



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

PURCHASER: Rupert Spence

TEL: RES: 416-456-8734

LOT / PHASE	HOUSE TYPE	PRINT DATE
96 / 1 ✓	REGATTA (42-03) ELEV B ✓	16-May-17

Ref#	Quantity - Description	Approved	Notes
2115	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")	02May17	
2116	BONUS: BBQ Gas line Air Conditioning (42ft and 50ft lots ONLY) 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 oa	02May17	
2117	HVAC - KITCHEN - ROUGH IN GAS LINE (INCL 15 AMP, 40 AMP TO REMAIN)	02May17	
2897	HARDWOOD - UPGRADE 2 - MASTER BEDROOM, BED 2, 3, 4 & UPPER HALL.	16May17	
2898	CABINETRY - KITCHEN - POTS & PANS DRAWERS	16May17	
2899	CABINETRY - KITCHEN - 2 BIN RECYCLER	16May17	
2900	PLUMBING - WAYER LINE TO FRIDGE	16May17	
2901	SMOOTH CEILINGS ON MAIN FLOOR	16May17	
2902	SMOOTH CEILINGS ON SECOND FLOOR	16May17	
2905	OAK STAIRS TO BASEMENT - UPGRADE STAIRS TO OAK WITH VENEER STRINGERS, RISERS, INCLUDES FINISHED FOYER AT BASEMENT LANDING WITH STANDARD TILE AND DOORS TO UNFINISHED BASEMENT. WHERE APPLICABLE, STANDARD PICKETS WILL BE INSTALLED. FROM BUILDERS STD'S	16May17	
2908	COUNTERTOPS - MARBLE IN MASTER ENSUITE **INCLUDES OVAL UNDERMOUNT SINKS	16May17	
2909	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	16May17	
2911	CREDIT AS PER FC	16May17	
2915	HARDWOOD - UPGRADE 2 ON MAIN FLOOR - GREAT ROOM, LIVING, DINING MAIN HALL	16May17	
3178	LARGER BASEMENT WINDOWS AT REAR ONLY 30 X 24 **AS PER FC	16May17	

This Document is Extremely Time Sensitive - Printed 16 May 17 at 13:04

## CABINETRY / COUNTERTOPS

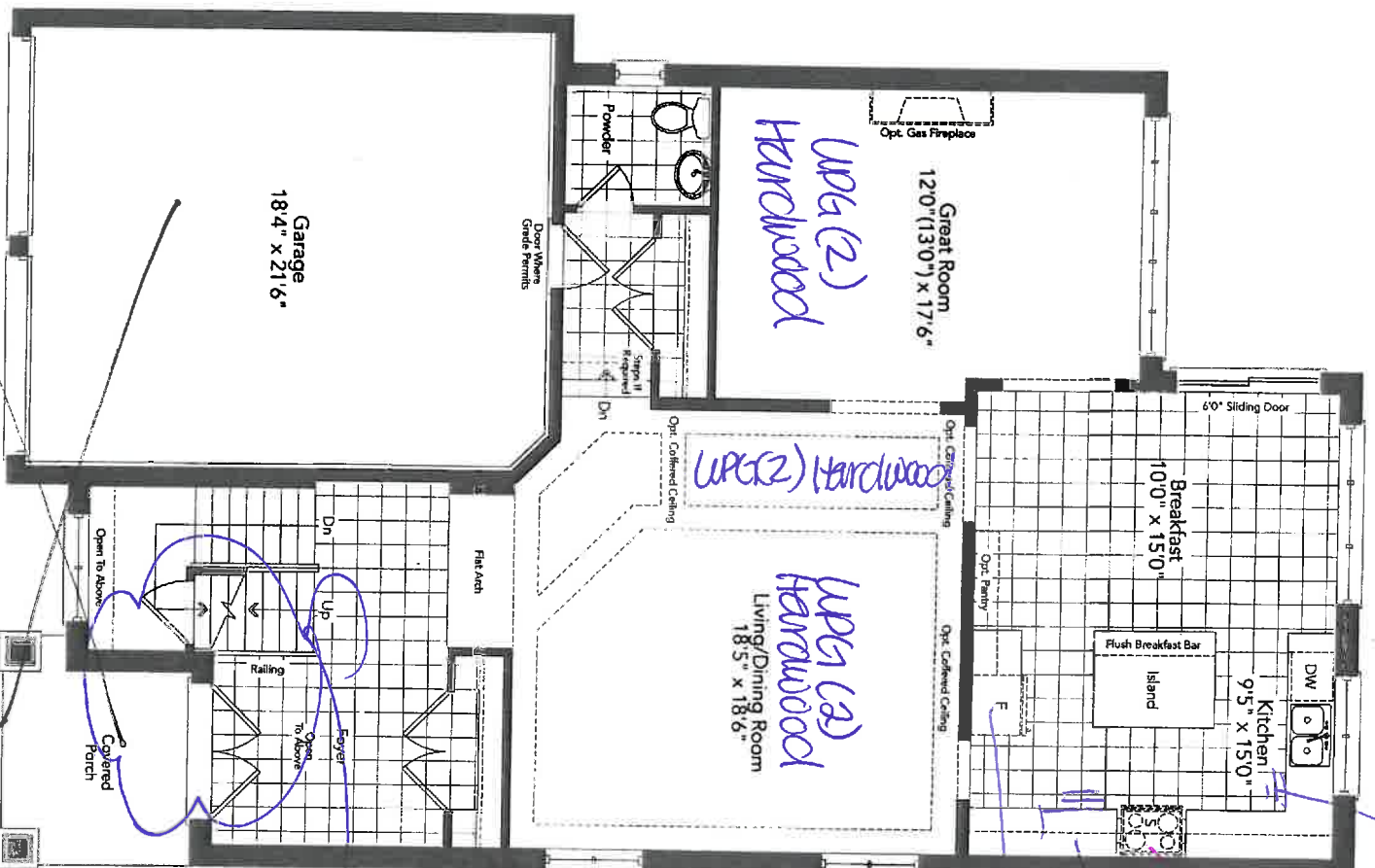
← (METAL THRESHOLDS) →

# ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH HARWOOD AS CLOSE AS POSSIBLE		
STAIRS	MAIN TO SECOND , MAIN TO BASEMENT -OAK		
Main to 2nd Railing Details:	STANDARD		
Main to Basement Railing Details:	STANDARD		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	CAMEO WHITE	Master Beds	CAMEO WHITE
Living Room	CAMEO WHITE	Bedroom 2	CAMEO WHITE
Dining Room	CAMEO WHITE	Bedroom 3	CAMEO WHITE
Great room	CAMEO WHITE	Bedroom 4	CAMEO WHITE
Main/Upper Hall	CAMEO WHITE	Master Ens.	CAMEO WHITE
Laundry	CAMEO WHITE	Main	CAMEO WHITE
Powder Room	CAMEO WHITE		CAMEO WHITE
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	UNDERMOUNT (OVAL)
Main Bathroom	STANDARD	STANDARD	
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	YES		UPGRADED ON STRUCTURALS
Hood Fan Venting SIZE	YES 6"		UPGRADED ON COLORS
ELECTRICAL for Built-in Oven	NO		BUILDERS STANDARD
ELECTRICAL for Built-in Micro / OTR	NO		
ELECTRICAL for Gas Stove / Cooktop	NO		
ELECTRICAL for Bar Fridge	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:	INNISFIL	LOT: 96	
PURCHASER(S):	RUPERT SPENCE		
HOME #/CELL #	416-456-8734		
EMAIL:	vertel@rogers.com		
DÉCOR NOTES	<div> <div>Purchaser Signature</div> <div>Date</div> </div> <div> <div>Purchaser Signature</div> <div>Date</div> </div>		
<div> <div>***FOR TRADE USE***</div> <div>Any upgrades in the colour chart must be accompanied with a PES.</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>ZANCOR HOMES</div> <div>Decor Consultant Signature</div> <div>Date</div> </div> <div> <div>Vendor Signature</div> <div>Date</div> </div> </div>			

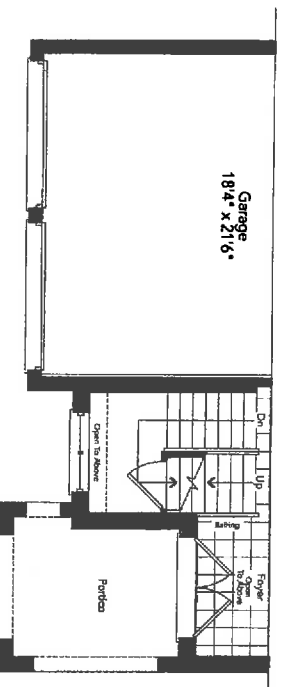


Elevation A 2762 sq.ft.  
Elevation B 2740 sq.ft.



~~Ground Floor~~  
~~Elevation A~~

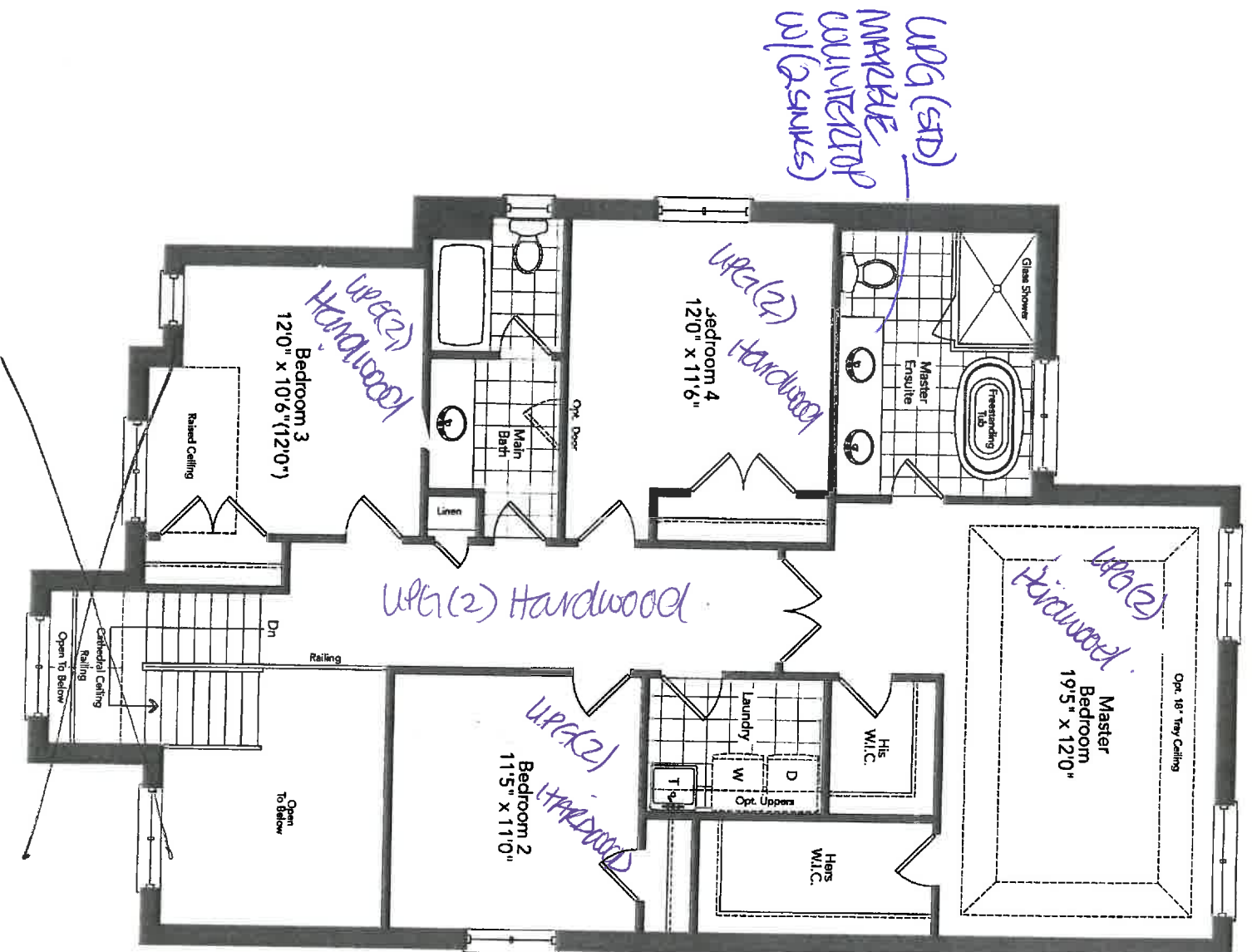
Partial Ground Floor  
Elevation B



\* main floor  
smooth ceilings  
\* staining of  
the stairs to  
water hardwood

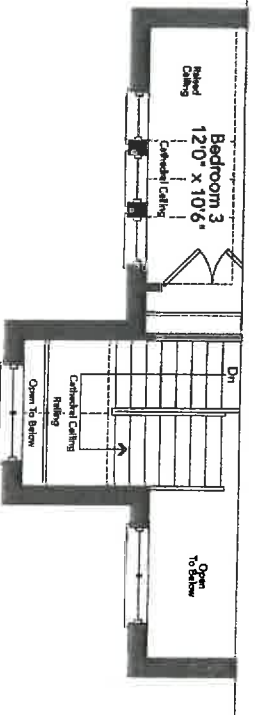
LOT 9b-14MSFL

REGATTA 42-03



Second Floor  
Elevation A

Partial Second Floor  
Elevation B

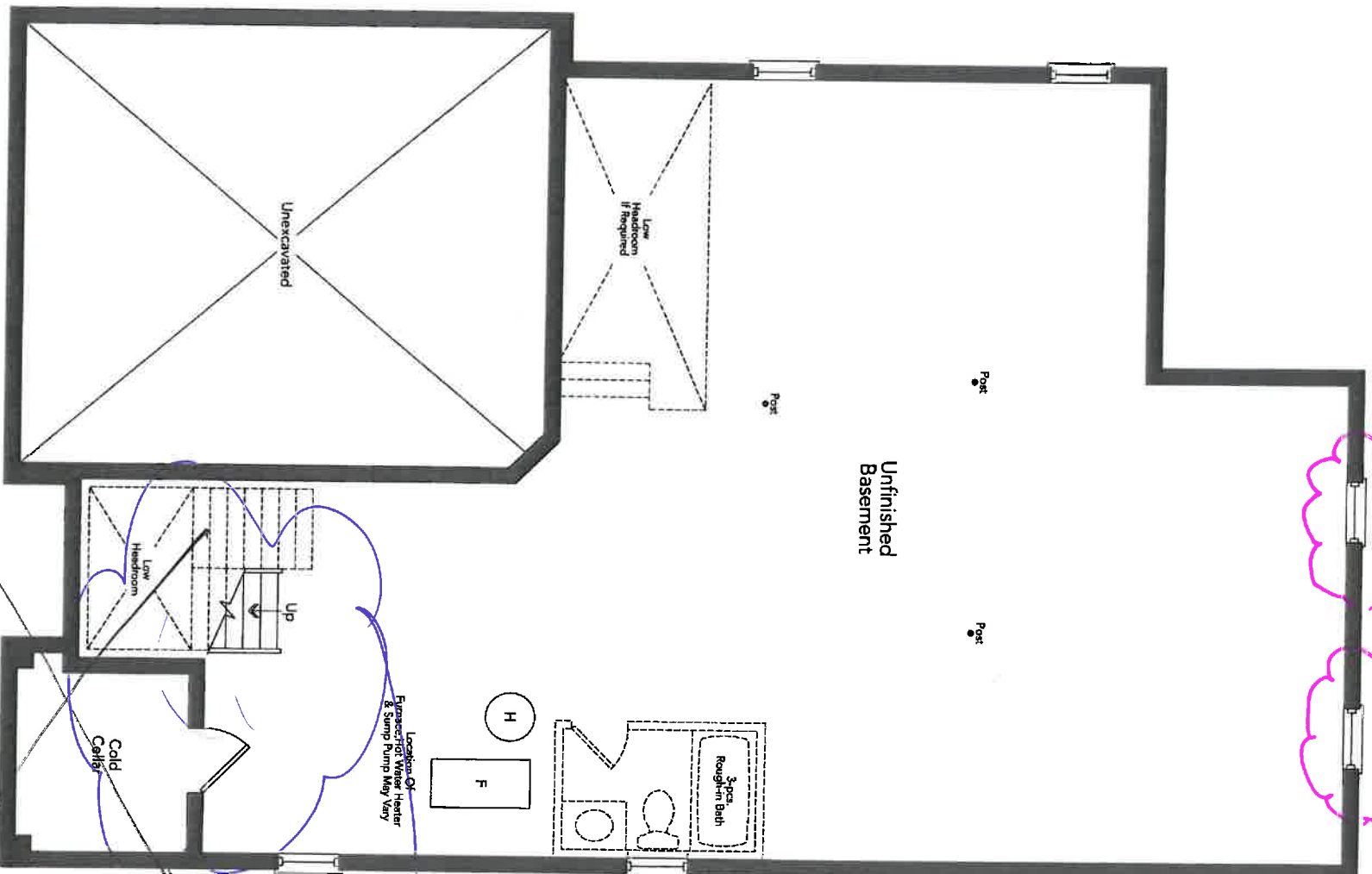


x 2nd floor  
smooth ceilings

10T 96-11115FL

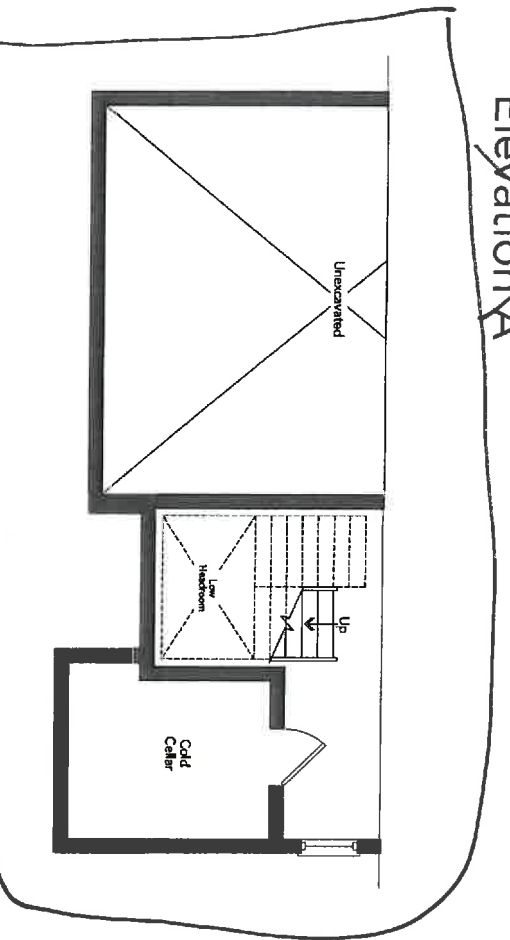
REGATTA 42-03

IMPERFECT BASEMENT  
WINDOWS (2) BOTH TO BE 30X24 IN.  
NEW OF STANDARD



OPEN ONE  
STAIRS TO  
BASEMENT

~~Basement  
Elevation A~~



Partial Basement  
Elevation B

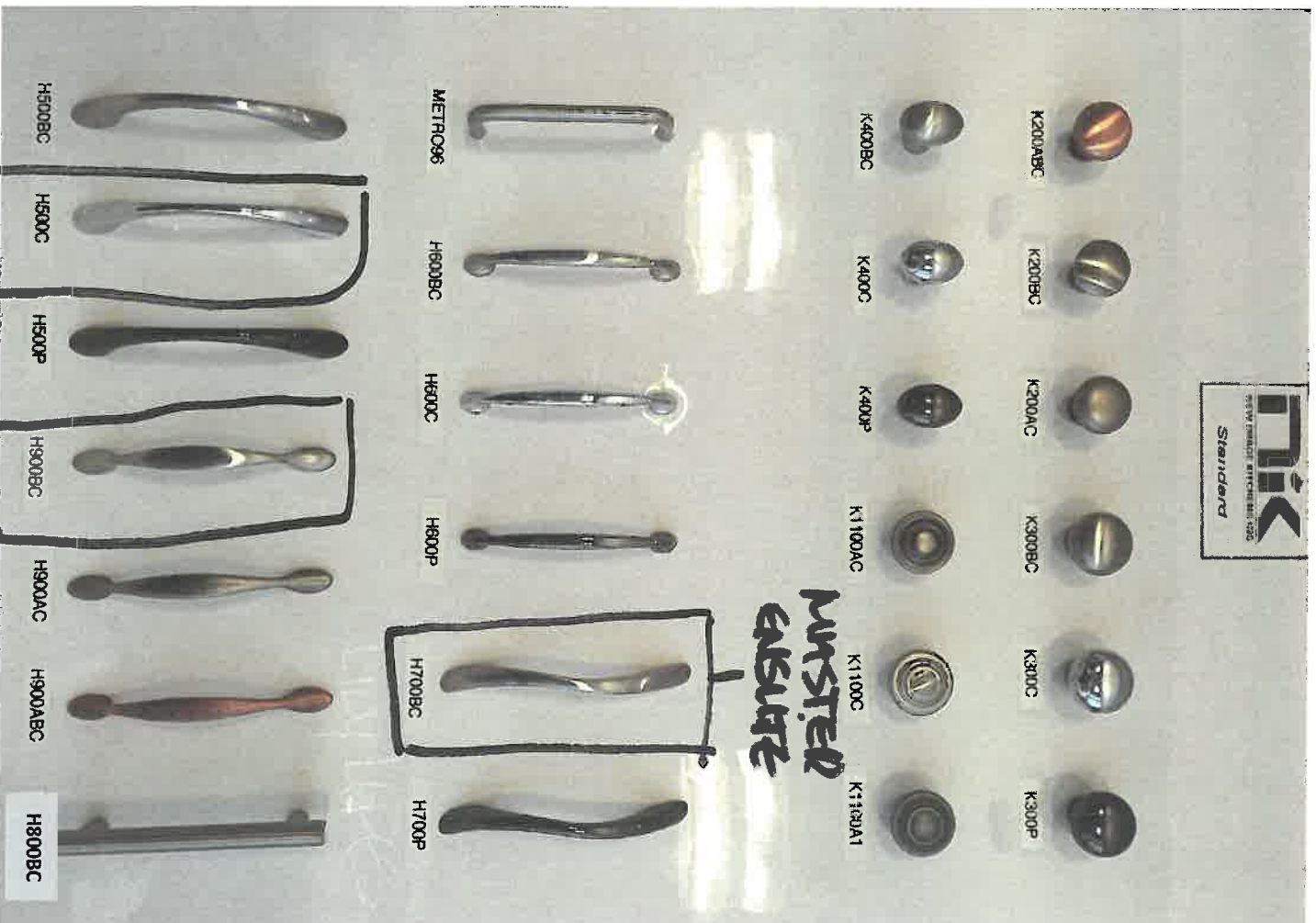
11 12 13

LOT 96-1 N 15 FL

REGATTA 42-03

# STANDARD CABINET HARDWARE

(New Image Kitchens)

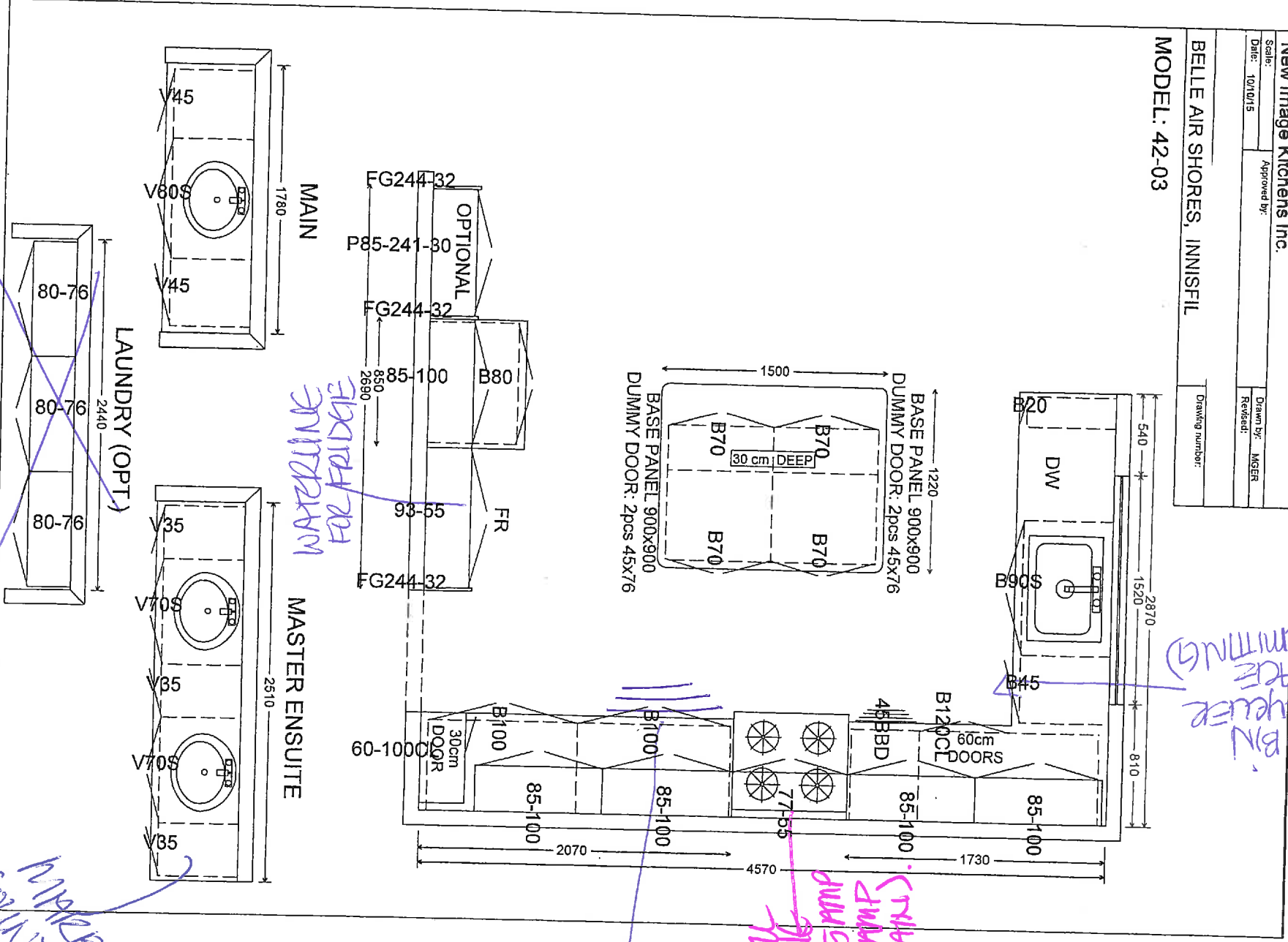


97 97

LOT 96 HUNKSIL

New Image Kitchens Inc.			
Scale:	Approved by:		Drawn by: MGER
Date: 10/10/15	Revised:		
BELLE AIR SHORES, INNISFIL			Drawing number:

MODEL: 42-03



720 BIN  
DEEPER  
(SPACE  
PERMITTING)

QUANTITY OF  
DRAINAGE  
PUMP  
(151-1011)  
GASING  
TUBS!

POTS & PAU.  
DRAINS  
(3 OF 3)

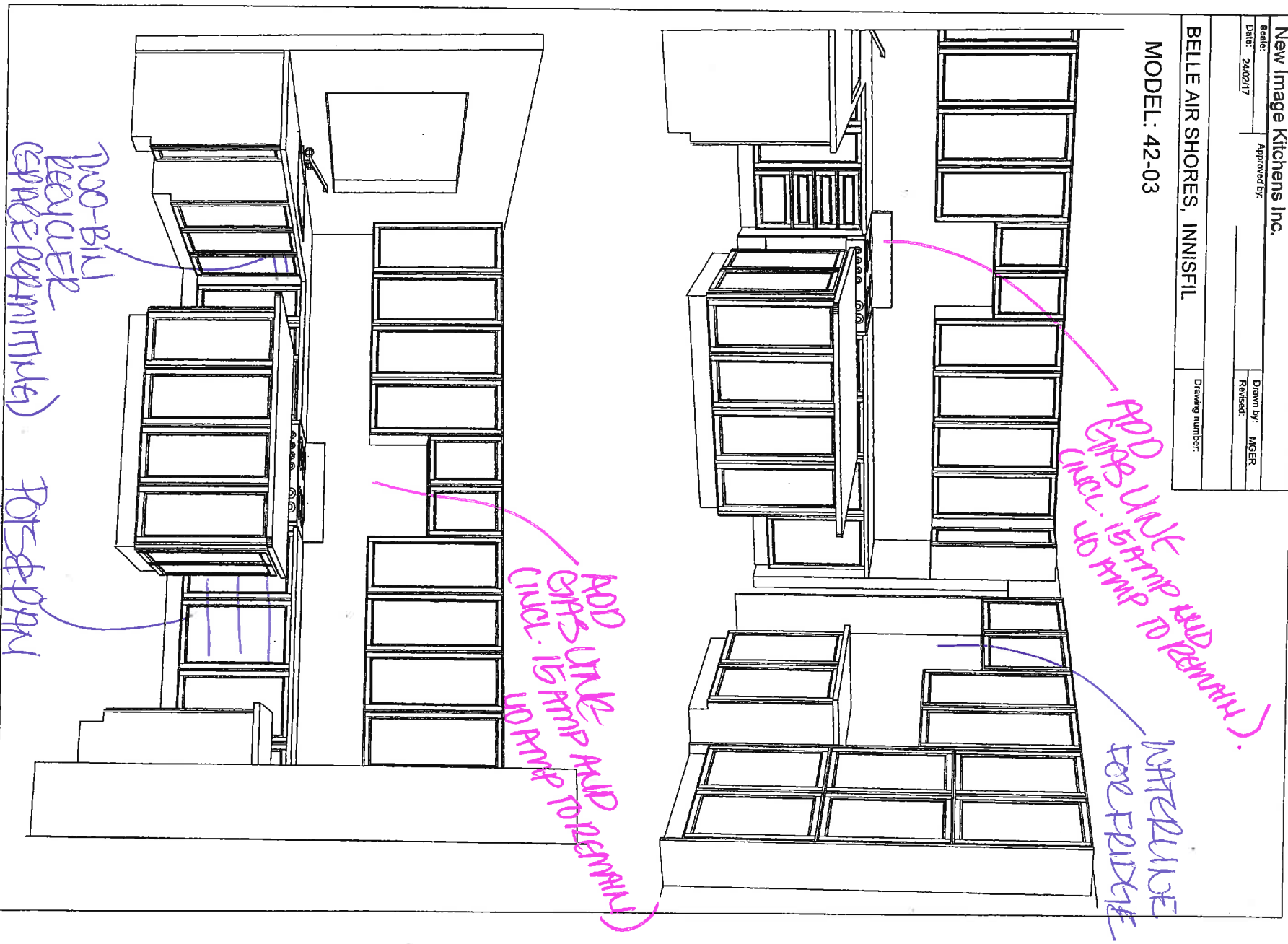
MARBLE  
COUNTER

LOT 96-1NNISFIL



New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by:	MOER
Date: 24/02/17		Revised:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

MODEL: 42-03



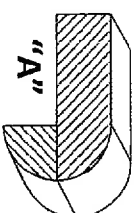
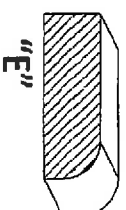
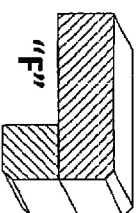
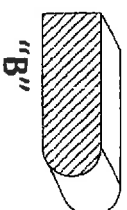
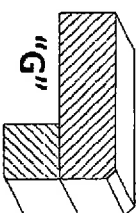
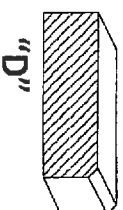
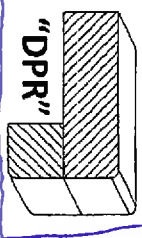
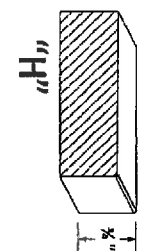
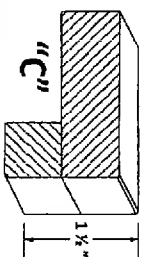
Lot 96 - INNISFIL (SET OF 3)

ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

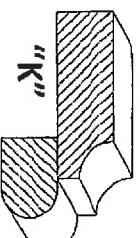
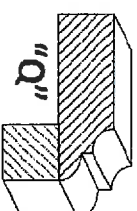
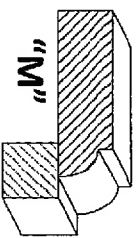
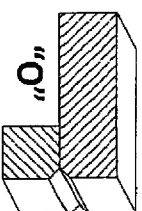
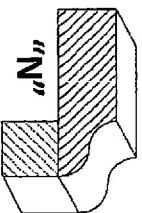
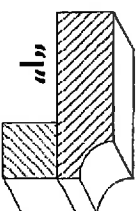
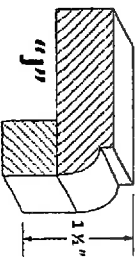
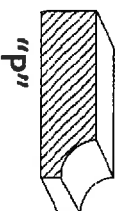
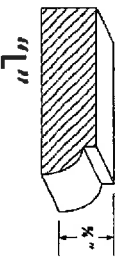
kitated,  
stand &  
miter  
ensure

AS



AS

UPGRADES



916-141511  
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, TARION and/or the Builder in relation to the matter.

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

SITE LNH1651L

LOT 96

DATE APR 11 18.2017

# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

14115716 LOT 96

DATE:

April 18, 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

☒ <sup>TOP</sup> FRONT LOADING SIDE BY SIDE

☐ STACKABLE

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

April 18, 2017

Purchaser Signature

Date

April 18, 2017