


# INNISFIL - PHASE 1

Item #	<b>Construction Details INNISFIL - PHASE 1 - Lot 228-5</b> <b>Model Type &amp; Elevation : TH-03 SLATE ELEVATION A</b> <b>Purchasers Names : ALLIAH OVER</b>		
		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 - SEE ITEMS 1&2	-	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 SEE ITEM #3		BONUS PACKAGE
1/	HARDWOOD - MAIN FLOOR - UPGRADE 3 TO GREAT RM, DEN, HALL BY STAIRS IN LIEU OF STANDARD HARDWOOD	24-Mar-17	COLOURS
2/	HARDWOOD - HALLWAY - UPGRADE 3 IN LIEU OF STANDARD	24-Mar-17	COLOURS
3/	PAINT - STAIN INTERIOR OAK STAIRS	24-Mar-17	COLOURS
4/	CABINETS - MASTER ENSUITE AND MAIN BATH - UPGRADE 2 VANITY CABINETS	24-Mar-17	COLOURS
5/	CABINETS - KITCHEN - 24" DEEP UPPER OVER FRIDGE WITH 1 SIDE PANEL	24-Mar-17	COLOURS
6/	TILES - DELETE ALL BATHROOM ACCESSORIES	24-Mar-17	COLOURS

*Handwritten:* LHM March 30 2017

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER OAK ESPRESSO STAINED	H 800 BC	BIANCO SARDO	C		
Island	SHAKER OAK ESPRESSO STAINED	H 800 BC	BIANCO SARDO	C		
Servery	NA					
Master Ensuite	EURO MYSTIQUE HIGH GLOSS (2)	H 800 BC	CALCATTIA MARBLE 4925K-07			
Main	EURO MYSTIQUE HIGH GLOSS (2)	H 800 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 X13					
Basement Foyer	NA					
Powder Room	NEW ALBION GREY 13 X 13					
Rear Yard Hallway	RUSTIC CHARCOAL 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	RUSTIC GREY 13 X 13					
Mstr Ensuite Floor	RUSTIC GREY 13 X 13		BIANC CARR			
Mstr Ensuite Shower	CORTIE MILLA SILVER 8 X 10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	RUSTIC GREY 13 X 13		BIANC CARR			
Main Bath Tub Wall	CORTIE MILLA SILVER 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	NA					
Great Room	VINTAGE SOLID SAWN OAK SEMI GLOSS ECLIPSE 3 1/4" UP # 3					
Den/	VINTAGE SOLID SAWN OAK SEMI GLOSS ECLIPSE 3 1/4" UP # 3					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Stairs	VINTAGE SOLID SAWN OAK SEMI GLOSS ECLIPSE 3 1/4" UP # 3					
Upper Hall	VINTAGE SOLID SAWN OAK SEMI GLOSS ECLIPSE 3 1/4" UP # 3					
Master Bedroom	OPENING NIGHT T-20					
Bedroom 2	OPENING NIGHT T-20					
Bedroom 3	OPENING NIGHT T-20					
Bedroom 4	NA					
Carpet Underpad	OPENING NIGHT T-20					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	Location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				INNISFIL	228-5	
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

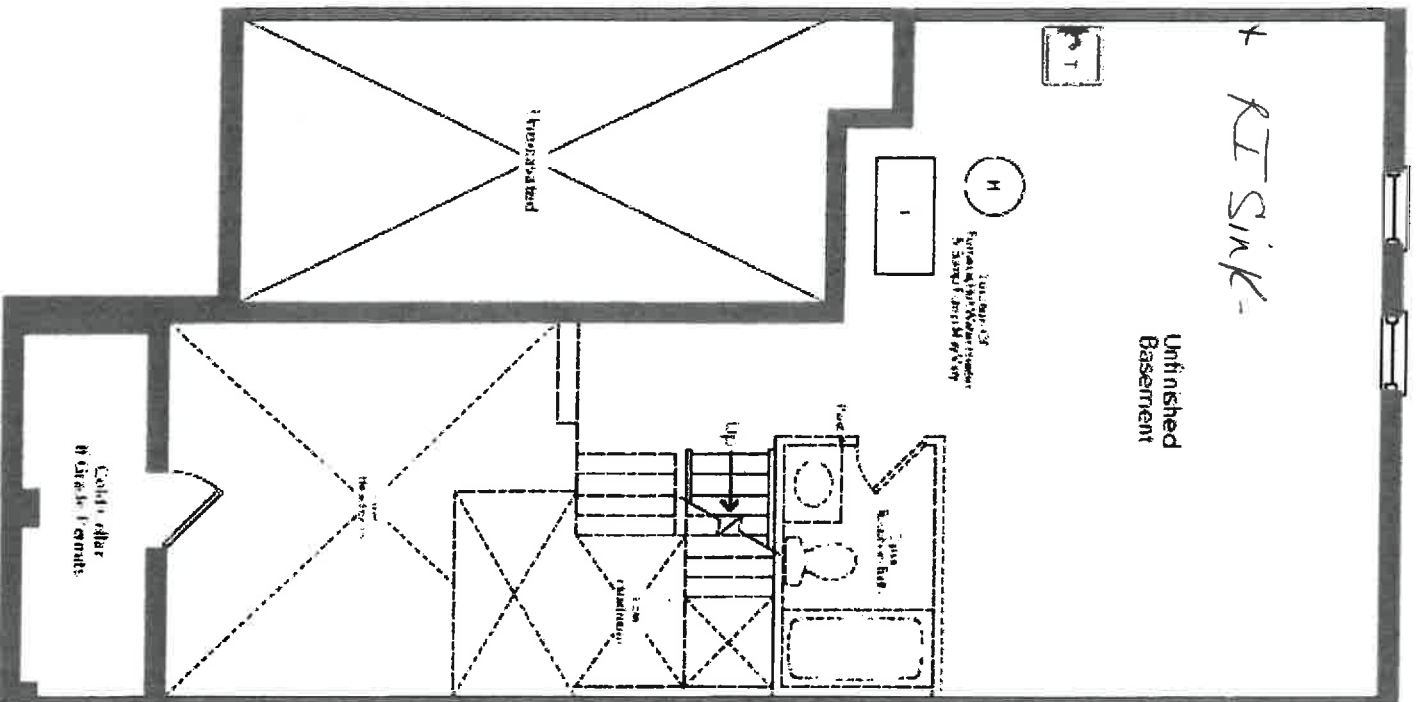
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN OAK STAIRS TO MATCH ECLIPSE			
White Paint Req'd	NA			
Main to 2nd Railing Details:	STANDARD			
Main to Basement Railing Details:	NA			
TRIM				
Casing/Baseboards	STANDARD			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY	
Living Room	NA	Bedroom 2	WARM GREY	
Dining Room	NA	Bedroom 3	WARM GREY	
Family/Great room	WARM GREY	Bedroom 4	NA	
Den/Study	WARM GREY	Master Ens.	WARM GREY	
Main/Upper Hall	WARM GREY	Main	WARM GREY	
Laundry	WARM GREY	Twin	NA	
Powder Room	WARM GREY	Basement	NA	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUT SINK	
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Main	STANDARD	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	THE SLATE TH03-A	LOT: 228-5		
PURCHASER(S):	OPT GROUND FLOOR		Purchaser Signature Date	
	Alliah Over			
HOME #/CELL #	416 726-493'		Purchaser Signature Date	
DÉCOR NOTES	Purchaser Signature Date			
***FOR TRADE USE***				
Any upgrades in the colour chart must be accompanied with a PES.			D décor Consultant Signature Date	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			MAR 24 2017	
*** PAGE 2 OF 2 ***			Vendor Signature Date	

# TH-03

# The Slate

101233-5

11/22/2019



Basement  
Elevation A

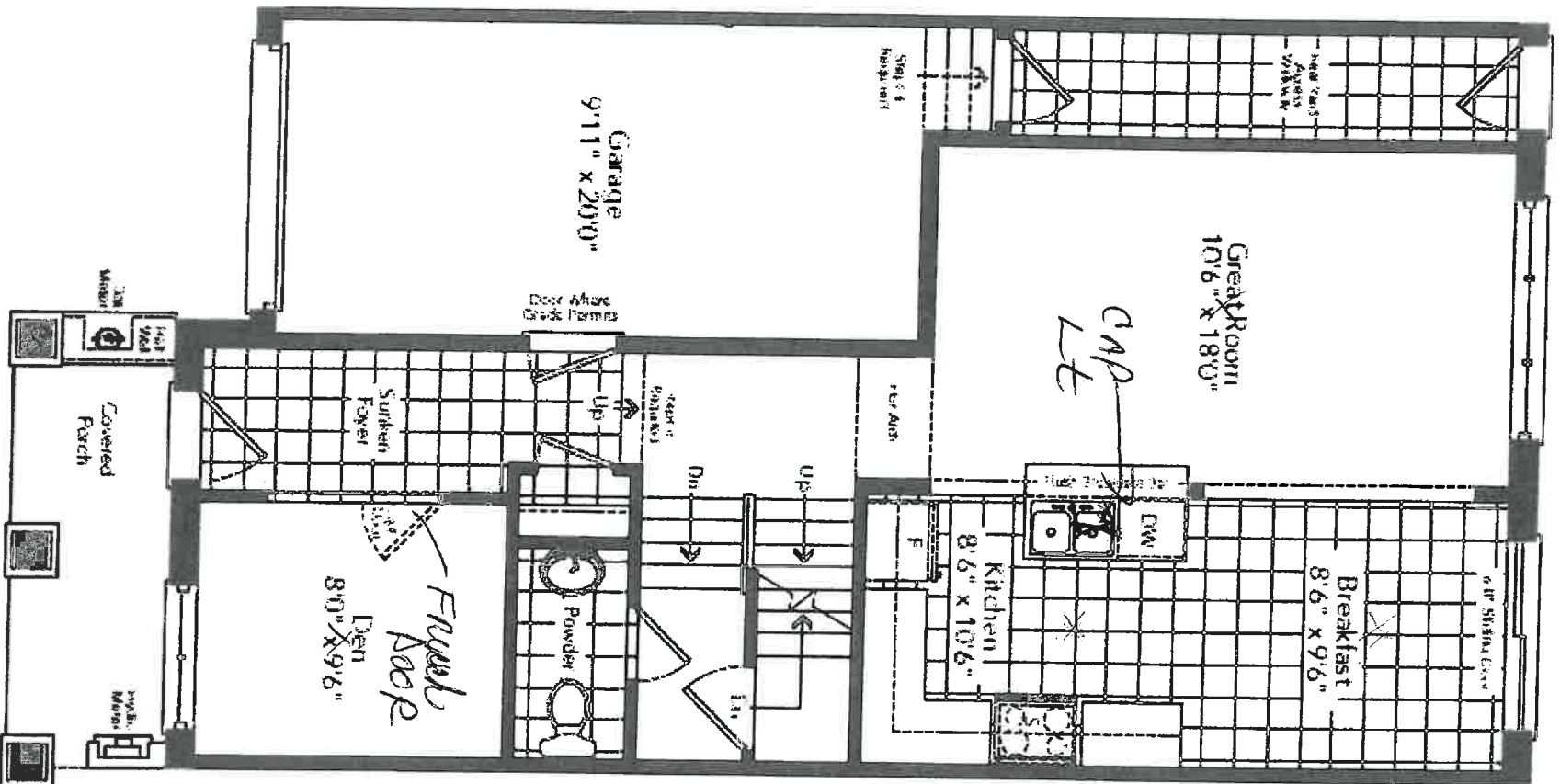


TH-03

# The Slate      Lot 2235

FRB 28/17

Week 12/17



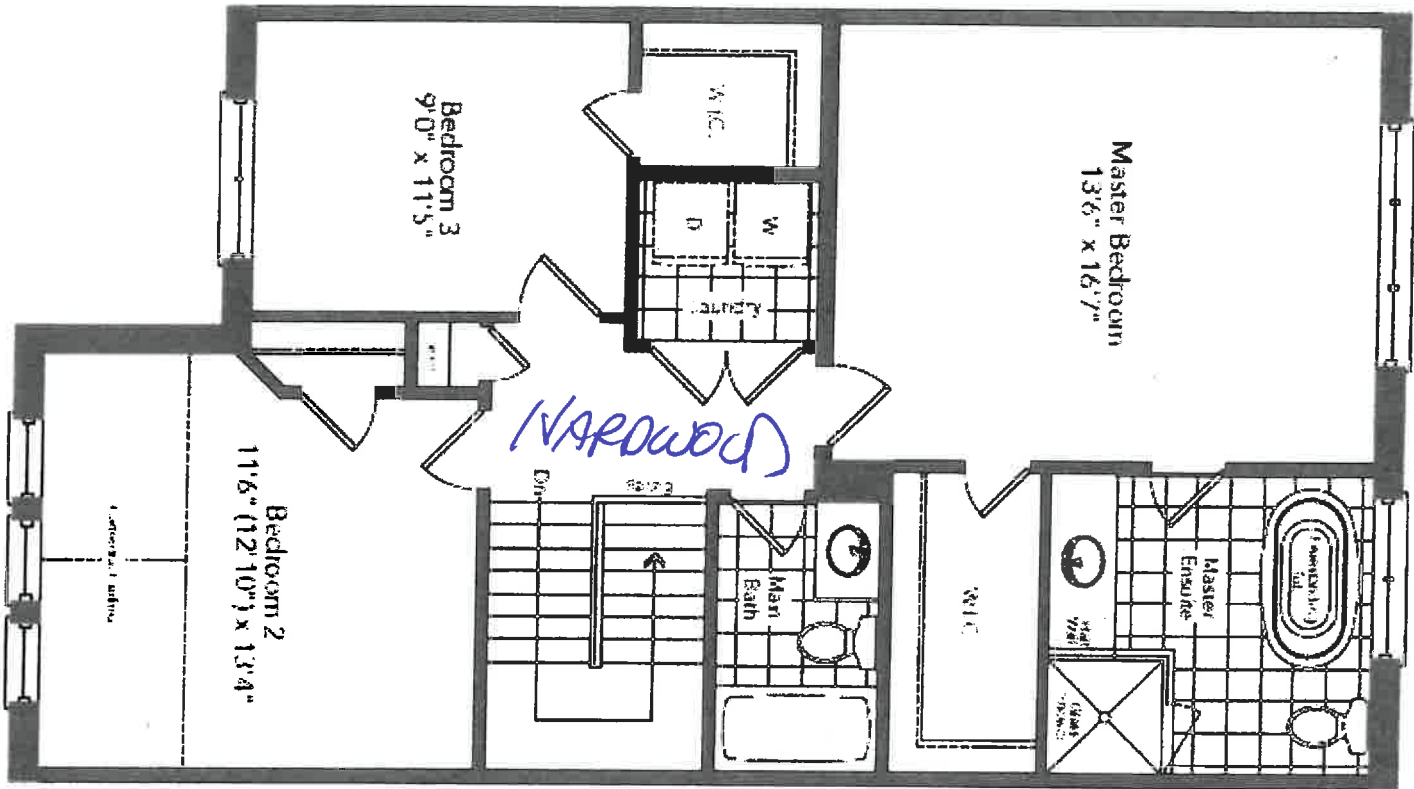
Ground Floor  
Elevation A

TH-03

The Slate

Lot 223.5'

FEB 28/17



Second Floor  
Elevation A

no changes

Mueck 17/17

✓

Lot 228-5

New Image Kitchens Inc.

Scale:

Approved By:

Drawn by:

Date: 24/02/17

Revised:

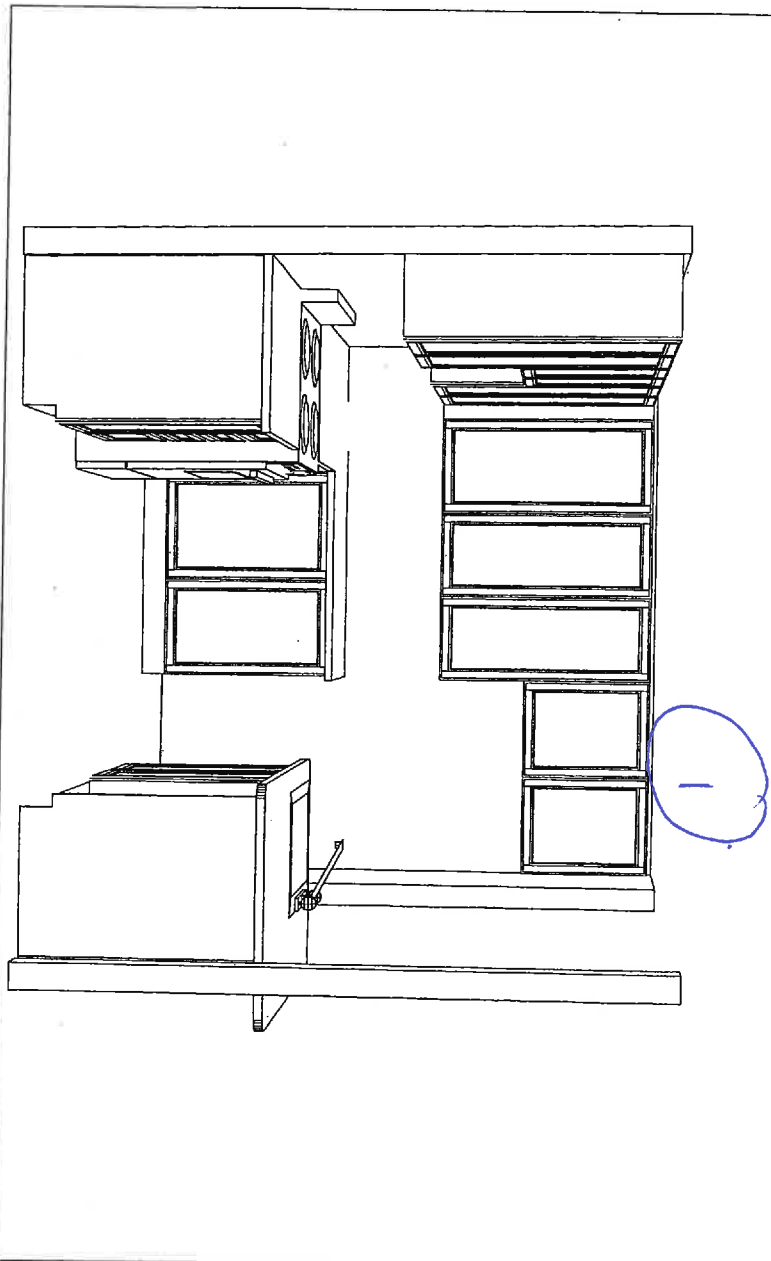
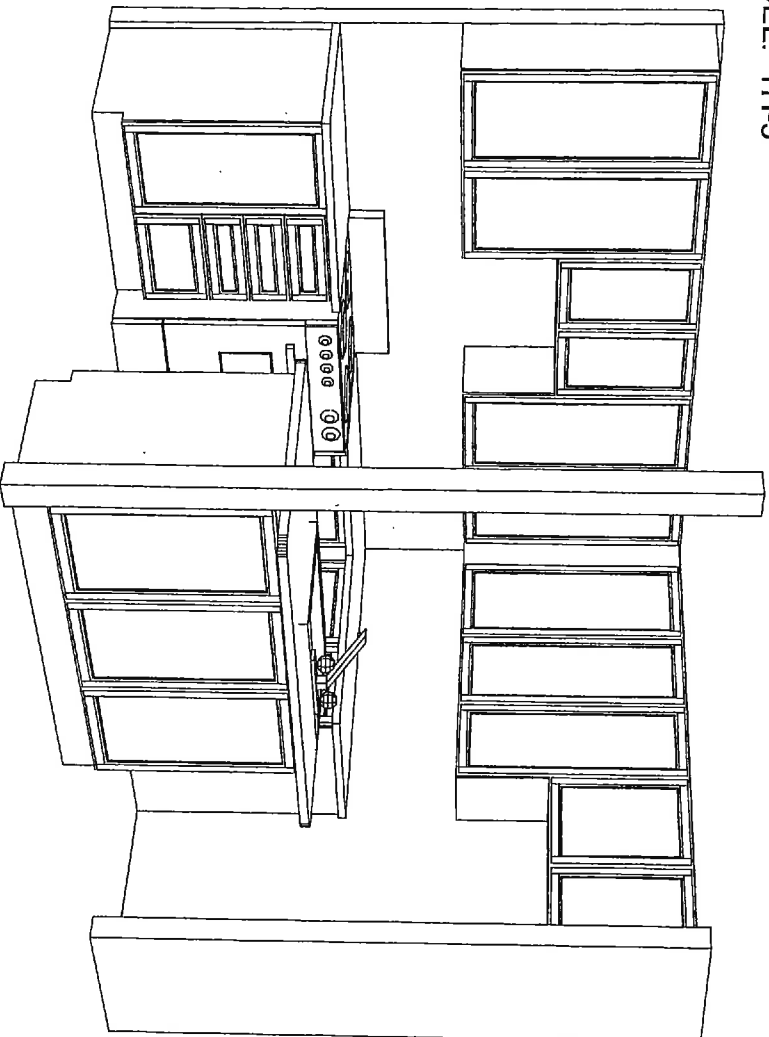
MGER

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: TH-3

mpack 12/17



① 24" top up for our fridge / 1 side panel

Mark on

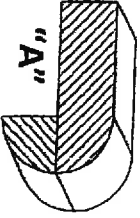
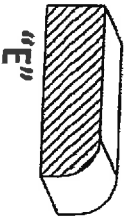
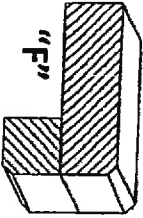
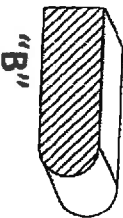
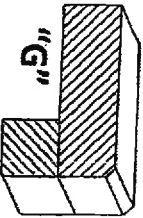
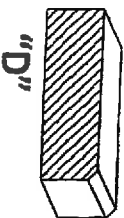
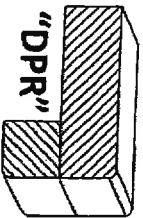
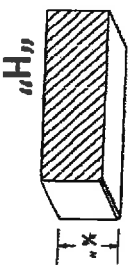
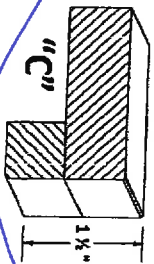
1062285

max 12/17

ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

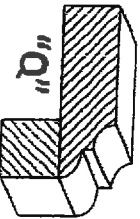
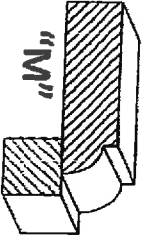
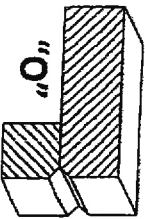
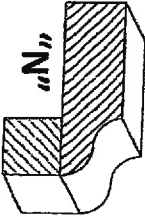
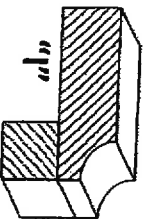
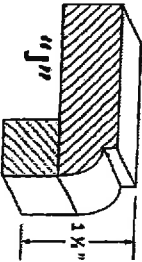
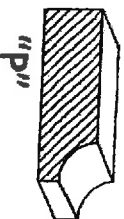
STANDARD

*Wobler*



*R*

UPGRADES







## APPLIANCE SPEC INFORMATION SHEET

SITE & LOT:

100228-5

DATE:

10/27/17

SITING:

☐

Standard

☐

Reverse

### RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROP IN)

☐ 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)

☐ FRONT LOADING SIDE BY SIDE

☐ STACKABLE

### LAUNDRY

✓ 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 Manufacturers 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

[Signature]

Date

10/27/17

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