



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: Agnes Stephenson

TEL: RES.: 905-551-1758 BUS.: 905-952-0917

LOT / PHASE	HOUSE TYPE	PRINT DATE
89N / 2	MASTHEAD (42-06) ELEV B	14-Jul-17

Ref#	Quantity - Description	Approved	Notes
3220	ADD OPENING FROM HALLWAY INTO KIDS PLAYROOM NOTE NO TRIM NO OTHER STRUCTURAL CHANGES	14Jul17	
4286	NOTE FROM STRUCTUALS OPENING INTO KIDS PLAYROOM WILL HAVE A HEADER, DO DOOR AND NO TRIM SEE REVISED SKETCH	14Jul17	
4287	HARDWOOD UPGRADE # 1 DEN, DINING ROOM, MAIN HALL, KIDS PLAYROOM, GREAT ROOM	14Jul17	
4288	HARDWOOD UPGRADE # 1 UPPERHALLWAY IN LIEU OF STANDARD CARPET	14Jul17	
4289	STAIN INTERIOR OAK STAIRS	14Jul17	
4290	COUNTER TOP UPGRADE # 1 KITCHEN/ISLAND	14Jul17	
4291	CABINETS MASTER ENSUITE ADD VANITY BANK OF DRAWERS	14Jul17	
4292	CABINETS ROTATE KITCHEN ISLAND LEAVE 5 FEET OF CLEARANCE ON ONE SIDE AND 4 FEET OF CLEARNACE ON THE OTHER SIDE SEE FLOOR PLAN	14Jul17	
4293	PLUMBING RE SINK AND DISHWASHER KITCHEN ISLAND HAS BEEN ROTATED SEE FLOOR PLAN	14Jul17	
4294	ELECTRICAL ADD 1 CAPPED LIGHT ABOVE KITCHEN ISLAND ON SAME SWITCH AS STANDSRD LIGHT IN KITCHEN SEE SKETCH FOR STANDARD LIGHT LOCATION AND ISLAND LOCATON	14Jul17	
4314	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	14Jul17	
4315	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	14Jul17	

This Document is Extremely Time Sensitive - Printed 14 Jul 17 at 11:04

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA PVC WHITE	H 800 BC	K 319 (1)	C		
Island	SIERRA PVC WHITE	H 800 BC	K 319 (1)	C		
Servery	NA					
Master Ensuite	CONT SLAB OAK NEW GREY	H 500 C	PORTICO MARBLE 7735-58			
Twin 3 & 4	SIERRA PVC WHITE	H 500 C	INSHUK GREY P 344 LM			
Ensuite #2	SIERRA PVC WHITE	H 500 C	INSHUK GREY P 344 LM			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
			INSERTS	THRESHOLDS		
Main Foyer	GRECO CINZA 13 X 13					
Basement Foyer	NA					
Powder Room	GRECO CINZA 13 X 13					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	LONDON BRANCO 13 X 13					
Breakfast Floor	LONDON BRANCO 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	GRECO CINZA 13 X 13					
Mstr Ensuite Floor	MALINA ICE 13 X 13			BIANC CARR		
Mstr Ensuite Shower	MALINA ICE 8 X 10		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Twin Bath 3 & 4 Floor	KEATON ICE 13 X 13			BIANC CARR		
Twin Bath 3 & 4 Tub Wall	KEATON ICE 8 X 10		NA			
Ensuite #2 Bath Floor	RUSTIC GREY 13 X 13					
Ensuite #2 Bath Wall	CINQ WHITE 8 X 10					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Kids Playroom		NA				
Dining Room	VINTAGE RED OAK SELECT V PEARL 4 1/4"	GRYPHON UP # 1				
Family/Great Room	VINTAGE RED OAK SELECT V PEARL 4 1/4"	GRYPHON UP # 1				
Den	VINTAGE RED OAK SELECT V PEARL 4 1/4"	GRYPHON UP # 1				
Kitchen * (Waiver)		NA				
Main Foyer * (Waiver)		NA				
Main Hall	VINTAGE RED OAK SELECT V PEARL 4 1/4"	GRYPHON UP # 1				
Upper Hall	VINTAGE RED OAK SELECT V PEARL 4 1/4"	GRYPHON UP # 1				
Master Bedroom		OPENING NIGHT T-21				
Bedroom 2		OPENING NIGHT T-21				
Bedroom 3		OPENING NIGHT T-21				
Bedroom 4		OPENING NIGHT T-21				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF 8 17	
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				MASTHEAD	89N	

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 Stair / Species:		STAIN TO MATCH GRYPHON							
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			
Kids Playroom		WARM GREY		Bedroom 2		WARM GREY			
Dining Room		WARM GREY		Bedroom 3		WARM GREY			
Great room		WARM GREY		Bedroom 4		WARM GREY			
Den/Study		WARM GREY		Master Ens.		WARM GREY			
Main/Upper Hall		WARM GREY		Twin 3 & 4		WARM GREY			
Laundry		WARM GREY		Ensuite # 2		WARM GREY			
Powder Room		WARM GREY		Basement		NA			
PLUMBING- UPGRADES TO BE DETAILED ON PES									
KITCHEN		FIXTURES		FAUCETS		NOTES			
Kitchen		UPGRADE		STANDARD		DOUBLE UNDERMOUT SINK			
Powder Room		STANDARD		STANDARD					
Master Ensuite		STANDARD		STANDARD					
Twin 3 & 4		STANDARD		STANDARD					
Ensuite # 2		STANDARD		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'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		MASTHEAD 42-06-B		LOT: 89N					
PURCHASER(S):		AGNES STEPHENSON		905 251 5011					
HOME #/CELL #						Purchaser Signature			
EMAIL:						Date			
DÉCOR NOTES						Purchaser Signature			
						Date			
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.									
		ZANCOR HOMES		DÉCOR CONSULTANT SIGNATURE		Date			
						JUL 14 2017			
						Vendor Signature			
						Date			

15

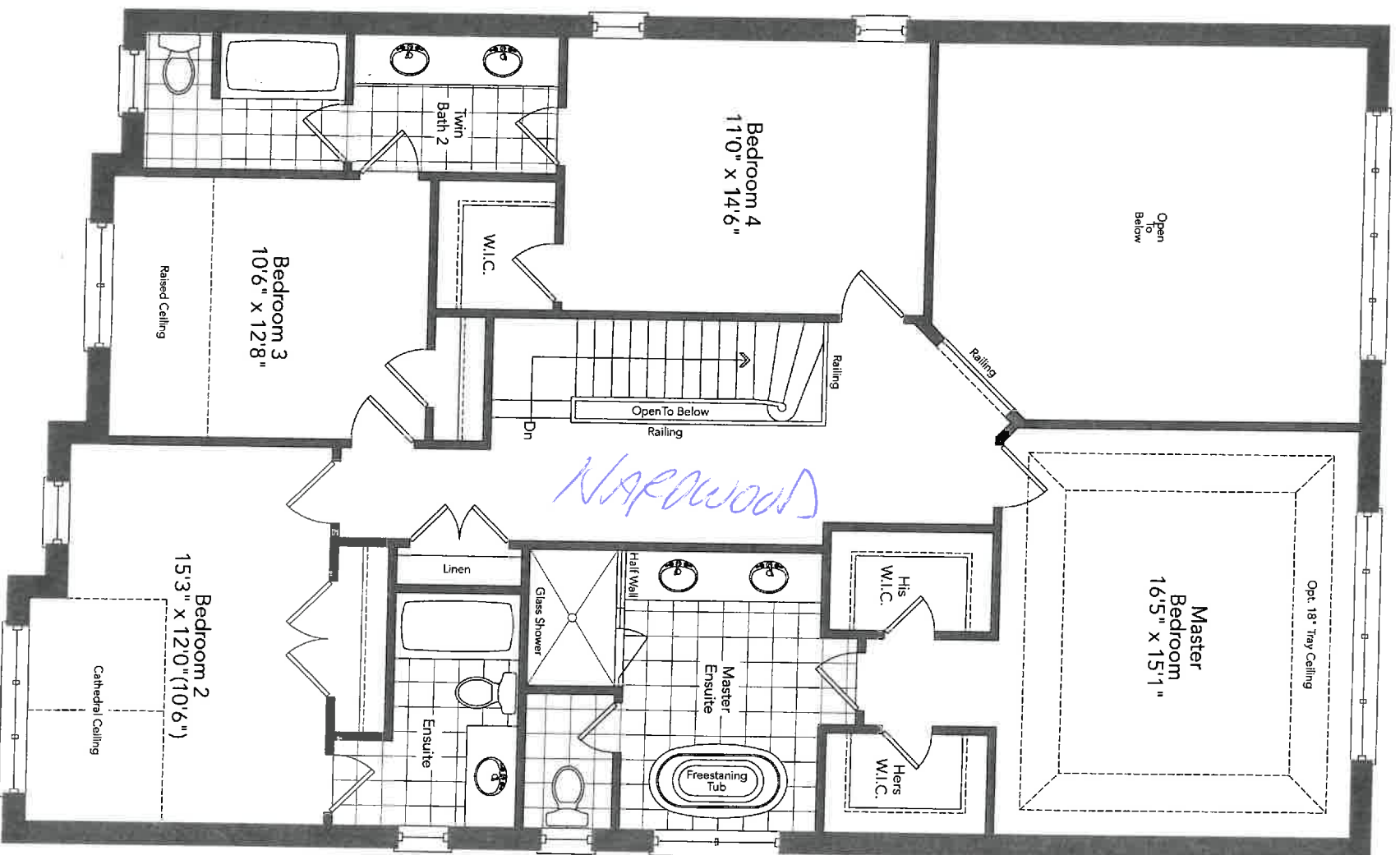
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July 11/17

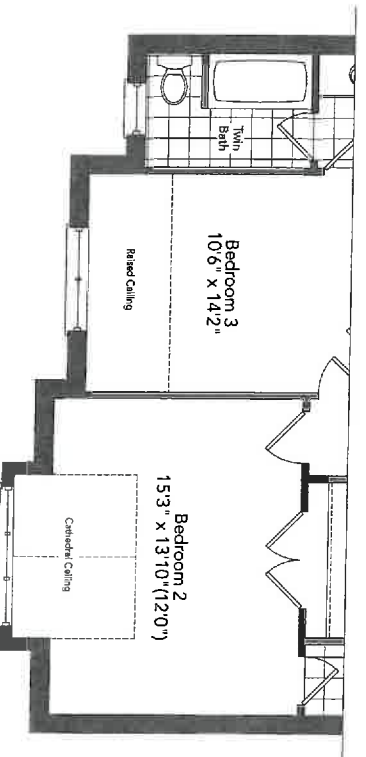


MASTHEAD 42-06

Lot
89N
Juby
117



~~Second Floor
Elevation A~~



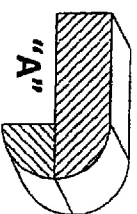
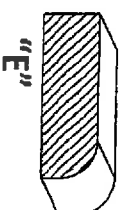
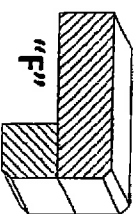
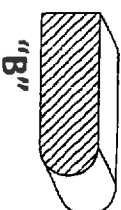
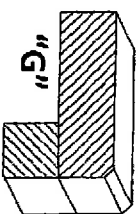
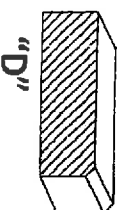
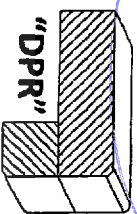
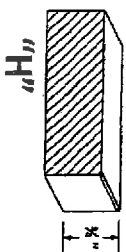
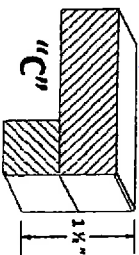
Partial Second Floor
Elevation B

MASTHEAD 42-06

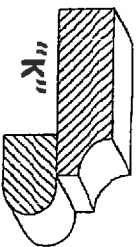
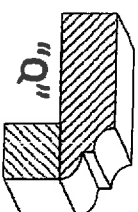
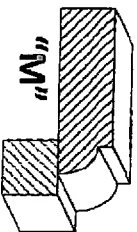
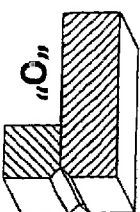
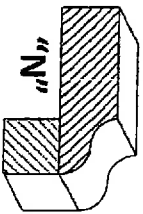
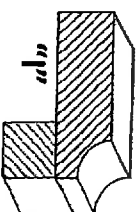
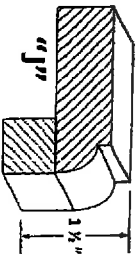
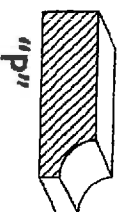
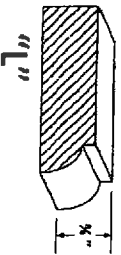
ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

Revised
08.



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

Intersect

8/14/17

New Image Kitchens Inc.

Scale: _____
Date: 24/02/17

Approved By: _____
Drawn By: MGER

Revised: _____

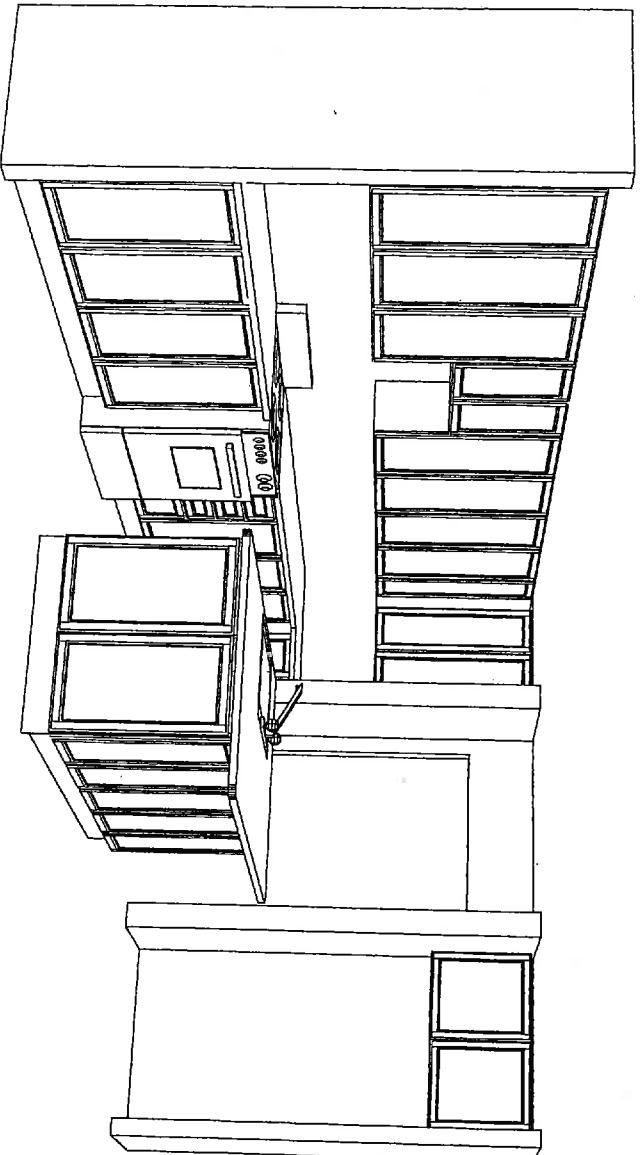
BELLE AIR SHORES, INNISFIL

Drawing number: _____

MODEL: 42-06

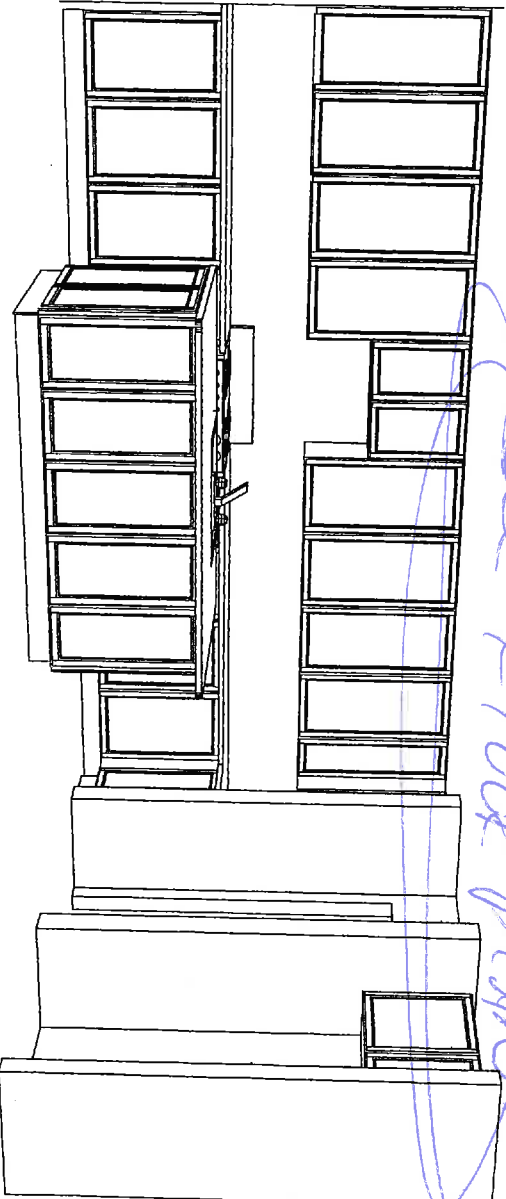
Lot 892

24/11/17



Reflexe 1 Stand.

See Floor Plan.



AS

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 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

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

8910 TRANSF1

DATE:

July 11/17

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)

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

A. Stepien

Date

July 11/17

Purchaser Signature

Date