



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Daniel Iacono and Amanda Greco

TEL: RES.: 905-715-1982

LOT / PHASE	HOUSE TYPE	PRINT DATE
173 / 1	REGATTA (42-03) ELEV B	9-May-17

Ref#	Quantity - Description	Approved	Notes
2259	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	03May17	
2260	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	03May17	
2261	LIVING/DINING ROOM - COFFERED CEILING **SMOOTH FINISH	03May17	
2262	MAIN HALLWAY - COFFERED CEILING **SMOOTH FINISH	03May17	
2263	MASTER BEDROOM - DELETE CLOSET WALL AND DOOR	03May17	
2264	TRIM - BEDROOM 4 - ADD OPTIONAL DOOR TO MAIN BATHROOM	03May17	
2265	ELECTRICAL - PORCH CEILING - EXTERIOR CAPPED CEILING LIGHT TO BE CENTERED ON SEPARATE SWITCH	03May17	
2266	SMOOTH CEILING - 2ND FLOOR	03May17	
2267	PLUMBING - MASTER ENSUITE - SHOWER HEAD TO BE RELOCATED TO CEILING	03May17	
2701	TILES - FOYER - UPGRADE #6	09May17	
2702	TILES - KITCHEN/BREAKFAST - UPGRADE #6	09May17	
2703	CABINETS - KITCHEN - UPGRADE #1 NIKI - CABINETS (NOTE - ISLAND A DIFFERENT COLOUR)	09May17	
2704	CABINETS - KITCHEN - TWO-TONE CABINETS	09May17	
2705	HARDWOOD - GREAT ROOM - UPGRADE #4	09May17	
2706	HARDWOOD - LIVING/DINING ROOM - UPGRADE #4	09May17	
2707	HARDWOOD - HALLWAY - UPGRADE #4	09May17	
2708	PAINT - STAINING OF OAK STAIRS TO MATCH AS CLOSE AS POSSIBLE TO HARDWOOD	09May17	
2709	RAILINGS/PICKETS - UPGRADE #3 METAL (BLACK) SINGLE COLLAR W/ALT.PLAIN, W/3-3/4" GOOVE OAK HANDRAIL, 3-1/4 SQUARE OAK POST	09May17	
2710	TILE - MASTER ENSUITE - UPGRADE #4 FLOOR TILE **INSTALL IN A "BRICK" PATTERN (AS PER SKETCH)	09May17	
2711	TILES - MASTER ENSUITE - UPGRADE #4 WALL TILE **INSTALL QUARTER BRICK	09May17	
2712	TRIM - UPGRADE #1 BASEBOARDS AND CASING - STEP STYLE	09May17	
2713	CABINETS - KITCHEN - POTS AND PAN DRAWERS (TO BE THE SAME WIDTH) - SET OF 2 (AS PER SKETCH). NOTE - DO NOT INSTALL ANY HANDLES ON POT AND PAN DRAWERS	09May17	
2714	CABINETS - KITCHEN - MICROWAVE SHELF BUILT-IN (AS PER SKETCH) NOTE - NO ELECTRICAL	09May17	



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173 / 1	REGATTA (42-03) ELEV B	9-May-17

Ref#	Quantity - Description	Approved	Notes
2715	ELECTRICAL - KITCHEN - RELOCATE KITCHEN LIGHT OVER ISLAND (LOCATION AS PER SKETCH)	09May17	
2716	ELECTRICAL - KITCHEN - CAPPED INTERIOR LIGHT ROUGH-IN (TO BE CENTERED OVER ISLAND) AS PER SKETCH ADD TO EXISTING SWITCH	09May17	
2717	CABINETS - MASTER ENSUITE - BANK OF VANITY DRAWERS (SET OF 3) ONE ON EACH SIDE (AS PER SKETCH)	09May17	
2718	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF FRAMED	09May17	
2719	CABINETS - KITCHEN - RELOCATE EXISTING BANK OF DRAWERS IN ISLAND (AS PER SKETCH)	09May17	
2720	TILES - DELETE ALL BATHROOM CERAMIC ACCESSORIES	09May17	

This Document is Extremely Time Sensitive - Printed 9 May 17 at 10:10

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	NIKI (1) CAMBRIDGE MDF WHITE ✓	H800BC	STD. BIANCO SARDO	"C"		
Island	NIKI (1) CAMBRIDGE 1-PIECE STONE GREY ✓	H800BC	STD. BIANCO SARDO	"C"		
Master Ensuite	STD. 300 SERIES PVC - WHITE ✓	K1100A1	CALCUTTA MARBLE-4925K-07	STD		
Main	STD. CONT. SLAB MDF STONE GREY ✓	K1100C	CALCUTTA MARBLE-4925K-07	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	UPG (6) ALL WHITE LUX 24" X 24" ✓					
Powder Room	MALENA ICE 13" X13" ✓					
Mud Room	MALENA ICE 131 X13" ✓					
Main Hall	N/A					
Kitchen Floor	UPG (6) ALL WHITE LUX 24' X 24' ✓					
Breakfast Floor	UPG (6) ALL WHITE LUX 24' X 24' ✓					
Kitchen Bk.Splash	N/A					
Laundry	MALENA ICE 131X131' ✓					
Mstr Ensuite Floor	UPG (4) RONDINE - FUORI GRIGIO TUNDRA 12" X 24" - BRICK PATTERN ✓					
Mstr Ensuite Shower	UPG (5) RONDINE - FUORI GRIGIO TUNDRA 12" X 24" INSTALLED QUARTER BRICK ✓					
Mstr Shower Floor	WHITE 2" X 2" ✓					
Master Shower Jamb	BIANCO CARRARRA ✓		BIANCO CARRARA			
Main Bath Floor	MALENA ICE 13" X 13" ✓					
Main Bath Tub Wall	MALENA CARBON 8" X 10" ✓		BIANCO CARRARA			
HARDWOOD / CARPET						
Living/Dining Room	UPG (4) 3"1/4" HANDSCRAPPED OAK HARDWOOD ✓		BARCOUE			
Great Room	UPG (4) 3"1/4" HANDSCRAPPED OAK HARDWOOD ✓		BARCOUE			
Kitchen * (Waiver)	N/A	N/A				
Main Foyer * (Waiver)		N/A				
Main Hall	UPG(4) 3" 1/4" HANDSCRAPPED OAK HARDWOOD - BARCOUE ✓					
Upper Hall	STANDARD OPENING NIGHT CARPET - T03					
Master Bedroom	STANDARD OPENING NIGHT CARPET - T03					
Bedroom 2	STANDARD OPENING NIGHT CARPET - T03					
Bedroom 3	STANDARD OPENING NIGHT CARPET - T03					
Bedroom 4	STANDARD OPENING NIGHT CARPET - T03					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE		NA/
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	YES		Opt. Crown Moulding		N/A	
Bathroom Accessories	DELETE ALL WHITE ACCESSORIES	location				
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL		173

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.

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN STAIRS TO MATCH STAIRS AS CLOSE AS POSSIBLE			
White Paint Req'd	N/A			
Main to 2nd Railing Details:	UPG (3) METAL (BLACK) SINGLE COLLAR W/ALT. PLAIN W/2"3/4", GROOVED OAK HANDRAIL, 3" 1/4", SQUARE OAK POST			
Main to Basement Railing Details:	STANDARD			
TRIM				
Casing/Baseboards	UPG (1) -3" CASING BY 5" 1/4" BASEBOARD, STEP STYLE			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY	
		Bedroom 2	WARM GREY	
Living/Dining Room	WARM GREY	Bedroom 3	WARM GREY	
Great 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			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD			
Powder Room	STANDARD			
Master Ensuite	STANDARD			
Main	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 STANDARD	
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:	INNISFIL	LOT: 173		
PURCHASER(S):	Amanda Greco Daniel Iacono			
HOME #/CELL #	416-432-5163/905-712-1982			
EMAIL:	amanda.greco@outlook.com			
DÉCOR NOTES	Purchaser Signature		Date	
	Purchaser Signature		Date	
DÉCOR CONSULTANT SIGNATURE		Date		
Vendor Signature		Date		

Elevation A 2762 sq.ft.
Elevation B 2740 sq.ft.

BOTH TO LIGHTS
RELOCATED
OVER ISLAND

RELOCATE
KITCHEN LIGHT
OVER ISLAND
DARKEN
CAPPED
INTERIOR LIGHT
OVER KNUD

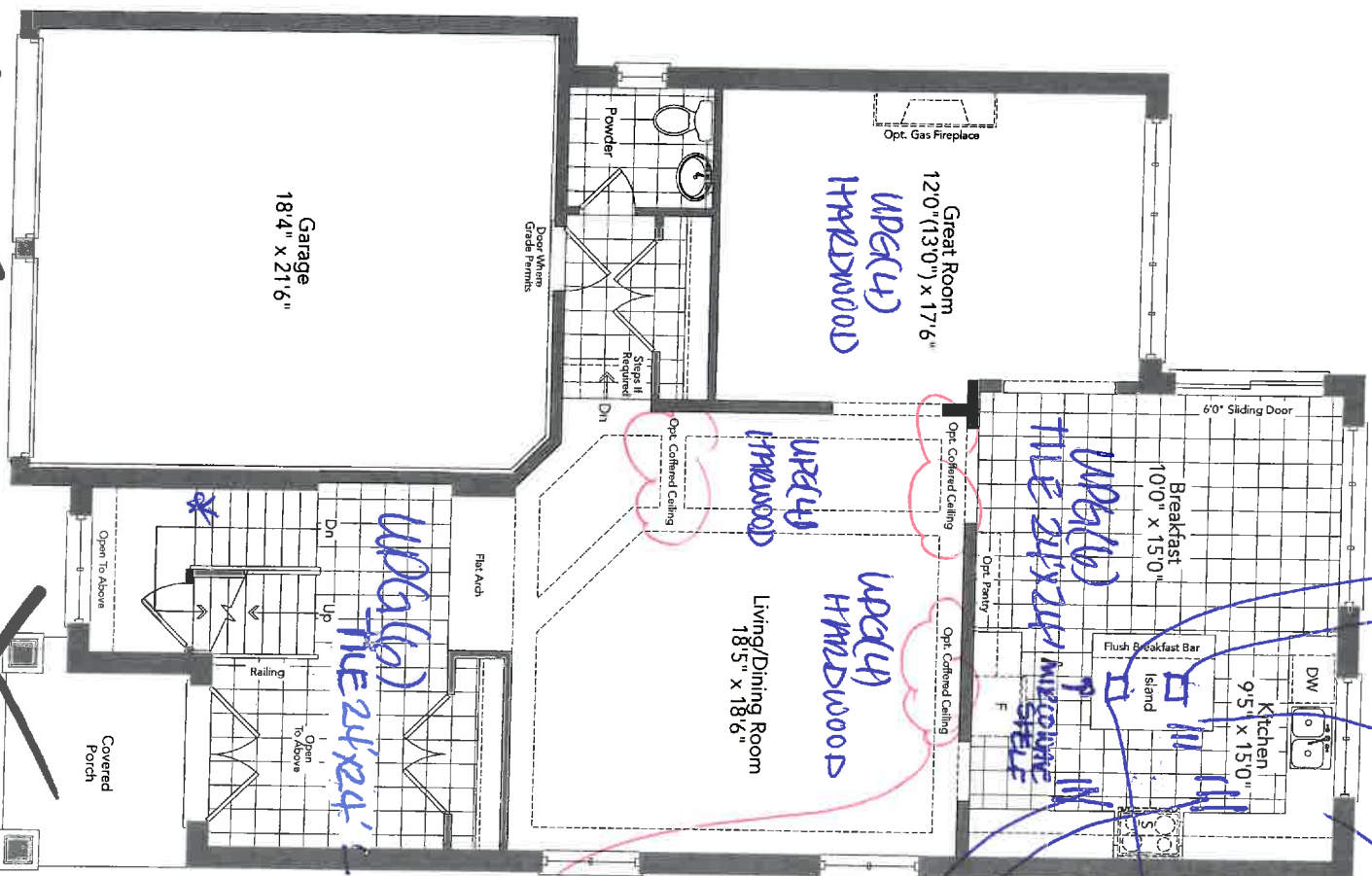
RELOCATE
PANEL OF
DRAWERS
ISLAND

UPG(1)
KITCHEN
WHITE

TWO TONE
KNUD
UPG 2
STONE GRAY

POSS
PALE DRAWERS
ON EITHER
SIDE OF
STOVE.

COTTAGE
WITH SMOOTH
FINISH



~~Ground Floor
Elevation A~~

~~Partial Ground Floor
Elevation B~~

* UPG(3) METAL
(BLACK-PICTETS)
* UPG(1) STEP
PICKETBOARDS &
CERAMIC
LOT 173
INUSFIL



REGATTA 42-03

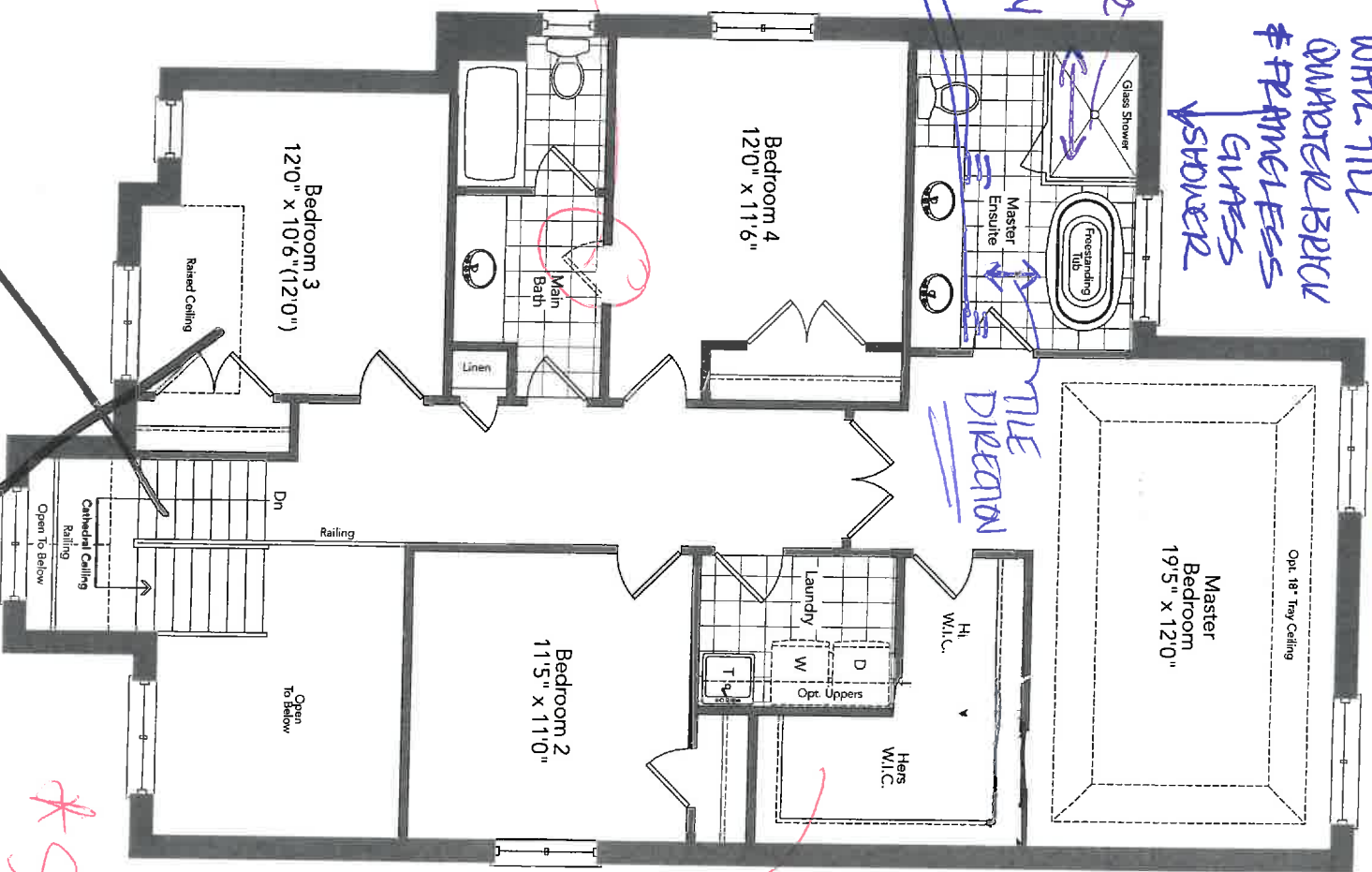
BREAK PARTIAL
SINK TO TUB
TOILET TO
STAIRS

SHOWER UP(14)
WITH TILE
QUARTER BRICK
FRAMELESS
GLASS
SHOWER

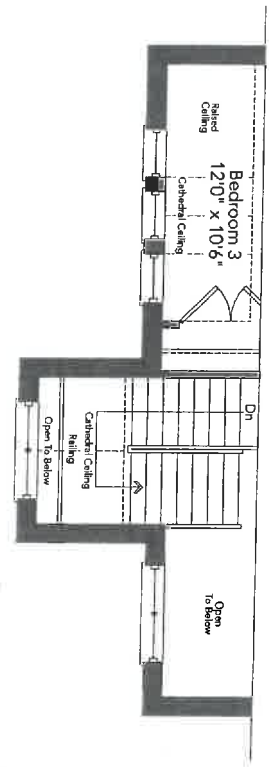
W(614) FLOOR
TILE 12124
BRICK PARTIAL
TWO SETS OF
VANITY
DRAWERS
IN MASTER
ENSUITE

CREATE
ONE LARGE
CLOSET

*SMOOTH
CAULKING



~~Second Floor
Elevation A~~

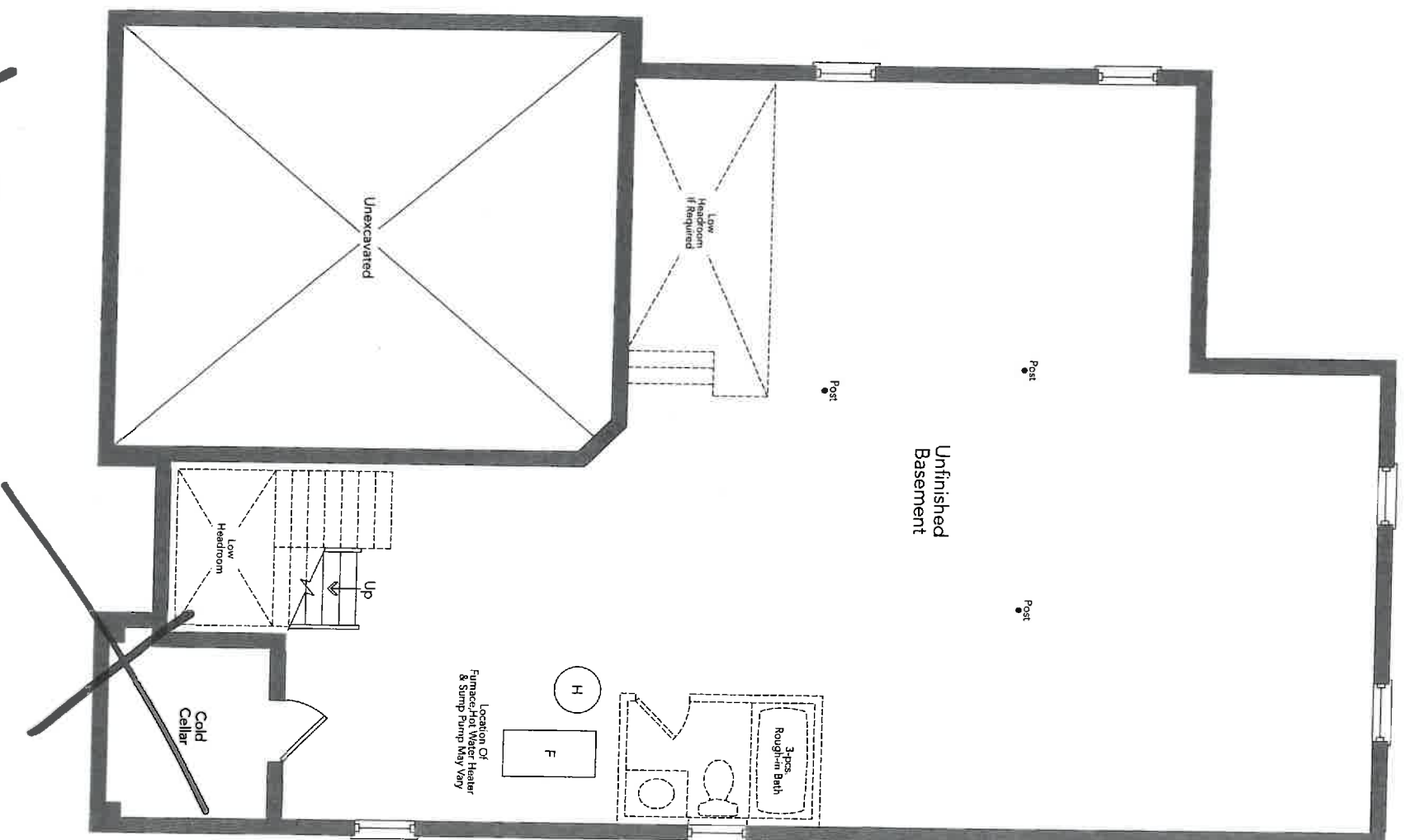


~~Partial Second Floor
Elevation B~~

LOT 173
INDUSFIL

REGATTA 42-03

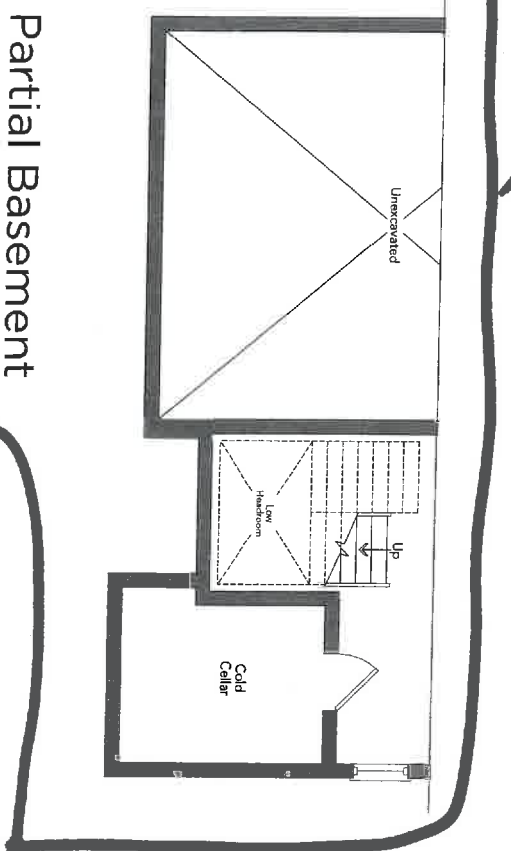




~~Basement
Elevation A~~

Partial Basement

Elevation B

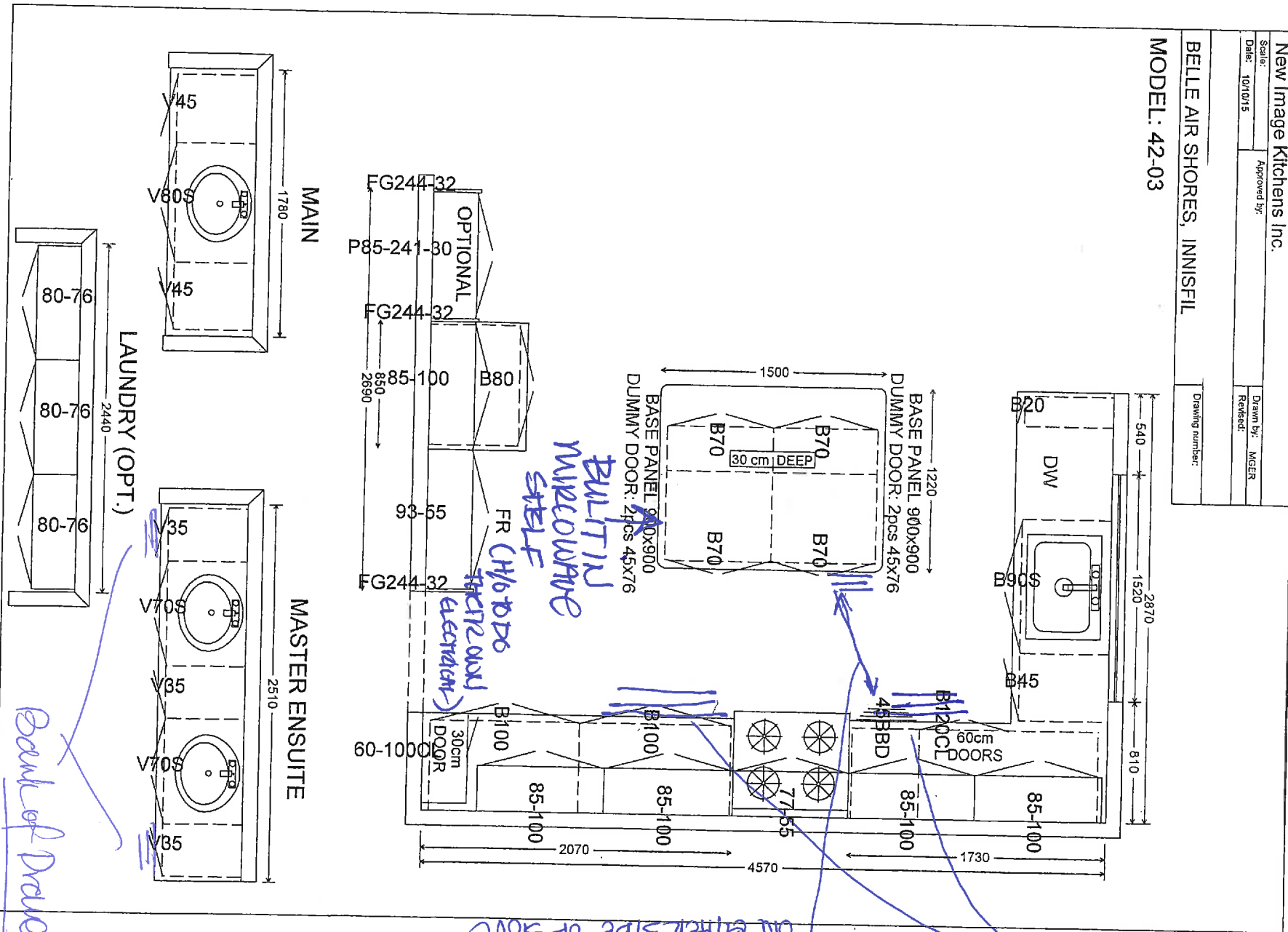


LOT: 173
14415 FILL

REGATTA 42-03

New Image Kitchens Inc.	
Scale:	Approved by:
Date: 10/10/15	Drawn by: MGER
	Revised:
Belle Air Shores, Innisfil	
	Drawing number:

MODEL: 42-03



POTS & PANS
DRAWER TO BE
THE SAME WIDTH.
RELOCATE
BANK OF DRAWERS
TO ISLAND AND
INSERT POTS & PAN DRAWERS
OUT EITHER SIDE OF ISLAND

BULTIN
MICROWAVE
STOVE
FR (H/6 D/D6
STOVE ONLY
Electrical)

Bank of Drawers

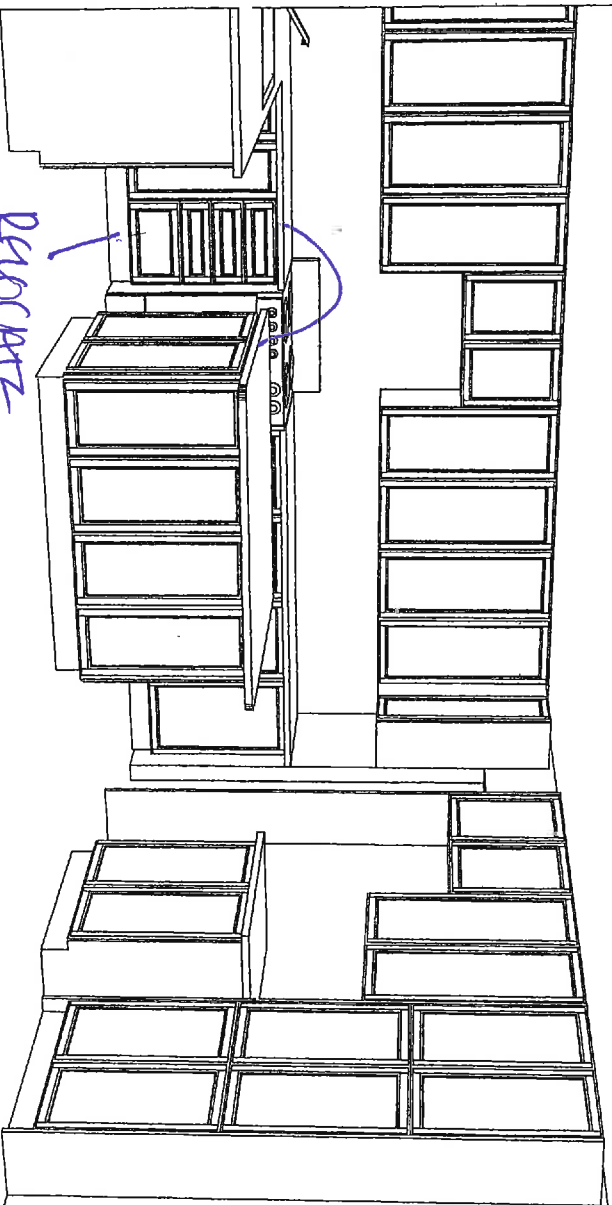


LOT 173 - INNISFIL

New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by: MGER	
Date: 24/02/17		Revised:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

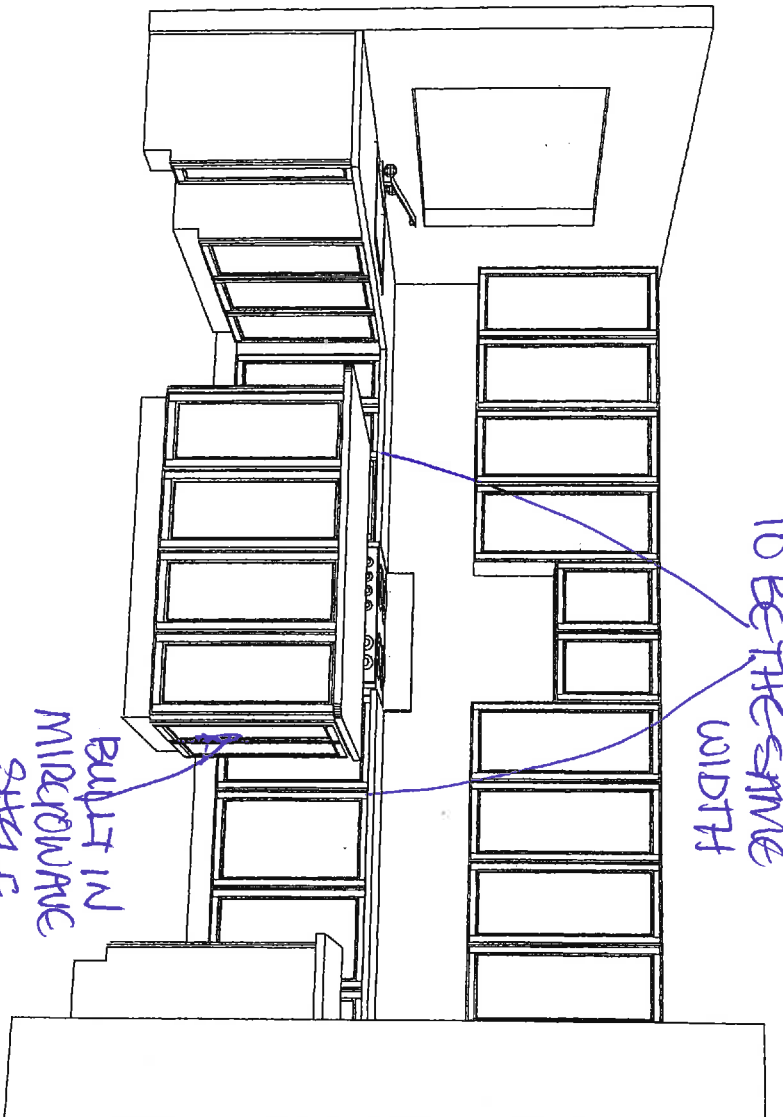
MODEL: 42-03

* TOO MANY CABINETS.



RELOCATE
INTO ISLAND

POTS & PAN DRAWER
TO BE THE SAME
WIDTH



BUILT IN
MICROWAVE
SPACE

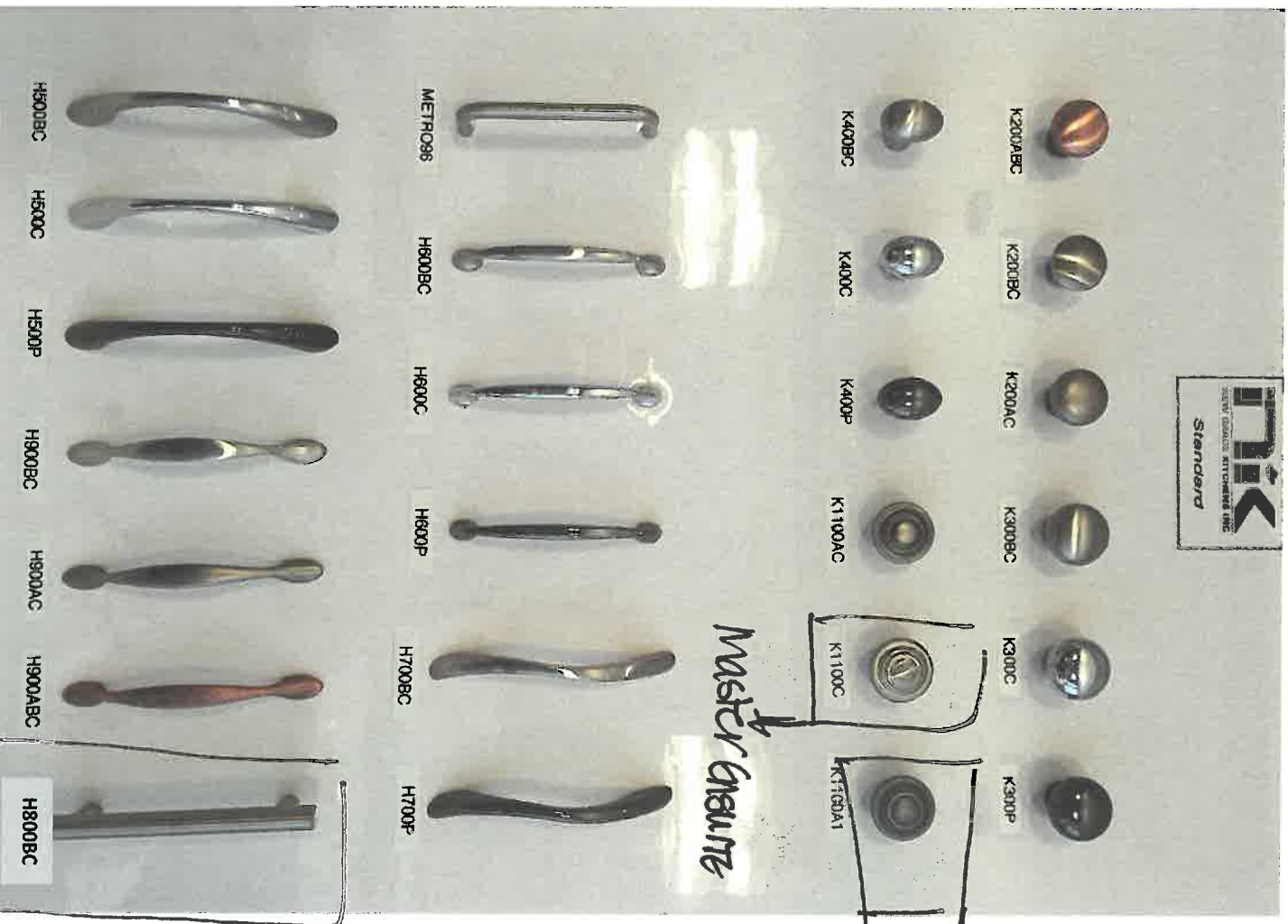
(NO CIRCULARS)



LOT 173 - INNISFIL

STANDARD CABINET HARDWARE

(New Image Kitchens)



LOT 173
UNUSUAL



KITCHEN/
BREAKFAST.

UPGRADE 4

Oak Baroque
Hand Scraped
Character Pearl
Available: 3 1/4"



Width shown

3 1/4"

vintageflooring.com

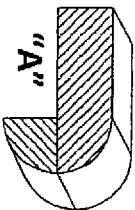
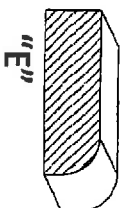
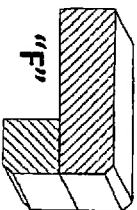
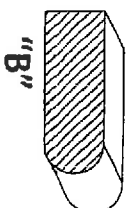
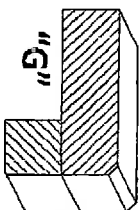
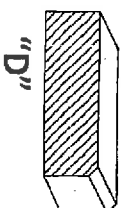
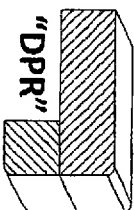
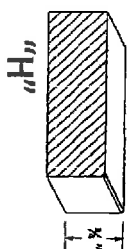
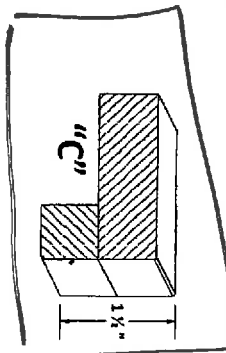
Reference website or reverse of sample for other platforms, textures, grades and widths.

LOT 173-14415FL

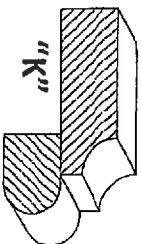
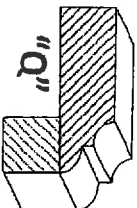
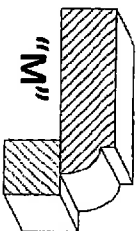
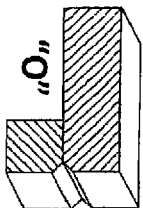
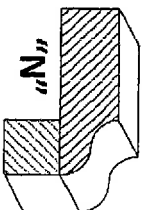
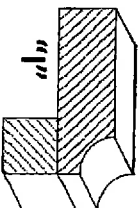
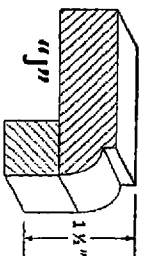
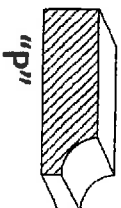
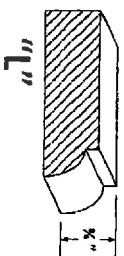
ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

KITCHEN / BREAKFAST



UPGRADES



173-141571C
LOT / SITE

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 LANSEIL LOT 173 DATE APRIL 19 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1415116 LOT 173

DATE:

APRIL 19, 2017

SITING:

☒ Standard

☐ Reverse

RANGE

- ☒ 30" (STD)
- ☐ 36"
- ☐ 48"
- ☐ GAS ☐ AMPS _____
- ☐ COOKTOP (APRON) ☐ AMPS _____
- ☐ COOKTOP (DROP IN) ☐ AMPS _____

REFRIGERATOR

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

WALL OVENS

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

MICROWAVES

- ☐ BUILT IN MICRO ☐ AMPS _____
- ☐ MICRO TRIM KIT ☐ MODEL _____
- ☐ OVER THE RANGE ☐ AMPS _____

14 MICROSAFELY

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

April 19, 2017

Purchaser Signature _____

[Signature]

Date

April 19, 2017