



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: KIEU TIEN and BYRON ABAS

TEL: RES.: 647-292-3008 BUS.: 416-758-5543

LOT / PHASE	HOUSE TYPE	PRINT DATE
171 / 1	MASTHEAD (42-06) ELEV A	27-Apr-17

Ref#	Quantity - Description	Approved	Notes
2012	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	27Apr17	
2013	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	27Apr17	
2014	FIREPLACE - GREAT ROOM - FIREPLACE BUILT INTO GREAT ROOM AREA. MANTLE STYLE NF8	27Apr17	
2017	RAILINGS - UPGRADE 3 METAL	27Apr17	
2019	STAINING OF STAIRS TO MATCH AS CLOSE AS POSSIBLE TO HARDWOOD COLOUR	27Apr17	
2021	CABINETRY - MASTER ENSUITE - VANITY DRAWERS (SET OF 3)	27Apr17	
2026	HARDWOOD - UPPER HALL - UPGRADE 3	27Apr17	
2028	HARDWOOD - GREAT ROOM - UPGRADE 3	27Apr17	
2030	HARDWOOD - DEN - UPGRADE 3	27Apr17	
2033	HARDWOOD - DINING ROOM - UPGRADE 3	27Apr17	
2035	HARDWOOD - KIDS PLAY ROOM - UPGRADE 3	27Apr17	
2037	TILE - MAIN HALL - UPGRADE 6	27Apr17	
2039	TILE - FOYER - UPGRADE 6	27Apr17	
2041	TILE - POWDER ROOM - UPGRADE 6	27Apr17	
2043	KITCHEN/BREAKFAST - UPGRADE 6	27Apr17	
2045	DELETE ALL WHITE CERAMIC ACCESSORIES	27Apr17	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD 300 SERIES PVC CHOCOLATE BROWN	H800BC	STD. GIALLO ORNAMENTAL LIGHT	"C"		
Island	STD 300 SERIES PVC CHOCOLATE BROWN	H800BC	STD. GIALLO ORNAMENTAL LIGHT	"C"		
Master Ensuite	STD MOSAIC OAK-TIMBER GREY	H700P	EBONY FUSION-1799K-07	STD		
Main	STD CONT. SLAB PVC TUXEDO	H700BC	AUTUMN CARNIVAL-1877K-52	STD		
Twin	STD SERIES PVC WHITE	H700P	BASALT SLAT - 3690-58	STD		
Powder Room	N/A					
Laundry	N/A					
TILES			INSERTS	THRESHOLDS		
Main Foyer	UPG (6) 24 " X24" ALL WHITE LUX					
Powder Room	UPG (6) 24" X 24" ALL WHITE LUX					
Main Hall	UPG (6) 24" X 24" ALL WHITE LUX					
Kitchen Floor	UPG (6) 24" X 24" ALL WHITE LUX					
Breakfast Floor	UPG (6) 24" X 24" ALL WHITE LUX					
Kitchen Bk.Splash	NA/					
Laundry	BANFF BLACK 13" X 13"					
Mstr Ensuite Floor	KEATON IVORY 13 " X 13"					
Mstr Ensuite Shower	KEATON IVORY 8 " X 10"					
Mstr Shower Floor	WHITE 2' X 2"					
Master Shower Jamb	PERLATO ROYALE		PERLATO ROYALE			
Main Bath Floor	BELLINA GREY 13' X 13"					
Main Bath Tub Wall	BELLINA GREY 8' X10"		PERLATO ROYALE			
Twin Bath Floor	NEW ALBION GREY 13 " X 13"					
Twin Ensuite Tub Wall	NEW ALBION GREY 8 " X 10"		PERLATO ROYAL			
HARDWOOD / CARPET						
Kids Play Room	UPG (3) 3" 1/4" SEMI-GLOSS HARDWOOD "ECLIPSE"					
Dining Room	UPG (3) 3" 1/4" SEMI-GLOSS HARDWOOD "ECLIPSE"					
Great Room	UPG (3) 3" 1/4" SEMI-GLOSS HARDWOOD "ECLIPSE"					
Den	UPG (3) 3" 1/4" SEMI-GLOSS HARDWOOD "ECLIPSE"					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	N/A					
Upper Hall	UPG (3) 3" 1/4" SEMI-GLOSS HARDWOOD "ECLIPSE"					
Master Bedroom	STD OPENING NIGHT CARPET - T-04					
Bedroom 2	STD OPENING NIGHT CARPET - T-04					
Bedroom 3	STD OPENING NIGHT CARPET - T-04					
Bedroom 4	STD OPENING NIGHT CARPET - T-04					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE		NF8
LOCATION		Opt. Surround		MANTLE		
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		171

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.

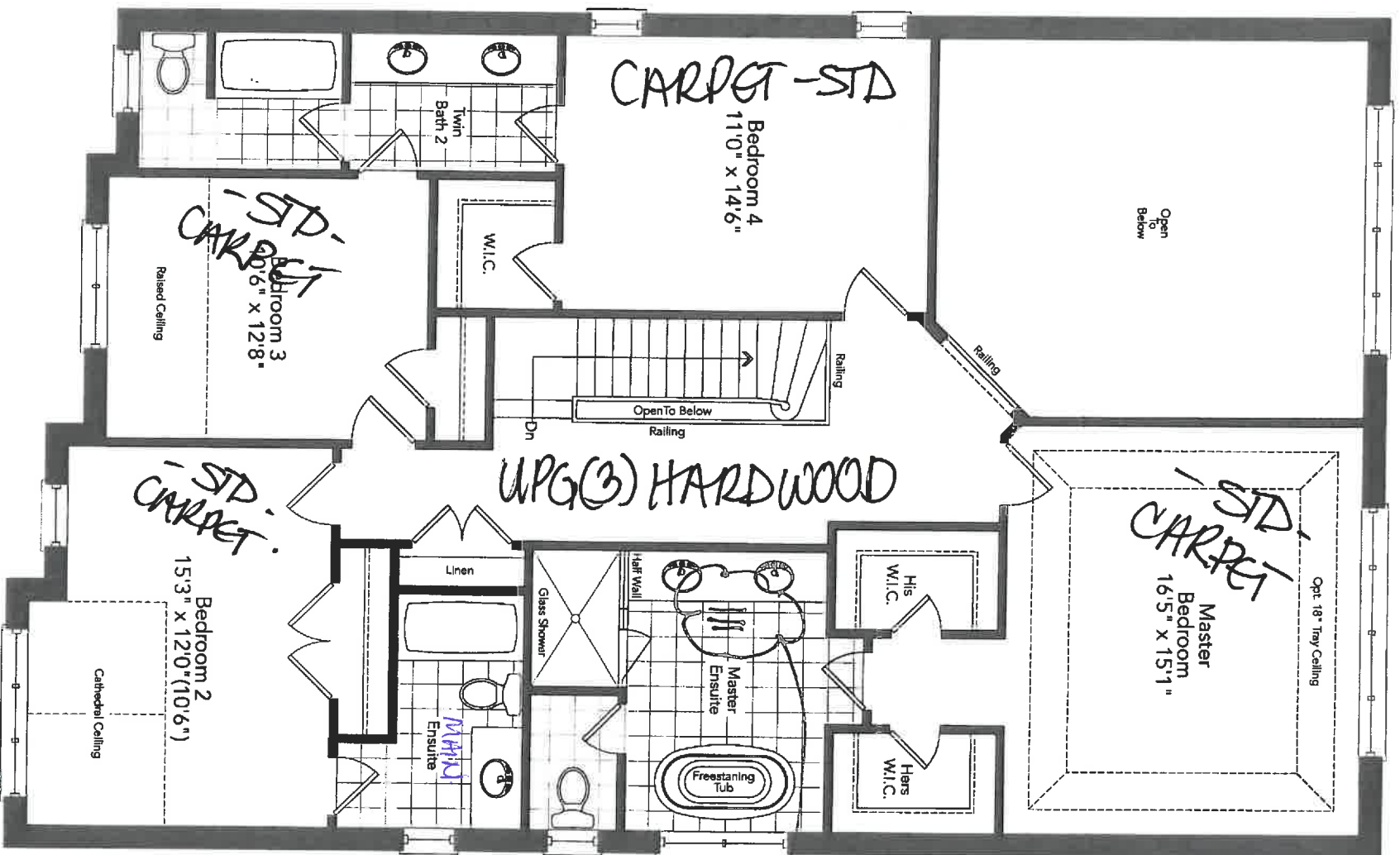
AS

KT

TC

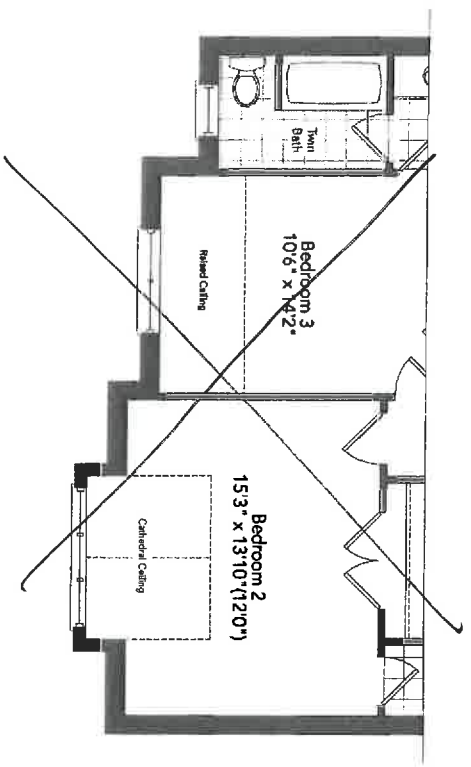
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN TO MATCH FLOORING AS CLOSE AS POSSIBLE			
White Paint Req'd	N/A			
Main to 2nd Railing Details:	UPG (3) - METAL (BLACK) BIRDSNEST W/ ALT. PLAIN			
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	
Kids Play Room	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	Main	WARM GREY	
Laundry	WARM GREY	Twin	WARM GREY	
Powder Room	WARM GREY	Basement	WARM GREY	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
Kitchen	FIXTURES	FAUCETS	NOTES	
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Main/Twin	STANDARD	STANDARD		
2nd Ensuite	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"		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	LOT: 171		
PURCHASER(S):	KIEU TIEN BYRON ABAS			
HOME #/CELL #	416-877-0798	Purchaser Signature Date 04/17/17		
EMAIL:	kaylat23@yahoo.com	Purchaser Signature Date 04/17/17		
DÉCOR NOTES	Purchaser Signature Date 04/17/17			
FOR TRADE USE		DÉcor Consultant Signature Date 04/17/17		
Any upgrades in the colour chart must be accompanied with a PES.		Vendor Signature Date APR 20 2017		
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 ***				



VANITY
DRAWERS
(SET OF 3).

Second Floor
Elevation A

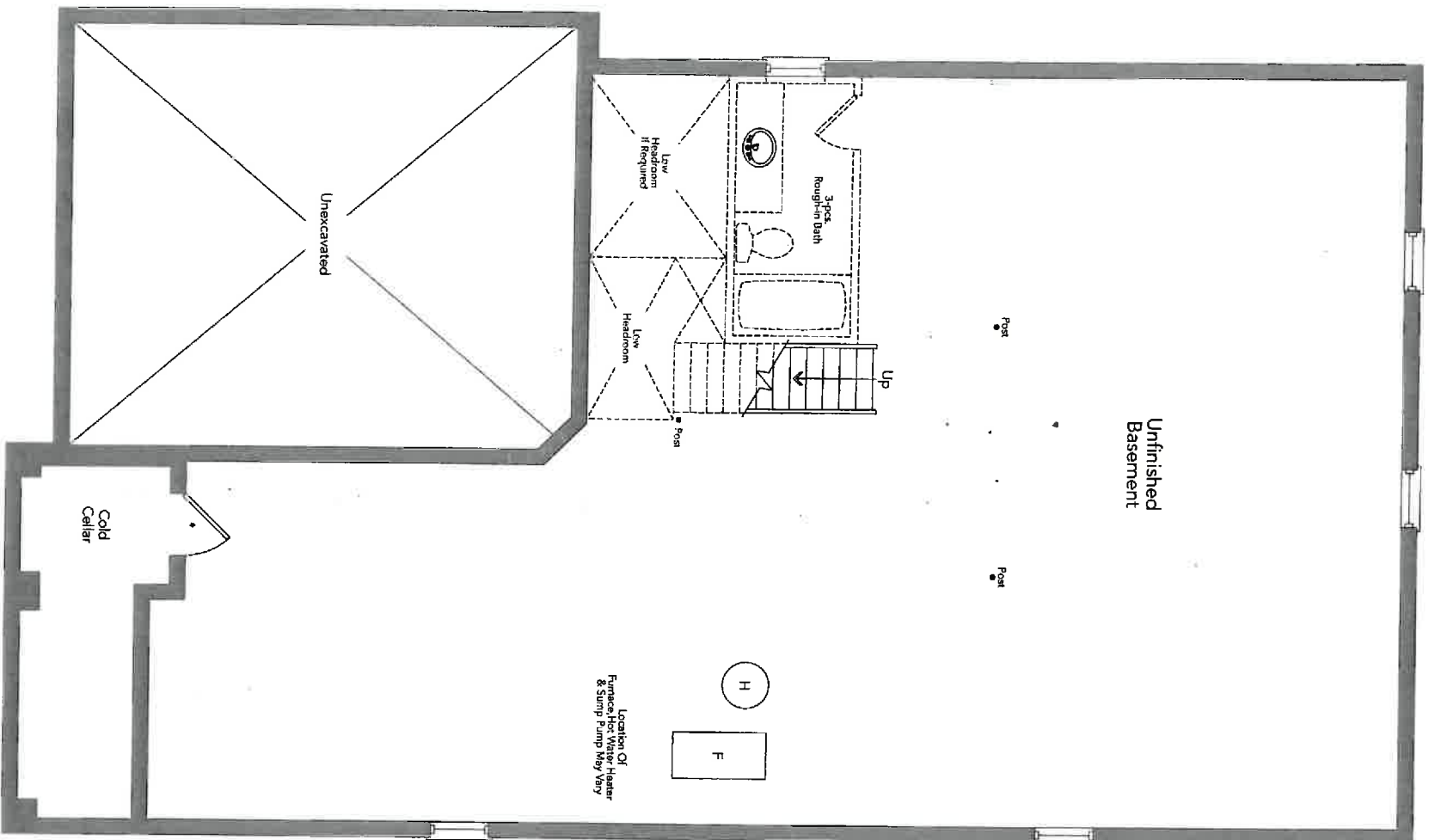


LOT 171
INMISFL

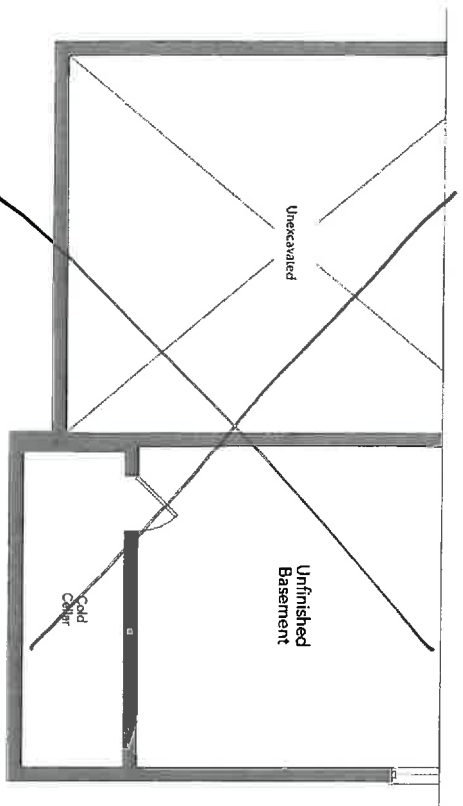
FC

Partial Second Floor
Elevation B

MASTHEAD 42-06



Basement
Elevation A



Partial Basement
Elevation B

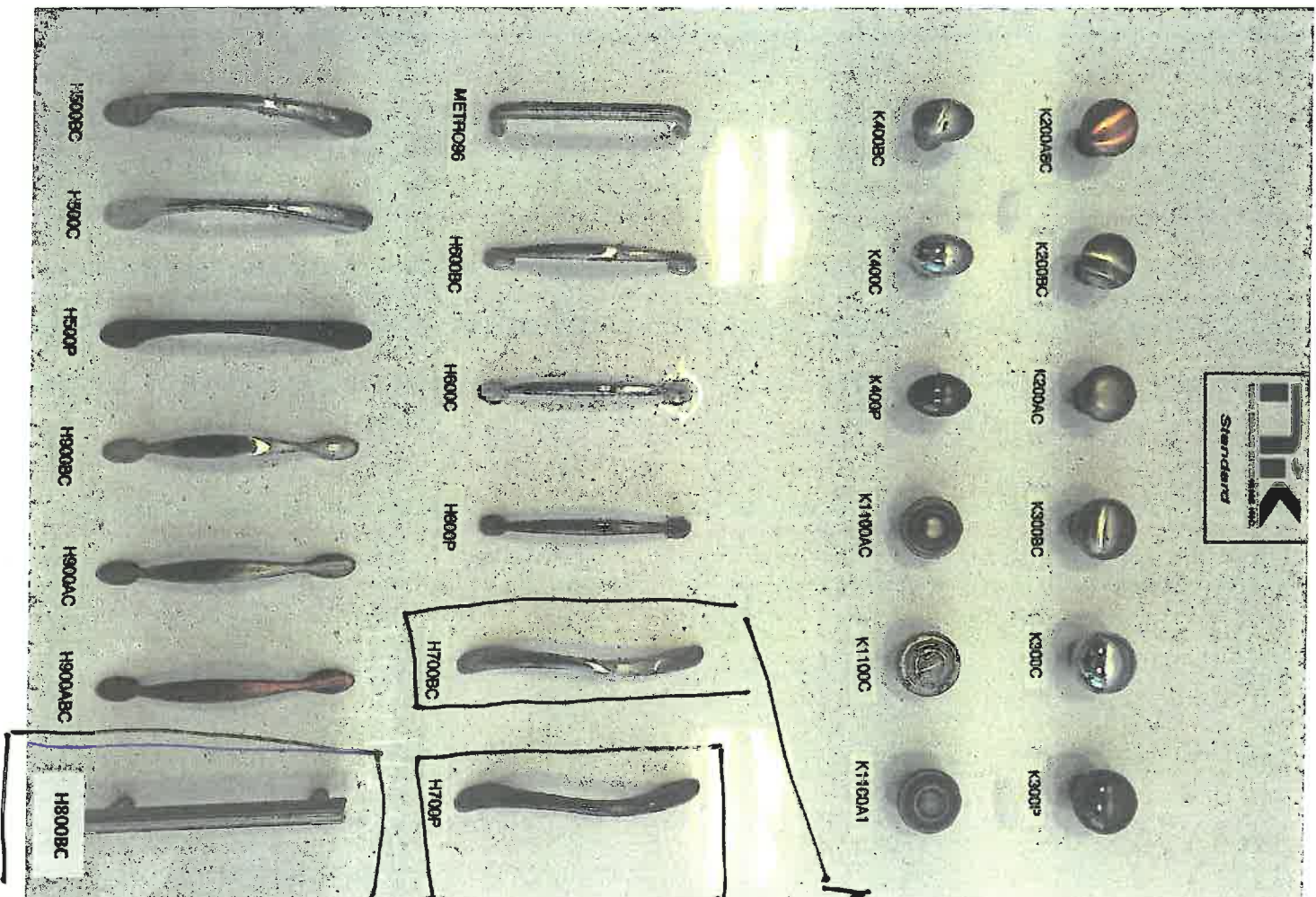
FC
KPR

LOT 171
14415F1L

MASTHEAD 42-06

STANDARD CABINET HARDWARE

(New Image Kitchens)



14

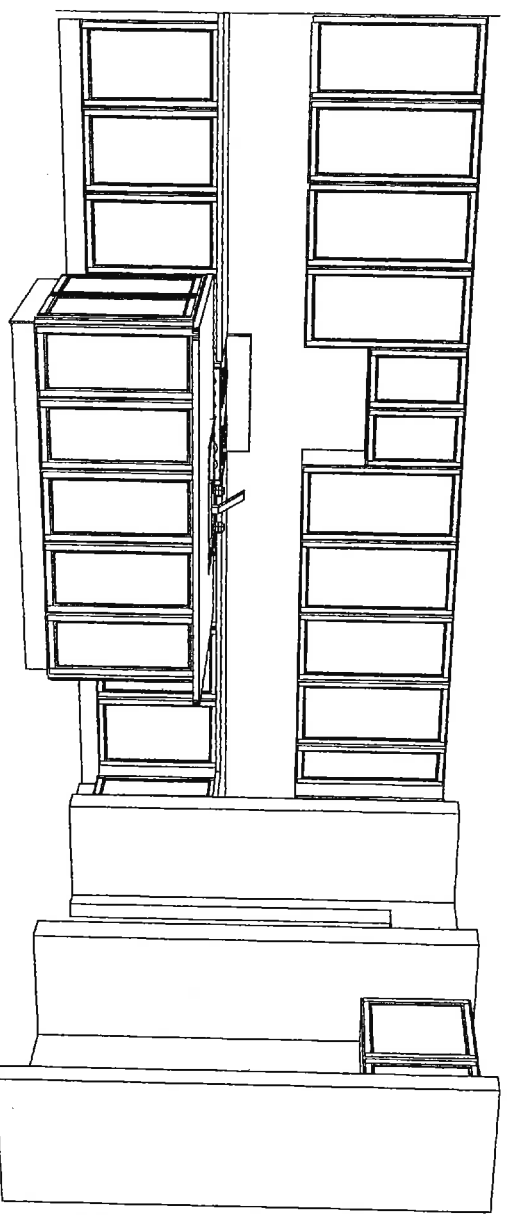
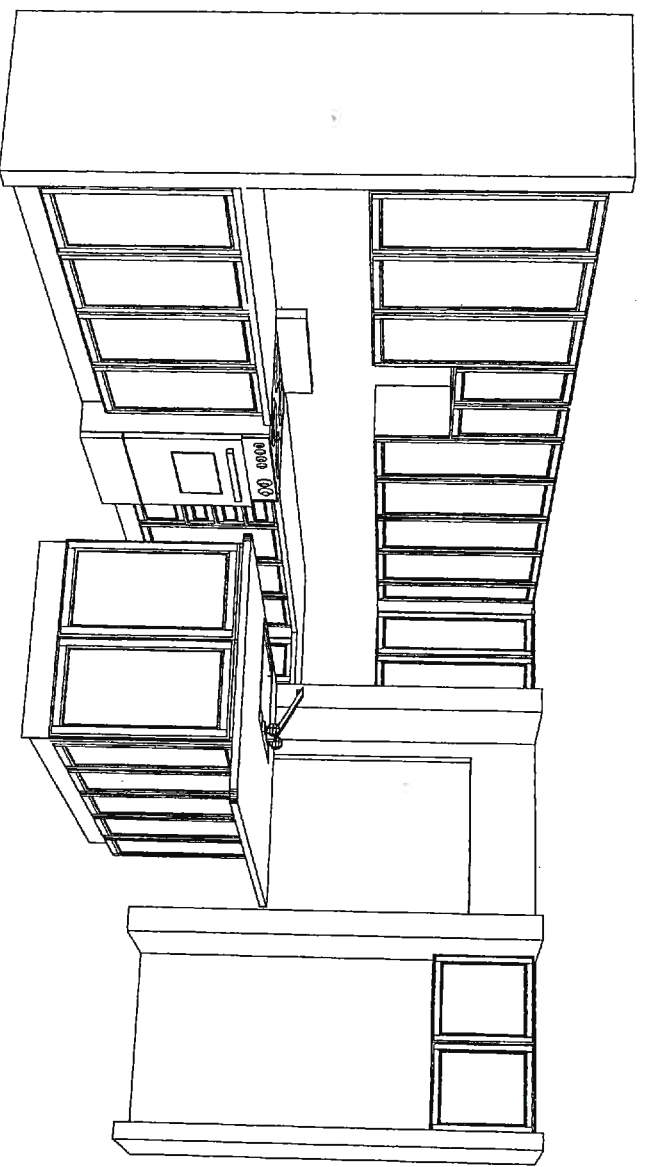
LOT 171
INUSAL

New Image Kitchens Inc.

Scale:	Approved by:	Drawn by: MGER
Date: 24/02/17		Revised:

BELLE AIR SHORES, INNISFIL	Drawing number:
----------------------------	-----------------

MODEL: 42-06



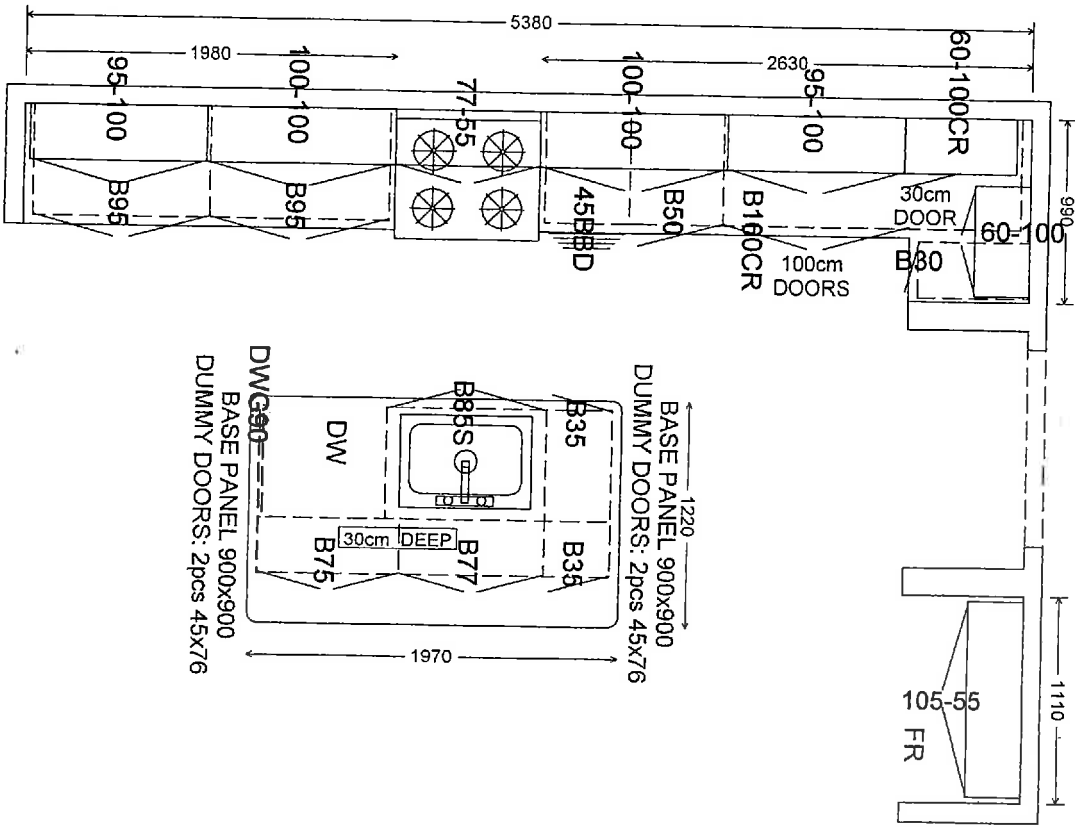
17/08

LOT 171 INNISFIL

New Image Kitchens Inc.	
Scale:	Approved by:
Date: 10/10/15	Drawn by: MGER
	Revised:

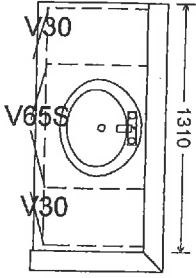
BELLE AIR SHORES, INNISFIL	Drawing number:
----------------------------	-----------------

MODEL: 42-06

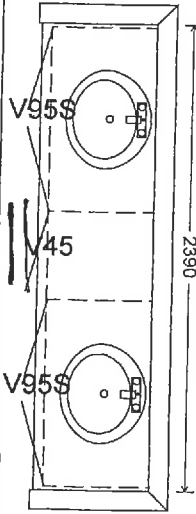


LOT 171
INNISFIL

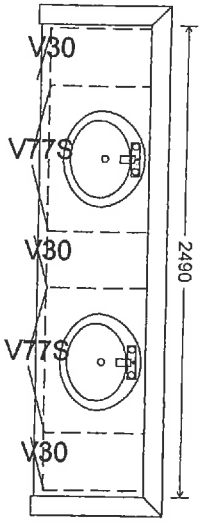
ENSUITE BDRM 2



MASTER ENSUITE



TWIN BATH



LAUNDRY (OPT.)



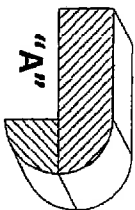
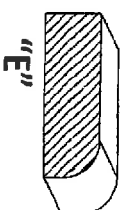
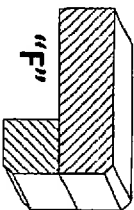
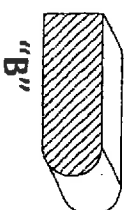
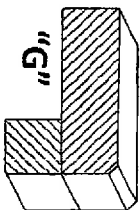
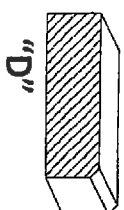
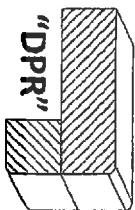
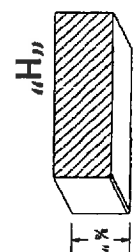
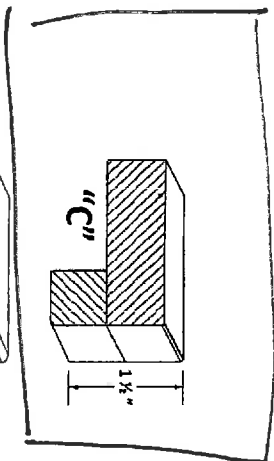
VANITY DRAWERS
(SET OF 3).

← 184

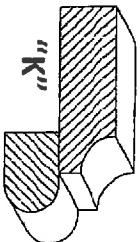
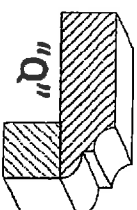
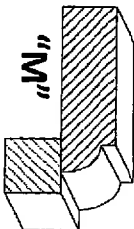
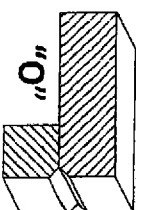
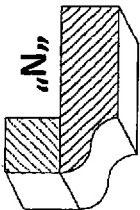
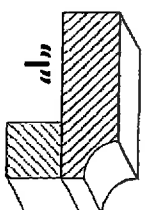
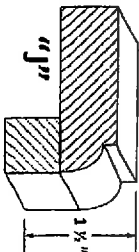
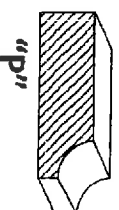
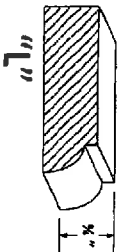
ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

K1



UPGRADES



LOT / SITE

LOT 171 - 1N15F1L

PURCHASER SIGNATURE

K1BANE

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

LOT

DATE

1711
BELLE ARE
SNOWS
APRIL 17. 2017



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Missy lot 171

DATE:

APRIL 17. 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

04/17/17

Purchaser Signature

Date

04/17/17