



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: YIN LU

TEL: RES.: 647-505-6069

LOT / PHASE	HOUSE TYPE	PRINT DATE
126 / 1 ✓	GALLEY (36-05) ELEV A (OPT. 3RD BATH) ✓	9-May-17





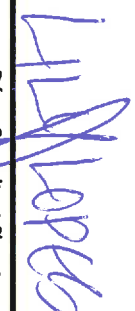

Ref#	Quantity - Description	Approved	Notes
2556	BONUS: Granite kitchen countertops with undermount sink 3 Piece stainless steel appliances with white top loading washer and dryer Stainless steel under cabinet hood fan Extended uppers in kitchen (39-1/2") BBQ Gas line ✓	09May17	
2557	BONUS: 9ft main floor 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 ✓	09May17	
2558	NO STRUCTURAL CHANGES ✓	09May17	
2559	ALL STANDARD COLOURS ✓	09May17	

This Document is Extremely Time Sensitive - Printed 9 May 17 at 12:54

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERRA OAK NATURAL ✓	H800BC	STD GALLO ORNAMENTAL LGT	"C"		✓
Island	STD SIERRA OAK NATURAL ✓	H800BC	STD GALLO ORNAMENTAL LGT	"C"		✓
Master Ensuite	STD CONT. SLAB MDF VANILLA MILKSHAKE ✓	H800BC	PORTICAL MARBLE - 7735-58	STD		✓
Main/ ENSUITE	STD CONT. SLAB MDF VANILLA MILKSHAKE ✓	H800BC	PORTICAL MARBLE - 7735-58	STD		
Twin	STD CONT. SLAB MDF VANILLA MILKSHAKE ✓	H800BC	PORTICAL MARBLE - 7735-58	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO IVORY 13 X13 ✓					
Powder Room	GRECO IVORY 13 X13 ✓					
Mud Room	GRECO IVORY 13 X13 ✓					
Main Hall						
Kitchen Floor	GRECO IVORY 13 X13 ✓					
Breakfast Floor	GRECO IVORY 13 X13 ✓					
Kitchen Bk.Splash	N/A					
Laundry	CORTE MILLA CASABLANCA 13 X13 ✓					
Mstr Ensuite Floor	CORTE MILLA CASABLANCA 13 X13 ✓					
Mstr Ensuite Shower	CORTE MILLA SILVER 8 X10 ✓					
Master Shower Floor	WHITE 2 X2 ✓					
Master Shower Jamb	PERLATO ROYALE ✓			PERLATO ROYALE		
Main/ENSUITE Bath Floor	CORTE MILLA CASABLANCA 13 X13 ✓					
Main/ENSUITE Bath Tub Wall	CORTE MILLA SILVER 8 X10 ✓			PERLATO ROYALE		
Twin Bath Floor	CORTE MILLA CASABLANCA 13 X13 ✓					
Twin Ensuite Tub Wall	CORTE MILLA SILVER 8 X10 ✓			PERLATO ROYALE		
HARDWOOD / CARPET						
Dining Room	STD 3" 1/4" NATURAL OAK HARDWOOD	✓				
Great Room	STD 3" 1/4" NATURAL OAK HARDWOOD	✓				
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	N/A					
Upper Hall	STD - OPENING NIGHT - T04	✓				
Master Bedroom	STD - OPENING NIGHT - T04	✓				
Bedroom 2	STD - OPENING NIGHT - T04	✓				
Bedroom 3	STD - OPENING NIGHT - T04	✓				
Bedroom 4	STD - OPENING NIGHT - T04	✓				
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding			N/A	
Bathroom Accessories	YES	Location				
Purchaser has reviewed the colour chart				SITE & LOT		
				INNISFIL		
****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 1 OF 2 **			Purchaser Initial	Vendor		

# ZANCOR HOMES COLOUR CHART

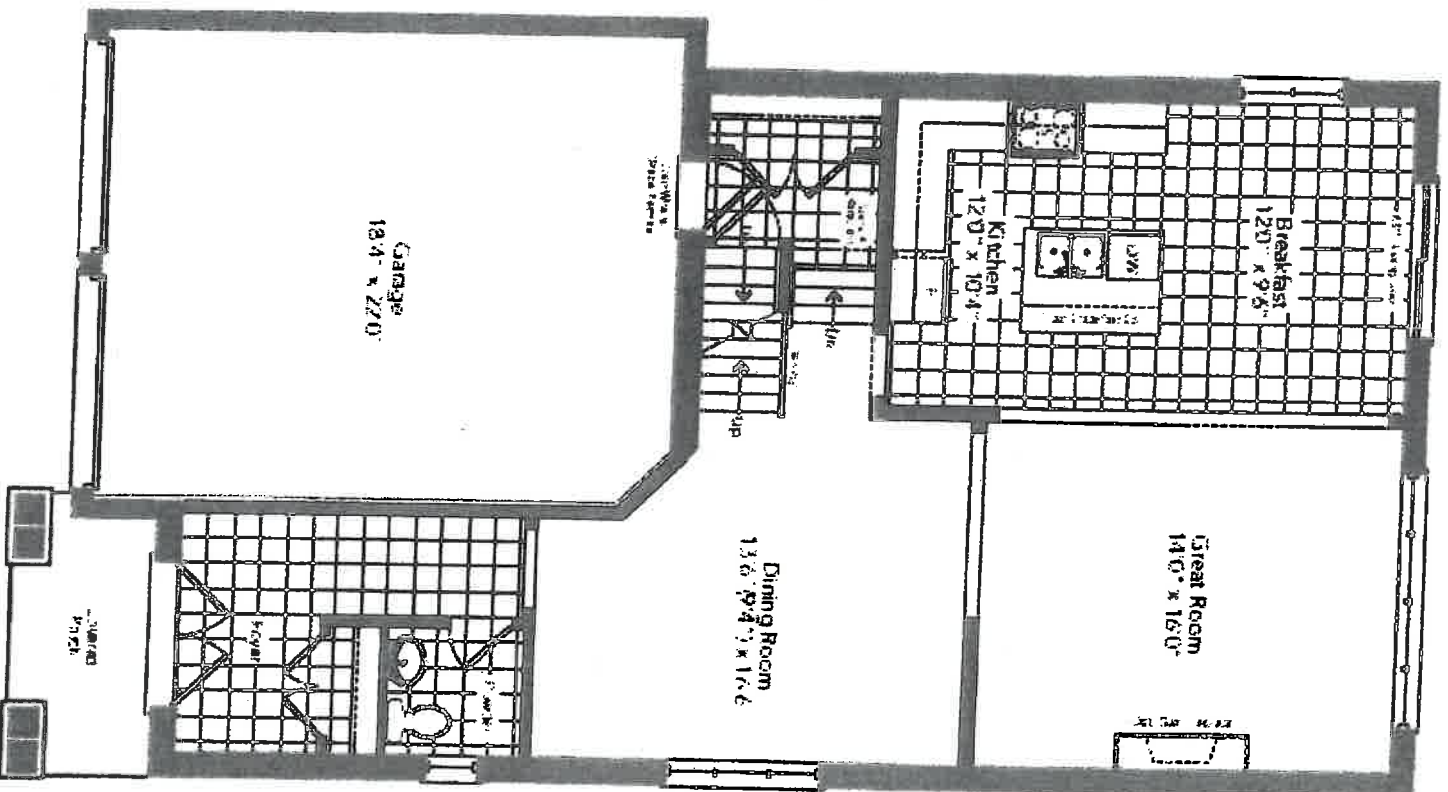
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	VARISH ONLY /		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	STANDARD		
Main to Basement Railing Details:	STANDARD		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
		Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Great room	WARM GREY	Bedroom 4	WARM GREY
		Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main/ENSUITE	WARM GREY
Laundry		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	
2nd Ensuite	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"		
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			<div>  </div>
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			<div>  </div>
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			<div>  </div>
SITE:	INNISFIL	LOT: 126	
PURCHASER(S):	YIN LIU		
HOME #/CELL #	647-505-6069 or 647-680-6665		
EMAIL:	adaliu@yahoo.ca		
DÉCOR NOTES	<div> <div>Purchaser Signature</div> <div>Date</div> </div> <div>  <div>03/30/17</div> </div>		
<div> <div>Purchaser Signature</div> <div>Date</div> </div> <div>  <div>03/30/17</div> </div>			
<div> <div>Décor Consultant Signature</div> <div>Date</div> </div> <div>  <div>MAR 31 2018</div> </div>			
<div> <div>Vendor Signature</div> <div>Date</div> </div>			

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.



# The Galley

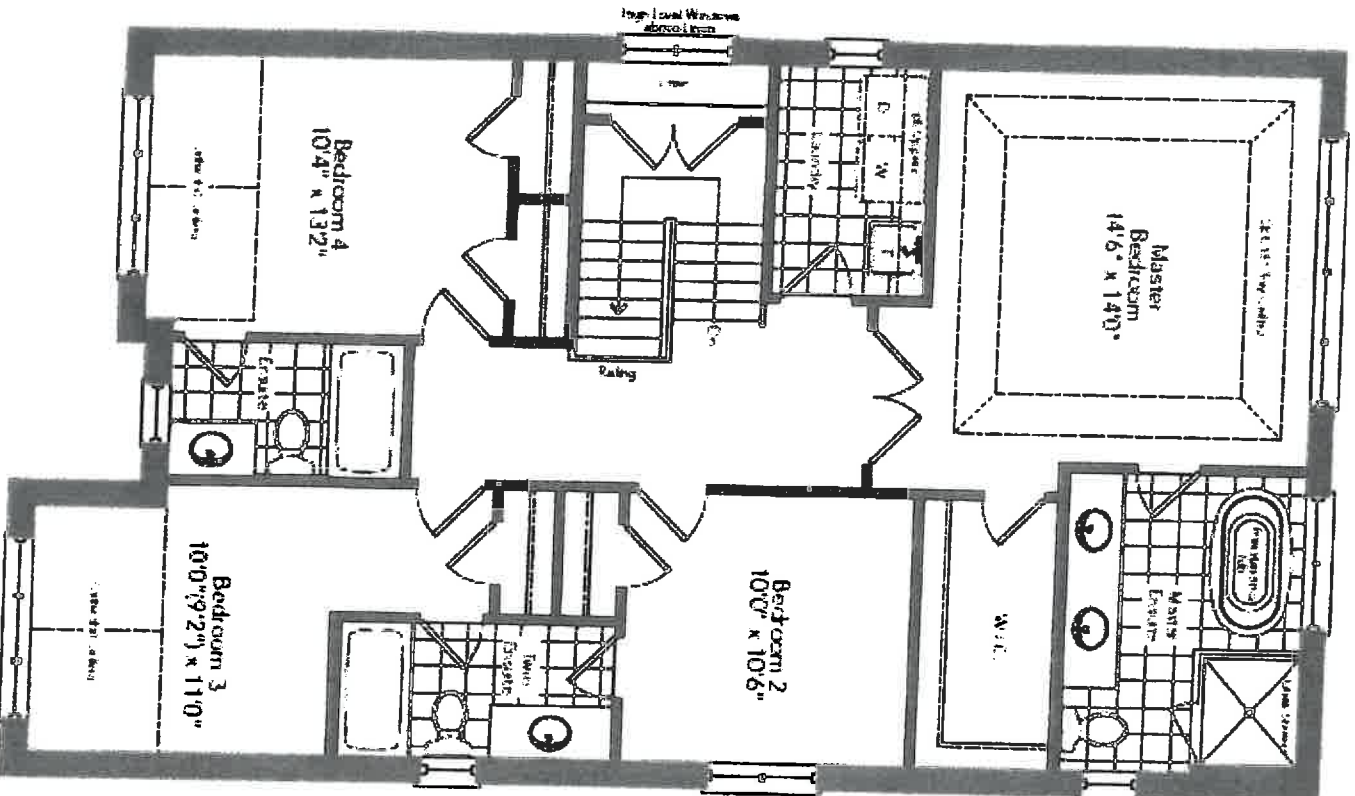


Ground Floor  
Elevation A

lot 120 Belle Air Shores  
Wmsfl



# The Galley



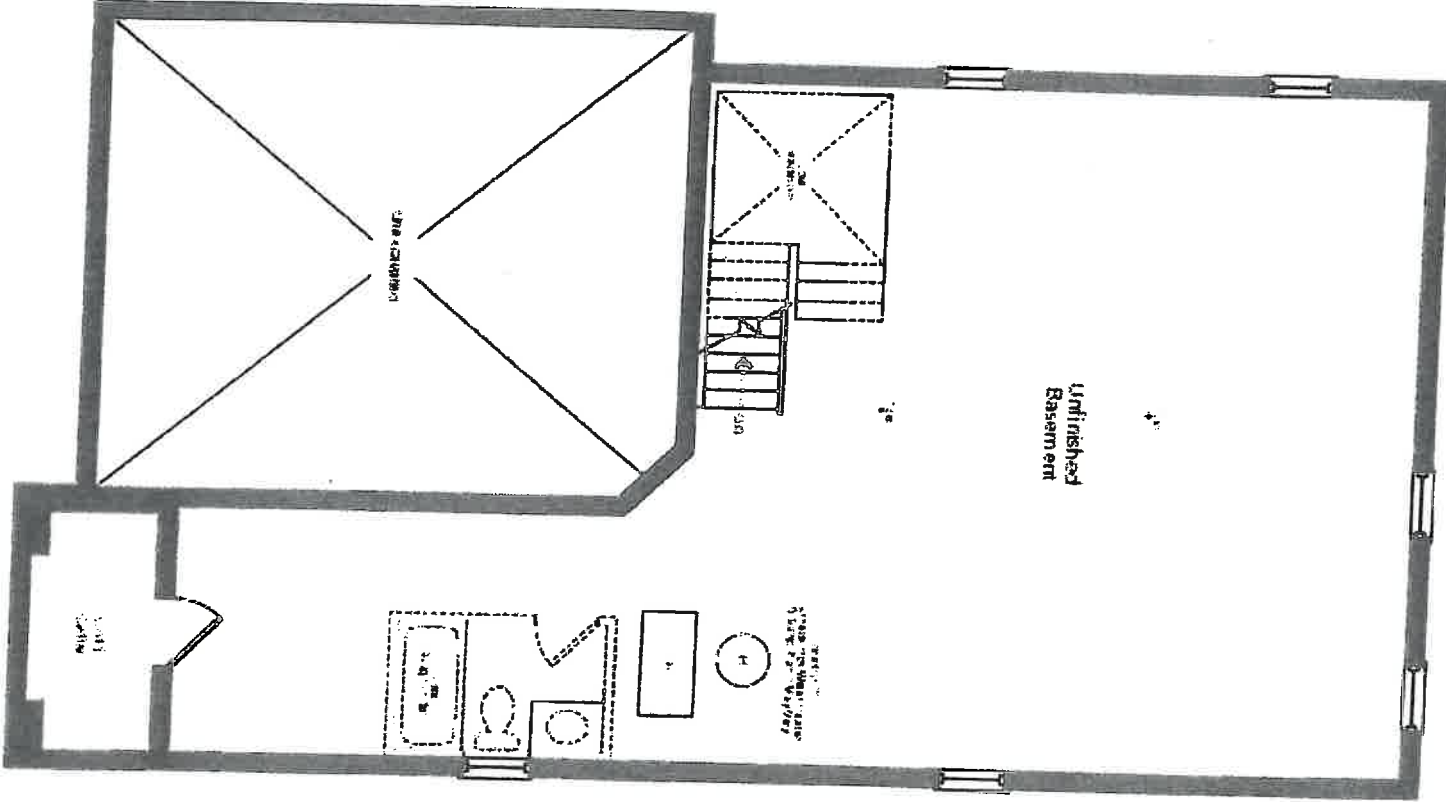
Second Floor  
Optional 3 Bath Plan  
Elevation A



MAR 31 2008

lot 126 Belle Aire Shores  
lmsf11

# The Galley



4A

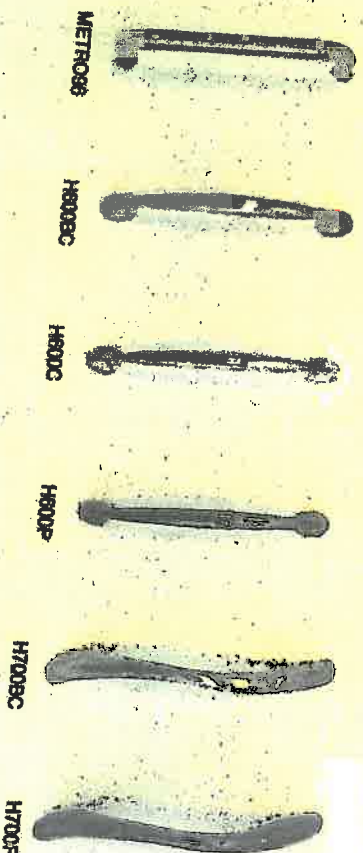
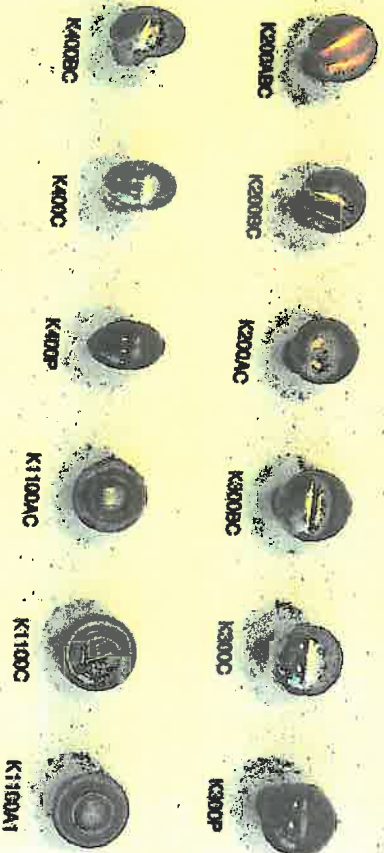
LOT 120 Belle Aire Shores Unimvlt

MAR 31 2018

lot 126 B&B ARE GONES - 1 misfit!

# STANDARD CABINET HARDWARE

(New Image Kitchens)



H600BC

✗

MAR 3 1 2018

- KITCHEN/ISLAND  
- MASTER SUITE  
- MAIN/EN SUITE  
- WOOD PATTERNS

Scale:	Approved by:	Drawn by: MGER
Date: 07/10/15		Revised:

Revised:

Drawing number:

Technical drawing of a kitchen layout, showing a plan view and a side elevation view.

**Plan View (Top):**

- Overall width: 1620
- Overall depth: 1220
- Base Panel 900x900
- Dummy Door: 2pcs 45x76
- Sink area: 30cm DEEP, B77, B75, DW, B85S
- Stove area: 77-55, 45BBD, B50, 100-100E
- Refrigerator area: B130CL, 100-100, 1380

**Side Elevation View (Bottom):**

- Overall height: 2650
- Overall width: 1700
- Base Panel 900x900
- Dummy Door: 2pcs 45x76
- Stove area: 77-55, 45BBD, B50, 100-100E
- Refrigerator area: B130CL, 100-100, 1380
- Side Panel: 93-55, 90-100, 75-100CR, 45cm DOOR, B100, FR

Technical drawing of a vertical rectangular box. The drawing shows a front view with a circular feature in the center. The top and bottom edges are labeled V40. The left edge is labeled V80S. The right edge is labeled 1680. The drawing includes dashed lines to indicate hidden edges.

Technical drawing of a vertical rectangular panel. The panel features two circular openings, one above the other. The top opening is labeled 'V70S' and the bottom opening is also labeled 'V70S'. The top and bottom edges of the panel are labeled 'V35'. A dimension line on the right side indicates a total height of 2510 units.

Technical drawing of a window frame. The drawing shows a vertical section of the frame with three panes. The panes are labeled with the numbers 70-76, 70-76, and 77-76 from top to bottom. A dimension line on the right indicates a height of 2230. A blue diagonal line crosses the entire drawing.

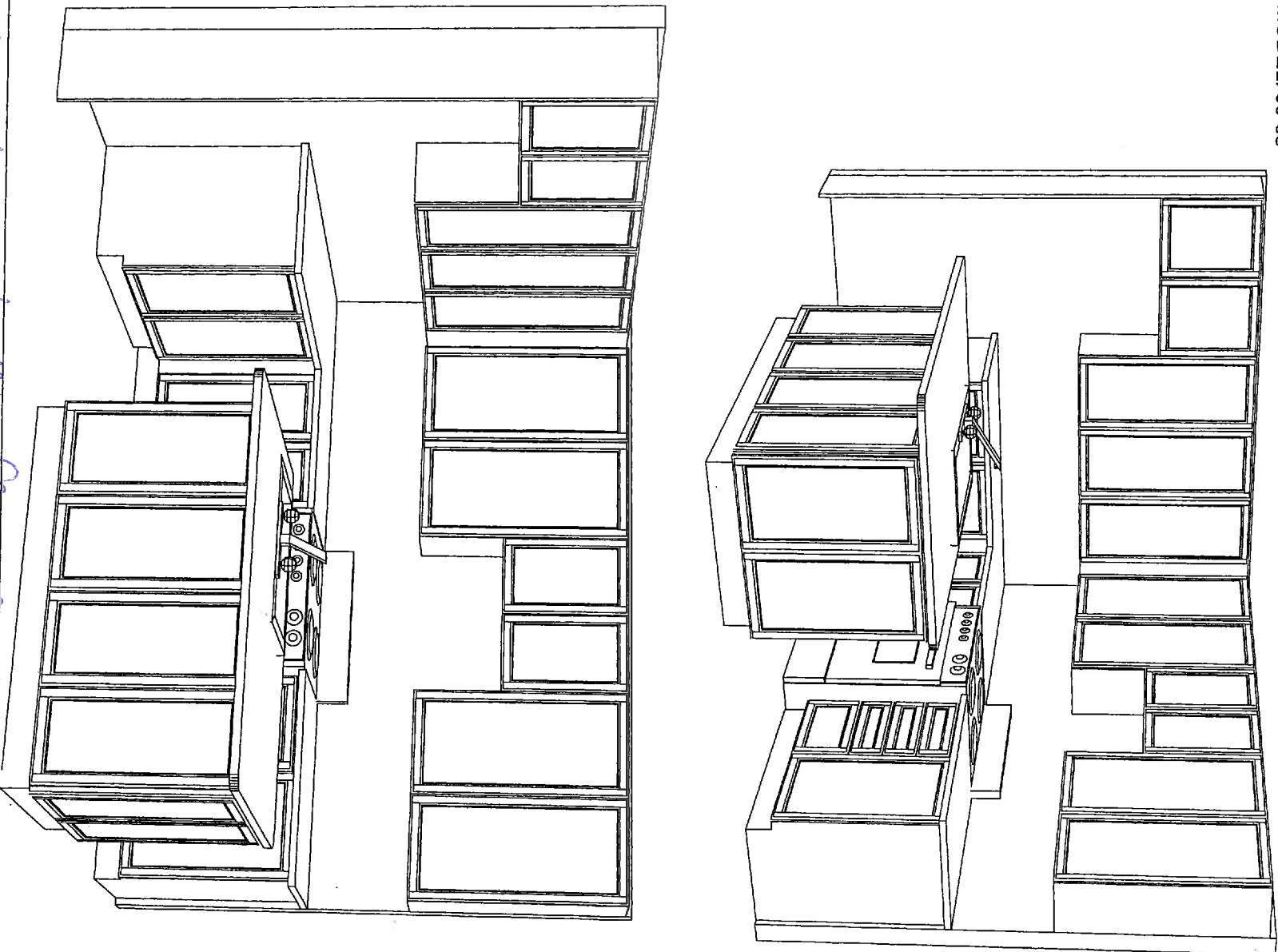


MAR 31 2018



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

MODEL: 36-05



lot 126 Belle Air Shores  
innisfil



New Image Kitchens Inc.

Scale: \_\_\_\_\_ Approved by: \_\_\_\_\_

Date: 07/10/15

Drawn by: MGER

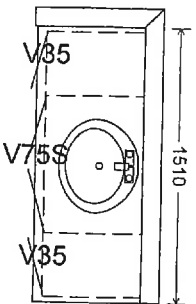
Revised: \_\_\_\_\_

BELLE AIR SHORES, INNISFIL

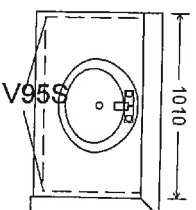
Drawing number: \_\_\_\_\_

MODEL: 36-05 (OPT. 3)

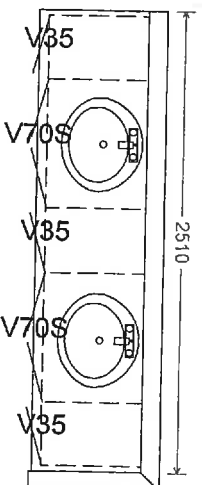
### TWIN ENSUITE



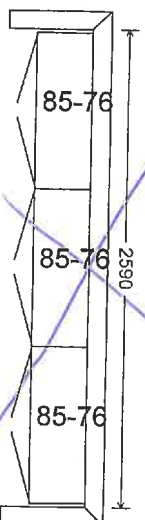
### ENSUITE BDRM 4



### MASTER ENSUITE



### ~~LAUNDRY (OPTIONAL)~~



Lot 126 Belle Air Shores Innisfil

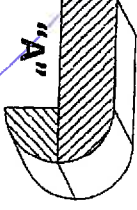
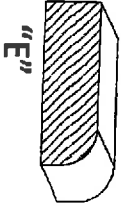
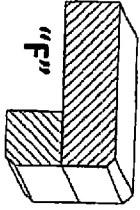
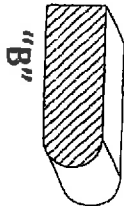
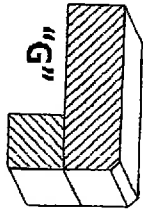
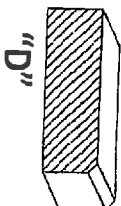
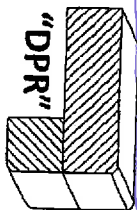
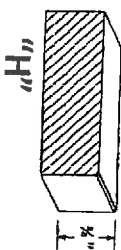
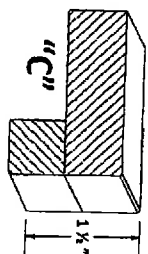
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MAR 31 2018

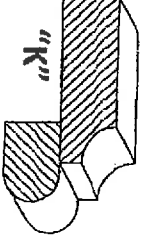
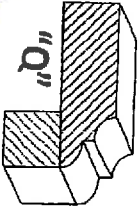
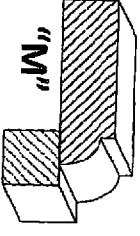
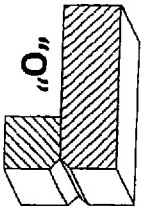
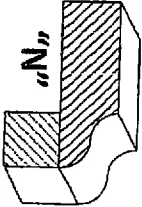
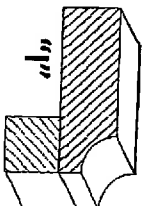
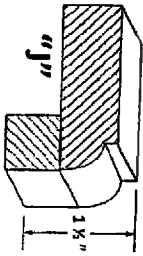
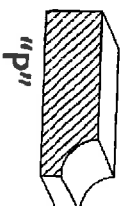
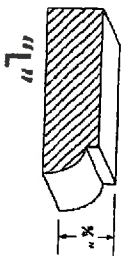
ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

KITCHEN  
GRANITE



UPGRADES



LOT 126-1001871C

LOT / SITE

PURCHASER SIGNATURE

**INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD 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 FLOORING:** Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, 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 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 Belle Mare Shores 1840

LOT 100K5FL

DATE MARCH 30, 2017



# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

lot 126 Inset 1

DATE:

MARCH 30, 2017

SITING:

☒ Standard

☐ Reverse

## RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ AMPS

☐ AMPS

☐ AMPS

☒ 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

*[Signature]*

Date

MARCH 30, 2017

Purchaser Signature

Date