



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: MICHELE FIGLIOMENI

TEL. RES.: 647-772-0657

LOT / PHASE	HOUSE TYPE	PRINT DATE
152 / 1	PORT (36-03) ELEV B	9-May-17

Ref#	Quantity	Description	Approved	Notes
2230		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	
2231		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	09May17	
2232		PLUMBING - ROUGH-IN ONLY FOR BIDET IN MASTER ENSUITE	09May17	
2233		PLUMBING - RELOCATE WASHER AND DRYER ROUGH-INS FROM 2ND FLOOR TO BASEMENT	09May17	
2234		PLUMBING - LAUNDRY TUB TO RELOCATED NEXT TO THE WASHER AND DRYER (SEE PARTIAL SKETCH MARKED #3)	09May17	
2235		TRIM - DELETE DOOR IN MAIN BATHROOM	09May17	
2236		UPPER HALL/MASTER ENSUITE - CLOSE OFF OPENING FROM UPPER HALL (IN FORMER LAUNDRY ROOM) INTO MASTER ENSUITE	09May17	
2237		MASTER ENSUITE - FRAMELESS GLASS SHOWER	09May17	
2238		HARDWOOD - UPGRADE #2 - MAIN FLOOR (NON-TILED AREAS) IN LIEU OF STANDARD	09May17	DELETED UPGRADE 2 - NOW INSTALLING UPGRADE 3
09May17	Note:	DELETED UPGRADE 2 - NOW INSTALLING UPGRADE 3		
2239		HARDWOOD - UPGRADE #2 - UPPER HALL/WAY IN LIEU OF CARPET	09May17	DELETED UPGRADE TO - NOW INSTALLING UPGRADE 3
09May17	Note:	DELETED UPGRADE TO - NOW INSTALLING UPGRADE 3		
2240		HARDWOOD - DELETE ITEMS 9 AND 10 - SEE ITEM 11 AND 12	09May17	N/A.
2241		HARDWOOD - UPGRADE #3 - MAIN FLOOR (NON-TILED AREAS) IN LIEU OF STANDARD	09May17	
2242		HARDWOOD - UPGRADE #3 - UPPER HALL IN LIEU OF CARPET	09May17	
2243		TILES - DELETE ALL BATHROOM ACCESSORIES	09May17	
2244		ELECTRICAL - ADD (1) CAPPED LIGHT ABOVE KITCHEN ISLAND ON SEP SWITCH	09May17	
2245		CABINETS - 24" DEEP UPPER ABOVE FRIDGE WITH SIDE PANEL	09May17	
2246		CABINETS - UPPER ANGLE CORNER CABINET	09May17	
2247		RAILINGS - UPGRADE #4 - METAL PICKETS	09May17	
2248		PAINT - OAK STAIRS TO BE LEFT UNFINISHED **WAIVER SIGNED	09May17	

INCOR HOMES COLOUR CH/ T

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	OAK LEFT UNFINISHED		
White Paint Req'd	NA		
Main to 2nd Railing Details:	UP # 4 METAL BLACK SINGLE COLLAR W/ALT DOUBLE 2 3/4" OAK GROOVED HANDRAIL 3 1/4" SQUARE OAK POSTS		
Main to Basement Railing Details:	NA		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	BIRCH WHITE	Master Beds	BIRCH WHITE
Living Room	NA	Bedroom 2	BIRCH WHITE
Dining Room	BIRCH WHITE	Bedroom 3	BIRCH WHITE
Family/Great room	BIRCH WHITE	Bedroom 4	BIRCH WHITE
Den/Study	NA	Master Ens.	BIRCH WHITE
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE
Laundry	NA	Twin	NA
Powder Room	BIRCH WHITE	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD		
2nd Ensuite	NA		
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	36-03-B PORT	LOT: 152	
PURCHASER(S):	OPTIONAL 4 BEDROOM Michele Figliomeni		
HOME #/CELL #	647-772 0657		
EMAIL:			
DÉCOR NOTES	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.			
*** PAGE 2 OF 2 ***		ZANCOR HOMES	
		Décor Consultant Signature	
		Date	
		Vendor Signature	
		Date	

INCOR HOMES COLOUR CH/ T

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC WHITE	H 700 BC	BIANCO SARDO	F		
Island	300 SERIES PVC WHITE	H 700 BC	BIANCO SARDO	F		
Servery	NA					
Master Ensuite	300 SERIES PVC CHOCOLATE BROWN	K 400 BC	PORTICO MARBLE 7735-58			
Main	MOSAIC OAK TIMBER GREY	K 400 BC	CALCATTIA MARBLE 4925K-07			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES			INSERTS	THRESHOLDS		
Main Foyer	NEW ALBION GREY 13 X 13					
Basement Foyer	NA					
Powder Room	NEW ALBION GREY 13 X 13					
Mud Room	NEW ALBION GREY 13 X 13					
Main Hall	NA					
Kitchen Floor	NEW ALBION GREY 13 X 13					
Breakfast Floor	NEW ALBION GREY 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	MALINA ICE 13 X 13			BIAN CARR		
Mstr Ensuite Shower	MALINA ICE 8 X 10		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARREERA					
Main Bath Floor	GRECO IVORY 13 X 13			BIAN CARR		
Main Bath Tub Wall	BELINA GREY 8 X 10		NA			
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	MARQUEE CANYON HILLS WIREBRUSH EE 14022 UP # 3 5"					
Family/Great Room	MARQUEE CANYON HILLS WIREBRUSH EE 14022 UP # 3 5"					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Stairs	MARQUEE CANYON HILLS WIREBRUSH EE 14022 UP # 3 5"					
Upper Hall	MARQUEE CANYON HILLS WIREBRUSH EE 14022 UP # 3 5"					
Master Bedroom	OPENING NIGHT T-03					
Bedroom 2	OPENING NIGHT T-03					
Bedroom 3	OPENING NIGHT T-03					
Bedroom 4	OPENING NIGHT T-03					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACE						
	NA	Opt. Surround	NA	MANTLE		
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	Location	NA			
Purchaser has reviewed the colour chart			SITE & LOT			
FOR TRADE USE			INNISFIL	152		
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		

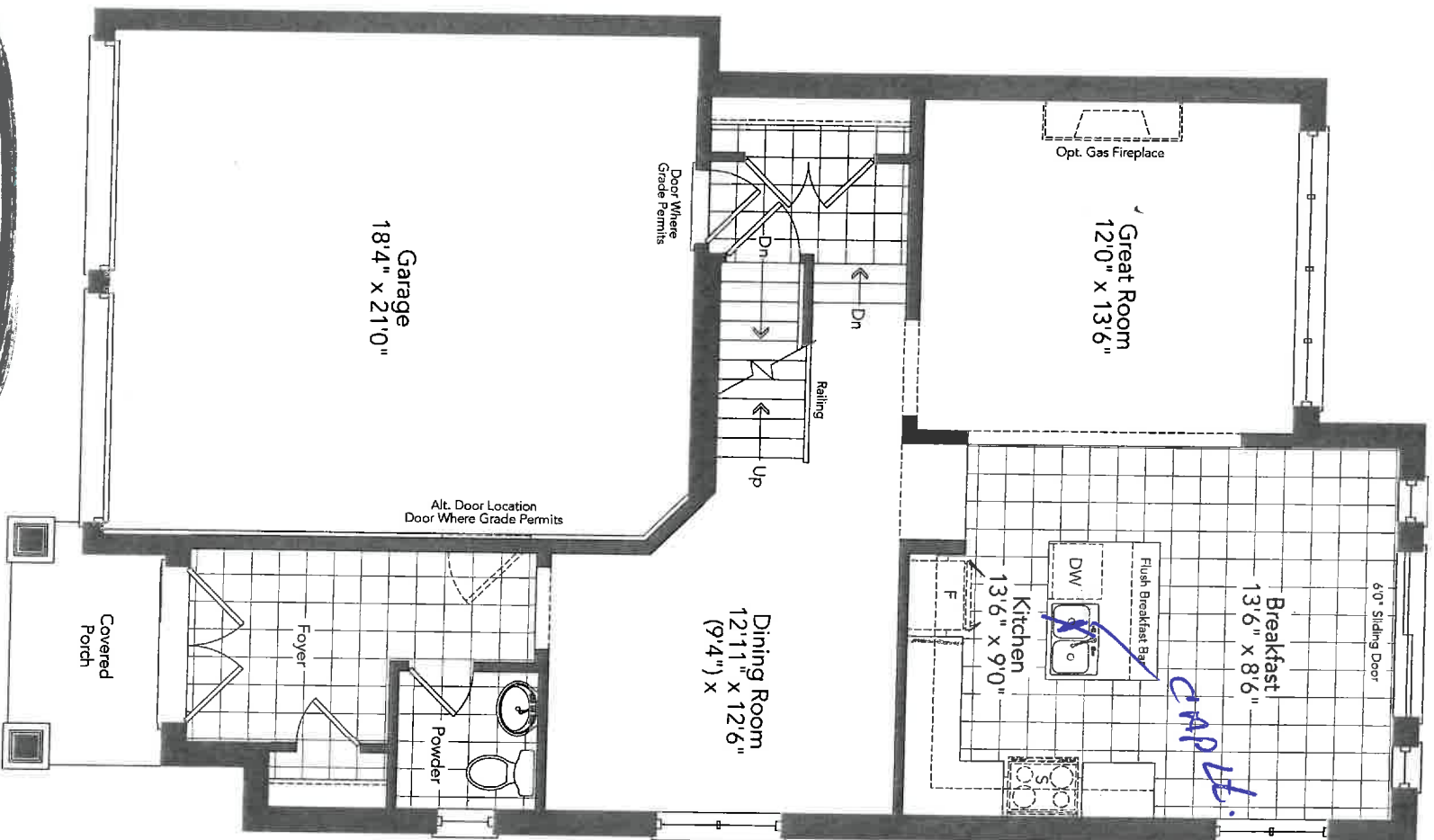
Elevation A 1999 sq.ft.

Elevation B 2041 sq.ft.

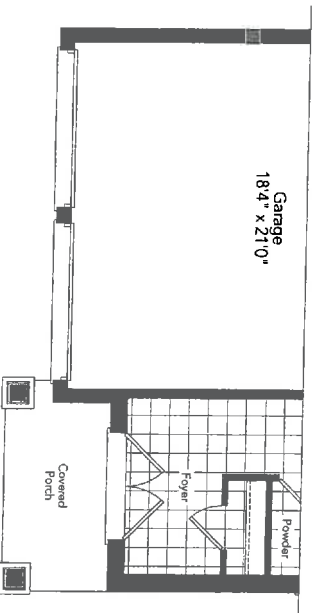
Lot 152

mark 11/13

8/3



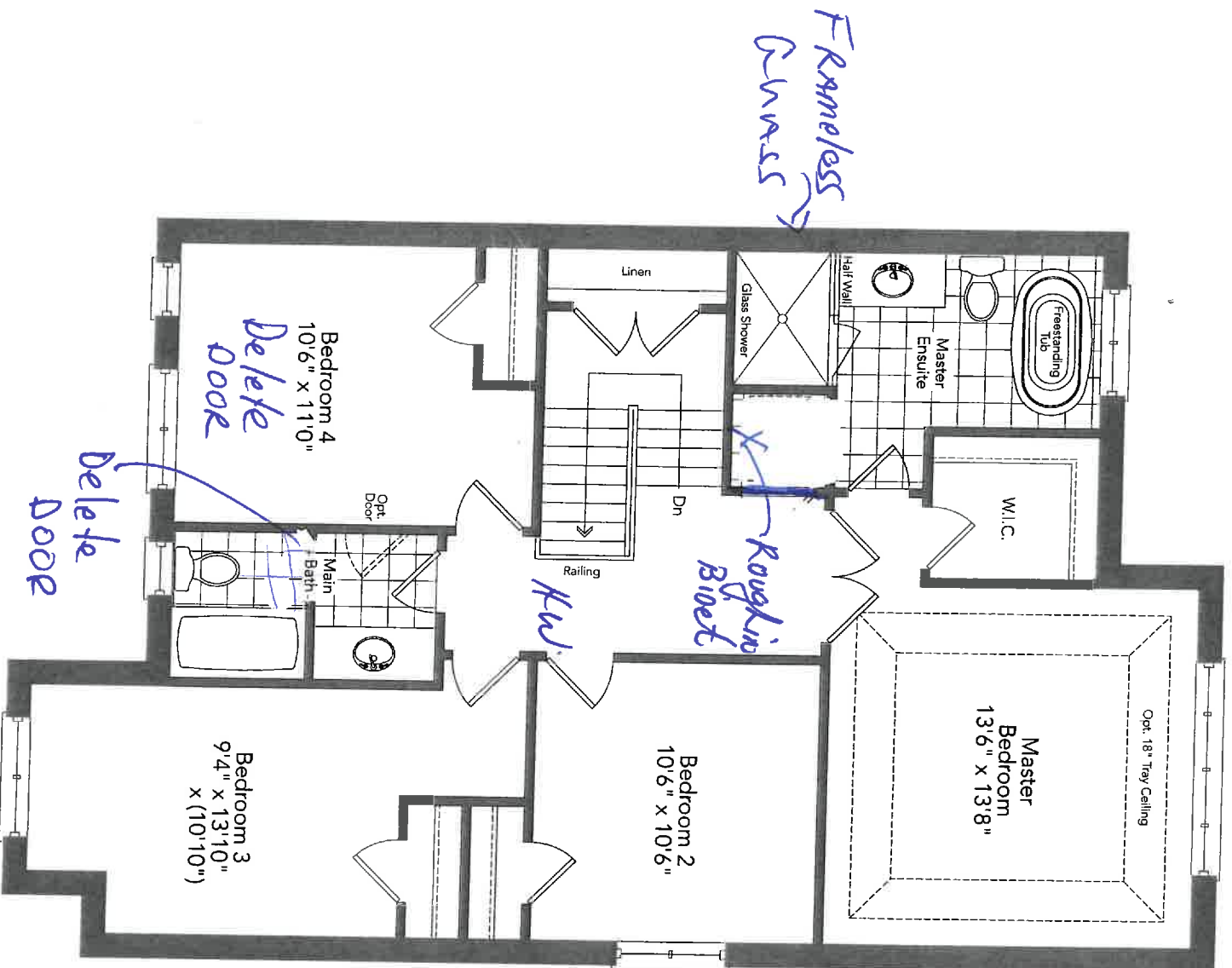
Ground Floor
Elevation A



Partial Ground Floor
Elevation B

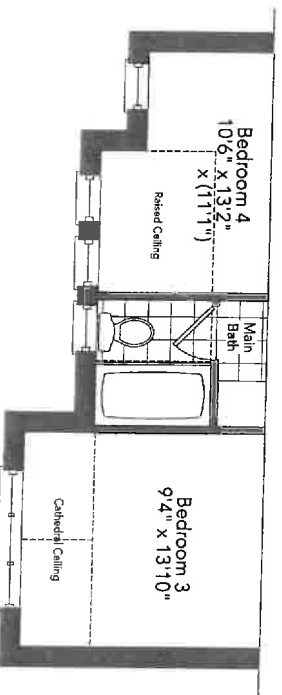
PORT 36-03

Lot 152 FEB 24/17



MARCH 15, 2017

Second Floor
Optional 4 Bedroom Plan
Elevation A

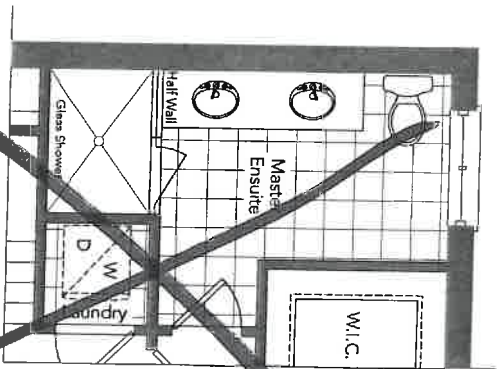


Partial Second Floor
Optional 4 Bedroom Plan
Elevation B

PORT 36-03

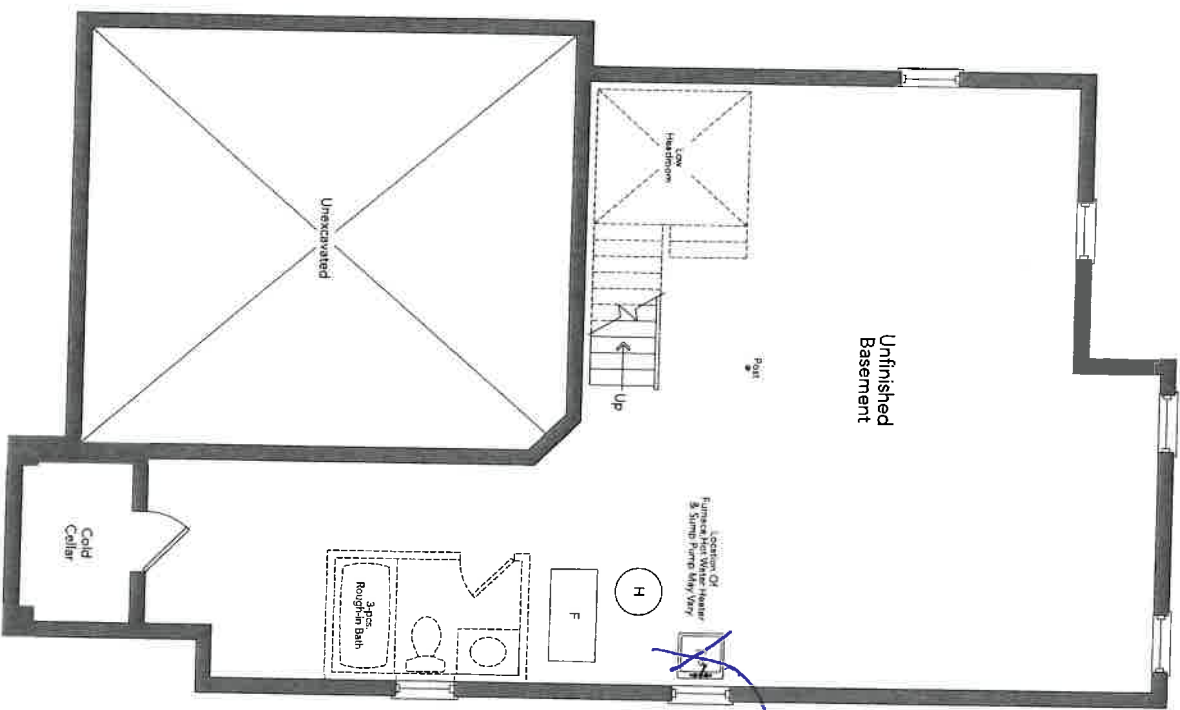
Lot 152

FEB 24/17

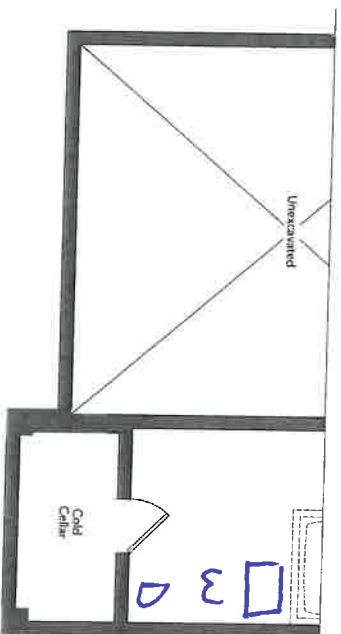


Optional Master Ensuite
For Optional Second Floor

MAREN 11/17



Basement
Elevation A

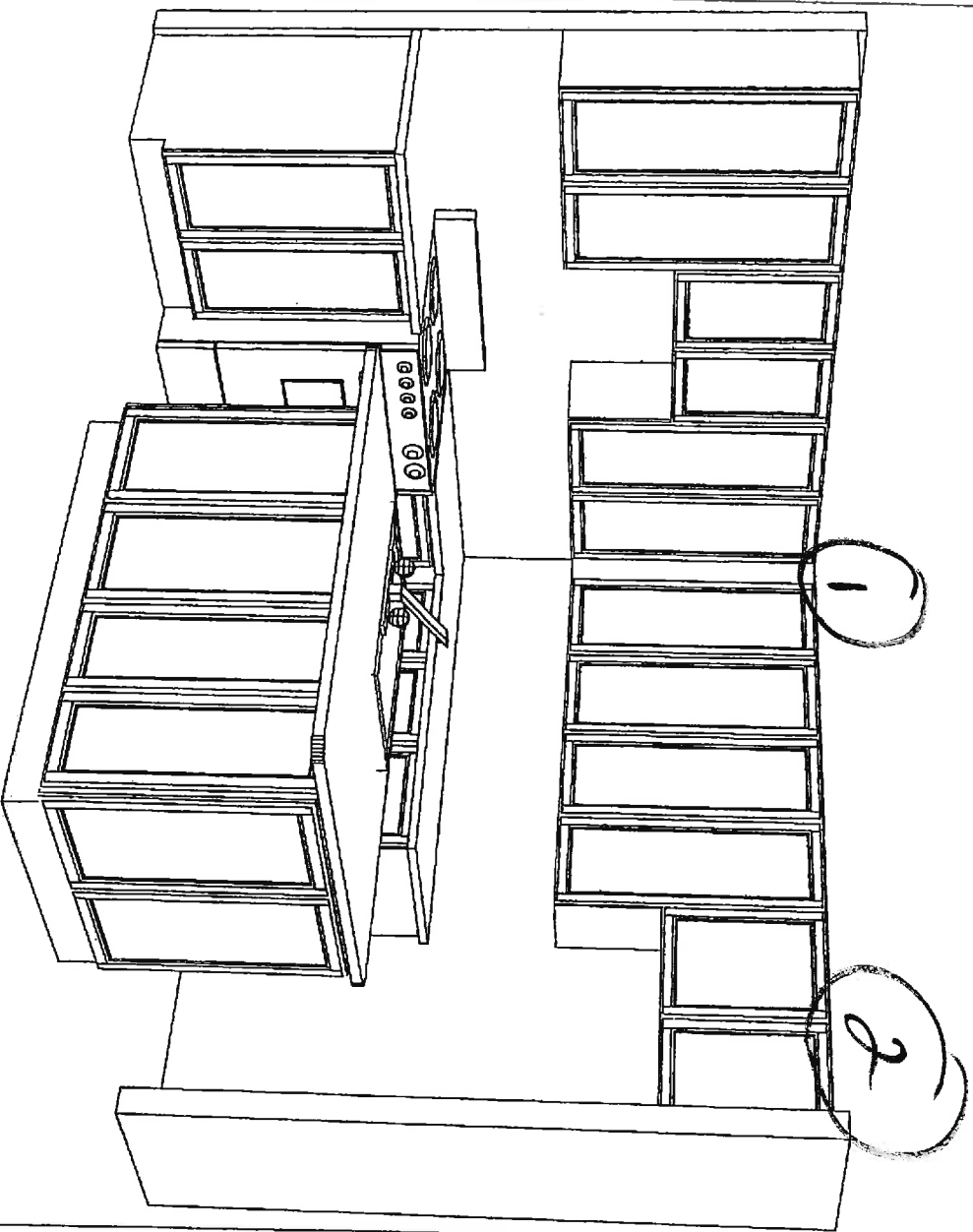


Partial Basement
Elevation B

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

MODEL: 36-03

Lobisa
Machinist



OK

① - UPPER Angle

② 24" deep upper - 1 side panel.

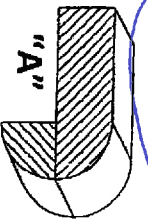
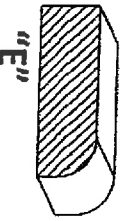
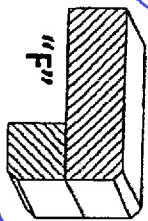
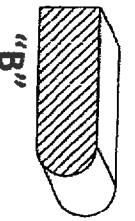
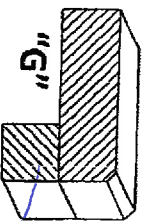
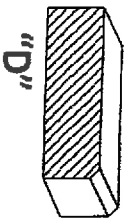
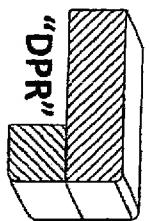
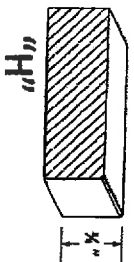
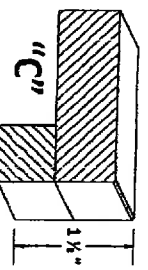
lot 152

Interstic

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

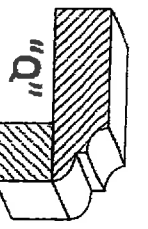
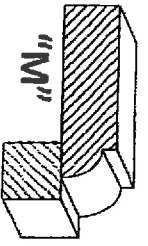
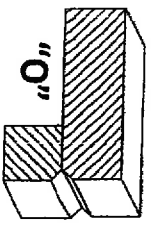
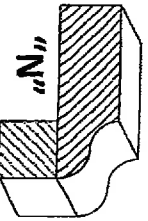
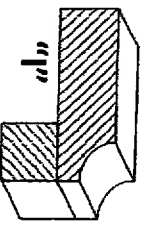
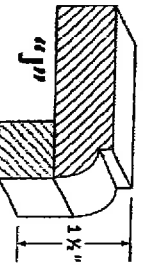
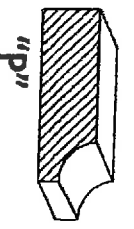
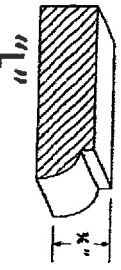
STANDARD

March 11/12



Kitchen

UPGRADES



WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

152.

PLAN No.

HOMEOWNER(S)

Michele Figliomeno

CIVIC ADDRESS

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

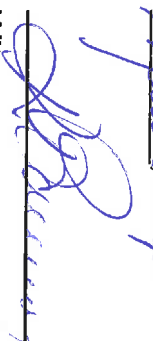
I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, ___(City)___ and the Town of UNIVERSAL of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

I/We read and understand the above terms and conditions.

Dated at King, this 11 day of April, 2014

Purchaser 

Witness 

Purchaser

Witness

APPLIANCE SPEC INFORMATION SHEET

SITE & LOT:

10615A
LAVISFILL

DATE:

09/26/2017

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 Manufacturer's 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

09/26/2017

Purchaser Signature

Date

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, TARIION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

SITE

LOT

DATE