



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: ANGELA LUPO

TEL: RES.: 416-457-3030

LOT / PHASE	HOUSE TYPE	PRINT DATE
95 / 1	MAINSTAY (42-01) ELEV B	1-May-17

Re#	Quantity	Description	Approved	Notes
1909		SMOOTH CEILINGS ON MAIN FLOOR ONLY	01May17	
1910		NO OTHER STRUCTURAL CHANGES	01May17	
1911	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")	26Apr17	
1912	BONUS:	Air Conditioning (42ft and 50ft lots ONLY) 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by 3/4 inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs with	26Apr17	
2489		HARDWOOD - GREAT ROOM AND DEN - UPGRADE #1 IN LIEU OF STANDARD HARDWOOD	01May17	
2490		COUNTERTOP - KITCHEN - UPGRADE #1 INCLUDES DOUBLE UNDERMOUNT SINK	01May17	
2491		TRIM - UPGRADE #1 STEP BASEBOARD AND TRIM	01May17	
2492		TILES - DELETE ALL BATHROOM ACCESSORIES	01May17	
2493		PAINT - LEAVE OAK STAIRS UNFINISHED	01May17	
2494		CABINETS - UPGRADE KITCHEN HARDWARE	01May17	

This Document is Extremely Time Sensitive - Printed 1 May 17 at 17:45

Oak Stairs to be left unfinished as per colour chart
*Waiver signed.

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA PVC WHITE	✓ H 800BC-128	K 168 QUARTZ UP # 1	C		
Island	SIERRA PVC WHITE	✓ H 800BC-128	K 168 QUARTZ UP # 1	C		
Servery	NA					
Master Ensuite	SIERRA PVC WHITE	✓ K 300 C	PORTICO MARBLE 7735-58			
Main	SIERRA PVC WHITE	✓ K300 C	INUKSHUK GREY P 344-LM			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO CINZA 13 X 13	✓				
Basement Foyer	NA					
Powder Room	GRECO CINZA 13 X 13	✓				
Mud Room	GRECO CINZA 13 X 13	✓				
Main Hall	NA					
Kitchen Floor	GRECO CINZA 13 X 13	✓				
Breakfast Floor	GRECO CINZA 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	GRECO CINZA 13 X 13	✓				
Mstr Ensuite Floor	LONDON BRANKO 13 X 13	✓		BIANC CARR		
Mstr Ensuite Shower	CINQ WHITE 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	LONDON BRANKO 13 X 13	✓		BIANC CARR		
Main Bath Tub Wall	CINQ WHITE 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				
Family/Great Room	VINTAGE U-LOC SELECT V-PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Den/Study/parlour/Library	VINTAGE U-LOC SELECT V-PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall		NA				
Upper Hall		OPENING NIGHT T-20	✓			
Master Bedroom		OPENING NIGHT T-20	✓			
Bedroom 2		OPENING NIGHT T-20	✓			
Bedroom 3		OPENING NIGHT T-20	✓			
Bedroom 4		NA				
Carpet Underpad		STANDARD				
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						
INNISFIL					95 ✓	

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.

FOR TRADE USE

** PAGE 1 OF 2 **

Purchaser Initial

Vendor

APR 29/17

ZANCOR HOMES COLOUR CHART

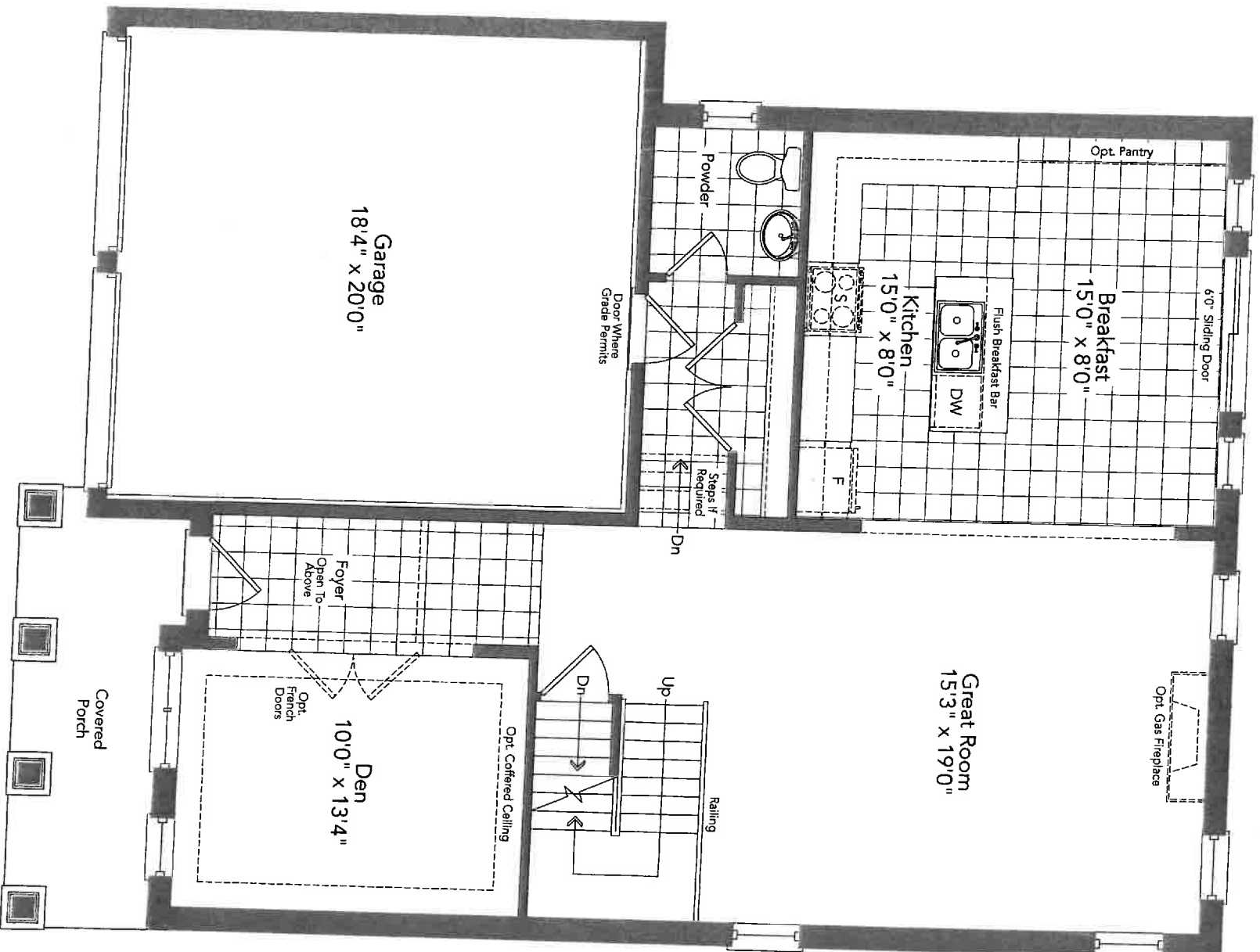
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	LEAVE OAK STAIRS UNFINISHED			
White Paint Req'd	NA			
Main to 2nd Railing Details:	STANDARD			
Main to Basement Railing Details:	NA			
TRIM				
Casing/Baseboards	UP # 1 STEP			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
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 UNDERMOUNT	
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"			
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	42-01-B MAINSTAY	LOT: 95		
PURCHASER(S):	ANGELA LUPD 416 457-3030		Purchaser Signature Date	
HOME #/CELL #			Purchaser Signature Date	
EMAIL:			Purchaser Signature Date	
DÉCOR NOTES		Purchaser Signature Date		
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 2 OF 2 ***		ZANCOR HOMES Vendor Signature Date		

Elevation A 2225 sq.ft.

Elevation B 2281 sq.ft.

Lot 95

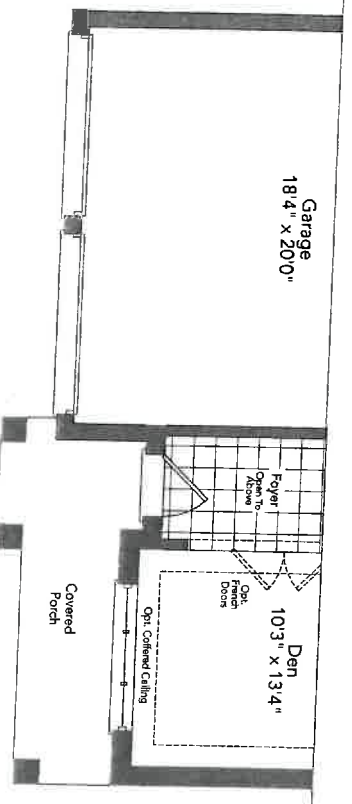
March 10/17



Ground Floor
Elevation A

Smooth Ceilings

main floor



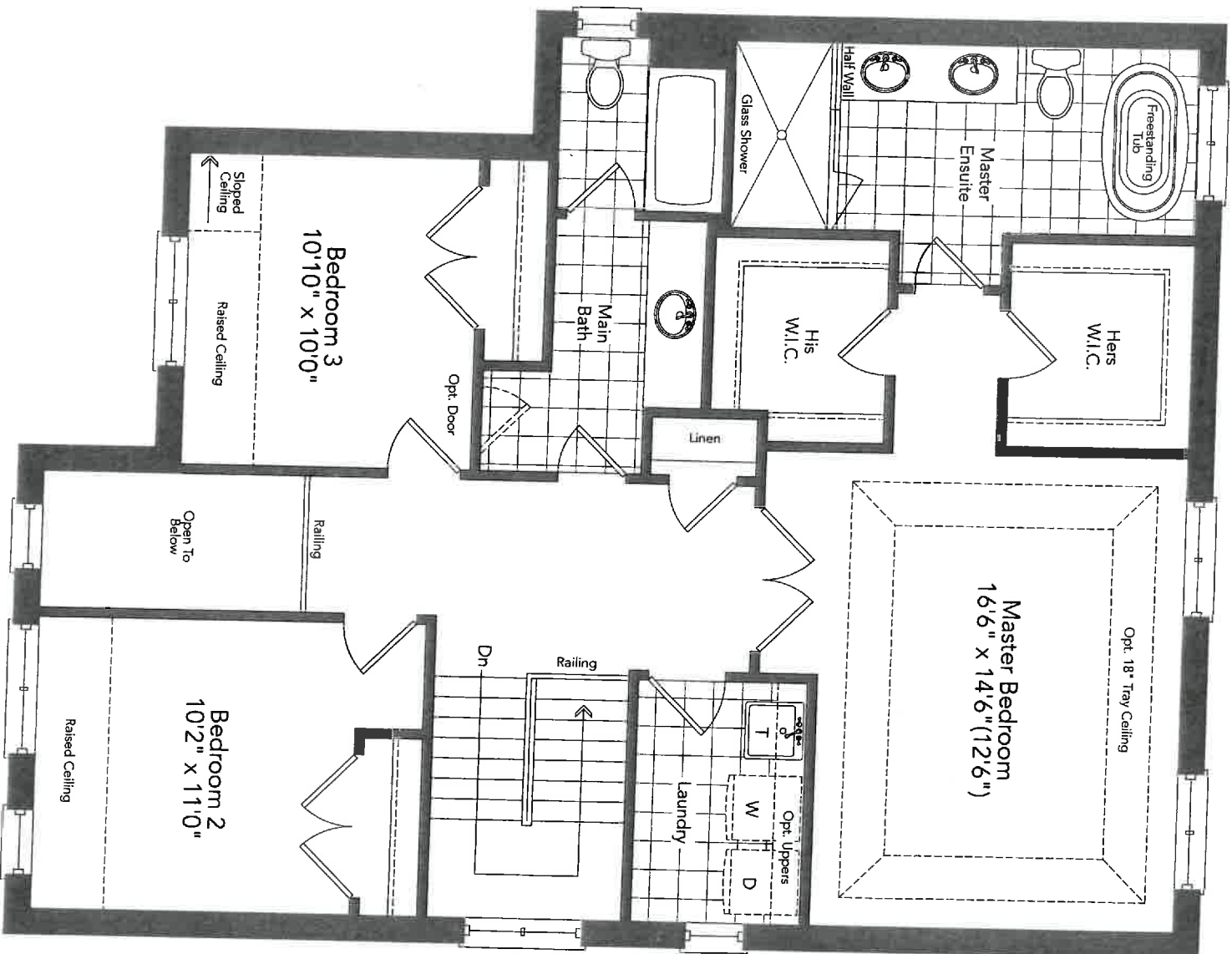
Partial Ground Floor
Elevation B

MAINSTAY 42-01

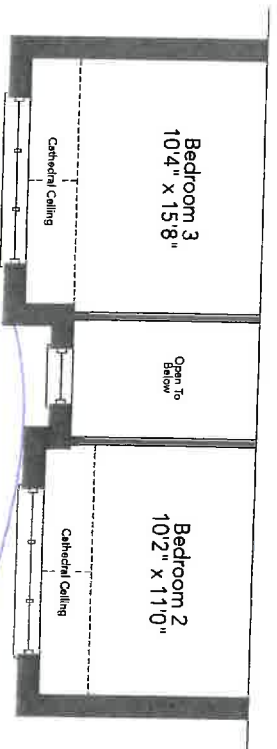
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60195

APR-26/17



Second Floor
Elevation A



Partial Second Floor
Elevation B

#C

6195

APR 26 / 17

APR 26 / 17

APR 26 / 17



Heber

2

Amisfil

Lot 95

STANDARD CABINET HARDWARE

(New Image Kitchens)

APR 26/17

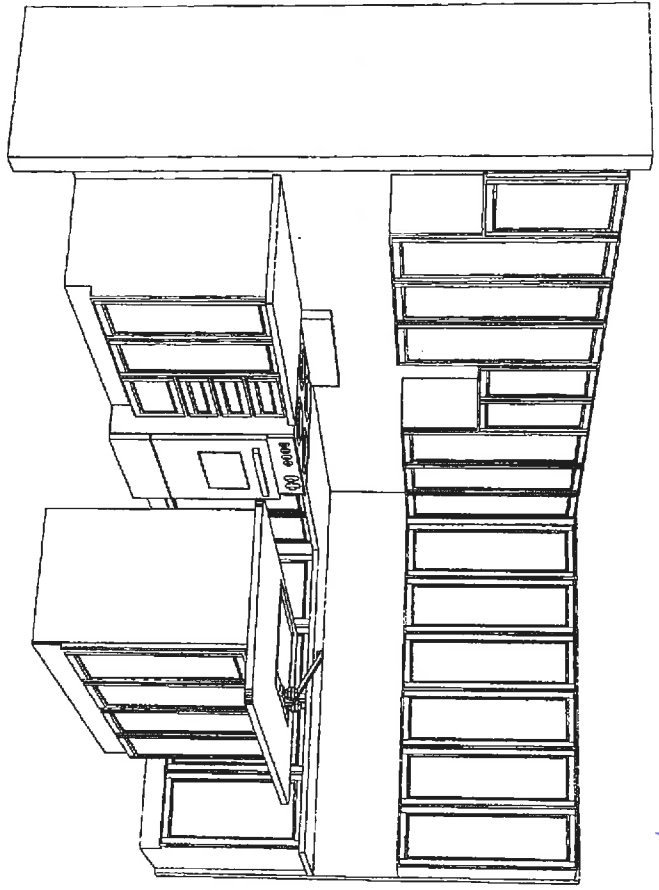
24



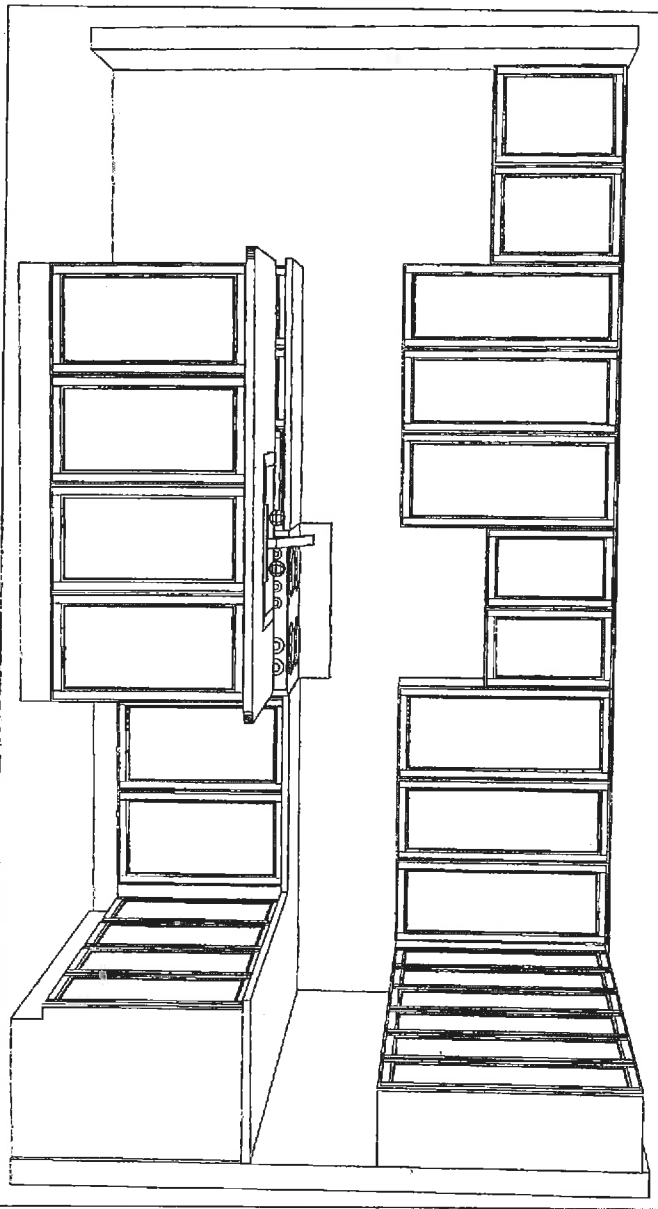
20695.

New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by:	MAER
Date: 24/02/17		Revised:	
BELLE AIR SHORES, INNISFIL		Drawing number:	
MODEL: 42-01			

RR 26/17



Standard

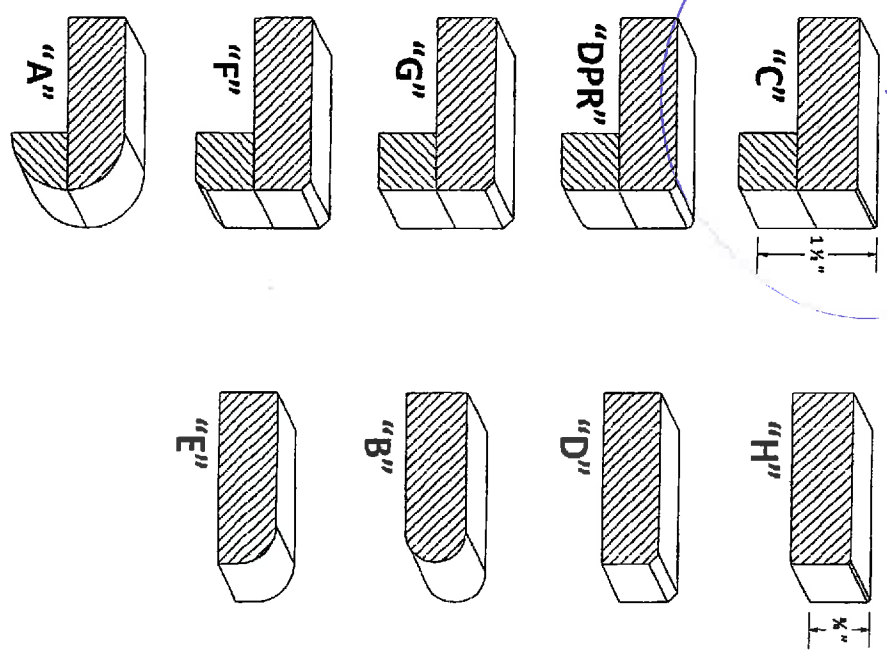


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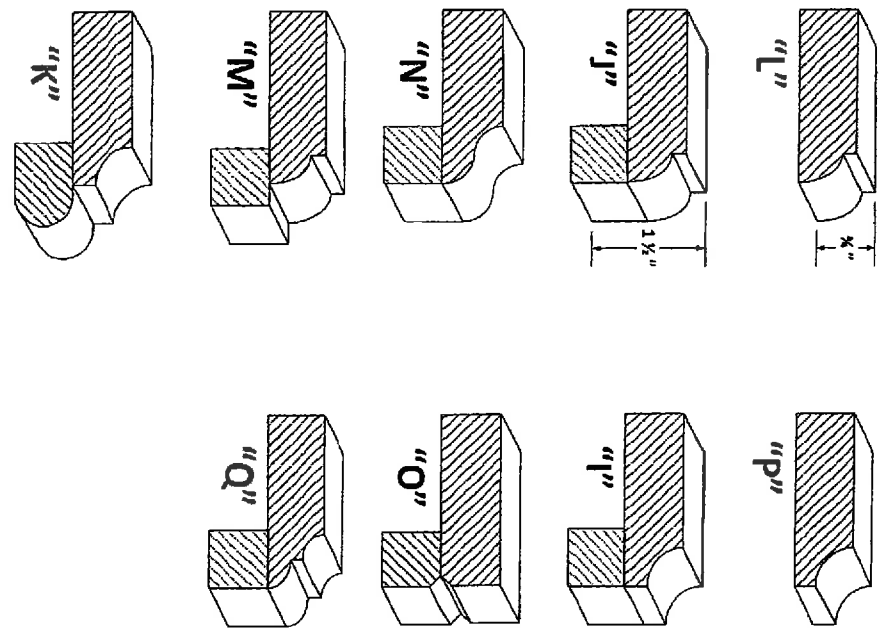
ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

Handwritten signature: J. H. Johnston



UPGRADES



Handwritten signature: LAURENCE 6/6/95
LOT / SITE
Handwritten text: ARK 117

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.

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 absorbercy 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****

SITE

LOT

DATE



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

95. TUNISER 1

PLAN No.

HOMEOWNER(S)

Angelina Lupu

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 Thurston, 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 26 day of April, 2017

Purchaser [Signature] Witness [Signature]

Purchaser

Witness

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

60895
LAWISF11

DATE:

APRIL 14/17

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

[Signature]

Date

APR 26/17

Purchaser Signature

Date