



CONSTRUCTION SUMMARY
Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Thi Thu Lu and Tong Thanh Tran

TEL: RES: 416-732-2598

LOT / PHASE	HOUSE TYPE	PRINT DATE
17N / 1	BREAKER (50-05) ELLEV B	19-May-17

Ref#	Quantity - Description	Approved	Notes
2775	UPGRADE 7 INTERIOR DOORS TO 8 FT HIGH IN LIEU OF STANDARD	19May17	
2776	SMOOTH CEILINGS MAIN FLOOR AND 2ND FLOOR	19May17	
2777	HARDWOOD UP # 3 MAIN FLOOR FAMILY ROOM, LIVING / DINING ROOM DEN, MAIN HALL IN LIEU OF STANDARD	19May17	
2778	STAIN INTERIOR OAK STAIRS	19May17	
2779	RAILING UPGRADE TO METAL BLACK SINGLE COLLAR WITH ALT PLAIN GROOVED OAK HANDRAIL AND 2 3/4" SQUARE OAK POSTS	19May17	
2780	TILES UPGRADE # 4 KITCHEN. BREAKFAST SERVERY , FOYER, POWDER INSTALL STACKED	19May17	
2781	TILES MASTER ENSUITE UP # 4 FLOOR TILES INSTALL STACKED	19May17	
2782	DELETE UPPER OVER STOVE TO ALLOW FOR CHIMNEY HOOD	19May17	
2783	CABINETS 24" DEEP UPPER OVER FRIDGE WITH 2 SIDE PANELS NOTE NO COOK TOP	19May17	
2784	CABINETS ADD BUILT IN WALL OVEN TOWER IN LIEU OF UPPER AND LOWERS WITH CABINET DOORS ABOVE AND BELOW	19May17	
2785	CABINETS ADD VANITY BANK OF 3 DRAWERS IN MASTER ENSUITE	19May17	
2786	ELECTRICAL ADD 240 V FOR BUILT IN WALL OVEN	19May17	
2787	DELETE ALL BATHROOM ACCESSORIES	19May17	
3317	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	19May17	
3318	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	19May17	

This Document is Extremely Time Sensitive - Printed 19 May 17 at 15:48

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	MOSAIC OAK ESPRESSO STAIN	H 800 BC	BIANCO SARDO	C		
Island	MOSAIC OAK ESPRESSO STAIN	H 800 BC	BIANCO SARDO	C		
Servery	MOSAIC OAK ESPRESSO STAIN	H 800 BC	BIANCO SARDO	C		
Master Ensuite	400 SERIES PVC WHITE	H 800 BC	INUUSHUK GREY P 344 LM			
Main	NA					
Twin	SIERRA PVC WHITE	H 800 BC	CARRERRA BIANCO 6696-46			
Ensuite #4	SIERRA PVC WHITE	H 800 BC	PORTICO MARBLE 7735-58			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
			INSERTS	THRESHOLDS		
Main Foyer	SILKSTONE AVORIO 12" X 24 " INSTALL STACKED UP # 4		✓			
Basement Foyer	NA					
Powder Room	SILKSTONE AVORIO 12" X 24 " INSTALL STACKED UP # 4		✓			
Mud Room	GRECO CINZA 13 X 13					
Main Hall	NA					
Kitchen Floor	SILKSTONE AVORIO 12" X 24 " INSTALL STACKED UP # 4		✓			
Breakfast Floor/Servery	SILKSTONE AVORIO 12" X 24 " INSTALL STACKED UP # 4		✓			
Kitchen Bk.Splash	NA					
Laundry	MALINA ICE 13 X 13					
Mstr Ensuite Floor	RONDINE FUORI GRIGIO TUNDRA INSTALL STACKED 12 X 24 UP # 4		✓		BIAN CARR	
Mstr Ens Tub Wall/Deck	UNIWAL TENDER GREY 8 X 10		NA			
Master Shower Floor	NA					
Master Shower Lamb	2 X 2 WHITE					
Main Bath Floor	BIANCA CARRERRA					
Main Bath Tub Wall	NA					
Twin Bath Floor	MALINA ICE 13 X 13				BIAN CARR	
Twin Ensuite Tub Wall	MALINA ICE 8 X 10		NA			
Ensuite #4 Bath Floor	MALINA ICE 13 X 13					
Ensuite #4 Bath Wall	MALINA ICE 8 X 10		NA		BIAN CARR	
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living/Dining Room	VINTAGE SOLID SAWN OAK ANTIQUE BROWN SEMI GLOSS 4 3/8" UP # 3					
Dining Room	NA					
Family/Great Room	VINTAGE SOLID SAWN OAK ANTIQUE BROWN SEMI GLOSS 4 3/8" UP # 3					
Den	VINTAGE SOLID SAWN OAK ANTIQUE BROWN SEMI GLOSS 4 3/8" UP # 3					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE SOLID SAWN OAK ANTIQUE BROWN SEMI GLOSS 4 3/8" UP # 3					
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	OPENING NIGHT T-20					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE	NF 8	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	✓	Opt. Crown Moulding	NA		
Bathroom Accessories	DELETE ALL	✓	Location	NA		
Purchaser has reviewed the colour chart						
				SITE & LOT		
				INNISFIL		7 N ✓

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.


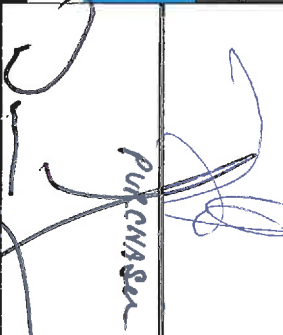
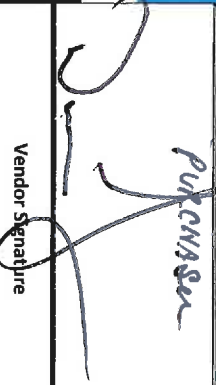
FOR TRADE USE

** PAGE 1 OF 2 **

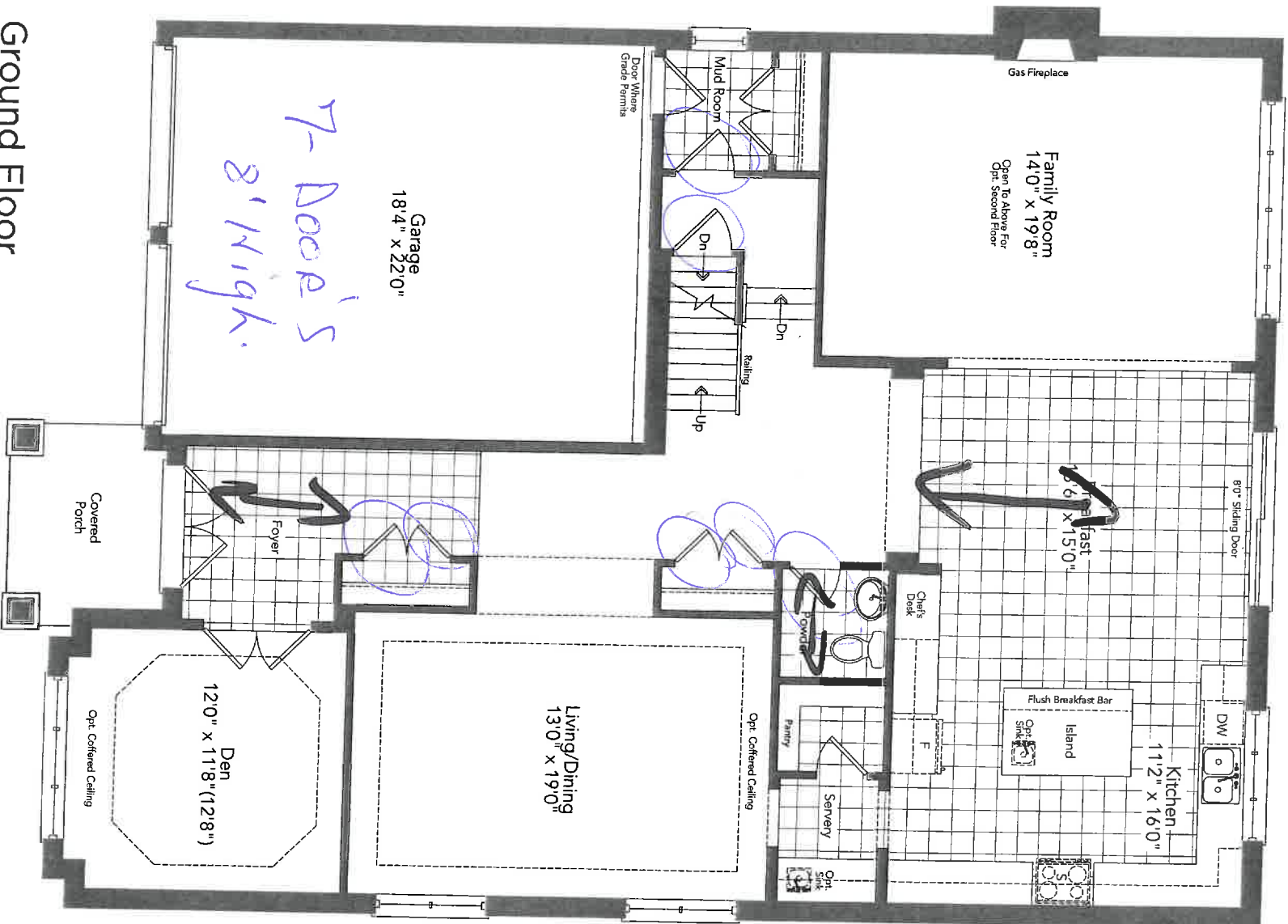
Purchaser Initial

Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN STAIRS TO MATCH ANTIQUE BROWN							
White Paint Req'd		NA							
Main to 2nd Railing Details: UP # 3		METAL BLACK SINGLE COLLAR W/ALT PLAIN GROOVED OAK HANDRAIL SQUARE POSTS							
Main to top of Basement door Railing		METAL BLACK SINGLE COLLAR W/ALT PLAIN GROOVED OAK HANDRAIL SQUARE POSTS							
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/Dining Room		WARM GREY		Bedroom 2		WARM GREY			
				Bedroom 3		WARM GREY			
Family/Great room		WARM GREY		Bedroom 4		WARM GREY			
Den		WARM GREY		Master Ens.		WARM GREY			
Main/Upper Hall		WARM GREY		Ensuite # 4		WARM GREY			
Laundry		WARM GREY		Twin		WARM GREY			
Powder Room		WARM GREY		Basement		NA			
PLUMBING- UPGRADES TO BE DETAILED ON PES									
KITCHEN		FIXTURES		FAUCETS		NOTES			
Kitchen		UPGRADE		STANDARD		DOUBLE UNDERMOUNT SINK			
Powder Room		STANDARD		STANDARD					
Master Ensuite		STANDARD		STANDARD					
Twin		STANDARD		STANDARD					
Ensuite # 4		STANDARD		STANDARD					
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		STANDATRD							
WATERLINE to Fridge		NA							
Hood Fan Venting SIZE		6" STANDARD							
ELECTRICAL for Built-in Oven		UPGRADE							
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 Vendors'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		50-5-BBREAKER		LOT: 17N					
PURCHASER(S):		THI THU LU		TONG THANH TRAN					
HOME #/CELL #		416 732-2598							
EMAIL:									
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.									
*** PAGE 2 OF 2 ***								MAY 12 2017	
				Purchaser Signature		Vendor Signature		Date	

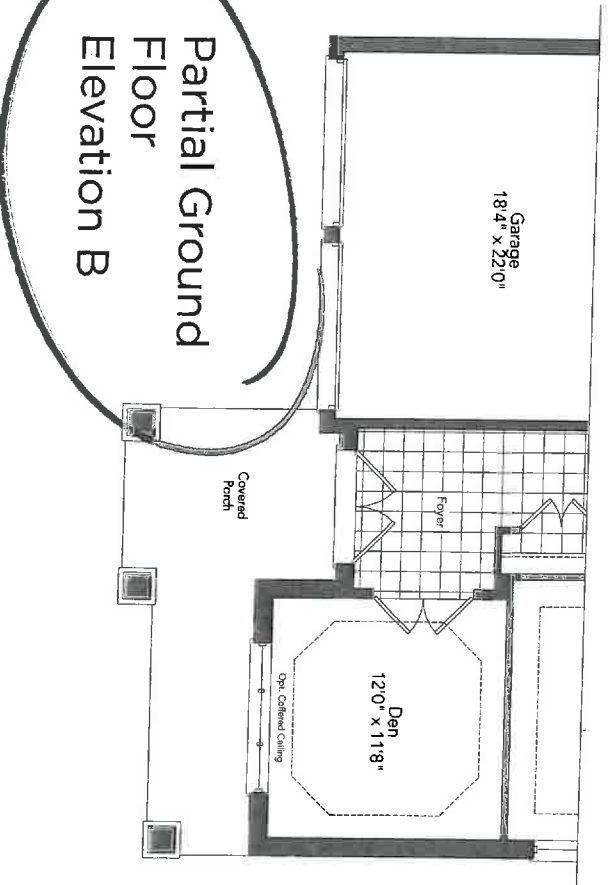
Lot
172
may
10/17



Ground Floor
Elevation A

Shook Berings

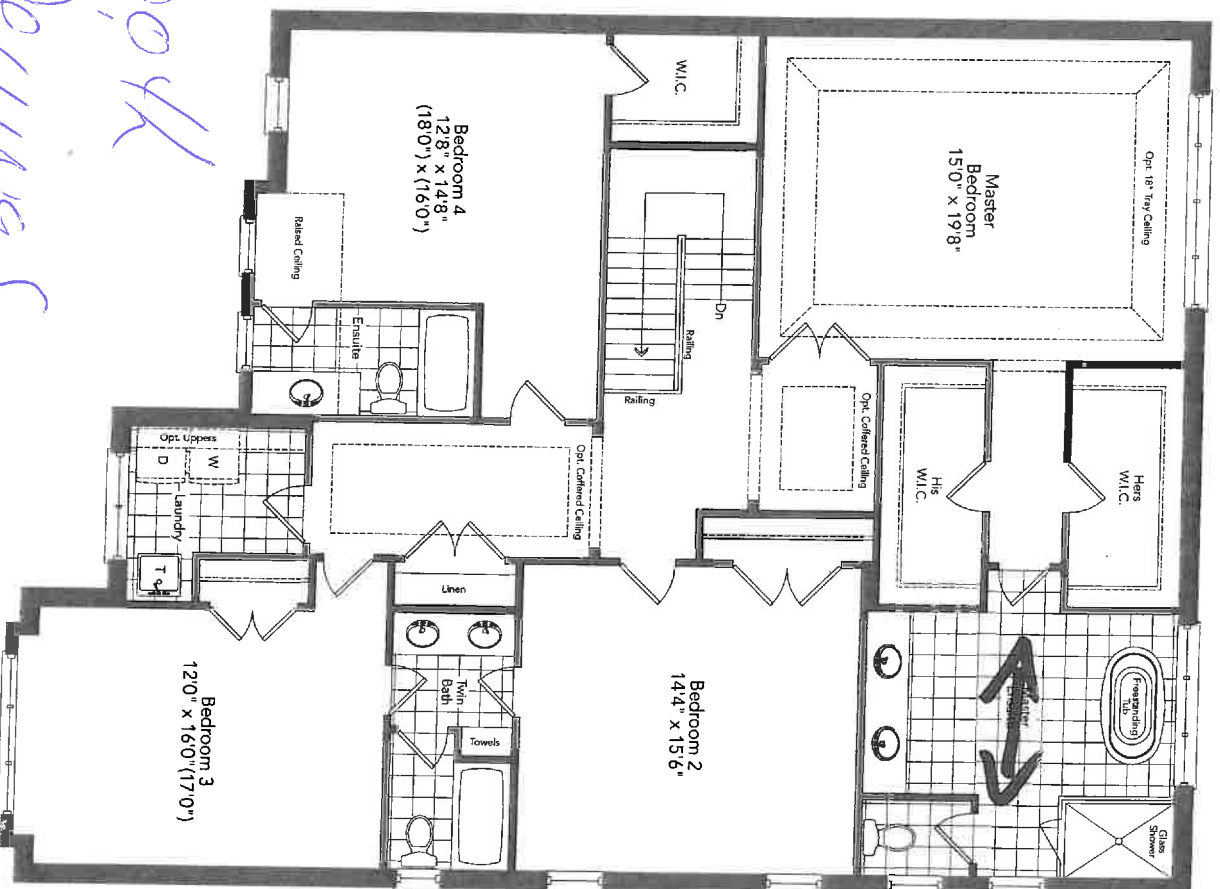
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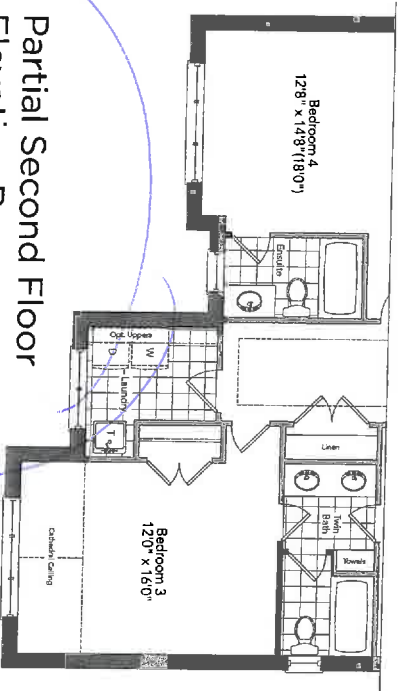
Partial Ground
Floor
Elevation B

BREAKER 50-05

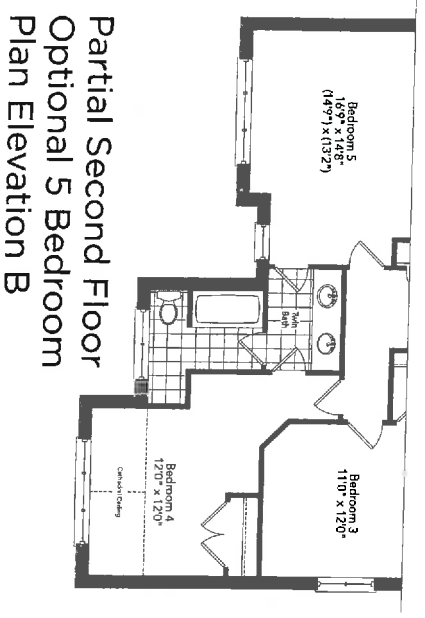
Lot 17N
M10/10/17



Smooth
Bellings
Second Floor
Elevation A



Partial Second Floor
Elevation B

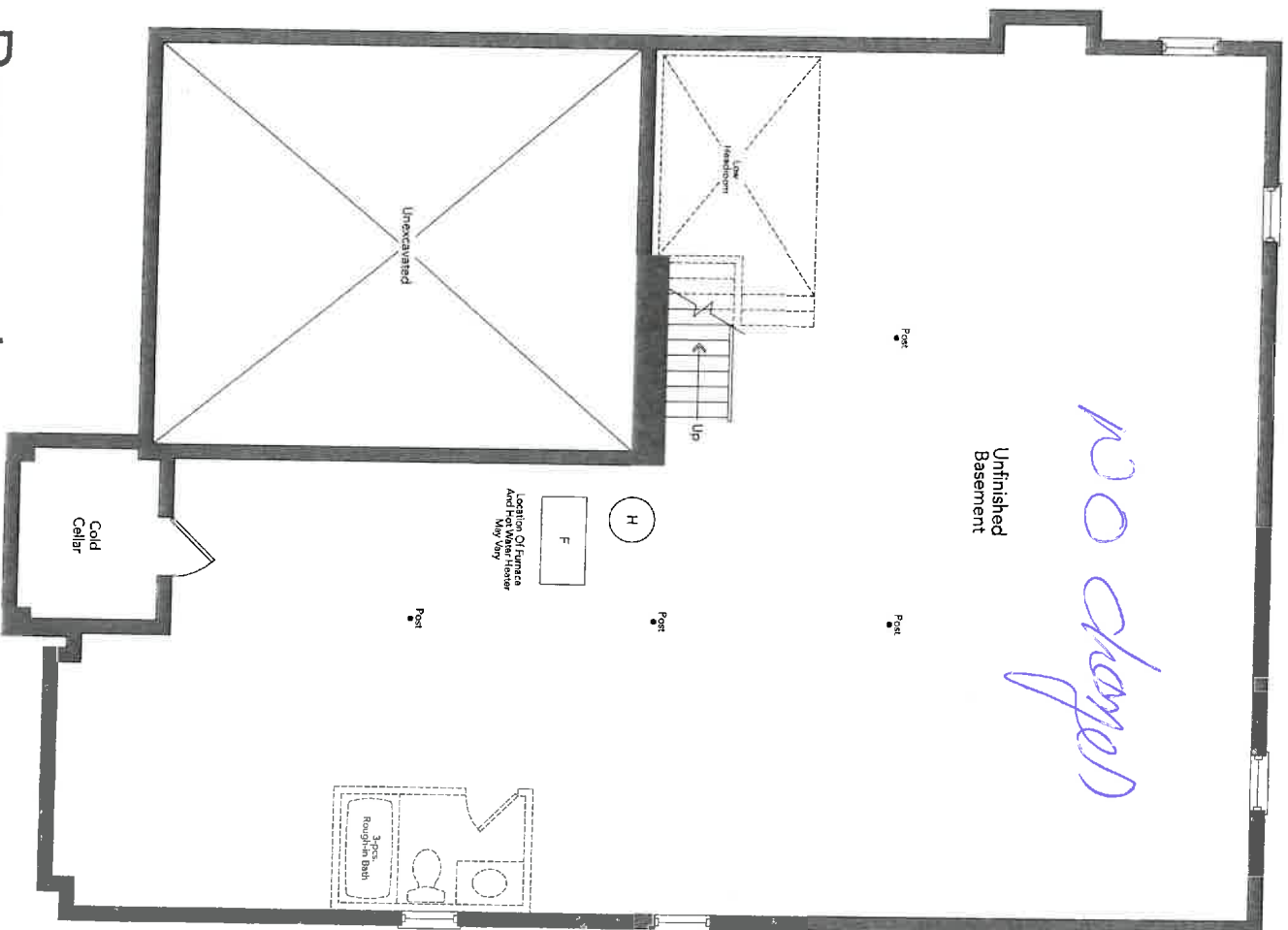


Partial Second Floor
Optional 5 Bedroom
Plan Elevation B

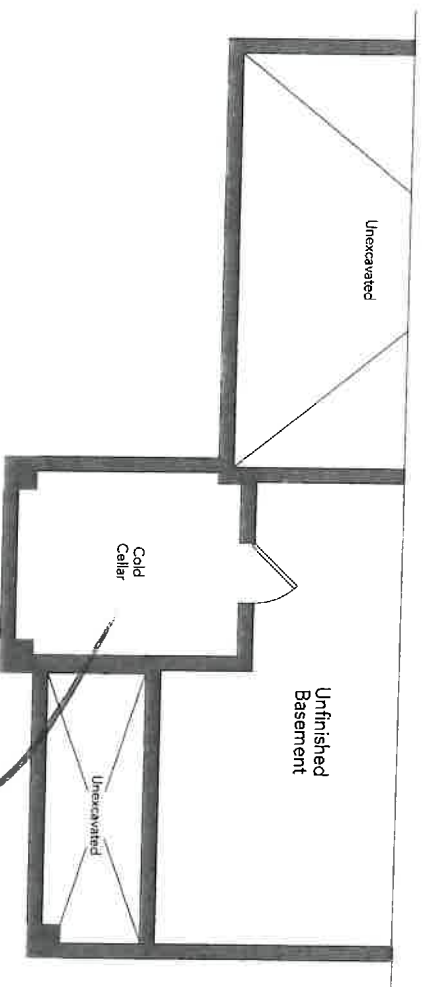
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may
10/17



Basement
Elevation A



Partial Basement
Elevation B

477

BREAKER 50-05

STANDARD CABINET HARDWARE

(New Image Kitchens)



let. 1920
New
10/17

Kitchen
Bowl
5-7-1

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MGER

Revised:

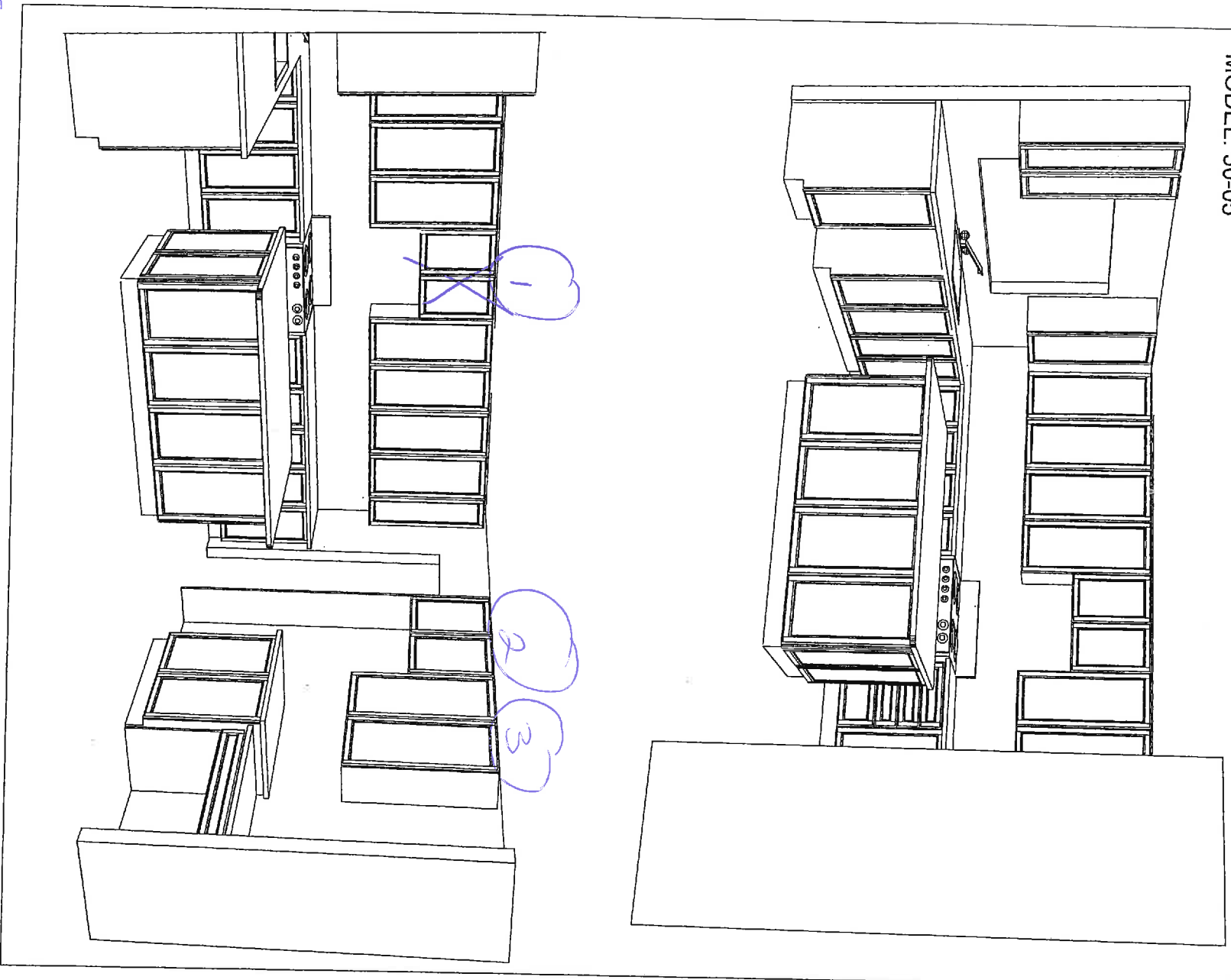
BELLE AIR SHORES, INNISFIL

Drawing Number:

MODEL: 50-05

K0817N

may 10/17



① leave space 30" chimney hood

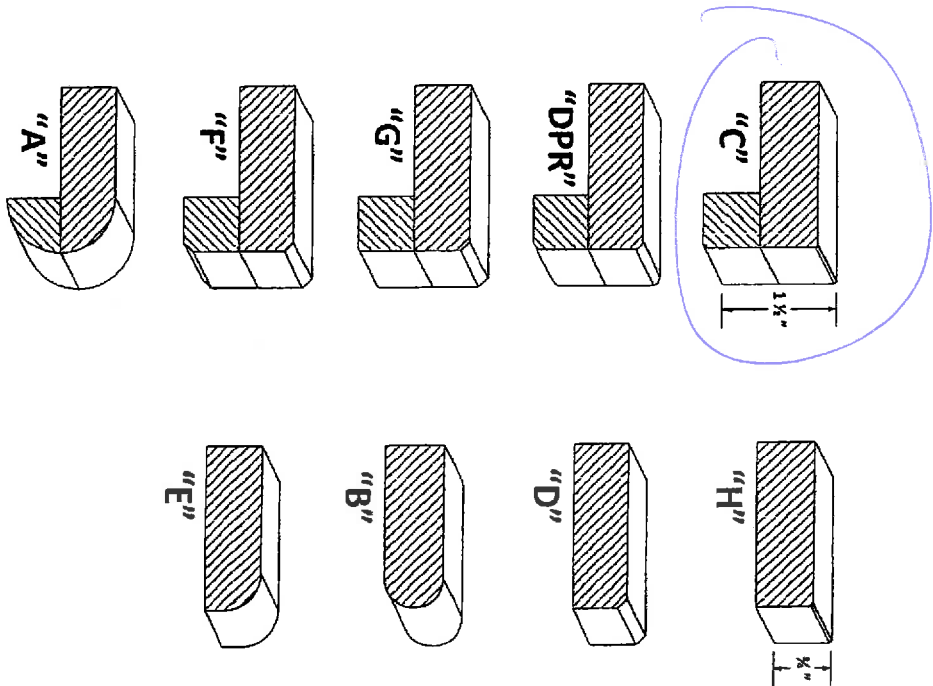
② 24" deep upu 2 panels above fridge

③ wall oven cabinet. no cooking

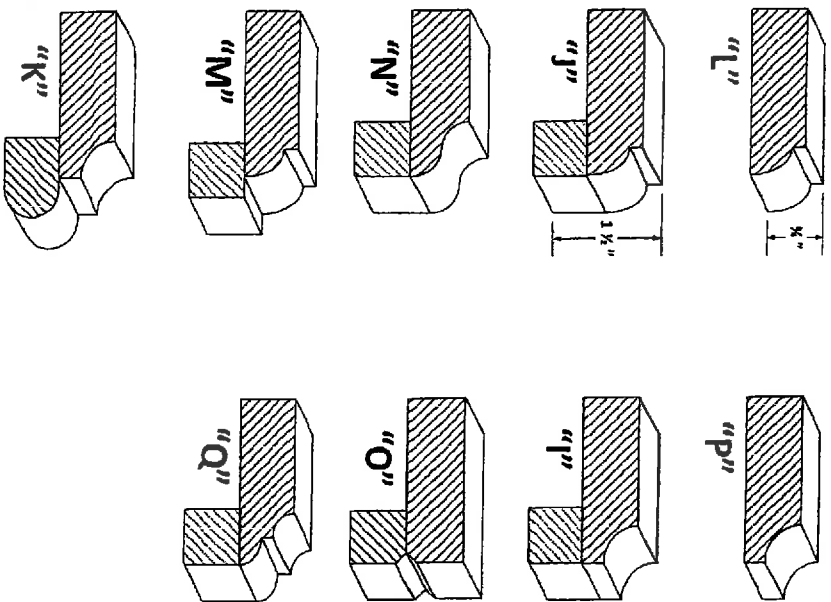
5.7.7

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

Travis / 1720
07/24/19
TJ

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 absorbency 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

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

106.17N
TANISSEL

DATE:

May 10/17

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

☒ TOP/LOAD

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

May 10/17

Purchaser Signature

[Signature]

Date

May 10/17