



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

PURCHASER: Unknown Lot228-4

TEL: RES: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
228-4 / 1	SANDSTONE (TH-02) ELEV A	29-May-17

Ref#	Quantity - Description	Approved	Notes
2448	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	29May17	
2449	BONUS: 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	29May17	
2450	SECOND FLOOR - SMOOTH CEILINGS	29May17	
2451	HVAC - KITCHEN - GAS LINE FOR STOVE (INCL 15AMP SERVICE, 40AMP TO REMAIN)	29May17	
2452	ELECTRICAL - GREAT ROOM - (4) POT LIGHTS TO BE ADDED TO EXISTING SWITCH (SEE SKETCH FOR LOCATIONS)	29May17	
2453	ELECTRICAL - KITCHEN (2) POT LIGHTS TO BE ADDED TO EXISTING SWITCH (LOCATION OF POT LIGHTS TO BE ON EITHER SIDE OF CENTERED KITCHEN STD LIGHT FIXTURES)	29May17	
2454	ELECTRICAL - STAIR WAY - ROUGH IN 2 WALL SCONCES ON SEP SWITCH (LOCATION AS PER SKETCH, MID FLOOR BETWEEN 1ST AND 2ND FLOOR) - TO BE PLACED ONE FOOT FROM THE WALL ON EITHER SIDE (APPROX 67" HIGH)	29May17	
2479	HARDWOOD - GREAT ROOM - UPGRADE #3	29May17	
2480	CABINETS - MASTER ENSUITE - BANK OF DRAWERS (SET OF 3) VANITY	29May17	
2481	PAINTING - STAIN OAK STAIRS	29May17	
2482	TILES - KITCHEN/BREAKFAST - UPGRADE #4	29May17	
2483	PLUMBING - KITCHEN - UPGRADE SINK TO BLANCO PRECIS UNDERMOUNT SINK MODEL #400580 ANTHRACITE	29May17	
2484	PLUMBING - WATERLINE FOR FRIDGE	29May17	
2485	CABINETS - POTS AND PAN DRAWERS - STD CABINET (SET OF 3)	29May17	
2486	LAUNDRY ROOM - RELOCATE WASHER & DRYER TO BASEMENT, STD PLUMBING, VENTING AND ELECTRICAL TO RELOCATED AS WELL. LAUNDRY ROOM ON 2ND FLOOR TO REMAIN WITH TILE ONLY.	29May17	
2487	TILES - DELETE ALL BATHROOM ACCESSORIES	29May17	
2488	COLD CELLAR - PURCHASER IS AWARE THERE WILL BE NO COLD CELLAR	29May17	
3316	OPTION GROUND FLOOR **AS PER AGREEMENT OF PURCHASE AND SALE	29May17	

This Document is Extremely Time Sensitive - Printed 29 May 17 at 16:00

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE		HARDWARE	COUNTERTOP	EDGE	
Kitchen	STD CONT. SKAB PVC TUXEDO ✓		H800BC ✓	STD BIANCO SARDO GRANITE ✓	DPR	
Island	STD CONT. SKAB PVC TUXEDO ✓		H800BC ✓	STD BIANCO SARDO GRANITE ✓	DPR	
Master Ensuite	STD NIKI 1 400 SERIES PVC WHITE ✓		H500C ✓	CALCUTTA MARLE -4925K-07 ✓	STD	
Main	STD NIKI 1 400 SERIES PVC WHITE ✓		H500P ✓	CALCUTTA MARLE -4925K-07 ✓	STD	
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALENA ICE 13 X 13 ✓					
Powder Room	MALENA ICE 13 X13 ✓					
Mud Room	N/A					
Main Hall	N/A					
Kitchen Floor	UPG (4) RONDINE -FUORI STATUARIO 12 X 24 ✓					
Breakfast Floor	UPG (4) RONDINE -FUORI STATUARIO 12 X 24 ✓					
Laundry	MALENA CARBON 13X 13 ✓					
Mstr Ensuite Floor	MALENA CARBON 13X 13 ✓					
Master Shower Floor	MELENA ICE 8 X10 ✓					
Master Shower Jamb	WHITE 2 X 2 ✓					
	BIANCO CARRARA ✓			BIANCO CARRARA		
Main Bath Floor	MALENA ICE 13 X13 ✓					
Main Bath Tub Wall	MALENA CARBONE 8 X10 ✓			BIANCO CARRARA		
HARDWOOD / CARPET						
Great Room	UPG (3) 3" 1/4" SEMI-GLOSS HARDWOOD OAK - ECLIPSE ✓					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	N/A					
Upper Hall	STD OPENING NIGHT CARPET - T-15 ✓					
Master Bedroom	STD OPENING NIGHT CARPET - T-15 ✓					
Bedroom 2	STD OPENING NIGHT CARPET - T-15 ✓					
Bedroom 3	STD OPENING NIGHT CARPET - T-15 ✓					
Carpet Underpad	STANDARD ✓					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	YES		Opt. Crown Moulding		N/A	
Bathroom Accessories	DELETE ALL ACCESSORIES	Location				
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL	228-4 ✓	
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.				(KD)		
** PAGE 1 OF 2 **				Purchaser Initial	Vendor	

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species:	STAIN TO MATCH FLOORING 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
		Bedroom 3	WARM GREY
Great room	WARM GREY		
		Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY		
Powder Room	WARM GREY		

PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	SINK	STANDARD	BLANCO PRECIS UNDERMOUNT MDL#400580
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	YES	✓	UPG ON STRUCTURAL
WATERLINE to Fridge	YES	✓	KITCHEN WATERLINE
Hood Fan Venting SIZE	YES 6"	✓	BUILDERS 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

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.

INITIALS	

SITE:	INNISFIL	LOT: 228-4	
PURCHASER(S):	KEIVAN DARYUSHNEAD		
HOME #/CELL #	416-804-3095		
EMAIL:	KAIVAN20@GMAIL.COM		

DÉCOR NOTES		Purchaser Signature	Date
			04/26/17

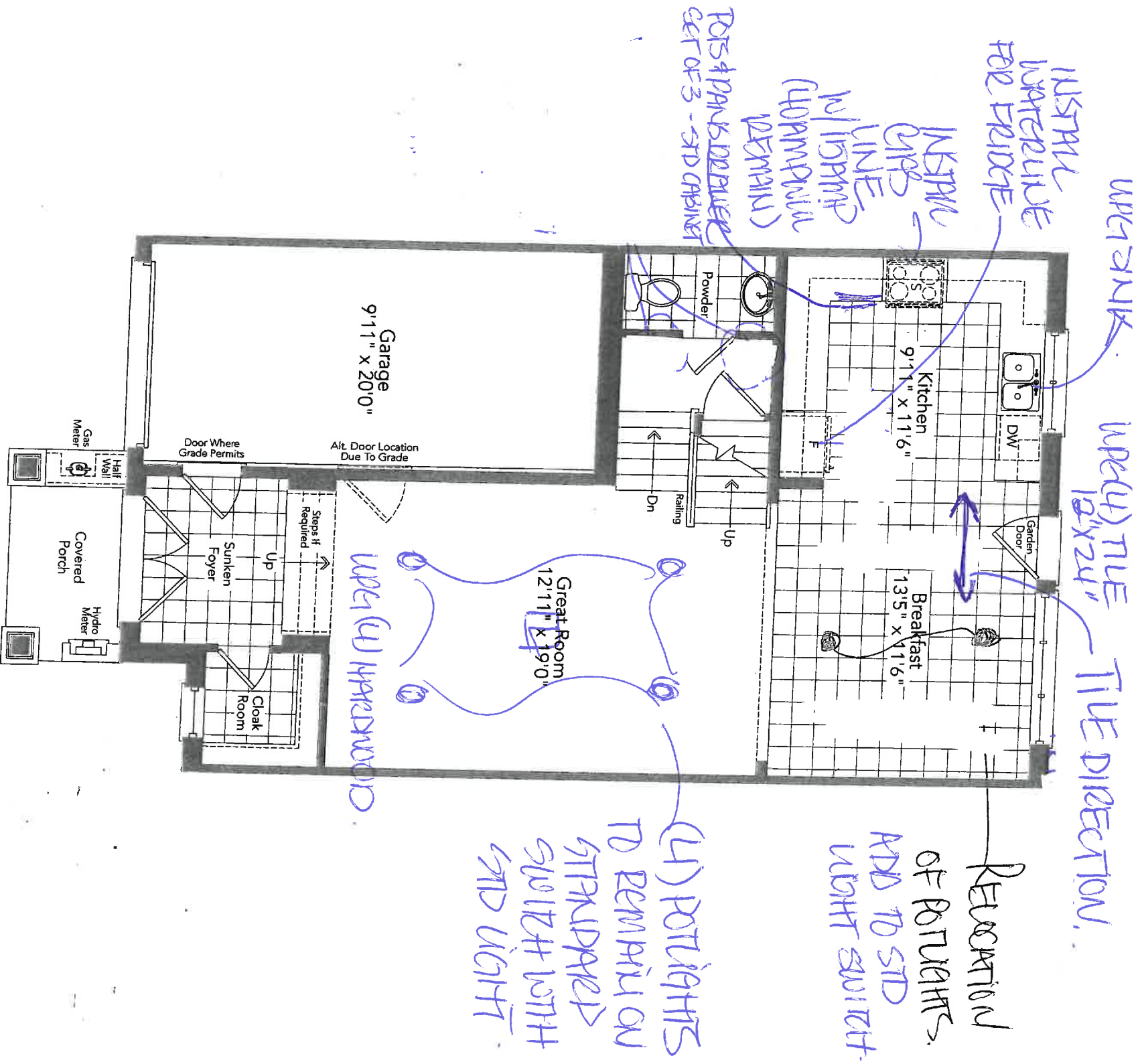
FOR TRADE USE

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 ***		Décor Consultant Signature	Date
			04/26/17
		Vendor Signature	Date
			APR 27/17

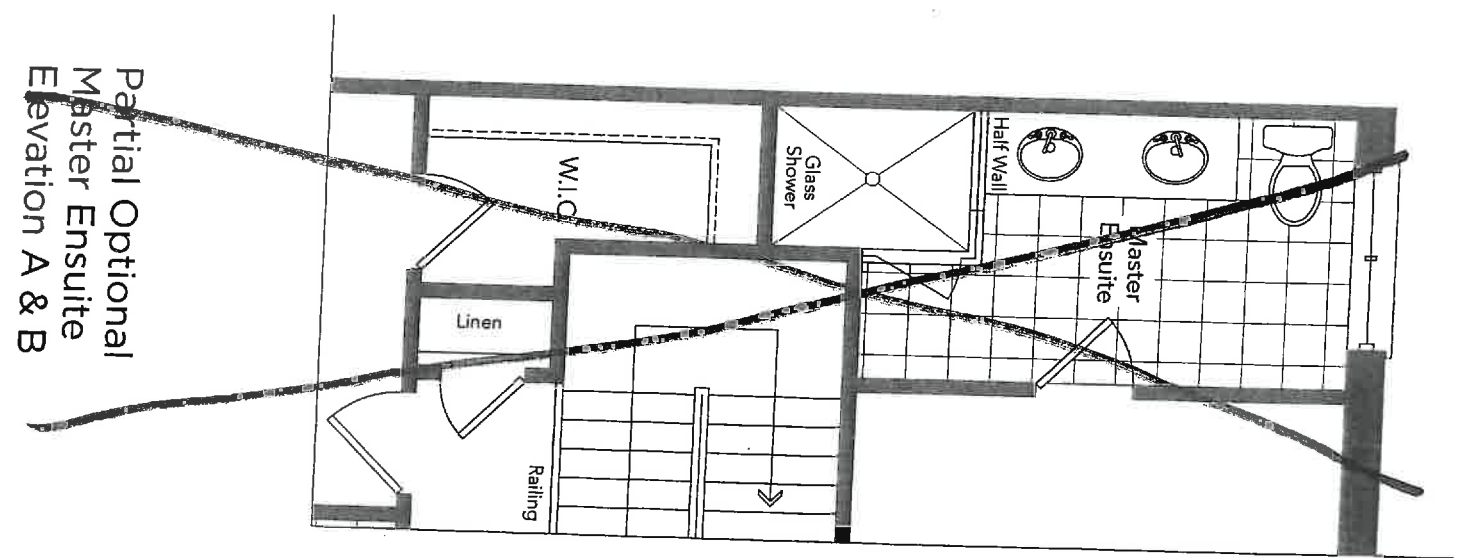
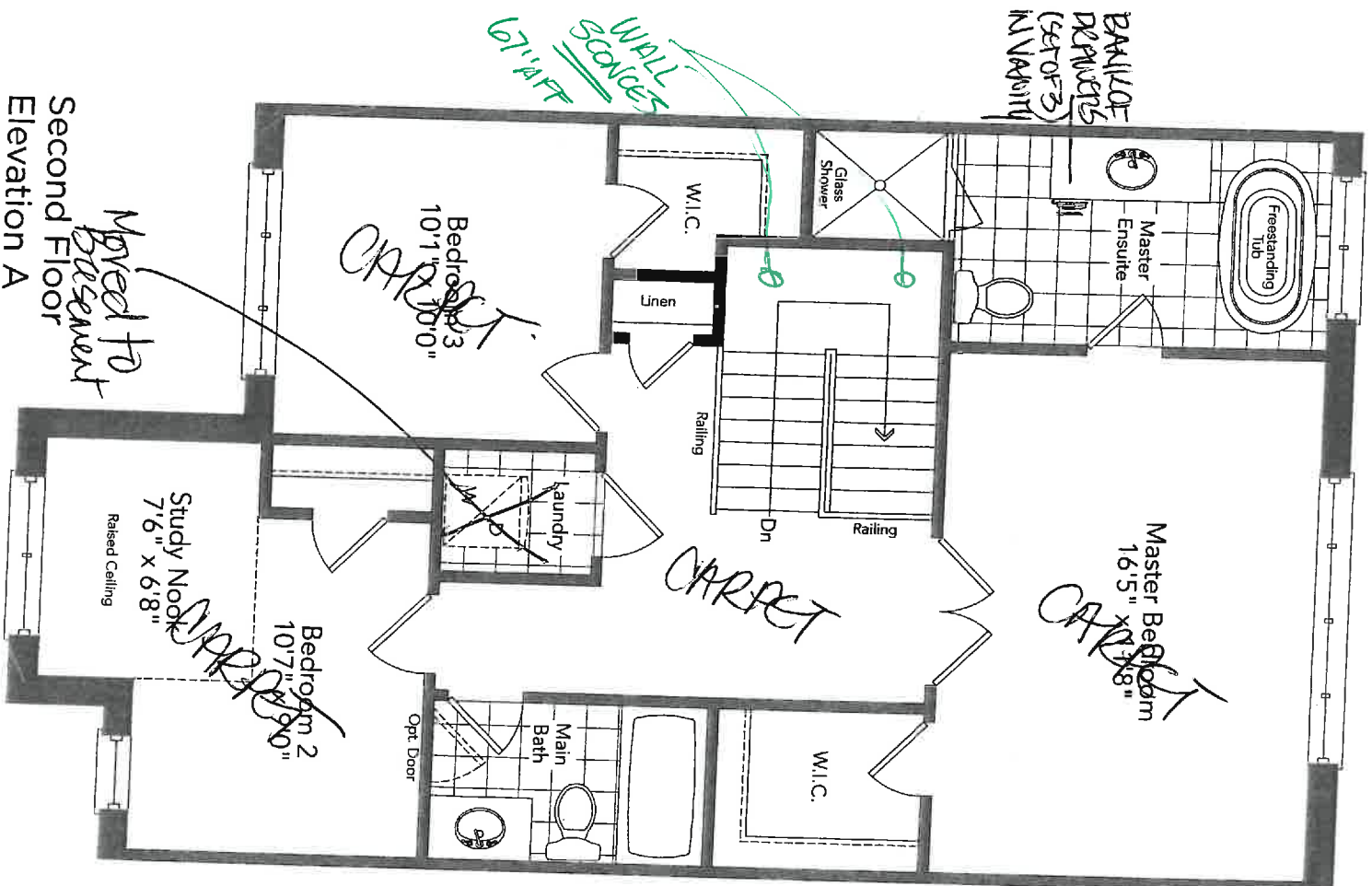


Optional Ground Floor
Elevation A

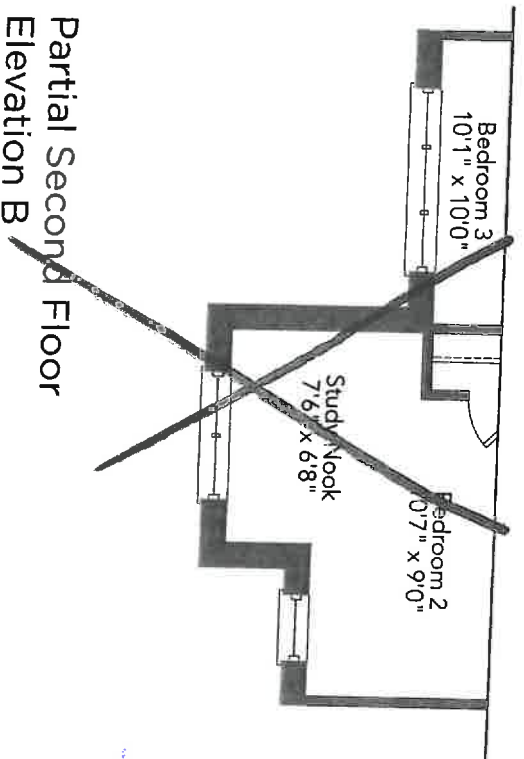
Partial Optional
Ground Floor
Elevation B

(50)
LOT 228-4
INDUSTIAL

SANDSTONE TH-02



Partial Optional
Master Ensuite
Elevation A & B



Partial Second Floor
Elevation B

* 2nd floor
smooth ceiling

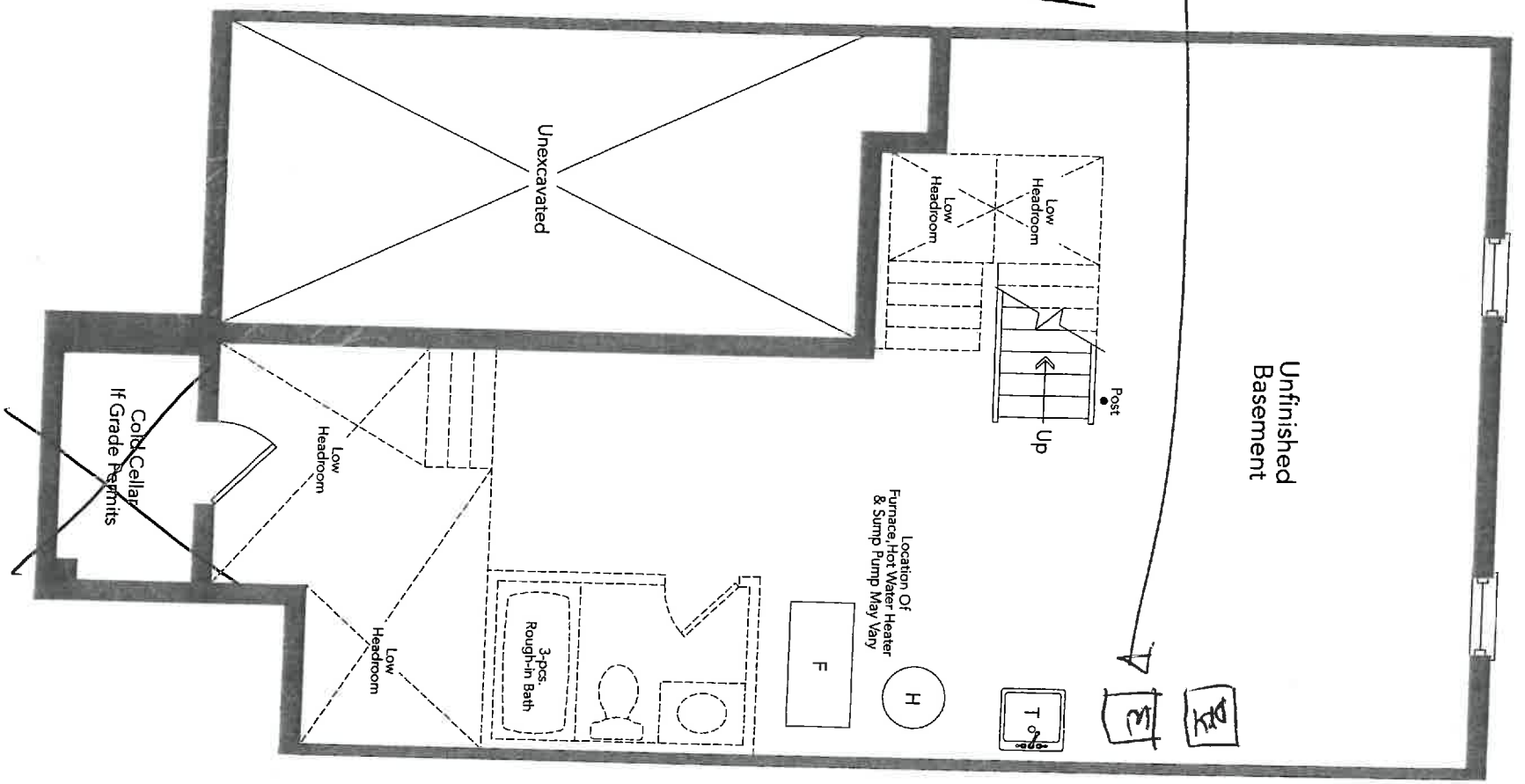
(K0)

SANDSTONE TH-02

K01 228-4

14N19F1L

Handy room
 relocate to
 basement
 next to laundry
 tub.

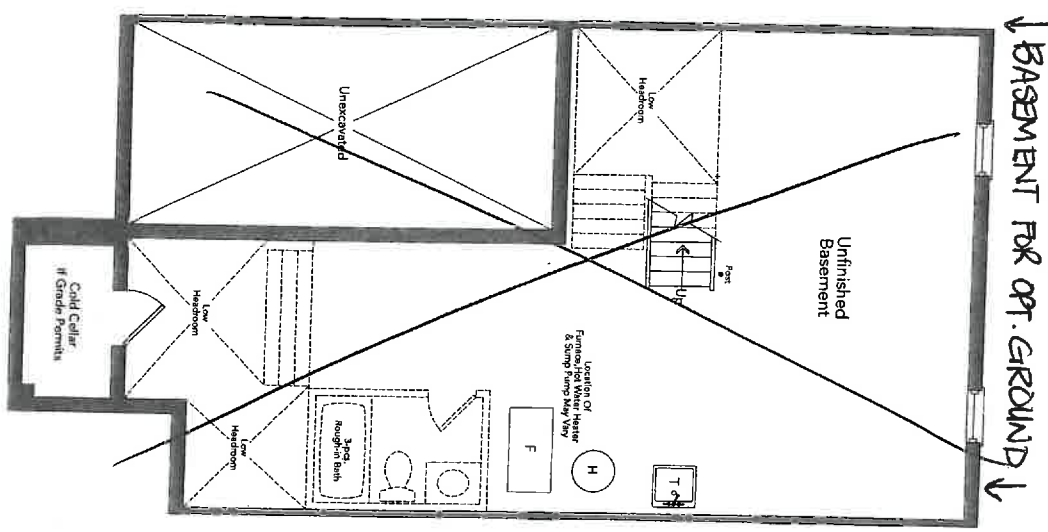


Basement
 Elevation A & B

NO COLD
 CELLAR.

(K5)

(K5)

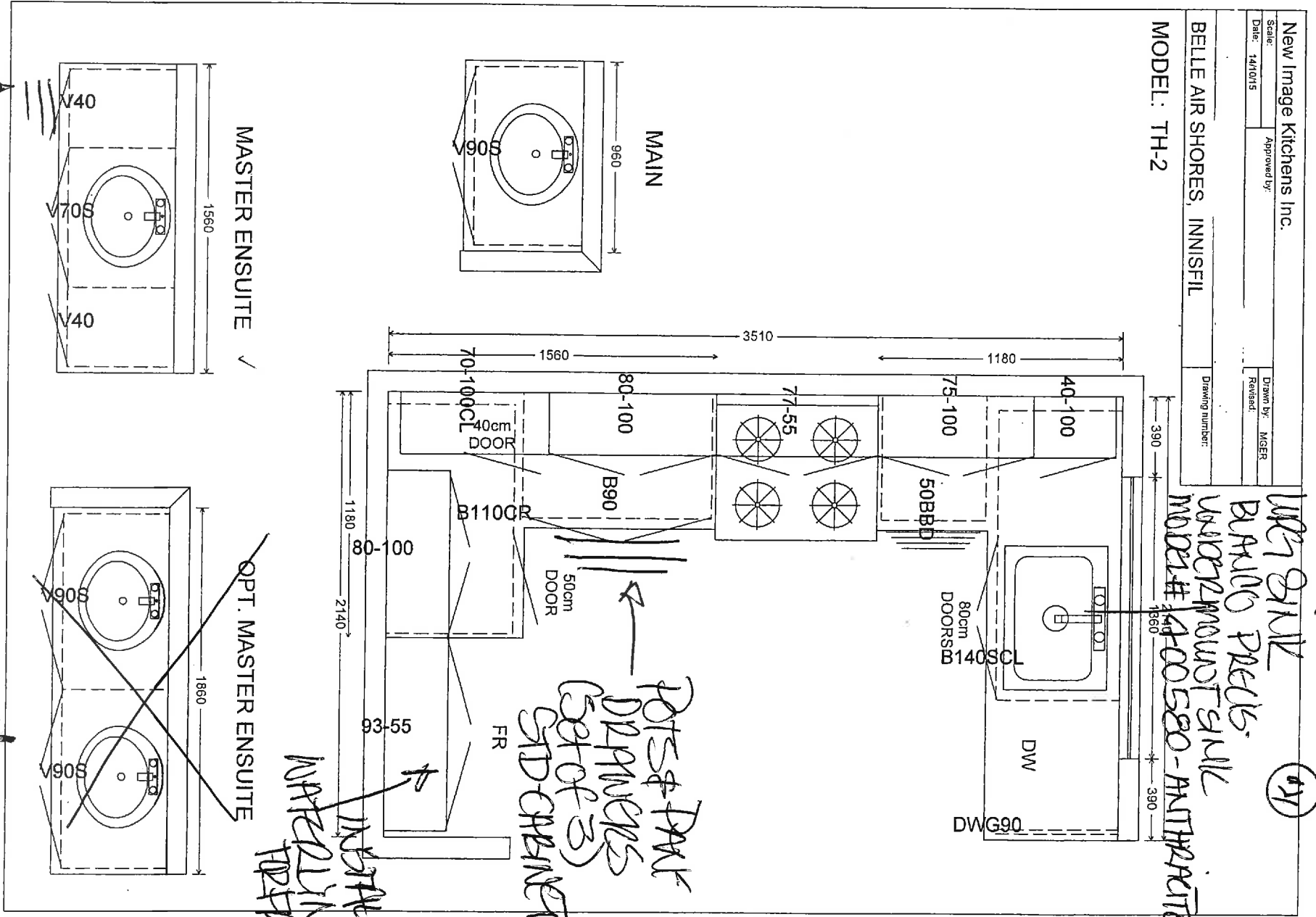


↓ BASEMENT FOR OPT. GROUND ↓

LOT 228-4
 INHILFIL
 SANDSTONE TH-02

New Image Kitchens Inc.		Drawn by: MGER
Scale:	Approved by:	Revised:
Date: 11/10/15		
BELLE AIR SHORES, INNISFIL		Drawing number:

MODEL: TH-2



WET SINK
BRAND PRECIS.
UNDERMOUNT SINK
MODEL # 400580 - AUTHENTIC

POTS & PAW
DRAINERS
(Set of 3)
STD CHANET

INSTALL
INTERLINE
APPLIANCE

YANITY
DRAINERS
(Set of 3) - STD CHANET

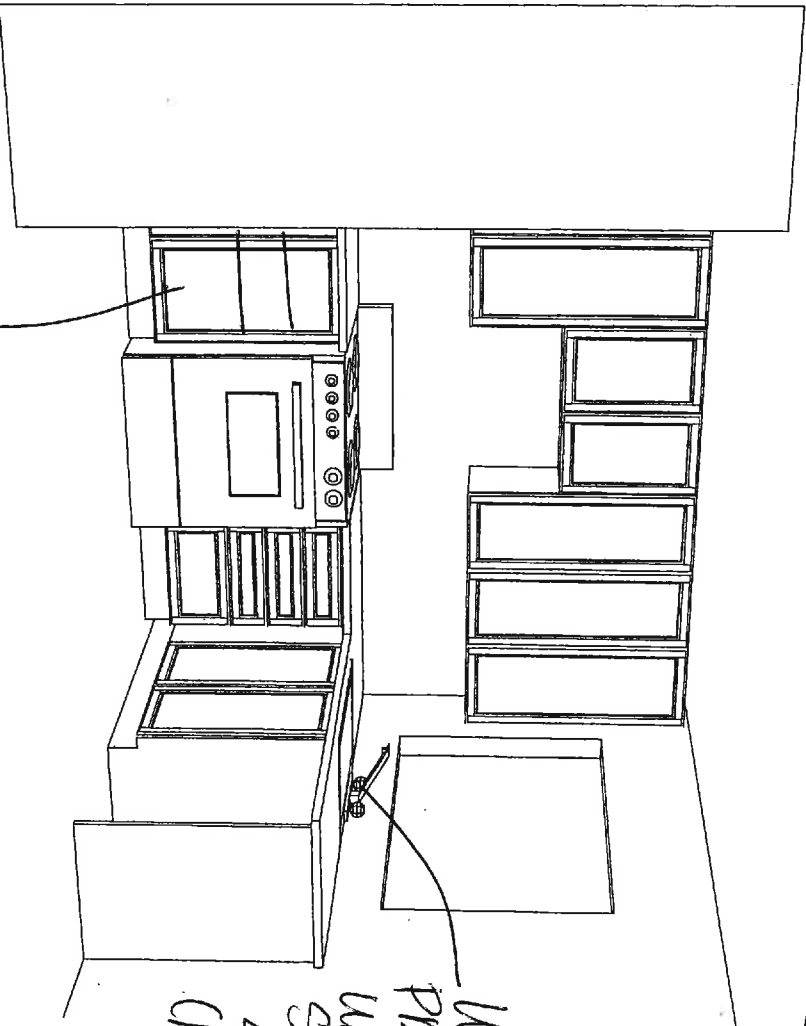
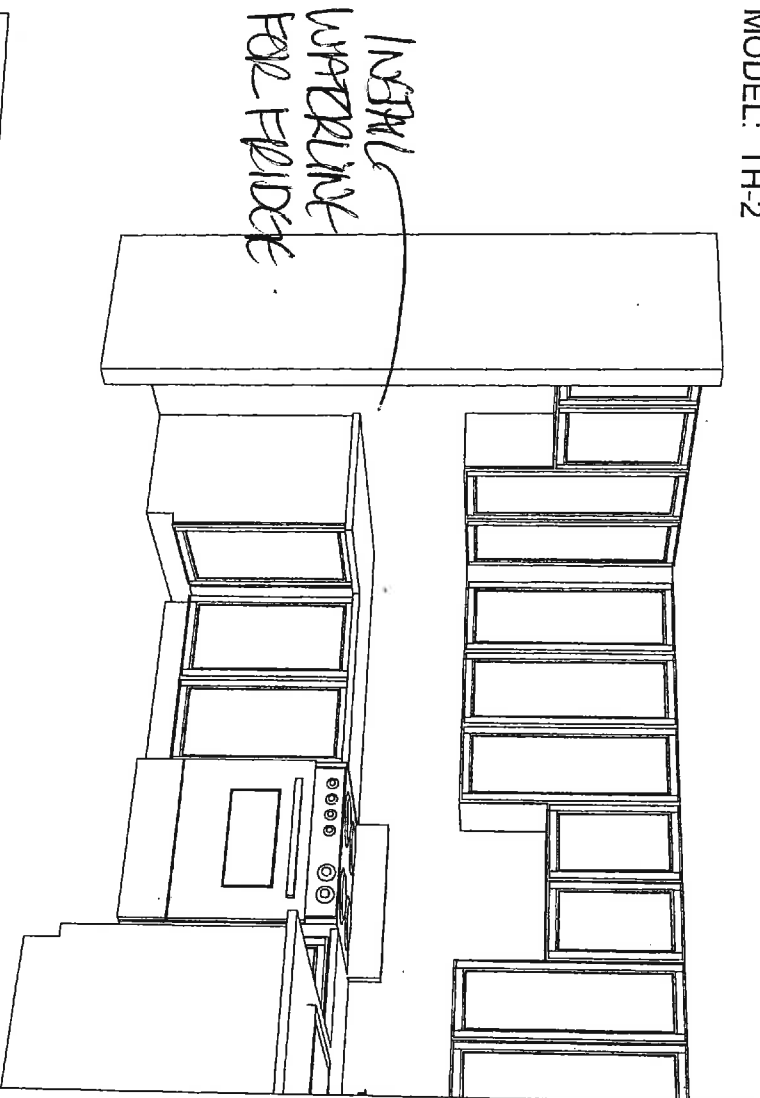
LOT 228-4-
INNISFIL

New Image Kitchens Inc.

Scale:	Approved by:	Drawn By: MGER
Date: 24/02/17	Revised:	

BELLE AIR SHORES, INNISFIL	Drawing number:
----------------------------	-----------------

MODEL: TH-2



(15) INSTRUMENT
DOTS 4 PINK DRAWERS - STD CABINET

LOT 228-4 INNISFIL

(New Image Kitchens)



KITHEA/
BLEAK
FAB1

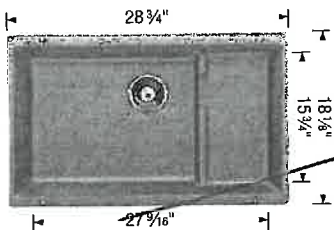
**BATH.
H BOO**

120
HOT 228-4
NN15F1L

BLANCO PRECIS™
Undermount

LOT 228-4-INNISTIL
UPG KITCHEN SINK

BLANCO PRECIS™
CASCADE



Sink
Specifications

Undermount
Minimum Cabinet Size
33" (840 mm)
Bowl Depth
Main 7" (200 mm)
Secondary 5 1/2" (140 mm)
Cubed Weight
68 lb. (31 kg)

Model
N°

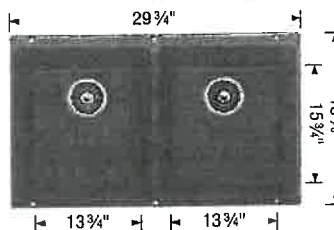
401445 Anthracite
401446 Café
401447 Cinder
401684 Metallic Gray
401481 Truffle
401813 Biscuit
401482 White

Optional Accessories

406399 Mesh Basket
(Included)
406532 Grid
406536 Floating Grid
517666 CapFlow™

\$ ~~1200.00~~

BLANCO PRECIS™ U 2



Sink
Specifications

Undermount
Minimum Cabinet Size*
33" (840 mm)
Bowl Depth
8" (205 mm)
Cubed Weight
64 lb. (29 kg)

Model
N°

400580 Anthracite

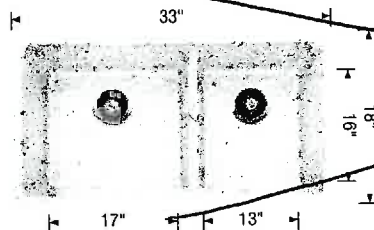
Optional Accessories

406484 Grid
406536 Floating Grid
517666 CapFlow™

\$ ~~1200.00~~

150

BLANCO PRECIS™ U 1 3/4



Sink
Specifications

Undermount
Minimum Cabinet Size*
36" (915 mm)
Bowl Depth
9 1/2" (240 mm)
Cubed Weight
59 lb. (27 kg)

Model
N°

400583 Anthracite
400585 Café
401396 Cinder
401682 Metallic Gray
401142 Truffle
401817 Biscuit
401706 White

Optional Accessories

406482 Grid (LB)
406483 Grid (SB)
406536 Floating Grid
517666 CapFlow™

\$ ~~1200.00~~

BLANCO PRECIS™

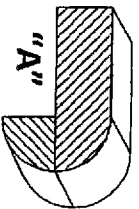
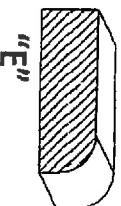
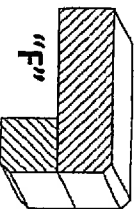
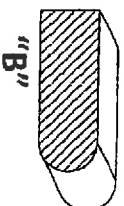
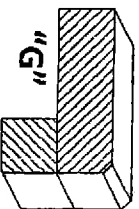
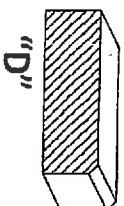
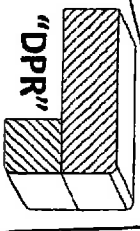
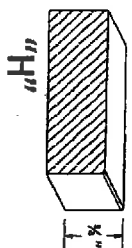
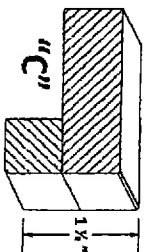
Sink
Specifications

Model
N°

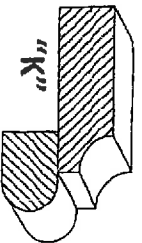
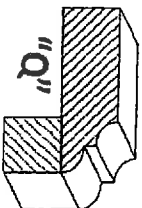
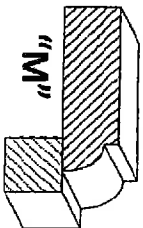
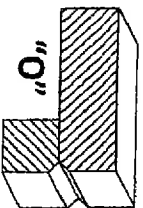
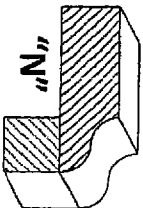
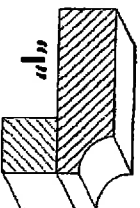
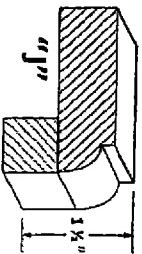
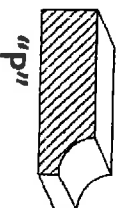
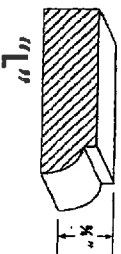
Optional Accessories

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

KD

ZANCOR HOMES

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'x8'.

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, TARIION and/or the Builder in relation to the matter.

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

SITE

LOT

DATE

11118511-1301E

228-4

APR 21 2017

APR 21 2017
MORE

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1N15FL-228-4

DATE:

APRIL 26 2017

SITING:

☒ Standard

☐ Reverse

RANGE

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

☐ 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

(K1) Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

(K1) **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.

(K1) 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.

(K1) 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

(K2)

Date

APRIL 26 2017

Purchaser Signature

Date