



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: VIVIAN RSI

TEL: RES: 416-917-8584

LOT / PHASE	HOUSE TYPE	PRINT DATE
162 / 1	KEEL (50-01) ELEV B	1-May-17

Ref#	Quantity - Description	Approved	Notes
2472	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	01May17	
2473	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 stair	01May17	
2474	NO STRUCTURAL CHANGES	01May17	
2475	SMOOTH CEILINGS ON MAIN FLOOR	01May17	
2476	SMOOTH CEILINGS ON SECOND FLOOR	01May17	
2477	HARDWOOD - UPGRADE 3 HARDWOOD IN DINING, FAMILY, MAIN HALL IN LIEU OF STANDARD	01May17	
2478	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	01May17	

This Document is Extremely Time Sensitive - Printed 1 May 17 at 11:21

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
DOOR STYLE	HARDWARE	COUNTERTOP	EDGE			
Kitchen	STD CONT SLAB MDF STONE GREY ✓	H800BC ✓	GAILLO ORNAMENTAL LIGHT STANDARD	11" G1"		
Island	STD CONT SLAB MDF STONE GREY ✓	H800BC ✓	GAILLO ORNAMENTAL LIGHT STANDARD	11" G1"		
Master Ensuite	STD CONT SLAB MDF VANILLA MILKSHAKE ✓	H600C	ELEMENTAL CONCRETE-8830-58	STD		
Main (W/LN)	STD CONT SLAB MDF VANILLA MILKSHAKE ✓	H600C	ELEMENTAL CONCRETE-8830-58	STD		
Powder Room	N/A					
Laundry	N/A					
TILES						
Main Foyer	GRECO IVORY 13 X 13 ✓		INSERTS	THRESHOLDS		
Powder Room	GRECO IVORY 13 X 13 ✓					
Mud Room	GRECO IVORY 13 X 13 ✓					
Main Hall	N/A					
Kitchen Floor	GRECO IVORY 13 X 13 ✓					
Breakfast Floor	GRECO IVORY 13 X 13 ✓					
Laundry	GRECO IVORY 13 X 13 ✓					
Mstr Ensuite Floor	MALENA ICE 13 X13 ✓					
Mstr Ensuite Shower	MALENA ICE 8 X10 ✓		BIANCO CARRARA ✓			
Master Shower Floor	WHITE 2 X2 ✓					
Master Shower Lamb	BIANCO CARRARA ✓					
Main Bath Floor	MALENA ICE 13 X13 ✓					
Main Bath Tub Wall	MALENA ICE 8 X10 ✓		BIANCO CARRARA			
HARDWOOD / CARPET						
Dining Room	UPG (3) 3" 1/4" ANTIQUE BROWN HARDWOOD ✓					
Great Room	UPG (3) 3" 1/4" ANTIQUE BROWN HARDWOOD ✓					
Kitchen * (Waiver)	N/A					
Main Foyer * (Waiver)	N/A					
Main Hall	UPG (3) 3" 1/4" ANTIQUE BROWN HARDWOOD ✓					
Upper Hall	STANDARD OPENING NIGHT - T03					
Master Bedroom	STANDARD OPENING NIGHT - T03					
Bedroom 2	STANDARD OPENING NIGHT - T03					
Bedroom 3	STANDARD OPENING NIGHT - T03					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE	N/A	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES						
Mirrors	YES	Opt. Crown Moulding		N/A		
Bathroom Accessories	YES	location				
PURCHASED OR ATTACHED TO THE HOME						
FOR TRADE USE				INNISFIL	162	

APR 05 2018

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH ANTIQUE BROWN 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
		Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Great room	WARM GREY		
Main/Upper Hall	WARM GREY	Master Ens.	WARM GREY
Laundry	WARM GREY	Main	WARM GREY
Powder Room	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	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"		INCL. IN BUILDER 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
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: BELE AIRE SHORES	INNISFIL	LOT: 162	
PURCHASER(S):	VIVIAN RISI		
HOME #/CELL #	CONTACT NIKKI- 416-414-7944		
EMAIL:	vivianrisi@gmail.com		
DÉCOR NOTES	<div> <div>Purchaser Signature</div> <div>Date</div> </div> <div> <div>Purchaser Signature</div> <div>Date</div> </div> <div> <div>Vendor Signature</div> <div>Date</div> </div>		

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

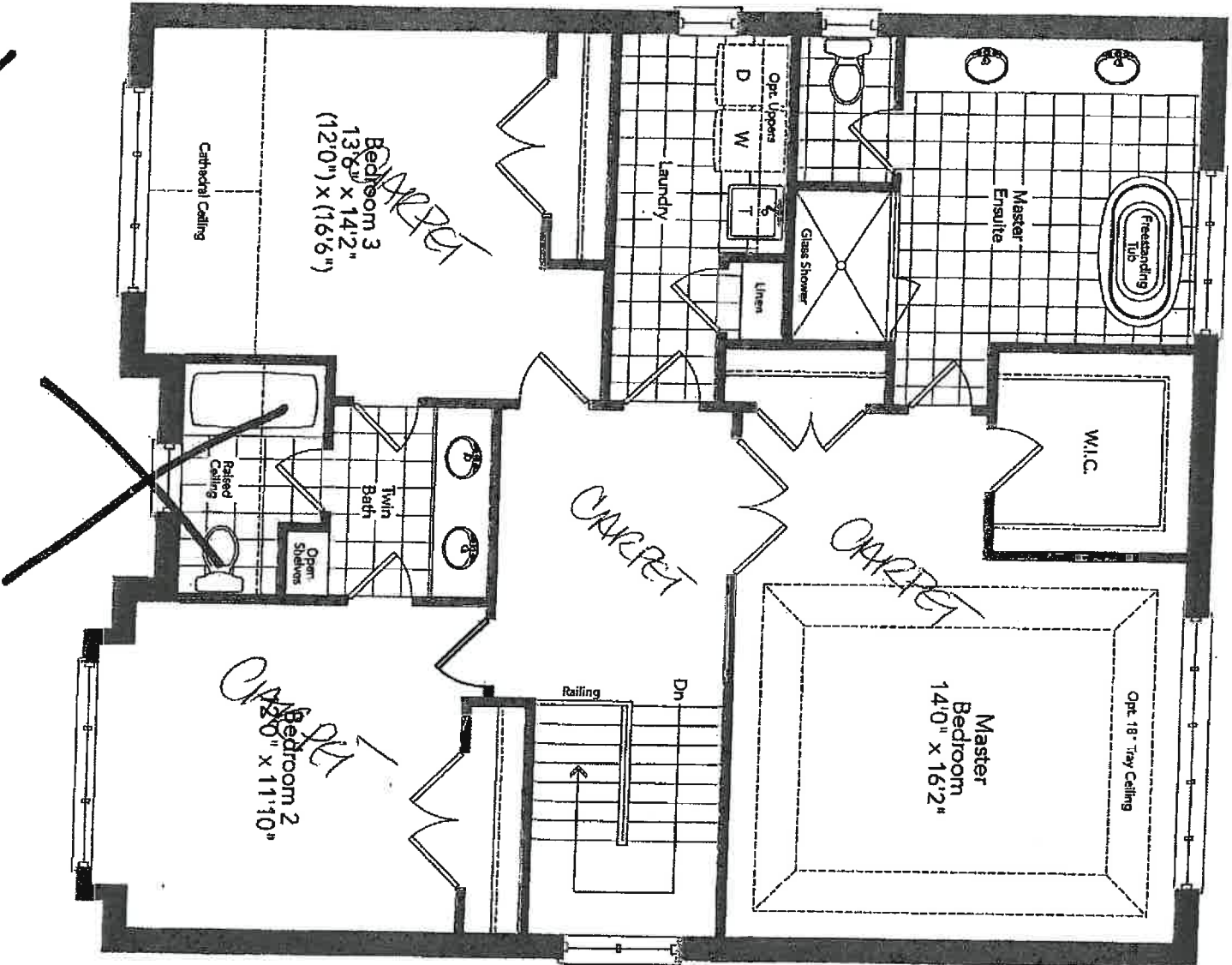
Date

Purchaser Signature

Date

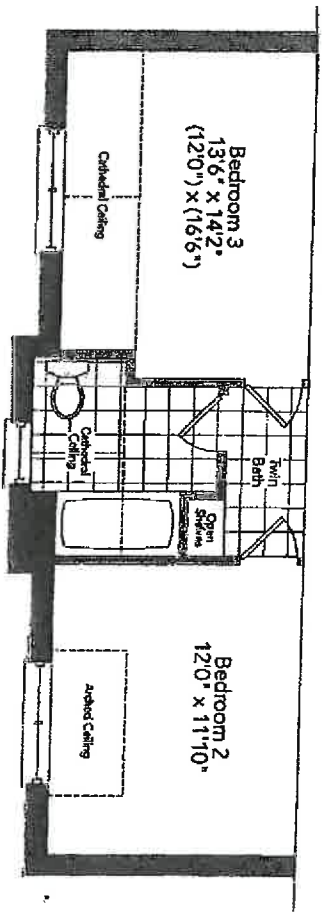
Vendor Signature

Date



~~Second Floor
Elevation A~~

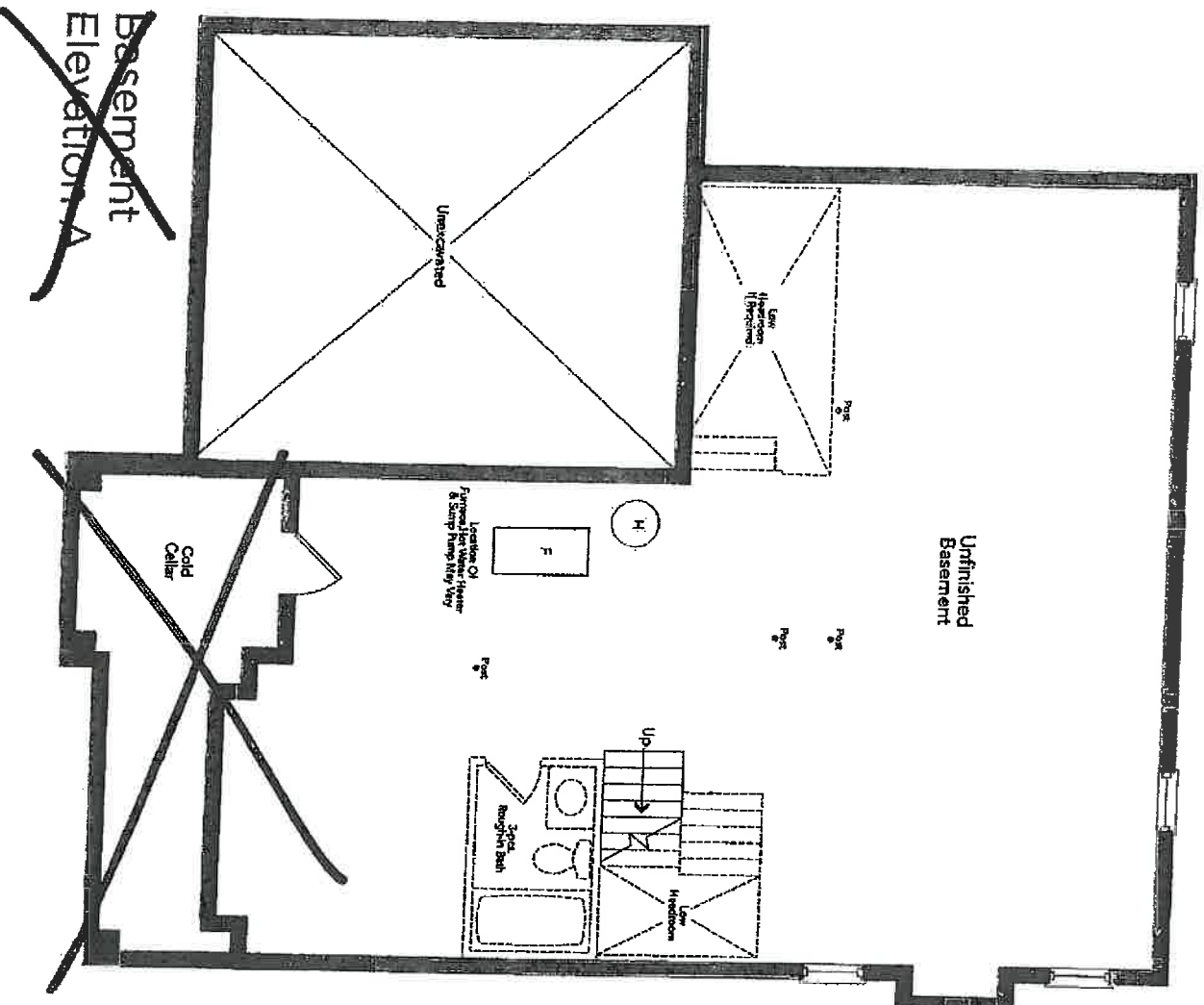
* Smooth Ceiling
ON 2ND FLOOR.



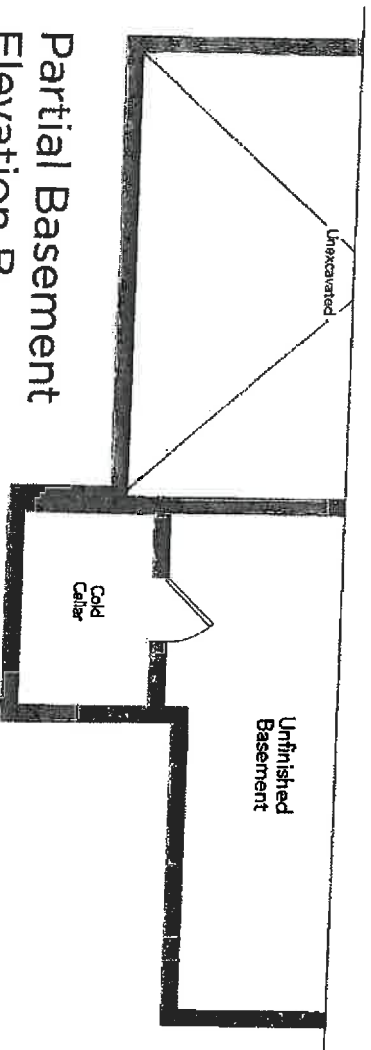
Partial Second Floor
Elevation B

LOT 162

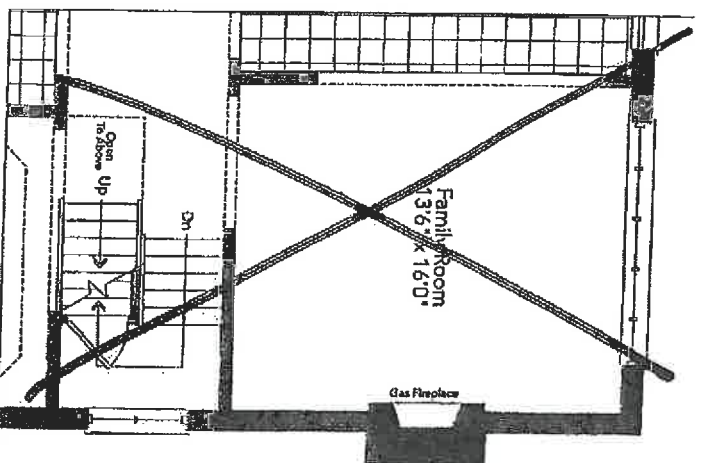
KEEL 50-01



~~Basement Elevation A~~



Partial Basement Elevation B



LOT 162

KEEL 50-01

~~Partial Ground Floor For Optional Second Floor Plan Elevation A & B~~

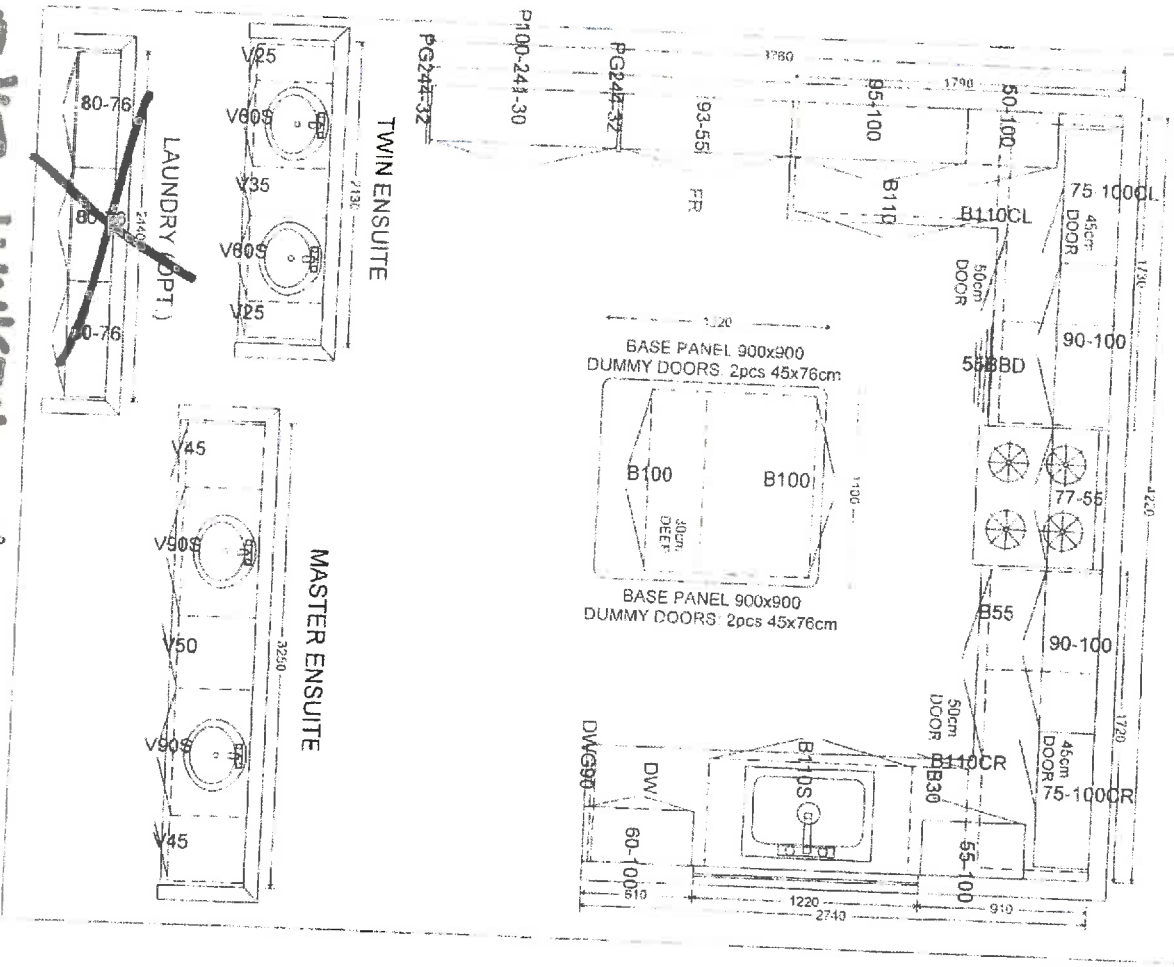
New Image Kitchens Inc.			
Scale	Project No.	Drawn by	Checked
DATE: 2/4/2017		MMGP	
BELLE AIR SHORES, INNISFIL		Drawing Date: 2/4/17	

MODEL: 50-01



LOT 162 INNISFIL

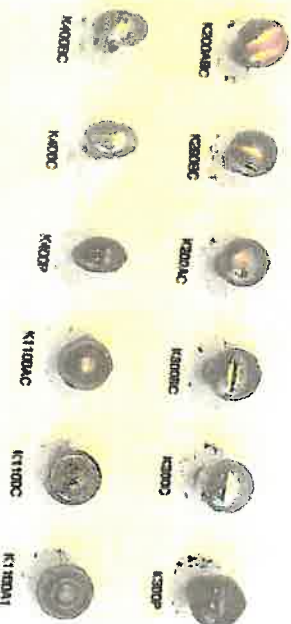
New Image Kitchens Inc		Date: _____	
Model: 50-07	Rev: 4/10	Drawn by: M.E.	Scale: 1/2" = 1'-0"
Belle Air Shores Innisfil		Project: _____	
Model: 50-07		Notes: _____	



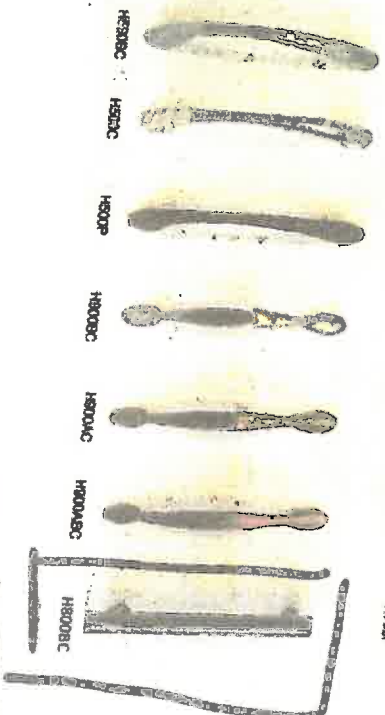
LOT 162 INNISFIL

Lot 162 MISKFI

STANDARD CABINET HARDWARE
(New Image Kitchens)



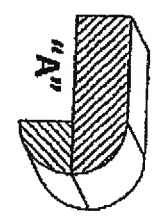
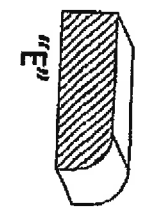
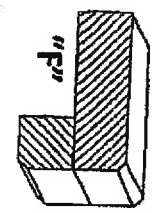
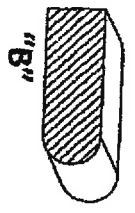
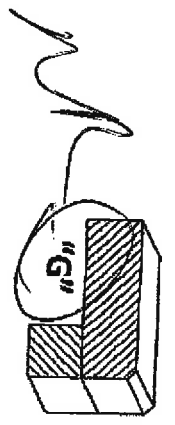
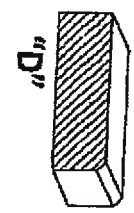
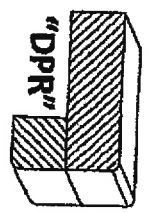
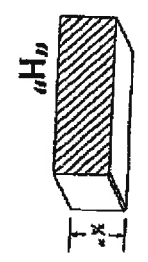
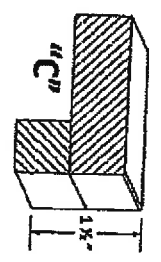
MISKFI BATH




Handwritten: Kitchen & Bath

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



LOT 162 - 1K/1K+1L
LOT 1617E


DIRECTOR SIGNATURE



INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD 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 highlight possible. 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 FLOORING: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, 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 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 **Belle Aire**

Shores

LOT **102**

DATE **MARCH 30, 2017**

MARKS FIL



APPLIANCE SPEC INFORMATION SHEET

STE & LOT: LOT 12 LINDSEIL

DATE: MARCH 30 2017

SITING: ☒ Standard ☐ Reverse

RANGE

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

REFRIGERATOR

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

WALL OVENS

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

MICROWAVES

- ☐ BUILT IN MICRO ☐ AMPS
☐ MICRO TRIM KIT ☐ MODEL
☐ OVER THE RANGE ☐ 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 charges 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 MARCH 30, 2017

Purchaser Signature _____ Date _____