



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

PURCHASER: Unknown Lot228-5

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
228-5 / 1	SLATE (TH-03) ELEV A	12-Jun-17

Ref#	Quantity - Description	Approved	Notes
2455	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	
2456	BONUS: 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by 7/4 inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs	19May17	
2457	PLUMBING - ROUGH IN FOR SINK IN BASEMENT	19May17	
2458	ELECTRICAL - ADD (1) CAPPED LIGHT ABOVE KITCHEN ISLAND ADD SEPARATE SWITCH	19May17	
2459	TRIM - ADD OPTIONAL FRECH DOOR TO DEN	19May17	
2460	HARDWOOD - MAIN FLOOR - UPGRADE 3 TO GREAT ROOM, DEN, HALL BY STAIRS IN LIEU OF STD HARDWOOD	19May17	
2461	HARDWOOD - HALLWAY - UPGRADE 3 IN LIEU OF STANDARD	19May17	
2462	PAINT - STAIN INTERIOR OAK STAIRS	19May17	
2463	CABINETS - MASTER ENSUITE AND MAIN BATH - UPGRADE 2 VANITY CABINETS	19May17	
2464	CABINETS - KITCHEN - 24" DEEP UPPER OVER FRIDGE WITH 1 SIDE PANEL	19May17	
2465	TILES - DELETE ALL BATHROOM ACCESSORIES	19May17	
3866	NO GARAGE MAIN DOOR DUE TO GRADING **AS PER AMENDMENT	12Jun17	

This Document is Extremely Time Sensitive - Printed 12 Jun 17 at 11:39

ANCOR HOMES COLOUR CH T

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER OAK ESPRESSO STAINED	H 800 BC	BIANCO SARDO	C		
Island	SHAKER OAK ESPRESSO STAINED	H 800 BC	BIANCO SARDO	C		
Servery	NA					
Master Ensuite	EURO MYSTIQUE HIGH GLOSS (2)	H 800 BC	CALCATTÀ MARBLE 4925K-07			
Main	EURO MYSTIQUE HIGH GLOSS (2)	H 800 BC	CALCATTÀ MARBLE 4925K-07			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	NEW ALBION GREY 13 X13					
Basement Foyer	NA					
Powder Room	NEW ALBION GREY 13 X 13					
Rear Yard Hallway	RUSTIC CHARCOAL 13 X 13					
Main Hall	NA					
Kitchen Floor	NEW ALBION GREY 13 X 13					
Breakfast Floor	NEW ALBION GREY 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	RUSTIC GREY 13 X 13					
Mstr Ensuite Floor	RUSTIC GREY 13 X 13			BIANC CARR		
Mstr Ensuite Shower	CORTE MILA SILVER 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	RUSTIC GREY 13 X 13			BIANC CARR		
Main Bath Tub Wall	CORTE MILA SILVER 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					
Great Room	VINTAGE SOLID SAWN OAK SEMI GLOSS ECLIPSE 3 1/4" UP # 3					
Den/	VINTAGE SOLID SAWN OAK SEMI GLOSS ECLIPSE 3 1/4" UP # 3					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Stairs	VINTAGE SOLID SAWN OAK SEMI GLOSS ECLIPSE 3 1/4" UP # 3					
Upper Hall	VINTAGE SOLID SAWN OAK SEMI GLOSS ECLIPSE 3 1/4" UP # 3					
Master Bedroom	OPENING NIGHT T-20					
Bedroom 2	OPENING NIGHT T-20					
Bedroom 3	OPENING NIGHT T-20					
Bedroom 4	NA					
Carpet Underpad	OPENING NIGHT T-20					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL	location		NA		
Purchaser has reviewed the colour chart						
SITE & LOT						
FOR TRADE USE				INNISFIL	228-5	

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 1 OF 2 **

Purchaser Initial

Vendor

ANCOR HOMES COLOUR CH T

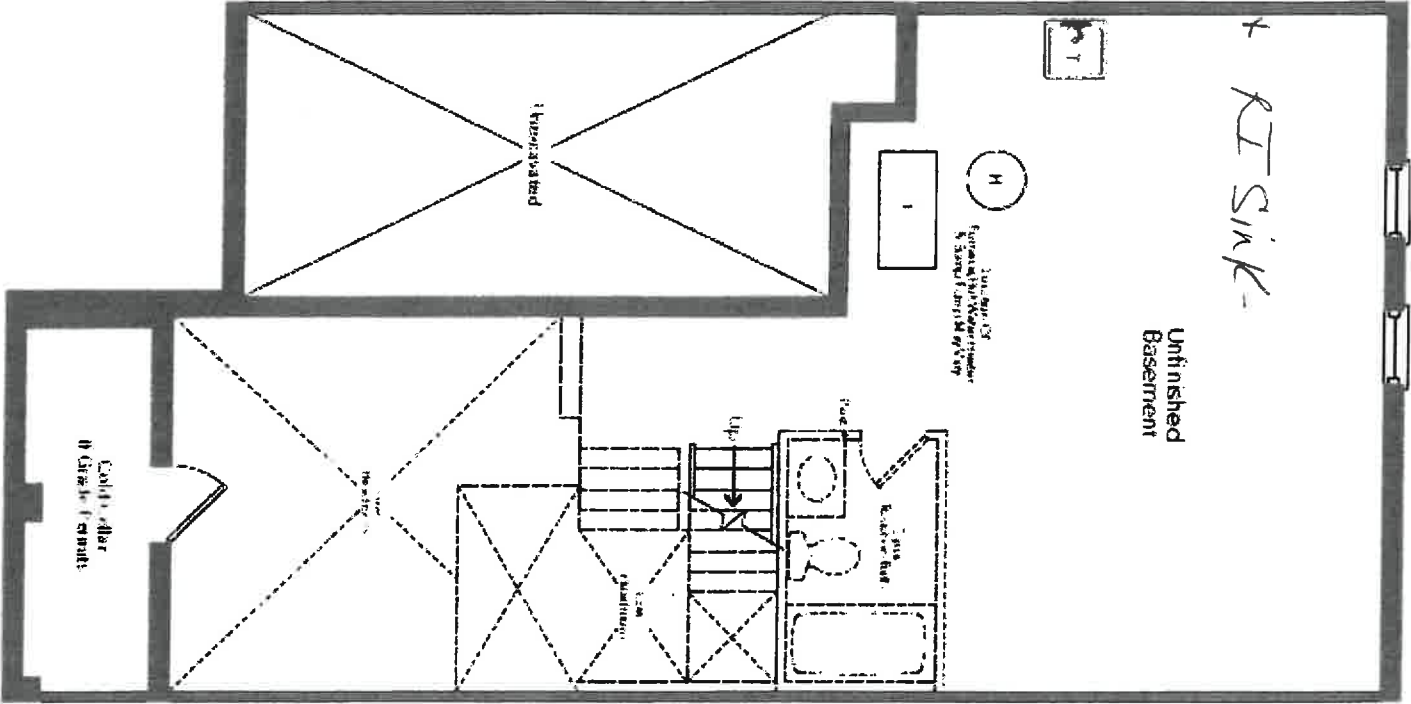
STAIRS, RAILING & PICKETS & STAIR STAIN					
Stair Stain / Species:	STAIN OAK STAIRS TO MATCH ECLIPSE				
White Paint Req'd	NA				
Main to 2nd Railing Details:	STANDARD				
Main to Basement Railing Details:	NA				
TRIM					
Casing/Baseboards	STANDARD				
Interior Doors	STANDARD				
Interior Door Hardware	STANDARD				
Exterior Door Hardware	STANDARD				
PAINT					
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY		
Living 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 UNDERMOUT SINK		
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" STANDARD				
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 Vendors's selection must be accepted by the purchaser			<div>IR</div>		
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			<div>NR</div>		
Purchaser has checked and acknowledged accuracy of colour and selections before signing.					
SITE: INNISFIL	THE SLATE TH03-A	LOT: 228-5			
PURCHASER(S):	OPT GROUND FLOOR Alliah Over		<div> <div> Purchaser Signature </div> <div> MAR 17 2017 </div> </div>		
HOME #/CELL #	416 726-493'		<div> <div> Purchaser Signature </div> <div> Date </div> </div>		
DÉCOR NOTES	<div> <div> Purchaser Signature </div> <div> Date </div> </div>				
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.		<div> <div> ZANCOR HOMES </div> <div> DÉCOR Consultant Signature </div> <div> MAR 24 2017 </div> </div>			
*** PAGE 2 OF 2 ***		Vendor Signature		Date	

TH-03

The Slate

Lot 228-5

FEB 28/19



Basement
Elevation A

Mr

March 10/19

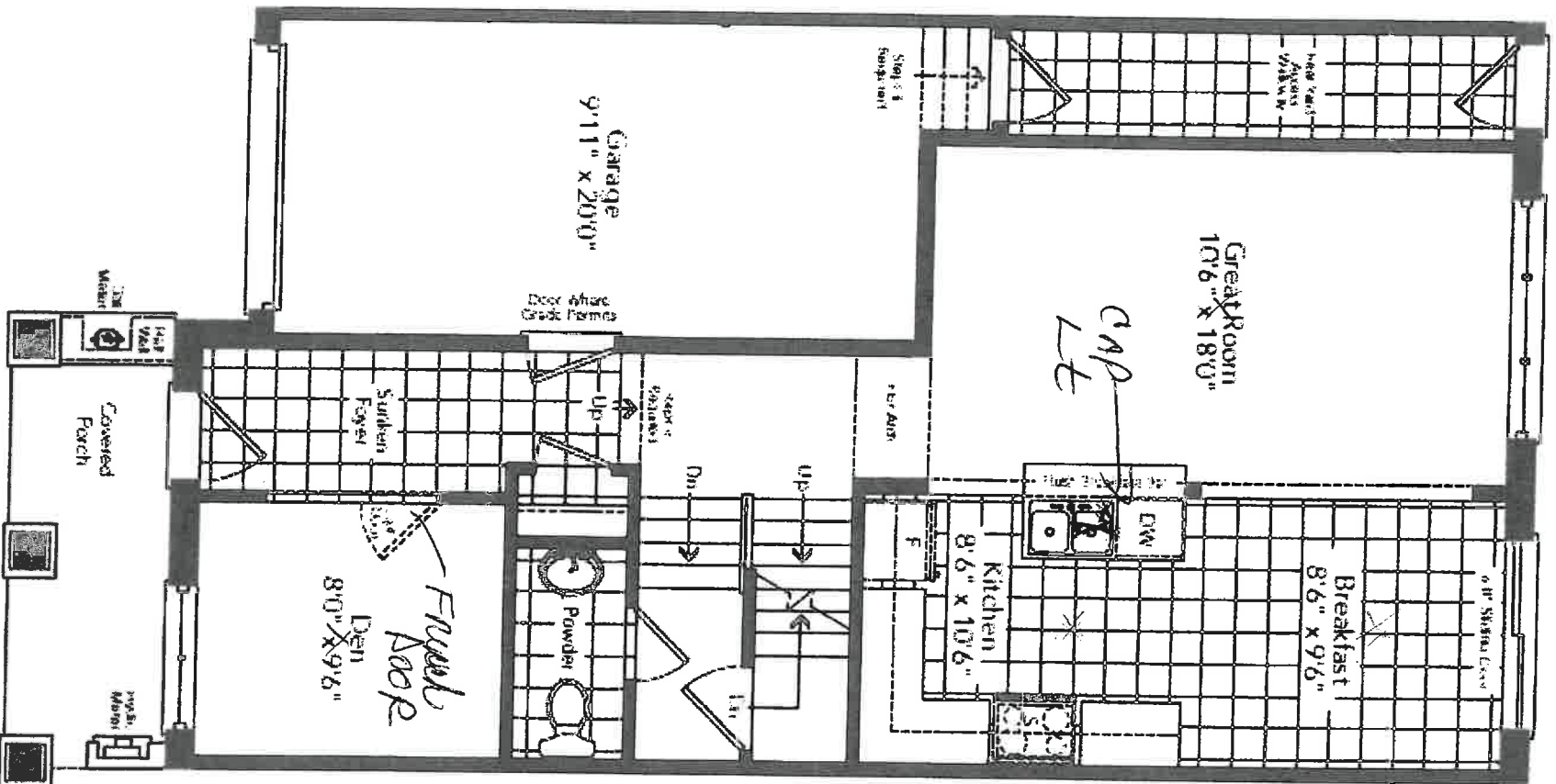
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TH-03

The Slate Lot 2225-

FRB 28/17

Mark 10/17



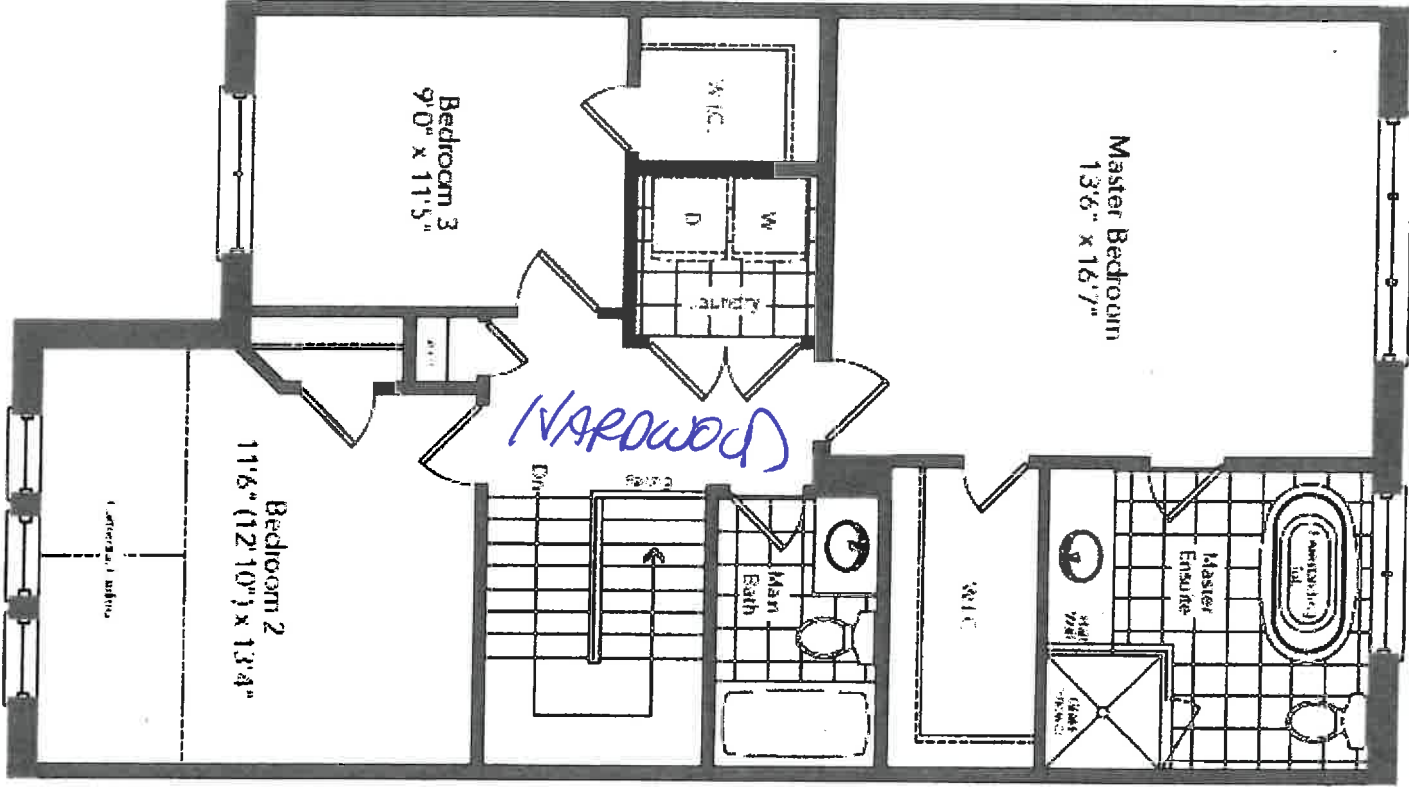
Ground Floor
Elevation A

TH-03

The Slate

Lot 223.5

FEB 28/17



Second Floor
Elevation A

no changes

✓

Mueck 17/17

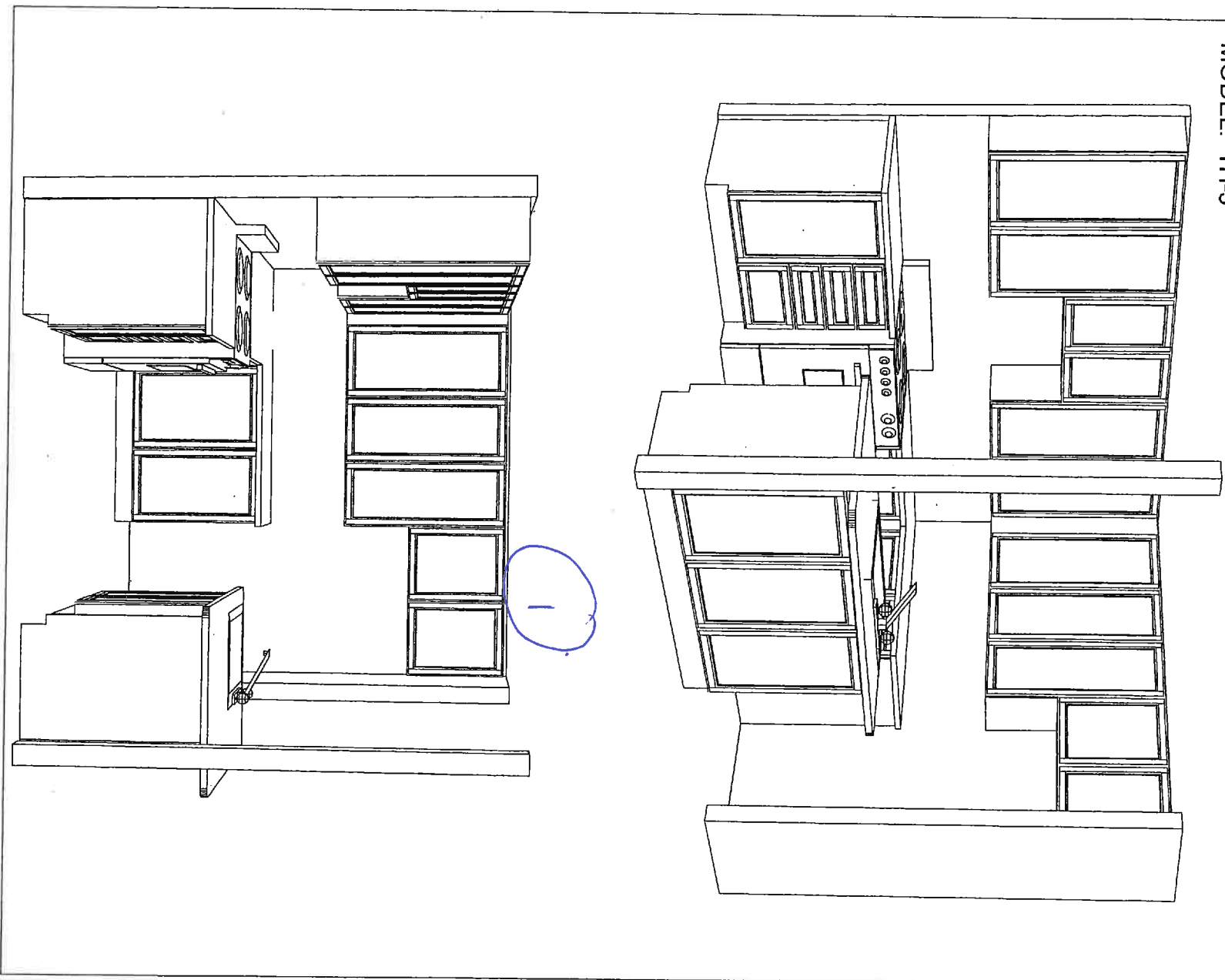
✓

Lot 228-5

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

mpack 12/17

MODEL: TH-3



① 24" top up for our fridge / 1 side panel

Mark on

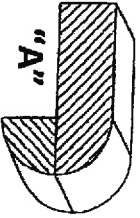
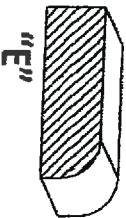
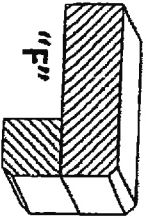
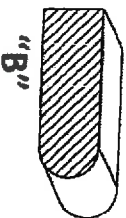
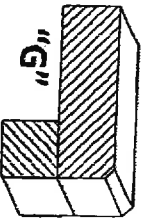
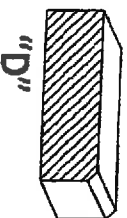
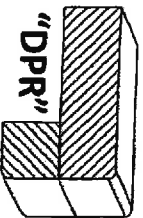
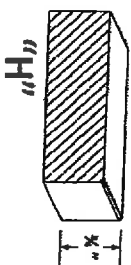
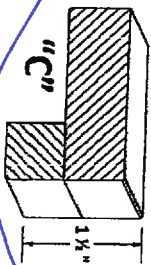
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myak 12/17

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

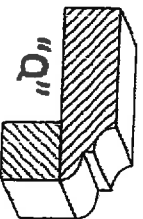
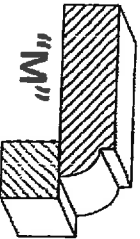
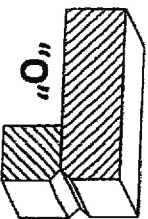
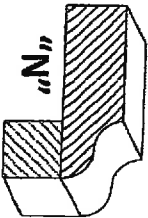
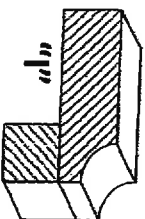
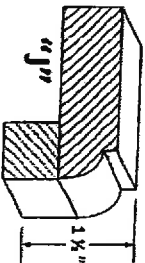
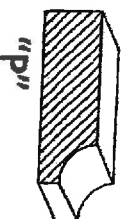
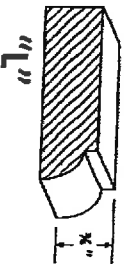
STANDARD

Heckler



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UPGRADES



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Timor's Fil
Lot 228-5

DATE:

10/22/17

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)

☐ FRONT LOADING SIDE BY SIDE

☐ STACKABLE

LAUNDRY

✓ 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 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

10/22/17

Purchaser Signature

Date

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'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.

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, TARION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

SITE

LOT

DATE