



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: Simon Kronenfeld

TEL: RES.: 416-663-2545

LOT / PHASE	HOUSE TYPE	PRINT DATE
144 / 1	GALLEY (36-05) ELEV A	2-May-17

Ref#	Quantity	Description	Approved	Notes
2003	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")	02May17	✓
2005	BONUS:	BBQ Gas line 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 oa	02May17	✓
2007	NO STRUCTURAL CHANGES		02May17	✓
2010	NO CHANGES OR UPGRADES - ALL STANDARD INTERIOR FINISHES		02May17	✓

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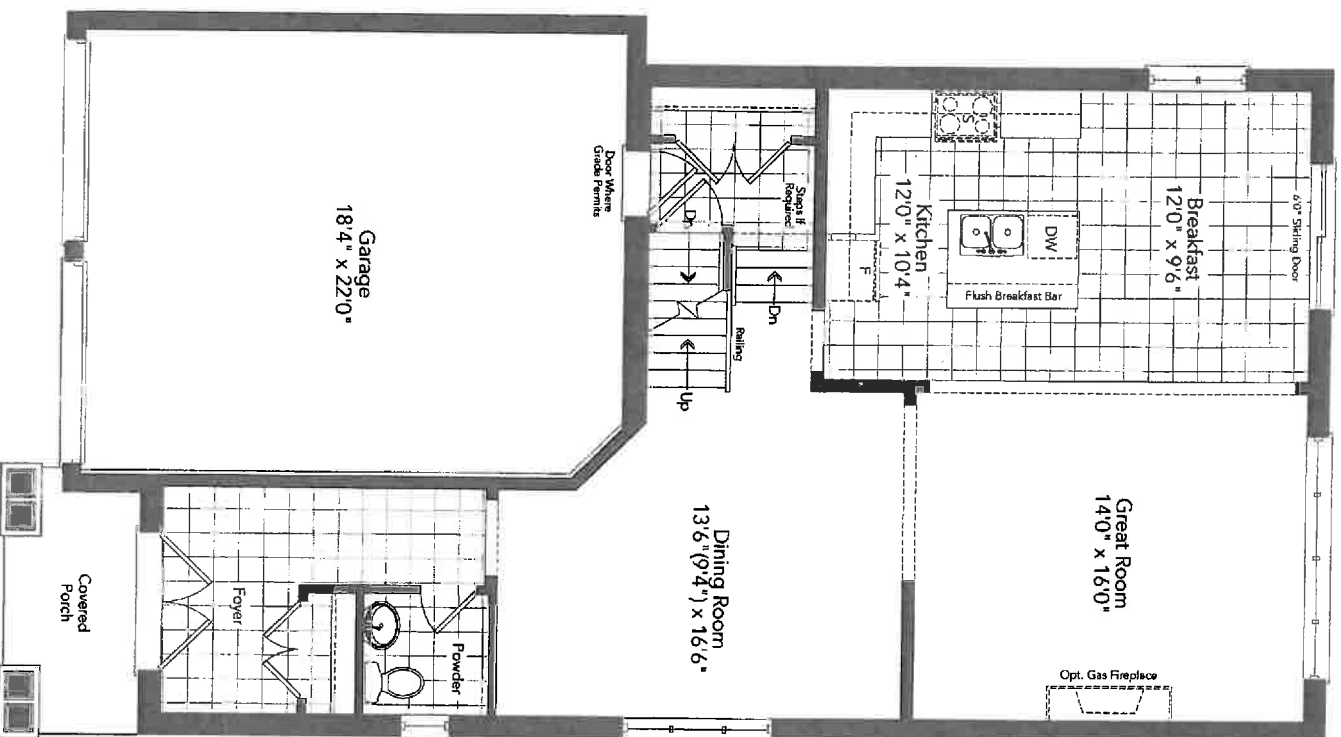
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stair / Species:	NATURAL OAK CLEAR COAT VARNISH		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD		
Main to top of Basement doorDetails:	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	NA	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	NA	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	STANDARD	STANDARD	
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	36-05-A GALLEY	LOT: 144	
PURCHASER(S):	SIMON KRONENFIELD		
	416 633 2545		
HOME #/CELL #			
EMAIL:			
DÉCOR NOTES			
FOR TRADE USE		Purchaser Signature	
Any upgrades in the colour chart must be accompanied with a PES.		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.		DÉcor Consultant Signature	
		Date	
		ndor Signature	
		Date	

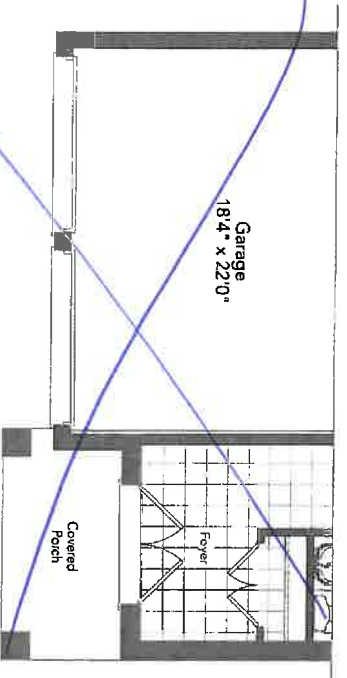
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA OAK ESPRESSO STAIN	H 800 BC	GIALLO ORNAMENTAL LIGHT	C		
Island	SIERRA OAK ESPRESSO STAIN	H 800 BC	GIALLO ORNAMENTAL LIGHT	C		
Servery	NA					
Master Ensuite	CONT SLAB PVC TUXEDO	H800 BC	PORTICO MARBLE 7735-58			
Main	CONT SLAB MDF STONE GREY	H 800 BC	ELEMENTAL CONCRETE 8830-58			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	KEATON ICE 13 X 13		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	KEATON ICE 13 X 13					
Mud Room	KEATON ICE 13 X 13					
Main Hall	NA					
Kitchen Floor	KEATON ICE 13 X 13					
Breakfast Floor	KEATON ICE 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	NEW ALBION GREY 13 X 13					
Mstr Ensuite Floor	LONDON BRANKO 13 X 13			BIAN CAR		
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 CARRERRA					
Main Bath Floor	NEW ALBION GREY 13 X 13			BIAN CAR		
Main Bath Tub Wall	NEW ALBION 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	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Family/Great Room	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Upper Hall	OPENING NIGHT CARPET T- 21					
Master Bedroom	OPENING NIGHT CARPET T- 21					
Bedroom 2	OPENING NIGHT CARPET T- 21					
Bedroom 3	OPENING NIGHT CARPET T- 21					
Bedroom 4	OPENING NIGHT CARPET T- 21					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding	PLASTER MOULDING	NA		
Bathroom Accessories	STANDARD	Location	NA			
Purchaser has reviewed the colour chart						
SITE & LOT						
INNISFIL 144						
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.						
** PAGE 1 OF 2 **			Purchaser Initial	Vendor		

Elevation A & B 2297 sq.ft.



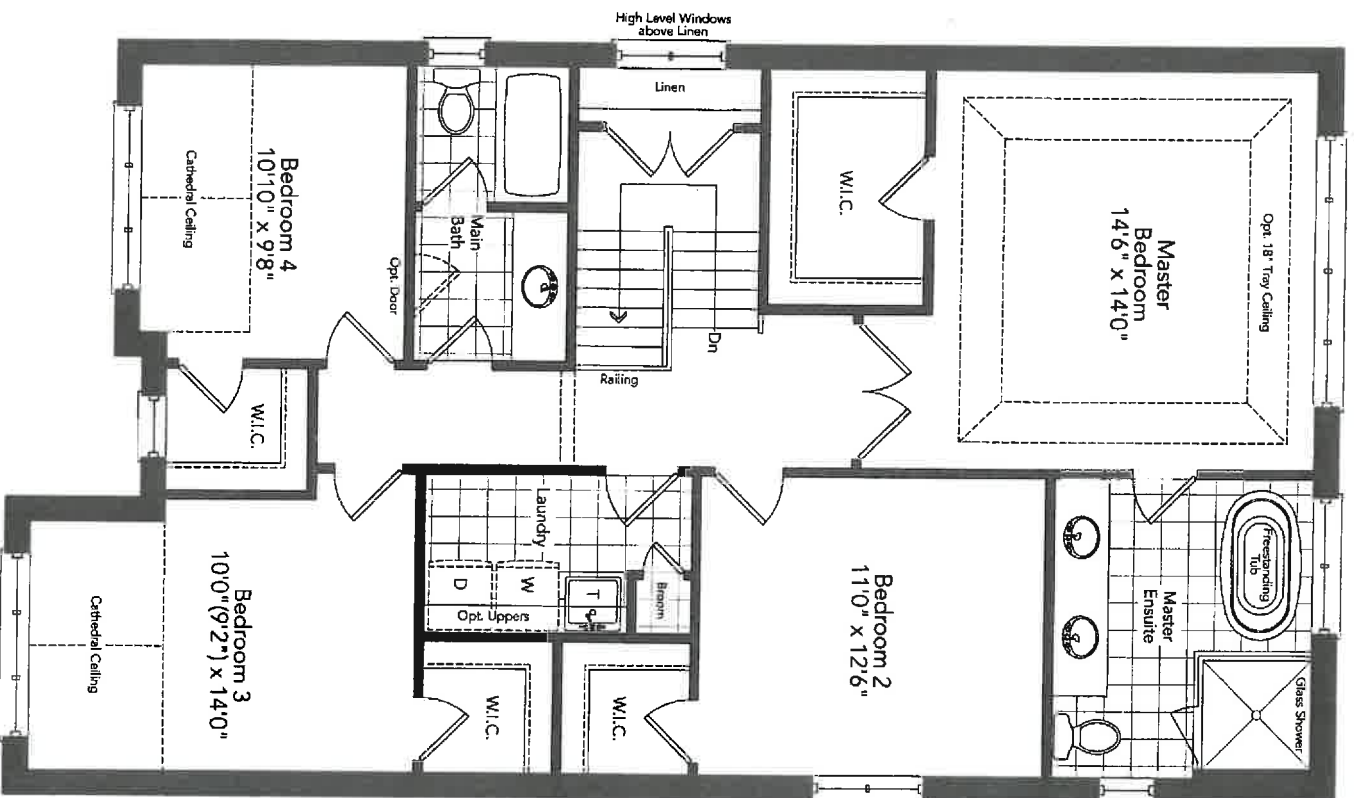
Ground Floor
Elevation A



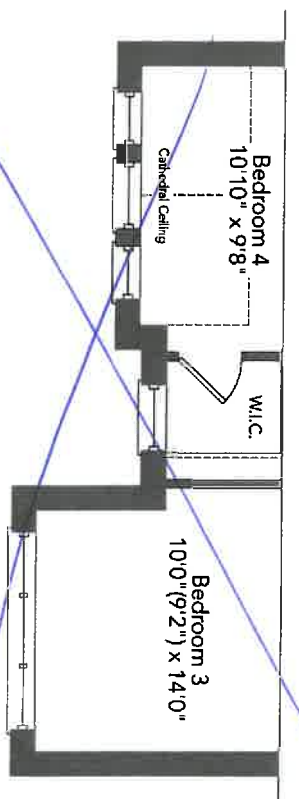
Partial Ground Floor
Elevation B

LOT 144

GALLEY 36-05



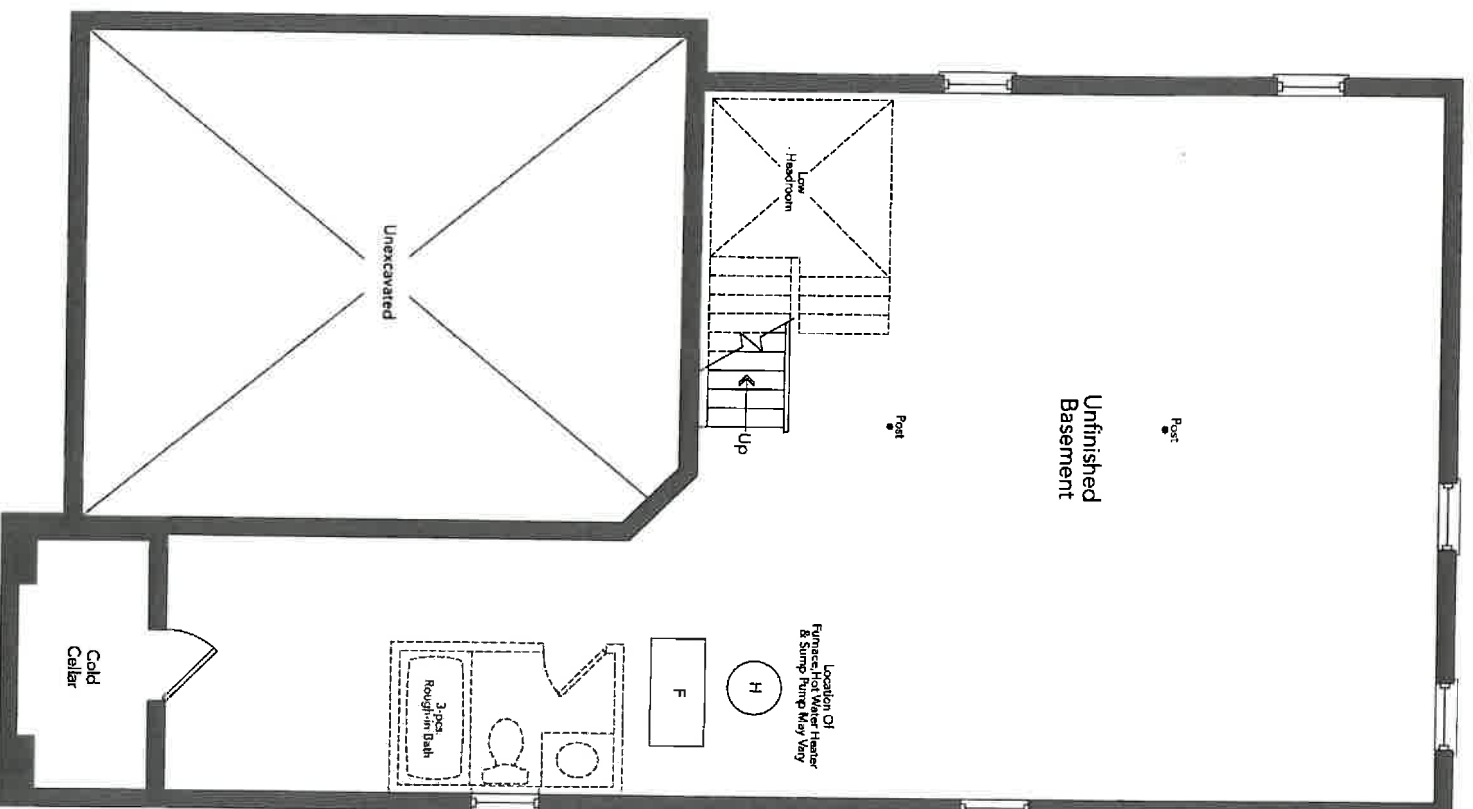
Second Floor
Elevation A



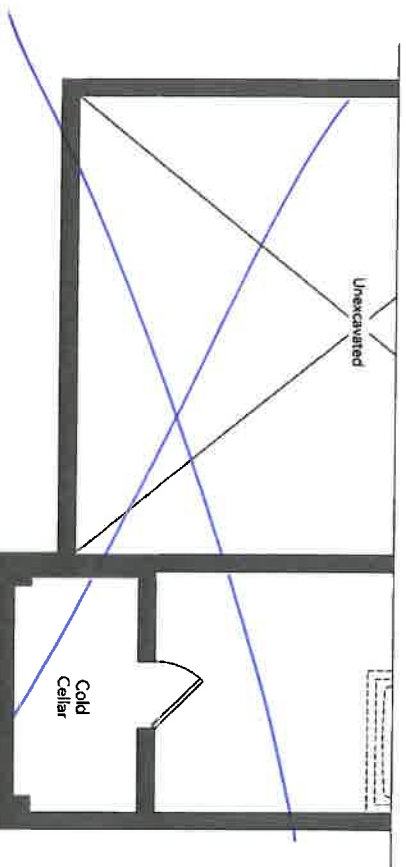
Partial Second Floor
Elevation B

LOT
144

GALLEY 36-05



Basement
Elevation A



Partial Basement
Elevation B

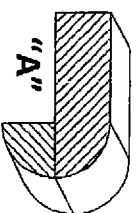
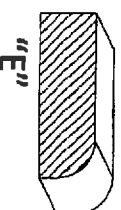
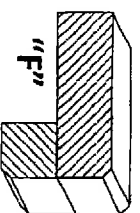
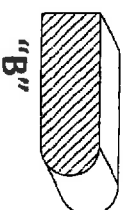
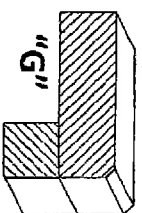
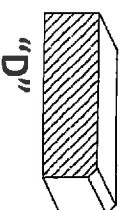
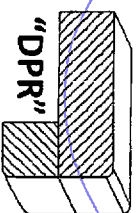
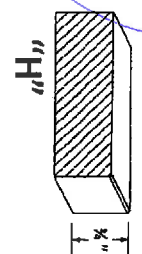
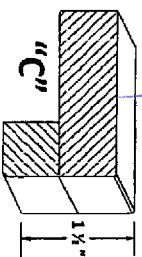
GALLEY 36-05

LOT
144

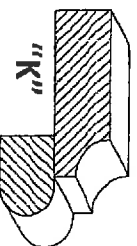
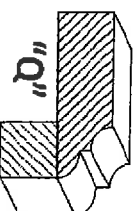
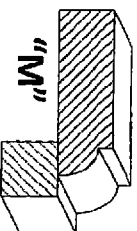
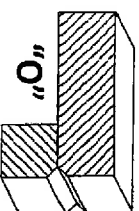
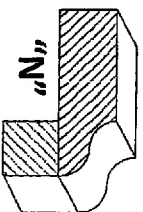
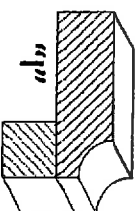
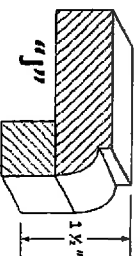
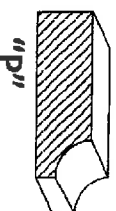
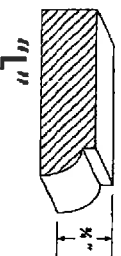
ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

Kitchen



UPGRADES



106144

LOT / SITE

PURCHASER SIGNATURE

106144
APR 11/17

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 patterns 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 countertop exceeds the length of a stone slab. Slabs are usually approximately 5' x 8'.

CERAMIC TILES Due to manufacturing, shape (dye lots), product variations may exist that can affect the overall look as possible in 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 difference between the two products.

CABINETRY Due to the natural properties of wood, slight variations apparent with cabinetry are to be expected. Imperfections but not limited to wood species, wood grain colour, finish, product variations, and natural 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 office upgrades/extras will not proceed until verified and signed by a 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 Builder's 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

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 office 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 conformance 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 I/ARION and/or the Builder in relation to the matter.

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

SITE _____ LOT _____ DATE _____

SK

SK

SK

SK

SK

SK

SK

SK

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

144 Truist/1

DATE:

APR 11/19

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 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

X

Date

APR 11/19

Purchaser Signature

Date