



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

PURCHASER: Roman Rung

TEL: RES: 416-726-0566

LOT / PHASE	HOUSE TYPE	PRINT DATE
135N / 2	MARINA (42-02) ELEV B	16-Jun-17

OPT. 2ND FLOOR

Re#	Quantity - Description	Approved	Notes
3568	kitchen - water line for fridge	16Jun17	
3569	upg (3) METAL BLACK BIRDSNEST W/ALT. PLAIN PICKET	16Jun17	
3570	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	16Jun17	
3571	UPG (4) HARDWOOD IN DINING ROOM, GREAT ROOM AND MAIN HALL IN LIEU OF STANDARD HARDWOOD	16Jun17	
3572	NO STRUCTURAL CHANGES	16Jun17	
3573	KITCHEN ISLAND - DELETE, IF ANY HANDLES ON ISLAND "DUMMY" CABINET DOORS.	16Jun17	
4018	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	16Jun17	
4019	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 stairs	16Jun17	
4020	OPTIONAL 2ND FLOOR **AS PER AMENDMENT IN AGREEMENT OF PURCHASE AND SALE	16Jun17	*
4021	DELETE CERAMIC ACCESSORIES	16Jun17	

This Document is Extremely Time Sensitive - Printed 16 Jun 17 at 12:38

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD 400 SERIES PVC WHITE	H800BC	ORGIALLO ORANMETNAL-LIGHT	C		
Island	STD 400 SERIES PVC WHITE	H800BC	ORGIALLO ORANMETNAL-LIGHT	C		
Master Ensuite	STD 400 SERIES PVC WHITE	H500C	AUTUMN CARNIVAL-1877K-52	STD		
Main	STD 400 SERIES PVC WHITE	H500C	KALAHARI TOPAZ-4588K-07	STD		
Powder Room	N/A					
Basement Bath	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	KEATON ICE 13 X 13					
Powder Room	KEATON ICE 13 X 13					
Mud Room	KEATON ICE 13 X 13					
Main Hall	N/A					
Kitchen Floor	KEATON ICE 13 X 13					
Breakfast Floor	KEATON ICE 13 X 13					
Laundry	KEATON ICE 13 X 13					
Mstr Ensuite Floor	BELLINA GREY 13 X 13					
Mstr Ensuite Shower	BELLINA GREY 8 X 10					
Mstr Shower Floor	WHITE 2 X 2					
Mstr Shower Jamb	PERLATO ROYALE		PERLATO ROYALE			
Main Bath Floor	MALENA IVORY 13 X 13					
Main Bath Tub Wall	MELENA IVORY 8 X 10		PERLATO ROYALE			
HARDWOOD / CARPET						
Dining Room	UPG (4) 4"-3/8" SCULPTED OAK HARDWOOD - SAND DUNE					
Great Room	UPG (4) 4"-3/8" SCULPTED OAK HARDWOOD - SAND DUNE					
Kitchen * (Waiver)		N/A				
Main Foyer * (Waiver)		N/A				
Main Hall	UPG (4) 4"-3/8" SCULPTED OAK HARDWOOD - SAND DUNE					
Upper Hall	STD OPENING NIGHT CARPET - T-21					
Master Bedroom	STD OPENING NIGHT CARPET - T-21					
Bedroom 2	STD OPENING NIGHT CARPET - T-21					
Bedroom 3	STD OPENING NIGHT CARPET - T-21					
Bedroom 4	STD OPENING NIGHT CARPET - T-21					
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	135N	
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			

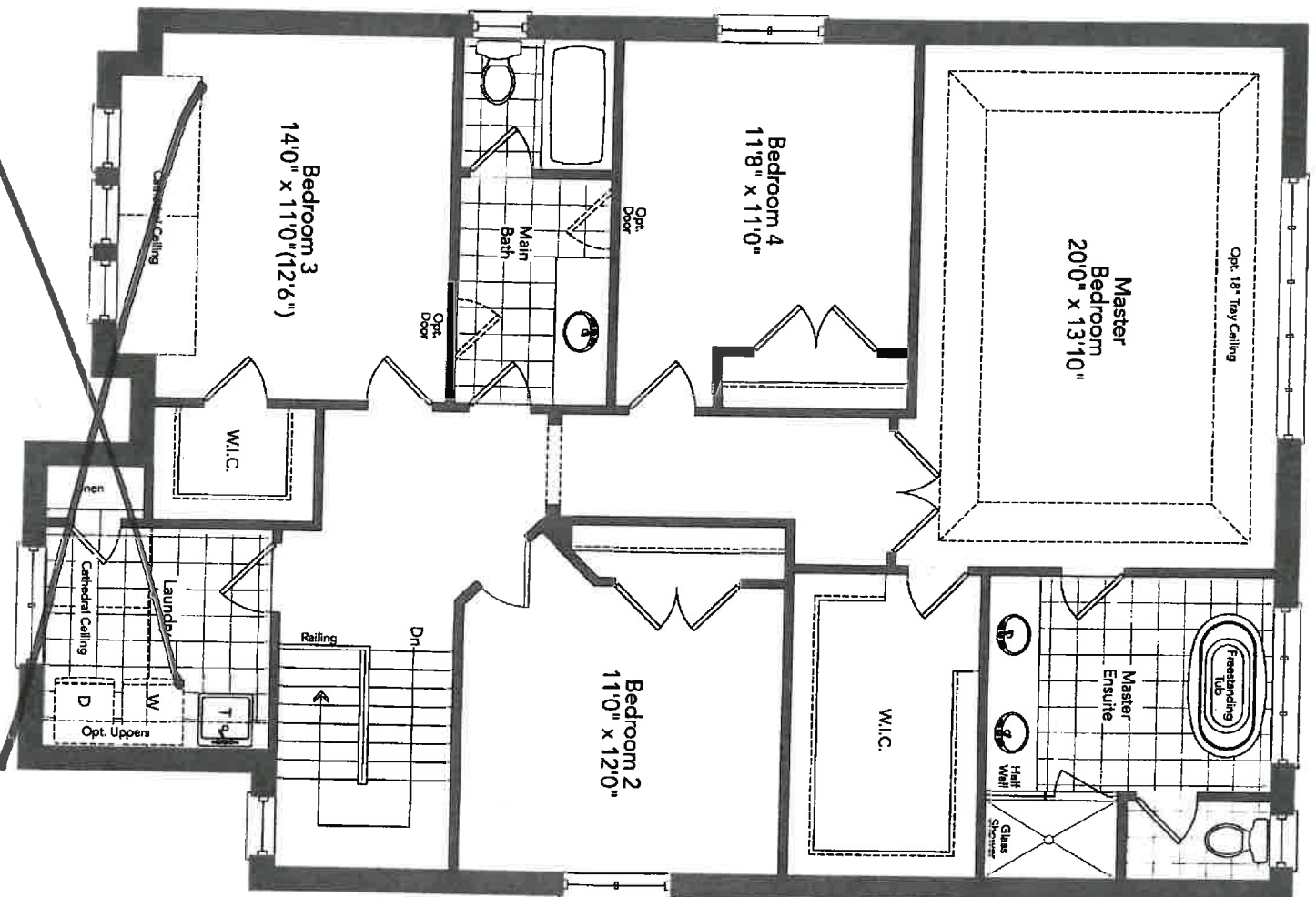
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE			
White Paint Req'd	N/A			
Main to 2nd Railing Details:	UPG (3) METAL BLACK BIRDSNEST			
Main to Basement Railing Details:	W/ALT. PLAIN			
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	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	NO		
WATERLINE to Fridge	NO	NO		
Hood Fan Venting SIZE	YES 6"	NO	BUILDERS STANDARD	
ELECTRICAL for Built-in Oven	NO	NO		
ELECTRICAL for Built-in Micro / OTR	NO	NO		
ELECTRICAL for Gas Stove / Cooktop	NO	NO		
ELECTRICAL for Bar Fridge	NO	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: OPT. 2ND FLOOR	INNISFIL	LOT: 135N		
PURCHASER(S):	ROMAN RUNG		<div> <div></div> <div></div> </div>	
HOME #/CELL #	416-726-0555		<div> <div></div> <div></div> </div>	
EMAIL:	roman.rung@gmail.com		<div> <div></div> <div></div> </div>	
DÉCOR NOTES			<div> <div></div> <div></div> </div>	
FOR TRADE USE				
Any upgrades in the colour chart must be accompanied with a PES.		<div> <div></div> <div></div> </div>		
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></div> <div></div> </div>		
*** PAGE 2 OF 2 ***		<div> <div></div> <div></div> </div>		

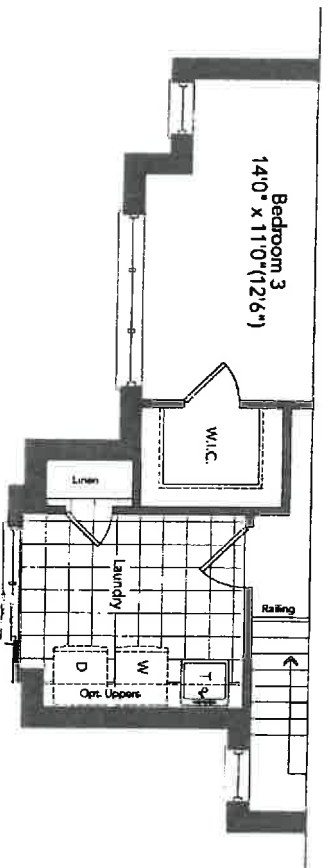


LOT 135A
INH15F1L

MARINA 42-02



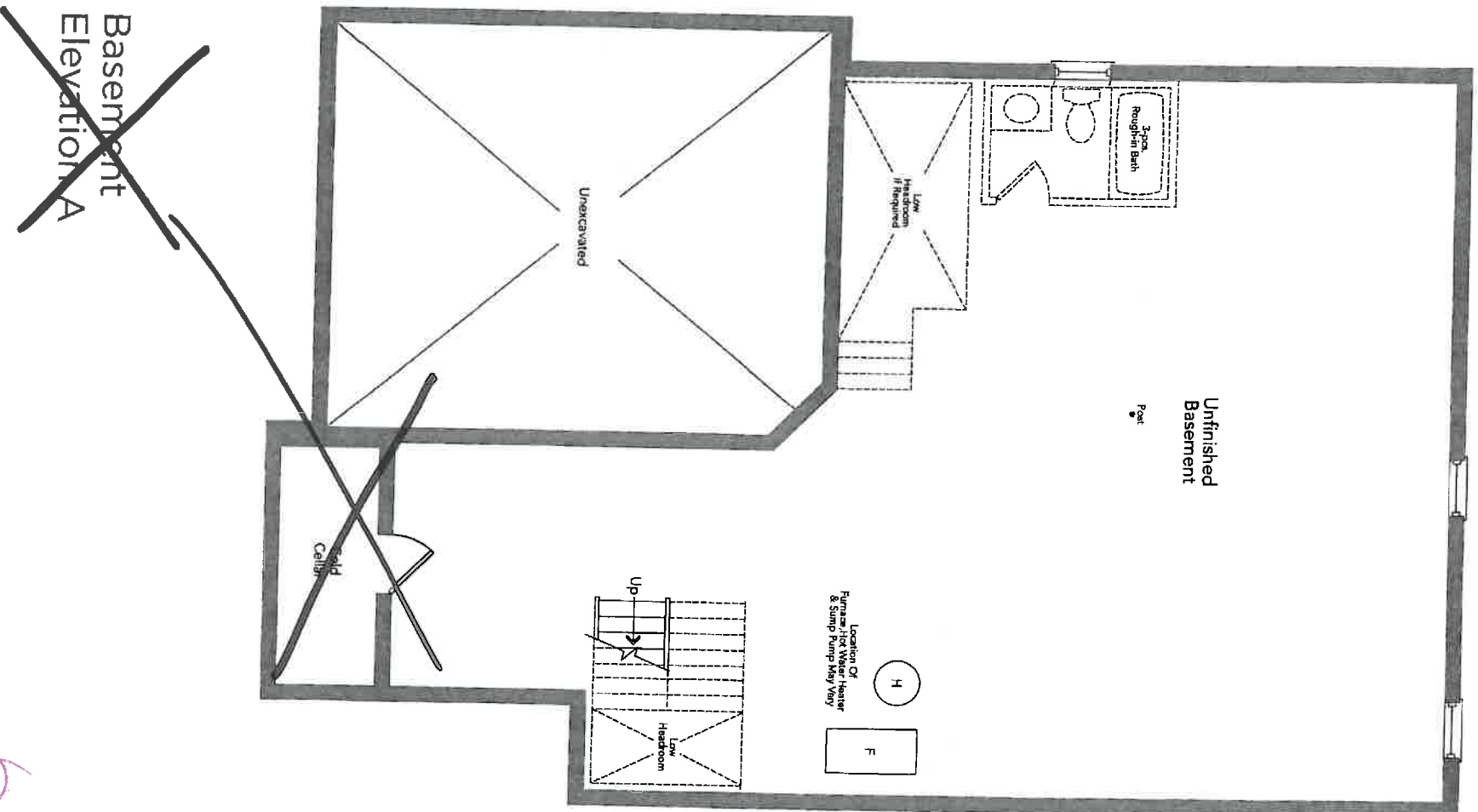
~~Optional Second
Floor Plan
Elevation A~~



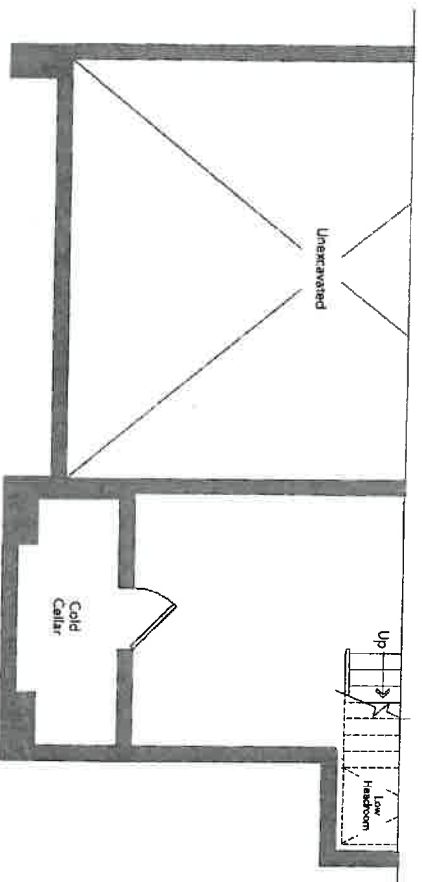
101 135K1
14K13AL

MARINA 42-02

Partial Optional Second Floor Plan Elevation B



~~Basement
Elevation A~~



LOT 135A
14N1571L

Partial Basement
Elevation B

MARINA 42-02

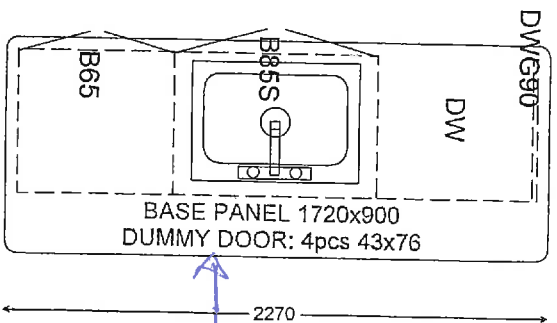
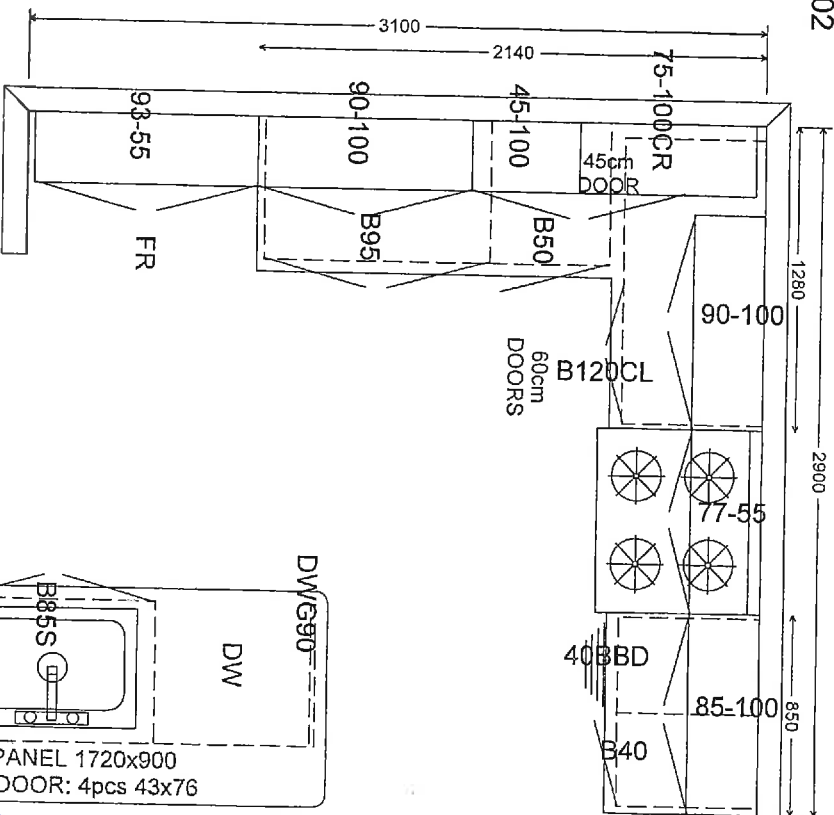
New Image Kitchens Inc.

Scale:	Approved by:	Drawn by:	MSEER
Date: 10/10/15		Revised:	

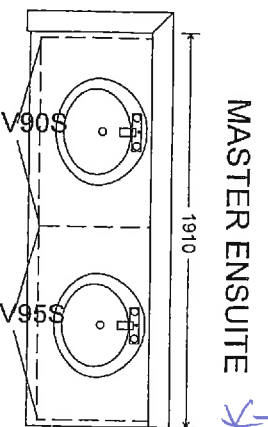
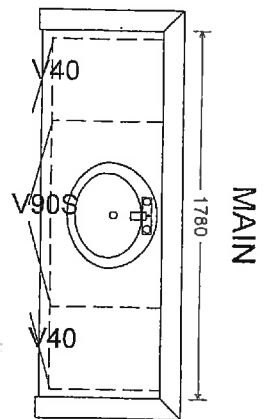
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-02



**** DO NOT INSTALL HANDLES OR KNOBS ON DUMMY DOORS.**



LAUNDRY (OPT.)

***NOTE: NOT HANDLES ON DUMMY DOORS.**

CRANES

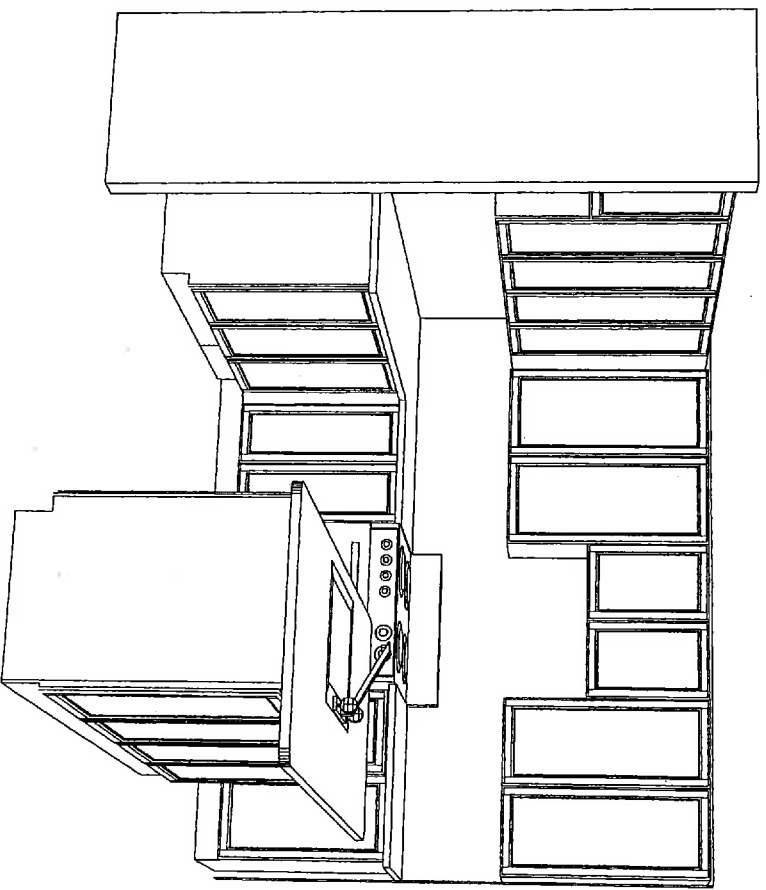


LOT 135N

INNISFIL

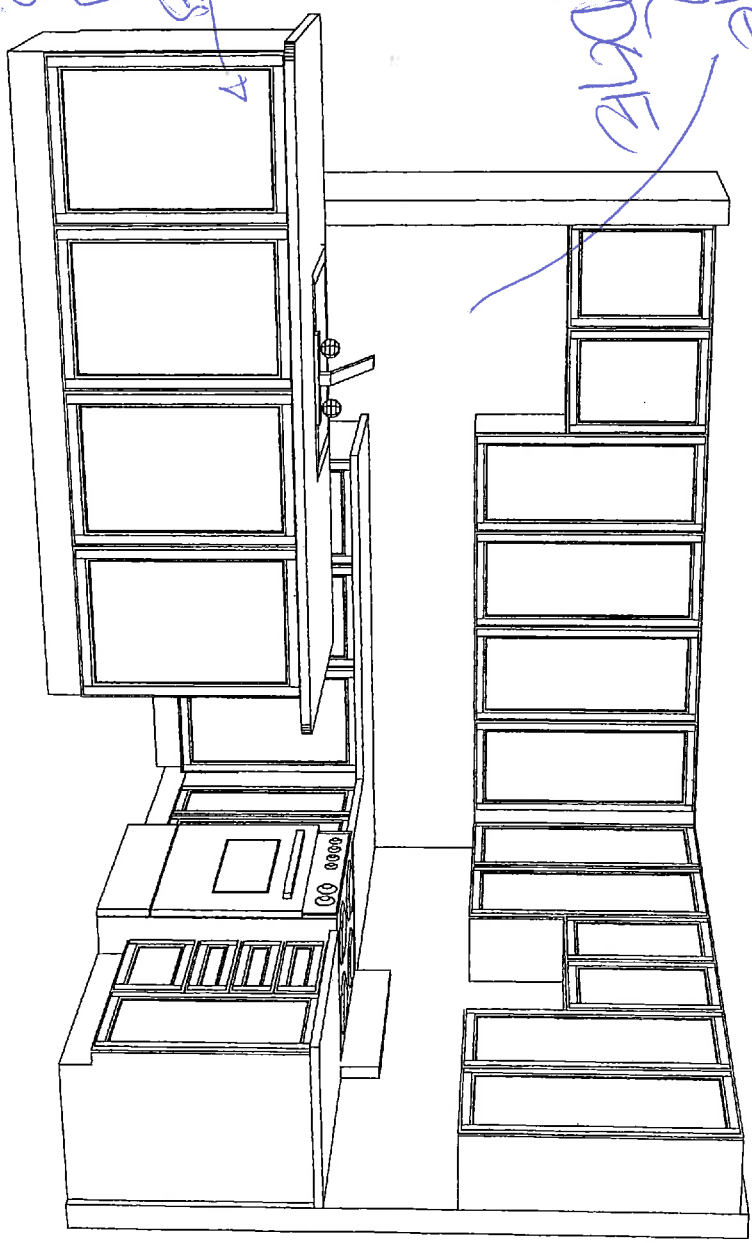
New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by: MGER	
Date: 240217		Revised:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

MODEL: 42-02



~~ADD~~
WATER
LINE
FOR
PIDDLE

NO *
HANDLES
ON
DINING
DOORS

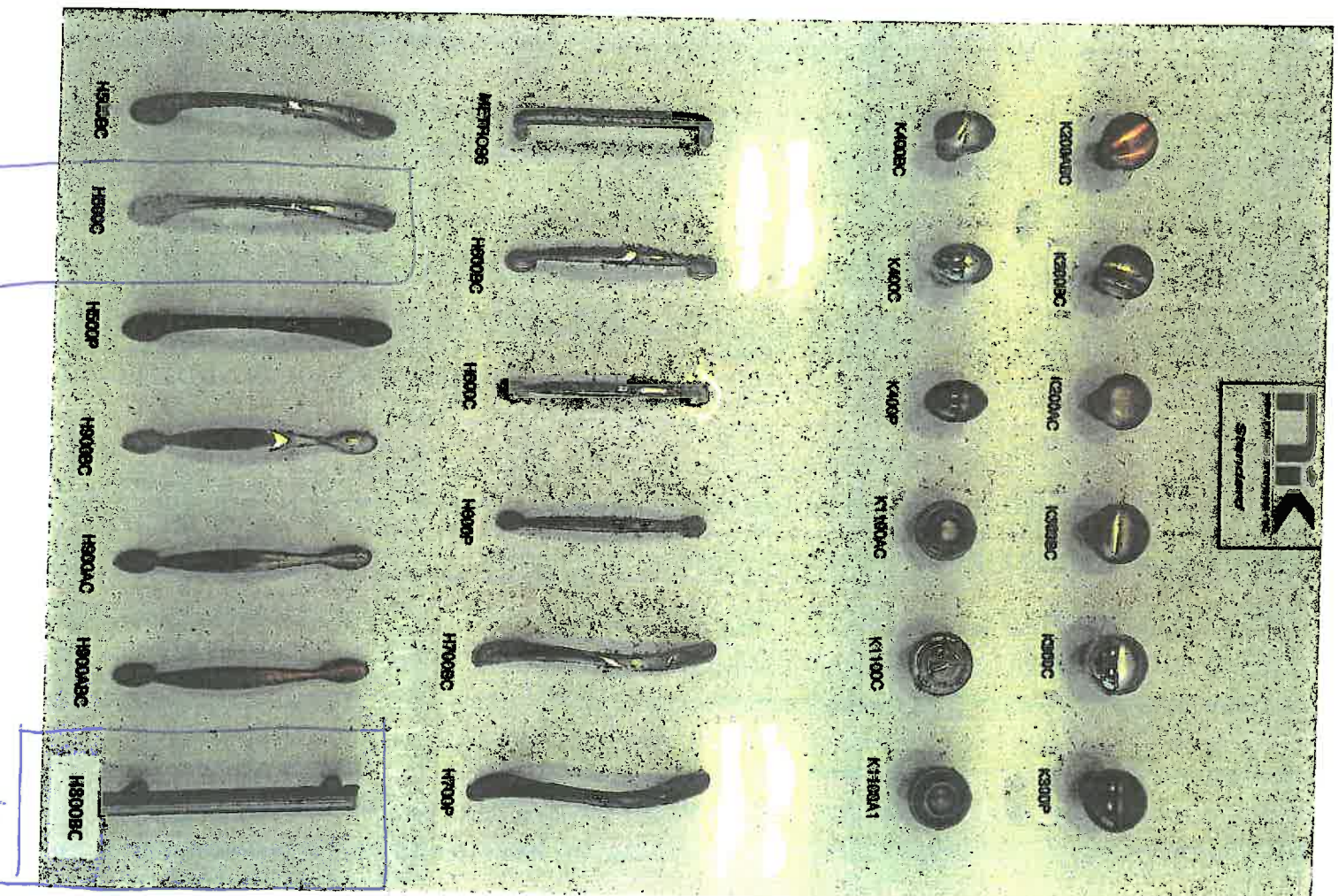


(13)

LOT 135N
INNISFIL

STANDARD CABINET HARDWARE

(New Image Kitchens)



(P3)

MASTER SUITE
& MAIN BATH

KITCHEN/
BATH

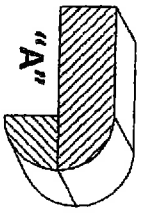
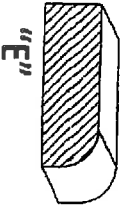
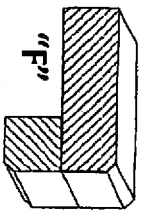
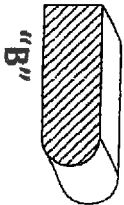
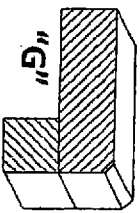
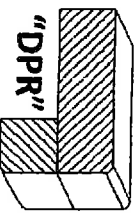
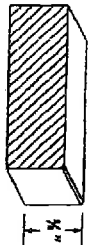
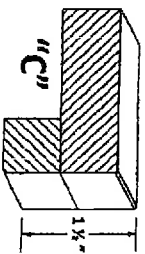
LOT 135X1
1X1X5F1L

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

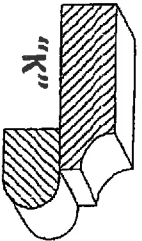
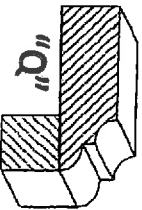
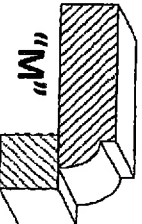
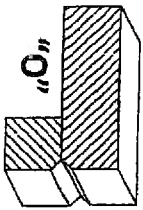
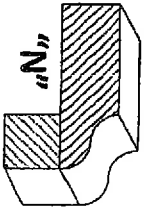
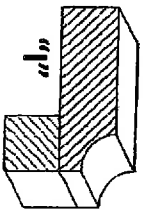
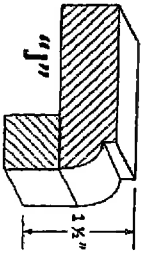
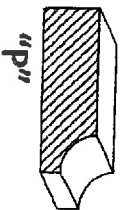
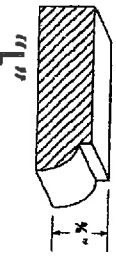
STANDARD

KITCHEN /
BATH

BATHROOM



UPGRADES



14418712 - LOT 15541



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

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

SITE 14N45F1C

LOT 135N

DATE MAY 30 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1354 18N157C

DATE:

May 30 2017

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 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



Date

Purchaser Signature

Date
