

CONS, RUCTION SUMMARY OF EXT, HAS
Printed 2021-05-12 / 10:20 AM / Page 1 of 1

Site: INNISFIL
Lot: 34W
Model: DELTA 50-07 (B) w/OPT. LOFT
Purchaser: GIUSEPPE BENVENUTO & PASCALIS TRAIKOS
Phone/Email: 416-993-2874 / 416-668-1412



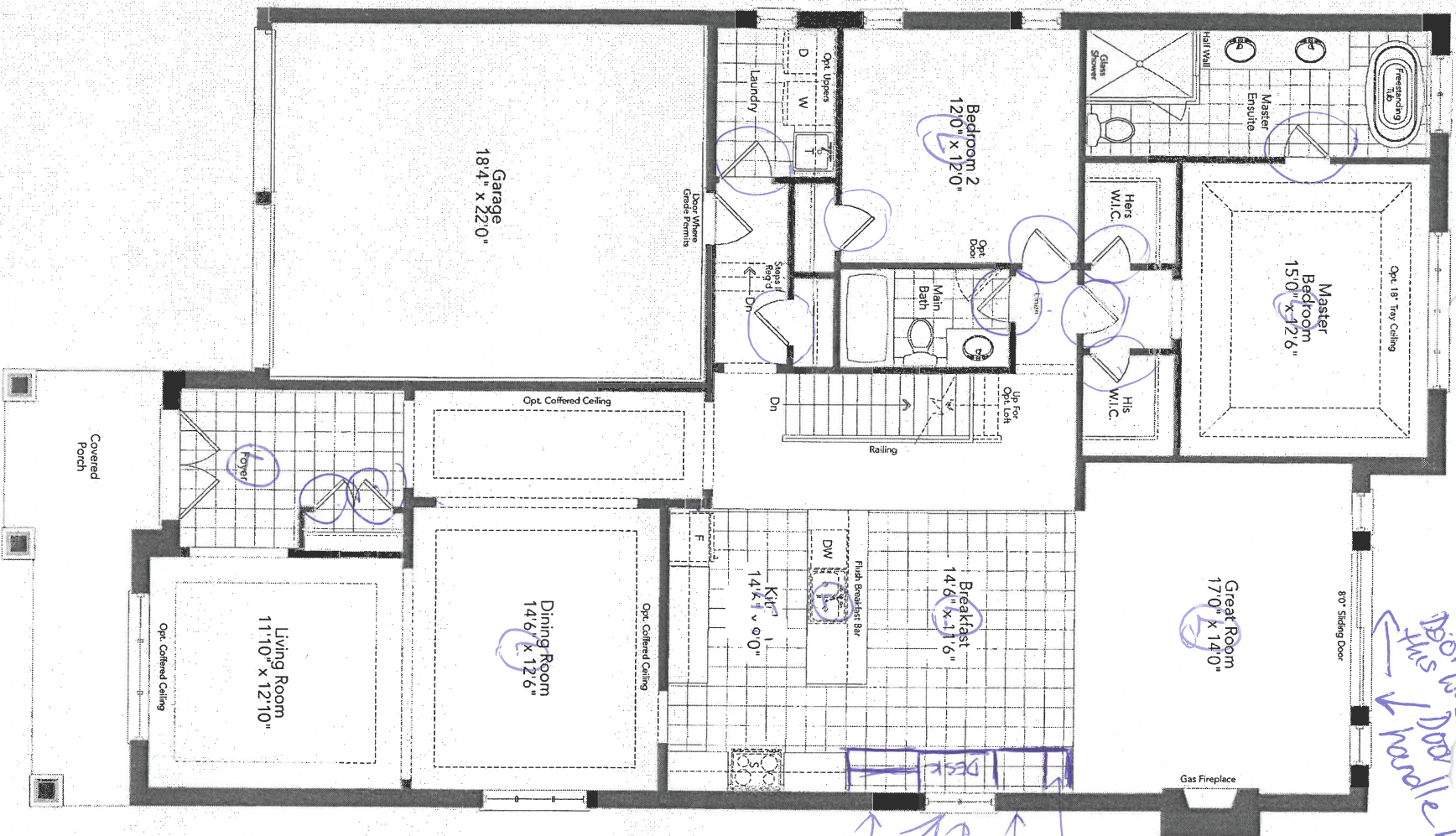
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
STRUCTURALS		
#1 LARGER BASEMENT WINDOWS 30 X 24 IN LIEU OF STANDARD 30 X 16 (5 WINDOWS)	MAY 6 2020	
#2 8 FOOT INTERIOR 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 CABINETS ABOVE RANGE TO ACCORDINGLY UPGRADED HOOD FAN SPEC	FEB 2 2021	
#8 KITCHEN - HANDLE ON SINGLE DOOR IN BETWEEN <i>STD BANK OF DRAWERS AND STOVE</i>	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	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	
ADDITIONS		
#1 MASTER ENSUITE - ADD BANK OF DRAWERS IN BETWEEN SINKS **SHIFT OVER SINKS TO ACCOMMODATE THE WIDEST DRAWERS POSSIBLE	MAY 6 2020	
#2 TRIM - UPGRADE 2 *STEP STYLE (3" X 7-1/4")	MAY 6 2020	
#3 KITCHEN - ADD POT DRAWERS BELOW MIRCOWAVE	MAY 6 2020	
#4 KITCHEN - BANK OF DRAWERS IN ISLAND ***1 SMALL, 2 BIG	MAY 6 2020	
#5 APPLIANCE SPECS TO BE FINALIZED **NOTE MICROWAVE SIZE**	MAY 6 2020	
#6 MASTER ENSUITE - INSTALL FLOOR TILE ON WALL **LOFT GREY 12 X 24 *STACKED	MAY 6 2020	
#7 MAIN BATH - FLOOR TILES UPGRADE 1 *MADISON WHITE MATTE	MAY 6 2020	
#8 LAUNDRY ROOM FLOOR TILES - UPGRADE 1 *GENESIS LIGHT GREY *STACKED	MAY 6 2020	
#9 MASTER ENSUITE SHOWER FLOOR TILE *ETERNA HERRINGBONE CALCATTA WHITE	MAY 6 2020	
#10 KITCHEN COUNTERTOP - CLARIFICATION NEW CLAE DONIA GRANITE	MAY 6 2020	

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	GENESIS LT. GREY	CINQ GREY 13 X 13	12 X 24 *STACKED	
Mstr Ensuite Floor	LOFT GREY 12 X 24 **STACKED (1)			
Mstr Ensuite Shower WALL	LOFT GALEY	CINQ GREY 8 X 10 **HORIZONTAL INSTALL	12 X 24 *STACKED	
Master Shower Floor	ETERNAL MOSAIC HERRINGBONE WHITE 2 X 2	CALCATA GREY POLISHED		
Master Shower JAMB	BIANCO CARRARA			
Main Bath WALL	CINQ GREY 13 X 13			
Main Bath FLOOR	MADISON WHITE MATTE CINQ GREY 8 X 10 **HORIZONTAL INSTALL			
Loft Bath Floor	MALINA ICE 13 X 13			
Loft Bath Wall	UNI WALL TENDER GREY 8 X 10			
HARDWOOD / CARPET				
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				
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	DELETE	Location	N/A	
Purchaser has reviewed the colour chart				
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 <u>PRIOR</u> to installation.				
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

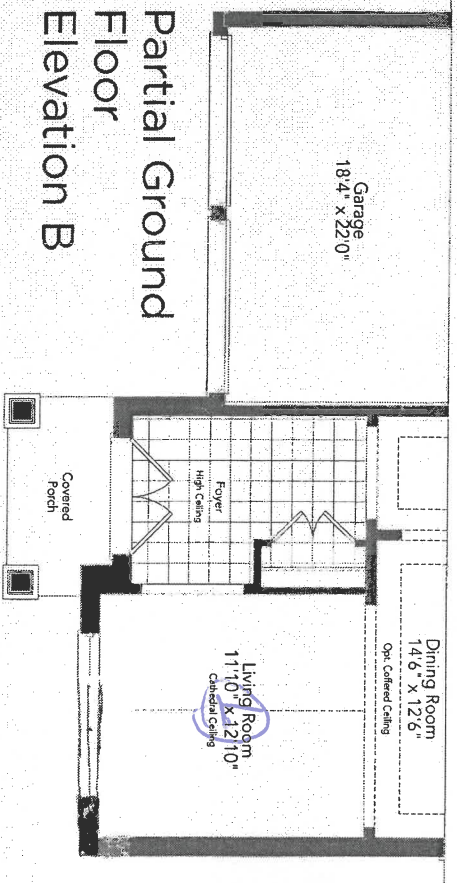
APRIL 30/21.

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	UPGRADE 2-STEP	STANDARD (3 x 7 1/4)
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		
Kitchen	FIXTURES	FAUCETS
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:
GAS LINE	UPG (SEE PES)	DECLINED
WATERLINE to Fridge	NO	
Hood Fan Venting SIZE	10 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		
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	
HOME #/CELL #	416-993-2874 / 416-668-1412	
EMAIL:	LULUBENVENUTO@GMAIL.COM / PAULTRAIKOS@HOTMAIL.COM	
DÉCOR NOTES		
FOR TRADE USE		
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		
ZANCOR HOMES		
Purchaser Signature		Date
Purchaser Signature		FEB 2 2021
D décor Consultant Signature		Date
Vendor Signature		Date



Ground Floor
Elevation A



Partial Ground
Floor
Elevation B

Door open
this way
handle here.

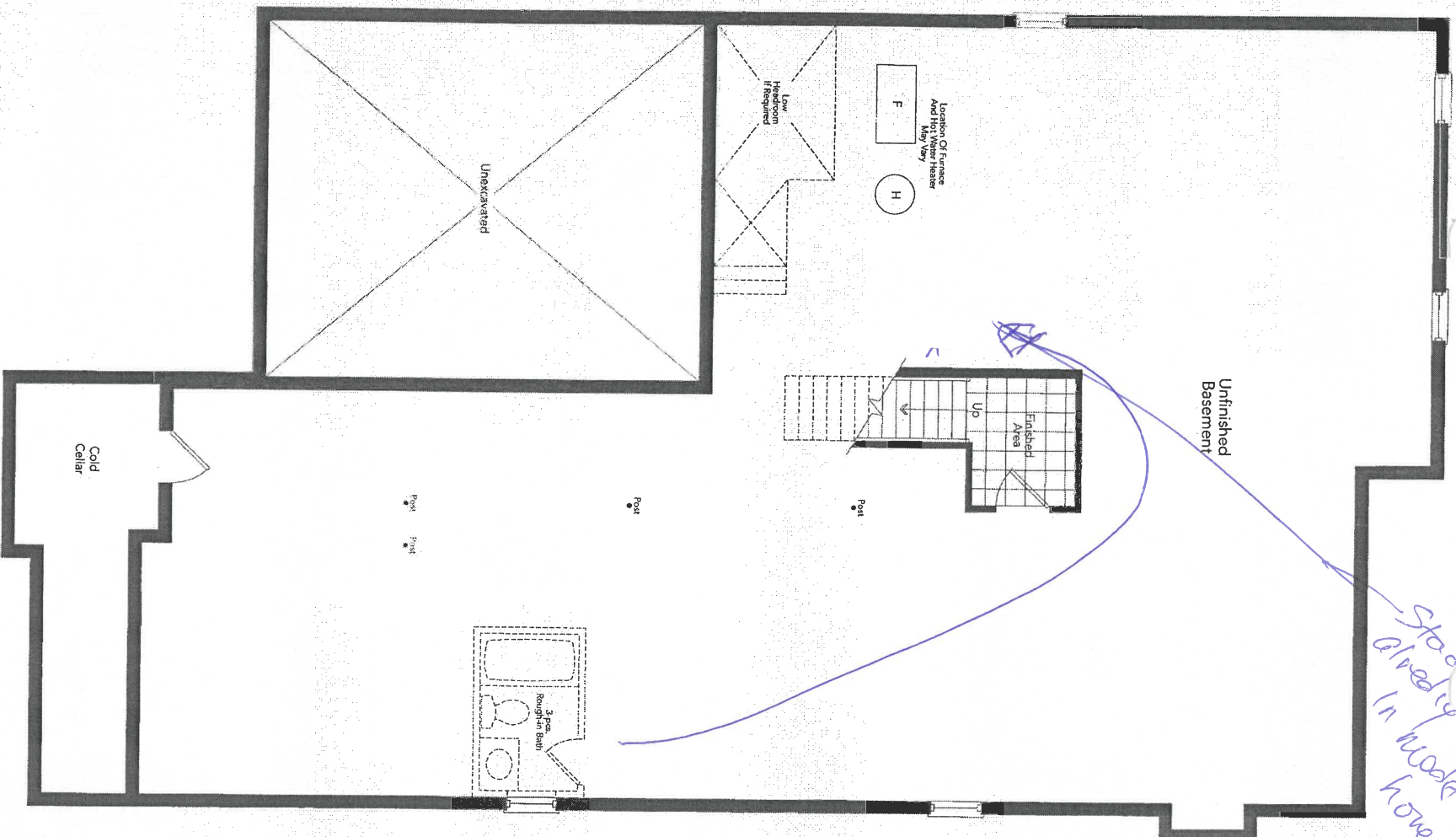
BROOM
PANTRY
BEST WITH
DRAWER
UP/POSS
LOWERS

SHORTEL
WINDOW APPROX
42" AFF

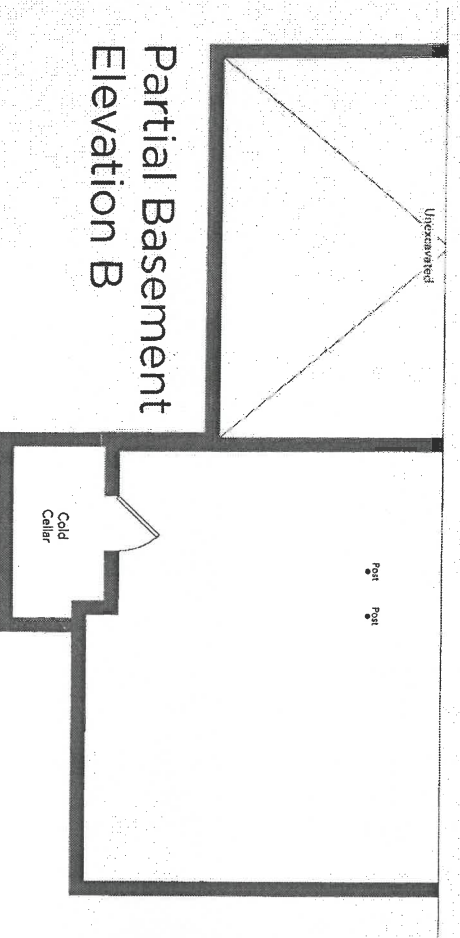
Opt 10 ft

Dr. v. B

gph



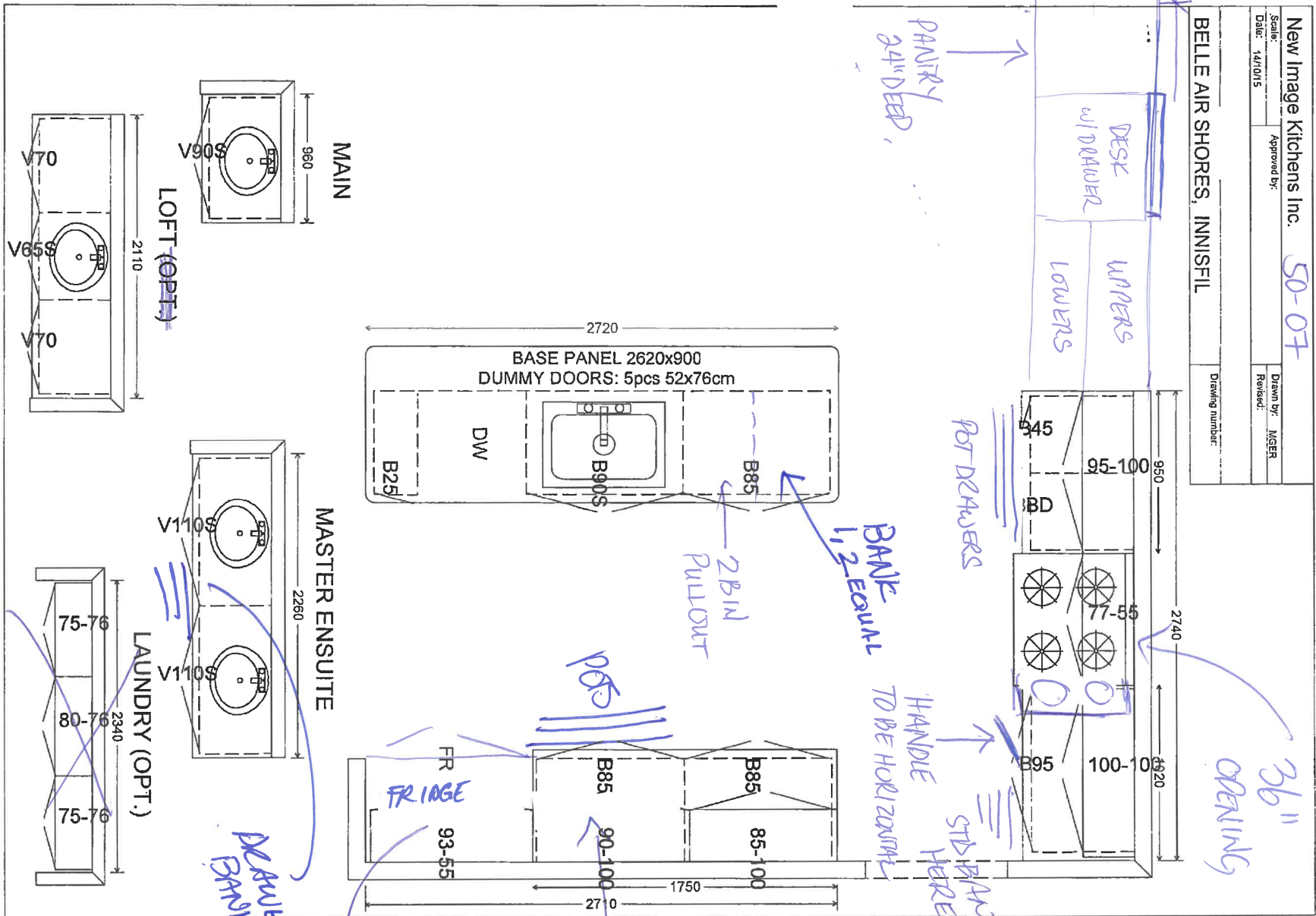
Basement
Elevation A



Partial Basement
Elevation B

DELTA 50-07

lot 340.



New Image Kitchens Inc. 50-07			
Scale:	Approved by:	Drawn by:	MGER
Date: 14/10/15		Revised:	
BELLE AIR SHORES, INNISFIL		Drawing number	

Handwritten signature/initials.

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

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

RANGE

<input checked="" type="checkbox"/> 36"	<input type="checkbox"/> Cooktop (Apron front)
<input type="checkbox"/> 48"	<input type="checkbox"/> Cooktop (Dropin)
<input checked="" type="checkbox"/> Gas	**Countertop Cut-out charge required for cooktop
<input type="checkbox"/> Induction	

RIE to be by done by homeowner after closing

HOOD FAN & VENT

<input checked="" type="checkbox"/> Under Cabinet (Standard)	<input type="checkbox"/> 6 Inch (Standard)
<input type="checkbox"/> Chimney (centre vent)	<input type="checkbox"/> 8 Inch
<input type="checkbox"/> Insert / Liner	<input checked="" 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 checked="" type="checkbox"/> Built-in Microwave (*trim kit required)

DATE Feb 2 / 2024 SITE M1561 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.

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

THE
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Stone Countertop Edge Profiles (Aurivia)

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen



FE40

Standard Countertop
Edge in Vanity



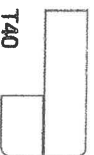
FE20

Upgrade 1 – Countertop Edges

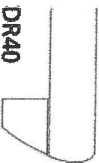
Optional Edge in
Kitchen – See book for
model specific pricing



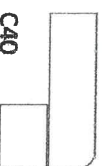
H40



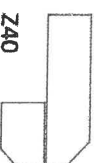
T40



DR40



C40



Z40

Optional Edge in
Vanity – See book for
model specific pricing



C20



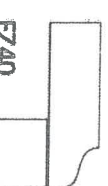
H20

Upgrade 2 – Countertop Edges

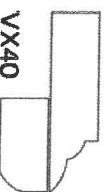
Option 2 Edge in
Kitchen – Custom \$\$



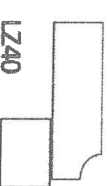
FV40



FZ40



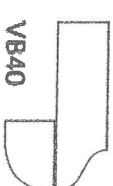
VX40



LZ40



FFZ40



VB40

Optional 2 Edge in
Vanity – Custom \$\$



L20



F20

DATE

Feb 2/2024

SITE

Imishi

LOT

34U

Homeowner(s) Initials

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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 Innish

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: KRS

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

R. B.

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 21/2021

SITE 1ma1461

LOT 340

ZANCOR