



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Unisfil) Ltd.

PURCHASER: Sabrina Buzanca

TEL: RES.: 416-676-9957

LOT / PHASE	HOUSE TYPE	PRINT DATE
177 / 1	RUDDER (42-10) ELLEV A	9-May-17

Ref#	Quantity - Description	Approved	Notes
2721	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	
2722	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	09May17	
2723	OPTIONAL GROUND FLOOR PLAN WITH 3 BEDROOM OPTION	09May17	
2724	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF FRAMED	09May17	
2725	ELECTRICAL - MASTER BEDROOM - ADD (4) LED POT LIGHTS WITH SEPARATE SWITCH (SEE SKETCH) - KEEP STD LIGHT	09May17	
2726	ELECTRICAL - GREAT ROOM - ADD (10) LED POT LIGHTS WITH SEPARATE SWITCH (SEE SKETCH) DELETE STD LIGHT	09May17	
2727	ELECTRICAL - KITCHEN/BREAKFAST - ADD (6) LED POT LIGHTS TO REMAIN ON STD SWITCH. RELOCATE STD LIGHT OVER ISLAND (SEE SKETCH)	09May17	
2728	ELECTRICAL - ADD (4) LED POT LIGHTS W SEP SWITCH. RELOCATE KITCHEN LIGHT OVER ISLAND (SEE SKETCH) BOTH LIGHTS OVER ISLAND TO REMAIN ON STD SWITCH (SEE SKETCH)	09May17	
2729	ELECTRICAL - FRONT CLOSET - ADD (3) LED POT LIGHTS W SEP SWITCH (SEE SKETCH) DELETE STD LIGHT	09May17	
2730	FIREPLACE - GREAT ROOM - WITH STD MANTLE - NF17	09May17	
2731	GARAGE DOORS - SUPPLY AND INSTALL (2) GARAGE DOOR OPENERS. INCLUDES 1 REMOTE, 1 STATIONARY BELL BUTTON AND REVERSING PHOTO CELL (PER DOOR - 2X)	09May17	
2732	EXTERIOR - SINGLE WALK UP WITH CONCRETE STAIRS AND EXPOSED CONCRETE WALLS	09May17	
2733	SMOOTH CEILINGS - MAIN FLOOR ONLY	09May17	
2734	TOTAL FOR ITEMS 4 TO 13	09May17	
2735	TILES - FOYER - UPGRADE #6	09May17	
2736	TILES - MAIN BATH - UPGRADE #6	09May17	
2737	TILES - KITCHEN/BREAKFAST - UPGRADE #6	09May17	
2738	TILES - MASTER ENSUITE - UPGRADE #6	09May17	
2739	HARDWOOD - GREAT ROOM - UPGRADE #4	09May17	
2740	HARDWOOD - MAIN HALL - UPGRADE #4	09May17	
2741	PAINT - STAIN OAK STAIRS. MATCH AS CLOSE AS POSSIBLE TO HARDWOOD COLOUR	09May17	
2742	TILES - DELETE ALL BATHROOM ACCESSORIES	09May17	
2743	ITEMS 14 TO 21 - DISCOUNT	09May17	



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177 / 1	RUDDER (42-10) ELEV A	9-May-17

OFF - Ground
3rd Bed Room







































































































































































































































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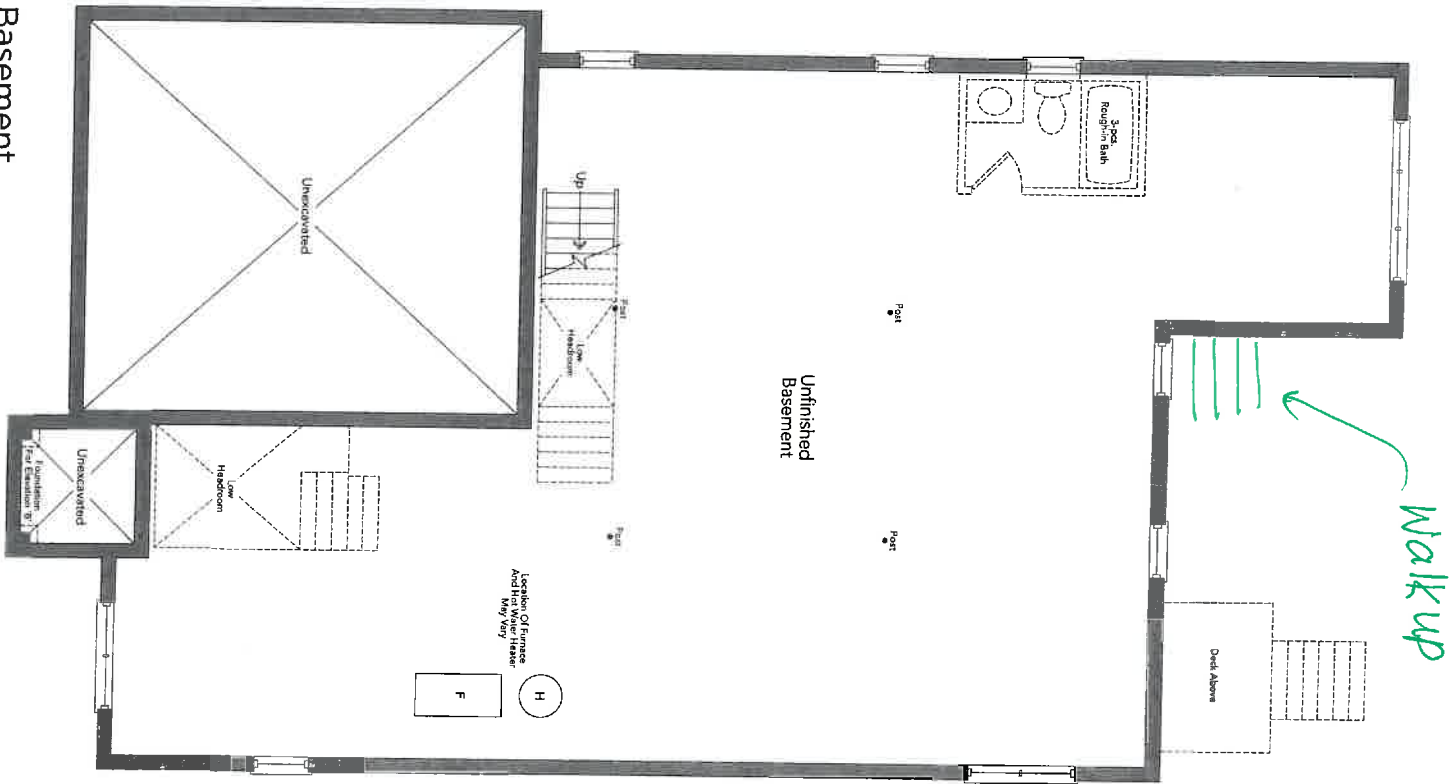
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD 400 SERIES PVC WHITE	H800BC	STD BIANCO SARDO	C		
Island	STD 400 SERIES PVC WHITE	H800BC	STD BIANCO SARDO	C		
Master Ensuite	STD 400 SERIES PVC WHITE	H500C	CALCUTTA MARBLE-4925K-07	STD		
Main	STD 400 SERIES PVC WHITE	H500C	CALCUTTA MARBLE-4925K-07	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	UPG (6) WHITE LUX 24 " X 24"					
Powder Room	N/A					
Mud Room	N/A					
Main Hall	N/A					
Kitchen Floor	UPG (6) WHITE LUX 24 " X 24"					
Breakfast Floor	UPG (6) WHITE LUX 24 " X 24"					
Kitchen Bk.Splash	N/A					
Laundry	MALENA ICE 13 " X 13"					
Mstr Ensuite Floor	UPG (6) GRAFFITI WHITE 24 " X 24"					
Mstr Ensuite Shower	UNIWALL TENDER GREY 8 X10					
Mstr Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARRA		BIANCO CARRARA			
Main Bath Floor	UPG (6) WHITE LUX 24 " X 24"					
Main Bath Tub Wall	UNIWALL TENDER GREY 8 X 10		BIANCO CARRARA			
HARDWOOD / CARPET						
Great Room	UPG (4) 5" WHITE OAK CHARACTER HARDWOOD- BAROQUE					
Kitchen *(Waiver)		N/A				
Main Foyer *(Waiver)		N/A				
Main Hall	UPG (4) 5" WHITE OAK CHARACTER HARDWOOD- BAROQUE					
Upper Hall	STD- OPENING NIGHT CARPET -T21					
Master Bedroom	STD- OPENING NIGHT CARPET -T21					
Bedroom 2	STD- OPENING NIGHT CARPET -T21					
Bedroom 3	STD- OPENING NIGHT CARPET -T21					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANITL	NF17	
LOCATION		Opt. Surround		MANITL		
MIRRORS & ACCESSORIES					PLASTER MOULDING	
Mirrors	YES		Opt. Crown Moulding		N/A	
Bathroom Accessories	DELETE ALL ACCESSOREIES		location			
Purchaser has reviewed the colour chart					SITE & LOT	
					INNISFIL	177
					Purchaser Initial	Vendor

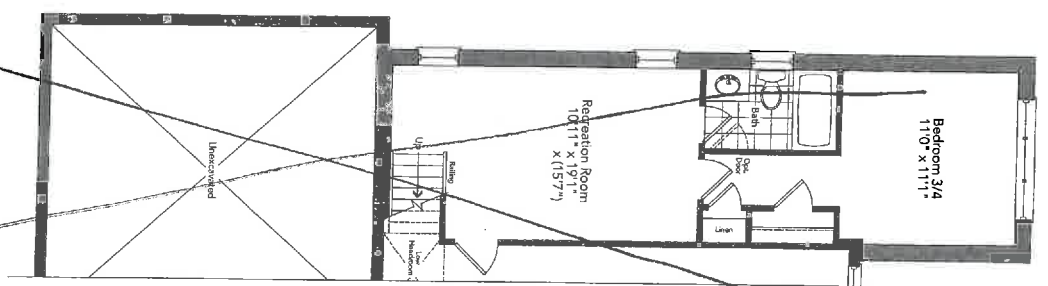
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN TO MATCH AS CLOSE AS POSSIBLE			
White Paint Req'd	STANDARD			
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	
		Bedroom 3	WARM GREY	
Great room	WARM GREY			
Main	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			
Powder Room	STANDARD			
Master Ensuite	STANDARD			
Main Bath	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"		BUILDERS STANDARDS	
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: 177		
PURCHASER(S):	SABRINA BUZZANCA		<div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> </div> </div> </div> </div></div></div>	
HOME #/CELL #	416-676-9957		<div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> </div> </div> </div> </div></div></div>	
EMAIL:	zancacorp@gmail.com		<div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> </div> </div> </div> </div></div></div>	
DÉCOR NOTES	8PT. GROUND FLOOR 3 BEDROOM PLAN		<div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> </div> </div> </div> </div></div></div>	
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.		<div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> <div> <div>  </div> </div> </div> </div> </div></div></div>		
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Basement
Elevation A & B



Partial Optional Finished
Basement Elevation B

LOT 177-144K5F1L

RUDDER 42-10

(4) PORTLIGHTS
w/ sep/switch.

(10) PORTLIGHTS
on std switch

DELETE
STANDARD
LIGHT.

FIRE PLACE
MANTLE #1 UNIT
INTO ROOM

(6) PORTLIGHTS
to remain on
std switch

Relocate
STANDARD
KITCHEN &
BREAKFAST
LIGHT TO
REMAIN ON
STD KITCHEN
SWITCH.

(4) PORTLIGHTS to
be on a sep/
switch.

FRANCESS
GLASS SLIDE
IN LECTURE
STAIRWELL

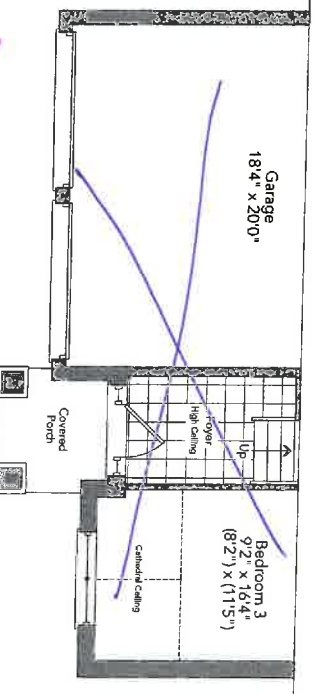
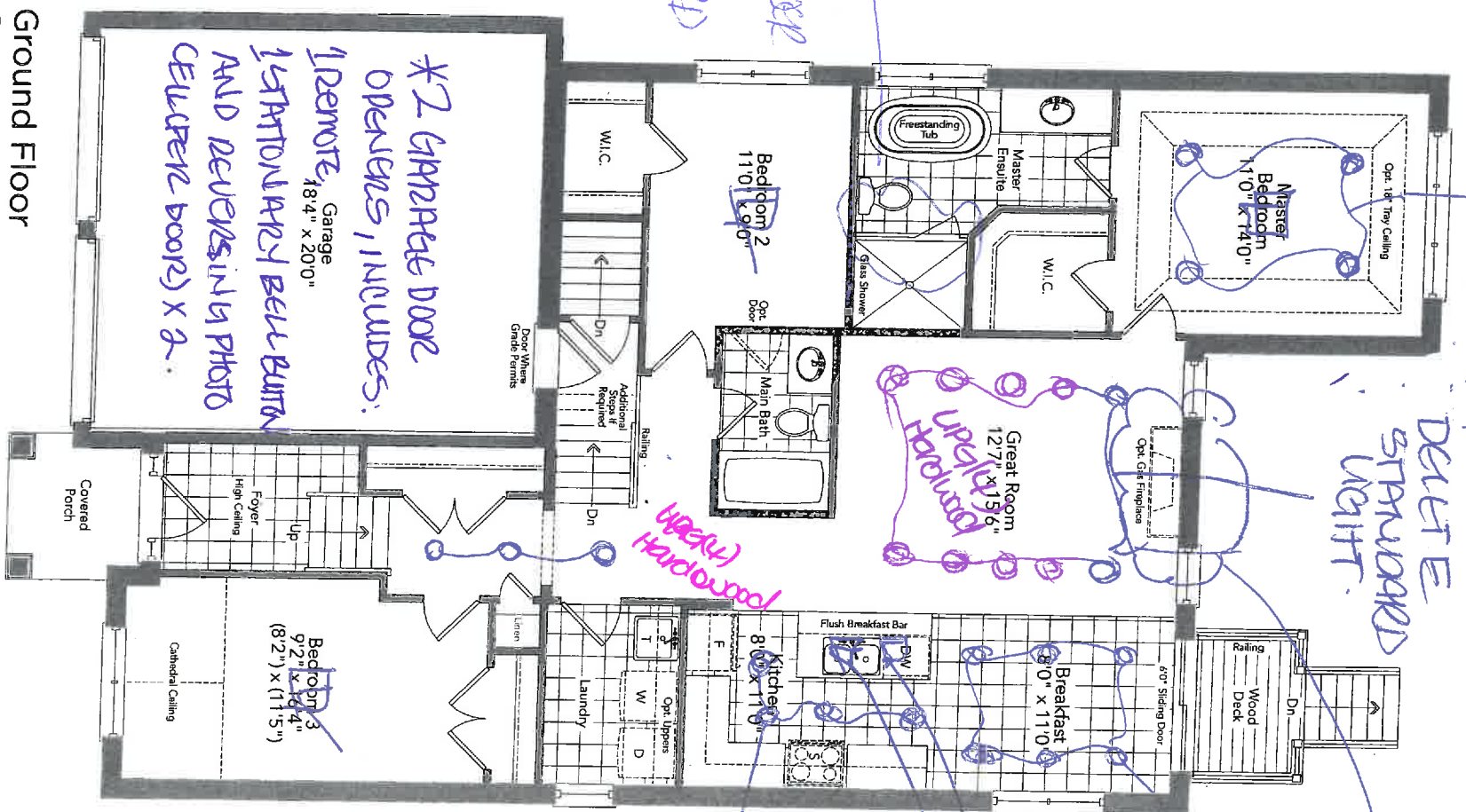
* 2 GARAGE DOOR
OPENERS, INCLUDES:

1 Remote, 18'4" x 20'0"
1 STATIONARY BELT BUTTON
AND REMOTE IN PHOTO
CELLER DOOR x 2.

UPPER
HARDWOOD
(TRUCK)

UPPER TILE 24x24
- FOYER
- MAIN BATH
- KITCHEN
- BREAKFAST
- MASTER SUITE

Ground Floor
Optional 3 Bedroom Plan
Elevation A



Partial Ground Floor
Optional 3 Bedroom Plan
Elevation B

* STAIN STAIR TO MATCH HARDWOOD.
* GIBBS + CELLING

RUDDER 42-10

LOT 171 MURRAY

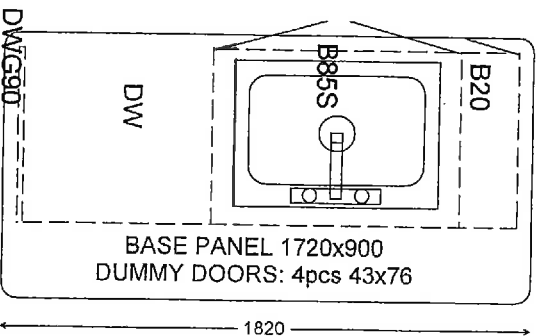
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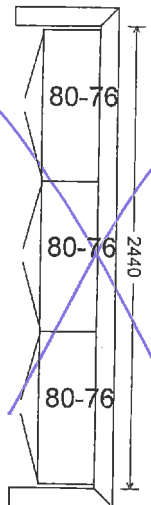
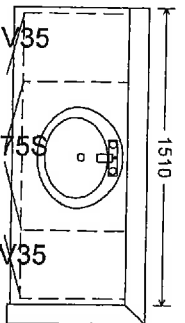
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MASTER ENSUITE



New Image Kitchens Inc.

Scale:

Approved by:

Drawn By: MGER

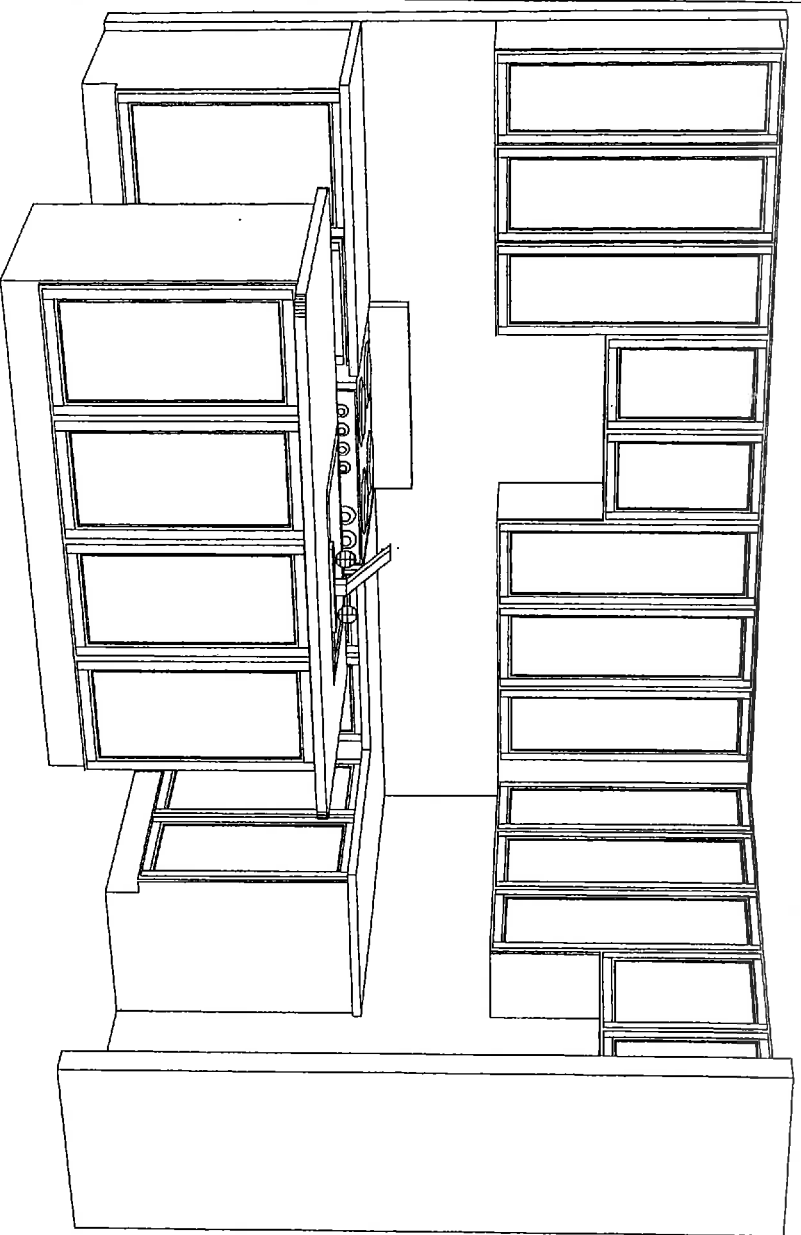
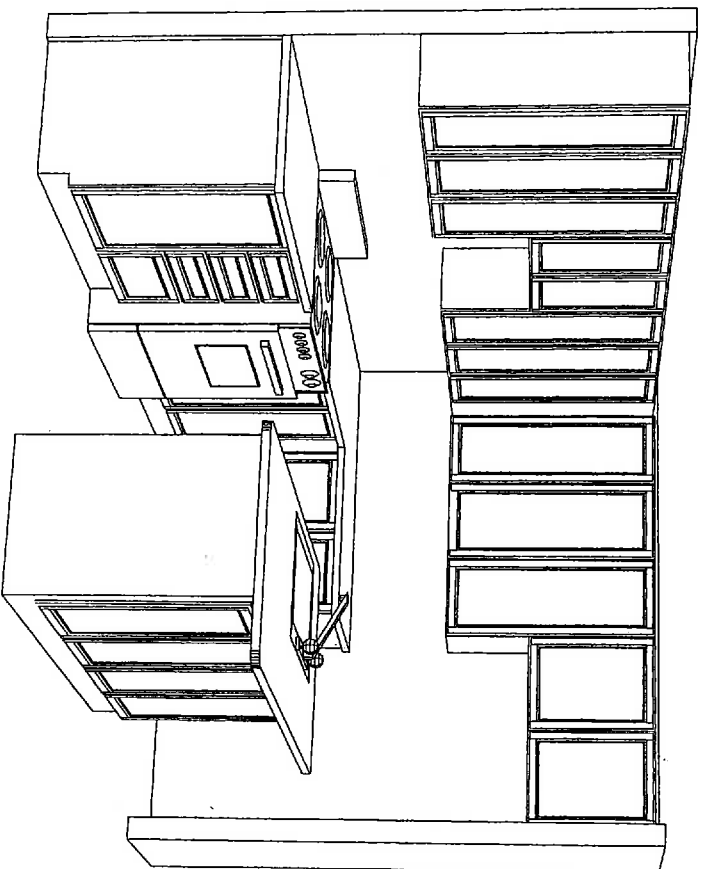
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Revised:

BELLE AIR SHORES, INNISFIL

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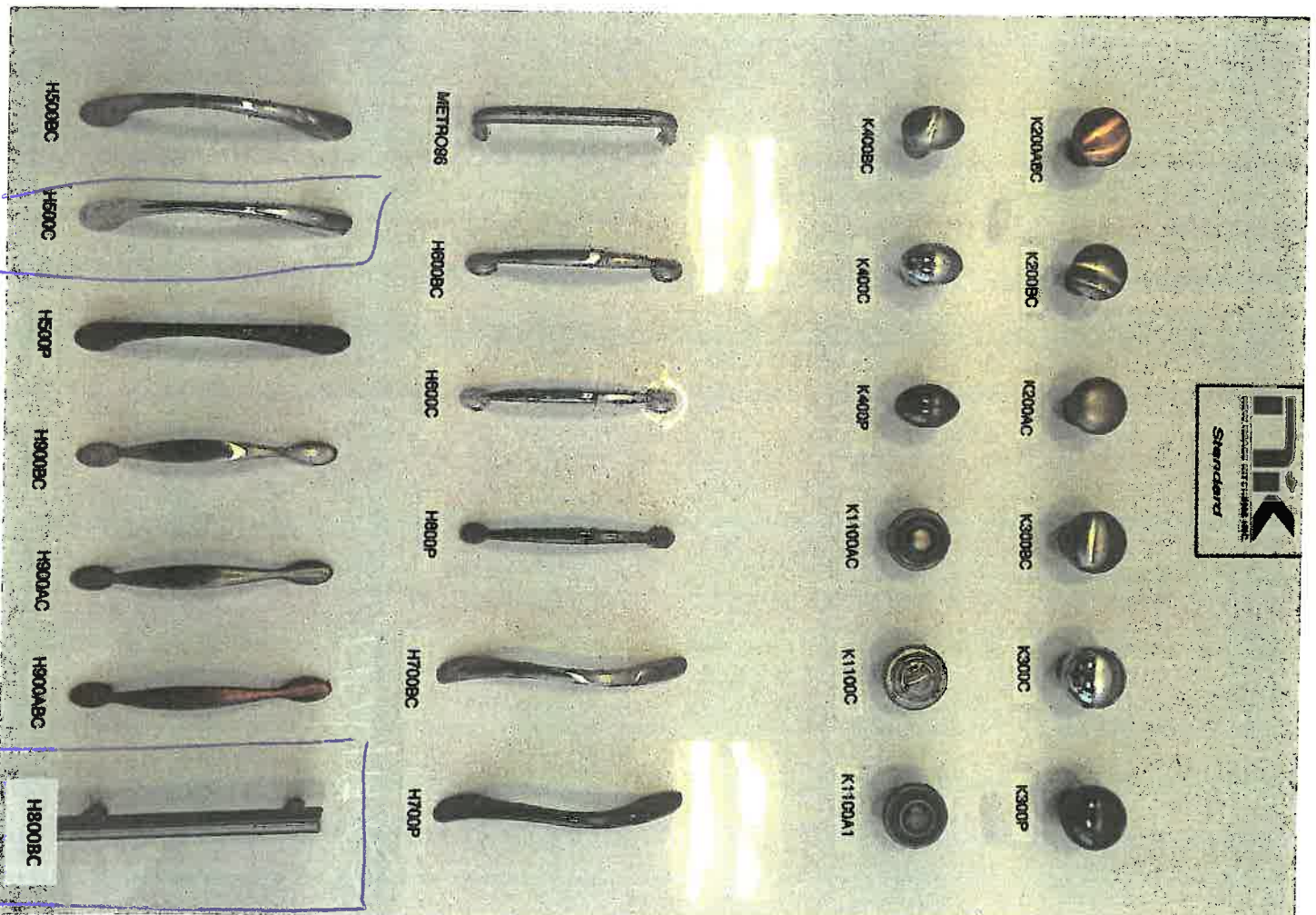
MODEL: 42-10



LOT 177 INNISFIL

STANDARD CABINET HARDWARE

(New Image Kitchens)



MISCELLANEOUS
SMALL KITCHEN

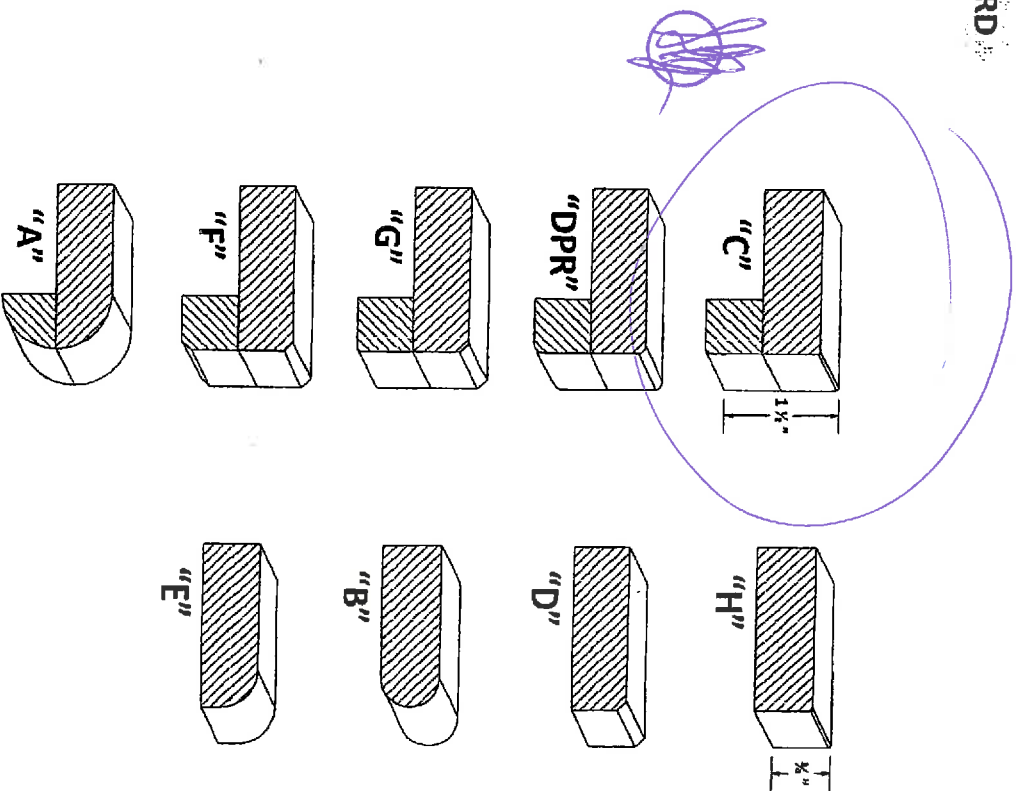
KITCHEN/
BREAKFAST
KITCHEN

LOT 111-
MISCELL

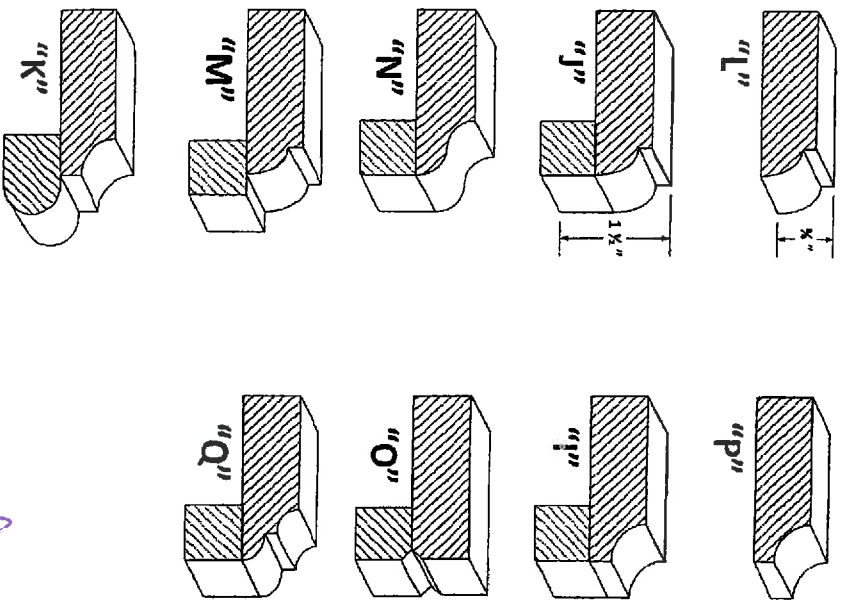


ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



Initial 177

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.

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 1441514

LOT 177

DATE MAY 16th 2017



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

bulk lot 177

DATE: **MAY 1ST. 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

Delvinia Dyer

Date

MAY 1ST. 2017

Purchaser Signature

Date