



PURCHASER: Oren Shema

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

TEL: RES.: 416-230-2279

LOT / PHASE	HOUSE TYPE	PRINT DATE
136N / 2	FISHER (42-05) ELEV B	5-Jul-17

Ref#	Quantity - Description	Approved	Notes
2773	ADD GARDEN DOORS (HINGED IN CENTRE) 8 FT HIGH IN LIEU OF SLIDING DOORS	05Jul17	
2774	UPGRADE (5) INTERIOR DOORS ON THE MAIN FLOOR TO 8 FT	05Jul17	
2931	TILES UPGRADE # 5 FLOOR TILES FOYER, POWDER, KITCHEN, BREAKFAST	05Jul17	
2934	RAILING UPGRADE # 5 METAL PICKETS	05Jul17	
2937	SMOOTH CEILING MAIN FLOOR ONLY	05Jul17	
2938	HARDWOOD UP # 1 2ND FLOOR HALLWAY	05Jul17	
4103	COUNTER TOP UPGRADE # 1 QUARTZ/INCLUDES DOUBLE UNDERMOUNT SINK	05Jul17	
4104	TILE DELETE ALL STANDARD BATHROOM ACCESSORIES	05Jul17	
4222	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	05Jul17	
4223	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	05Jul17	

This Document is Extremely Time Sensitive - Printed 5 Jul 17 at 9:35

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species:	NATURAL OAK CELAR VARNISH	
White Paint Req'd	NA	
Main to 2nd Railing Details:	METAL BLACK STAMPED W ALT DOUBLE STAMPED GOOVED OAK HANDRAIL 3 1/4" SQ POST UP # 5	
Main to top of Basement door Railing	METAL BLACK STAMPED W ALT DOUBLE STAMPED GOOVED OAK HANDRAIL 3 1/4" SQ POST UP # 5	

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	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	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

FIXTURES	FAUCETS	NOTES	
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK
Powder Room	STANDARD		
Master Ensuite	STANDARD		
Twin	STANDARD		
# 4 Ensuite	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	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 selection must be accepted by the purchaser	0.5	
---	-----	--

Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs	0.5	
---	-----	--

Purchaser has checked and acknowledged accuracy of colour and selections before signing.	0.5	
--	-----	--

SITE: INNISFIL	FISHER 42-05-B	LOT: 136N	
PURCHASER(S):	OREN SHEMA		
	416 230-2279		
HOME #/CELL #			
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.



Décor Consultant Signature

Date

JUN 29 2017

Vendor Signature

Date

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER OAK ESPRESSO STAIN	H 900 AC	309 (1) QUARTZ	C		
Island	SHAKER OAK ESPRESSO STAIN	H 900 AC	309 (1) QUARTZ	C		
Servery	NA					
Master Ensuite	MOSAIC OAK ESPRESSO STAIN	H 900 AC	LIMESTONE 7264-57			
Main	NA					
Twin	MOSAIC OAK TIMBER GREY	H 900 AC	PALOMA BISQUE 6729-58			
Ensuite #4	MOSAIC OAK TIMBER GREY	H 900 AC	PALOMA BISQUE 6729-58			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	BURSAK WHITE 24" X 24"					
Basement Foyer	NA					
Powder Room	BURSAK WHITE 24" X 24"					
Mud Room	GRECO IVORY 13 X 13					
Main Hall	NA					
Kitchen Floor	BURSAK WHITE 24" X 24"					
Breakfast Floor	BURSAK WHITE 24" X 24"					
Kitchen Bk.Splash	NA					
Laundry	CINQ WHITE 13 X 13					
Mstr Ensuite Floor	CINQ WHITE 13 X 13			BIANC CARR		
Mstr Ensuite Shower	CINQ WHITE 8 X 10		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	CINQ WHITE 13 X 13			BIANC CARR		
Twin Ensuite Tub Wall	CINQ WHITE 8 X 10		NA			
Ensuite #4 Bath Floor	CINQ WHITE 13 X 13			BIANC CARR		
Ensuite #4 Bath Wall	CINQ WHITE 8 X 10		NA			
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Great Room	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Den/	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE NATURAL OAK 3 1/4" STANDARD					
Upper Hall	VINTAGE NATURAL OAK 3 1/4"					
Master Bedroom	OPENING NIGHT T-04					
Bedroom 2	OPENING NIGHT T-04					
Bedroom 3	OPENING NIGHT T-04					
Bedroom 4	OPENING NIGHT T-04					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	location	NA			
Purchaser has reviewed the colour chart			SITE & LOT			
FOR TRADE USE			INNISFIL	136N		

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.

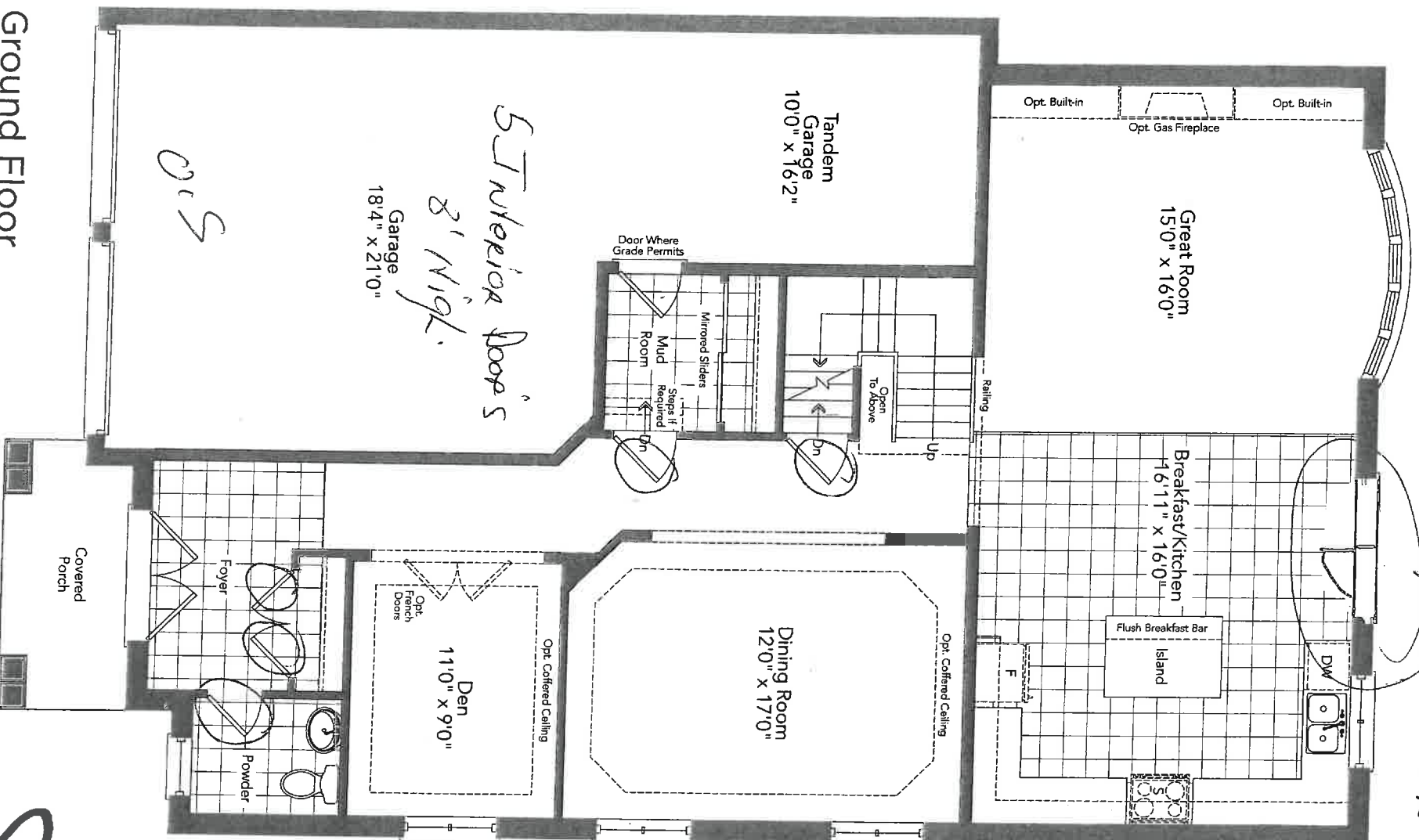
** PAGE 1 OF 2 **

Purchaser Initial

Vendor

2' Nigh. ~~Western~~ Door.

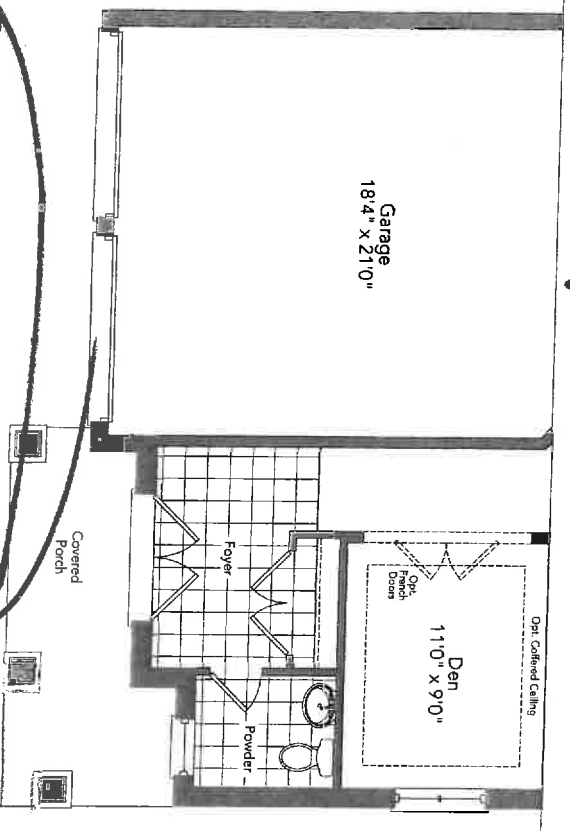
Lot
1362
May 17



Ground Floor
Elevation A

Smoot Ceiling

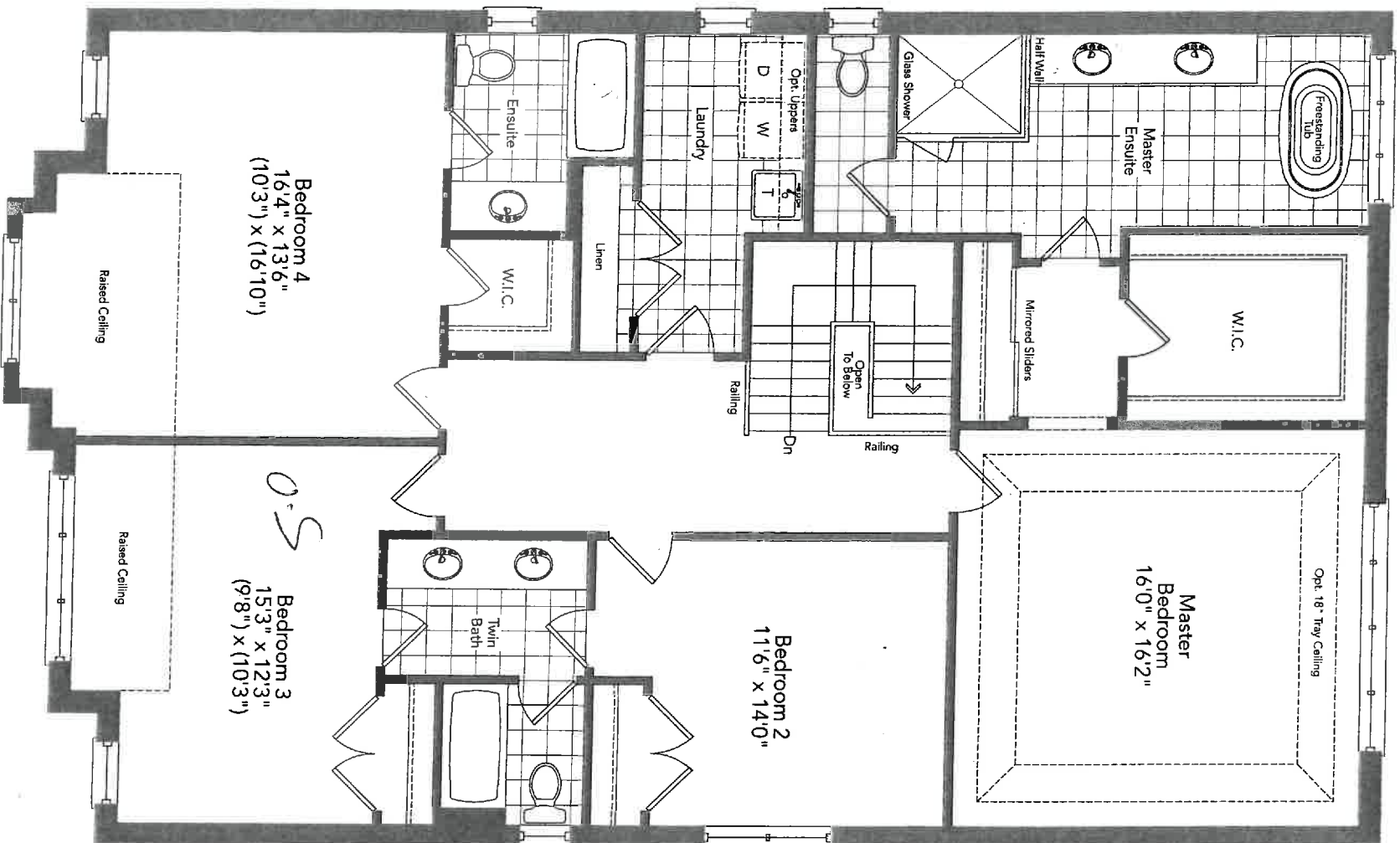
5



Partial Ground Floor
Elevation B

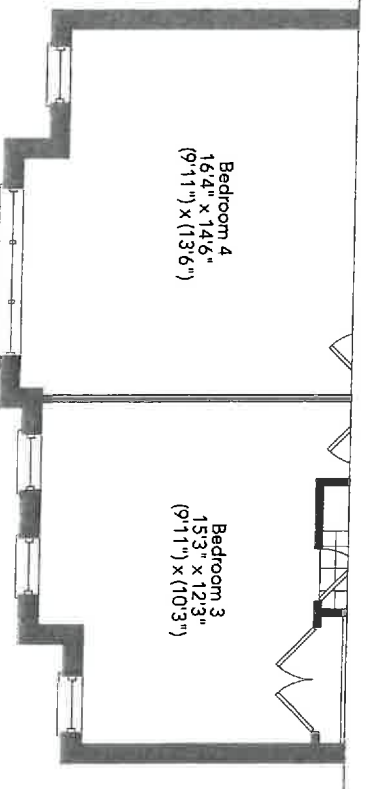
FISHER 42-05

Lo6
136N
may
9/17



O.S.

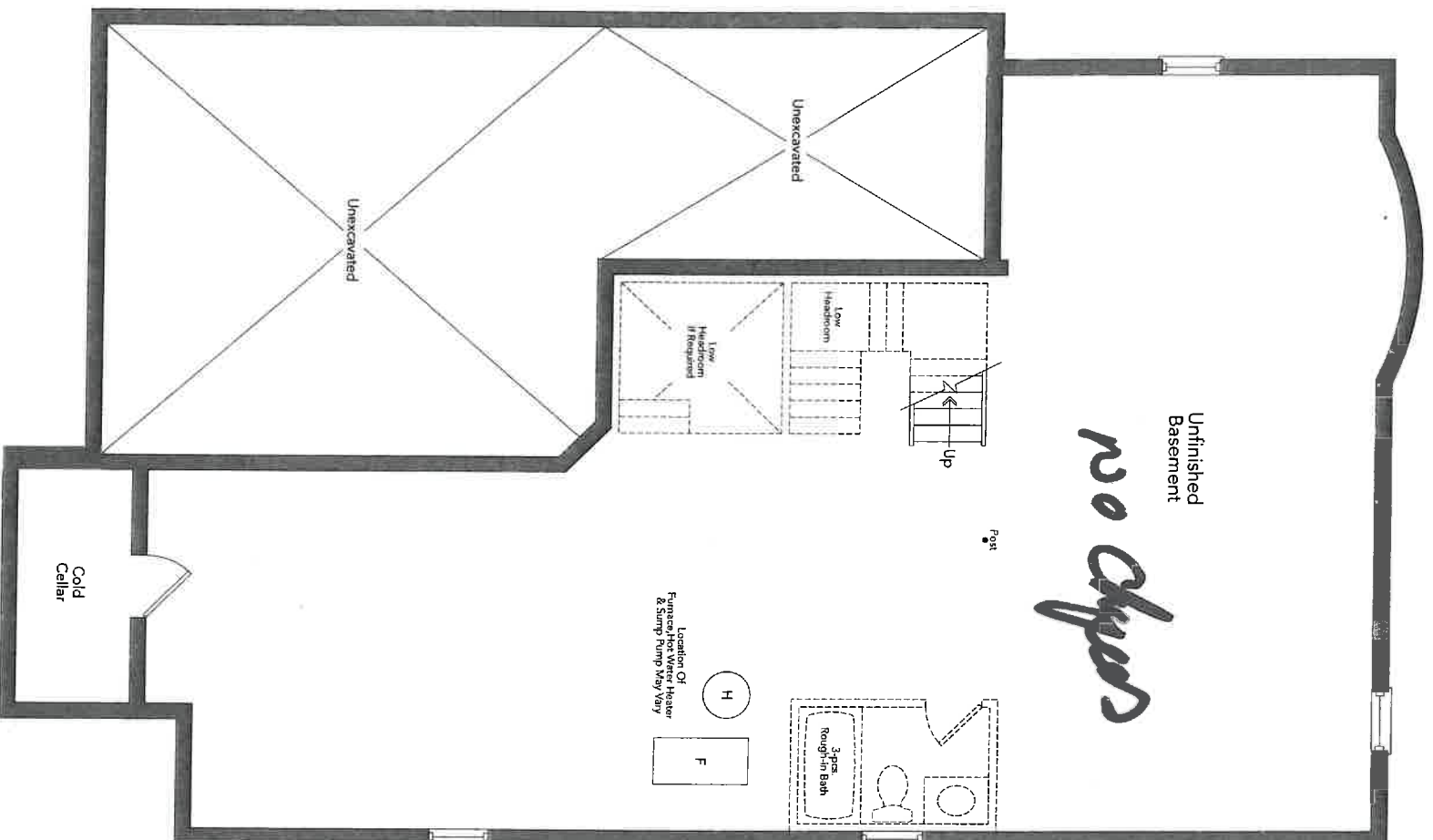
Second Floor
Elevation A



Partial Second Floor
Elevation B

FISHER 42-05

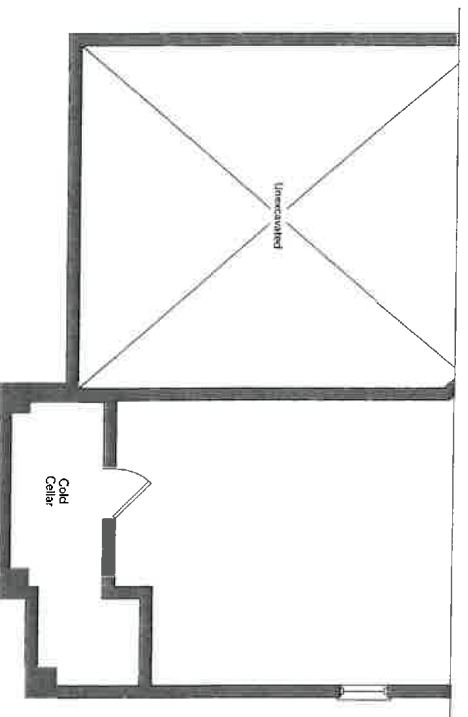
136N
MAR 49/17



JUL 22/17

Basement
Elevation A

O.S



Partial Basement
Elevation B

FISHER 42-05

Lot 136N

June 22/17

New Image Kitchens Inc.

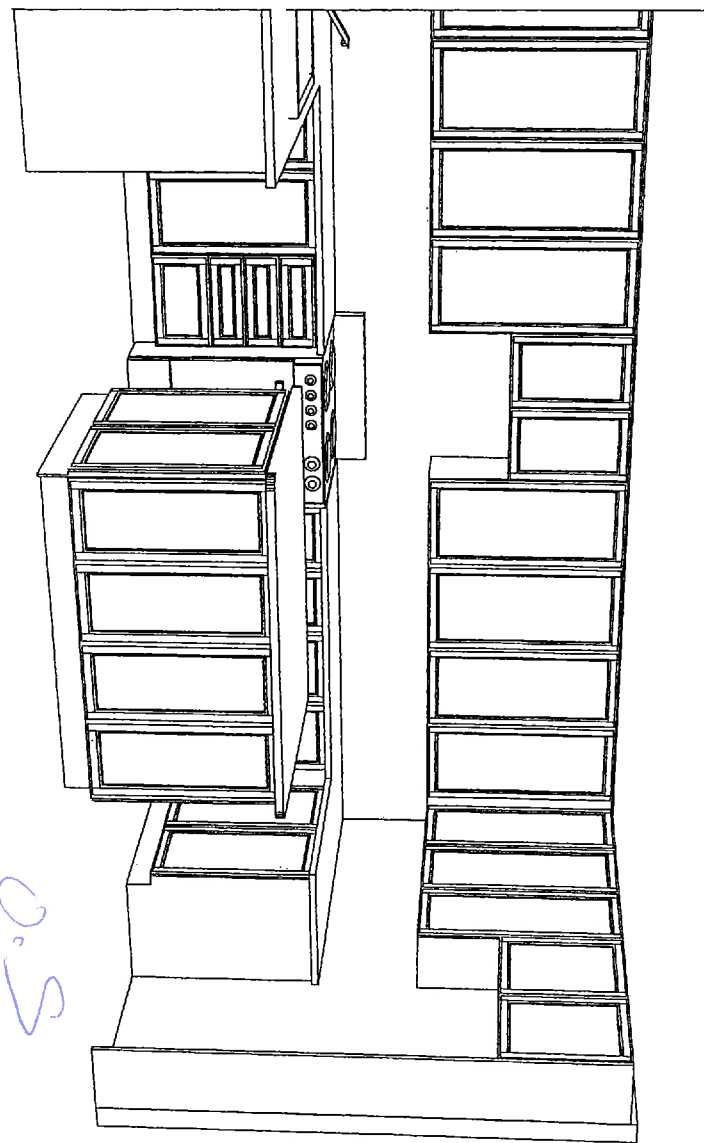
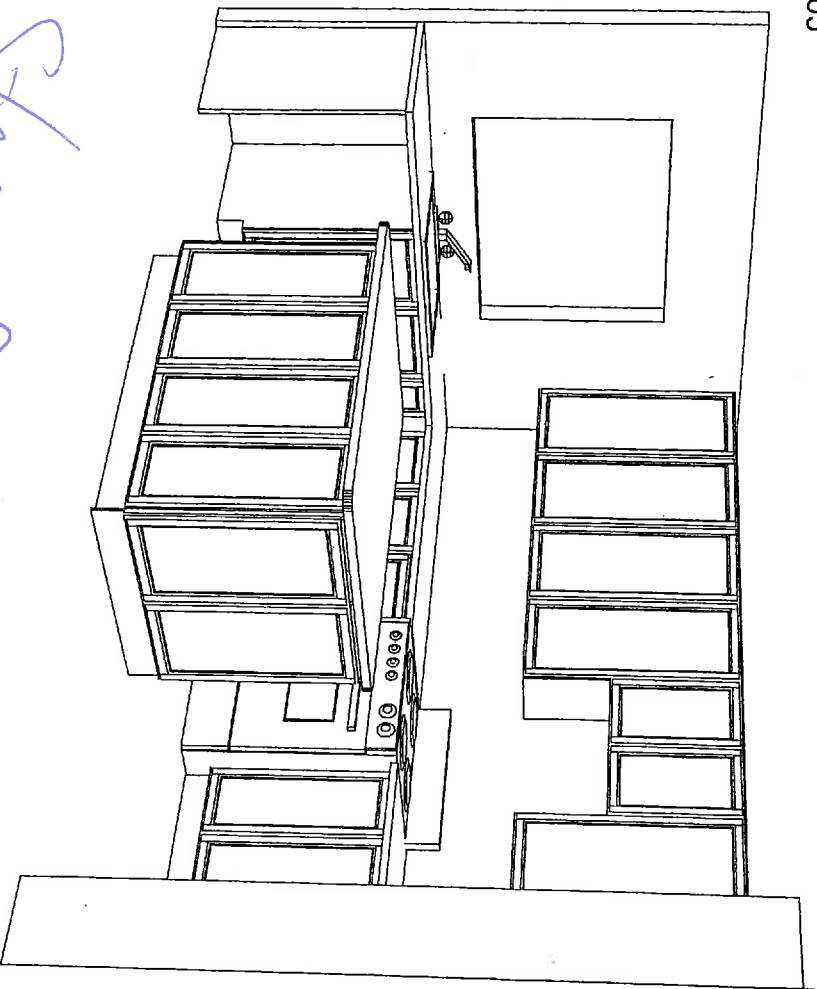
Scale:	Approved by:	Drawn by:	MGER
Date: 24/02/17		Revised:	

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-05

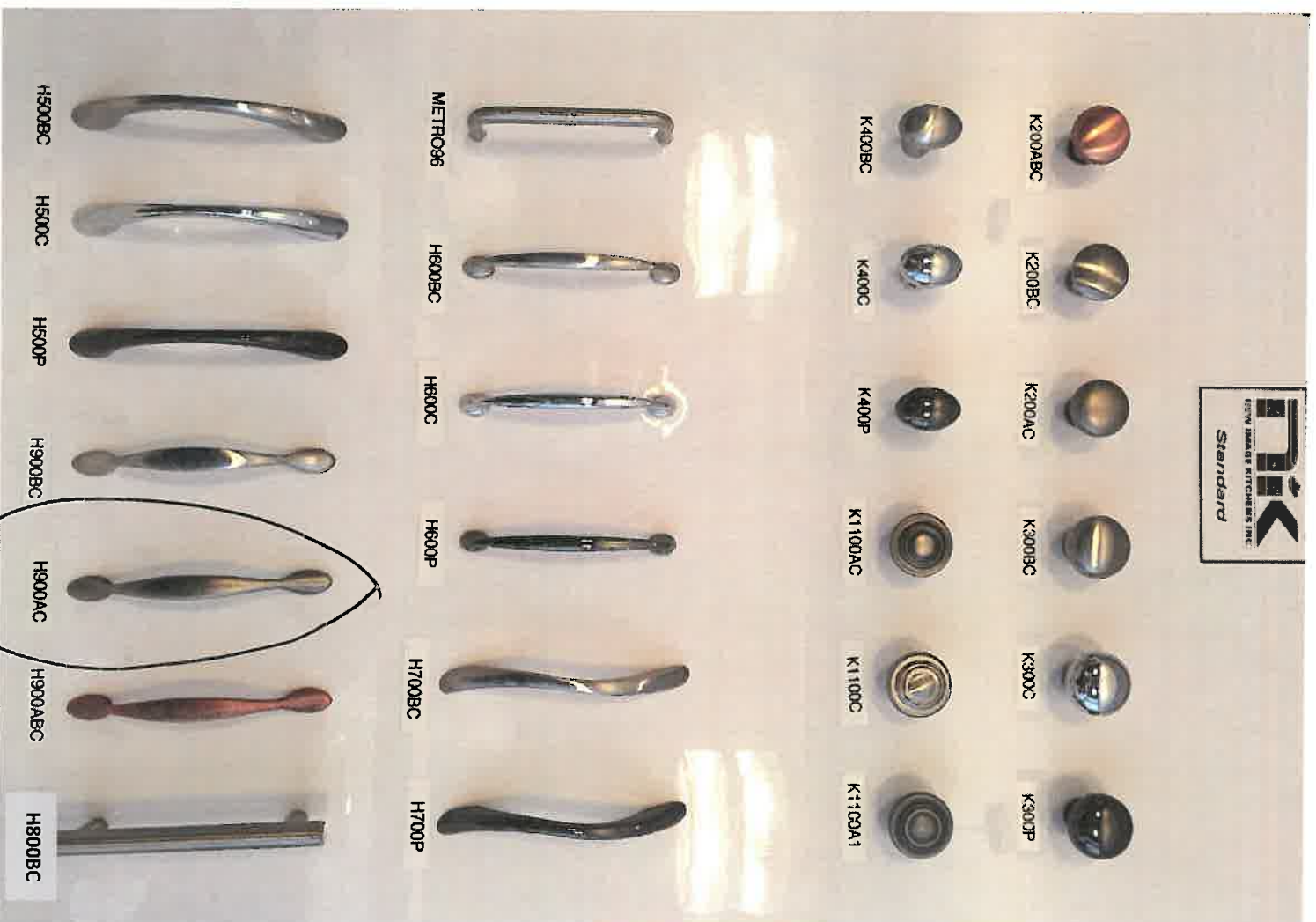
STANDARD



O.S

STANDARD CABINET HARDWARE

(New Image Kitchens)



Aug 22/17
Lot 1362

O.S.
Kitchen
+ Bathroom



APPLIANCE SPEC INFORMATION SHEET

SITE & LOT:

136N

DATE:

June 22, 17

SITING:

☐

Standard

☐

Reverse

RANGE

☒

30" (STD)

☐

36"

☐

48"

☐

GAS

☐

AMPS

☐

COOKTOP (APRON)

☐

AMPS

☐

COOKTOP (DROPIN)

☐

AMPS

REFRIGERATOR

☒

STANDARD OPENING 36" X 72"

☐

BUILT IN FRIDGE

☐

WATERLINE REQUIRED

☐

PANELLED/INTEGRATED

☐

FLUSH INSET

WALL OVENS

☐

30"

☐

SINGLE

☐

AMPS

☐

DOUBLE

☐

AMPS

☐

STEAM OVEN

☐

AMPS

☐

WARMING DRAWER

☐

AMPS

MICROWAVES

☐

BUILT IN MICRO

☐

AMPS

☐

MICRO TRIM KIT

☐

MODEL

☐

OVER THE RANGE

☐

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

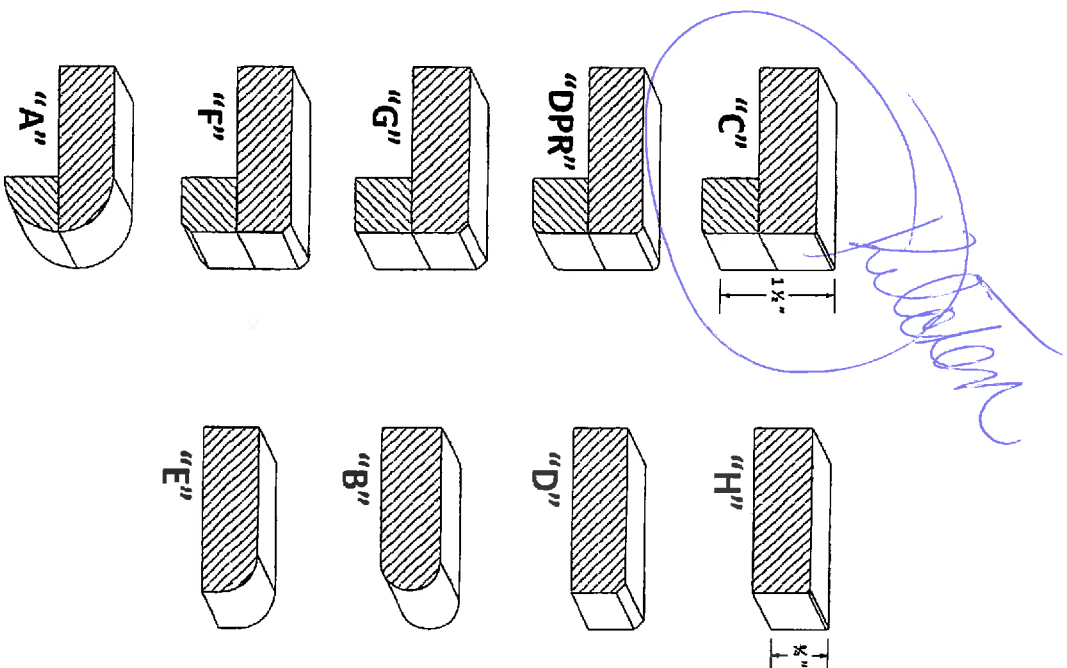
Date

Purchaser Signature

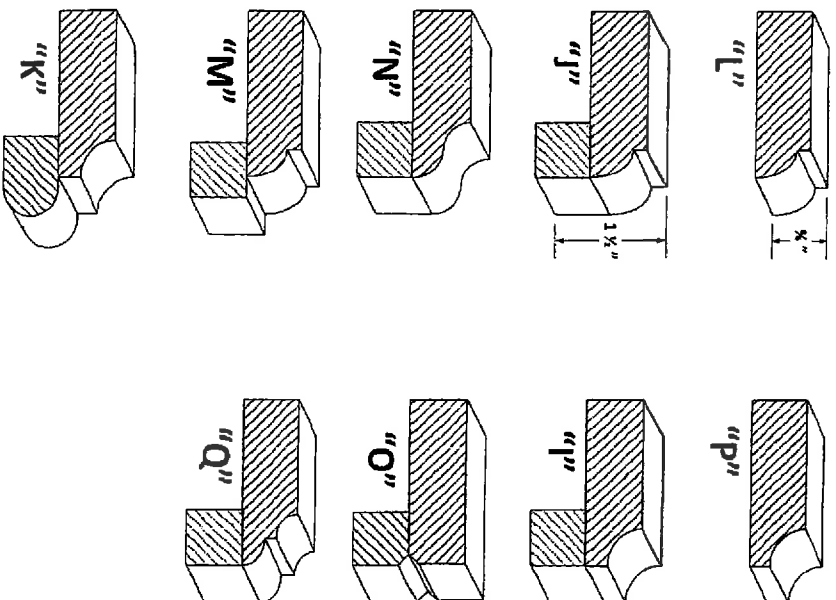
Date

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

1362

420015711

04/22/17

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 or 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 absorpency 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