



PURCHASER: KAMALJIT SIVYA

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

TEL: RES.: 647-532-2627

LOT / PHASE	HOUSE TYPE	PRINT DATE
174 / 1	FISHER (42-05) ELEV A	27-Apr-17

Ref#	Quantity - Description	Approved	Notes
2050	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	
2051	BONUS: 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 oak stairs	27Apr17	
2052	FIREPLACE - ADD OPTION 36" GAS FIREPLACE MODEL (B36NTRE) INCLUDES PAINT GRADE MANTLE. **NOTE FIREPLACE WILL COME INTO THE ROOM AS PER PLAN.	27Apr17	
2053	BASEMENT WINDOWS - INCREASE ONLY (2) BASEMENT WINDOWS TO 30" X 24" ***NOTE - IF WINDOWS REQUIRE A WINDOW WELL, DO NOT UPGRADE THE SIZE OF THE WINDOWS	27Apr17	
2055	MASTER BEDROOM - ADD TRAY CEILING INCLUDES SMOOTH CEILING	27Apr17	
2057	HARDWOOD - DINING ROOM, DEN, GREAT ROOM, MAIN HALL - UPGRADE 1	27Apr17	
2060	HARDWOOD - 2ND FLOOR HALLWAY - UPGRADE 2 IN LIEU OF CARPET	27Apr17	
2061	STAIN INTERIOR OAK STAIRS	27Apr17	
2062	TILE - FOYER AND POWDER ROOM - UPGRADE 4 **INSTALL STACKED	27Apr17	
2063	TILES - MASTER ENSUITE SHOWER WALL TILE - UPGRADE 1	27Apr17	
2065	COUNTERTOP - KITCHEN - UPGRADE 1	27Apr17	
2068	MASTER ENSUITE - FRAMELESS GLASS SHOWER	27Apr17	
2069	CABINETRY - KITCHEN - ADD 3FT OF PANTRY - 24" DEEP	27Apr17	
2070	CABINETRY - FRIDGE - 24" DEEP UPPER OVER FRIDGE 2 PANELS	27Apr17	
2071	TRIM - UPGRADE 1 COLONIAL BASEBOARD AND WINDOW CASING	27Apr17	



# ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	MOSAIC OAK ESPRESSO STAIN	✓	H 800 BC	K 319 QUARTZ (1)	C	
Island	MOSAIC OAK ESPRESSO STAIN	✓	H 800 BC	K 319 QUARTZ (1)	C	
Servery	NA					
Master Ensuite	CONT SLAB MDF VANILLA MILKSHAKE	✓	H 800 BC	BLACK ALCANTE 4926-07		
Main	NA					
Twin	CONT SLAB MDF VANILLA MILKSHAKE	✓	H 800 BC	BLACK ALCANTE 4926-07		
Ensuite #4	CONT SLAB PVC TUXEDO	/	H 800 BC	CARRERRA BIANCO 6696-46		
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
			INSERTS	THRESHOLDS		
Main Foyer	SIMPLICITY BLACK 12" X 24" INSTALL STACKED UP # 4					
Basement Foyer	NA					
Powder Room	SIMPLICITY BLACK 12" X 24" INSTALL STACKED UP # 4					
Mud Room	GRECO IVORY 13 X 13	✓				
Main Hall	NA					
Kitchen Floor	GRECO IVORY 13 X 13	✓				
Breakfast Floor	GRECO IVORY 13 X 13	/				
Kitchen Bk.Splash	NA					
Laundry	MALINA ICE 13 X 13	/		BIANC CARR		
Mstr Ensuite Floor	CINQ BLACK 13 X 13	/		BIANC CARR		
Mstr Ensuite Shower	WEAVE TENDER GREY 8 X 10 UP # 1		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	BIANCA CARRERRA	✓				
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	CINQ BLACK 13 X 13	✓		BIANC CARR		
Twin Ensuite Tub Wall	CINQ BLACK 8 X 10	✓	NA			
Ensuite #4 Bath Floor	MALINA ICE 13 X 13	✓				
Ensuite #4 Bath Wall	MALINA ICE 8 X 10	✓	NA			
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room		NA				
Dining Room	U-LOC SELECT V PEARL RED OAK 4 1/4" GRYPHON UP # 1					
Family/Great Room	U-LOC SELECT V PEARL RED OAK 4 1/4" GRYPHON UP # 1					
DeN	U-LOC SELECT V PEARL RED OAK 4 1/4" GRYPHON UP # 1					
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall	U-LOC SELECT V PEARL RED OAK 4 1/4" GRYPHON UP # 1					
Upper Hall	U-LOC SELECT V PEARL RED OAK 4 1/4" GRYPHON UP # 1					
Master Bedroom		OPENING NIGHT T-04				
Bedroom 2		OPENING NIGHT T-04				
Bedroom 3		OPENING NIGHT T-04				
Bedroom 4		OPENING NIGHT T-04				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF 8	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	STANDARD	location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				INNISFIL	174	✓

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.

KS

Purchaser Initial

# ZANCOR 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	UP# 1 COLONIAL		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living Room	NA	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Ensuite # 4	WARM GREY
Powder Room	WARM GREY	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin	STANDARD	STANDARD	
Ensuite # 4	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	42-05-A FISHER	LOT: 174/	
PURCHASER(S):	KAMALJIT SIVYA		
HOME #/CELL #	647-532-2627		
EMAIL:			
DÉCOR NOTES	Purchaser Signature		Date
	Purchaser Signature		Date
	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.		ZANCOR HOMES Decor Consultant Signature Date	
*** PAGE 2 OF 2 ***		Vendor Signature Date	



13/17

K<sub>2</sub>

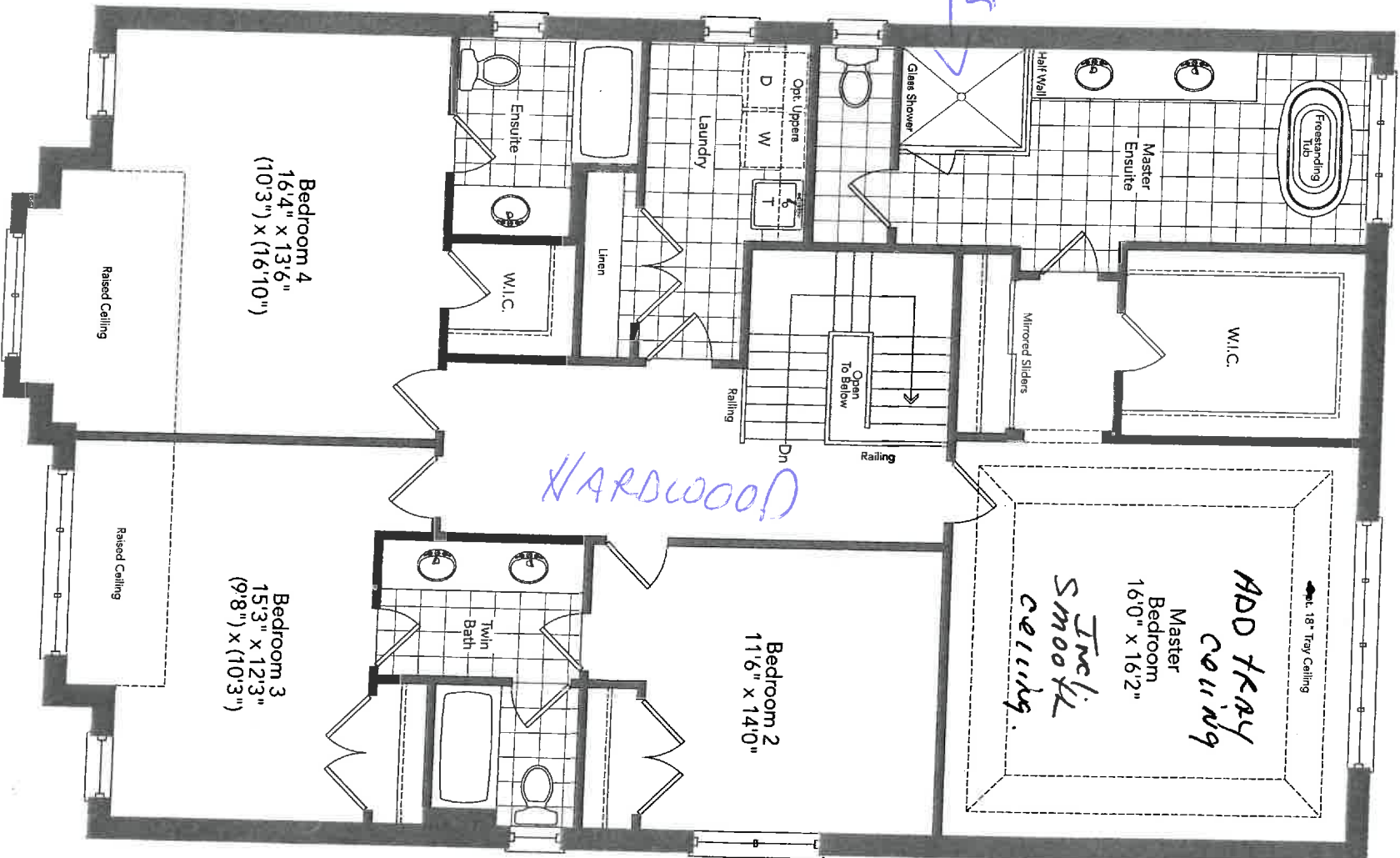


May

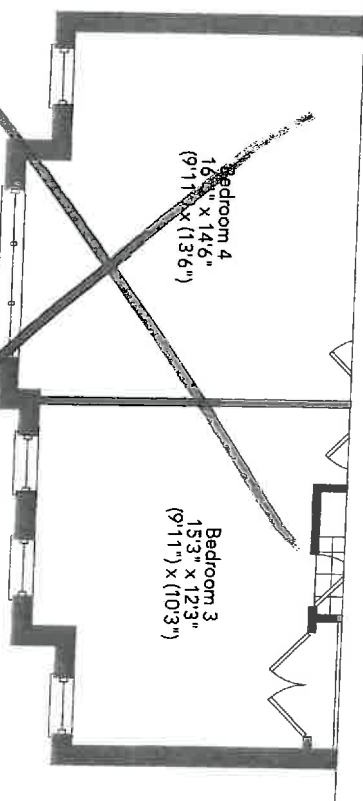
L06174

much  
13/17

AOR  
13/17



Second Floor  
Elevation A



Partial Second Floor  
Elevation B

APR 13/17 Lot 174

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

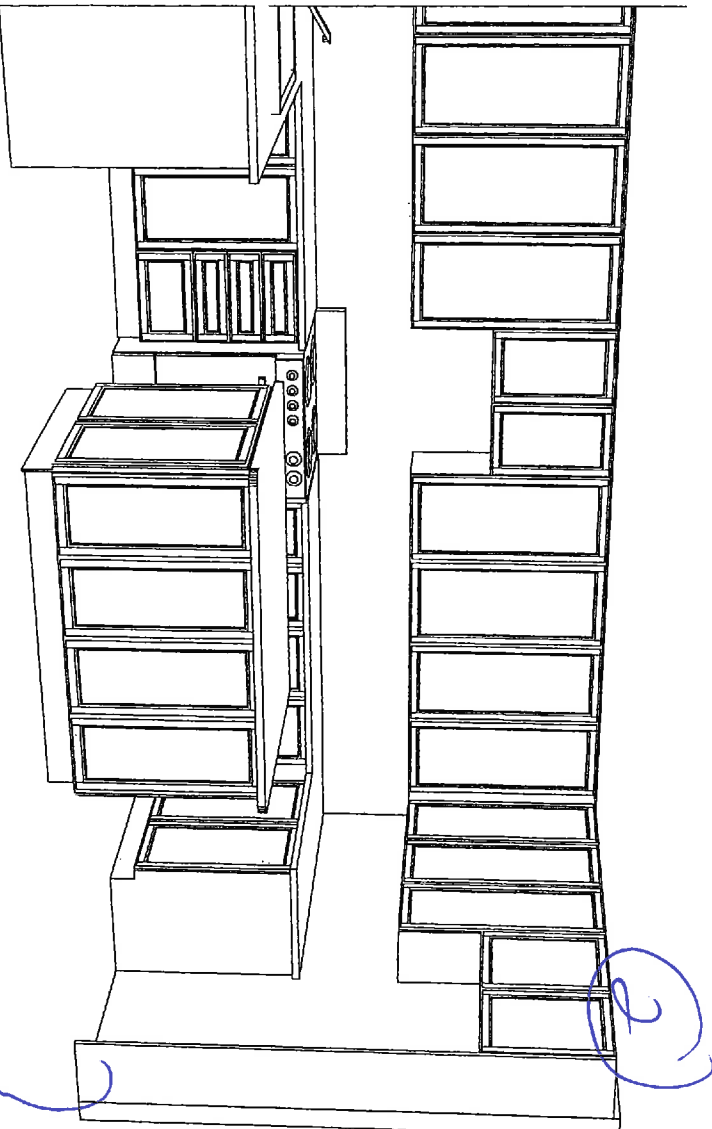
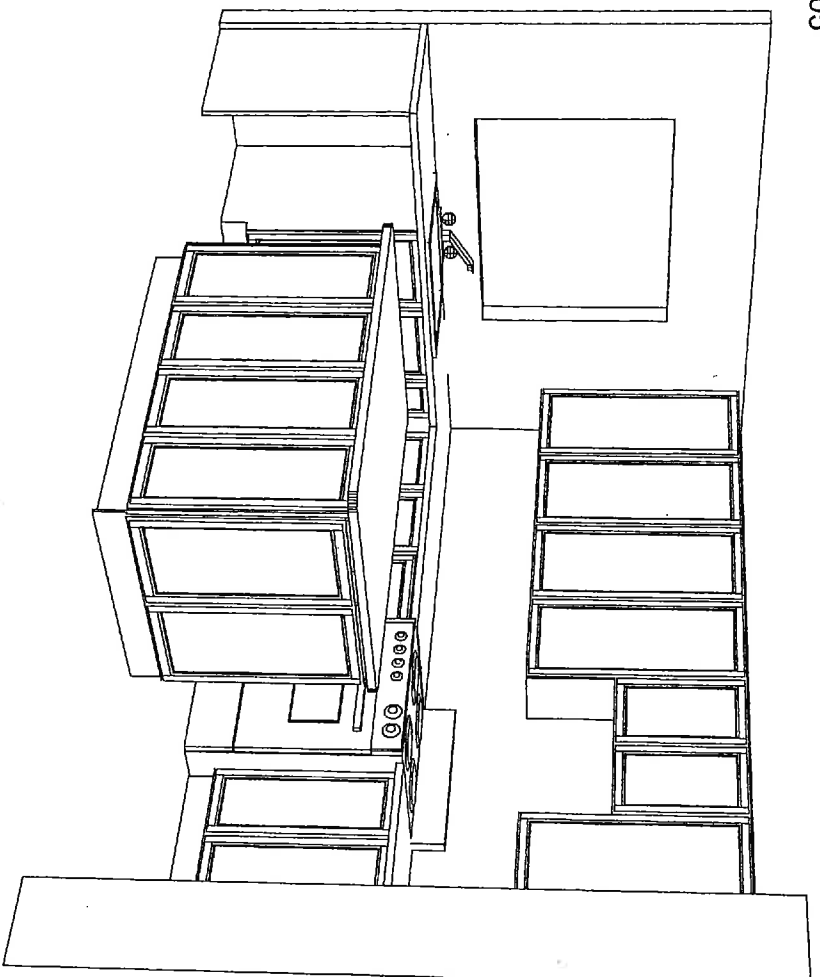
Drawn by: MGE

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-05



V5

① Add 3' of

24" Pantry  
Deep Base

24" Deep  
2 Pantry  
Fridge

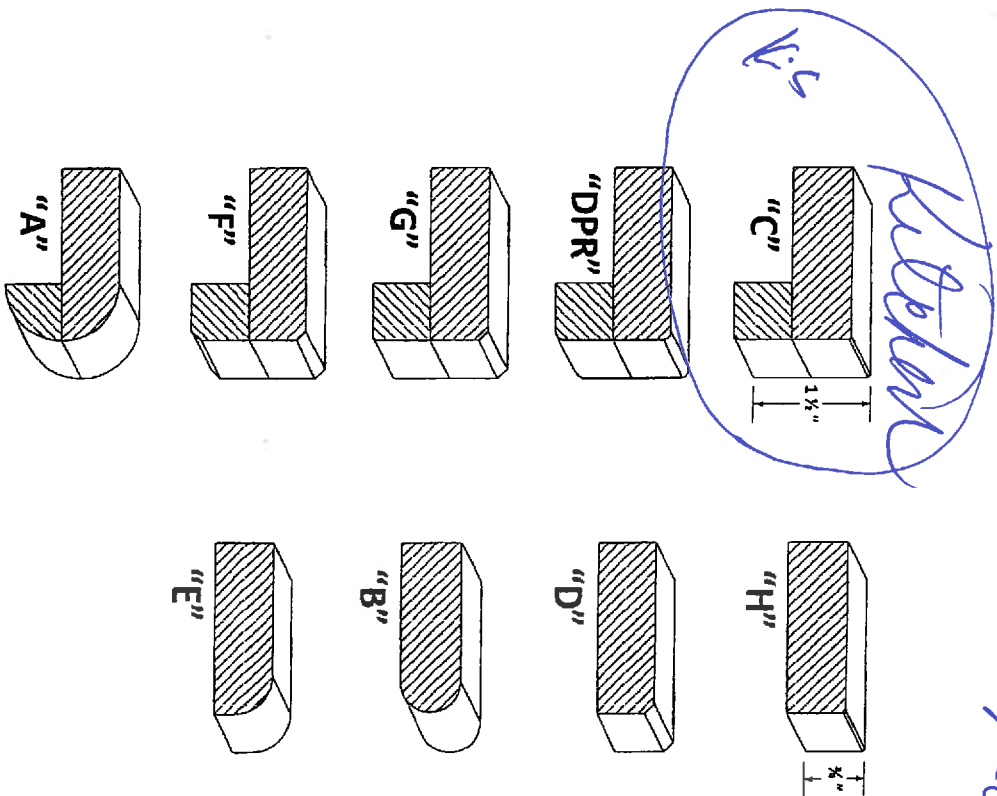
②

ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

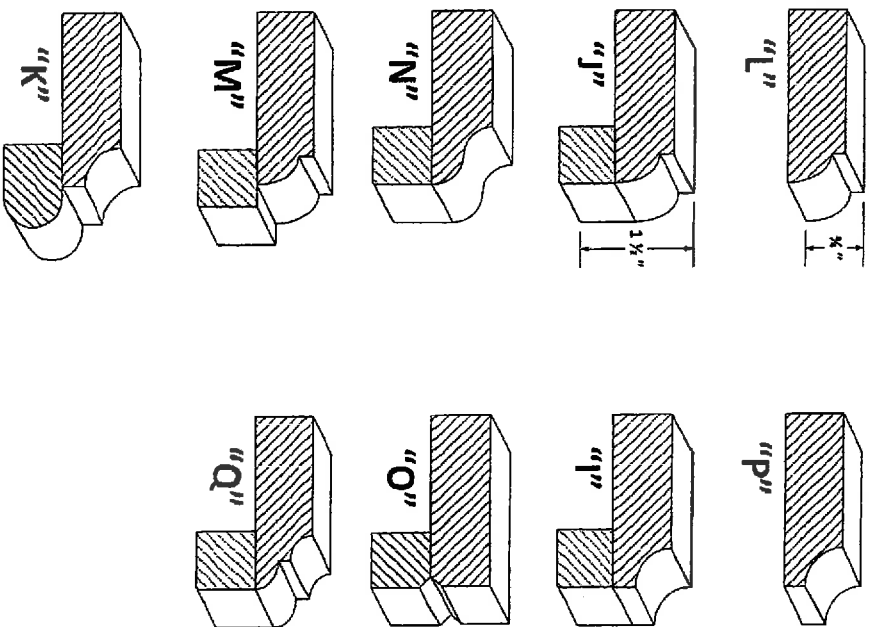
AKB/K

Lot 104.

STANDARD



UPGRADES



174  
LOT / SITE

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.

**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, TARION and/or the Builder in relation to the matter.

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

SITE 1001511

LOT 174

DATE APR 13/17



# APPLIANCE SPEC INFORMATION SHEET

STE & LOT: 174 Thruway

DATE: APR 13/17

SITING: ☐ Standard ☐ Reverse

## RANGE

- ☒ 30" (STD)  
☐ 36"  
☐ 48"  
☐ GAS ☐ AMPS \_\_\_\_\_  
☐ COOKTOP (APRON) ☐ AMPS \_\_\_\_\_  
☐ COOKTOP (DROPIN) ☐ AMPS \_\_\_\_\_

## REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"  
☐ BUILT IN FRIDGE  
☐ WATERLINE REQUIRED  
☐ PANELLED/INTEGRATED  
☐ FLUSH INSET

## WALL OVENS

- ☐ 30" ☐ AMPS \_\_\_\_\_  
☐ SINGLE ☐ AMPS \_\_\_\_\_  
☐ DOUBLE ☐ AMPS \_\_\_\_\_  
☐ STEAM OVEN ☐ AMPS \_\_\_\_\_  
☐ WARMING DRAWER ☐ AMPS \_\_\_\_\_

## MICROWAVES

- ☐ BUILT IN MICRO ☐ AMPS \_\_\_\_\_  
☐ MICRO TRIM KIT ☐ MODEL \_\_\_\_\_  
☐ OVER THE RANGE ☐ 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

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

VS **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.

VS 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.

VS 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 Khuy Date APR 13/17

Purchaser Signature \_\_\_\_\_ Date \_\_\_\_\_