



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: DENIS PANAGOULIAS

TEL: RES.: 416-618-7786

LOT / PHASE	HOUSE TYPE	PRINT DATE
118 / 1	GALLEY (36-05) ELEV A	2-May-17

Ref#	Quantity - Description	Approved	Notes
1941	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")	26Apr17	
1942	BONUS: 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 with	26Apr17	
1943	TRAY CEILING IN MASTER BEDROOM **SMOOTH FINISH	02May17	
1944	GAS FIREPLACE IN GREAT ROOM WITH STANDARD MANTLE	02May17	
1945	PURCHASER PERMITTED TO ROUGH IN THEIR OWN HOME - HYDRO SERVICE, FIXTURES, PLUGS, SWITCHES AND POTLIGHTS **Purchaser is aware that no invoices are to be submitted to Zancor Homes pertaining to this extra	02May17	
1946	ALL STANDARD COLOUR SELECTIONS	02May17	
1947	DELETE ALL WHITE CERAMIC ACCESSORIES	02May17	

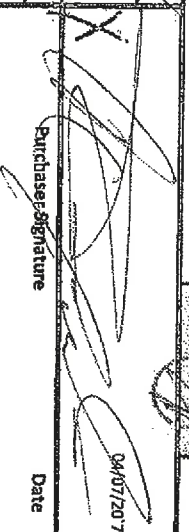
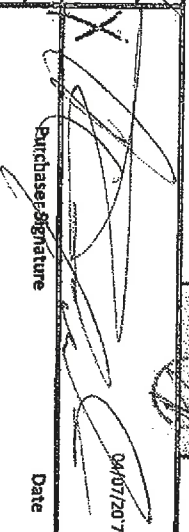

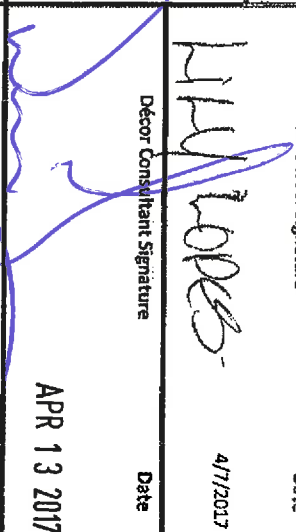
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# ZANCOR HOMES COLOUR CHART

CABINETS / COUNTERTOPS						
DOOR STYLE	HARDWARE	COUNTERTOP	EDGE			
Kitchen	STD 300 SERIES PVC WHITE ✓	H800BC	BIANCO SARDO	"C"		
Island	STD 300 SERIES PVC WHITE ✓	H800BC	BIANCO SARDO	"C"		
Master Ensuite	STD CONT SLAB MDF STONE GREY ✓	H500C	ARGENTO ROMANO-6697-46	STD		
Main	STD CONT SLAB MDF STONE GREY ✓	H500C	BLACK ALCANTE-4926K-07	STD		
Powder Room	N/A					
Laundry	N/A					
TILES						
Main Foyer	GRECO CINZ 13 X13 ✓		INSERTS	THRESHOLDS		
Powder Room	GRECO CINZ 13 X13 ✓					
Mud Room	GRECO CINZ 13 X13 ✓					
Main Hall	GRECO CINZ 13 X13 ✓					
Kitchen Floor	GRECO CINZ 13 X13 ✓					
Breakfast Floor	GRECO CINZ 13 X13 ✓					
Laundry -2ND FLOOR	MALENA ICE 13 X13 ✓					
Mstr Ensuite Floor	MALENA ICE 13 X13 ✓					
Mstr Ensuite Shower	MALENA ICE 8 X 10 ✓					
Master Shower Floor	WHITE 2 X2 ✓					
Master Shower Jamb	BIANCO CARRARA ✓			BIANCO CARRARA		
Main Bath Floor	MALENA ICE 13 X13 ✓					
Main Bath Tub Wall	MALENA CARBON 8 X10 ✓			BIANCO CARRARA		
HARDWOOD / CARPET						
Dining Room	STANDARD 3" 1/4" NATURAL OAK HARDWOOD ✓					
Great Room	STANDARD 3" 1/4" NATURAL OAK HARDWOOD ✓					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	NA					
Main Hall	N/A					
Upper Hall	STANDARD OPENING NIGHT CARPET - T03					
Master Bedroom	STANDARD OPENING NIGHT CARPET - T03					
Bedroom 2	STANDARD OPENING NIGHT CARPET - T03					
Bedroom 3	STANDARD OPENING NIGHT CARPET - T03					
Bedroom 4	STANDARD OPENING NIGHT CARPET - T03					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE	NF-17	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES						
Mirrors	YES	Opt. Crown Moulding		PLASTER MOULDING		
Bathroom Accessories	DELETE ALL ASSCCORIES	location		N/A		
Purchaser has reviewed the colour chart						
SITE & LOT						
INNISFIL				118 ✓		

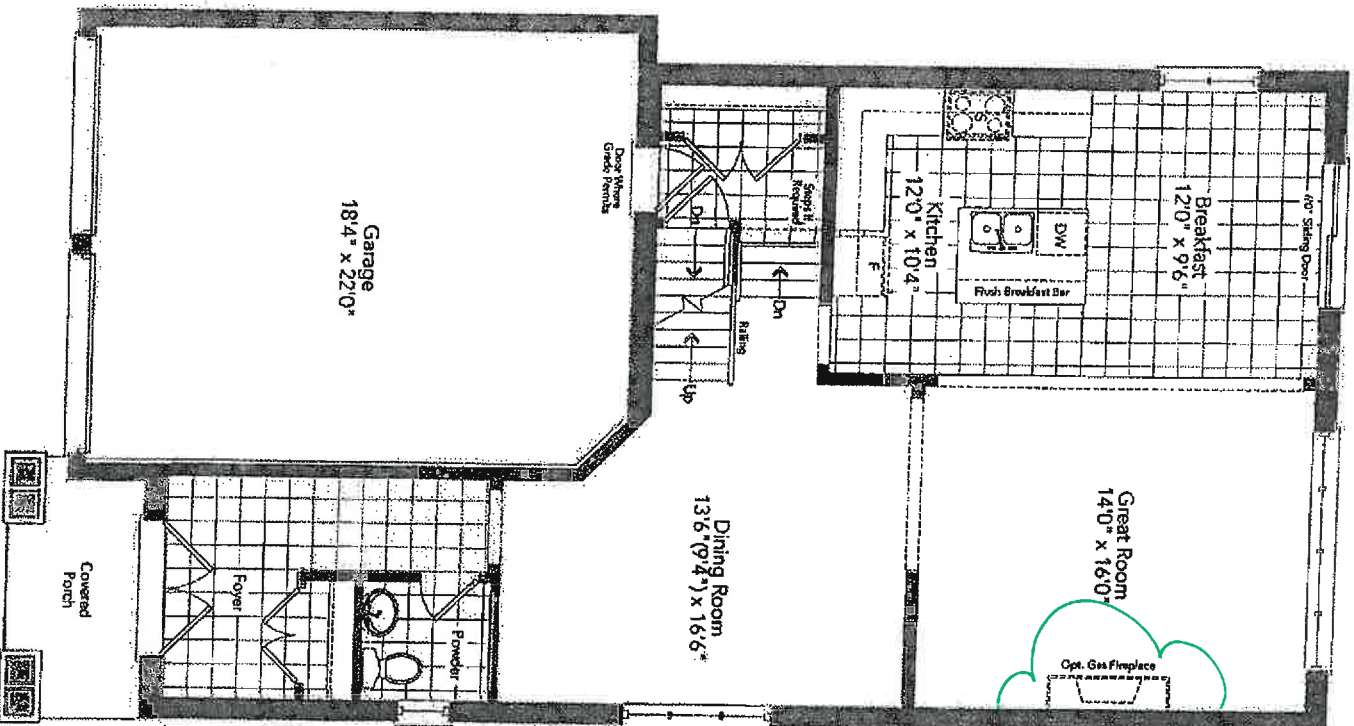
Any upgrades in the colour chart must be accompanied with a PCS. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PCS and/or colour charts PRIOR to installation.

# ZANCOR HOMES COLOUR CHART

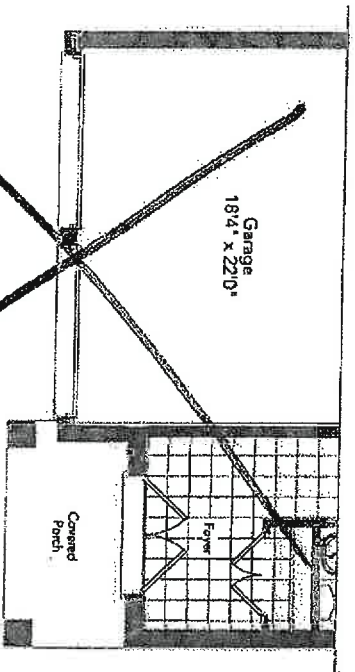
Stair Stain / Species:		STAIRS, RAILING & PICKETS & STAIR STAIN		VARNISH ONLY	
White Paint Req'd				N/A	
Main to 2nd Railing Details:				STANDARD	
Main to Basement Railing Details:				STANDARD	
		TRIM			
Casing/Baseboards				STANDARD	
Interior Doors				STANDARD	
Interior Door Hardware				STANDARD	
Exterior Door Hardware				STANDARD	
		PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY		
Dining Room	WARM GREY	Bedroom 2	WARM GREY		
Great room	WARM GREY	Bedroom 3	WARM GREY		
		Bedroom 4	WARM GREY		
Main/Upper Hall	WARM GREY	Master Ens.	WARM GREY		
Laundry	WARM GREY	Main	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	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	NO				
Hood Fan Venting SIZE	YES 6"		BUILDER'S 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 ope tat variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendors'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.					
PURCHASER(S):		INNISFIL	LOT: 118		
HOME #/CELL #		DENNIS PANAGOULIAS		 Date: 04/07/2017	
EMAIL:		danny@dartelectridtd.com		 Date:	
DÉCOR NOTES				Purchaser Signature Date:	
<p>***FOR TRADE USE***</p> <p>Any upgrades in the colour chart must be accompanied with a PES.</p> <p>It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.</p>				 Date: 4/7/2017	
<p>*** PAGE 2 OF 2 ***</p>		Vendor Signature		Date: APR 13 2017	



Elevation A & B 2297 sq.ft.



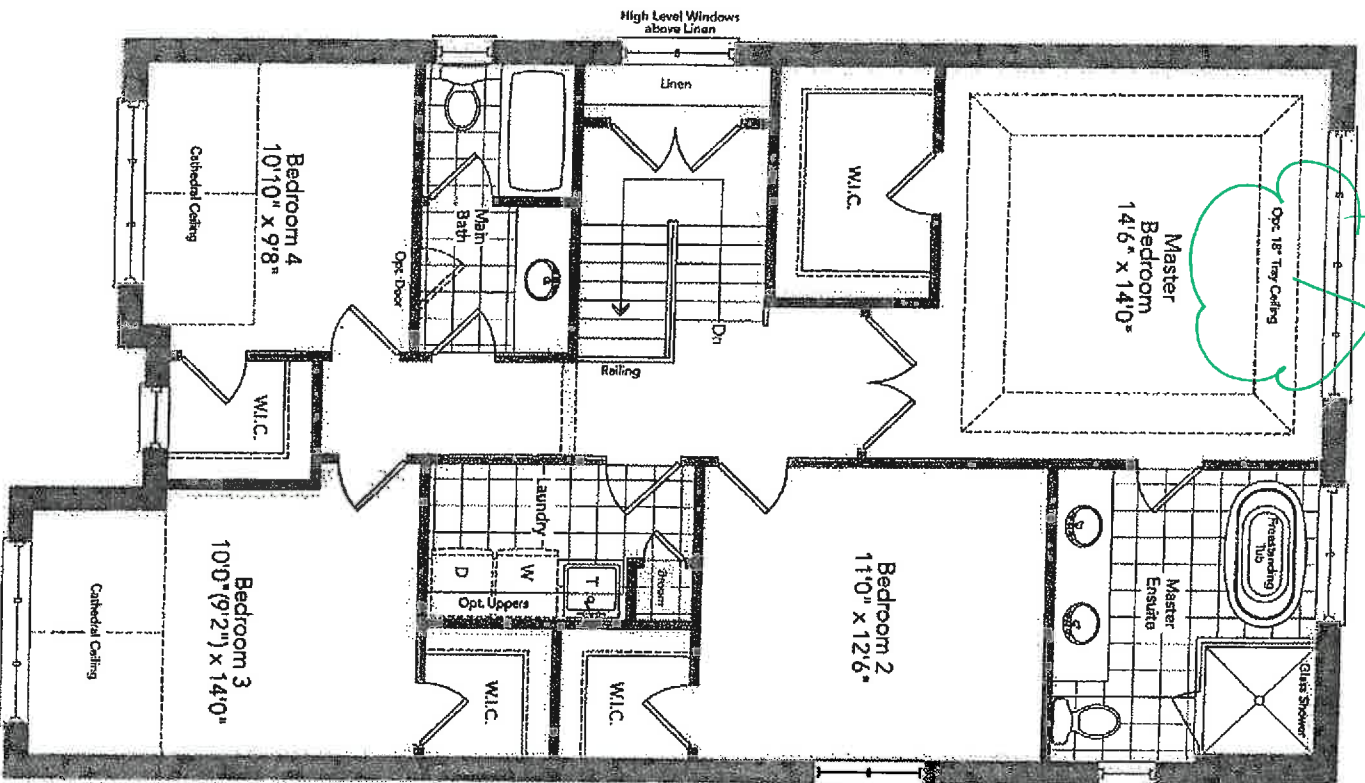
Ground Floor  
Elevation A



Partial Ground Floor  
Elevation B

LOT 118  
INMISAL

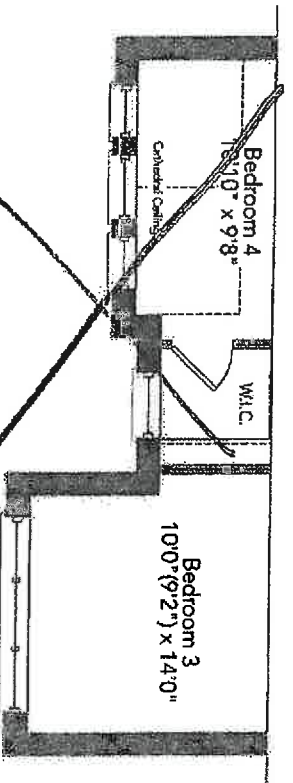
GALLEY 36-05



TRAY

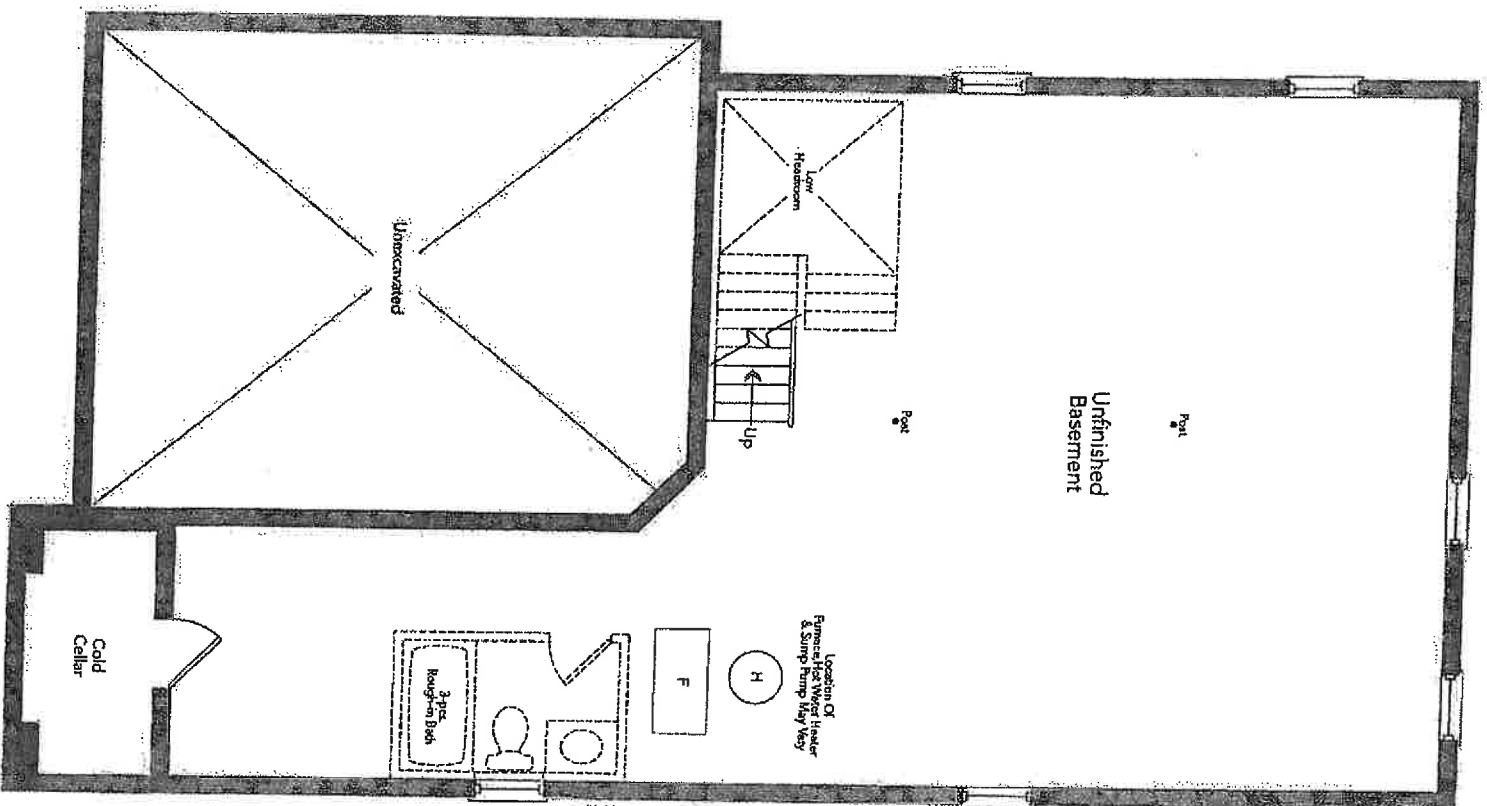
Second Floor  
Elevation A

LOT 118  
INMISFC



Partial Second Floor  
Elevation B

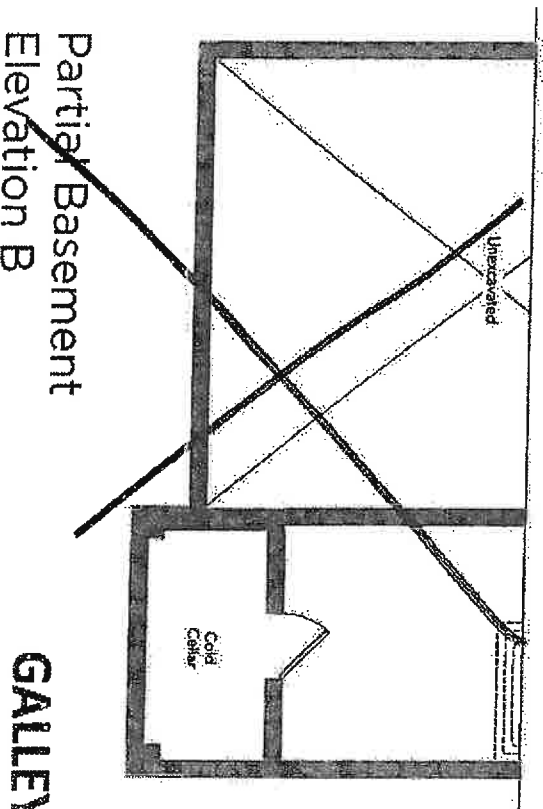
GALLEY 36-05



Basement  
Elevation A

LOT 118  
IMULSFIL

*[Handwritten signature]*



Partial Basement  
Elevation B

GALLEY 36-05

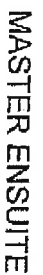
Scale:	Approved by:	Drawn by: MGER
Date: 6/7/2015		

Drawn by: JAGER  
Revised:

Revised: **PAGER**

Drawing number:

Drawing number:

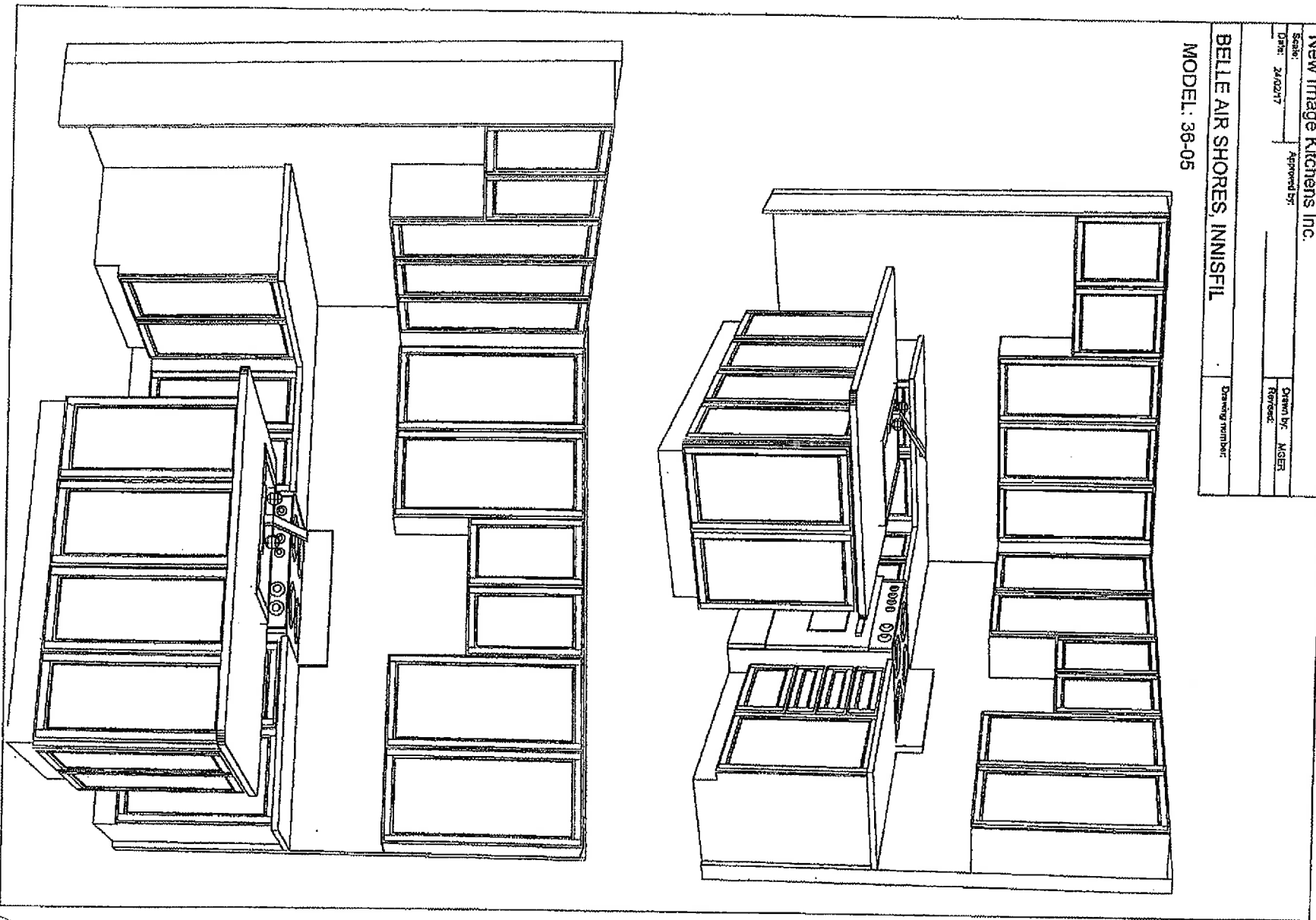


~~LAUNDRY (OPTIONAL)~~

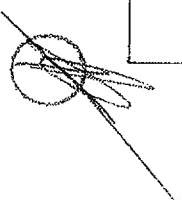


New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by: MSER	
Date: 24/02/17		Reviewed:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

MODEL: 38-05



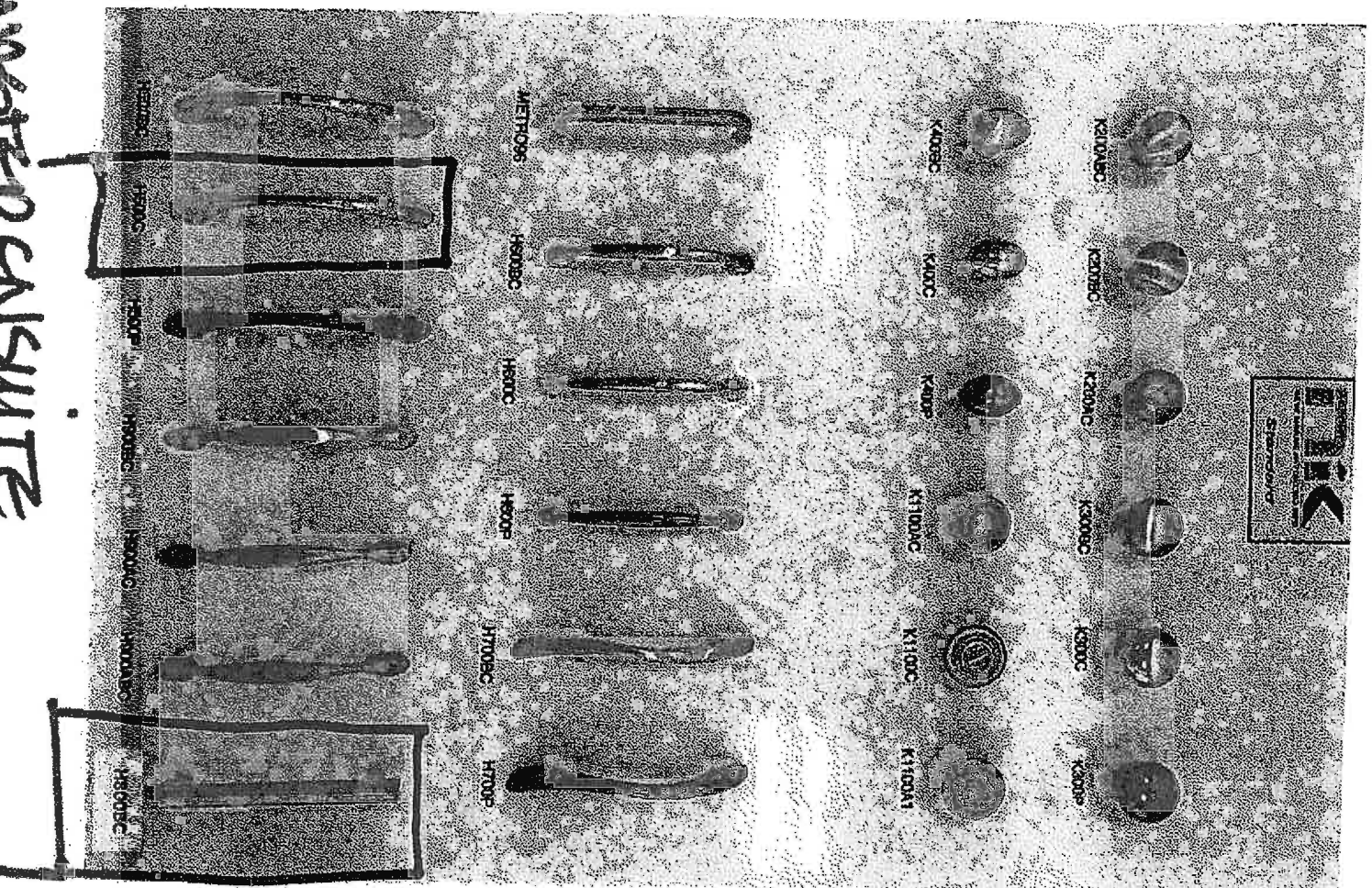
LOT 110 INNISFIL





# STANDARD CABINET HARDWARE

(New Image Kitchens)



MASTERBESWITE  
AND MAINBATH

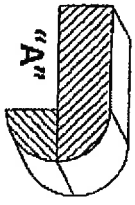
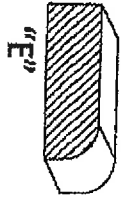
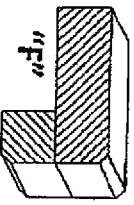
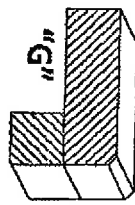
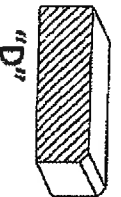
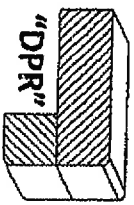
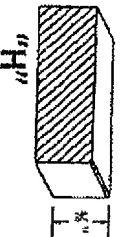
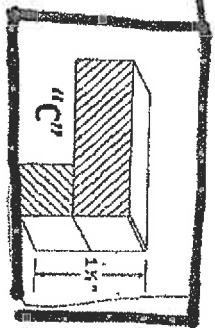
KITCHEN/  
ISLAND

LOT 118 - 1MM SELL

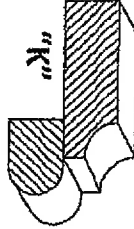
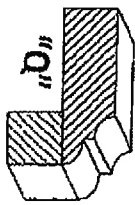
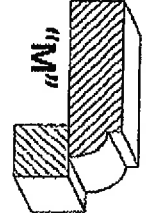
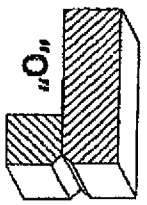
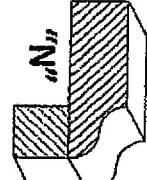
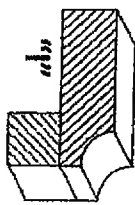
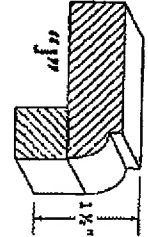
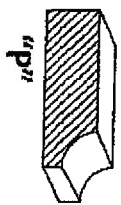
ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

KITCHEN  
& ISLAND.



UPGRADES



LOT 118-111K51L

LOT / SITE

X  
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.

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**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 absorbcency 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

LOT

DATE

Bellevue Homes

118

April 7 2017

INMIS-FL

# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1M18H116118

DATE:

APRIL 7 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

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

APRIL 7 2017

Purchaser Signature

Date