



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: VINCENT LA MARCA

TEL: RES.: 905-424-1333

LOT / PHASE	HOUSE TYPE	PRINT DATE
133 / 1	TILLER (42-09) ELEV A CORNER	1-May-17


Ref#	Quantity	Description	Approved	Notes
1987		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")	01May17	
1988		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	01May17	
1989		SMOOTH CEILINGS ON MAIN FLOOR ONLY	01May17	
1990		INSTALL (6) LED POTLIGHTS IN FAMILY ROOM **TO REMAIN ON STD SWITCH (AS PER SKETCH)	01May17	
1991		FAMILY ROOM - DELETE STD CEILING LIGHT ONLY	01May17	
1992		LIVING ROOM - ADD (4) LED POTLIGHTS **STD SWITCH (AS PER SKETCH)	01May17	
1993		DELETE ALL WHITE ACCESSORIES	01May17	
1994		ALL STANDARD COLOURS - NO CHANGES	01May17	

This Document is Extremely Time Sensitive - Printed 1 May 17 at 17:58

ZANCOR HOMES COLOUR CHART

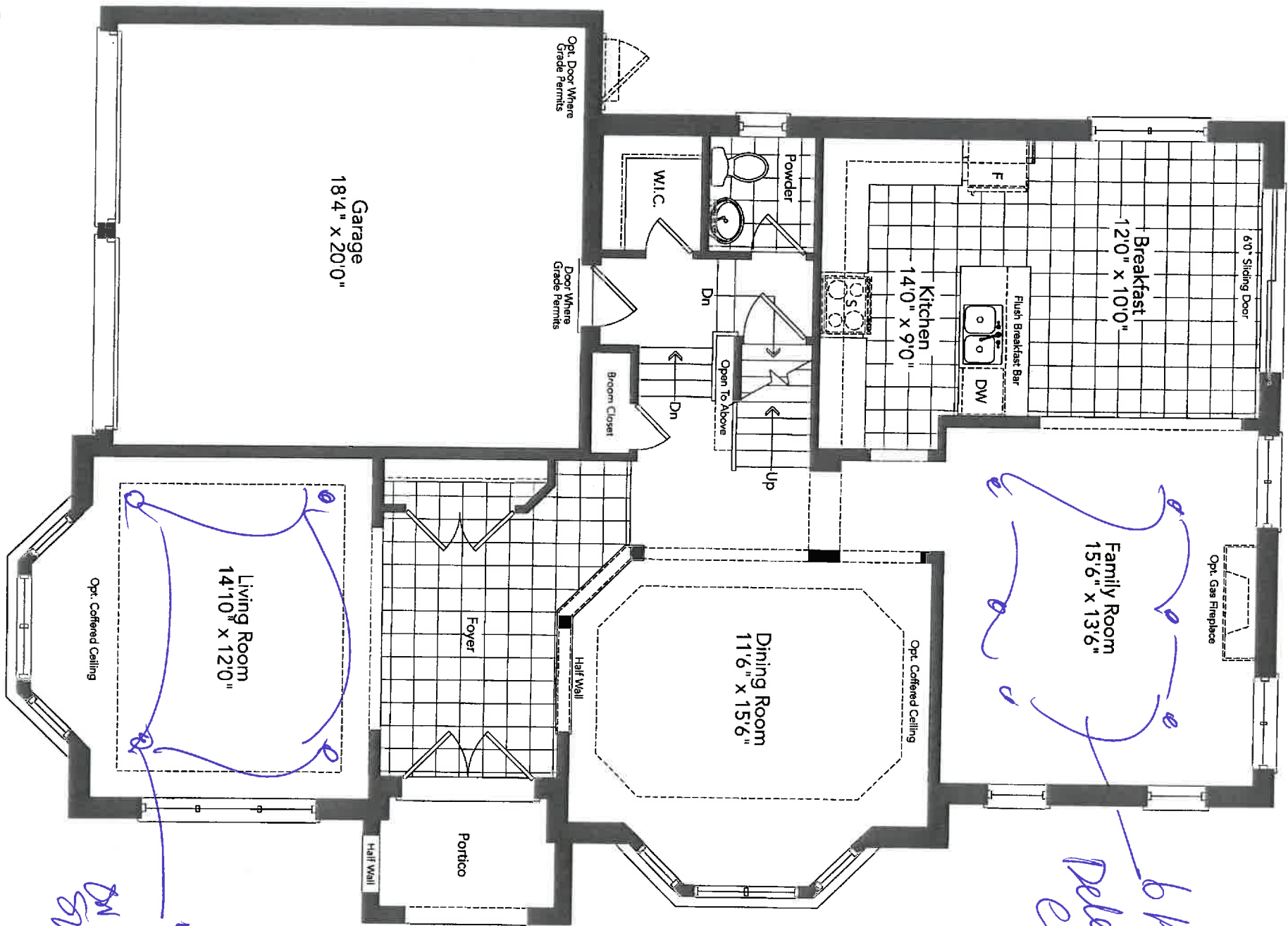
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD - CONT. SLAB MDF STONE GREY	H800BC	STD. BIANCO SARADE	DPR		
Island	STD - CONT. SLAB MDF STONE GREY	H800BC	STD. BIANCO SARADE	DPR		
Master Ensuite	STD CONT. SLAB MDF VANILLA MILKSHAKE	H500C	CALCUTTA MARBLE-4925K-07	STD		
Main	STD CONT. SLAB MDF VANILLA MILKSHAKE	H500P	ARGENTO ROMANO-6697-46	STD		
Twin	STD CONT. SLAB MDF VANILLA MILKSHAKE	H500P	ARGENTO ROMANO-6697-46	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO CINZA 13 X 13					
Powder Room	GRECO CINZA 13 X 13					
Mud Room	GRECO CINZA 13 X 13					
Kitchen Floor	GRECO CINZA 13 X 13					
Breakfast Floor	GRECO CINZA 13 X 13					
Kitchen Bk.Splash	N/A					
Laundry	GRECO CINZA 13 X 13					
Mstr Ensuite Floor	MALENA CARBON 13 X 13					
Mstr Ensuite Shower	MALENA CARBON 8 X10					
Mstr Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARA					BIANCO CARRARA
Main Bath Floor	MALENA ICE 13 X 13					BIANCO CARRARA
Main Bath Tub Wall	MELENA ICE 8 X10					
Twin Bath Floor	MALENA ICE 13 X 13					
Twin Ensuite Tub Wall	MELENA ICE 8 X10					BIANCO CARRARA
HARDWOOD / CARPET						
Living Room	STD 3" 1/4" NATURAL OAK HARDWOOD					
Dining Room	STD 3" 1/4" NATURAL OAK HARDWOOD					
Family Room	STD 3" 1/4" NATURAL OAK HARDWOOD					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	STD 3" 1/4" NATURAL OAK HARDWOOD					
Upper Hall	STD OPENING NIGHT T-20					
Master Bedroom	STD OPENING NIGHT T-20					
Bedroom 2	STD OPENING NIGHT T-20					
Bedroom 3	STD OPENING NIGHT T-20					
Bedroom 4	STD OPENING NIGHT T-20					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MAINTLE		N/A
LOCATION		Opt. Surround		MAINTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES		Opt. Crown Moulding			N/A
Bathroom Accessories	DELETE ALL WHITE ACCESSORIES	Location				
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL 133		
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:	VARNISH ONLY		
White Paint Req'd	N/A		
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	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
		Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	STANDARD	
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	NO		
Hood Fan Venting SIZE	YES 6"		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: CORNER LOT	INNISFIL	LOT: 133	
PURCHASER(S):	VINCE LA MARCA		
HOME #/CELL #	416-995-0511		
EMAIL:	vincep3@gmail.com		
DÉCOR NOTES			
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 ***		Purchaser Signature Date APR 20 2017	
Vendor Signature		Date APR 20 2017	

Elevation A 2795 sq.ft.

Elevation B 2768 sq.ft.



Ground Floor
Elevation A

6 bays
Delete
centre.

4 bays
DN STD
SOUTH

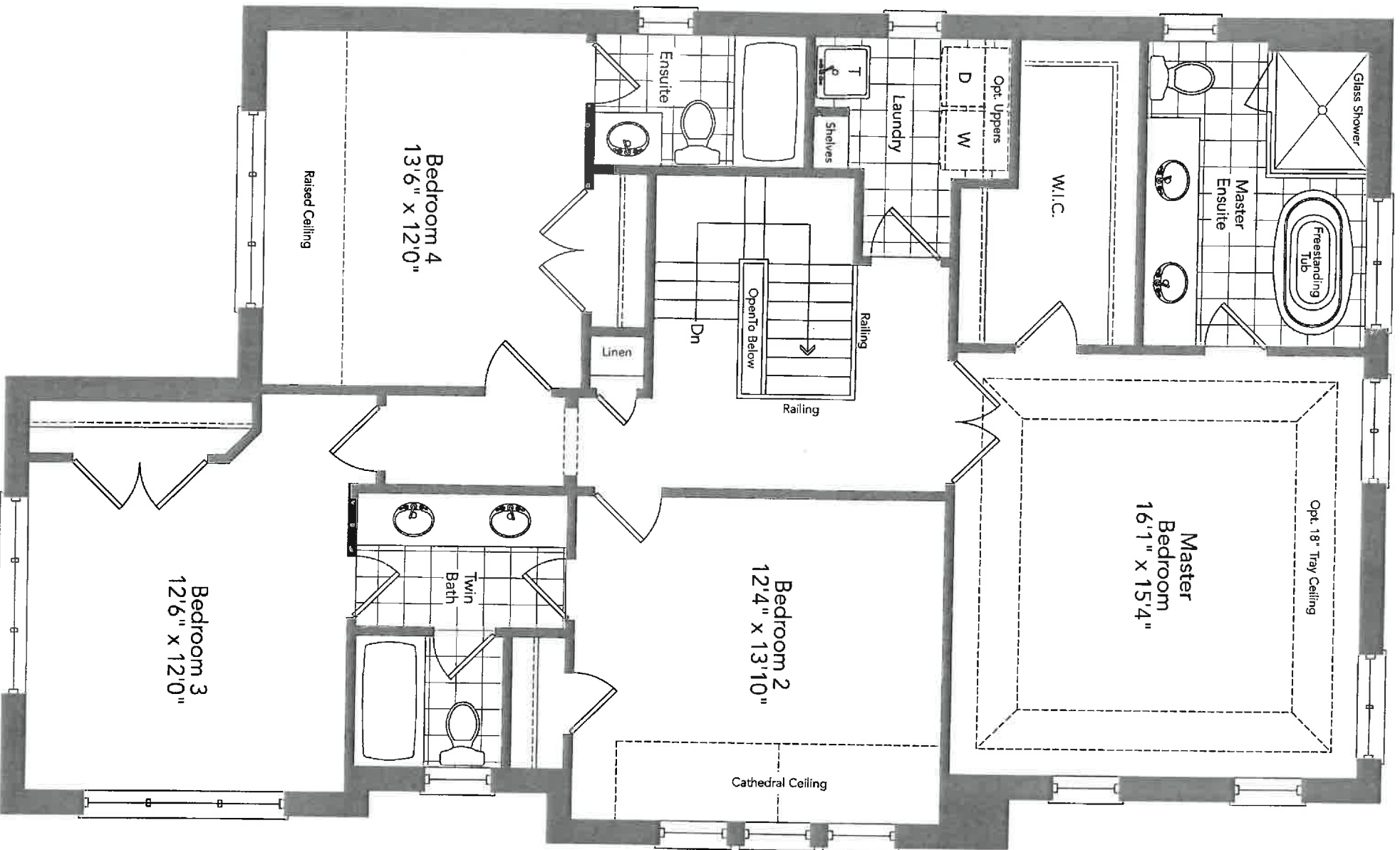
Smooth ceilings (main)

TC

LOT 133 - 1111571

TILLER 42-09

ML

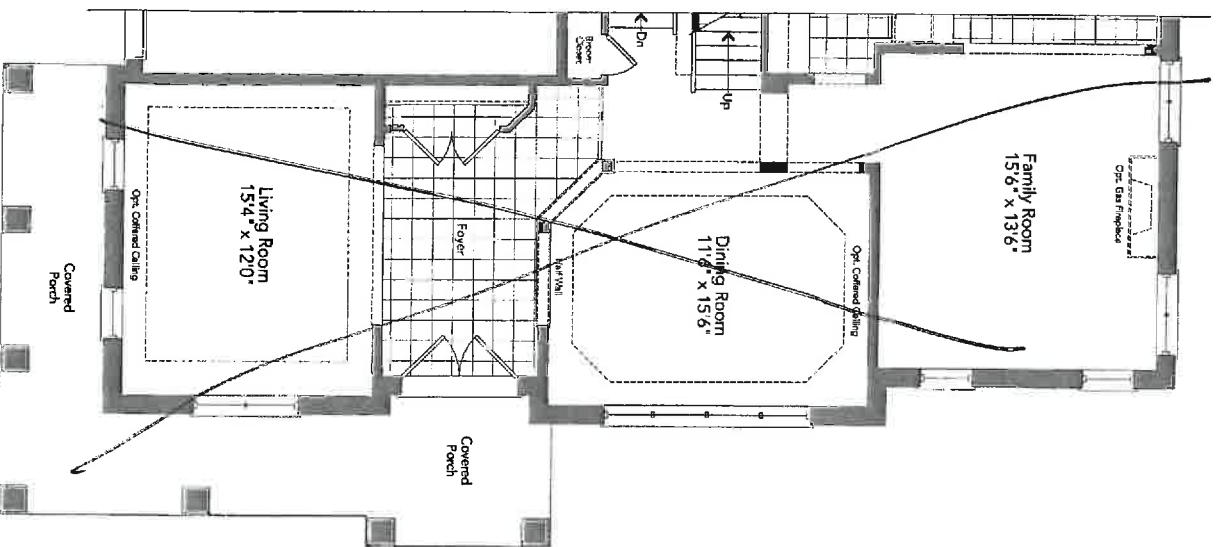
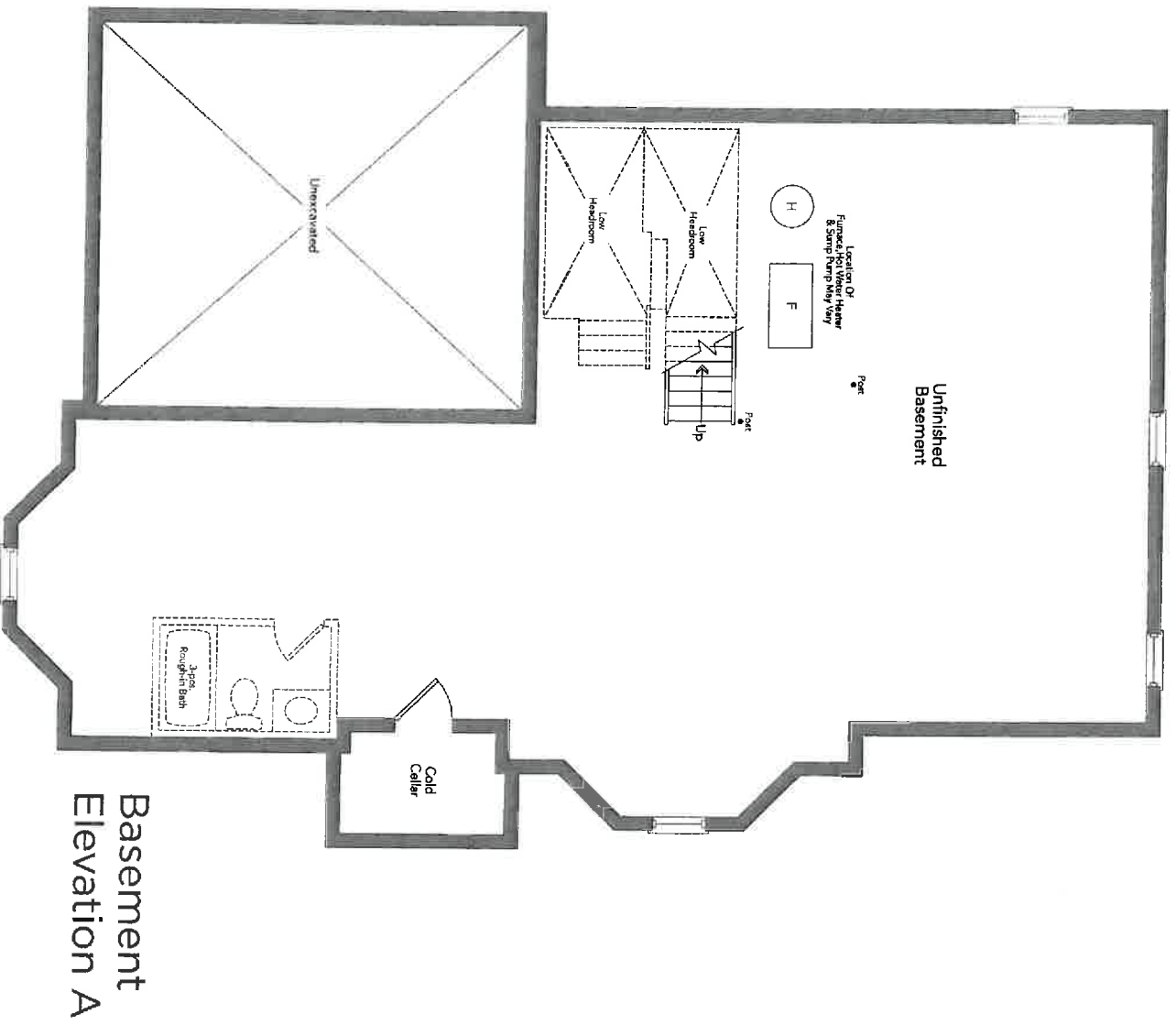


Second Floor
Elevation A

14

LOT 133 1NN18F11

TILLER 42-09



HL

LOT 133
MUSFIL.

TC

TILLER 42-09

New Image Kitchens Inc.

Scale:

Approved by:

Drawn by: MGER

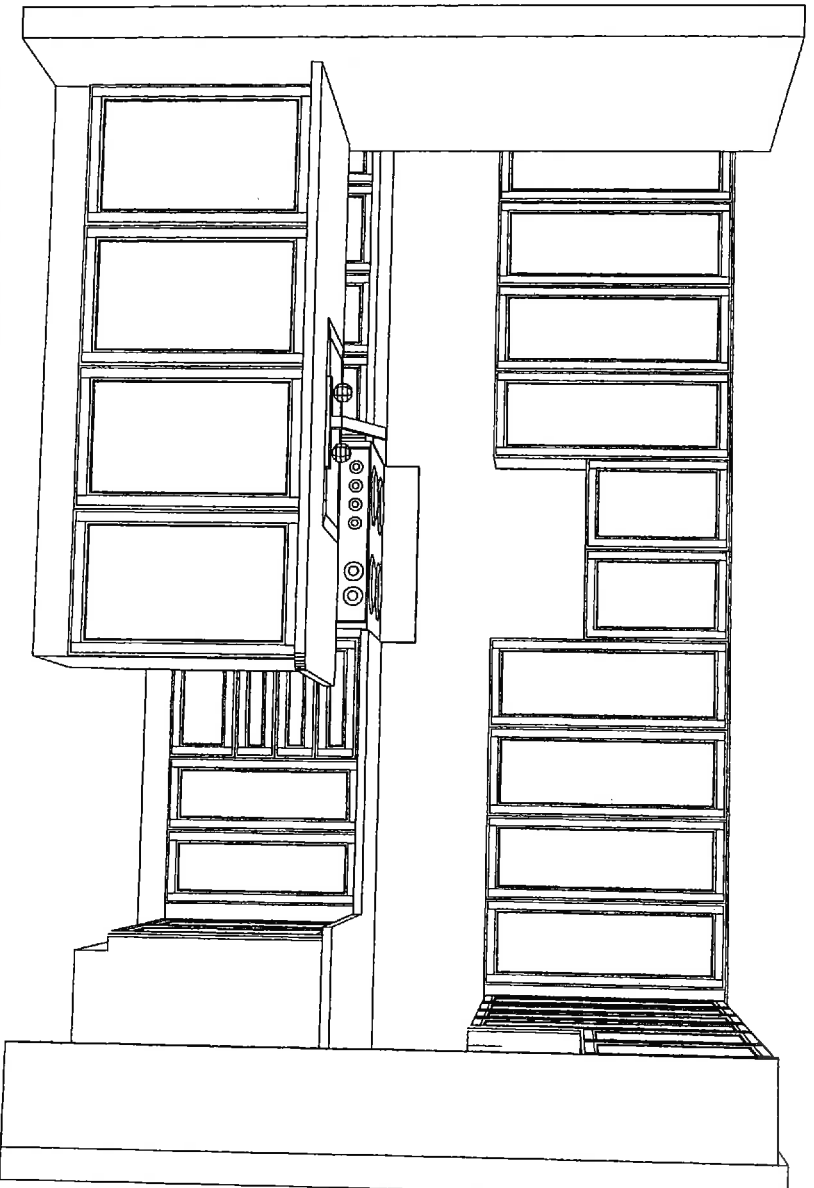
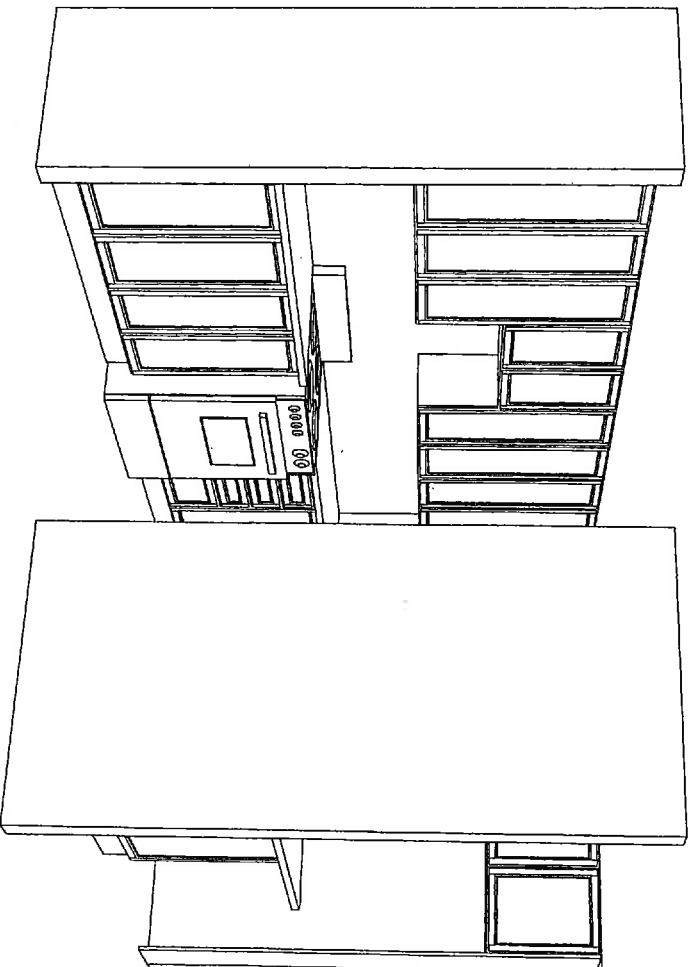
Date: 24/02/17

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-09



42

LOT 133 INNISFIL

Scale:	Approved by:	<table border="1"> <tr> <td>Drawn by:</td> <td>MGER</td> </tr> <tr> <td>Revised:</td> <td></td> </tr> </table>	Drawn by:	MGER	Revised:	
Drawn by:			MGER			
Revised:						
Date: 10/10/15						

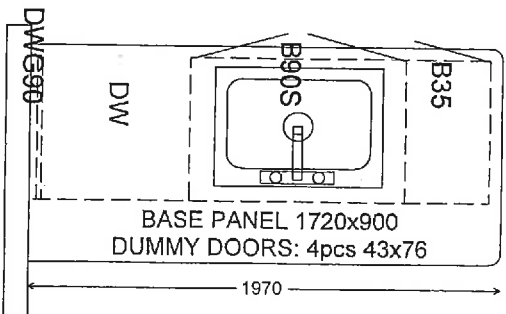
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Drawn by: MGER
Revised:

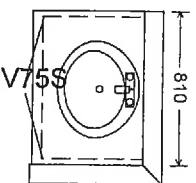
Drawn by: MGER
Revised:

Plotting number:

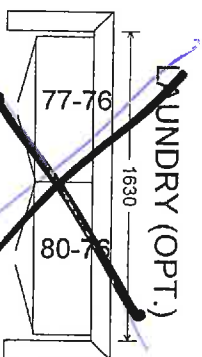
2740	_____
1790	_____



ENSUITE BDRM 4



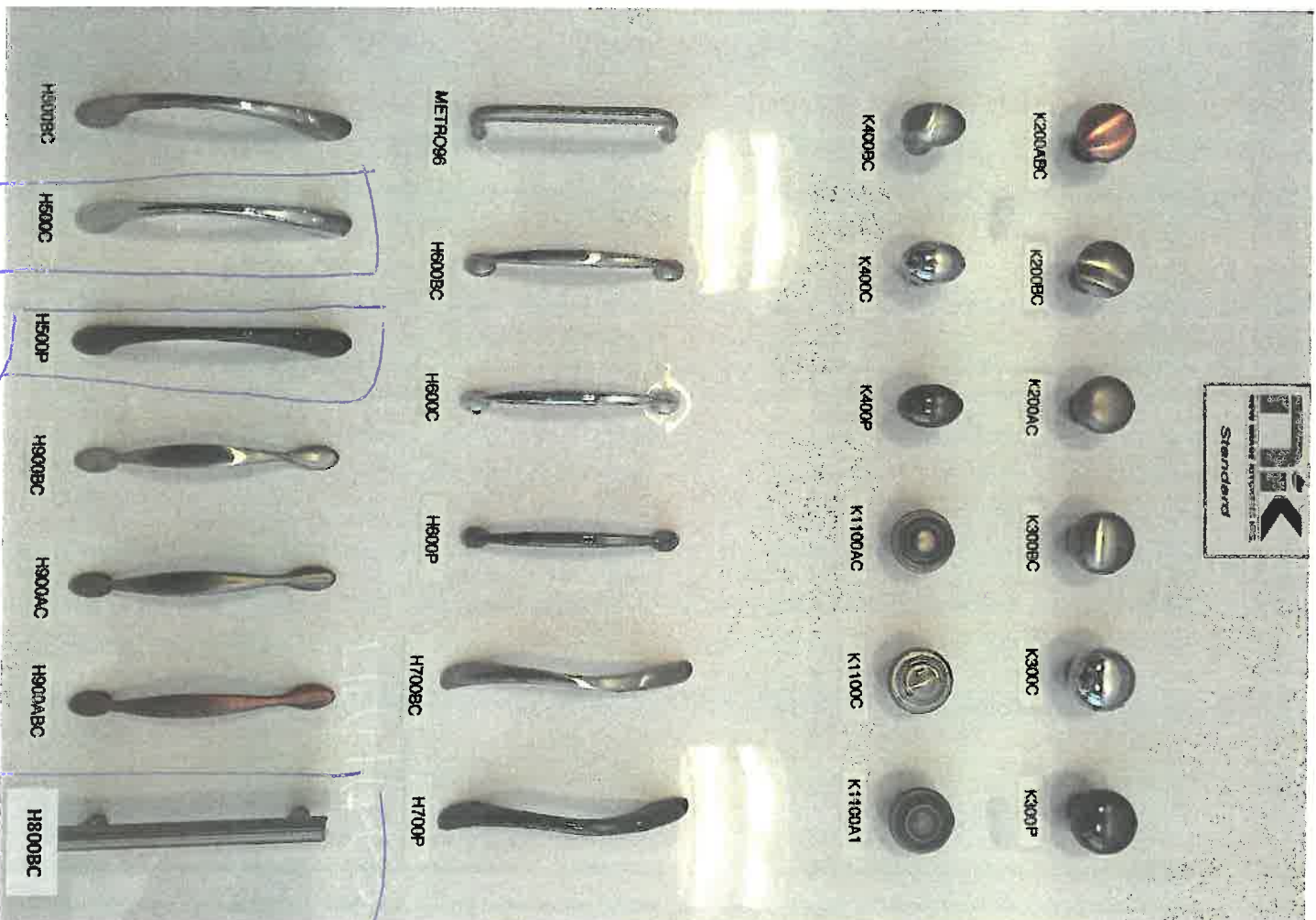
~~LAUNDRY (OPT.)~~



HT 133 1X118F1L

STANDARD CABINET HARDWARE

(New Image Kitchens)



MASTER
CABINETS

MAIN BATH
& POINBATH

KITCHEN/
BREAKFAST

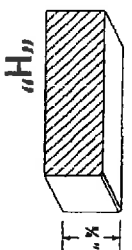
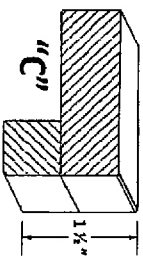
HL

LOT 133

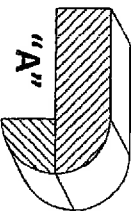
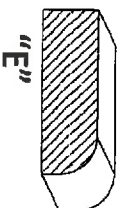
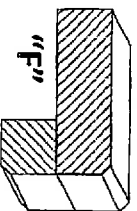
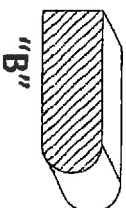
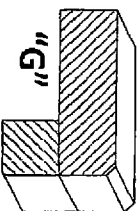
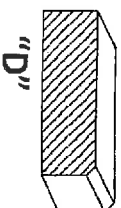
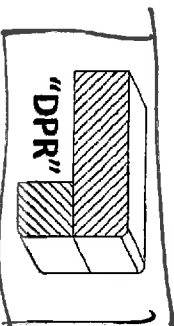
INUSFL

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

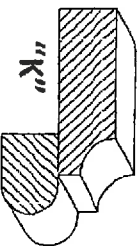
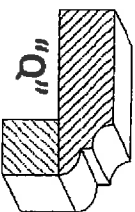
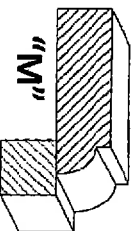
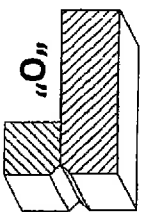
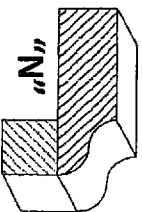
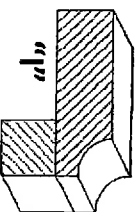
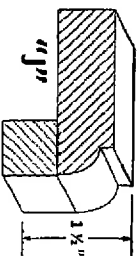
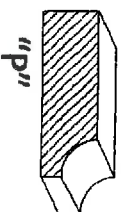
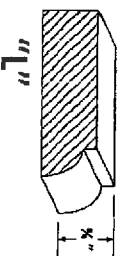
STANDARD



HL



UPGRADES



133-1441871L
LOT / SITE

HL

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 1 NW15 E12

LOT 133

DATE APRIL 19. 2017



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

LAUSHL 133

DATE:

APRIL 19.2017

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

☒ FRONT LOADING SIDE BY SIDE

☐ STACKABLE

ML

Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

ML

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.

ML

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 ML 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

ML

Date

APRIL 19.2017

Purchaser Signature

Date