



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

PURCHASER: Arash Saleh Rad

TEL: RES: 647-402-5949

LOT / PHASE	HOUSE TYPE	PRINT DATE
86N / 2	MASTHEAD (42-06) ELEV B	13-Jul-17

Ref# Quantity - Description

Approved Notes

Aug 23/17

3173	✓ INCREASE THE HEIGHT OF THE MAIN FLOOR TO 10 FEET INCLUDES 8 FT HIGH INTERIOR DOORS, 8 FT FRONT DOOR, REAR GARDEN DOOR, AND GARAGE MAN DOOR, TRANSOM ABOVE WINDOWS WHERE POSSIBLE NOTE STAIRS WILL COME INTO THE HALLWAY BY APPROX 22" TO 24"	12Jun17	
3174	✓ ADD 8 FT HIGH GARDEN DOORS IN BREAKFAST AREA HINGED IN CENTRE, INCLUDED IN 10 FT MAIN FLOOR CEILING HEIGHT	12Jun17	
3175	✓ ADD OPTIONAL TRAY CEILING IN MASTER BEDROOM INCLUDES SMOOTH CEILING	12Jun17	
3176	✓ INCREASE THE HEIGHT OF 5 BASEMENT WINDOWS TO 30" X 24" IN LIEU OF STANDARD	12Jun17	
3177	UPGRADE TO 200 AMP SERVICE	12Jun17	
3179	✓ ADD COFFERED CEILING IN KIDS PLAYROOM INCLUDES SMOOTH CEILING	12Jun17	
3680	✓ HARDWOOD UP # 5 GREAT ROOM, MAIN HALL DINING ROOM, DEN KIDS PLAYROOM IN LIEU OF STANDARD HARDWOOD	13Jul17	
3681	✓ HARDWOOD UP # 5 UPPER Hallway in lieu of carpet	13Jul17	
3682	✓ PAINTING STAIN INTERIOR OAK STAIRS	13Jul17	
3685	✓ TRIM UP # 2 INTERIOR HARDWARE	13Jul17	
3687	CABINETS KITCHEN UPGRADE CABINET HARDWARE	13Jul17	
3689	✓ TILES UP# 4 INSTALL 1/4 BRICK FOYER, POWDER, KITCHEN BREAKFAST	13Jul17	
3690	✓ TILES KITCHEN BACKSPLASH UP # 2 INSTALL 1/4 BRICK	13Jul17	
3691	✓ TILES MASTER ENSUITE UP # 4 FLOOR TILE INSTALL STACKED UP # 5 FLOOR TILE TO BE INSTALLED ON SHOWER WALL HORIZONTAL STACKED VERTICAL	13Jul17	Aug 23/17
3692	✓ SMOOTH CEILING MAIN FLOOR PLAYROOM IS ALREADY SMOOTH	13Jul17	
3693	✓ FRAMLESS GLASS SHOWER MASTER ENSUITE	13Jul17	
3695	✓ CABINETS MASTER ENSUITE ADD 1 TOP DRAWER ONLY	13Jul17	
3719	✓ ELECTRICAL SHIT STANDARD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND	13Jul17	
3723	✓ PLUMBING UPGRADE MASTER, POWDER, TWIN 2&3 TWIN 4 & 5 MASON IN CHROME BATHROOM ACCESSORIES 4- PAPER HOLDERS MODEL YB8099/YB8000 4- 24" TOWEL BAR MODEL YB8094/YB8000	13Jul17	
3724	✓ TILES DELETE ALL STANDARD BATHROOM ACCESSORIES	13Jul17	
3735	✓ COUNTER TOP MASTER ENSUITE UP # 4 INCLUDES 2 OVAL UNDERMOUNT SINKS	13Jul17	
3919	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	12Jun17	



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3920	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	12Jun17	
3921	OPTIONAL 2ND FLOOR, 5 BEDROOM PLAN **AS PER AGREEMENT OF PURCHASE AND SALE	12Jun17	

This Document is Extremely Time Sensitive - Printed 13 Jul 17 at 17:52

Aug 23/17

Aug 23/17

ANCOR HOMES COLOUR CH. .T

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CONT SLAB MDF VANILLA MILKSHAKE	TAB PULL	GIALLO ORNAMENTAL	C		
Island	CONT SLAB MDF VANILLA MILKSHAKE	TAB PULL	GIALLO ORNAMENTAL	C		
Servery	NA					
Master Ensuite	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	CENIZA COMPAC (4)	H		
Twin bath 4& 5	CONT SLAB MDF STONE GREY PAINT	H 800 BC	7735-58 PORTICO MARBLE			
Twin Bath 2 & 3	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	7735-58 PORTICO MARBLE			
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	RHONDINE FUORI GRIGIO TUNDRA 12" X 24 " INSTALL 1/4 BRICK UP # 4					
Basement Foyer	NA					
Powder Room	RHONDINE FUORI GRIGIO TUNDRA 12" X 24 " INSTALL 1/4 BRICK UP # 4					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	RHONDINE FUORI GRIGIO TUNDRA 12" X 24 " INSTALL 1/4 BRICK UP # 4					
Breakfast Floor	RHONDINE FUORI GRIGIO TUNDRA 12" X 24 " INSTALL 1/4 BRICK UP # 4					
Kitchen Bk.Splash	C & D STERLING GREY BRIGHT 4" X 16" INSTALL 1/4 BRICK UP # 2					
Laundry	CINQ WHITE 13 X 13					
Mstr Ensuite Floor	ROMA STATUARIO 12" X 24" UP 5 INSTALL STACKED			BIAN CARR		
Mstr Ensuite Shower	ROMA STATUARIO 12" X 24" UP 5 INSTALL STACKED VERTICAL					
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2" X 2" WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Twin Bath 2 & 3 Floor	MALINA ICE 13 X 13			BIANC CARR		
Twin Bath 2&3 Tub Wall	CINQ GREY 8 X 10	NA				
Twin Bath 4 & 5 Floor	MALINA ICE 13 X 13					
Twin Bath 4 & 5 Tub Wall	CINQ GREY 8 X 10	NA		BIANC CARR		
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	VINTAGE SOLID SAWN PEARL WHITE OAK HANDSCRAPED GOTHAM UP # 5					
Family/Great Room /KIDS	VINTAGE SOLID SAWN PEARL WHITE OAK HANDSCRAPED GOTHAM UP # 5					
Den	VINTAGE SOLID SAWN PEARL WHITE OAK HANDSCRAPED GOTHAM UP # 5					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE SOLID SAWN PEARL WHITE OAK HANDSCRAPED GOTHAM UP # 5					
Upper Hall	VINTAGE SOLID SAWN PEARL WHITE OAK HANDSCRAPED GOTHAM UP # 5					
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***				MASTHEAD		
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.				86N		
** PAGE 1 OF 2 **				Purchaser Initial	Vendor	



# INCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN		
Stair Stain / Species:		STAIN TO MATCH GOTHAM
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	UP # 2 TRENTON BLACK MATT KNOB	
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
Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Twin 2 & 3	WARM GREY
Laundry	WARM GREY	Twin 4 & 5	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	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin 2 & 3	STANDARD	STANDARD	
Twin 4 & 5	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

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.

INITIALS	
A.S.	
A.S.	
A.S.	

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	LOT: 86 N	
PURCHASER(S):	Arash Saleh Rad 647-402-5949		
HOME #/CELL #		Purchaser Signature	Date JUN 9/17
EMAIL:			

DÉCOR NOTES		Purchaser Signature	Date
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\*\*\*FOR TRADE USE\*\*\*

Any upgrades in the colour chart must be accompanied with a PES.

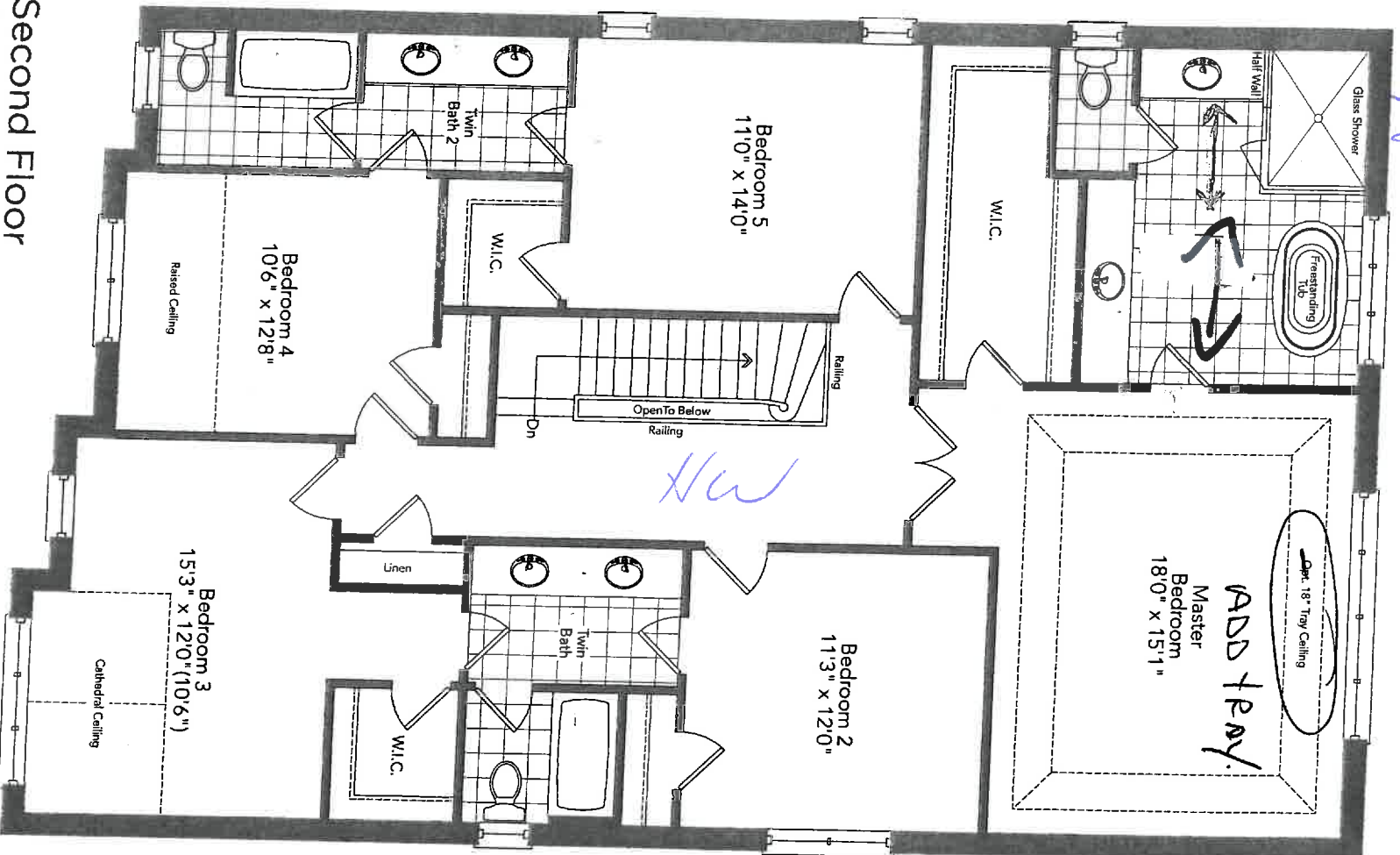
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.



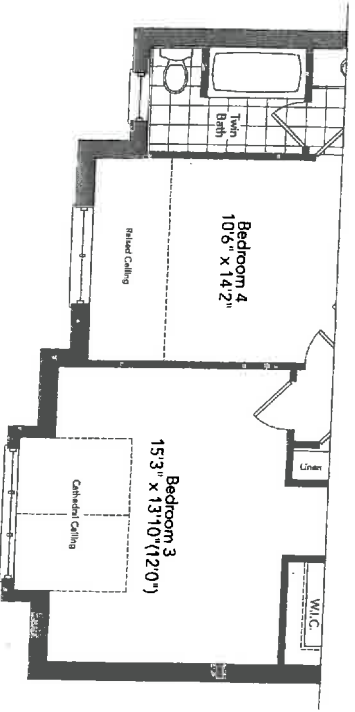
Decor Consultant Signature	Date
Vendor Signature	Date



Shannon



Second Floor  
Optional 5 Bedroom Plan  
Elevation A



Partial Second Floor  
Optional 5 Bedroom Plan  
Elevation B

Loft

2600

May

16/17

June 6/17

A-8.

A-1.

## UPGRADE CABINET HARDWARE

**\$500 (Kitchen) / \$150 per Bathroom**

(New Image Kitchens)

166862

June 6/11





6018620

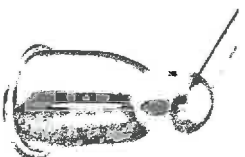
Bathroom Accessories to match  
Standard Faucets

## Mason™

Additional | Transitional | Modern



**Paper Holder**  
Model YB8099 (Roller)  
Model YB8000 (2 Posts)  
Chrome



**24" Towel Bar**  
Model YB8094 (Bar)  
Model YB8000 (2 Posts)  
Chrome

PER

Bathroom

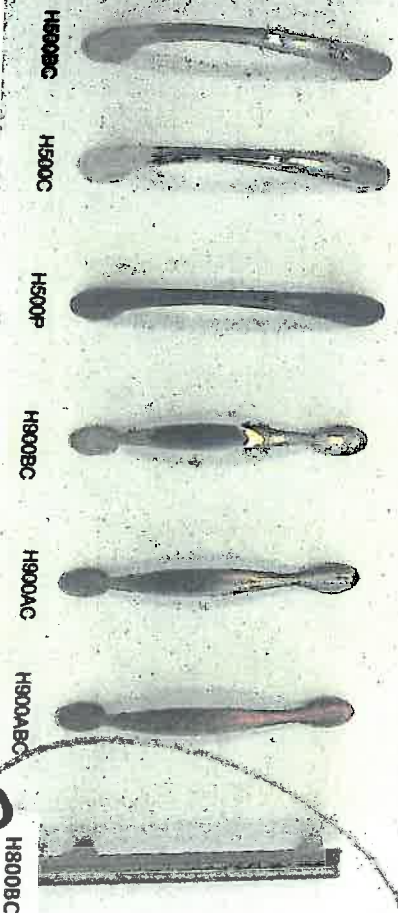
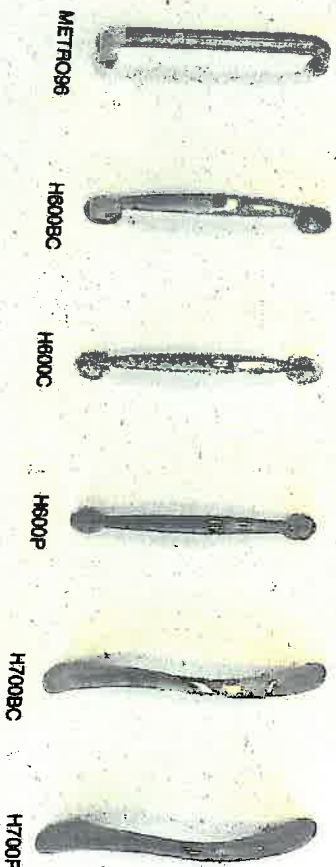
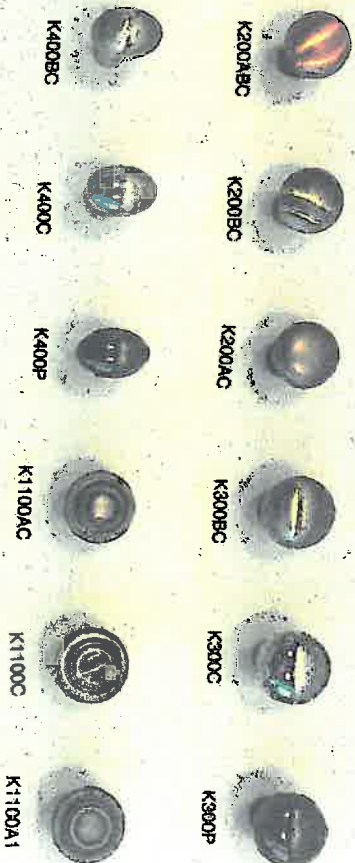
- 1 Set mirror
- 1-Set Powder
- 1-Set towel 2x3
- 1 Set towel 4x5

A8



# STANDARD CABINET HARDWARE

(New Image Kitchens)



*Bathrooms*

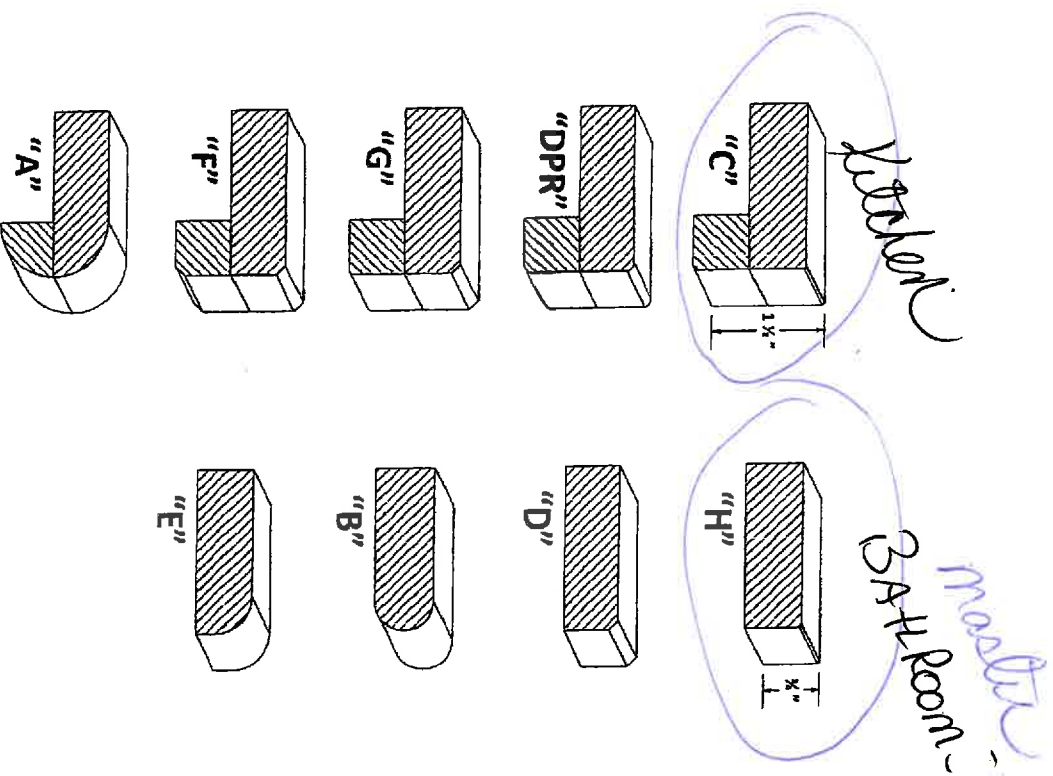
*A.S.*

*266862*  
*June 6/19*

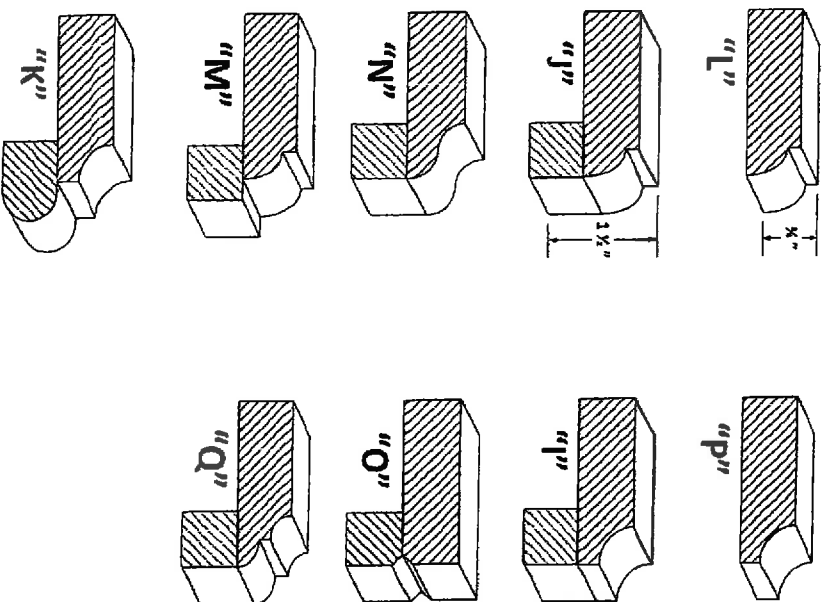
ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT/SITE Travis (Spec 6/17)  
Lot 862

PURCHASER SIGNATURE A.S.

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MGER

Revised:

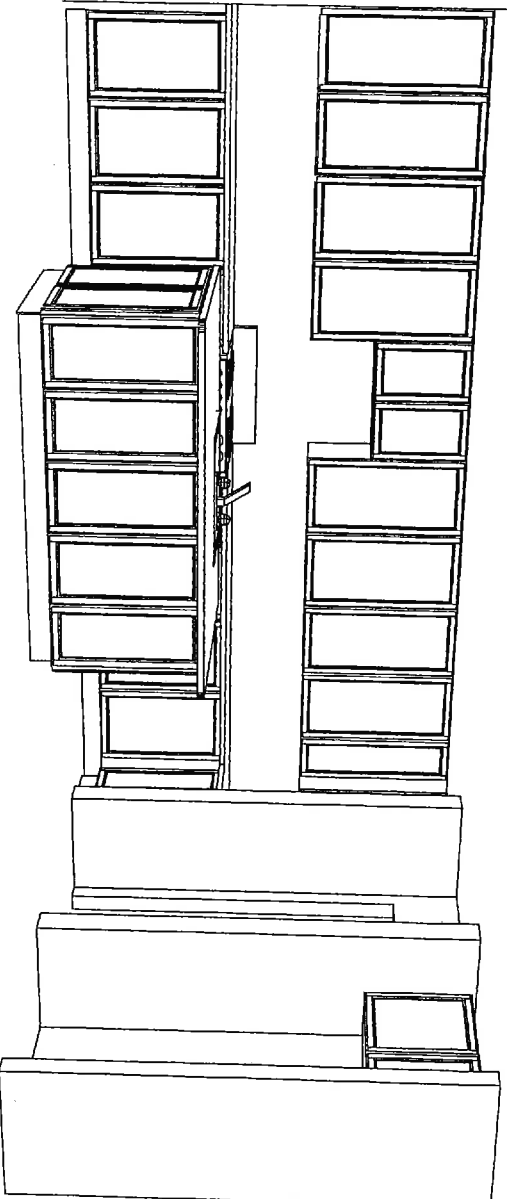
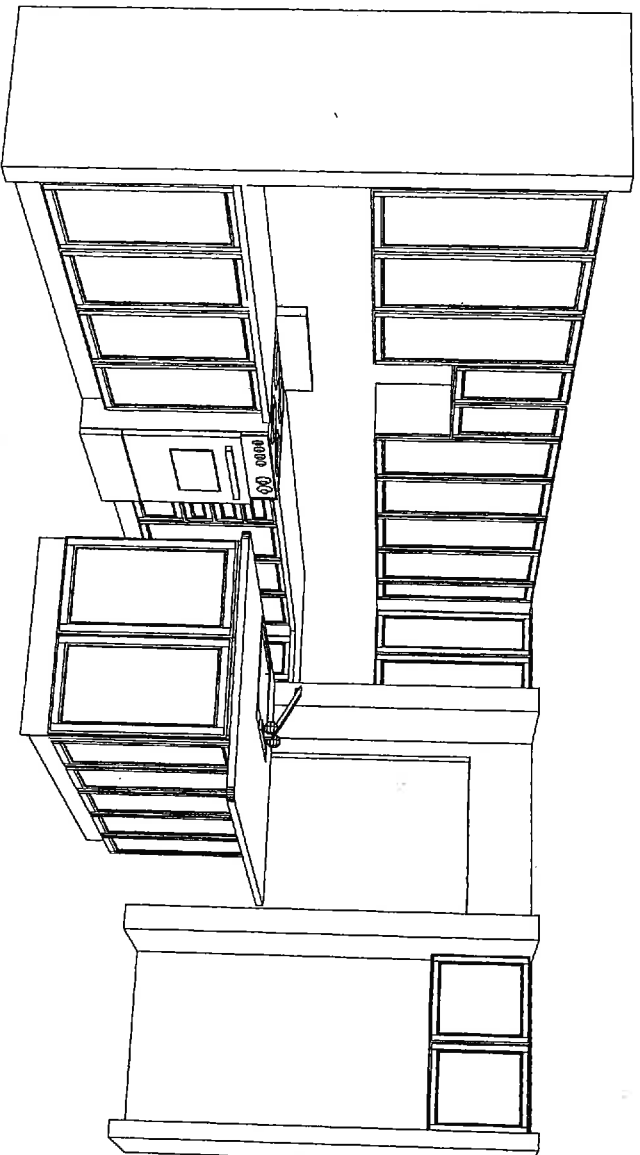
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-06

1068610

June



STANDARD

A.S.

Sketch



## APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

860 STANISFEL

DATE:

Aug 6/13

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

Aug 6/13

Purchaser Signature

Date



## 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 Tarvisville

LOT 262

DATE June 6/19