



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: ADELE OPPEDISANO

TEL. RES.: 416-991-9955

LOT / PHASE	HOUSE TYPE	PRINT DATE
104 / 1	MASTHEAD (42-06) ELEV B	16-May-17

Ref#	Quantity	Description	Approved	Notes
2156	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	03May17	
2157	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	03May17	
2158	NO STRUCTURAL CHANGES		03May17	
2952	FIREPLACE - 36 INCH (B36NTRE) GAS FIREPLACE WITH STANDARD MANTLE **FIREPLACE WILL COME INTO THE ROOM		16May17	
2953	SMOOTH CEILINGS ON MAIN AND SECOND FLOOR		16May17	
2954	PAINT - STAIN INTERIOR STAIRS, POSTS, RISERS, TREADS, STRINGERS ***PAINT PICKETS WHITE		16May17	
2955	ELECTRICAL - LED POTLIGHTS (6) IN FAMILY ROOM ON SEP SWITCH, STD LIGHT TO REMAIN		16May17	
2956	ELECTRICAL - LED POTLIGHTS (5) IN KITCHEN ON SEP SWITCH, STD LIGHT TO BE INSTALLED OVER ISLAND		16May17	
2957	ELECTRICAL - LED POTLIGHTS (4) IN DINING ROOM ON SEP SWITCH, STD LIGHT TO REMAIN		16May17	
2958	ELECTRICAL - ADD CAPPED LIGHT ABOVE ISLAND SPACED EVENLY WITH STANDARD		16May17	
2959	ELECTRICAL - ROUGHIN ONLY SEP SWITCH FOR FUTURE LIGHT VALANCE		16May17	
2960	TILES - UPGRADE 4 - FOYER, POWDER, KITCHEN, BREAKFAST, LAUNDRY **INSTALL 1/4 BRICK		16May17	
2961	TILES - UPGRADE 5 - MASTER ENSUITE FLOOR AND SHOWER WALL ***INSTALL 1/4 BRICK		16May17	
2962	TILES - MASTER ENSUITE - UPGRADE SHOWER FLOOR		16May17	
2963	TILES - TWIN BATH - UPGRADE 4 FLOOR UPGRADE 5 ON WALL **HORIZONTAL STACKED		16May17	
2964	TILES - ENSUITE 2 - UPGRADE 5 ON FLOOR & WALL **HORIZONTAL STACKED		16May17	
2965	HARDWOOD - UPGRADE 3 - KIDS PLAYROOM, DINING ROOM, GREAT ROOM, & DEN		16May17	
2966	HARDWOOD - UPGRADE 3 IN UPPER HALL IN LIEU OF CARPET		16May17	
2967	CARPET - UPGRADE 1 IN ALL BEDROOMS		16May17	
2968	RAILINGS - UPGRADE 3 ***PAINT GRADE PICKETS		16May17	
2969	TRIM - UPGRADE 1 CASING AND BASEBOARD **STEP STYLE		16May17	
2970	CABINETRY - MASTER ENSUITE UPGRADE 1		16May17	



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2971	CABINETRY - TWIN BATH UPGRADE 1	16May17	
2972	CABINETRY - ENSUITE 2 - UPGRADE 2	16May17	
2973	CABINETRY - DO NOT INSTALL ANY CABINET HARDWARE IN MASTER, TWIN OR ENSUITE 2 **NO LOOSE HARDWARE	16May17	
2974	FRAMELESS GLASS SHOWER IN MASTER ENSUITE	16May17	
2975	TILE -DELETE ALL CERAMIC ACCESSORIES	16May17	
2976	DELETE ALL BATHROOM MIRRORS	16May17	

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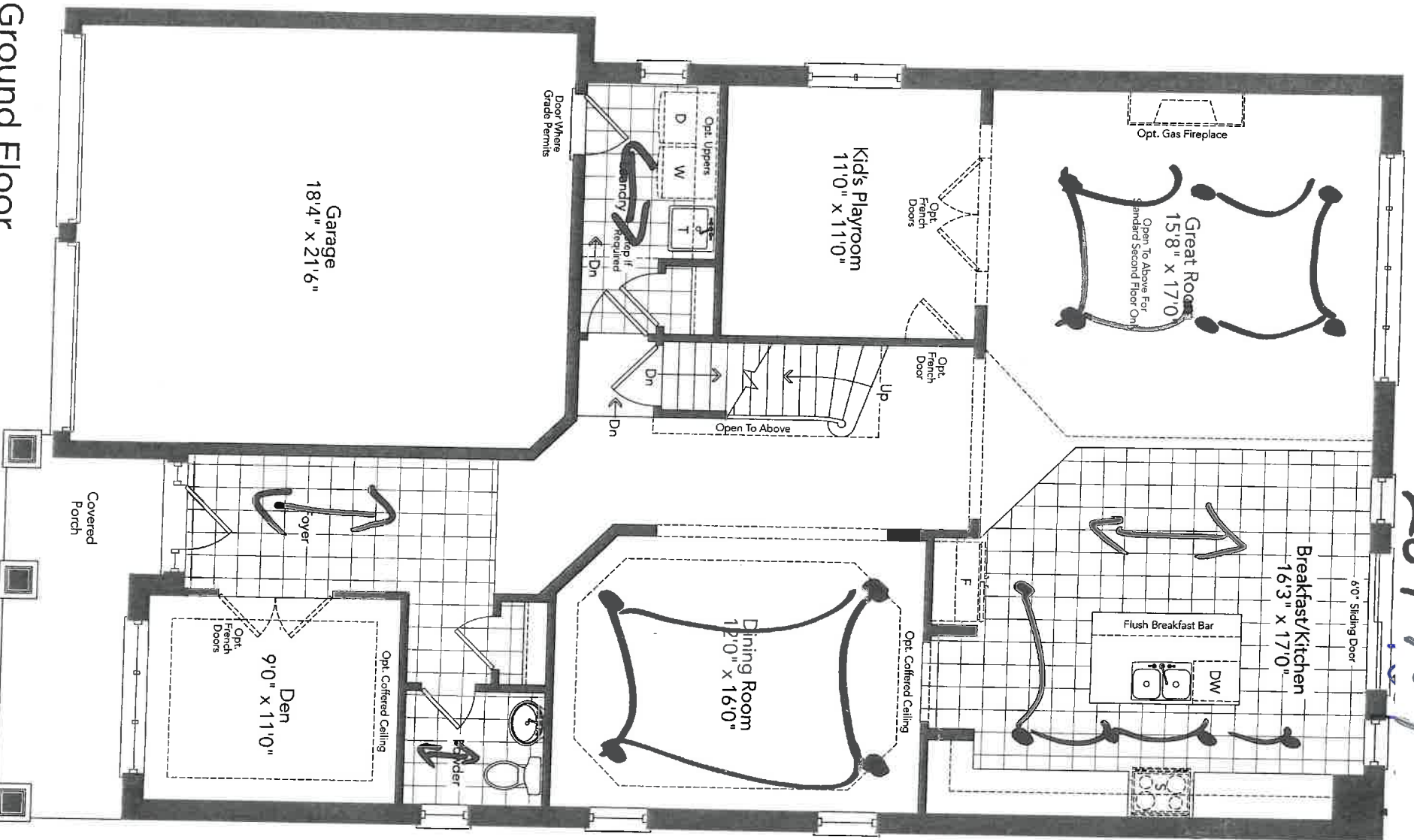
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC TUXEDO	H 800 BC	UBA TUBA	C		
Island	SHAKER PVC TUXEDO	H 800 BC	UBA TUBA	C		
Servery	NA					
Master Ensuite	SIERRA MAPLE TIMBER GREY (1)	NO HOLE	FROSTY WHITE 1573-60			
Main	NA					
Twin	SIERRA MAPLE TIMBER GREY (1)	NO HOLE	FROSTY WHITE 1573-60			
Ensuite #2	ALGONQUIN MDF STONE (2)	NO HOLE	FROSTY WHITE 1573-60			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	WOOD SMOKE 12 X 24 INSTALL 1/4 BRICK	UP # 4				
Basement Foyer	NA					
Powder Room	WOOD SMOKE 12 X 24 INSTALL 1/4 BRICK	UP # 4				
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	WOOD SMOKE 12 X 24 INSTALL 1/4 BRICK	UP # 4				
Breakfast Floor	WOOD SMOKE 12 X 24 INSTALL 1/4 BRICK	UP # 4				
Kitchen Bk.Splash	NA					
Laundry	WOOD SMOKE 12 X 24 INSTALL 1/4 BRICK	UP # 4				
Mstr Ensuite Floor	STONE RAIN MATT TAUPE 12 X 24 INSTALL 1/4 BRICK (5)			PER ROY		
Mstr Ensuite Shower	STONE RAIN MATT TAUPE 12 X 24 INSTALL HORIZONTAL 1/4 BRICK (5)		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 EMPERADOR GREY MARBLE MOSAIC POLISHED					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	GEORGETTE DARK 12 X 24 INSTALL STACKED	UP # 4		PER ROY		
Twin Ensuite Tub Wall	LUMINA LINE 10 X 30 INSTALL HORIZONTAL	UP # 5	NA			
Ensuite #2 Bath Floor	ROMA PETRA 12 X 24 INSTALL STACKED	UP # 5		PER ROY		
Ensuite #2 Bath Wall	LUMINA DIAMOND 10 X 30 INSTALL HORIZONTAL STACKED	UP # 5	NA			
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Kids Playroom	VINTAGE SOLID SAWN OAK	SELECT V PEARL 3 1/4"	GOTHAM UP # 3			
Dining Room	VINTAGE SOLID SAWN OAK	SELECT V PEARL 3 1/4"	GOTHAM UP # 3			
Great Room	VINTAGE SOLID SAWN OAK	SELECT V PEARL 3 1/4"	GOTHAM UP # 3			
Den	VINTAGE SOLID SAWN OAK	SELECT V PEARL 3 1/4"	GOTHAM UP # 3			
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall by Stairs	VINTAGE SOLID SAWN OAK	SELECT V PEARL 3 1/4"	GOTHAM UP # 3			
Upper Hall	VINTAGE SOLID SAWN OAK	SELECT V PEARL 3 1/4"	GOTHAM UP # 3			
Master Bedroom	CITYVIEW GRECIAN # 713	UP # 1				
Bedroom 2	CITYVIEW GRECIAN # 713	UP # 1				
Bedroom 3	CITYVIEW GRECIAN # 713	UP # 1				
Bedroom 4	CITYVIEW GRECIAN # 713	UP # 1				
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF8	
MIRRORS & ACCESSORIES						
Mirrors	DELETE ALL	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL	location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL 104		
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

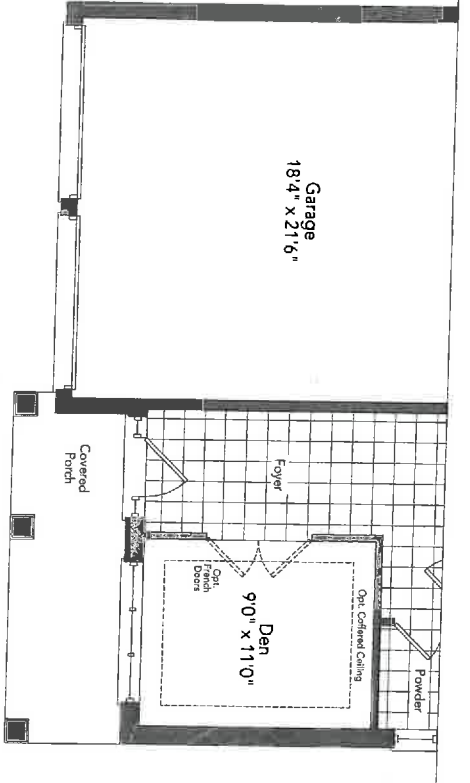
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN OAK STAIRS TO MATCH GOTHAM			
White Paint Req'd	PAINT PICKETS WHITE			
Main to 2nd Railing Details:	OAK -- 2 RINGS (NO FLUTES) GROOVED OAK HANDRAIL MATCHING POSTS UP # 3			
Main to Basement Railing Details:	SHANDRAIL PAINT GRADE PICKETS			
TRIM				
Casing/Baseboards	UP# 1 STEP			
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	
Family/Great room	WARM GREY	Bedroom 4	WARM GREY	
Den/Study	WARM GREY	Master Ens.	WARM GREY	
Main/Upper Hall	WARM GREY	Ensuite # 2	WARM GREY	
Laundry	WARM GREY	Twin		
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	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Twin	STANDARD	STANDARD		
2nd Ensuite	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 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	42-06-B MASTHEAD	LOT: 104		
PURCHASER(S):	ADELE OPEDISANO 416 991 9955		Purchaser Signature Date MAY 14/17	
HOME #/CELL #			Purchaser Signature Date	
EMAIL:			Purchaser Signature Date	
DÉCOR NOTES			Purchaser Signature Date	
FOR TRADE USE				
Any upgrades in the colour chart must be accompanied with a PES.			ZANCOR HOMES	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			Decor Consultant Signature Date MAY 12 2017	
*** PAGE 2 OF 2 ***			Vendor Signature Date	

Lot 104
m414
1/4



Ground Floor
Elevation A

A B

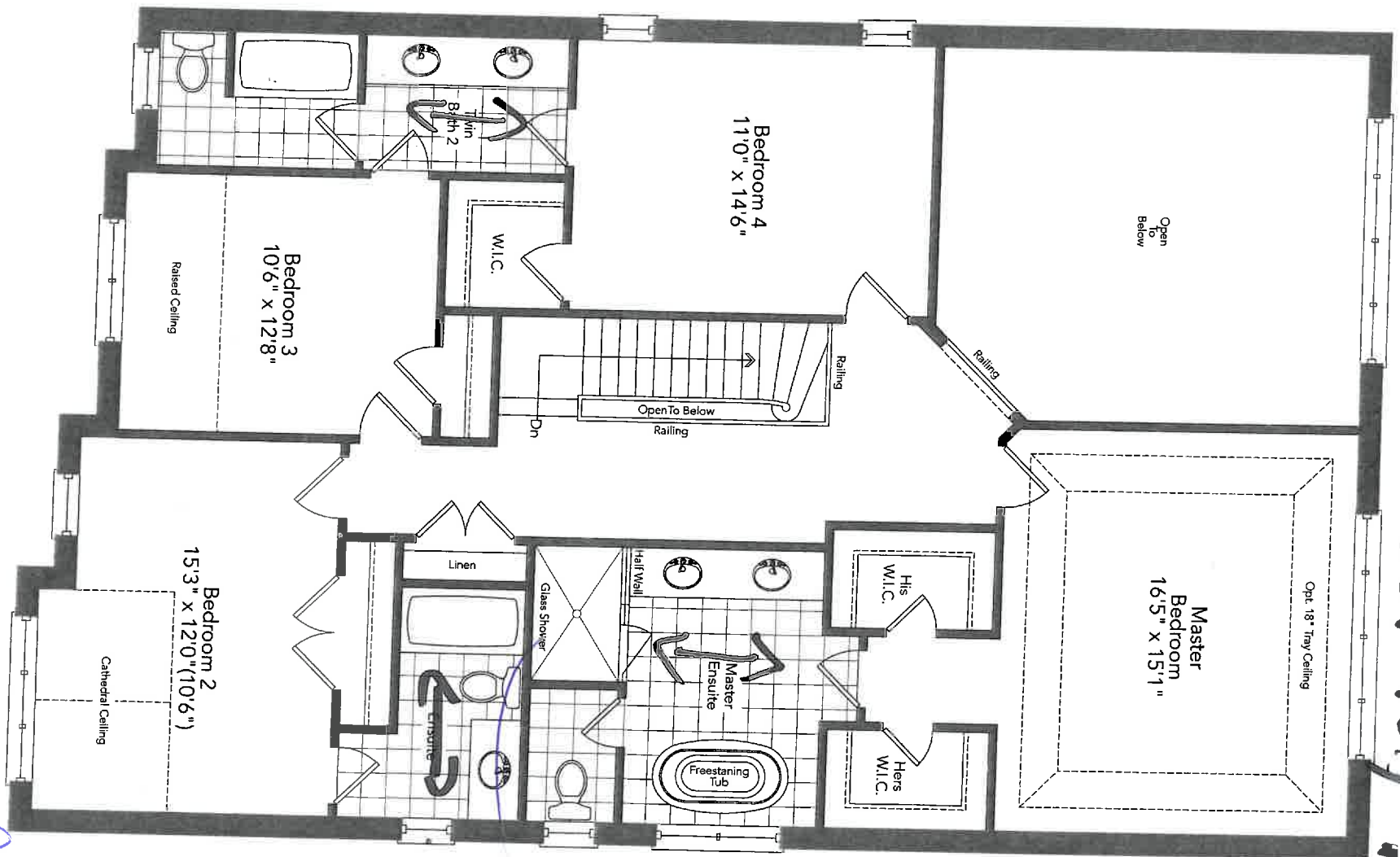


Partial Ground Floor
Elevation B

MASTHEAD 42-06

Lot 104

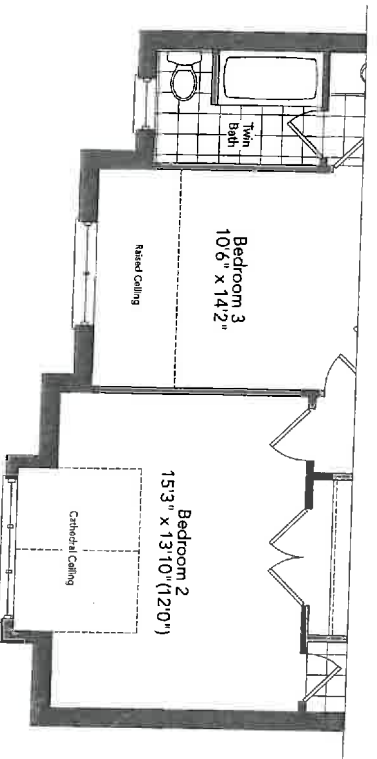
may 4 - 9/17



frameless glass

BB

Second Floor
Elevation A



Partial Second Floor
Elevation B

MASTHEAD 42-06

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MGER

Revised:

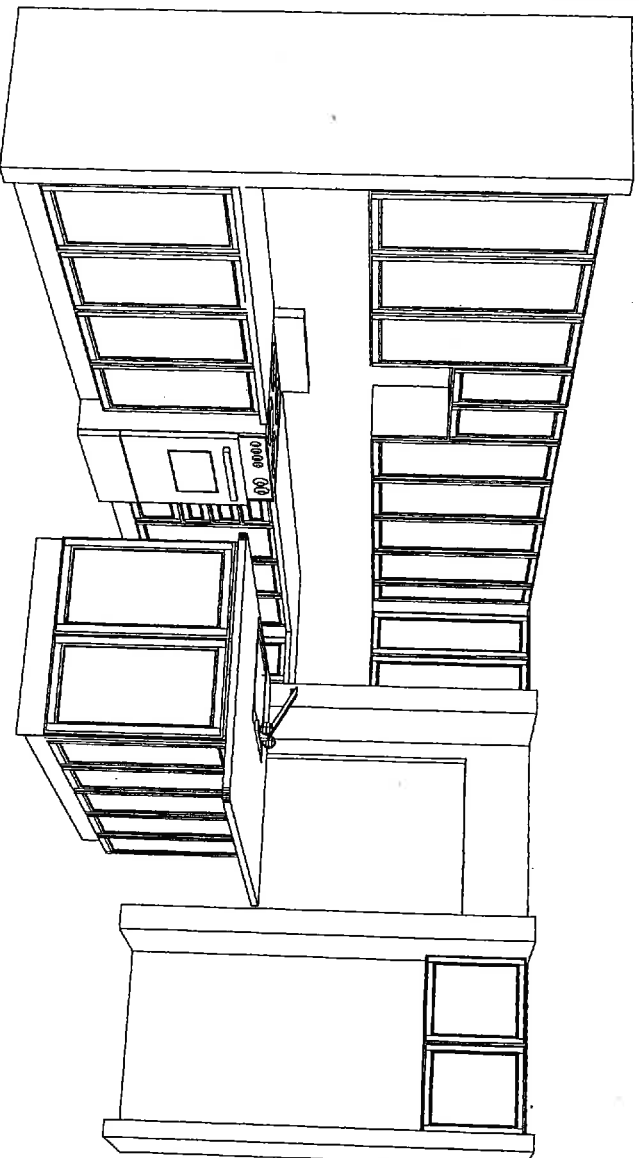
BELLE AIR SHORES, INNISFIL

Drawing number:

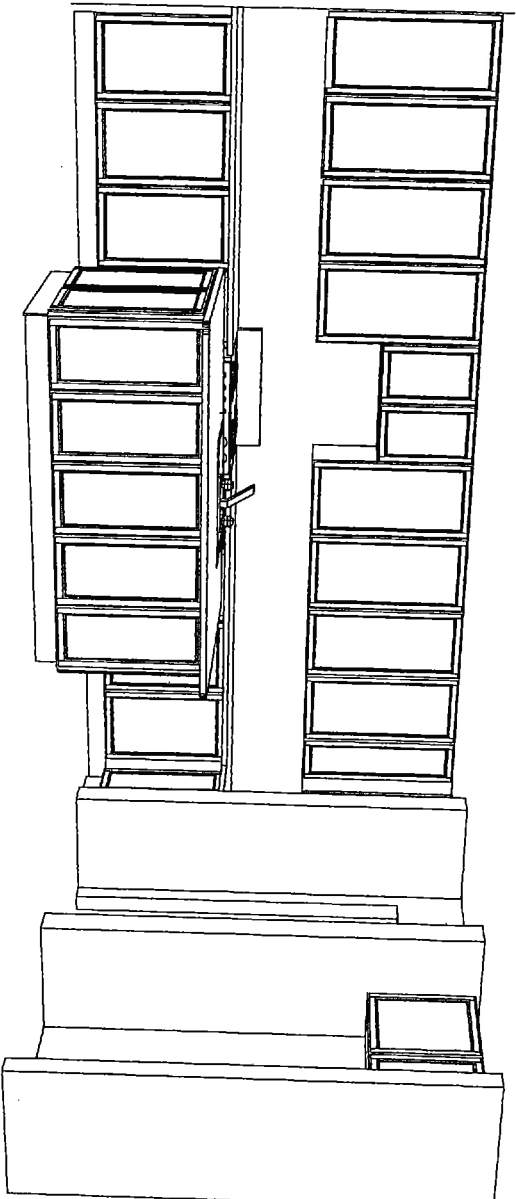
MODEL: 42-06

Lot 104

AP/5-14

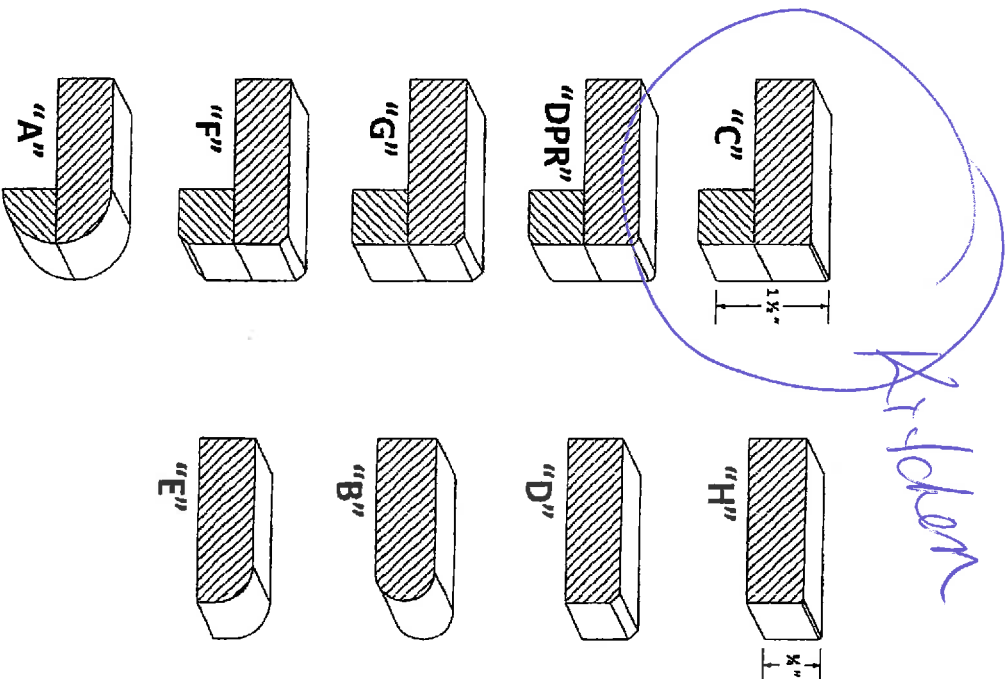


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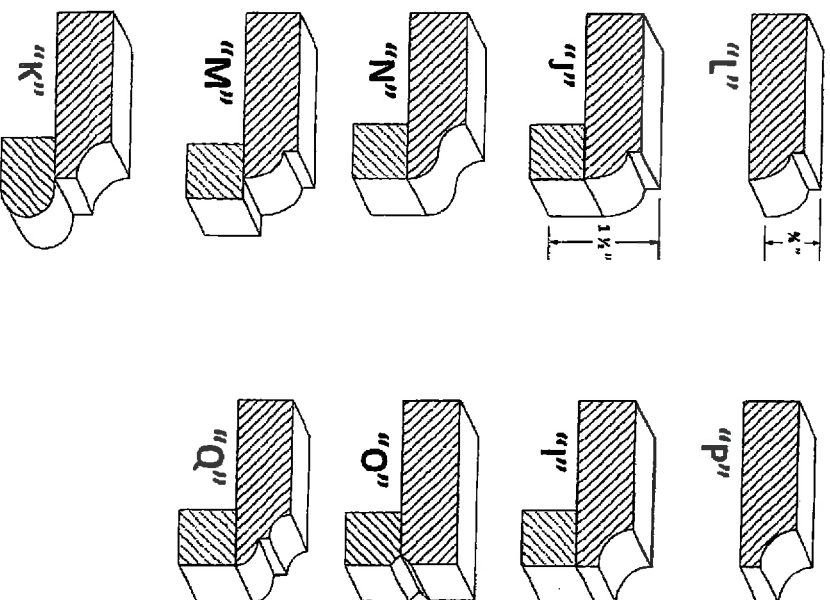


ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

Travis
Lot 104 MAY 117

Mike Oeluser

INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD 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 FLOORING: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, 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 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:

104 - TURNISER

DATE:

MAY 4/17

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 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

[Signature]

Date

MAY 4/17

Purchaser Signature

Date