

Site: INNISFIL

Lot: 33W

Model: 50-04 (ELEV. C) RIDGE

Purchaser: SHERRY E. CHRISTODOULOU

Phone/Email: 647-500-6300



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 TRAY CEILING MASTER BEDROOM	✓	MAY 25 2020
#2 GARAGE INSULATION ON EXTERIOR WALLS ONLY	✓	MAY 25 2020
#3 N/A		
#4 FRAMELESS GLASS SHOWER IN MASTER ENSUITE	✓	MAY 25 2020
#5 SHOWER NICHE IN MASTER ENSUITE **CENTRED ON WALL	✓	MAY 25 2020
#6 SHOWER NICHE IN TWIN BATH **CENTRED ON WALL	✓	MAY 25 2020
#7 SHOWER NICHE IN ENSUITE 2 **CENTRED ON WALL	✓	MAY 25 2020
#8 DELETE WALL BETWEEN HIS/HER CLOSET IN MASTER BEDROOM **CREATE A DOUBLE DOOR ENTRY	✓	MAY 25 2020
#9 LARGER BASEMENT WINDOWS 30 X 24 IN LIEU OF STANDARD	✓	MAY 25 2020
#10 N/A		
#11 SMOOTH CEILINGS THROUGHOUT AS PER AMENDMENT IN APS	✓	INCLUDED IN APS
#12 HARDWOOD - 3-1/4" NATURAL OAK IN BEDROOMS IN LIEU OF CARPET AS PER AMENDMENT IN APS	✓	INCLUDED IN APS
#13 DELETE CLOSET IN MUD ROOM	✓	MAY 25 2020
COLOURS		
#1 ELECTRICAL - POTLIGHTS IN UPPER HALL (x4) **SEE LOCATION FOR STD LIGHT	✓	AUGUST 20 2020
#2 ELECTRICAL - POTLIGHTS IN MASTER ENSUITE (x1) **DELETE STD	✓	AUGUST 20 2020
#3 ELECTRICAL - ADD CAPPED WALL LIGHT ABOVE SINK AND SHIFT OVER STD ABOVE OTHER SINK	✓ MASTER ENSUITE	AUGUST 20 2020
#4 ELECTRICAL - ADD CAPPED LIGHT IN MASTER ENSUITE ON SEP SWITCH	✓	AUGUST 20 2020
#5 ELECTRICAL CLARIFICATION - 2 STANDARD LIGHTS TO REMAIN IN MASTER BEDROOM CLOSET	✓	AUGUST 20 2020
#6 ELECTRICAL - POTLIGHTS IN MAIN HALL (x5) **DELETE STD LIGHT	✓	AUGUST 20 2020
#7 ELECTRICAL - POTLIGHTS IN KITCHEN (x9) **SEE LOCATION FOR STD LIGHT	✓	AUGUST 20 2020
#8 ELECTRICAL - POTLIGHTS IN GREAT ROOM (x8) **STD TO REMAIN	✓	AUGUST 20 2020
#9 ELECTRICAL - CAPPED LIGHT IN LIVING ROOM ON EXISTING SWITCH	✓	AUGUST 20 2020
#10 ELECTRICAL - ADD CAPPED LIGHT IN PORTICO CEILING **STD LIGHT REMAINS	✓	AUGUST 20 2020
#11 ELECTRICAL - 50 AMP PLUG FOR INDUCTION STOVE IN LIEU OF STD	✓	AUGUST 20 2020
#12 ELECTRICAL - POTLIGHT (x1) OVER SINK ON SEP SWITCH	✓ KITCHEN	AUGUST 20 2020
#13 8 FOOT HIGH INTERIOR DOORS (x6)	✓	AUGUST 20 2020
#14 HARDWOOD - UPGRADE 1 ON MAIN FLOOR STANDARD AREAS	SEE CHANGES #1	AUGUST 20 2020
#15 HARDWOOD - UPGRADE 1 IN KITCHEN BREAKFAST IN LIEU OF TILE	SEE CHANGES #2	AUGUST 20 2020
#16 HARDWOOD -UPGRADE 1 THORUGHOUT 2ND FLOOR *PRICE IS IN LIEU OF THE STANDARD THAT IS INCLUDED IN THE APS	SEE CHANGES #3	AUGUST 20 2020
#17 STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	✓	AUGUST 20 2020
#18 CABINETS - BANK OF DRAWERS IN MASTER ENSUITE BETWEEN SINKS AND IN SHARED BATH	✓	AUGUST 20 2020
#19 TILES - FOYER & POWDER - UPGRADE 6 24 X 24	✓	AUGUST 20 2020
#20 INTERIOR TRIM - UPGRADE 2 STEP STYLE	✓	AUGUST 20 2020
#21 INTERIOR RAILINGS - UPGRADE 2 - SQUARE OAK WITH BEVELED CORNER	✓	AUGUST 20 2020
#22 KITCHEN - UPGRADE 1 CABINETS	✓	AUGUST 20 2020
#23 KITCHEN COUNTERTOP - UPGRADE 3	✓	AUGUST 20 2020
#24 KITCHEN - CROWN AND RISER TO CEILING	✓	AUGUST 20 2020
#25 KITCHEN - STRAIGHT WINDOW VALANCE ABOVE SINK	✓	AUGUST 20 2020
#26 KITCHEN - BASE CORNER CABINET	✓	AUGUST 20 2020

Site:

Lot:

Model:

Purchaser:

Phone/Email:

INNISFIL  
33W  
50-04 (ELEV. C) RIDGE  
SHERRY E. CHRISTODOULOU  
647-500-6300



	DESCRIPTION	DATE SELECTED
#27	MASTER ENSUITE - CABINETS - UPGRADE 1 ✓	AUGUST 20 2021
#28	MASTER ENSUITE - FLOOR TILES - UPGRADE 1 ✓	AUGUST 20 2022
#29	MASTER ENSUITE - SHOWER WALL - UPGRADE 1 ✓	AUGUST 20 2023
#30	MASTER ENSUITE - COUNTERTOP UPGRADE 2 *INCLUDES OVAL UNDERMOUNT SINKS ✓	AUGUST 20 2024
#31	LAUNDARY ROOM - OPTIONAL UPPER CABINETS - UPGRADE 1 **INCLUDES BASE SINK CABINET ✓	AUGUST 20 2025
#32	DELETE MIRRORS AND CERAMIC ACCESSORIES	AUGUST 20 2026
#33	N/A	AUGUST 20 2027
#34	OPTION - SINGLE HOLE FAUCET (INSTEAD OF 3 HOLE) FOR MASTER ENSUITE - MOEN EVA 6400 (NO PLATE) ✓	AUGUST 20 2028
#35	UPGRADED CABINET HANDLES ✓	AUGUST 20 2029
CHANGES		
#1	HARDWOOD - UPGRADE 2 ON MAIN FLOOR IN LIEU OF UPG. 1 *AMOUNT IS FOR DIFFERENCE FROM UPGRADE 1 ✓	NOV 20 2020
#2	HARDWOOD - UPGRADE 2 ON SECOND FLOOR IN LIEU OF UPGRADE 1 *AMOUNT IS FOR DIFFERENCE FROM UPGRADE 1 ✓	NOV 20 2020
#3	KITCHEN BREAKFAST - UPGRADE 2 HARDWOOD IN LIEU OF UPGRADE 1 **AMOUNT IS FOR DIFFERENCE FROM UPGRADE 1 ✓	NOV 20 2020
#4	TILES - MUD ROOM - UPGRADE 1 ✓	NOV 20 2020

#5 ELECTRICAL - PLUS ABOVE FIREPLACE 5'5" AS PER SMART TECH

ANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SIERRA MDF - GLACIER (1)	H800128BC	EMERSTONE STATUARIO (3)	
Island	SIERRA MDF - GLACIER (1)	H800128BC	EMERSTONE STATUARIO (3)	
Powder Room	N/A			
Master Ensuite	SIERRA MDF - GLACIER (1)	H800128BC	EMERSTONE CARRARA (2)	
Ensuite 2	SIERRA PVC - WHITE	H800128BC	1573-60	
Ensuite 3/4	SIERRA PVC - WHITE	H800128BC	1573-60	
Laundry	N/A			
TILES				
Main Foyer	VOLKAS WHITE POLISHED (6)			
Basement Foyer	N/A			
Powder Room	VOLKAS WHITE POLISHED (6)			
	REVISED TILE IN MUDROOM			
Mud Room	NOVEMBER 20, 2020 - LOFT ASH 12 X 24 *STACKED (1)			
Kitchen	HARDWOOD			
Breakfast	HARDWOOD			
Kitchen Bk.Splash	N/A			
Laundry	CINZA GREY 13 X 13			
Mstr Ensuite Floor	MEMORY GLOSS 18 X 18 (1)			
Master Shower Floor	TRIANGULAR DARK GREY GLOSS 10 X 13 (1)			
Master Shower JAMB	WHITE 2 X 2			
Master Shower NICH	BIANCO CARRARA			
SURROUND	BIANCO CARRARA			
Ensuite 2 Floor	MELINA ICE 13 X 13			
Ensuite 2 Tub Wall	UNIWALL WHITE 8 X 10			
Ensuite 2 Niche Surround	BIANCO CARRARA			
Ensuite 3/4 Floor	MELINA ICE 13 X 13			
Ensuite 3/4 Tub Wall	UNIWALL WHITE 8 X 10			
Ensuite 3/4 Niche Surround	BIANCO CARRARA			
HARDWOOD / CARPET				
Kitchen	HARDWOOD - MIRAGE ADMIRATION COLLECTION (CASHMERE) - OAK 3-5/16" - COLOUR RIO in lieu of tile			
Breakfast	HARDWOOD - MIRAGE ADMIRATION COLLECTION (CASHMERE) - OAK 3-5/16" - COLOUR RIO in lieu of tile			
REVISED HARDWOOD				
Family Room	NOVEMBER 20, 2020 - HARDWOOD - KENTWOOD BRUSHED OAK 5" - COLOUR STONECROP (2)			
Dining Room	NOVEMBER 20, 2020 - HARDWOOD - KENTWOOD BRUSHED OAK 5" - COLOUR STONECROP (2)			
Main hall	NOVEMBER 20, 2020 - HARDWOOD - KENTWOOD BRUSHED OAK 5" - COLOUR STONECROP (2)			
Living Room	NOVEMBER 20, 2020 - HARDWOOD - KENTWOOD BRUSHED OAK 5" - COLOUR STONECROP (2)			
Upper Hall	NOVEMBER 20, 2020 - HARDWOOD - KENTWOOD BRUSHED OAK 5" - COLOUR STONECROP in lieu of carpet (2)			
Master Bedroom	NOVEMBER 20, 2020 - HARDWOOD - KENTWOOD BRUSHED OAK 5" - COLOUR STONECROP in lieu of carpet (2)			
Bedroom 2	NOVEMBER 20, 2020 - HARDWOOD - KENTWOOD BRUSHED OAK 5" - COLOUR STONECROP in lieu of carpet (2)			
Bedroom 3	NOVEMBER 20, 2020 - HARDWOOD - KENTWOOD BRUSHED OAK 5" - COLOUR STONECROP in lieu of carpet (2)			
Bedroom 4	NOVEMBER 20, 2020 - HARDWOOD - KENTWOOD BRUSHED OAK 5" - COLOUR STONECROP in lieu of carpet (2)			
FIREPLACES				
LOCATION	GREAT ROOM	MANTLE	MANTLE - NF8	
MIRRORS & ACCESSORIES				
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	33W
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 STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Main to 2nd Railing Details:	WOOD - UPGRADE 2 - 1-3/4" OAK PICKETS WITH BEVEL CORNERS WITH MATCHING POST AND OVAL HANDRAIL		
TRIM			
Casing/Baseboards	UPGRADE 2 - STEP STYLE 3" CASING & 7-1/4" BASEBOARD		
Interior Doors	STANDARD STYLE - 8 FOOT HIGH ON MAIN FLOOR		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Throughout	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UNDERMOUNT SINK	STANDARD	
Powder room	STANDARD	STANDARD	
Master Ensuite	UNDERMOUNT SINK	UPGRADE	UPGRADE - SINGLE HOLE
Ensuite 2	STANDARD	STANDARD	
Ensuite 3/4	STANDARD	STANDARD	
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'			
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE TO STOVE	NO		
WATERLINE to Fridge	NO		
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			
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: 33W	
PURCHASER(S):	SHERRY CHRISTODOULOU		
HOME #/CELL #	647-500-6300		
EMAIL:	SETRINITY@GMAIL.COM		
DÉCOR NOTES	<div>Purchaser Signature<div>Date</div></div> <div>Décor Consultant Signature<div>Date</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		Aug 24/2020	
*** PAGE 2 OF 2 ***		Vendor Signature <div>Date</div>	

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Partial Ground  
& Optional Ground  
Floor Elevation C

Garage  
18'4" X 20'6"

Porch

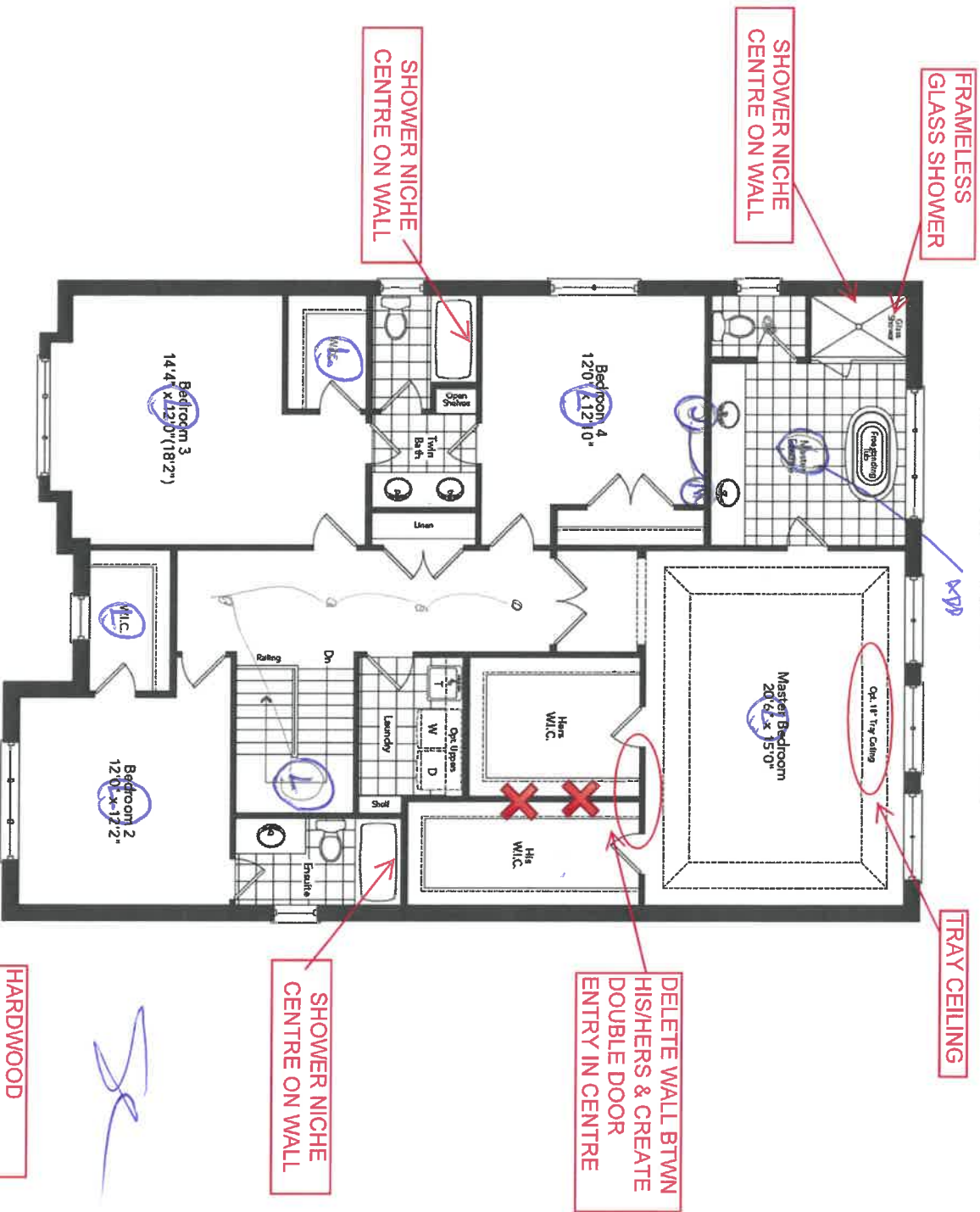
Opt. French  
Doors

Opt. Ceiling/Glazing

Living Room  
12'0" X 12'0"

LOT 33W

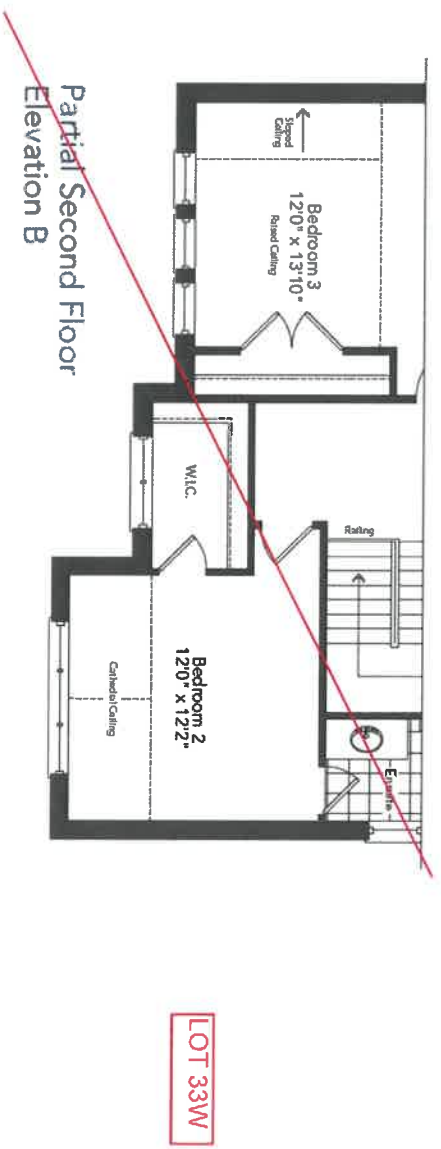
# 50-04 THE RIDGE



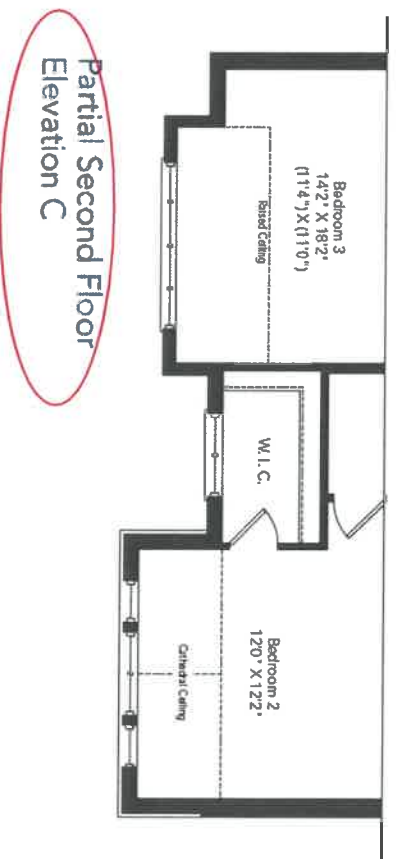
Second Floor  
~~Elevation A~~

HARDWOOD  
THROUGHOUT  
SECOND FLOOR  
SMOOTH CEILINGS

*Handwritten signature*

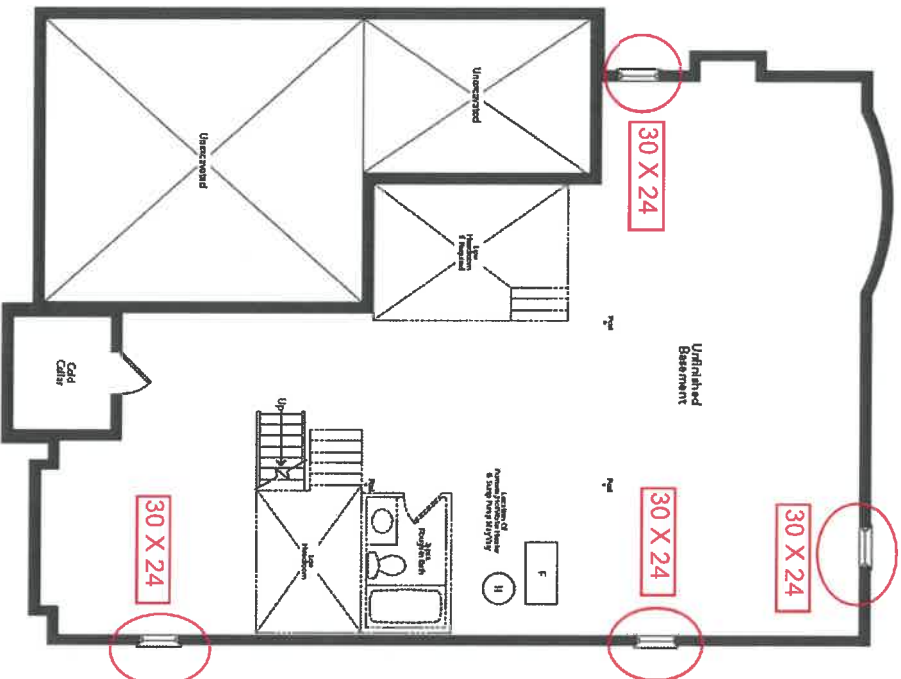


Partial Second Floor  
Elevation B

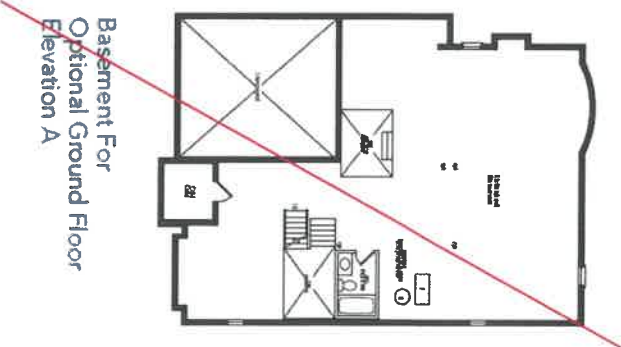


Partial Second Floor  
Elevation C

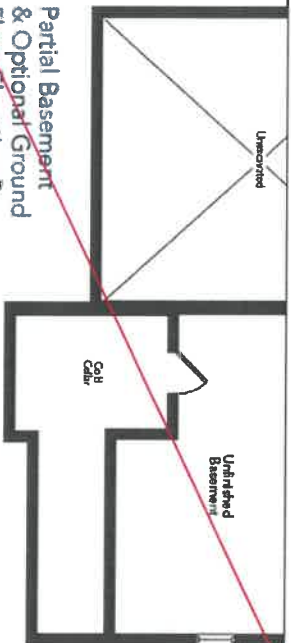
50-04 THE RIDGE



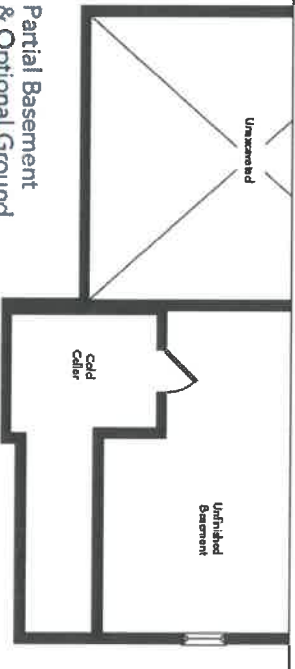
~~Basement  
Elevation A~~



~~Basement For  
Optional Ground Floor  
Elevation A~~



~~Partial Basement  
& Optional Ground  
Floor Elevation B~~



~~Partial Basement  
& Optional Ground  
Floor Elevation C~~

Se

LOT 33W





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CALVIN  
19 1/4" OVAL UNDERMOUNT SINK

☐ 4220CFY Undermount Sink

Product Specs:

- Vitreous china
- Front overflow hole
- Template and mounting hardware supplied

Overall Dimensions (W x D x H):

(OD): 490mm(19 1/4") x 410mm(16 1/8") x 195mm(7 7/8")  
(ID): 430mm(17") x 350mm(13 3/4") x 145mm(5 7/8")

Compliance Certifications:

Meets or exceeds the following:

- IAPMO cUPC
- ASME A112.19.2 / CSA B46.1-2013

Shipping:

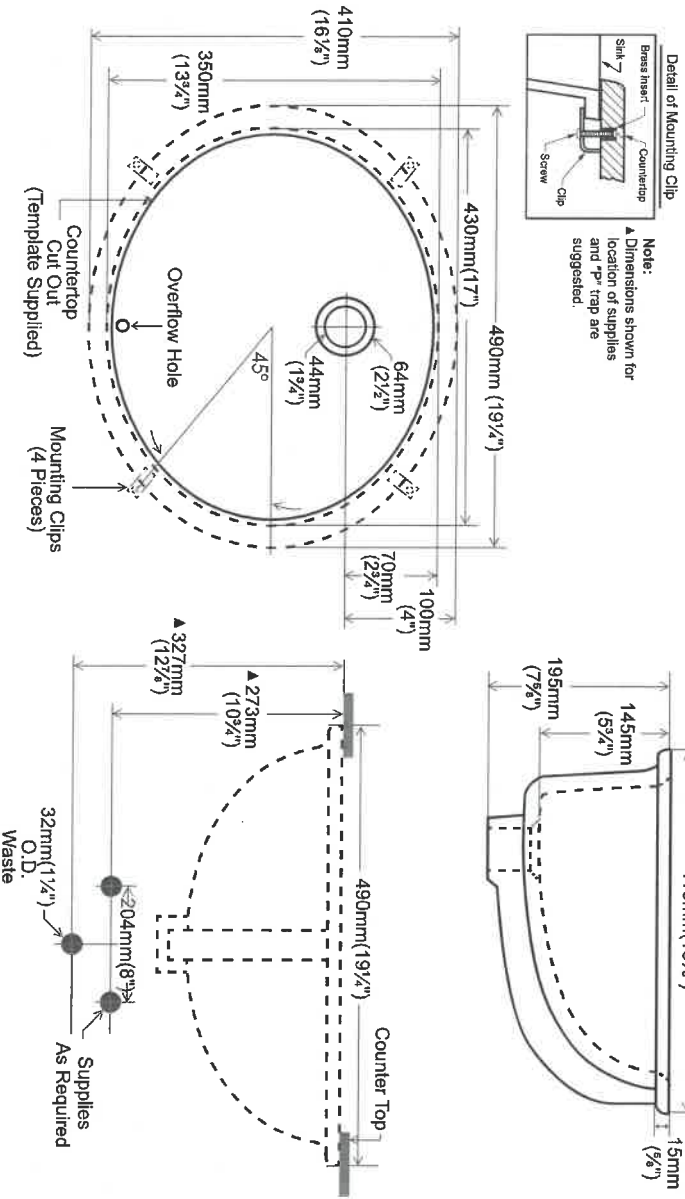
Cube 1.53  
GW 19 lbs



Notes:

Dimensions of fixtures are nominal and may vary within the range of tolerances established by ASME standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.

\*Bone and Biscuit available through Direct Import (CIF) only.



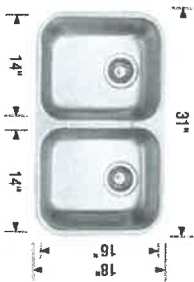
Product Specification Sheet

HORIZON U 2 - 8"

Refined brushed finish



PRODUCT DIMENSIONS



HORIZON U 2 - 8"      Colour Finish      Model No.

Refined brushed finish      401234

FEATURES / SPECIFICATIONS

- 18-gauge stainless steel with 18/10 chrome-nickel content
- One piece construction; no seam
- Rear-positioned drain hole(s) for maximum usable bowl and cabinet storage
- Under sink coating protects cabinetry from water damage associated with condensation
- Double bowl configuration allows for easy multi-tasking in busy kitchens

DESIGN AND PLANNING TIPS

Cabinet Size: 33" (840 mm)  
Bowl depth: 8" (205 mm) / 8" (205 mm)

Standard with Granite  
Countertops

WARRANTY

Limited Lifetime warranty

Code/Standards Compliance

BLANCO sinks and faucets are third-party tested and certified to CSA, cUPC, ANSI/ASME and NSF standards and listed by applicable certification bodies. For more information on individual product listings, contact our office or listing organization.

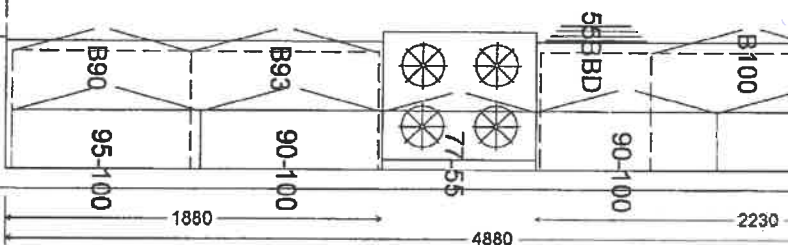
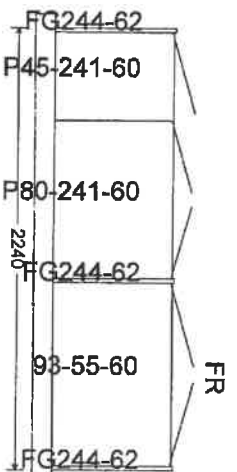
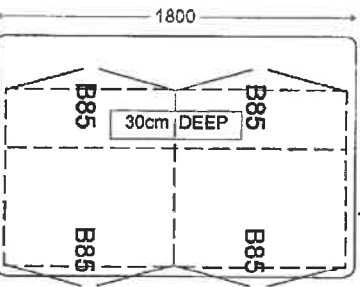
BLANCO CANADA 100 Corporation Drive Brampton, ON L6S 6B5	Tel: 905 494 2400 Fax: 905 494 2425 www.blancocanada.com	Toll Free: 1 877 425 2626 Toll Free: 1 877 825 2626	© 2016 BLANCO CANADA
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33W

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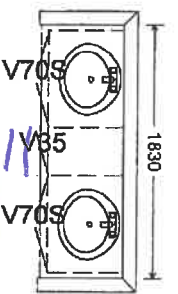
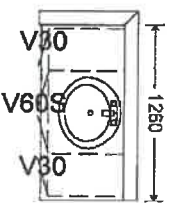
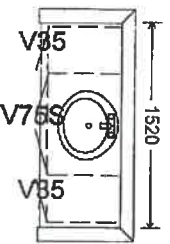
BASE PANEL 900x900  
DUMMY DOORS: 2pcs 45x76cm

BASE PANEL 900x900  
DUMMY DOORS: 2pcs 45x76cm



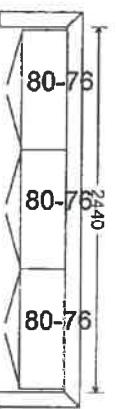
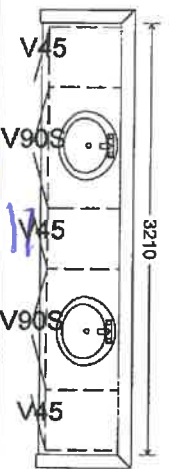
## ENSUITE BDRM 2

TWIN BATH 3 &amp; 4



## MASTER ENSUITE

LAUNDRY (OPT.)

Drawers

upg 1 cabinets kitchen



- from floor to ceiling

— Straight Window Velence

533

- Corner post.

- Laundry uppers + base sink cabinet.



New Image Kitchens Inc.	
Scale:	Approved by:
Date: 24/02/17	Drawn by: MGER
	Revised:
Drawing number:	

BELLE AIR SHORES, INNISFIL

MODEL: 50-04



8.

53W

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

☐ Built-In  
☐ Paneled / Integrated

☐ Flush Inset  
☐ Water Line Required

RANGE

☐ 36"  
☐ 48"  
☐ Gas  
☐ Induction

☐ Cooktop (Apron front)  
☐ Cooktop (Dropin)

\*\*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 Aug 19 / 2020

SITE 11111st 1

LOT 330

\*\* 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

**HOME AUTOMATION**  
(Cable, CAT5, Telephone)

**LOT / SITE:**

3361 Inisfil

**HOMEOWNERS:**

Sherry Christodolou.

**DATE:**

August 19/2020

**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:**

**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   
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

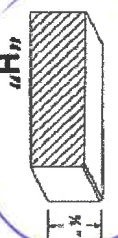
Stone Countertop Edge Profiles

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

Standard Countertop  
Edge in Kitchen



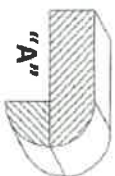
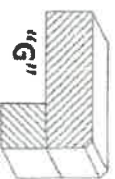
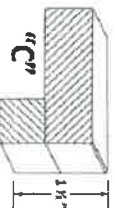
Standard Countertop  
Edge in Vanity



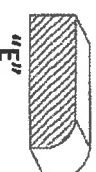
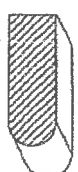
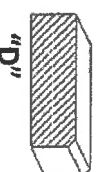
SC

Option 1 – Countertop Edges

Optional Edge in  
Kitchen - \$250

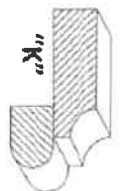
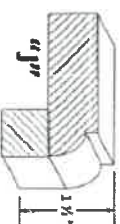
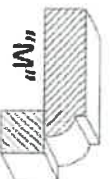
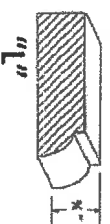


Optional Edge in  
Vanity - \$125

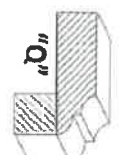
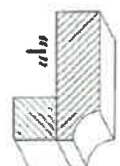
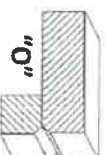
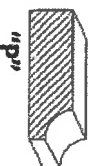


Option 2 – Countertop Edges

Option 2 Edge in  
Kitchen – Custom \$\$



Optional 2 Edge in  
Vanity – Custom \$\$



DATE Aug 19/2020

SITE finish

LOT 334

Homeowner(s) Initials

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 on to 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 Dec. 19/2020

SITE Munich

LOT 3820

**ZANCOR**

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