



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	25-May-18






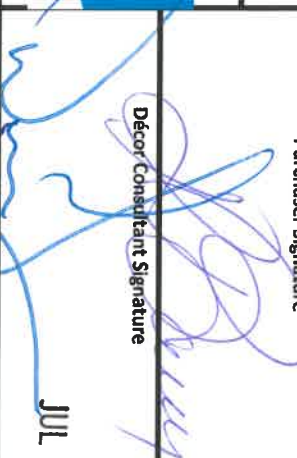
Ref#	Quantity - Description	Approved	Notes
3220	ADD OPENING FROM HALLWAY INTO KIDS PLAYROOM NOTE NO TRIM NO OTHER STRUCTURAL CHANGES	14Jul17	
4286	NOTE FROM STRUCTUALS OPENING INTO KIDS PLAYROOM WILL HAVE A HEADER, DO DOOR AND NO TRIM SEE REVISED SKETCH	14Jul17	
4287	HARDWOOD UPGRADE # 1 DEN, DINING 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 LOCATION	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	
5710	ADD GAS FIREPLACE IN GREAT ROOM **included as per Schedule E in Agreement of Purchase and Sale	25May18	

ANCOR 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			BIANC CARR		
Mstr Ensuite Floor	MALINA ICE 13 X 13					
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 SELELCT V PEARL 4 1/4"	GRYPHON UP # 1				
Family/Great Room	VINTAGE RED OAK SELELCT V PEARL 4 1/4"	GRYPHON UP # 1				
Den	VINTAGE RED OAK SELELCT V PEARL 4 1/4"	GRYPHON UP # 1				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall	VINTAGE RED OAK SELELCT V PEARL 4 1/4"	GRYPHON UP # 1				
Upper Hall	VINTAGE RED OAK SELELCT 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	NE 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		

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.

ANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN					
Stair Stain / 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					
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 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	MASTHEAD 42-06 -B	LOT: 89N			
PURCHASER(S):	AGNES STEPHENSON				
HOME #/CELL #	905 251 5011				
EMAIL:					
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.			Décor Consultant Signature	Date	
				JUL 14 2017	
*** PAGE 2 OF 2 ***			Vendor Signature	Date	

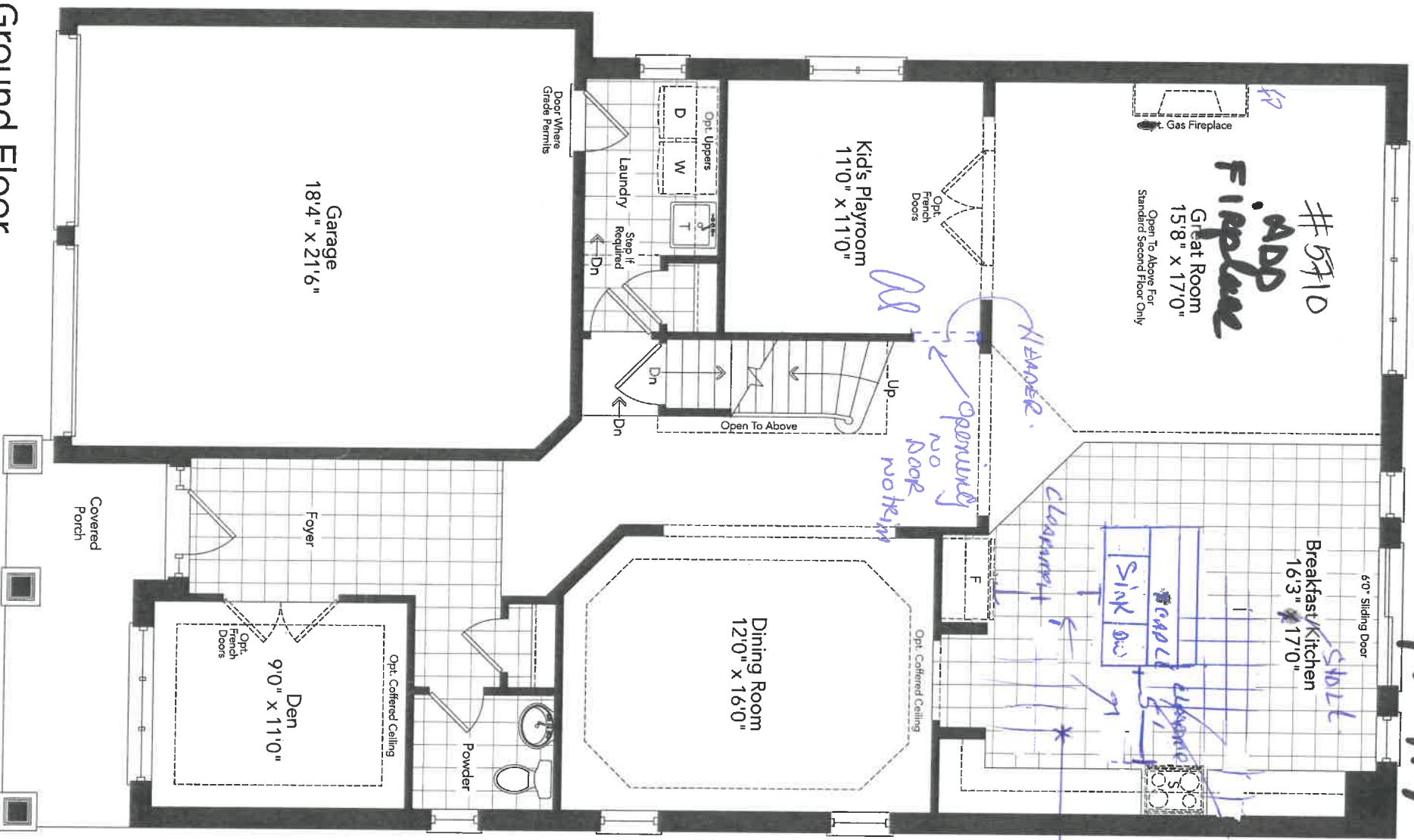
MR 15/17

Lot

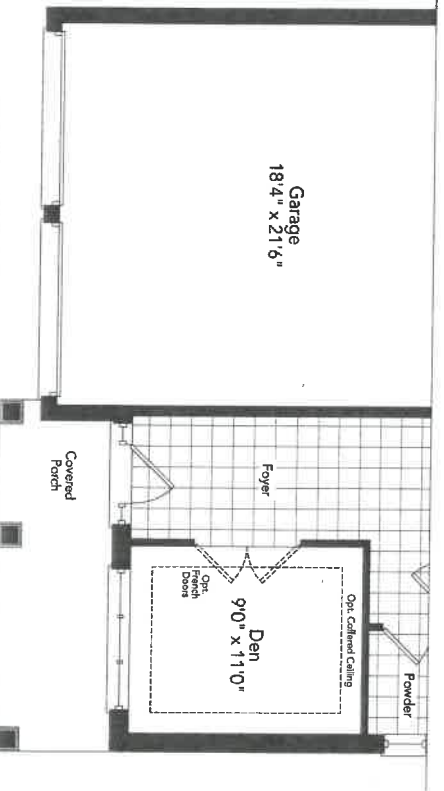
89

July 1/17

OK

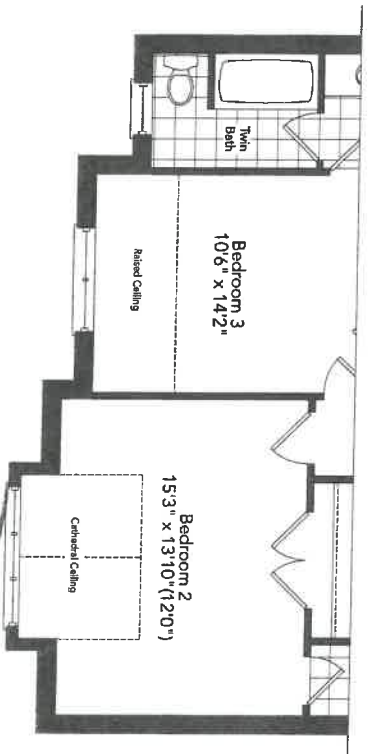
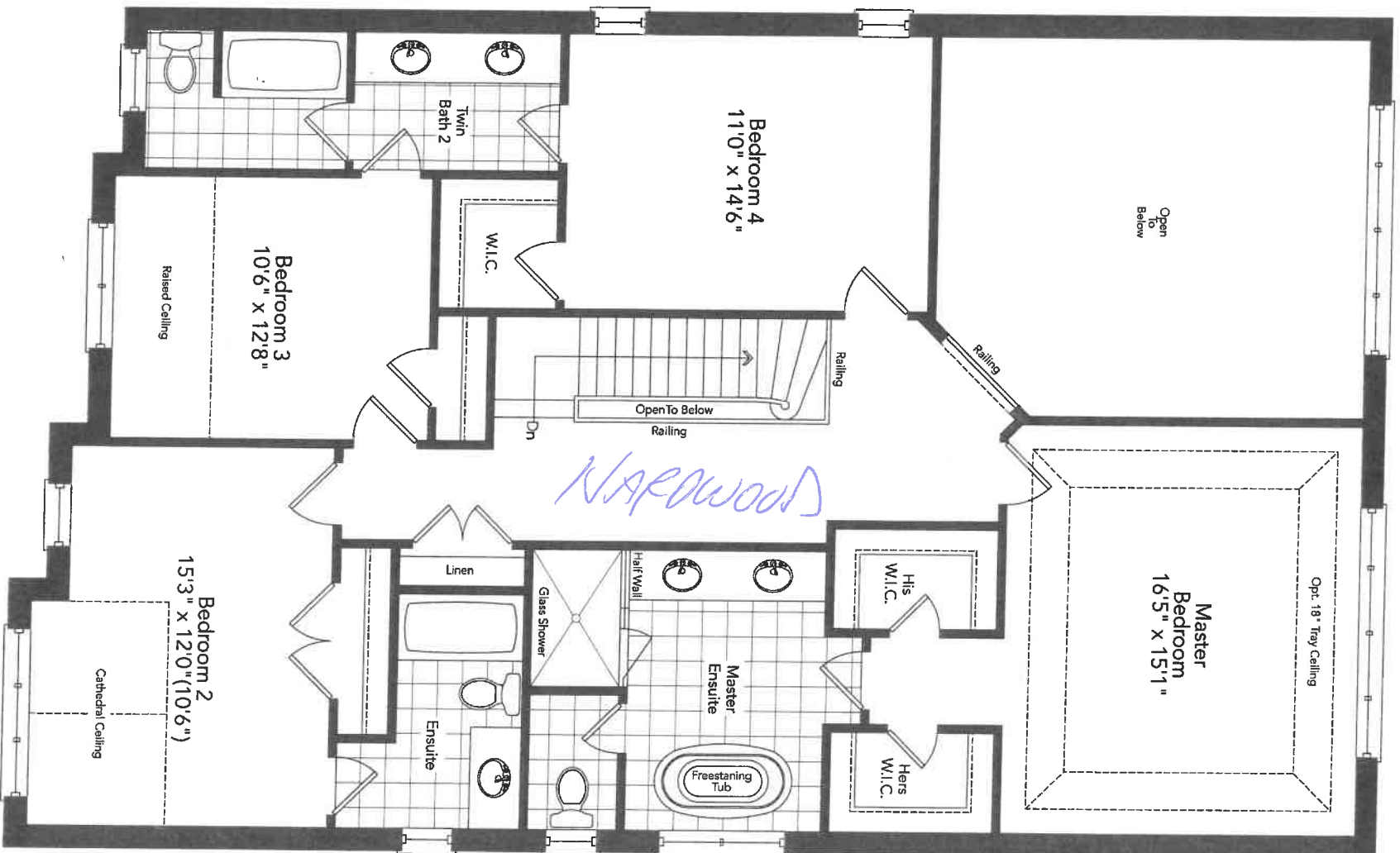


Ground Floor
Elevation A



Partial Ground Floor
Elevation B

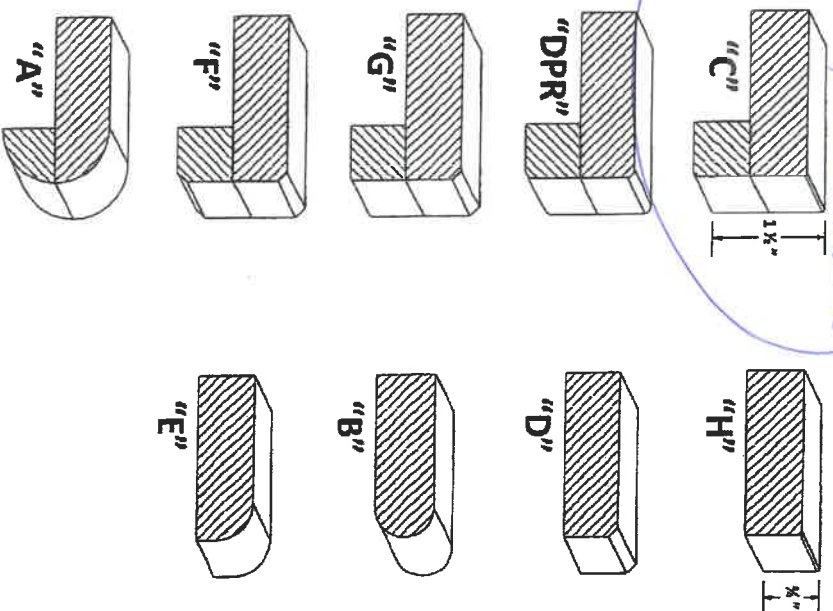
Lot
892
July
17



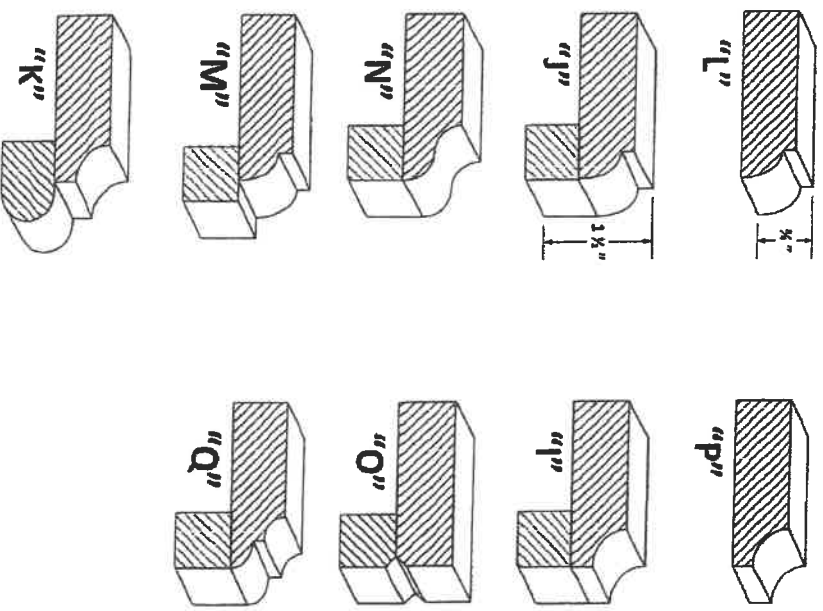
MASTHEAD 42-06

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MGER
Revised:

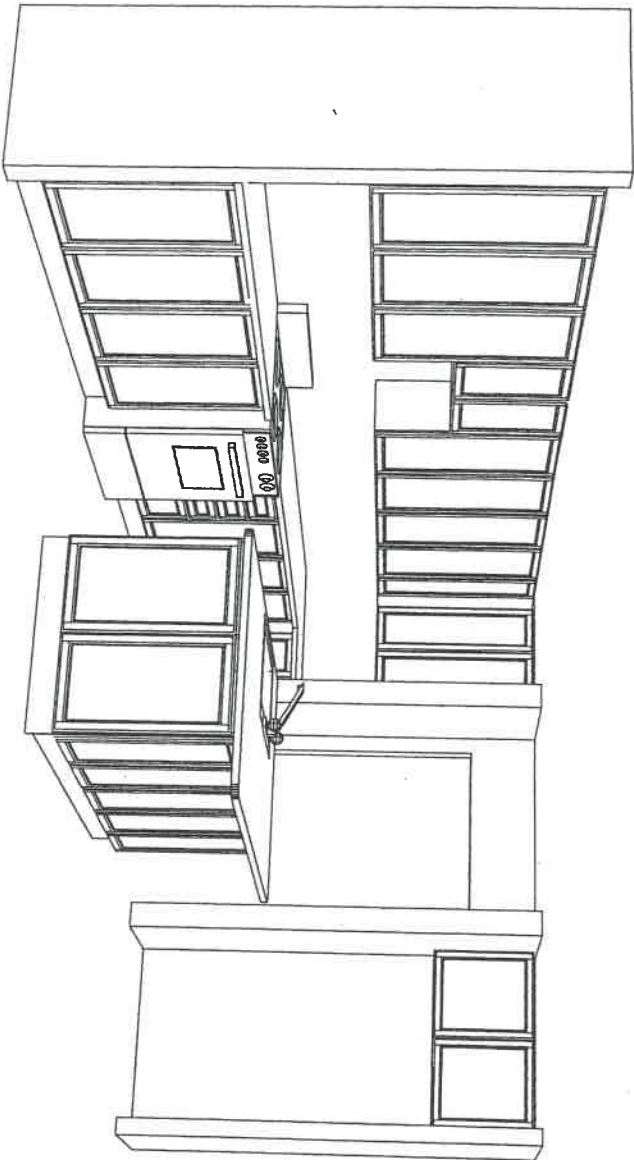
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-06

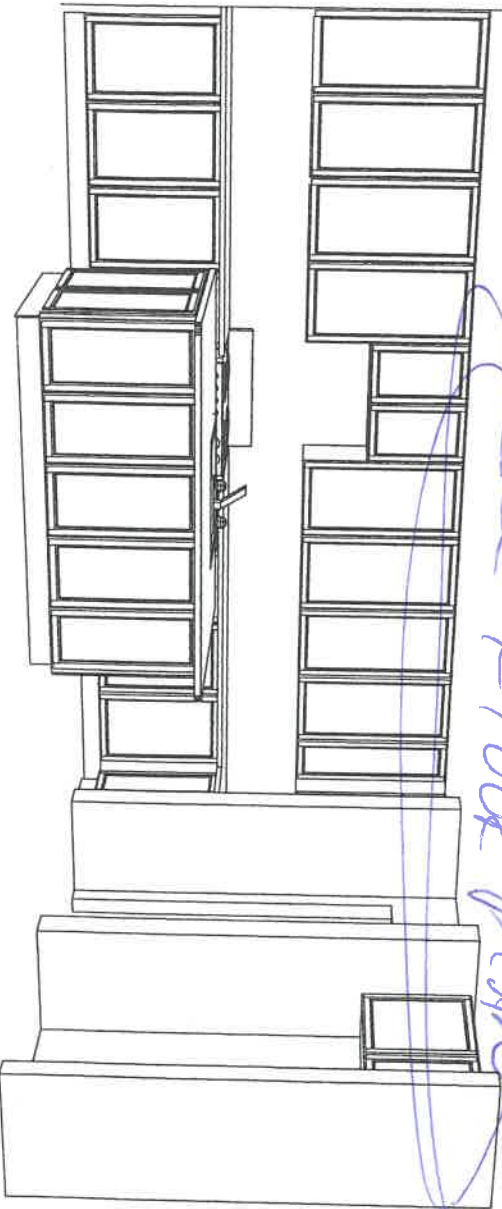
Lot 8. 892.

24/11/17



Rotate 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, TARIION and/or the Builder in relation to the matter.

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

SITE

LOT

DATE

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

8910 Transit

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 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

A. Stepler

Date

July 11/17

Purchaser Signature

Date