



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: Angie Sterling

TEL: RES.: 647-244-8481

LOT / PHASE	HOUSE TYPE	PRINT DATE
102 / 1	TILLER (42-09) ELEV B CORNER	2-May-17


Ref#	Quantity - Description	Approved	Notes
2140	BONUS: Granite kitchen countertops with undermount sink 3 Piece stainless steel appliances with white top loading washer and dryer Stainless steel under cabinet hood fan Extended uppers in kitchen (39-1/2") BBQ gas line	27Apr17	
2141	BONUS: Air Conditioning (42ft and 50ft lots ONLY) 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by ¾ inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs	27Apr17	
2142	ELECTRICAL - LIVING ROOM - ADD ROUGH IN CENTER LIGHT ON STD SWITCH	27Apr17	
2144	HVAC - KITCHEN - ROUGH IN GAS LINE (INCL 15AMP, 40 AMP TO REMAIN)	27Apr17	
2146	PLUMBING - KITCHEN - ROUGH IN WATERLINE FOR FRIDGE	27Apr17	
2149	HVAC - EXTERIOR - ROUGH IN FOR BBQ GAS LINE	27Apr17	
2495	CABINETS - KITCHEN - POTS & PAN DRAWERS	02May17	
2496	HARDWOOD - UPGRADE #3 - GREAT RM, DINING RM, LIVING RM AND MAIN HALL	02May17	
2497	PAINT - STAIN OAK STAIRS	02May17	
2498	CABINETS - KITCHEN - TWO BIN RECYCLING (IF POSSIBLE)	02May17	
2499	TILES - DELETE ALL BATHROOM ACCESSORIES	02May17	

This Document is Extremely Time Sensitive - Printed 2 May 17 at 15:26

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD. MOSAIC OAK-TIMER GREY	H800BC	STD BIANCO SARDO	DPR		
Island	STD. MOSAIC OAK-TIMER GREY	H800BC	STD BIANCO SARDO	DPR		
Master Ensuite	STD. 300 SERIES PVC WHITE	H500C	ARGENTO ROMANO-6697-46	STD		
Main	STD. TERRA OAK YUKON SHADOW	H700BC	AUTUMN CARINVAL-18977-52	STD		
Twin	STD. CONT SLAB PVC TUXEDO	H800BC	WINTER CARINVAL-1874K-52	STD		
Powder Room	N/A					
Laundry	N/A					
TILES						
Main Foyer	MALENA CARBON 13 X13		INSERTS	THRESHOLDS		
Powder Room	MALENA CARBON 13 X 13					
Mud Room	MALENA CARBON 13 X 13 NO MUD ROOM OR PAPER					
Main Hall	N/A					
Kitchen Floor	MALENA CARBON 13 X13					
Breakfast Floor	MALENA CARBON 13 X13					
Kitchen Bk.Splash	N/A					
Laundry	CINQ GREY 13 X13					
Mstr Ensuite Floor	MALENA ICE 13 X 13					
Mstr Ensuite Shower	MALENA ICE 8 X 10					
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARA			BIANCO CARRARA		
Main Bath Floor	GRECO IVORY 13 X13					
Main Bath Tub Wall	MELENA IVORY 8 X10			BIANCO CARRARA		
Twin Bath Floor	CINQ GREY 13 X13					
Twin Ensuite Tub Wall	CINQ GREY 8 X10			BIANCO CARRARA		
HARDWOOD / CARPET						
Living Room	UPG (3) 3" 1/4" RED OAK HARDWOOD "ECLIPSE"					
Dining Room	UPG (3) 3" 1/4" RED OAK HARDWOOD "ECLIPSE"					
Family Room	UPG (3) 3" 1/4" RED OAK HARDWOOD "ECLIPSE"					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG (3) 3" 1/4" RED OAK HARDWOOD "ECLIPSE"					
Upper Hall	STD. OPENING NIGHT CARPET - T03					
Master Bedroom	STD. OPENING NIGHT CARPET - T03					
Bedroom 2	STD. OPENING NIGHT CARPET - T03					
Bedroom 3	STD. OPENING NIGHT CARPET - T03					
Bedroom 4	STD. OPENING NIGHT CARPET - T03					
Carpet Underpad	STANDARD					
Basement Foyer						
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE		N/A
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding			N/A	
Bathroom Accessories	DELETE ALL ACCESSORIES	location				
Purchaser has reviewed the colour chart						
FOR TRADE USE			INNISFIL	102		
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		

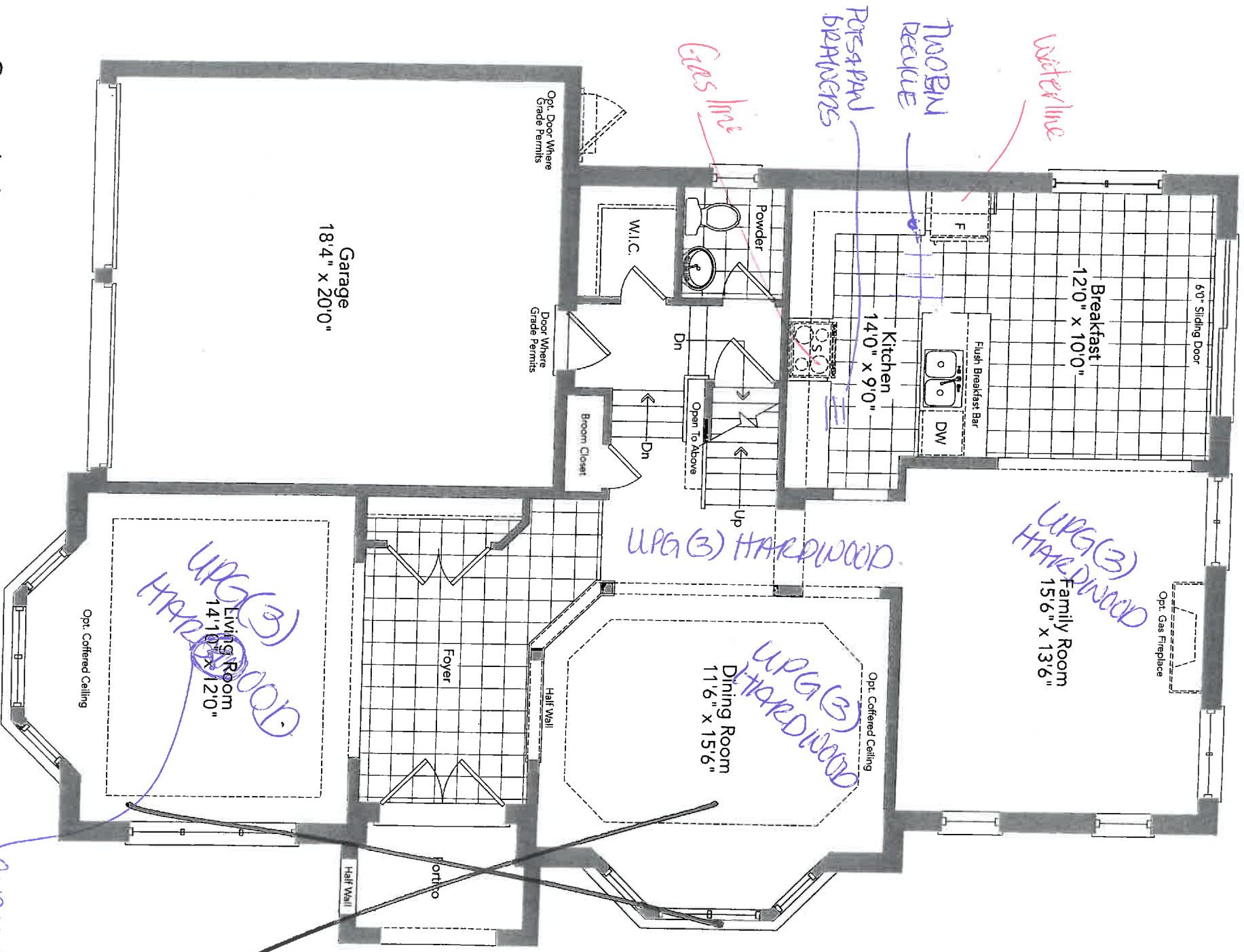
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN TO MATCH AS CLOSE AS POSSIBLE			
White Paint Req'd	N/A			
Main to 2nd Railing Details:	STANDARD			
Main to Basement Railing Details:	STANDARD			
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	WARM GREY	Bedroom 2	WARM GREY	
Dining Room	WARM GREY	Bedroom 3	WARM GREY	
Family room	WARM GREY	Bedroom 4	WARM GREY	
Main/Upper Hall	WARM GREY	Master Ens.	WARM GREY	
Laundry	WARM GREY	Main	WARM GREY	
Powder Room	WARM GREY	Twin	WARM GREY	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
Fixtures	Faucets	Notes		
Kitchen	STANDARD			
Powder Room	STANDARD			
Master Ensuite	STANDARD			
Main/Twin	STANDARD			
2nd Ensuite	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	NO			
WATERLINE to Fridge	NO			
Hood Fan Venting SIZE	YES 6"		BUILDERS STANDARDS	
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		
<small>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</small>				
<small>Any changes to the colour chart after signing are subject to a \$55000 administration fee plus costs</small>				
<small>Purchaser has checked and acknowledged accuracy of colour and selections before signing.</small>				
SITE:	INNISFIL	LOT: 102		
PURCHASER(S):	ANGUE STERLING			
HOME #/CELL #	647-244-8481			
EMAIL:	aidendailian@yahoo.ca			
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.				
		Purchaser Signature	Date	
		Purchaser Signature	Date	
		Décor Consultant Signature	Date	
		Vendor Signature	Date	

Elevation A 2795 sq.ft.

Elevation B 2768 sq.ft.

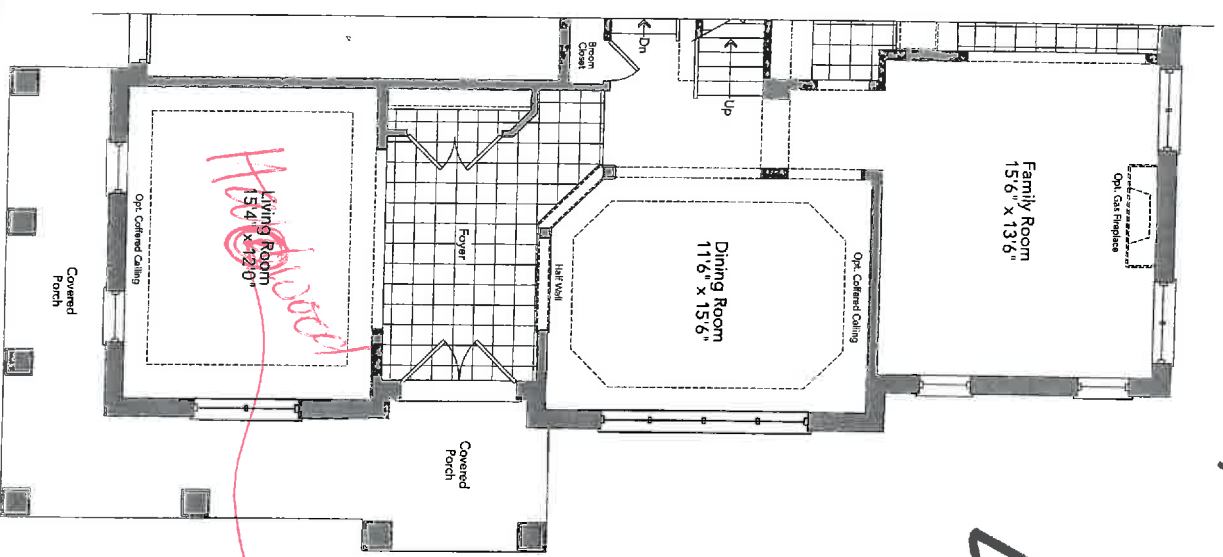
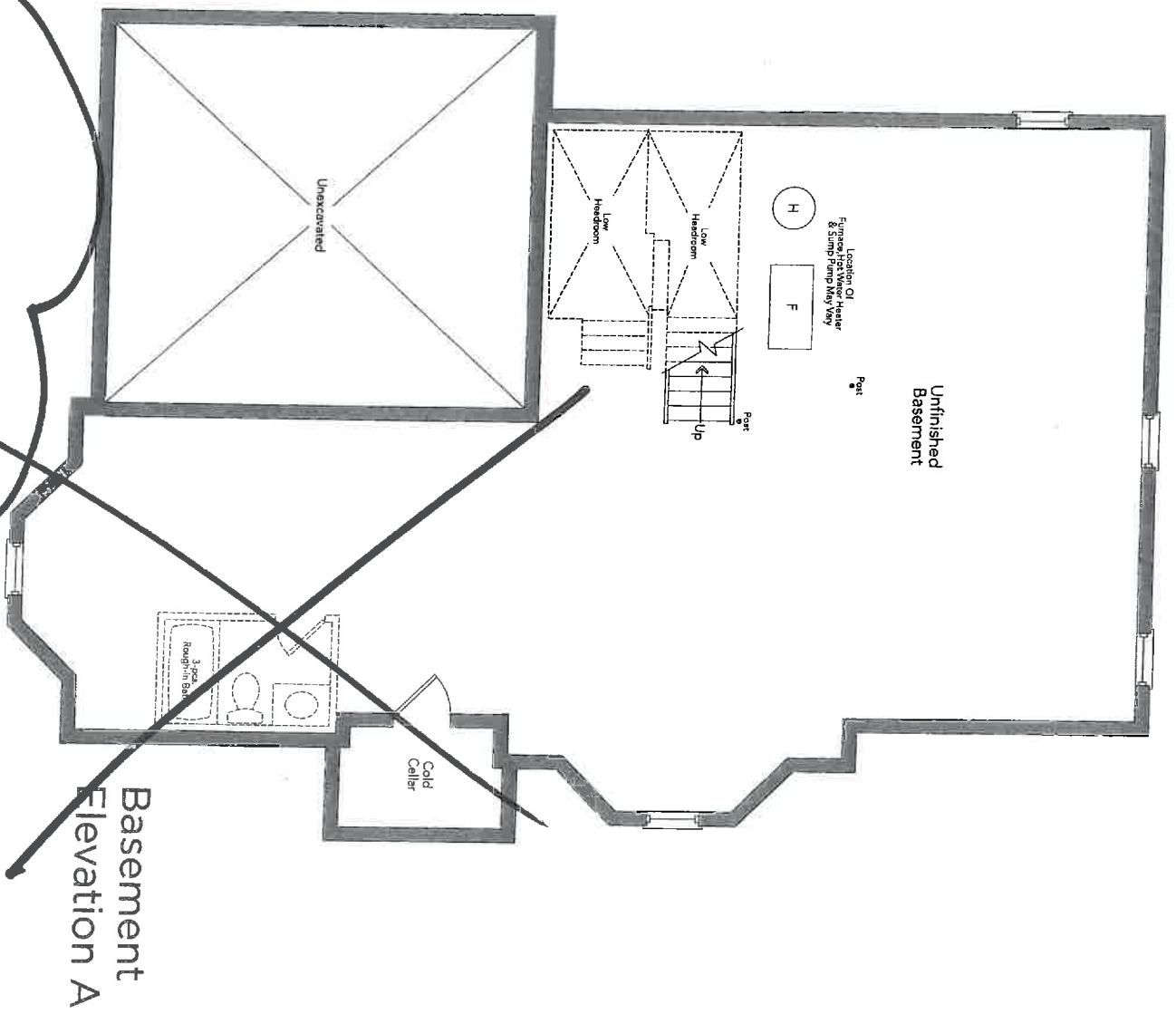
* Gas line



Ground Floor
Elevation A

B

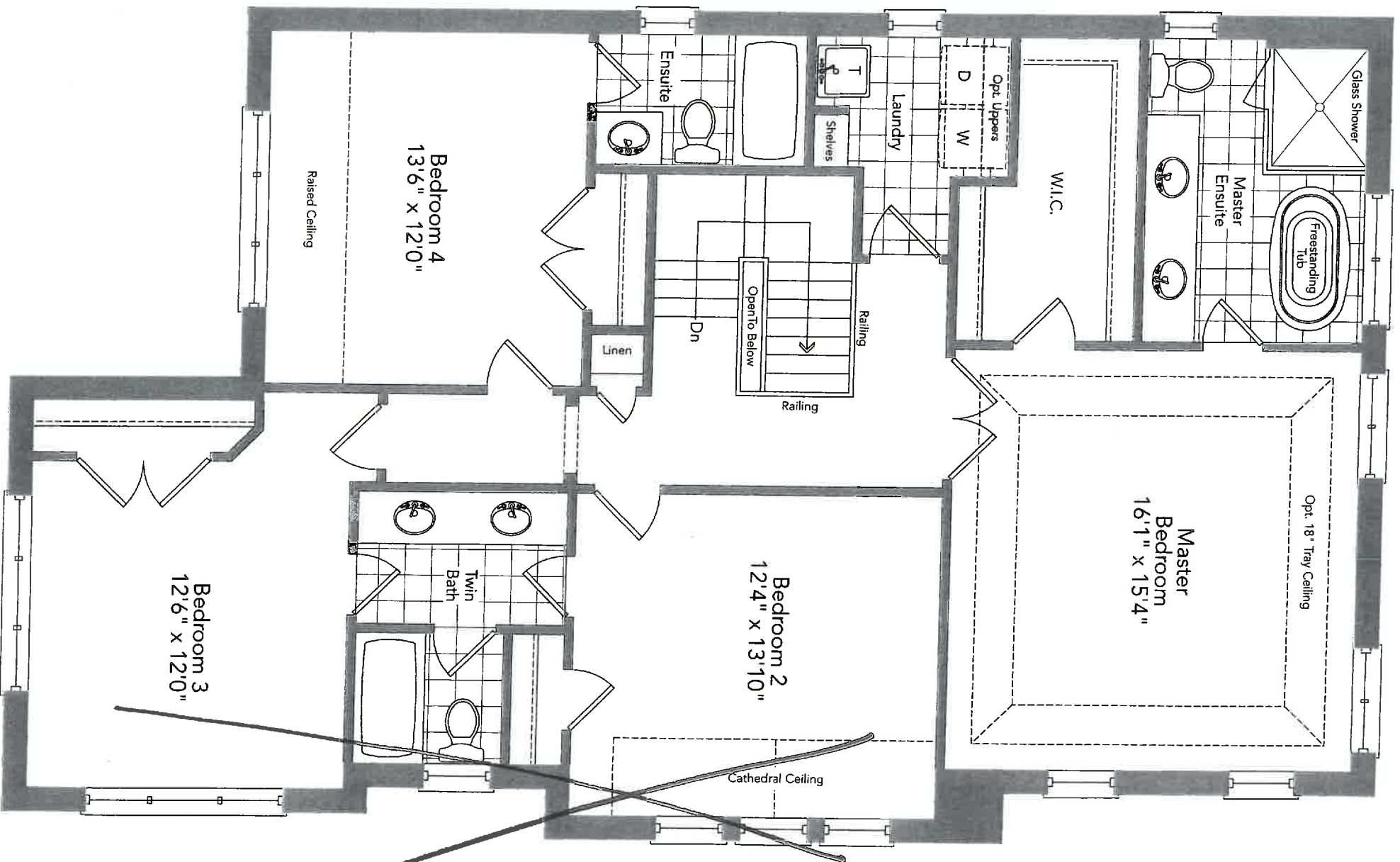
⊕ hot 102



⊕ HOT 102

carpeted ceiling
on left
switch
TILER 42-09

Partial Ground Floor
Elevation B

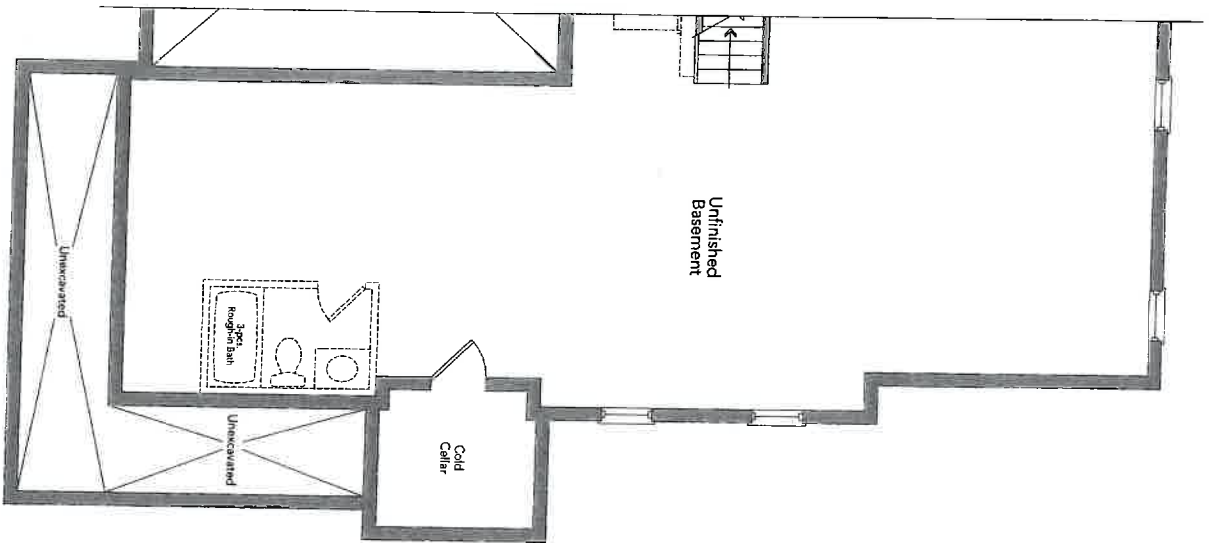


Second Floor
Elevation A

B.

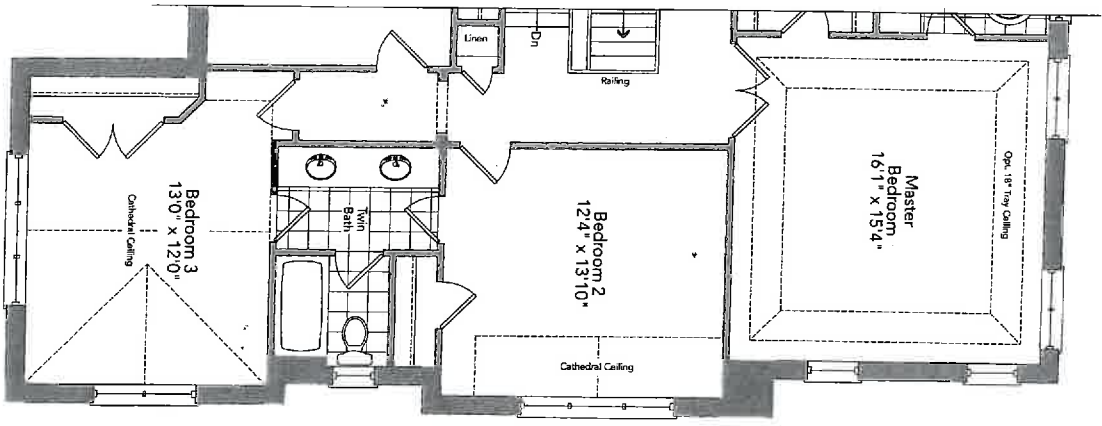
⊕ HOT 102

TILLER 42-09



Partial Basement
Elevation B

t
A



⊗ HOT 102

TILLER 42-09

Partial Second Floor
Elevation B

New Image Kitchens Inc.

Scale:
Date: 24/02/17

Approved by:

Drawn by: MGER
Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-09



100%



LOT 102 INNISFIL

TOO BAN
BEYUSE

New Image Kitchens Inc.

Scale:

Approved by:

Drawn by: MGER

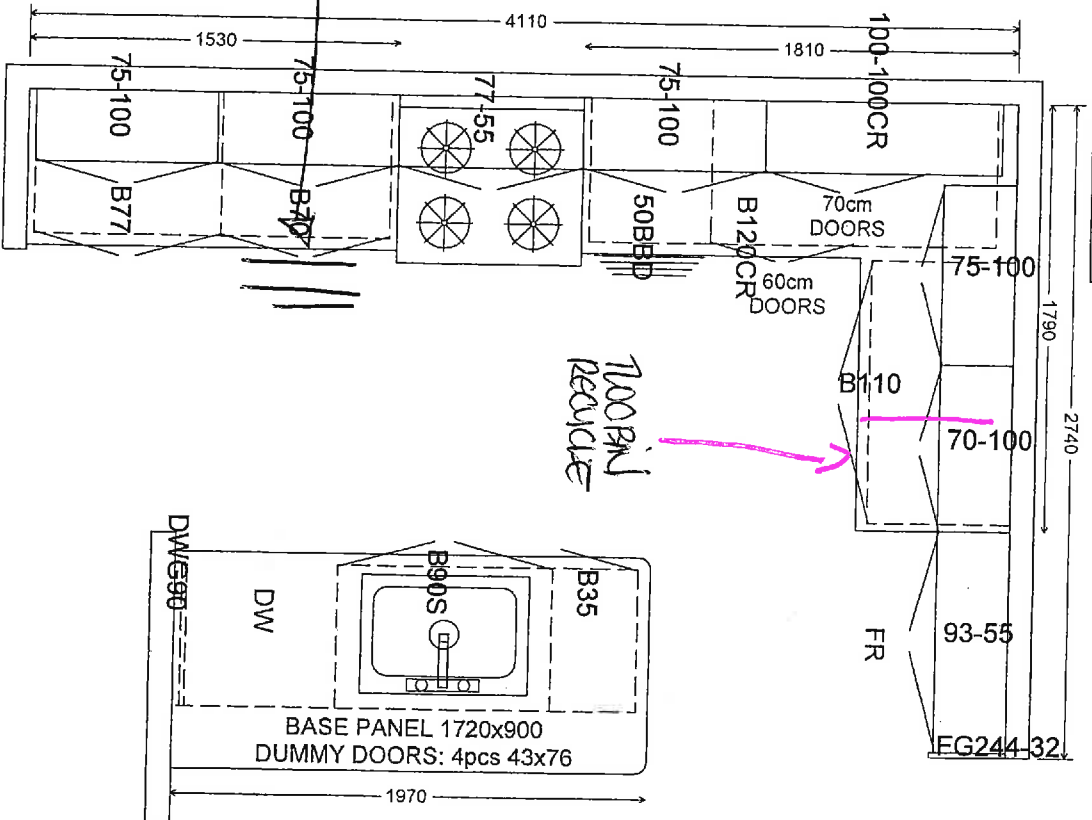
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Revised:

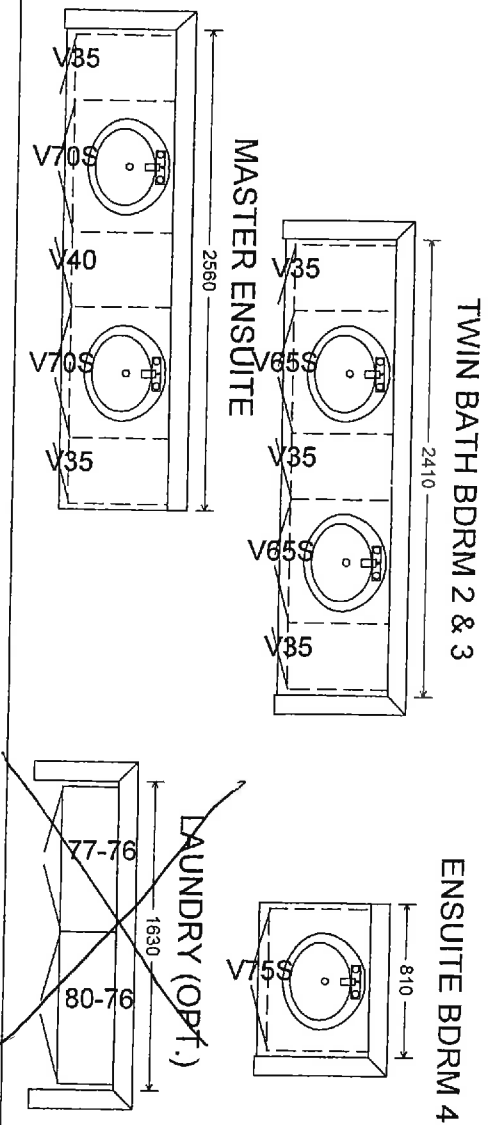
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-09



POTS & PANS
DRAINAGE



Plot 102 INNISFIL

STANDARD CABINET HARDWARE

(New Image Kitchens)



NAHL
BATH RM

MRS
CASAITE

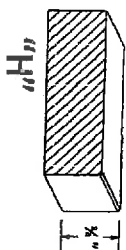
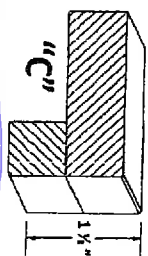
TRIN BATH
KITCHEN
BEDROOM



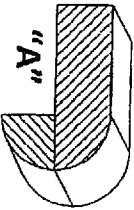
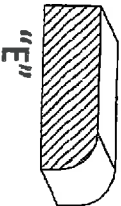
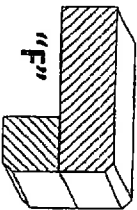
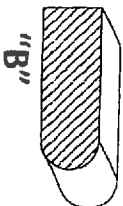
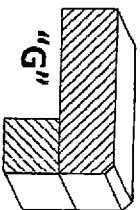
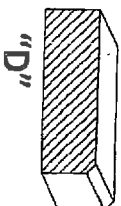
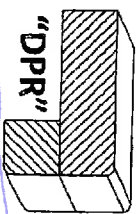
HOT 102
INSTRIL

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

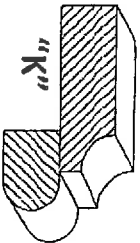
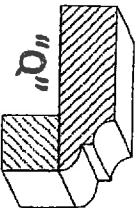
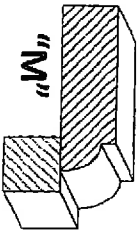
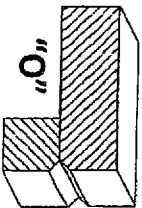
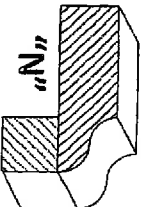
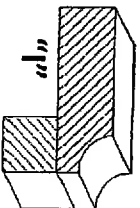
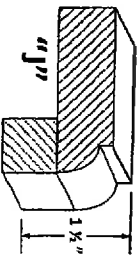
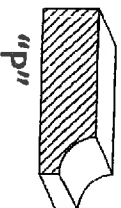
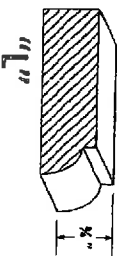
STANDARD



KITCHEN /
BREAKFAST



UPGRADES



LOT / SITE

102-11115F11.

PURCHASER SIGNATURE



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, TARION and/or the Builder in relation to the matter.

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

SITE

1441571L

LOT

102

DATE

APRIL 21 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1445TEL 102

DATE:

APRIL 21 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

DISH/WASHER

☒ 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 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 _____



Date _____

APRIL 21 2017

Purchaser Signature _____

Date _____