



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: JAMIE ERLUCK

TEL.: RES.: 416-809-0908

LOT / PHASE	HOUSE TYPE	PRINT DATE
148 / 1 ✓	GALLEY (36-05) ELEV B ✓	5-Jul-17

Ref#	Quantity - Description	Approved	Notes
2218	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	09May17	
2219	BONUS: 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by ¾ inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs	09May17	
2220	NO STRUCTURAL CHANGES	09May17	
2772	NO CHANGES ALL INTERIOR FINISHES ARE STANDARD	05Jul17	

This Document is Extremely Time Sensitive - Printed 5 Jul 17 at 10:51

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA PVC WHITE	H 800 BC	BIANCO SARDO GRANITE	C		
Island	SIERRA PVC WHITE	H 800 BC	BIANCO SARDO GRANITE	C		
Serveny	NA					
Master Ensuite	CONT SLAB PVC TUXEDO	H 800 BC	PORTICO MARBLE 7735-58			
Main	CONT SLAB MDF STONE GREY	H 800 BC	ELEMENTAL CONCRETE 8830-58			
Twin	NA					
Ensuite #2	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	GRECO CINZA 13 X 13		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	GRECO CINZA 13 X 13					
Mud Room	GRECO CINZA 13 X 13					
Main Hall	NA					
Kitchen Floor	GRECO CINZA 13 X 13					
Breakfast Floor	GRECO CINZA 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	NEW ALBION GREY 13 X 13			BIA CAR		
Mstr Ensuite Floor	LONDON BRANIKO 13 X 13			BIA CAR		
Mstr Ensuite Shower	MAJUNA ICE 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	NEW ALBION GREY 13 X13					
Main Bath Tub Wall	NEW ALBION GREY 8 X 10		NA	BIA CAR		
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite # 2 Bath Floor	NA					
Ensuite # 2 Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Kids Playroom	NA					
Dining Room	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Family/Great Room	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	NA					
Upper Hall	OPENING NIGHT CARPET T-21					
Master Bedroom	OPENING NIGHT CARPET T-21					
Bedroom 2	OPENING NIGHT CARPET T-21					
Bedroom 3	OPENING NIGHT CARPET T-21					
Bedroom 4	OPENING NIGHT CARPET T-21					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	A	MANTLE	NA	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	STANDARD	Location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
****FOR TRADE USE****				INNISFIL	148	
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

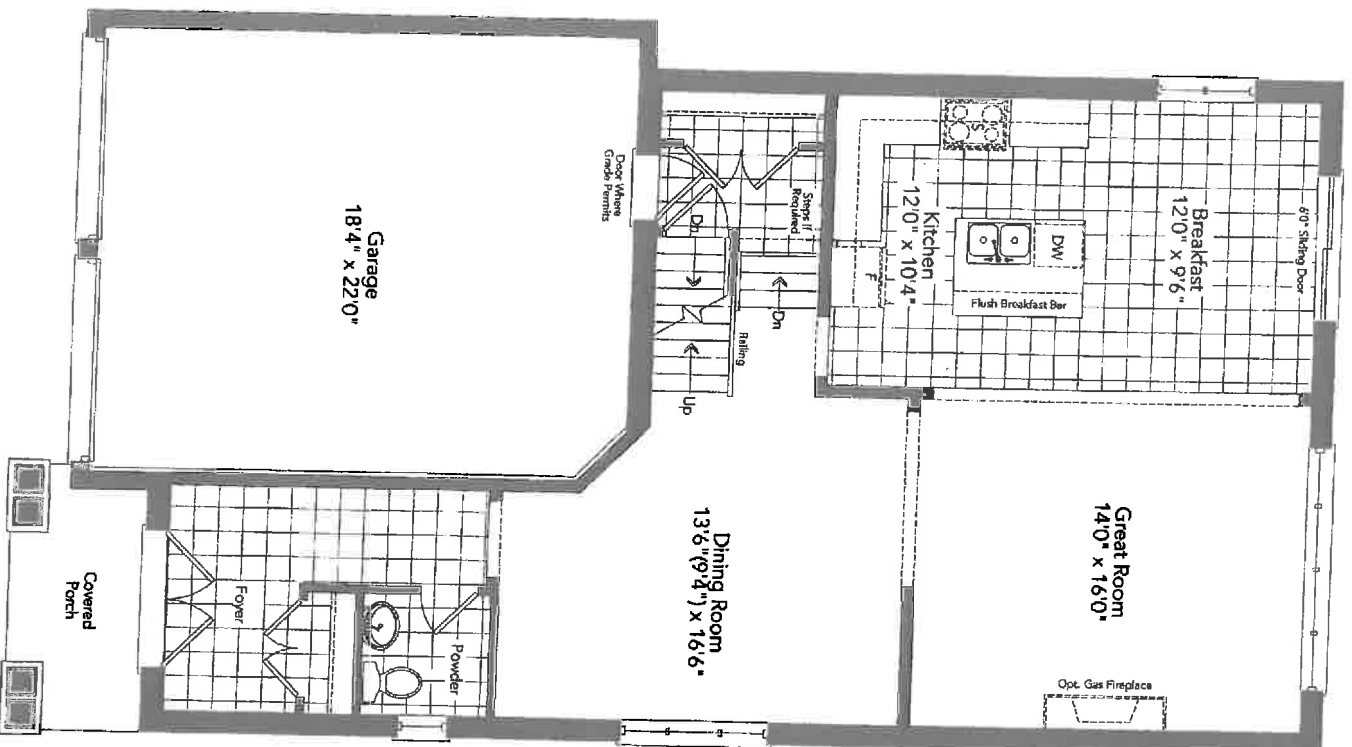
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:		NATURAL OAK CLEAR COAT VARNISH		
White Paint Req'd		NA		
Main to 2nd Railing Details:		STANDARD		
Main to top of Basement door Railing		STANDARD		
TRIM				
Casing/Baseboards		STANDARD		
Interior Doors		STANDARD		
Interior Door Hardware		STANDARD		
Exterior Door Hardware		STANDARD		
PAINT				
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY	
		Bedroom 2	WARM GREY	
Dining Room	WARM GREY	Bedroom 3	WARM GREY	
Family/Great room	WARM GREY	Bedroom 4	WARM GREY	
Den/Study	NA	Master Ens.	WARM GREY	
Main/Upper Hall	WARM GREY	Ens # 2	NA	
Laundry	WARM GREY	Main Bath	WARM GREY	
Powder Room	WARM GREY	Basement	NA	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD	STANDARD		
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
MAIN BATH	STANDARD	STANDARD		
2nd Ensuite	NA	NA		
BASEMENT	NA	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 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: INNISFIL	36-05 - B GALLEY	LOT: 148		
PURCHASER(S):	JAMIE ERLUCK	416 809-0908		
HOME #/CELL #				
EMAIL:				
DÉCOR NOTES				
FOR TRADE USE		Purchaser Signature		
Any upgrades in the colour chart must be accompanied with a PES.		Date		
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		
*** PAGE 2 OF 2 ***		Vendor Signature		
		Date		

MAY 23 2017

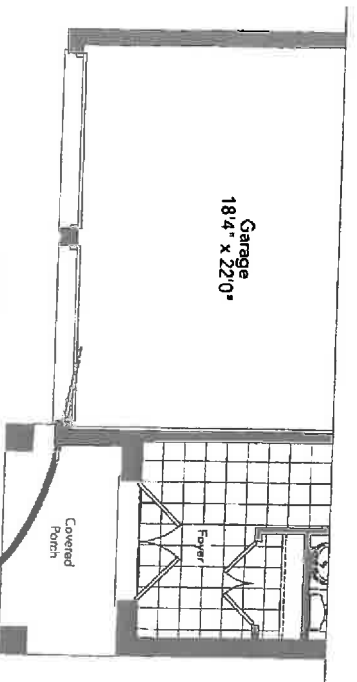
Elevation A & B 2297 sq.ft.

Lot 148

may 9/17



Ground Floor
Elevation A



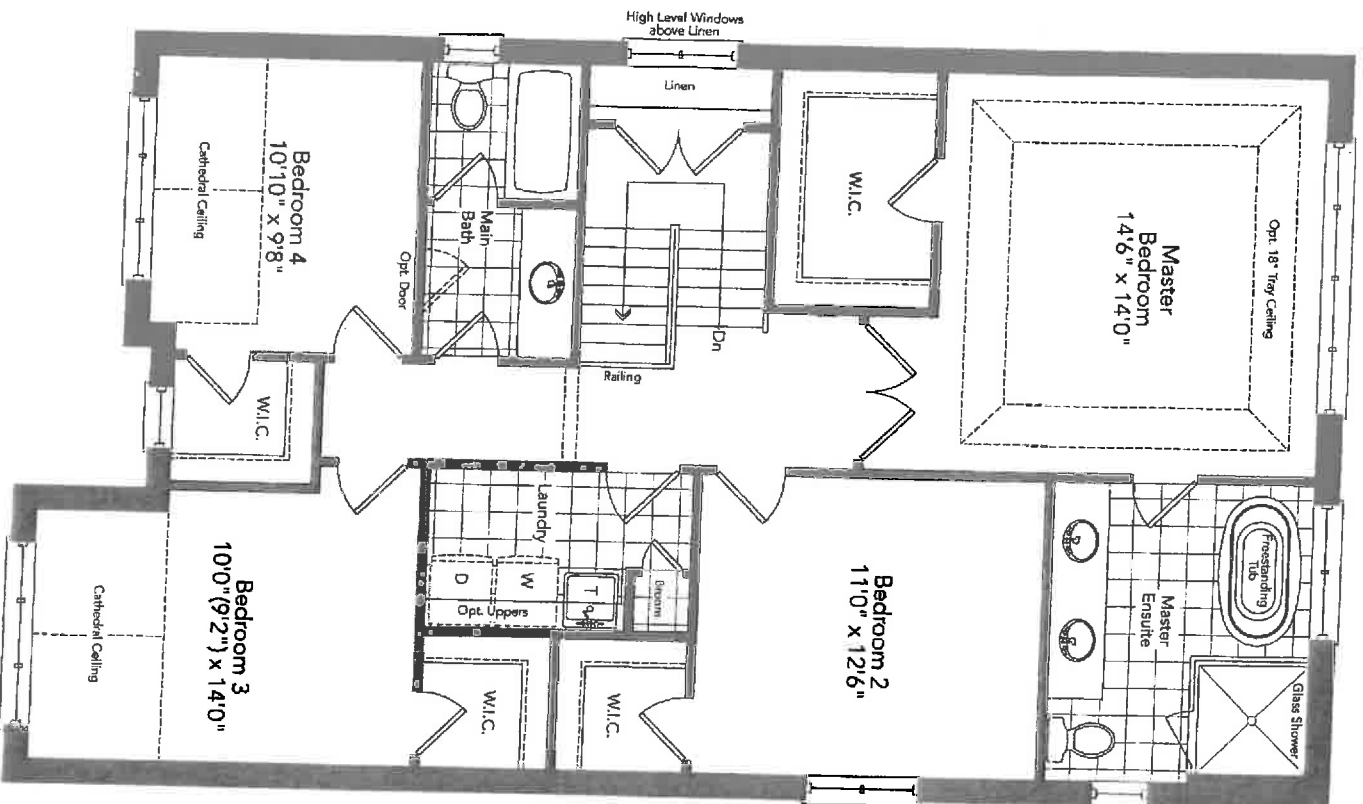
Partial Ground Floor
Elevation B

NO
Charges

X
initial

GALLEY 36-05

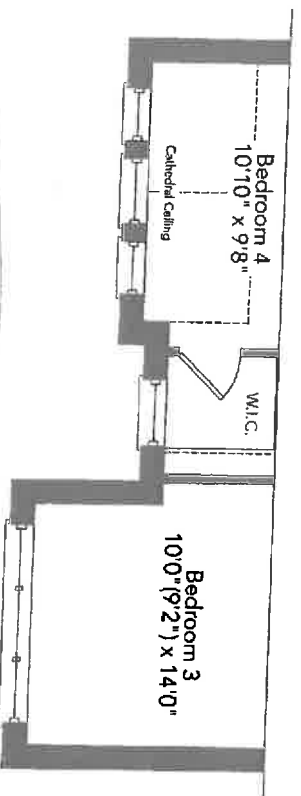
106 148
may 9/17



Second Floor
Elevation A

No changes

Trivina

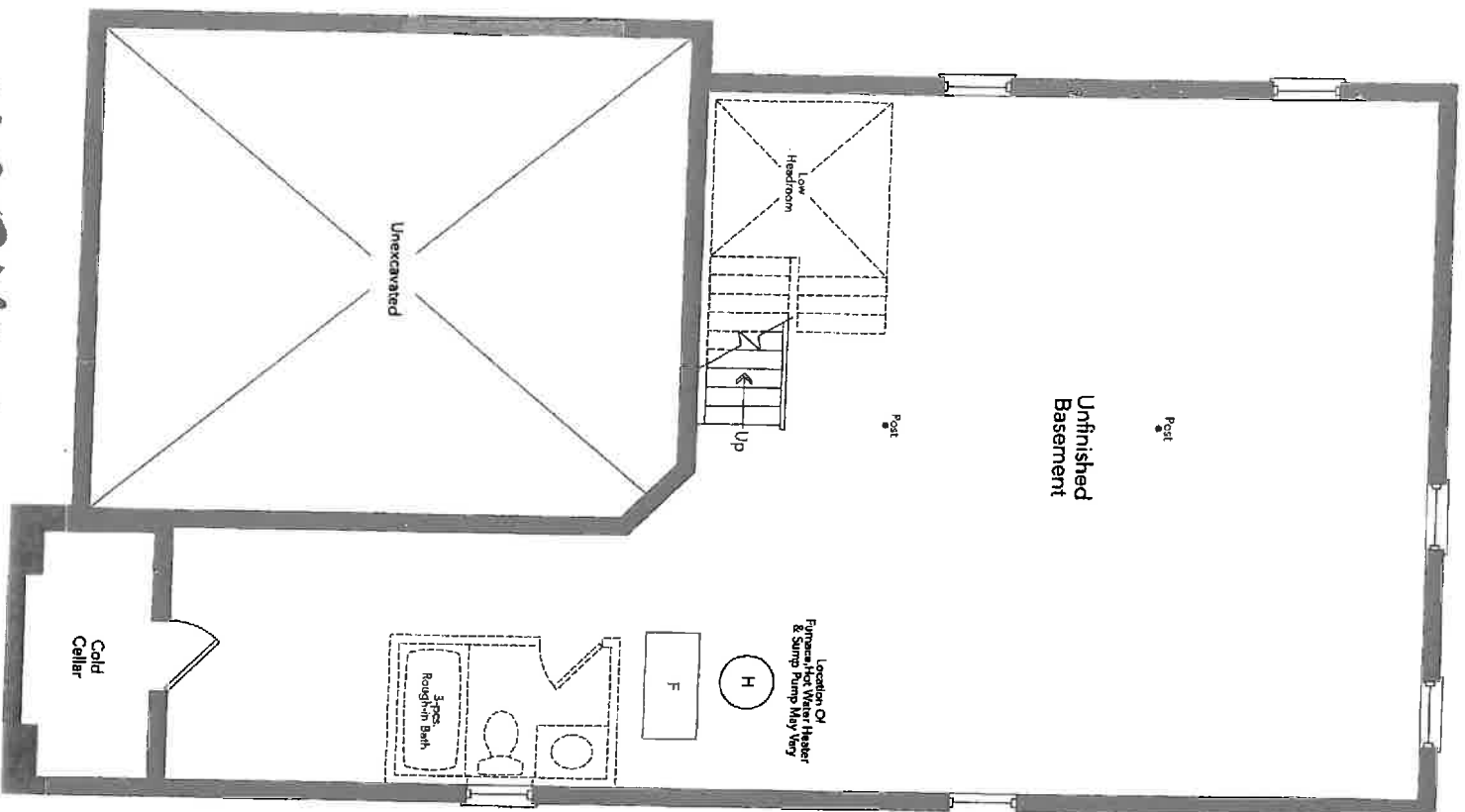


Partial Second Floor
Elevation B

GALLEY 36-05

106
148

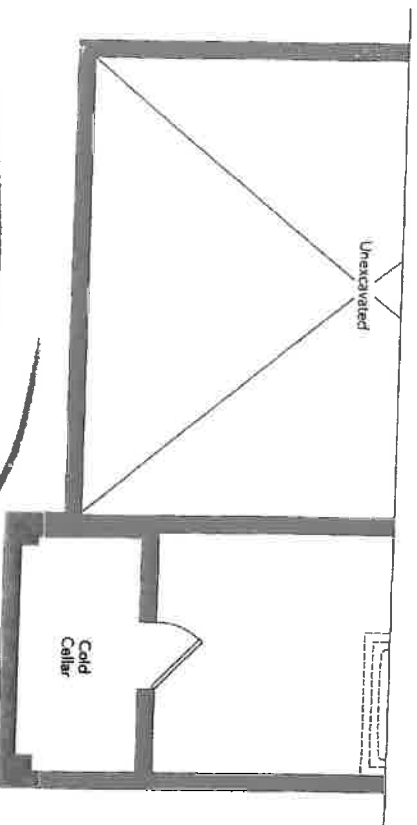
may
9/17



NO CHANGES

Basement
Elevation A

[Handwritten signature]
J. J. J. J. J.



Partial Basement
Elevation B

GALLEY 36-05

New Image Kitchens Inc.

Scale: _____
Date: 2/4/2017

Approved By: _____
Drawn By: MGER
Reviewed: _____

BELLE AIR SHORES, INNISFIL

Drawing number: _____

MODEL: 36-05

Lot 148

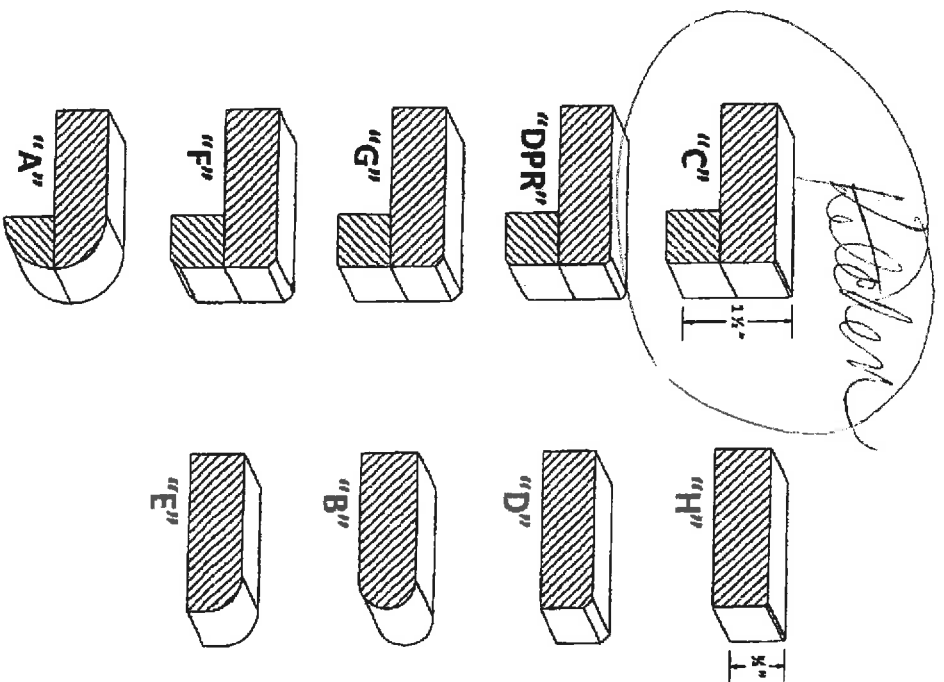
may 9/17



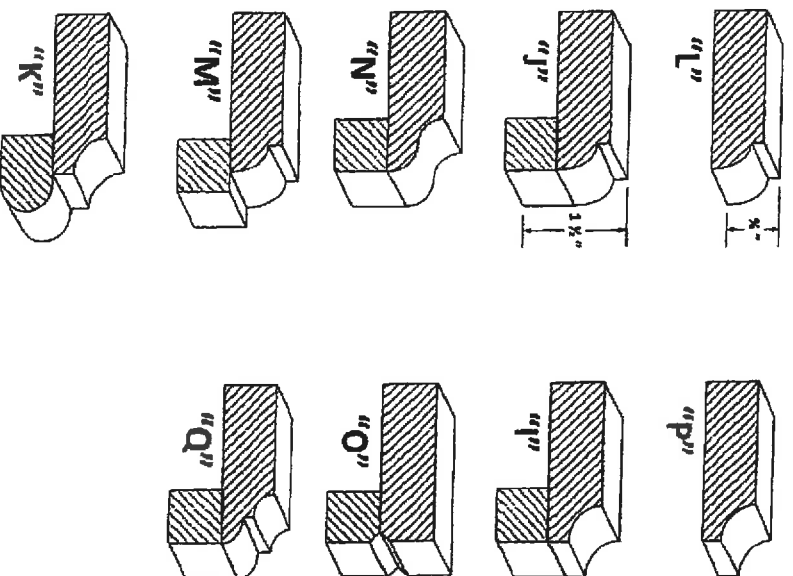
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ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



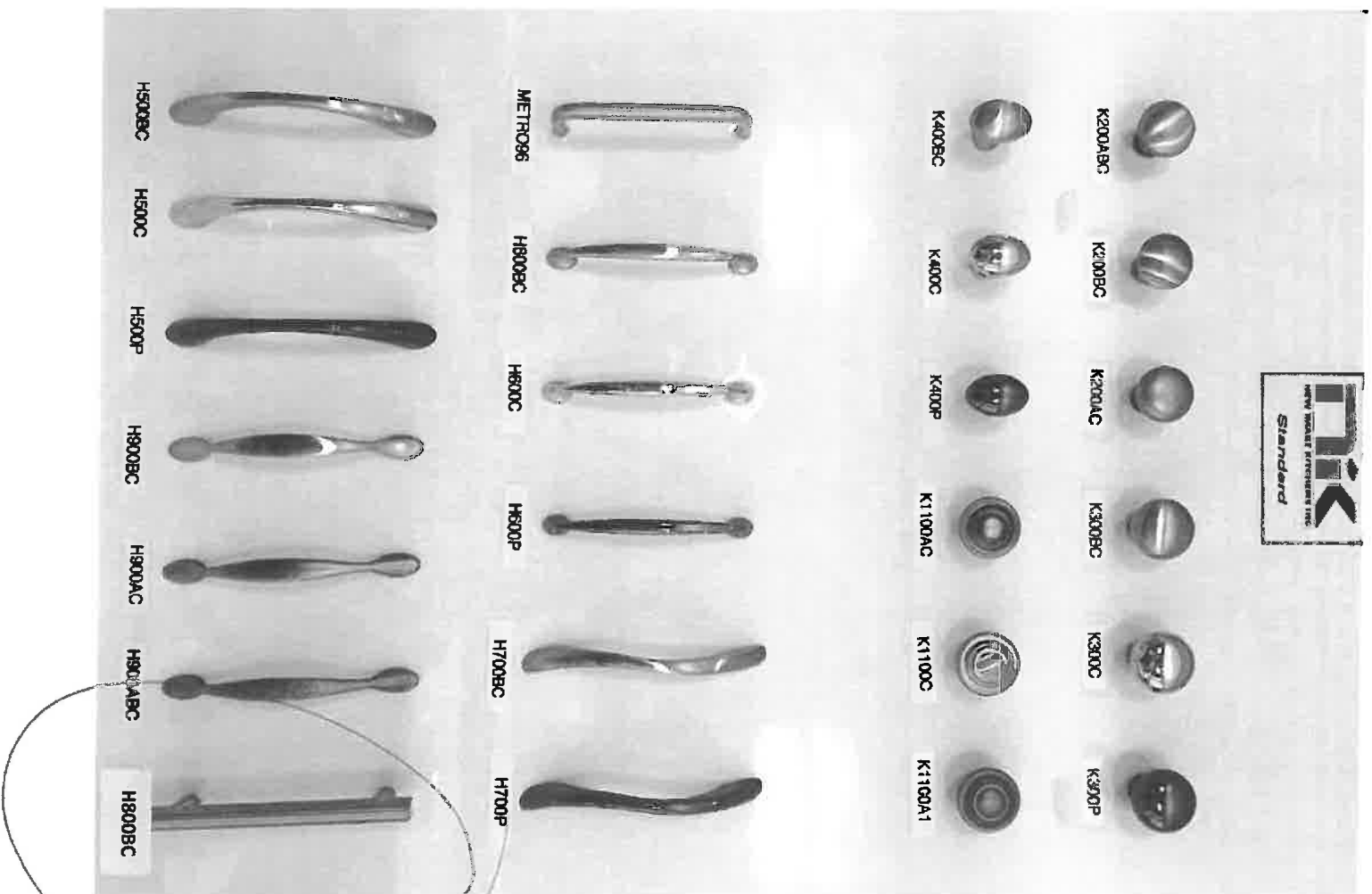
Lot 148. 21 Nov 571.
LOT / SITE

PURCHASER SIGNATURE

STANDARD CABINET HARDWARE

(New Image Kitchens)

May 9/17
Lot 143



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 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 Louisville

LOT 148

DATE May 17

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1011418
Travis Hill

DATE:

May 9/17

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

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
☒ TOPLOAD

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

May 9/17

Purchaser Signature

Date