



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

PURCHASER: Rajeevan Kanapathipillai

TEL: RES.: 416-844-7253

LOT / PHASE	HOUSE TYPE	PRINT DATE
88N / <i>As</i>	MARINA (42-02) ELEV A	<i>(OPT. 2ND FLOOR)</i> 19-May-17

Ref#	Quantity - Description	Approved	Notes
2855	UPGRADE 6 INTERIOR DOORS ON THE MAIN FLOOR TO 8 FT IN LIEU OF STANDARD	19May17	
2856	FIREPLACE OPTIONAL 36" (B36NTRE) GAS FIREPLACE INCLUDES STANDARD MANTLE NOTE FIREPLACE WILL COM INTO THE ROOM AS PER PLAN	19May17	
2857	HARDWOOD UP # 1 GREAT ROOM, DINING ROOM, MAIN HALL IN LIEU OF STANDARD HARDWOOD	19May17	
2858	STAIN INTERIOR OAK STAIRS	19May17	
2859	RAILING UPGRADE # 4 METAL PICKETS	19May17	
2924	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	11May17	
2925	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 stair	11May17	
2926	OPTIONAL SECOND FLOOR **AS PER AMENDMENT IN OFFER	11May17	<i>*</i>

This Document is Extremely Time Sensitive - Printed 19 May 17 at 15:57

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC TUXEDO	✓ H 800 BC	GIALLO ORNAMENTAL LT	C		
Island	SHAKER PVC TUXEDO	✓ H 800 BC	GIALLO ORNAMENTAL LT	C		
Servrey	NA		NA			
Master Ensuite	SIERRA PVC WHITE	✓ H 800 BC	ARGENTO ROMANO 6697-46			
Main	SIERRA PVC WHITE	✓ H 800 BC	ELEMENTAL CONCRETE 8830-58			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS THRESHOLDS		
Main Foyer	LONDON BRANKO 13 X 13	✓		METAL		
Basement Foyer	NA					
Powder Room	LONDON BRANKO 13 X 13	✓				
Mud Room	LONDON BRANKO 13 X 13	✓				
Main Hall	NA					
Kitchen Floor	LONDON BRANKO 13 X 13	✓				
Breakfast Floor	LONDON BRANKO 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	MALINA ICE 13 X 13	✓		BIANCO.		
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13	✓		BIAN CARR		
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10	✓	NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	BIANCA CARRERRA	✓				
Main Bath Floor	MALINA ICE 13 X 13	✓				
Main Bath Tub Wall	MALINA ICE 8 X 10	✓	NA	BIAN CARR		
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	VINTAGE U-LOC SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Family/Great Room	VINTAGE U-LOC SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE U-LOC SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Upper Hall	OPENING NIGHT T-20					
Master Bedroom	OPENING NIGHT T-20					
Bedroom 2	OPENING NIGHT T-20					
Bedroom 3	OPENING NIGHT T-20					
Bedroom 4	OPENING NIGHT T-20					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	STANDARD	Location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL		
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.				Purchaser Initial		
** PAGE 1 OF 2 **				Vendor		

ZANCOR HOMES COLOUR CHART

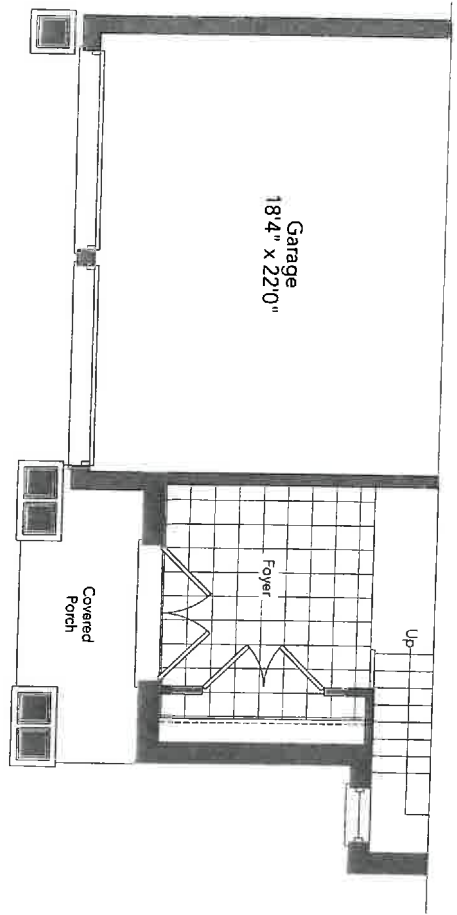
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN TO MATCH GRYPHON			
White Paint Req'd	NA			
Main to 2nd Railing Details: UP # 4	METAL BLACK SINGLE COLLAR/W ALT DOUBLE GROOVED OAK HANDRAIL 3 1/4" SQ OAK POST			
Main to Basement Railing Details:	METAL BLACK SINGLE COLLAR/W ALT DOUBLE GROOVED OAK HANDRAIL 3 1/4" SQ OAK POST			
TRIM				
Casing/Baseboards	STANDARD			
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/Study	NA	Master Ens.	WARM GREY	
Main/Upper Hall	WARM GREY	Main	WARM GREY	
Laundry	WARM GREY	Twin	NA	
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			
Master Ensuite	STANDARD			
Main	STANDARD			
2nd Ensuite	NA	NA		
BASEMENT	NA	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 \$55000 administration fee plus costs				
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				
SITE: INNISFIL	40-02-A MARINA	LOT: 88 N		
PURCHASER(S):	RAJEEVAN KANAPATHIPILLAI			
HOME #/CELL #	416 844 7253			
EMAIL:				
DÉCOR NOTES				
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				
*** PAGE 2 OF 2 ***				
Purchaser Signature		Date		
Décor Consultant Signature		Date		
Vendor Signature		Date		

LO/822
may
10/17



Ground Floor
Elevation A

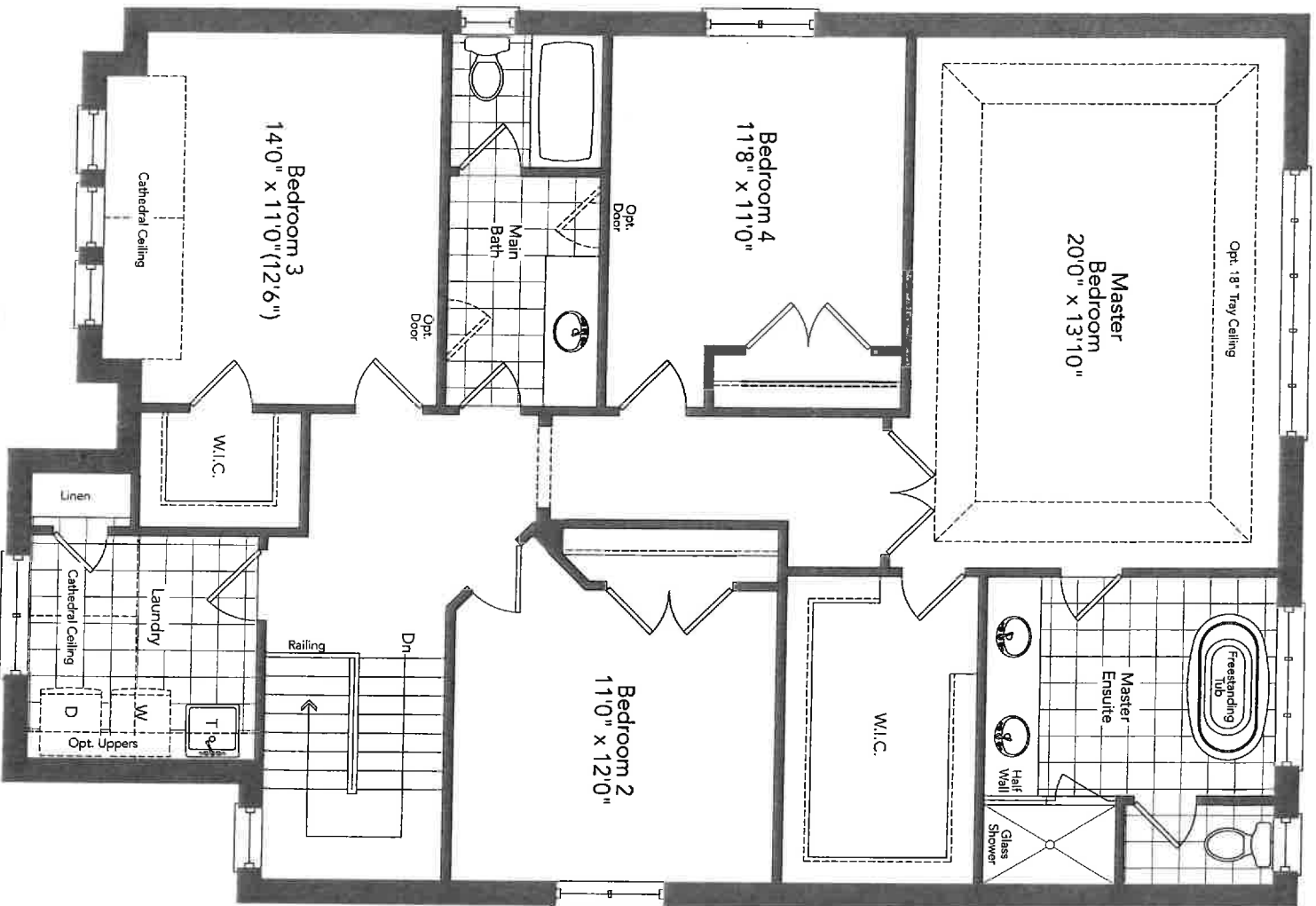
R.1c



Partial Ground Floor
Elevation B

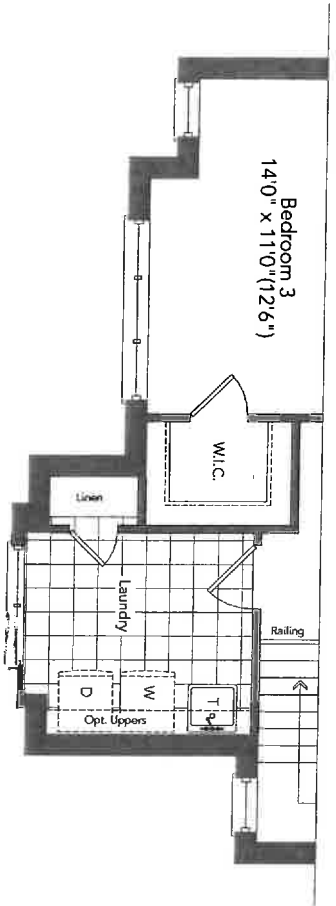
MARINA 42-02

Lot 882
MAR 10/17



Optional Second Floor Plan
Elevation A

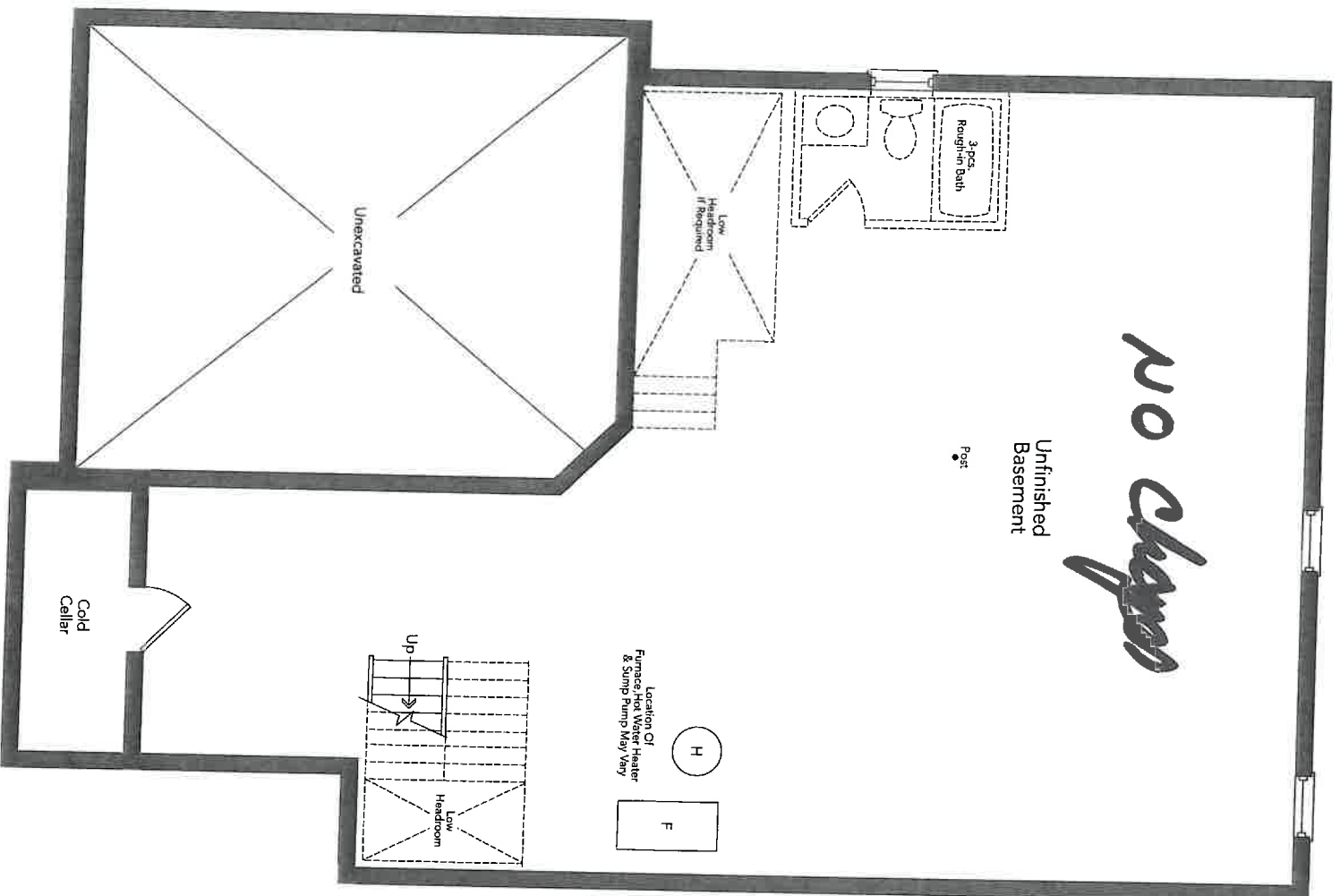
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MARINA 42-02

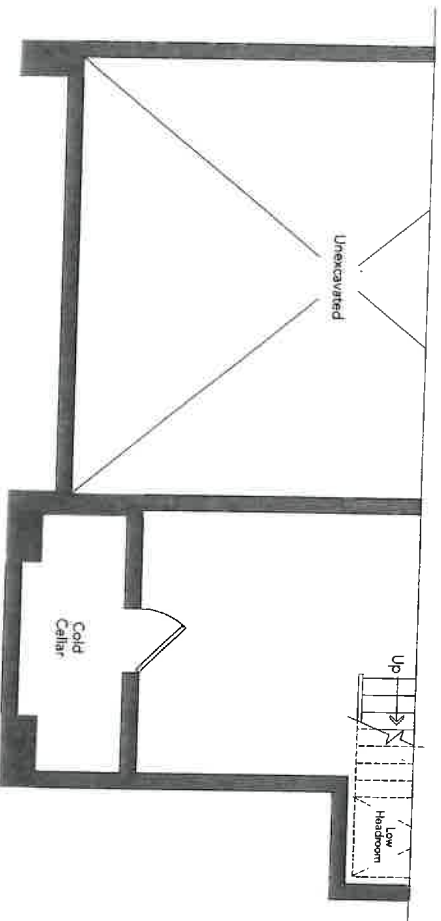
Partial Optional Second Floor Plan
Elevation B

Lot 88
N
may
10/17



Basement
Elevation A

R.K.



~~Partial Basement
Elevation B~~

MARINA 42-02

261882

STANDARD CABINET HARDWARE

(New Image Kitchens)



Kitchen
P.K. BATY

Lot 882

New Image Kitchens Inc.

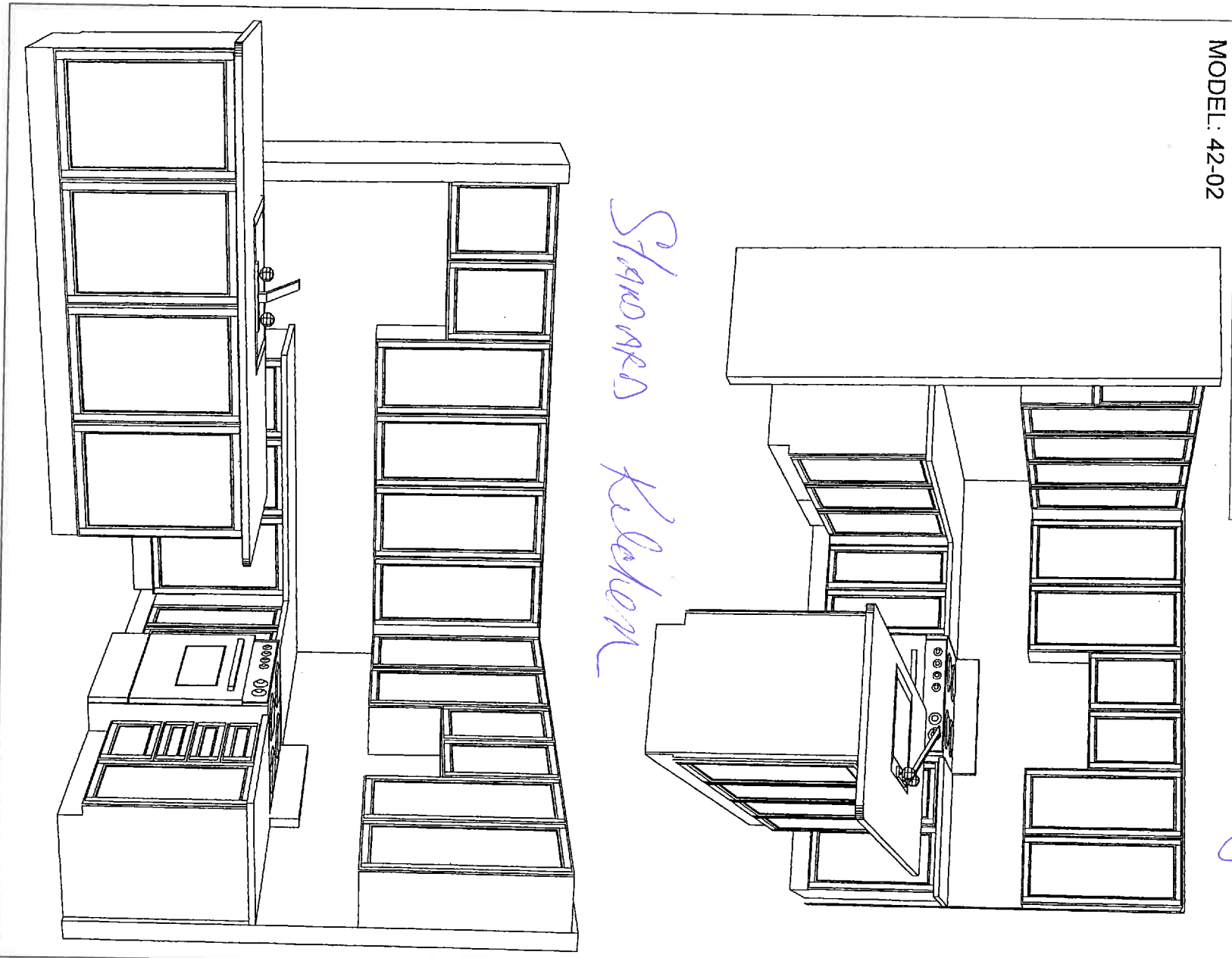
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Date: 24/02/17		MGER
		Revised:

BELLE AIR SHORES, INNISFIL	Drawing number:
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MODEL: 42-02

May 10/17

Standard Kitchen

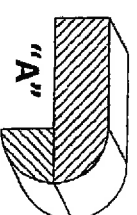
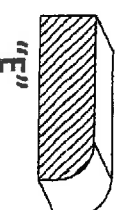
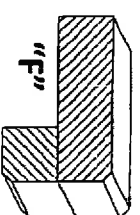
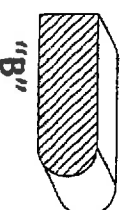
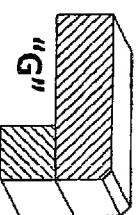
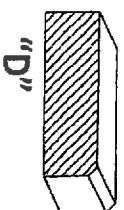
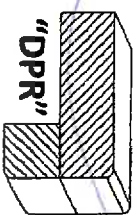
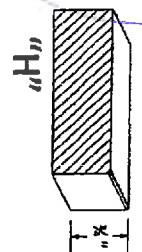
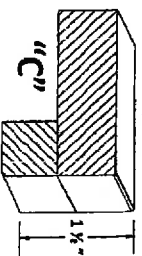


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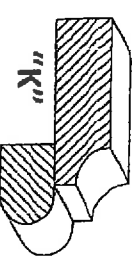
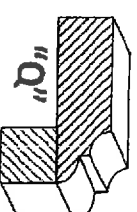
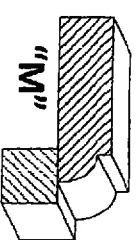
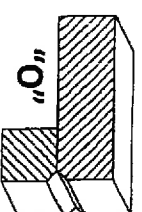
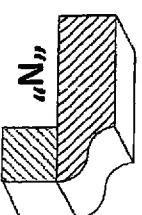
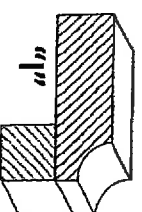
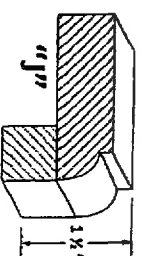
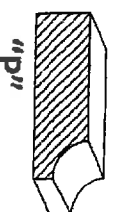
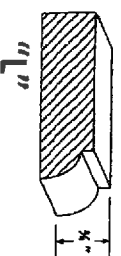
ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

Redstone



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

THANISER

R.K

Lot 88A

May 10/17

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

APPLIANCE SPEC INFORMATION SHEET

10188ND

STE & LOT:

Louisville

DATE:

07/24/17

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

☒ TOP LOAD

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

R.K. **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.

R.K. 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.

R.K. 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

07/24/17

Purchaser Signature

Date
