



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

PURCHASER: *W. GALLEGOS*

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
182N / 2	ADMIRAL 36-07 (A) CORNER	6-Nov-17

Ref#	Quantity - Description	Approved	Notes
5266	INSTALL (1) EGRESS WINDOW AT SIDE REAR WINDOW WELLS WILL BE INSTALLED DUE TO GRADE	25Oct17	
5267	INSTALL (1) EGRESS WINDOW AT FRONT OF BASEMENT WINDOW WELLS WILL BE INSTALLED DUE TO GRADE	25Oct17	
5268	INSTALL ROUGH INS ONLY FOR FUTURE KITCHEN AREA ROUGH IN ELECTRICAL AND VENTING FR FUTURE STOVE, ROUGH IN ELECTRICAL FOR FUTURE FRIDGE, ROUGH IN PLUMBING FOR FUTURE SINK, WATERLINE FOR FUTURE FRIDGE SEE ITEM 7 AND 8 FOR DIMENSIONS	25Oct17	
5269	ADD EXTERIOR DOOR IN MUDROOM IN LIEU OF STANDARD WINDOW NOTE ELECTRICAL WILL BE DONE WITH FINISHES	25Oct17	
5270	MUD ROOM SHIFT DOOR CLOSE TO THE STAIRS AS POSSIBLE SEE SKETCH	25Oct17	
5271	ELECTRICAL ADD 200 AMP SERVICE	25Oct17	
5272	ELECTRICAL BASEMENT ROUGH IN ELECTRICAL FOR FUTURE STOVE 102 INCHES FROM BASEMENT JOG SEE SKETCH ROUGH IN ELECTRICAL AND WATER LINE FOR FUTURE FRIDGE APPROX 16" FROM BASEMENT JOG SEE SKETCH	25Oct17	
5273	PLUMBING BASEMENT INSTALL ROUGH IN FOR FUTURE SINK APPROX 58" FROM JOG SEE SKETCH	25Oct17	
5275	PLUMBING INSTALL ROUGH IN ONLY CENTRE OF WALL FOR STACKABLE WASHER AND DRYER FOR FUTURE LAUNDRY ROOM INCLUDES PLUMBING ROUGH IN AND ELECTRICAL AND VENTING NOTE NO LAUNDRY TUB	25Oct17	
5409	EXTERIOR - MODIFICATIONS TO ELEVATION A DUE TO ARCHITECTURE CONTROL **As per Schedule E in Agreement of purchase and sale	25Oct17	
5410	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	25Oct17	
5411	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	25Oct17	
5418	TILE UPGRADE # 6 KITCHEN, BREAKFAST,FOYER, POWDER	06Nov17	
5419	TILE UPGRADE # 6 MASTER ENSUITE FLOOR AND WALL TILE	06Nov17	
5420	TILE ENSUITE # 2 UPGRADE 6 FLOOR AND WALL TILE	06Nov17	
5421	TILE TWIN 3 & 4 UPGRADE 6 FLOOR AND WALL TILE	06Nov17	
5422	COUNTER TOP KITCHEN & ISLAND UP # 3 QUARTZ	06Nov17	
5423	COUNTER TOP KITCHEN BACKPLASH UP# 3 QUARTZ	06Nov17	
5425	COUNTER TOP MASTER ENSUITE UP # 3 QUARTZ INCLUDES OVAL UNDERMOUNT SINKS	06Nov17	
5426	COUNTER TOP UPGRADE 4 QUARTZ TWIN BATH INCLUDES OVAL UNDERMOUNT SINK	06Nov17	



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5427	COUNTER TOP ENSUITE # 2 UPGRADE # 4 QUARTZ INCLUDES OVAL UNDERMOUNT SINK	06Nov17	
5428	HARDWOOD UP # 6 LIVING ROOM, DINING ROOM, FAMILY ROOM, MUD ROOM AND MUD ROOM HALLWAY	06Nov17	
5429	STAIN OAK STAIRS, TREADS, RISERS, HANDRAIL, POSTS, STRINGERS AND PAINT PICKETS WHITE	06Nov17	
5430	PLUMBING ADD WATER LINE TO FRIDGE	06Nov17	
5431	CABINETS ISLAND 2 TONE	06Nov17	
5433	CABINETS ADD 2 BIN RECYCLE BINS	06Nov17	
5434	CABINETS KITCHEN ADD 24" DEEP UPPER OVER FRIDGE WITH SIDE PANEL	06Nov17	
5435	PAINT SMOOTH CEILINGS MAIN AND 2ND FLOOR	06Nov17	
5436	ELECTRICAL SHIFT STANDARD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND	06Nov17	
5437	ELECTRICAL ADD EXTERIOR CAPPED LIGHT ON SEPARATE SWITCH BESIDE MUD ROOM DOOR	06Nov17	
5438	ELECTRICAL LIVING ROOM ADD 1 CAPPED LIGHT IN THE CEILING ON SEPARATE SWITCH	06Nov17	
5439	ADD FRAMLESS GLASS SHOWER IN MASTER ENSUITE	06Nov17	
5440	CARPET UPGRADE UNDERPAD 2ND FLOOR BEDROOMS	06Nov17	
5441	APPLIANCES TO BE PURCHASED IN DECEMBER APPLIANCE SPECS TO FOLLOW	06Nov17	
5442	HARDWOOD UPGRADE # 6 2ND FLOOR HALLWAY IN LIEU OF STANDARD CARPET	06Nov17	

This Document is Extremely Time Sensitive - Printed 6 Nov 17 at 11:19

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CONT SLAB MDF GLAZIER WHITE ✓	H 800 BC	LACTEA COMPAC (3)	C		
Island - TWO TONE	CONT SLAB OAK NEW GREY ✓	H 800 BC	LACTEA COMPAC (3)	C		
Master Ensuite	CONT SLAB MDF GLAZIER WHITE ✓	H 800 BC	AZABACHE COMPAC (3)	D		
Ensuite 2 Bath	CONT SLAB MDF GLAZIER WHITE ✓	H 800 BC	VENEZIA COMPAC (4)	D		
Twin Bath	CONT SLAB MDF GLAZIER WHITE ✓	H 800 BC	VENEZIA COMPAC (4)	D		
Powder Room	NA					
Laundry - 2nd Floor	NA					
TILES						
Main Foyer	UPG (6) 24" X 24" ALL WHITE LUX	✓				
Powder Room	UPG (6) 24" X 24" ALL WHITE LUX ✓					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	UPG (6) 24" X 24" ALL WHITE LUX ✓					
Breakfast Floor	UPG (6) 24" X 24" ALL WHITE LUX ✓					
Kitchen Bk. Splash	QUARTZ LACTEA UP # 3 ✓					
Laundry - 2nd Floor	NEW ALBION GREY 13 X 13 ✓					
Mstr Ensuite Floor	UPG (6) 24" X 24" ALL WHITE LUX ✓					
Mstr Ensuite Shower	UPG (6) 24" X 24" ALL WHITE LUX ✓	NA				
Master Shower Floor	2 X 2 WHITE ✓					
Master Shower Jamb	PERLATO ROYALE ✓					
Ensuite 2 Bath Floor	UPG (6) 24" X 24" ALL WHITE LUX ✓					
Ensuite 2 Tub Wall	UPG (6) 24" X 24" ALL WHITE LUX ✓	NA				
Twin Bath 3/4 Floor	UPG (6) 24" X 24" ALL WHITE LUX ✓					
Twin Ensuite 3/4 Tub Wall	UPG (6) 24" X 24" ALL WHITE LUX ✓	NA				
HARDWOOD / CARPET						
Living Room	UPG (6) 5" SOLID SAWN HAND SCRAPPED WHITE OAK -OLD OAK CHARACTER PEARL					
Dining Room	UPG (6) 5" SOLID SAWN HAND SCRAPPED WHITE OAK -OLD OAK CHARACTER PEARL					
Family Room	UPG (6) 5" SOLID SAWN HAND SCRAPPED WHITE OAK -OLD OAK CHARACTER PEARL					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Mud Room/HALL	UPG (6) 5" SOLID SAWN HAND SCRAPPED WHITE OAK -OLD OAK CHARACTER PEARL					
Upper Hall	UPG (6) 5" SOLID SAWN HAND SCRAPPED WHITE OAK -OLD OAK CHARACTER PEARL					
Master Bedroom	STD- OPENING NIGHT COLLECTION -T04					
Bedroom 2	STD- OPENING NIGHT COLLECTION -T04					
Bedroom 3	STD- OPENING NIGHT COLLECTION -T04					
Bedroom 4	STD- OPENING NIGHT COLLECTION -T04					
Carpet Underpad	SUPREME WHITE UNDERPAD ✓					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding		PLASTER MOULDING	NA	
Bathroom Accessories	STANDARD	location				
Purchaser has reviewed the colour chart						
SITE & LOT						
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.						
** PAGE 1 OF 2 **						
Purchaser Initial				Vendor		

ZANCOR HOMES COLOUR CHART

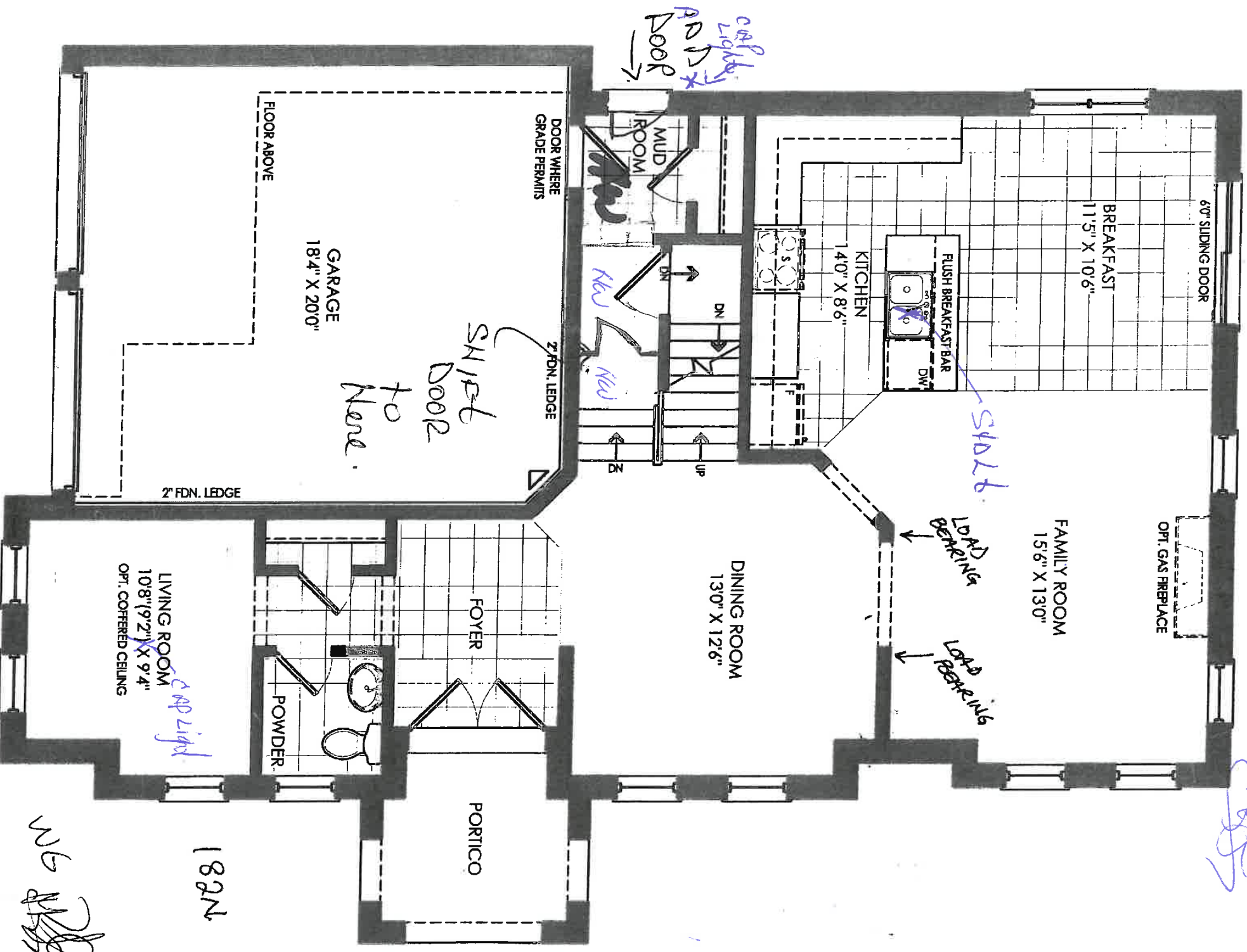
STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN OAK HANDRAIL, STRINGERS, POSTS, TREADS & RISERS OLD OAK							
White Paint Req'd		PAINT PICKETS WHITE							
Main to 2nd Railing Details:		STANDARD OAK							
Main to Basement Railing Details:		NA							
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
Kitchen/Breakfast	WARM GREY	Master Beds		WARM GREY					
Living Room	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 - 2ND Floor	WARM GREY	Twin Bath		WARM GREY					
Powder Room	WARM GREY	Basement		WARM GREY					
PLUMBING- UPGRADES TO BE DETAILED ON PES									
	FIXTURES	FAUCETS		NOTES					
Kitchen	STANDARD	STANDARD							
Powder Room	STANDARD	STANDARD							
Master Ensuite	UPGRADE	STANDARD		OVAL UNDERMOUNT SINKS					
Main/Twin	UPGRADE	STANDARD		OVAL UNDERMOUNT SINKS					
2nd Ensuite	UPGRADE	STANDARD		OVAL UNDERMOUNT SINKS					
BASEMENT	NA	STANDARD							
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	NO								
WATERLINE to Fridge	UPGRADE								
Hood Fan Venting SIZE	YES 6" VENT			BUILDERS STANDARD					
ELECTRICAL for Built-in Oven	NO								
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- COR. LOT		MODIFIED ELEV. A		LOT: 182N					
PURCHASER(S):		WENDY GALLEGOS RAUL J. MUZLERA		Purchaser Signature:  Date: 06/02/17					
HOME #/CELL #		647-865-8555/416-994-5542		Purchaser Signature:  Date: 06/02/17					
EMAIL:		julioandwendy@gmail.com		Purchaser Signature:  Date: 06/02/17					
DÉCOR NOTES				Purchaser Signature:  Date: 06/02/17					
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.									
*** PAGE 2 OF 2 ***				Vendor Signature		Date			

Lot 1822

026 10/17

Oct. 27/17

w6 



Sch. FLP

Lot 182N

Oct 27/17

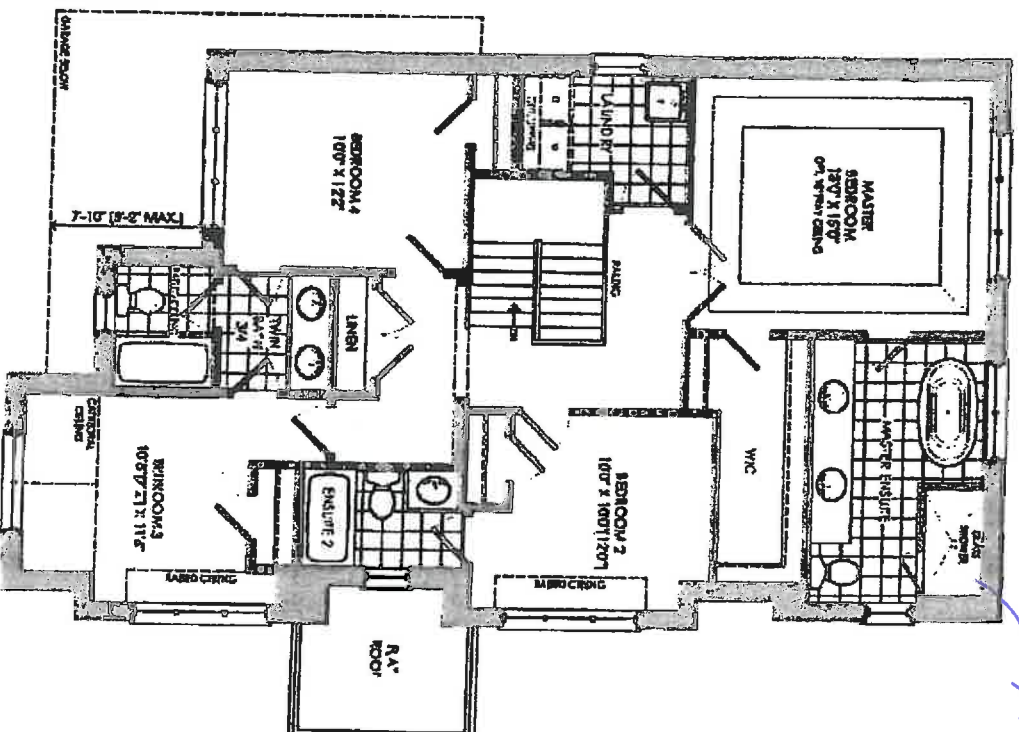
Oct 19/17

Oct 27/17

WE

[Signature]

Frameless
Glass



SECOND FLOOR ELEV. A MOD
Floor Area: 1273.3
Open To Below: 0.0
Total Area per section: 1273.3

Lot 182N
The Admiral A MOD

ING

[Signature]

[Signature]

lot 182A

STANDARD CABINET HARDWARE

(New Image Kitchens)



W6

[Handwritten signature]

New Image Kitchens Inc.

Scale: _____ Approved by: _____

Date: 2/10/17

Drawn by: MSER
Revised: _____

BELLE AIR SHORES, INNISFIL

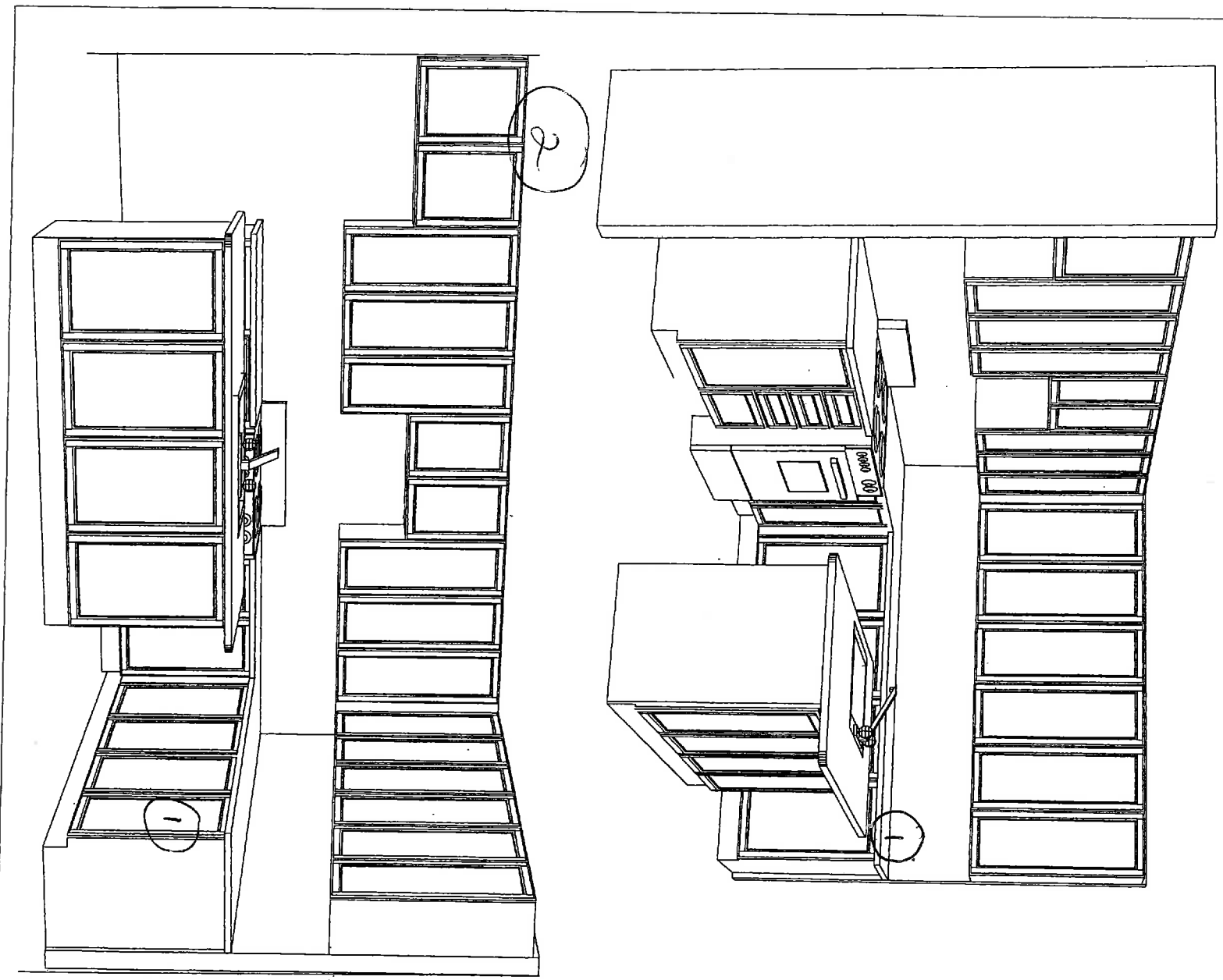
Drawing number: _____

MODEL: 36-07

0627/17

Lot

1822



① 2 Bin handle. Bins

② 34" deep blue fringe / side panel

MS

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0827/17

Lot

New Image Kitchens Inc.

Scale:

Approved by:

Drawn by: MSER

Date: 24/02/17

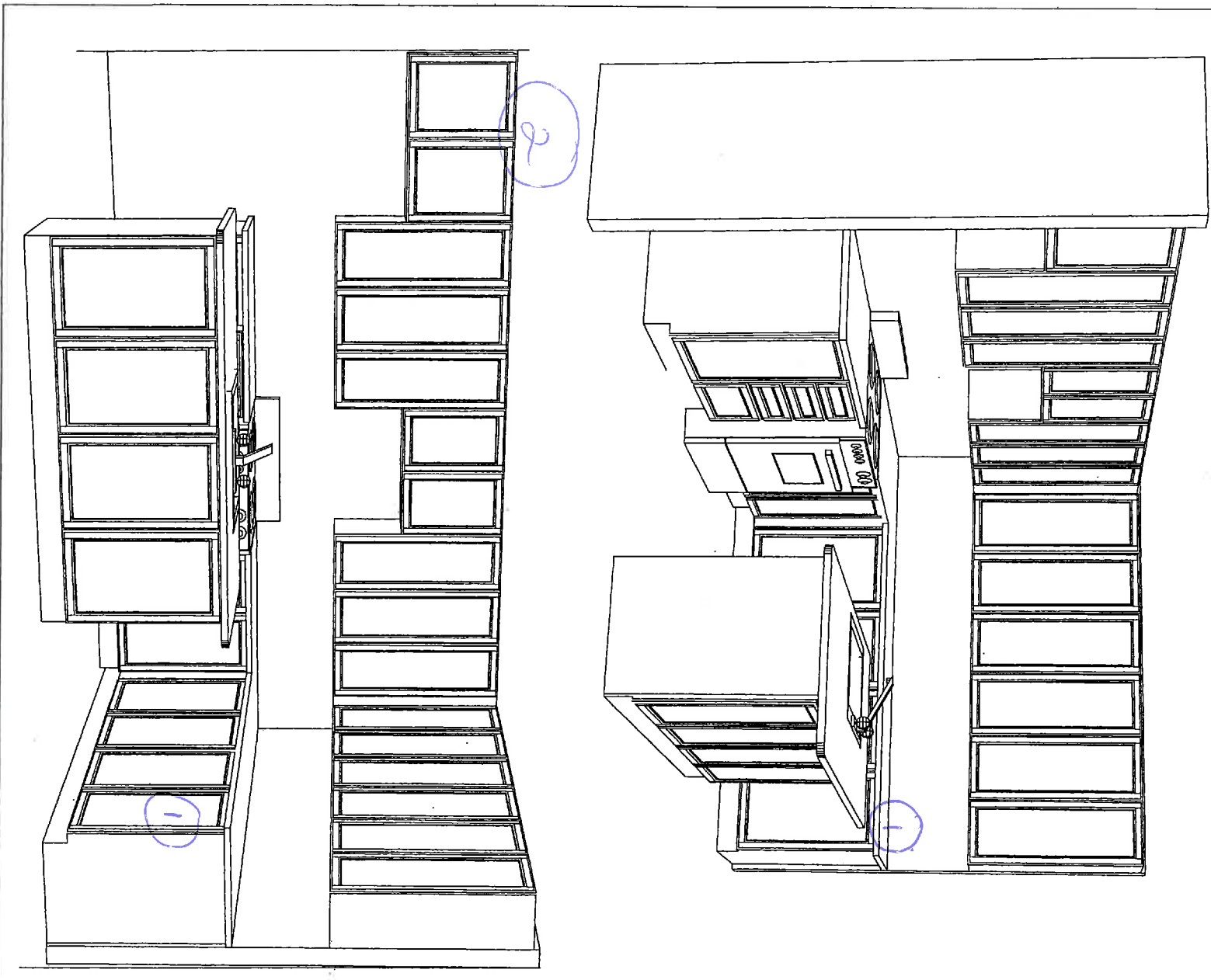
Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 36-07

1822



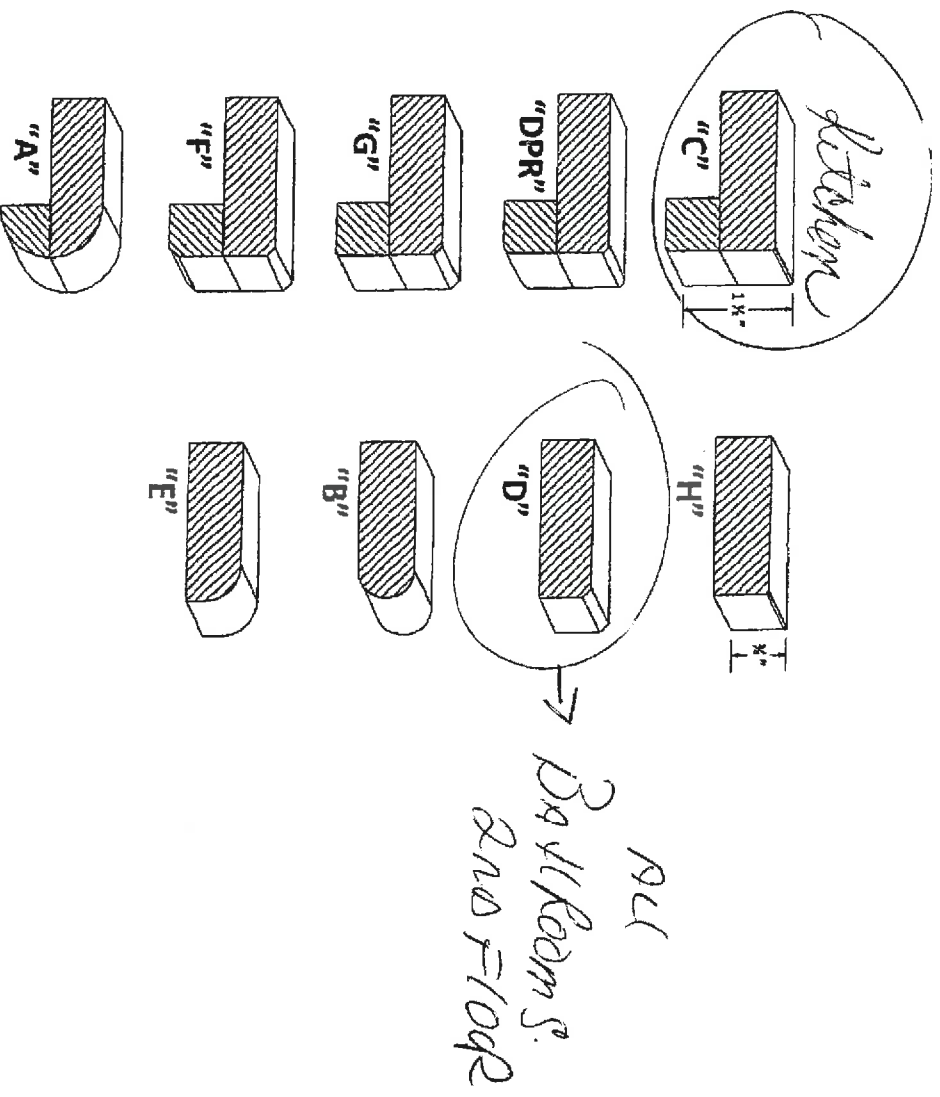
① 2 Bin handle. Bins

② 34" deep blue Frigo. / Side Panel

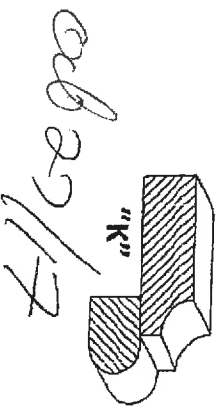
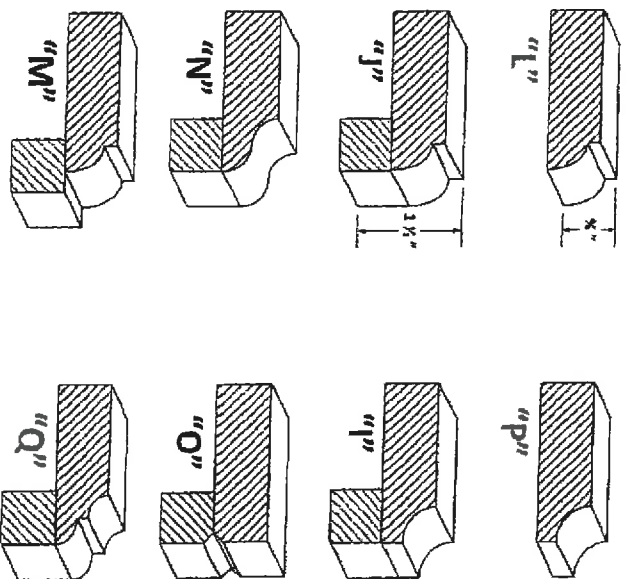
MS

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

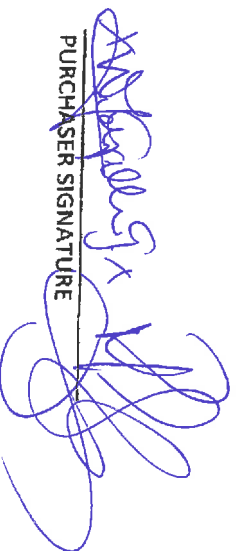
STANDARD



UPGRADES



1822
LOT / SITE
Lousville

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 Township of E.C.

LOT 1822

DATE Oct 27/17

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

618220
TWOISLE

DATE:

08/27/17

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

☒ 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

[Signature]

08/27/17

Purchaser Signature

Date

[Signature]

08/27/17