBRUARY 24 2020	
#17 GAS LINE TO STOVE **INCLUDES 15 AMP PLUG	FEBRUARY 24 2020	
#18 CLOSE OFF WALL BETWEEN DINING ROOM & LIVING ROOM	FEBRUARY 24 2020	
#19 ELECTRICAL - ADD CAPPED LIGHT IN LIVING ROOM	FEBRUARY 24 2020	
	COLOURS	
#1 BASEMENT WINDOWS - INCREASE THE (2) AT REAR OF HOME	JAN 26 2021	
#2 FRAMELESS GLASS SHOWERS - MASTER	JAN 26 2021	
#3 FRAMELESS GLASS SHOWERS - MAIN	JAN 26 2021	
#4 MASTER BEDROOM CLOSETS - DELETE DOORS AND TRIMMED FLAT ARCH TO REMAIN **INCREASED HEIGHT OF 8 FEET ALREADY PAID FOR DURING STRUCTURALS	JAN 26 2021	
#5 CLOSETS - DELETE ALL WIRE SHELVING	JAN 26 2021	
#6 ELECTRICAL - ADD (1) POTLIGHT IN BREAKFAST AREA IN FRONT OF WINDOW (SEE SKETCH) ON SEP SWITCH	JAN 26 2021	
#7 ELECTRICAL - ADD JUNCTION BOXES TO ALL BATHROOM WALL LIGHTS	JAN 26 2021	
#8 N/A	JAN 26 2021	
#9 STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	JAN 26 2021	
#10 HARDWOOD - UPGRADE 4 IN STANDARD AREAS	JAN 26 2021	
#11 HARDWOOD - UPGRADE 4 IN KITCHEN AND BREAKFAST IN LIEU OF TILE	JAN 26 2021	
KITCHEN		
#12 KITCHEN - UPGRADE 1 CABINETS	JAN 26 2021	
#13 N/A	JAN 26 2021	
#14 KITCHEN - CANOPY (SQUARE) **PURCHASER PROVIDING INSERT ***CABINET BOX TO GO TO CEILING	JAN 26 2021	
#15 KITCHEN - RELOCATE DISHWASHER - SEE SKETCH	JAN 26 2021	
#16 KITCHEN - ADD OPENINGS FOR (x2) 24 INCH BUILT-IN BAR/WINE FRIDGE ON EITHER SIDE OF WINDOW **LIKE MODEL HOME	JAN 26 2021	

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DESCRIPTION		DATE SELECTED
#17	KITCHEN - ADD DESK WITH DRAWER UNDER WINDOW LIKE MODEL HOME	JAN 26 2021
#18	KITCHEN - ADD (2) CABINET HUTCHES THAT SIT ON THE COUNTER **NOTE - EXTEND HUTCH GABLE TO THE COUNTER SO THAT WHEN THE DOOR OPENS, THE COUNTERTOP INSIDE IS EXPOSED (VISIBLE) - DO NOT PUT A FILLER PIECE BETWEEN THE BASE AND THE COUNTER	JAN 26 2021
#19	KITCHEN WINDOW - ADJUST HEIGHT ACCORDINGLY IN ORDER TO ACCOMMODATE THE DESK BELOW	JAN 26 2021
#20	KITCHEN - paneled fridge & dishwasher	JAN 26 2021
#21	KITCHEN - WALL OVEN, MICROWAVE & WARMING DRAWER	JAN 26 2021
#22	KITCHEN - 36 INCH GAS COOKTOP *INCLUDES POTS AND PANS DRAWERS BELOW	JAN 26 2021
#23	KITCHEN - BUILT-IN FRIDGE/FREEZER (30 INCH & 18 INCH)	JAN 26 2021
#24	KITCHEN - ADD TWO BIN PULL-OUT	JAN 26 2021
#25	KITCHEN - ADDITIONAL COUNTERTOP FOR ADDITIONAL BASE CABINETS **BASED ON UPGRADE 3	JAN 26 2021
#26	KITCHEN - ADD HIDDEN LIGHT VALANCE BOX (TO HOUSE PUCK LIGHTS) *6 CABINETS	JAN 26 2021
#27	***HOMEOWNER TO PROVIDE SPEC FOR PUCKLIGHT TO DRILL INTO CABINET	JAN 26 2021
#28	KITCHEN - ADD 2 GLASS DOORS - ONE ON EITHER SIDE OF THE COOKTOP **STANDARD WHITE INTERIOR	JAN 26 2021
#29	KITCHEN - ADD 2 SETS OF POT DRAWERS **EITHER SIDE OF COOKTOP	JAN 26 2021
#30	N/A	JAN 26 2021
#31	KITCHEN - RELOCATE THE STANDARD BANK OF DRAWERS TO ISLAND	JAN 26 2021
#32	KITCHEN - 24 INCH DEEP PANTRY BESIDE WALL OVEN	JAN 26 2021
#33	KITCHEN - ADD 12 INCH DEEP BASE CABINETS TO BACK OF ISLAND *COUNTERTOP PRICED SEPARATELY	JAN 26 2021
#34	KITCHEN COUNTERTOP - UPGRADE 3 STONE (PURE EXTRA)	JAN 26 2021
#35	KITCHEN HANDLES - UPGRADE TO PULLS 8160 (DOORS & STD BANK 192MM, POT DRAWERS 320MM), MATTE BLACK	JAN 26 2021
#36	***HANDLES ON BACK OF ISLAND AND ABOVE FRIDGE - INSTALL HANDLES HORIZONTAL	JAN 26 2021
#37	***SEE NOTE ON 3D DRAWING FOR HANDLE/DOORS FOR HUTCHES AND PANTRY	JAN 26 2021
#38	KITCHEN - ADD VALANCE DETAIL TO TOP OF UPPER CABINETS	JAN 26 2021
#39	PLUMBING - KITCHEN FAUCET - MOEN ALIGN 5923BL (MATTE BLACK)	JAN 26 2021
#40	PLUMBING - KITCHEN SINK - BLANCO 402065 (BLACK)	JAN 26 2021
#41	PLUMBING - ADD POTFILLER IN KITCHEN - MODERN S665BL (MATTE BLACK) **INCLUDES WATERLINE	JAN 26 2021
	MASTER ENSUITE	
#42	N/A	JAN 26 2021
#3	TILES - MASTER ENSUITE - UPGRADE 1 ON FLOOR	JAN 26 2021
#44	TILES - MASTER ENSUITE - UPGRADE 1 ON WALL	JAN 26 2021
#45	TILES - MASTER ENSUITE SHOWER FLOOR TILE UPGRADE	JAN 26 2021
#46	SHOWER JAMB IN MASTER ENSUITE	JAN 26 2021
	MAIN BATH	
#47	TILES - MAIN BATH - UPGRADE 1 ON FLOOR	JAN 26 2021
#48	TILES - MAIN BATH - UPGRADE 1 ON WALL	JAN 26 2021
#49	TILES - MAIN BATH SHOWER FLOOR TILE UPGRADE	JAN 26 2021
#50	SHOWER JAMB IN MAIN BATH	JAN 26 2021
#51	N/A	JAN 26 2021
#52	TILES - FOYER - UPGRADE 1	JAN 26 2021
#53	N/A	JAN 26 2021
#54	RAILINGS - UPGRADE 3 - METAL	JAN 26 2021
#55	N/A	JAN 26 2021
#56	INTERIOR TRIM - CASING & BASEBOARDS (NOTCH STYLE)	JAN 26 2021
#57	INTERIOR DOOR STYLE - UPGRADE TO SHAKER STYLE	JAN 26 2021
#58	INTERIOR DOOR HANDLES - HALIFAX (MATTE BLACK) INCLUDES BLACK HINGES	JAN 26 2021

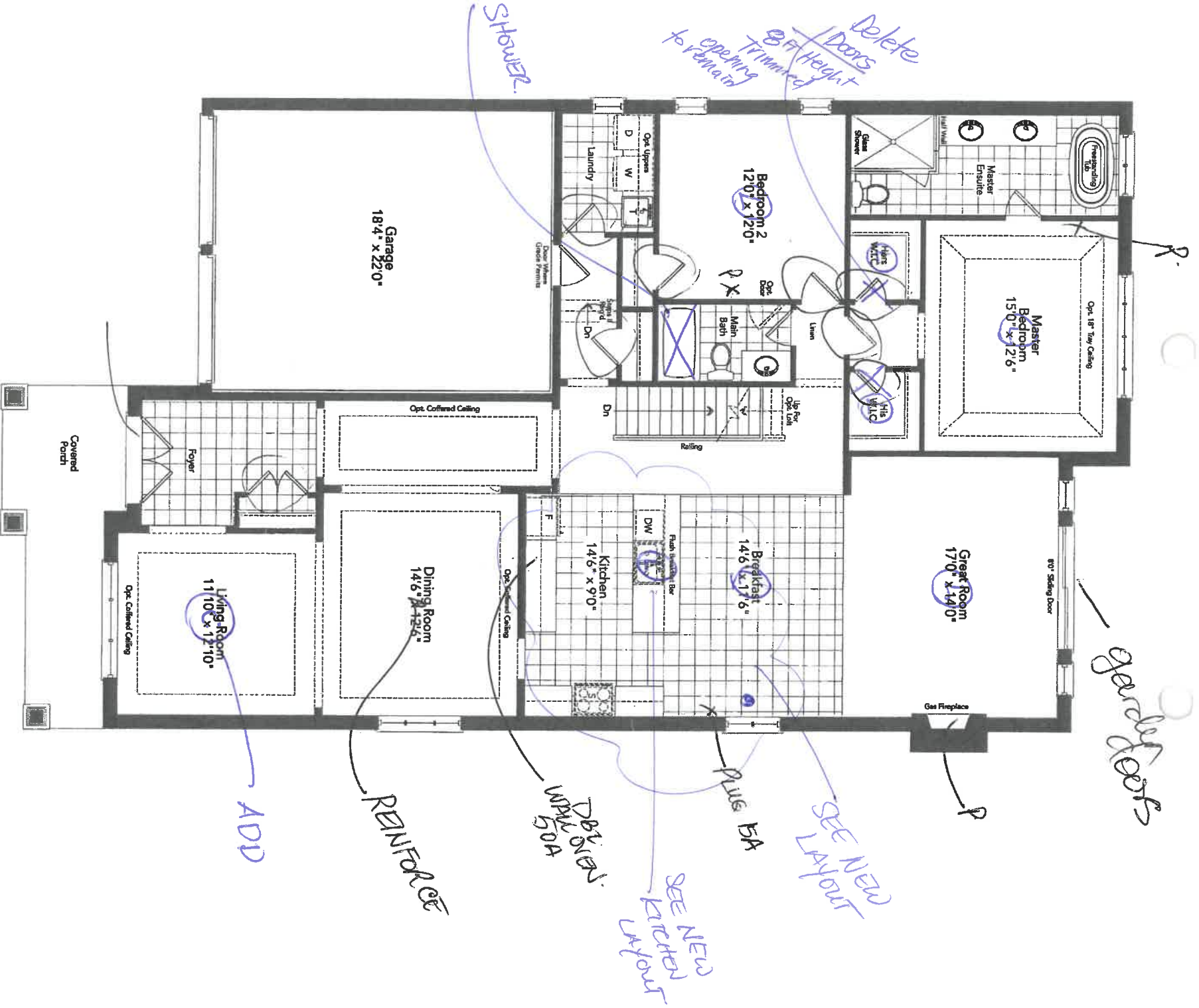
NCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SIERRA MDF - GLACIER (1)	UPGRADE	EMERSTONE - PURE EXTRA (3)	
Island	SIERRA MDF - GLACIER (1)	UPGRADE	EMERSTONE - PURE EXTRA (3)	
Master Ensuite				
Main Bath	EURO HIGH GLOSS WHITE	UPGRADE	LAMINATE - D354-60	
	EURO HIGH GLOSS WHITE	UPGRADE	LAMINATE - D354-60	
Laundry	N/A			
TILES				
Main Foyer	TILES - LOFT BLACK 12 X 24 (1) *STACKED			
Basement Foyer	TILES - CINQ BLACK 13 X 13			
Laundry	TILES - CINQ BLACK 13 X 13			
Kitchen	HARDWOOD			
Breakfast	HARDWOOD			
Kitchen Bk.Splash	N/A			
Mstr Ensuite Floor	TILES - LOFT BLACK 12 X 24 (1) *STACKED			
Mstr Ensuite Shower WALL	TILES - NEW BYZANTINE ASSURO 12 X 24 (1) *STACKED			
Master Shower Floor	TILES - ONTARIO SERIES HEX DARK GREY MATTE (1)			
Master Shower JAMB	MARMOLINE SNOW			
Main Bath Floor	TILES - LOFT BLACK 12 X 24 (1) *STACKED			
Main Bath Shower Wall	TILES - NEW BYZANTINE ASSURO 12 X 24 (1) *STACKED			
Main Bath Shower Floor	TILES - ONTARIO SERIES HEX DARK GREY MATTE (1)			
Main Bath Shower Jamb	MARMOLINE SNOW			
HARDWOOD / CARPET				
Kitchen	HARDWOOD - MIRAGE MAPLE - ADDITION COLLECTION - NOUGAT 5 INCH (DURAMATT) in lieu of tile			
Breakfast	HARDWOOD - MIRAGE MAPLE - ADDITION COLLECTION - NOUGAT 5 INCH (DURAMATT) in lieu of tile			
Family Room	HARDWOOD - MIRAGE MAPLE - ADDITION COLLECTION - NOUGAT 5 INCH (DURAMATT) (4)			
Dining Room	HARDWOOD - MIRAGE MAPLE - ADDITION COLLECTION - NOUGAT 5 INCH (DURAMATT) (4)			
Living Room	HARDWOOD - MIRAGE MAPLE - ADDITION COLLECTION - NOUGAT 5 INCH (DURAMATT) (4)			
Main hall	HARDWOOD - MIRAGE MAPLE - ADDITION COLLECTION - NOUGAT 5 INCH (DURAMATT) (4)			
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
FIREPLACES				
LOCATION	36 INCH GAS FIREPLACE - FAMILY ROOM	MANTLE	NF15	
MIRRORS & ACCESSORIES				
Mirrors	DELETE	Opt. Crown Moulding	N/A	
Bathroom Accessories	DELETE	Location	N/A	
Purchaser has reviewed the colour chart			SITE & LOT	
FOR TRADE USE			INNISFIL	28W
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

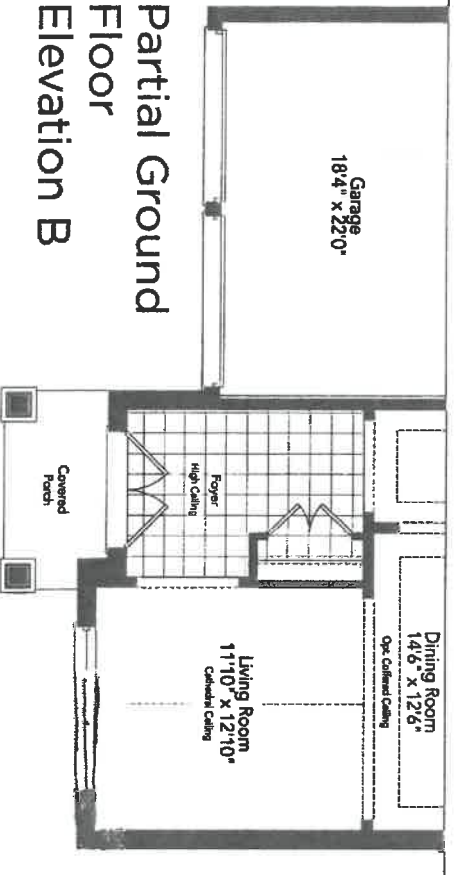
INCOR HOMES COLOUR CHART

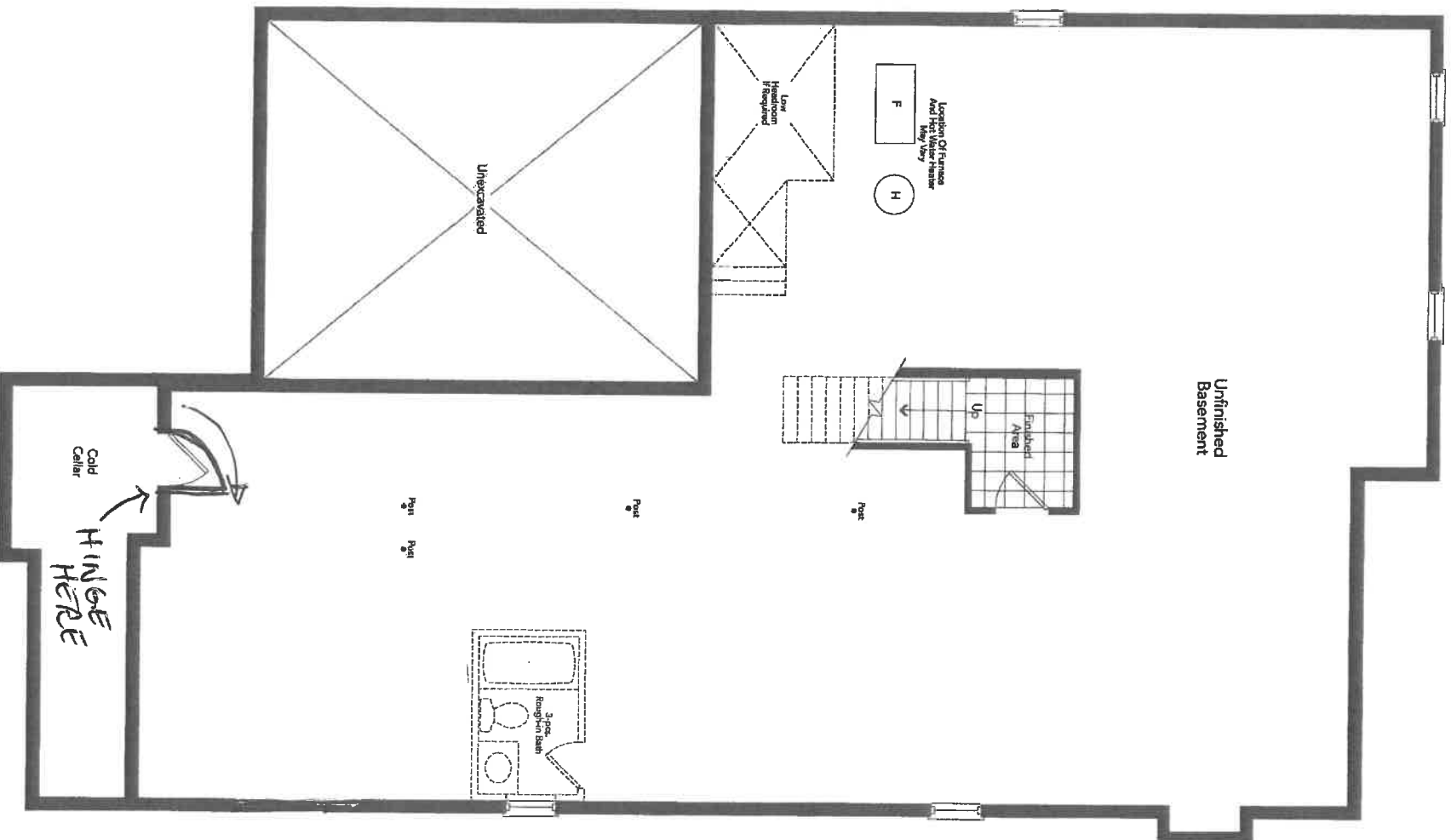
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN STAIRS TO MATCH FLOOR AS CLOSE AS POSSIBLE		
Main to Basement Railing Details:	METAL - UPGRADE 3 - ALL PLAIN BLACK. SQUARE OAK POST W/REVEAL, SQUARE OAK HANDRAIL		
TRIM			
Casing/Baseboards	UPGRADE 2 - 3" NOTCH CASING w/6-1/2" NOTCH BASEBOARD		
Interior Doors	SHAKER STYLE - 8 FEET		
Interior Door Hardware	BLACK LEVERS - WITH BLACK MATCHING HINGES		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	BIRCH WHITE		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE SINK	UPGRADE FAUCET	**POTFILLER IN KITCHEN
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	YES		
WATERLINE to Fridge	YES		
Hood Fan Venting SIZE	10 INCH		
ELECTRICAL for Built-in Oven	YES		
ELECTRICAL for Built-in Micro / OTR	YES		
ELECTRICAL for Gas Stove / Cooktop	YES		
ELECTRICAL for Bar Fridge	YES (x2)		
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: 28W	
PURCHASER(S):	ABRAMO POZZEBON ANTONETTA POZZEBON		JAN 26 20212
HOME #/CELL #	416-460-8605 / 416-460-0497 / APOZZEBON@BELL.NET		
EMAIL:			
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		Vendor Signature Date	
*** PAGE 2 OF 2 ***		Vendor Signature Date	

Handwritten signature: *A. R.*

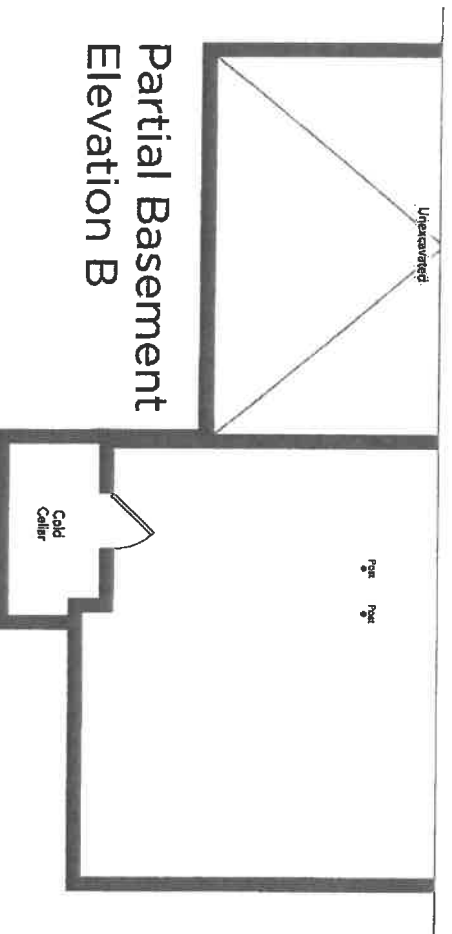


Ground Floor
Elevation A





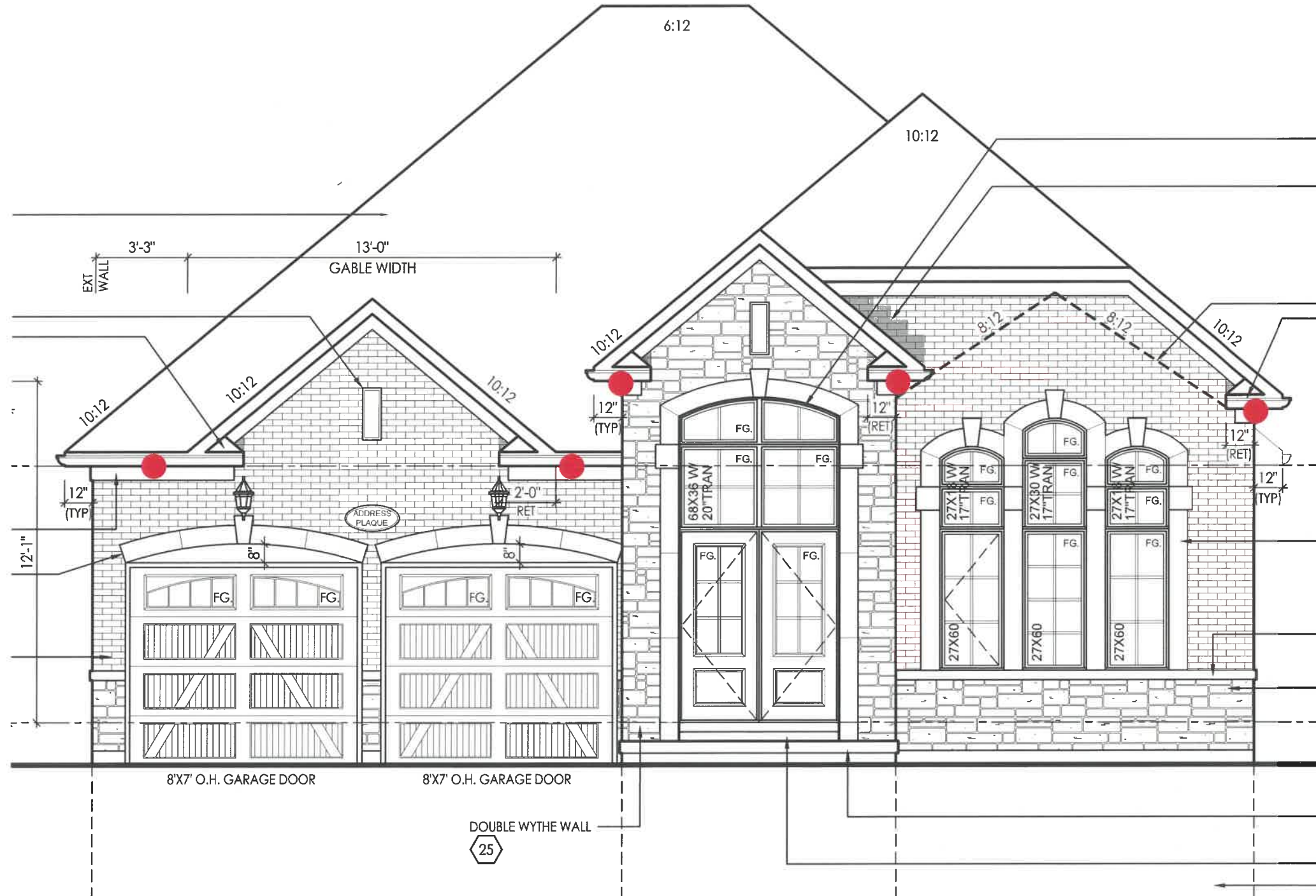
Basement
Elevation A



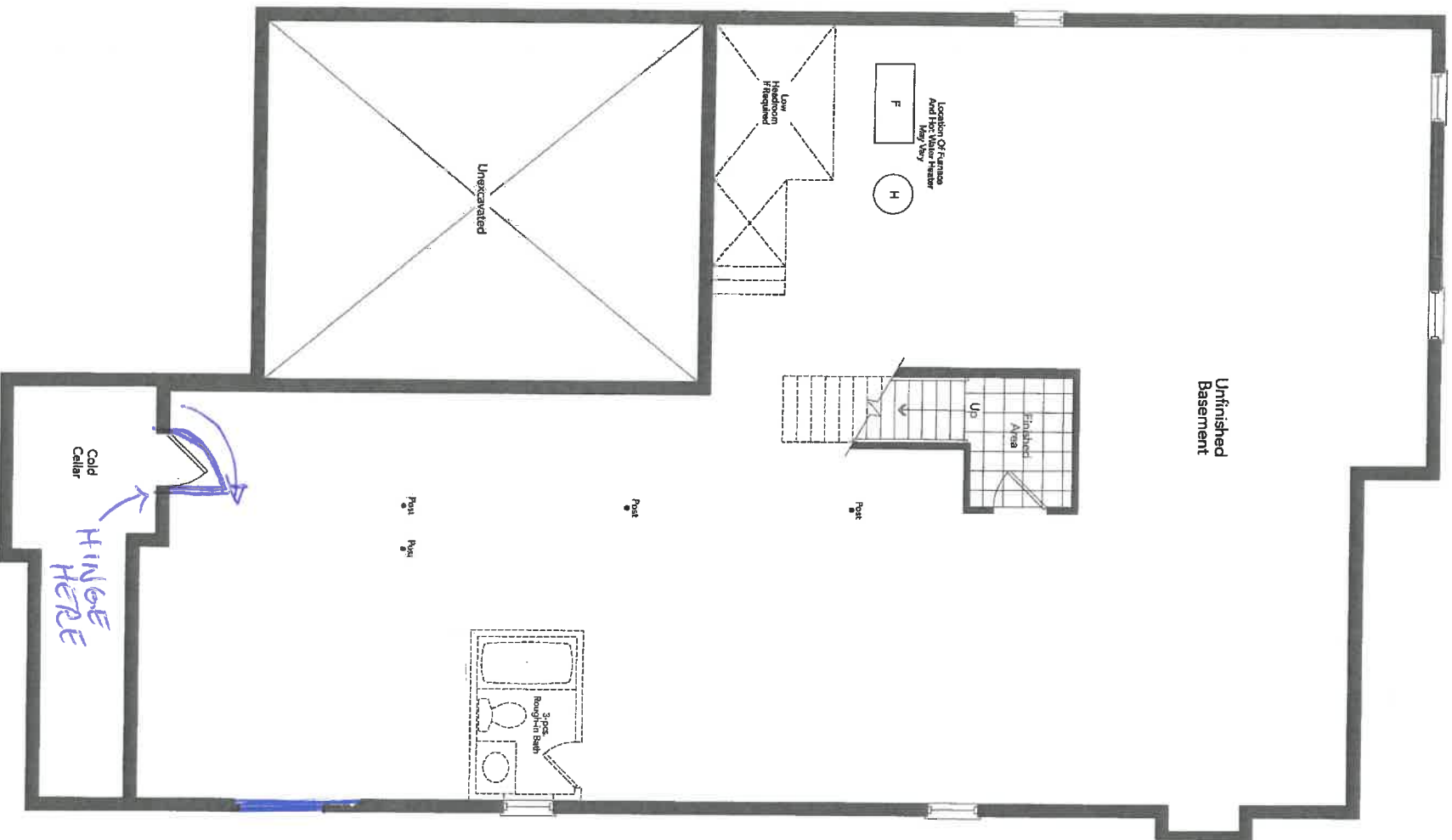
Partial Basement
Elevation B

Handwritten signature

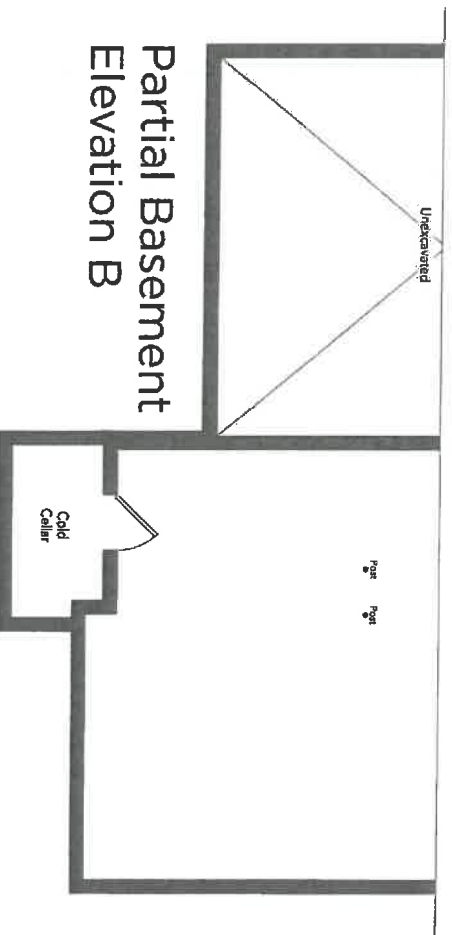
REAR GLAZING AREA	141.33 SF	13.13 m ²
TOTAL GLAZING AREA	302.10 SF	28.07 m ²
TOTAL GLAZING PERCENTAGE	13.12 %	



ZOW



Basement
Elevation A



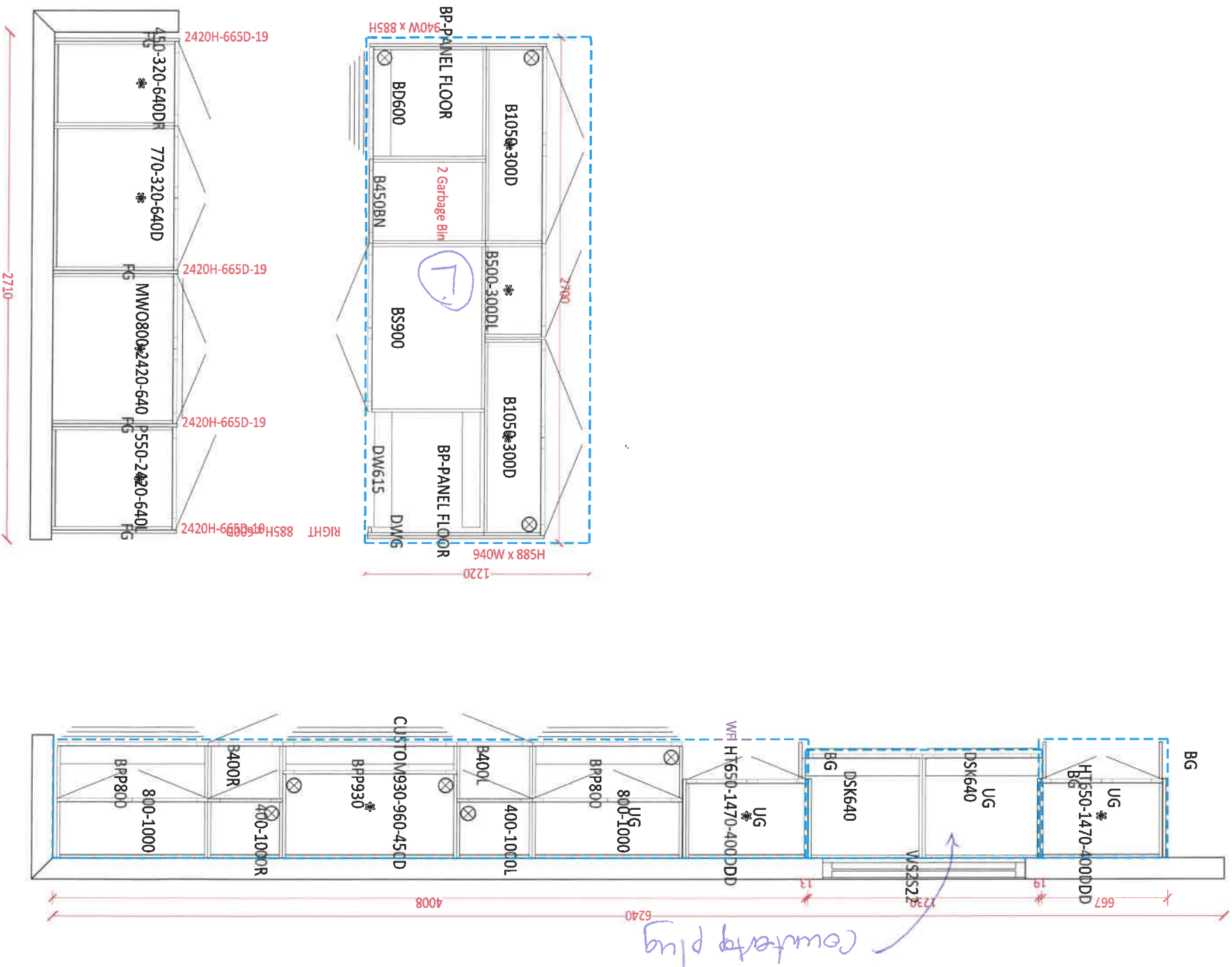
Partial Basement
Elevation B

Handwritten signature

DELTA 50-07

Handwritten initials

CLIENT NAME: ZANCOR HOMES
SHIP TO: BELLE AIR SHORES LOT 28W



2800

10/1/20

CLIENT NAME: ZANCOR HOMES
SHIP TO : BELLE AIR SHORES LOT 28W

JOB NUMBER

INSTALL DATE:

PH:

CELL:

DRAFTED BY: FERNANDA

COMMENT

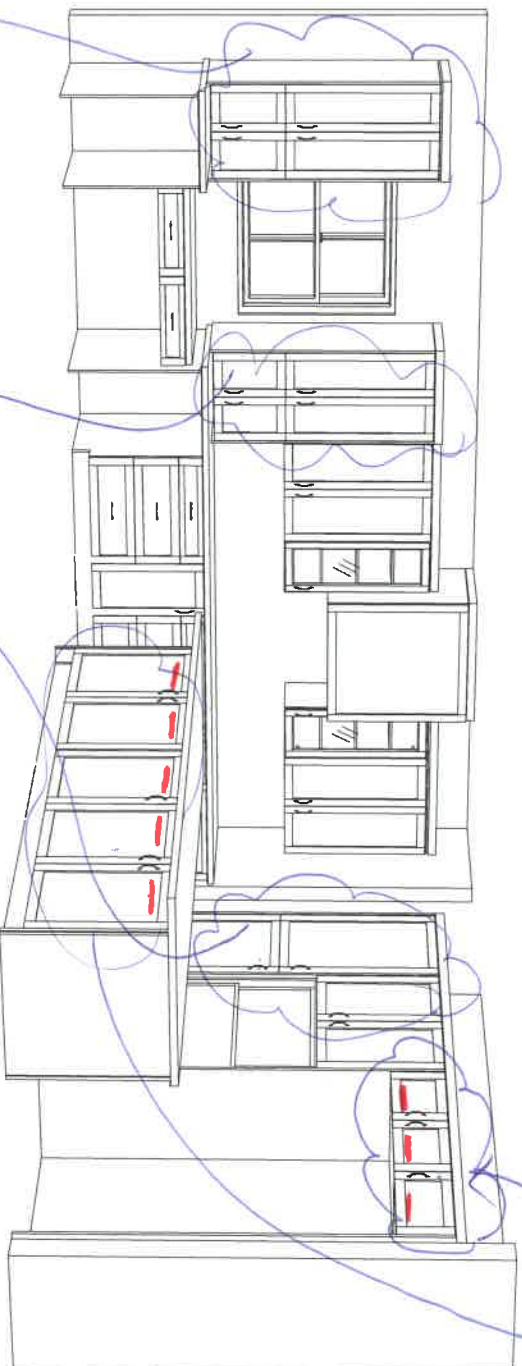
P/O #

PAGE

2 of 2

DATE SUBMITTED

18 Jan 2021



handles
for zancor

If this is one door, put one long handle
instead of the two.

(A door preferred with
long handle)
(kitchens)

Horizontal handle @ fridge cabinet
" " @ back of island

28W

Fl.
Fl.

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:

X PR. A.P.
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:

X S.P. P.P.
HOMEOWNER INITIALS

FRIDGE

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

RANGE

<input checked="" 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 &

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

WALL OVEN &

<input checked="" type="checkbox"/> Single Oven	<input checked="" type="checkbox"/> Warming Drawer
<input 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)

JAN 20 2021

finish

2810

DATE

SITE

LOT

** 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 (Aurivia)

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen



FE40

Standard Countertop
Edge in Vanity



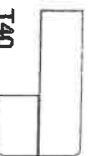
FE20

Upgrade 1 – Countertop Edges

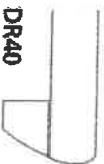
Optional Edge in
Kitchen – See book for
model specific pricing



H40



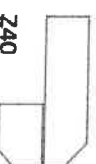
T40



DR40



C40



Z40

Optional Edge in
Vanity – See book for
model specific pricing



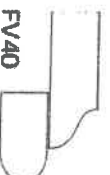
C20



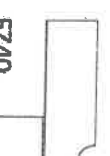
H20

Upgrade 2 – Countertop Edges

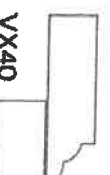
Option 2 Edge in
Kitchen – Custom \$\$



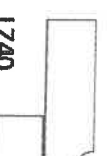
FV40



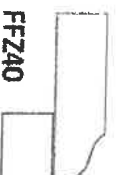
FZ40



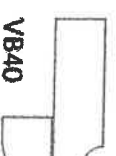
VX40



LZ40



FFZ40



VB40

Optional 2 Edge in
Vanity – Custom \$\$



L20



F20

JAN 26 2021

DATE

Finish

SITE

JAN 26 2021

LOT

28W

X MR. A.P.
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: 280 / hmsf1

HOMEOWNERS:

DATE: Jan 26/2021

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: **~~Ricky Khairi~~ 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 AL. J.P.
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

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****

JAN 26 2021

DATE

SITE

LOT

ZANCOR