



INNISFIL - PHASE 1

Item #	Construction Details INNISFIL - PHASE 1 - Lot 152 ✓ Model Type & Elevation : 36-03 THE PORT ELEV. B OPTIONAL 4 BEDROOM Purchasers Names : MICHELE FIGLIOMENI ✓		
		Date	Note
Included	Granite Kitchen Countertops with Undermount Sink		BONUS PACKAGE
Included	3 piece stainless steel kitchen appliances with white top loading washer and dryer		BONUS PACKAGE
Included	Air Conditioning unit (42' and 50' ONLY)		BONUS PACKAGE
Included	Stainless Steel Under Cabinet Hood Fan		BONUS PACKAGE
Included	3 1/4" x 3/4" Natural prefinished Engineered Hardwood flooring on main floor in non tiled areas as per plan		BONUS PACKAGE
Included	9' main floor ceilings, 8 ft ceilings on second and basement		BONUS PACKAGE
Included	Extended Upper Cabinets in Kitchen (39-1/2")		BONUS PACKAGE
Included	Natural Finish Oak Stairs with Oak Pickets from main to second floor with oak treads, oak veneer stringers and risers to finished areas, as per plan		BONUS PACKAGE
1/	PLUMBING - ROUGH-IN ONLY FOR BIDET IN MASTER ENSUITE	13-Mar-17	STRUCTURALS
2/	PLUMBING - RELOCATE WASHER AND DRYER ROUGHINS FROM 2ND FLOOR TO BASEMENT	13-Mar-17	STRUCTURALS
3/	PLUMBING - LAUNDRY TUB TO BE RELOCATED NEXT TO THE WASHER AND DRYER (SEE PARTIAL SKETCH MARKED #3)	13-Mar-17	STRUCTURALS
4/	MAIN BATH - DELETE DOOR IN BATH ROOM	13-Mar-17	STRUCTURALS
5/	UPPER HALL/ MASTER ENSUITE - CLOSE OFF OPENING FROM UPPER HALL (IN FORMER LAUNDRY ROOM) INTO MASTER ENSUITE	13-Mar-17	STRUCTURALS
6/	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF STANDARD	13-Mar-17	STRUCTURALS
7/	HARDWOOD - UPGRADE #2 HARDWOOD FLOORING - MAIN FLOOR (NON TILED AREAS) IN LIEU OF STANDARD	SEE 11	STRUCTURALS
8/	HARDWOOD - UPGRADE #2 HARDWOOD FLOORING UPPER HALLWAY IN LIEU OF CARPET	SEE 12	STRUCTURALS
9/	HVAC - ADD GAS LINE FOR BBQ	13-Mar-17	STRUCTURALS
10/	DELETE LINE ITEMS 7 & 8 - SEE NOW #11 AND #12	22-Mar-17	COLOURS
11/	UPGRADE 3 HARDWOOD TO BE INSTALLED TO MAIN FLOOR AREAS IN LIEU OF STANDARD HARDWOOD	22-Mar-17	COLOURS
12/	UPGRADE 3 HARDWOOD TO BE INSTALLED TO UPPER HALL	22-Mar-17	COLOURS
13/	DELETE ALL BATHROOM ACCESSORIES	22-Mar-17	COLOURS
14/	ELECTERICAL - ADD ONE CAPPED LIGHT ABOVE KITCHEN ISLAND ON SEP SWITCH	22-Mar-17	COLOURS

Lot 152 - Colours Mar 29 2017

Decor Consultant - Katherine
 Entered By - Lily
 Checked by - Joanne

INNISFIL - PHASE 1

Item #	Construction Details INNISFIL - PHASE 1 - Lot 152 Model Type & Elevation : 36-03 THE PORT ELEV. B OPTIONAL 4 BEDROOM Purchasers Names : MICHELE FIGLIOMENI		
		Date	Note
15/	CABINETS - 24 INCH DEEP UPPER ABOVE FRIDGE WITH SIDE PANEL	22-Mar-17	COLOURS
16/	CABINETS - UPPER ANGLE CORNER CABINET	22-Mar-17	COLOURS
17/	RAILINGS - UPGRADE TO METAL PICKETS	22-Mar-17	COLOURS
18/	PAINT - OAK STAIRS TO BE LEFT UNFINISHED *WAIVER SIGNED	22-Mar-17	COLOURS

Lot 152 - Colours Mar 29 2017

2 of 2

Decor Consultant - Katherine

Entered By - Lily

Checked by - Joanne

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN					
Stair Stain / Species:		OAK LEFT UNFINISHED			
White Paint Req'd		NA			
Main to 2nd Railing Details:		UP # 4 METAL BLACK SINGLE COLLAR W/ALT DOUBLE 2 3/4" OAK GROOVED HANDRAIL 3 1/4" SQUARE OAK POSTS			
Main to Basement Railing Details:		NA			
TRIM					
Casing/Baseboards		STANDARD			
Interior Doors		STANDARD			
Interior Door Hardware		STANDARD			
Exterior Door Hardware		STANDARD			
PAINT					
Kitchen/Breakfast	BIRCH WHITE	Master Beds	BIRCH WHITE		
Living Room	NA	Bedroom 2	BIRCH WHITE		
Dining Room	BIRCH WHITE	Bedroom 3	BIRCH WHITE		
Family/Great room	BIRCH WHITE	Bedroom 4	BIRCH WHITE		
Den/Study	NA	Master Ens.	BIRCH WHITE		
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE		
Laundry	NA	Twin	NA		
Powder Room	BIRCH WHITE	Basement	NA		
PLUMBING-- UPGRADES TO BE DETAILED ON PES					
	FIXTURES	FAUCETS	NOTES		
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK		
Powder Room	STANDARD	STANDARD			
Master Ensuite	STANDARD	STANDARD			
Main	STANDARD				
2nd Ensuite	NA				
BASEMENT	NA				
Other					
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 BBQ	STANDARD				
WATERLINE to Fridge	NA				
Hood Fan Venting SIZE	6" STANDARD				
ELECTRICAL for Built-in Oven	NA				
ELECTRICAL for Built-in Micro / OTR	NA				
ELECTRICAL for Gas Stove / Cooktop	NA				
ELECTRICAL for Bar Fridge	NA				
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	36-03-B PORT	LOT: 152			
PURCHASER(S):	OPTIONAL 4 BEDROOM Michele Figliomeni				
HOME #/CELL #	647-772 0657				
EMAIL:					
DÉCOR NOTES			Purchaser Signature		
			Date		
			Purchaser Signature		
				Date	
FOR TRADE USE					
Any upgrades in the colour chart must be accompanied with a PES.			D décor Consultant Signature		
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			Date		
*** PAGE 2 OF 2 ***			Vendor Signature		
			Date		

ZANCOR HOMES COLOUR CHART

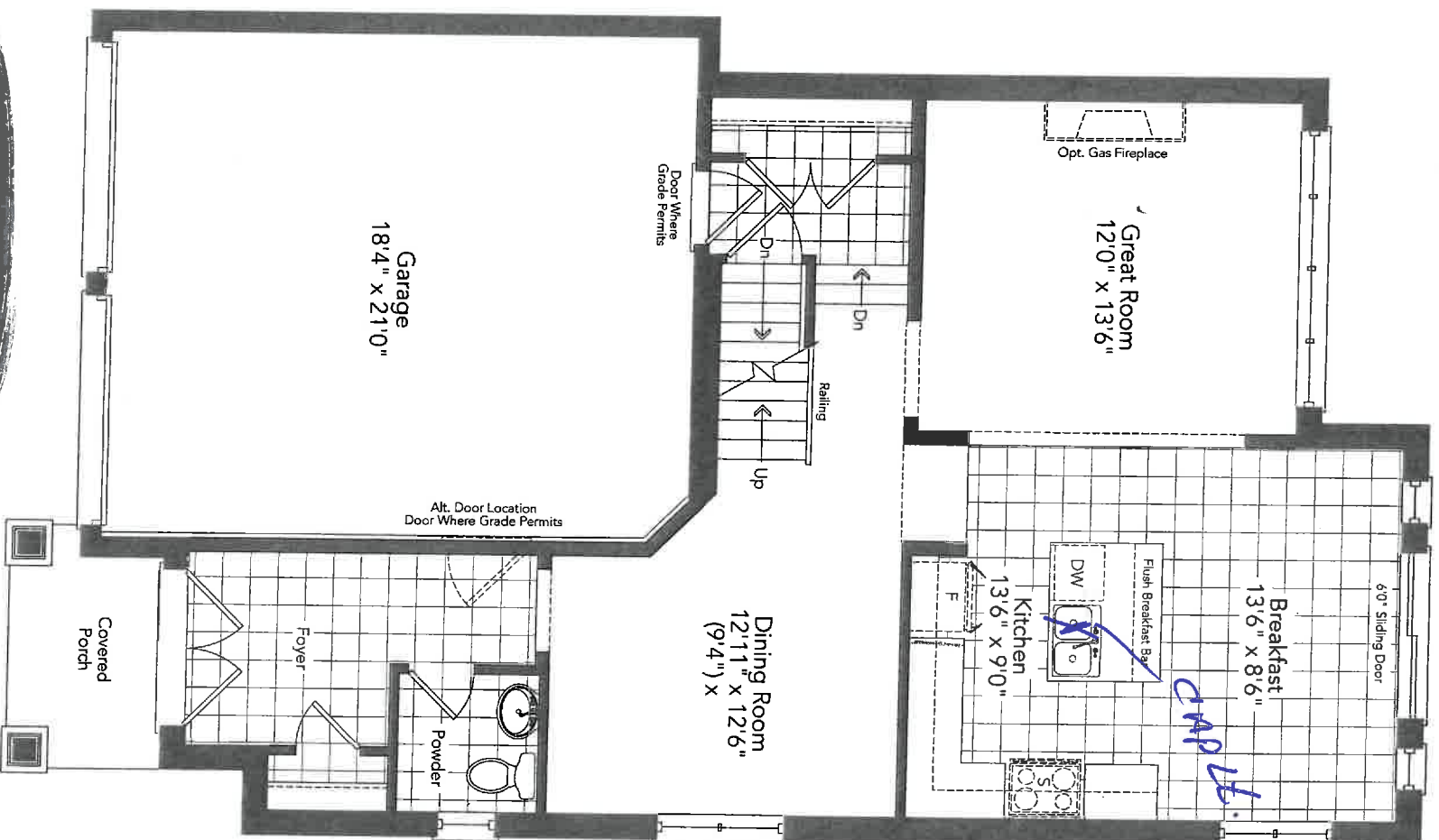
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC WHITE	H 700 BC	BIANCO SARDO	F		
Island	300 SERIES PVC WHITE	H 700 BC	BIANCO SARDO	F		
Servery	NA					
Master Ensuite	300 SERIES PVC CHOCOLATE BROWN	K 400 BC	PORTICO MARBLE 7735-58			
Main	MOSAIC OAK TIMBER GREY	K 400 BC	CALCATTIA MARBLE 4925K-07			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	NEW ALBION GREY 13 X 13					
Basement Foyer	NA					
Powder Room	NEW ALBION GREY 13 X 13					
Mud Room	NEW ALBION GREY 13 X 13					
Main Hall	NA					
Kitchen Floor	NEW ALBION GREY 13 X 13					
Breakfast Floor	NEW ALBION GREY 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	MALINA ICE 13 X 13			BIAN CARR		
Mstr Ensuite Shower	MALINA ICE 8 X 10		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERA					
Main Bath Floor	GRECO IVORY 13 X 13			BIAN CARR		
Main Bath Tub Wall	BELINA GREY 8 X 10		NA			
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	MARQUEE CANYON HILLS WIREBRUSH EE 14022 UP # 3 5"					
Family/Great Room	MARQUEE CANYON HILLS WIREBRUSH EE 14022 UP # 3 5"					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Stairs	MARQUEE CANYON HILLS WIREBRUSH EE 14022 UP # 3 5"					
Upper Hall	MARQUEE CANYON HILLS WIREBRUSH EE 14022 UP # 3 5"					
Master Bedroom	OPENING NIGHT T-03					
Bedroom 2	OPENING NIGHT T-03					
Bedroom 3	OPENING NIGHT T-03					
Bedroom 4	OPENING NIGHT T-03					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACE				NA		
MIRRORS & ACCESSORIES		Opt. Surround	NA	MANTLE	NA	
Mirrors	STANDARD	Opt. Crown Moulding		PLASTER MOULDING	NA	
Bathroom Accessories	DELETE ALL	Location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL	152	
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		

Elevation A 1999 sq.ft.
Elevation B 2041 sq.ft.

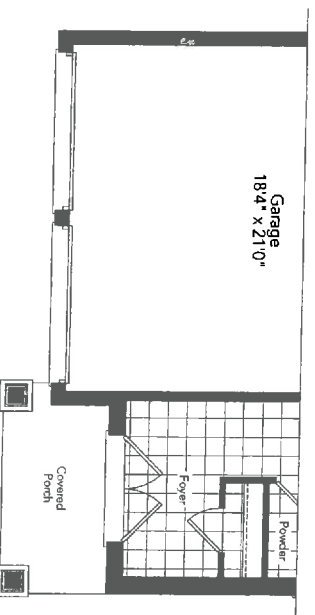
Lot 152

mar 11/12

8/13



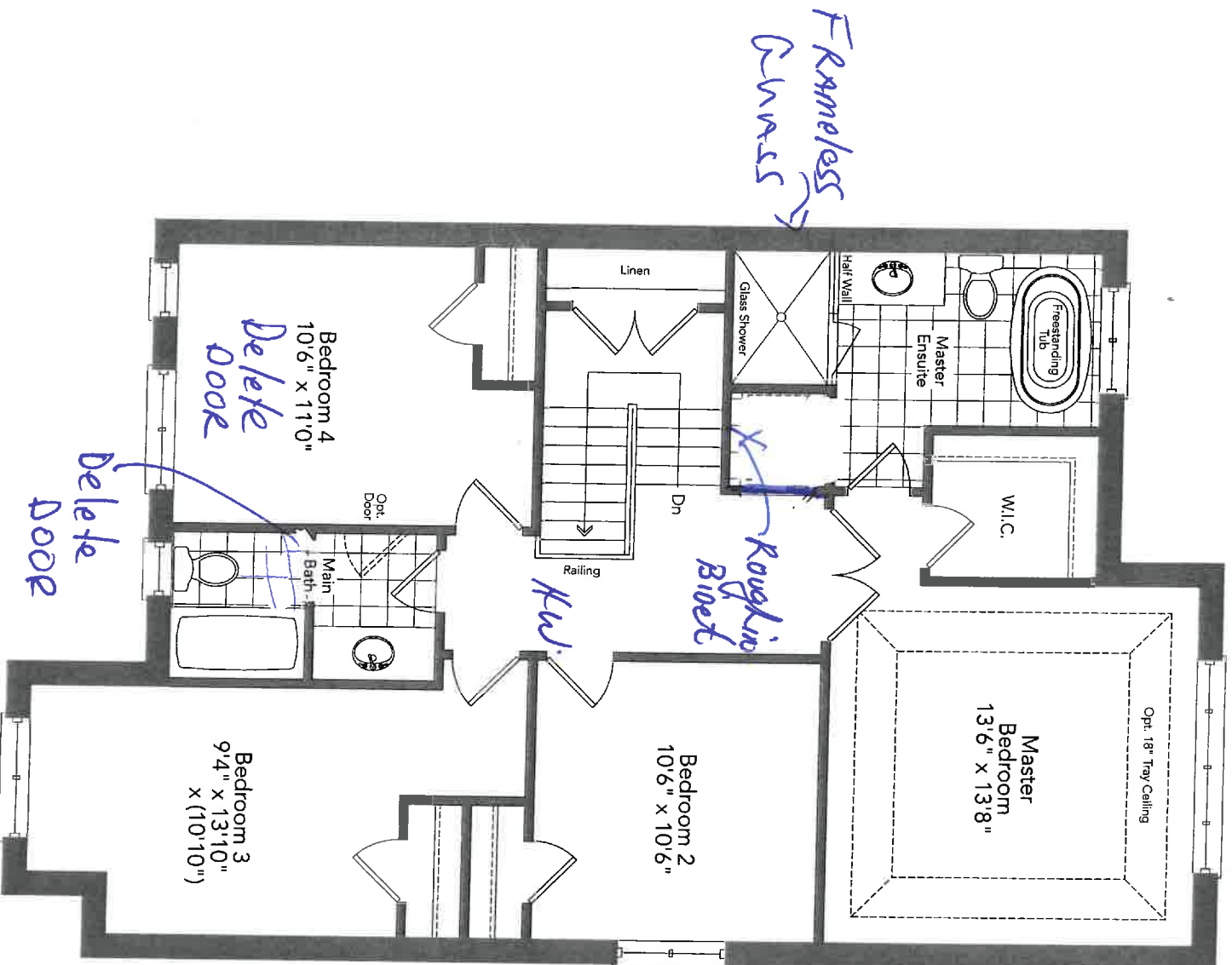
Ground Floor
Elevation A



Partial Ground Floor
Elevation B

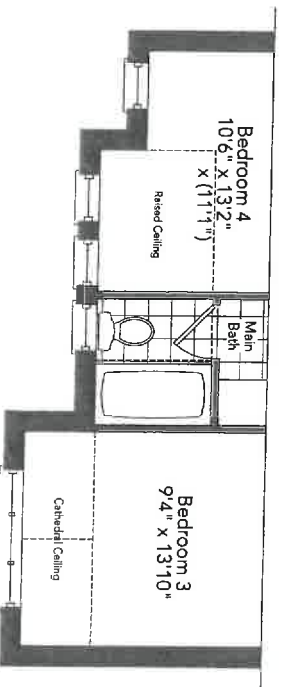
PORT 36-03

Lot 152 FEB 24/17



MARCH 15, 2017

Second Floor
Optional 4 Bedroom Plan
Elevation A

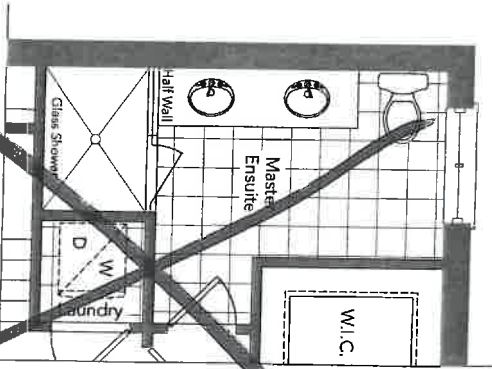


Partial Second Floor
Optional 4 Bedroom Plan
Elevation B

PORT 36-03

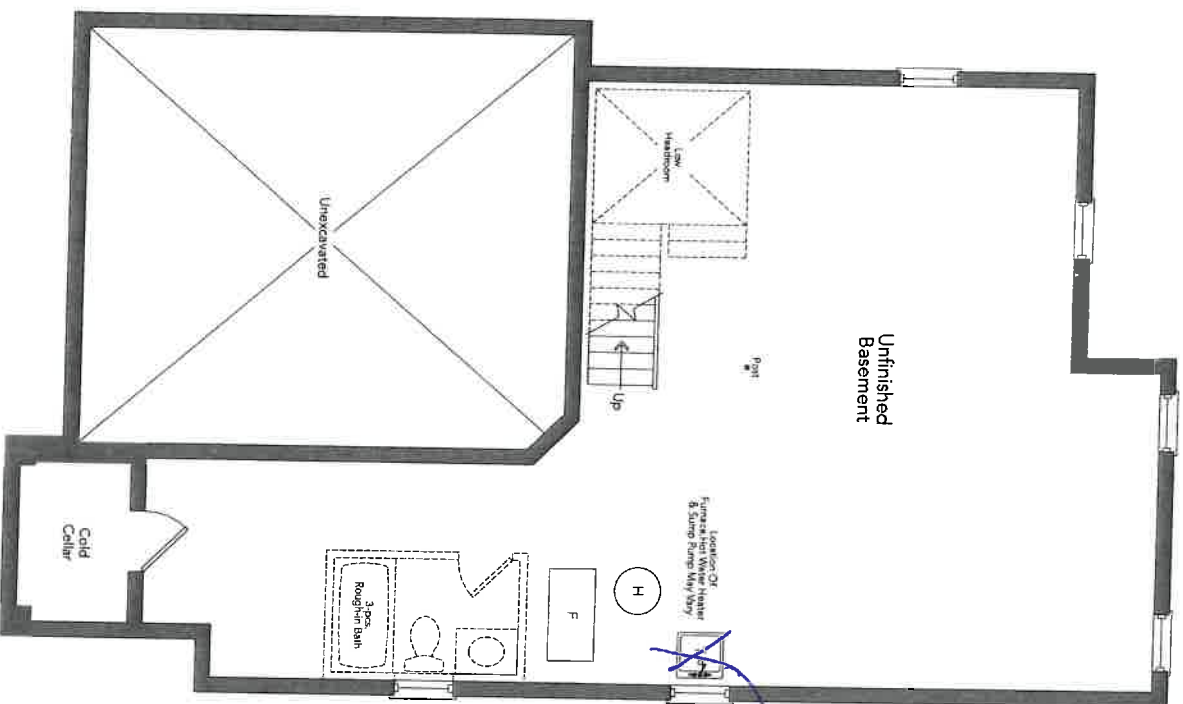
Lot 152

FEB 24/17

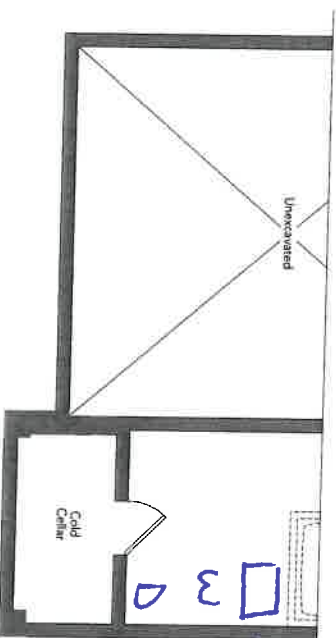


Optional Master Ensuite
For Optional Second Floor

MARCH 11/17



Basement
Elevation A



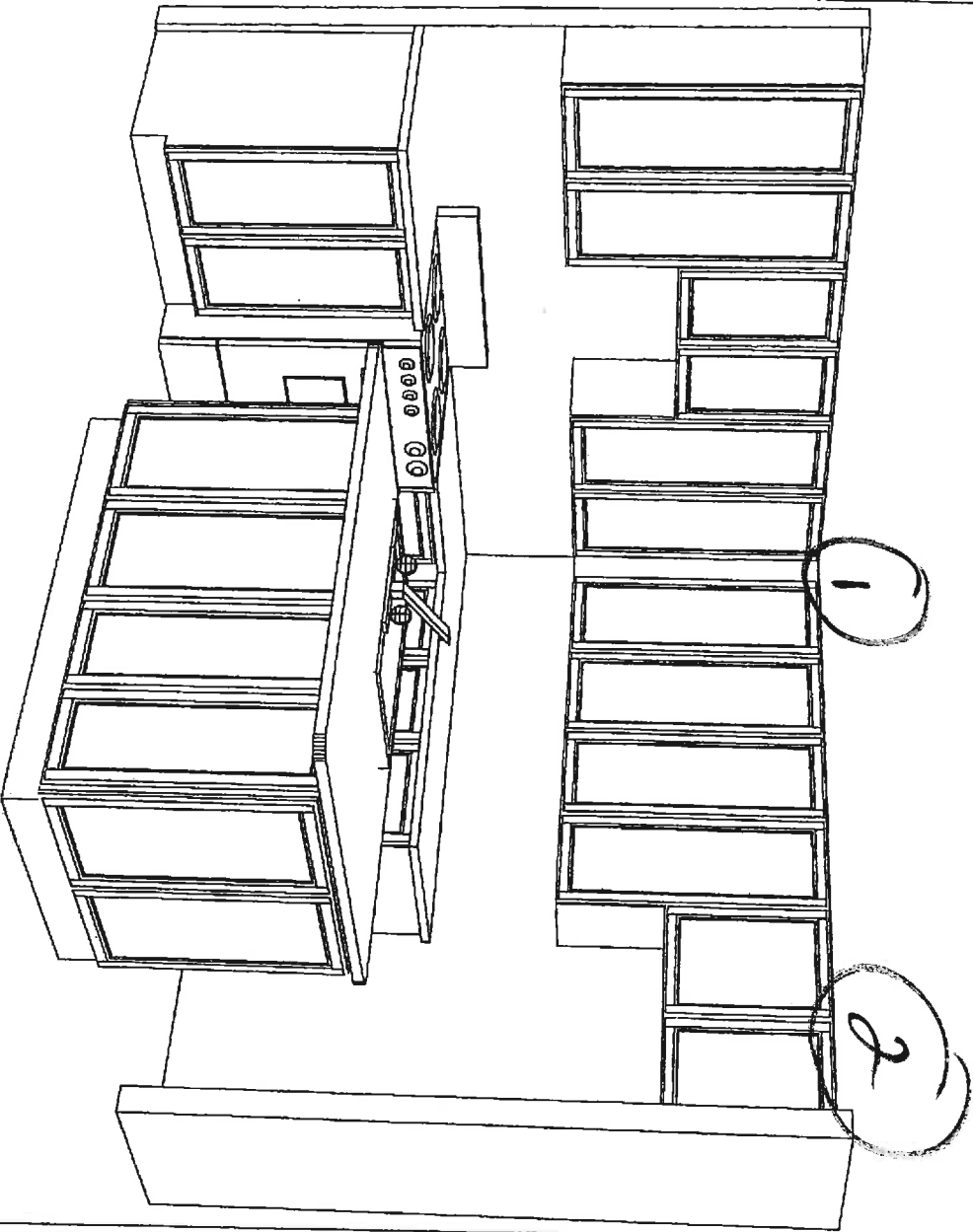
Partial Basement
Elevation B

[Handwritten signature]

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

MODEL: 36-03

Lobisa
Muelly



CH

① - UPPER Angle

② 24" deep upper - 1 side panel.

lot 152

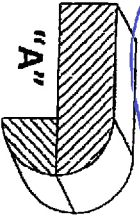
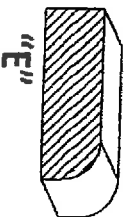
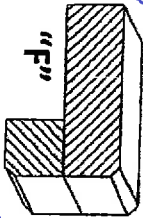
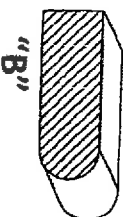
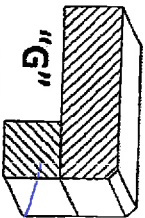
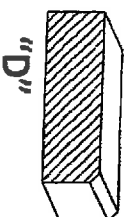
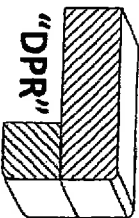
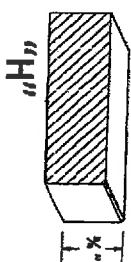
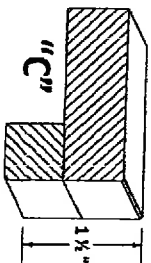
Transic

ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

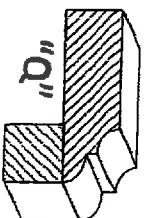
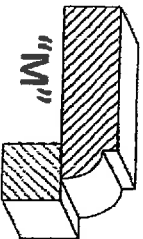
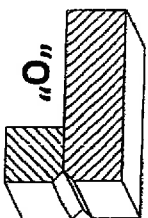
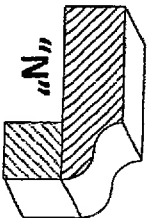
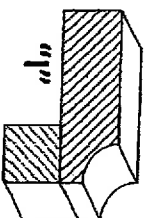
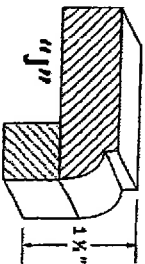
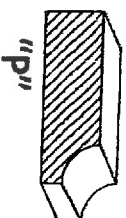
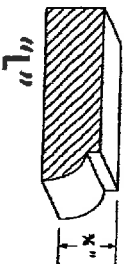
STANDARD

March 11/12



Kitchen

UPGRADES



WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

152.

PLAN No.

HOMEOWNER(S)

Micicle. Figliomarc

CIVIC ADDRESS

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

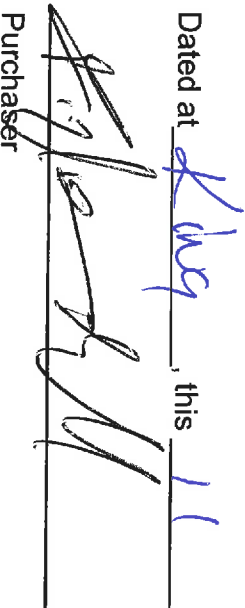
I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, ___(City)___ and the Town of LUNISFIL of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

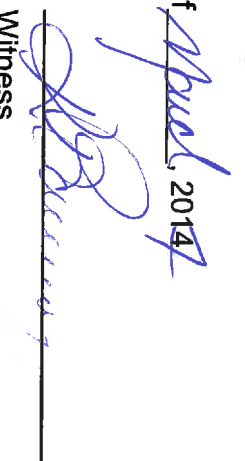
I/We read and understand the above terms and conditions.

Dated at King, this 11 day of April, 2014

Purchaser



Witness



Purchaser

Witness

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

106152
LAVISFEL

DATE:

09/26/2017

SITING:

☐ Standard☐ Reverse

RANGE

☒ 30" (STD)☐ 36"☐ 48"☐ GAS☐ COOKTOP (APRON)☐ COOKTOP (DROPIN)☐ AMPS☐ AMPS☐ AMPS

REFRIGERATOR

☒ STANDARD OPENING 36" X 72"☐ BUILT IN FRIDGE☐ WATERLINE REQUIRED☐ PANELLED/INTEGRATED☐ FLUSH INSET

WALL OVENS

☐ 30"☐ SINGLE☐ DOUBLE☐ STEAM OVEN☐ WARMING DRAWER☐ AMPS☐ AMPS☐ AMPS☐ AMPS

MICROWAVES

☐ BUILT IN MICRO☐ MICRO TRIM KIT☐ OVER THE RANGE☐ AMPS☐ MODEL☐ AMPS

HOOD FANS

☐ CHIMNEY (CENTRE VENT)☐ UNDER CABINET☐ FLUSH INSET☒ 6 INCH (STD)☐ 8 INCH☐ 10 INCH

DISHWASHER

☒ 24" (STD SIZE)

LAUNDRY

☐ FRONT LOADING SIDE BY SIDE☐ STACKABLE

Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

NOTE: It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications after closing.

Purchaser acknowledges responsibility for providing correct specification for such appliances. The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings.

If specs not received, the standard openings as determined by Zancor Homes will be provided. If rework/repair is required due to late specs received, additional costs will be applied.

Appliance Specs are DUE (if not received during appointment):

2 WEEKS FROM SIGNED DATE ABOVE – Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.
*Changes must be approved by head office.

Purchaser Signature



Date

09/26/17

Purchaser Signature

Date

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.

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 should never be cleaned with lemon oil or vinegar. The purchaser acknowledges colour and product variations as well as natural imperfections that 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.

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 WAIVER:

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in certain areas. I/We understand there is a concern due to possible water and other substances being frequently splashed or spilled onto the floor and in contravention of Ontario Building Code Section 9.30.1.2(1).

"Finished flooring bathrooms, kitchens, public entrance halls, laundry & general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance."

I/We are prepared to assume full responsibility for any damage caused to the hardwood floor or subfloor due to moisture absorbency in the mentioned areas, and agree to waive any claims against the Township of residence, TARION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE

LOT

DATE