



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: NATHAN SIMAS and AMANDA APA

TEL: RES.: 647-204-4654

LOT / PHASE	HOUSE TYPE	PRINT DATE
149 / 1	PORT (36-03) ELEV A	12-Jun-17

Ref#	Quantity - Description	Approved	Notes
2221	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	03May17	
2222	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	03May17	
2223	MASTER ENSUITE - REVISED MASTER ENSUITE (SEE NEW DRAWING) DELETE WALK IN CLOSET AND USE SPACE FOR MASTER ENSUITE DELETE WALL AND DOOR BTWN MASTER AND MASTER ENSUITE RELOCATE SHOWER, TOILET AND TUB 2 SEP VANITIES IN NEW LOCATION; RELOCATE 2 WINDOWS	03May17	
2224	MASTER ENSUITE - HEATED FLOORS (IN THE CENTER OF ENSUITE AS PER SKETCH)	03May17	
2225	TILES - MASTER ENSUITE - ADD STD MARBLE TOP SHOWER SEAT	03May17	
2226	MASTER ENSUITE - FRAMELESS GLASS SHOWER	03May17	
2227	WINDOW - ADD TRANSOM WINDOW ABOVE LINEN CLOSET, WINDOW SIZED TO 24" X 48" (AS PER SKETCH)	03May17	
2228	ELECTRICAL - PORCH LIGHT - ADD CAPPED PORCH CEILING LIGHT WITH SWITCH TO BE CENTERED AS PER SKETCH	03May17	
2229	SMOOTH CEILING - MAIN AND SECOND FLOOR	03May17	
3827	CABINETRY - KITCHEN UPGRADE 1 PANTRY 24 X 24 DEEP	12Jun17	
3828	CABINETRY - POTS AND PANS DRAWERS TO BE ON BOTTOM OF PANTRY WITH SOFT CLOSE **NOTE - TOP DRAWER TO BE DIVIDED INTO TWO DRAWERS	12Jun17	
3829	CABINETRY - DEEP UPpers ABOVE FRIDGE	12Jun17	
3830	CABINETRY - DE,ETE CABINETR ABOVE STOVE TO ACCOMODATE FUTURE CHIMNEY HOOD FAN **NOTE CENTER VENT FROM LEFT TO RIGHT	12Jun17	
3831	CABINETRY - UPGRADE 1 IN KITCHEN	12Jun17	
3832	CABINETRY - KITCHEN - UPPER ANGLE CORNER CABINET	12Jun17	
3833	CABINETRY - KICTEH - BASE PIE CUT	12Jun17	
3834	TILES - KITCHEN UPGRADE 4	12Jun17	
3835	CABINETRY - BANK OF DRAWERS NEXT TO STOVE WITH SOFT CLOSE	12Jun17	
3836	HARDWOOD - UPGRADE 4 IN DINING, GREAT ROOM AND MAIN HALL	12Jun17	
3837	RAILINGS - UPGRADE 3 BIRDSNEST WITH ALT. PLAIN	12Jun17	
3838	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	12Jun17	
3839	TILES - MASTER ENSUITE UPGRADE 4	12Jun17	
3840	DELETE ALL CERAMIC ACCESSORIES	12Jun17	



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Ref#	Quantity - Description	Approved	Notes
3841	MASTER ENSUITE - SHIFT OVER VANITIES BY APPROX 6 INCHES (AS PER SKETCH)	12Jun17	
3842	MASTER ENSUITE - SHOWER TO BE FULL GLASS IN LIEU OF HALF WALL AS PER SKETCH	12Jun17	
3843	ALL ITEMS ABOVE AS PER FC	12Jun17	

This Document is Extremely Time Sensitive - Printed 12 Jun 17 at 9:20

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	UPG(1) CAMBRIDGE MAPLE -NEW GREY	✓ H500BC	GIALLO ORNAMENTL LTG -STD	"DPR"		
Island	UPG(1) CAMBRIDGE MAPLE -NEW GREY	✓ H500BC	GIALLO ORNAMENTL LTG -STD	"DPR"		
Pantry	UPG(1) CAMBRIDGE MAPLE -NEW GREY	✓ H500BC	N/A	N/A		
Master Ensuite	STD MOSAIC OAK TIMBER GREY	H500C	CALCUTTA MARBLE-4925K-07	STD		
Main	STD 300 SERIES PVC-WHITE	H500C	ARGENTO ROMANO	STD		
Powder Room	N/A					
Laundry	N/A					
TILES						
Main Foyer	GRECO CINZ 13 X 13		INSERTS	THRESHOLDS		
Powder Room	GRECO CINZ 13 X13					
Mud Room	GRECO CINZ 13 X13					
Main Hall	GRECO CINZ 13 X13					
Kitchen Floor	UPG (4) CALACATTA GRIS 20 X 20					
Breakfast Floor	UPG (4) CALACATTA GRIS 20 X 20					
Laundry	GRECO CINZ 13 X13					
Mstr Ensuite Floor	UPG (4) GEORGETTE LIGHT 12 X 24					
Mstr Ensuite Shower	MELENA ICE 8 X10					
Master Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARA			BIANCO CARRARA		
Main Bath Floor	MALENA ICE 13 X 13					
Main Bath Tub Wall	MALENA CARBON 8 X10			BIANCO CARRARA		
HARDWOOD / CARPET						
Dining Room	UPG (4) WHITE OAK APOLLO 5" HARDWOOD					
Great Room	UPG (4) WHITE OAK APOLLO 5" HARDWOOD					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG (4) WHITE OAK APOLLO 5" HARDWOOD					
Upper Hall	STANDARD OPENING NIGHT CARPET - T03					
Master Bedroom	STANDARD OPENING NIGHT CARPET - T03					
Bedroom 2	STANDARD OPENING NIGHT CARPET - T03					
Bedroom 3	STANDARD OPENING NIGHT CARPET - T03					
Bedroom 4	STANDARD OPENING NIGHT CARPET - T03					
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	DELETE ALL WHITE ACCESSORIES	location				
Purchaser has reviewed the colour chart						
FOR TRADE USE				INNISFIL		1149

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

Vendor

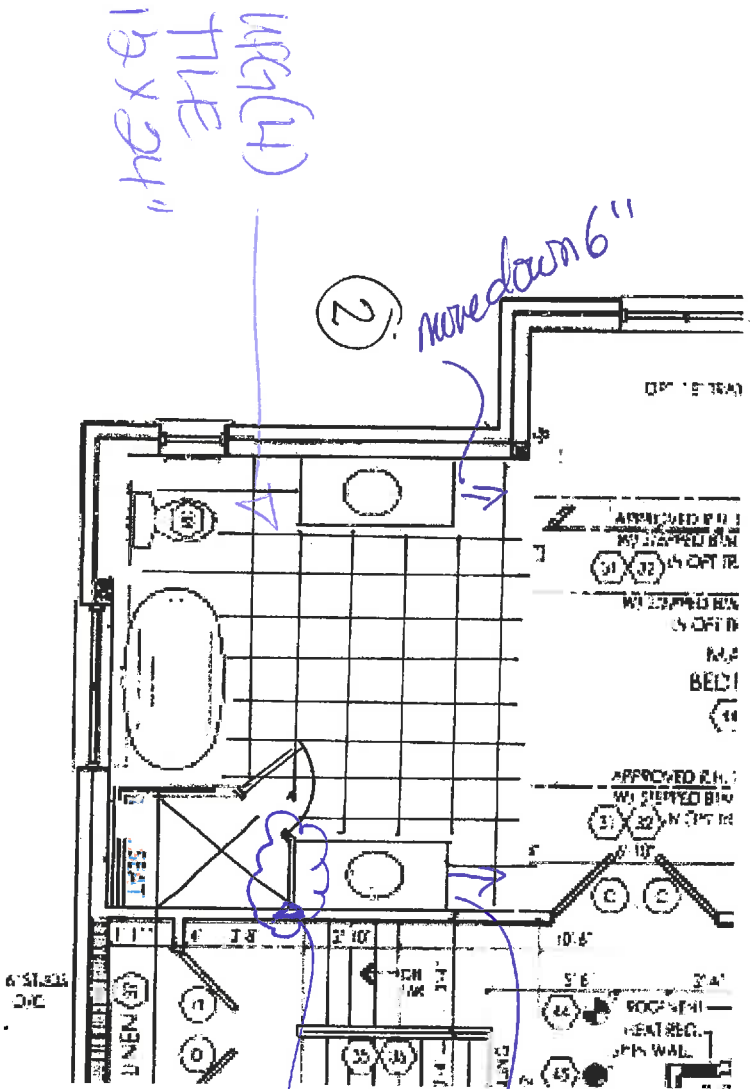
JUN 01 2017

ZANCOR HOMES COLOUR CHART

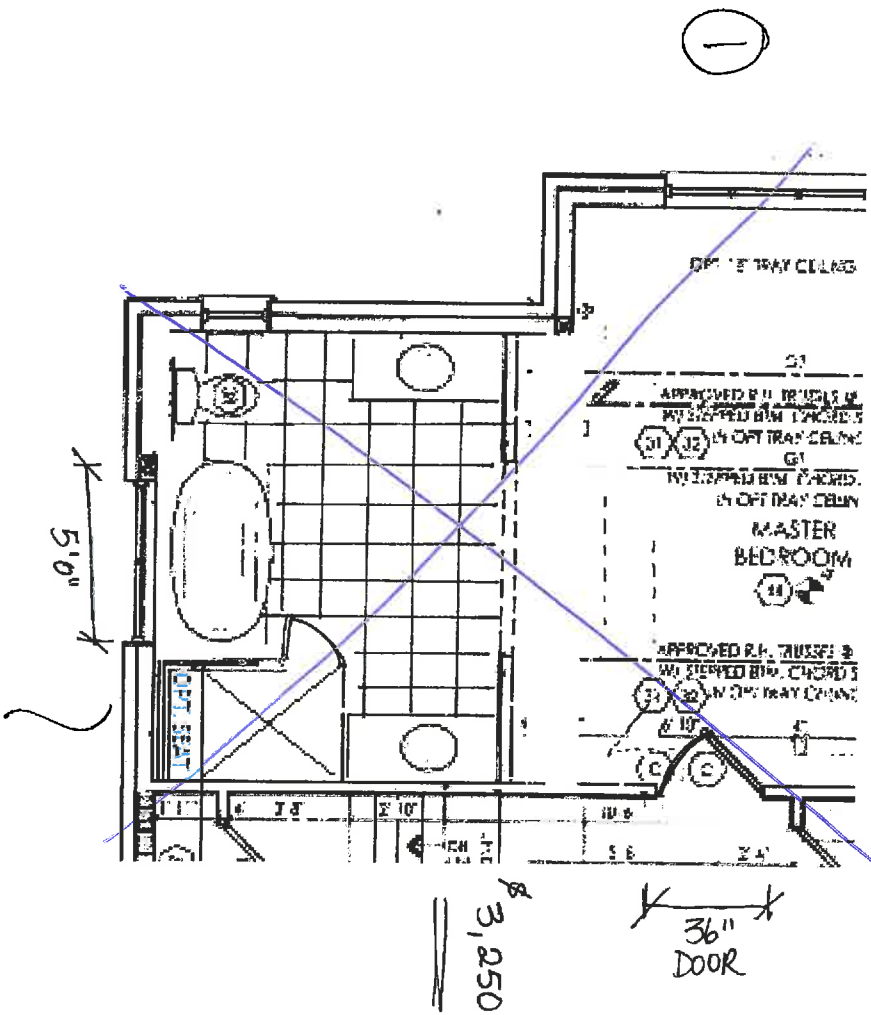
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN TO MATCH HARDWOOD			
White Paint Req'd	N/A			
Main to 2nd Railing Details:	UPG (3) METAL(BLACK) BIRDSNEST W/ALT. PLAIN PICKET			
Main to Basement Railing Details:	N/A			
TRIM				
Casing/Baseboards	STANDARD			
Interior Doors	STANDARD			
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			
Main/Upper Hall	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	STANDARD		
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Main	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"		BUILDER'S STANDARD	
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: 149		
PURCHASER(S):	AMANDA SIMAS NATHAN SIMAS		NS Purchaser Signature Date	
HOME #/CELL #	647-204-4654		AS Purchaser Signature Date	
EMAIL:	nsimas42@gmail.com/aapad49@gmail.com			
DÉCOR NOTES		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 Decor Consultant Signature Date Vendor Signature Date		

NS
AS

Lot 149 INKISFL



NS
AS
SEAT
LOCATION
(AS PER SKETCH)



Lot 149 INKISFL



Partial Second Floor
Elevation B

PORT 36-03

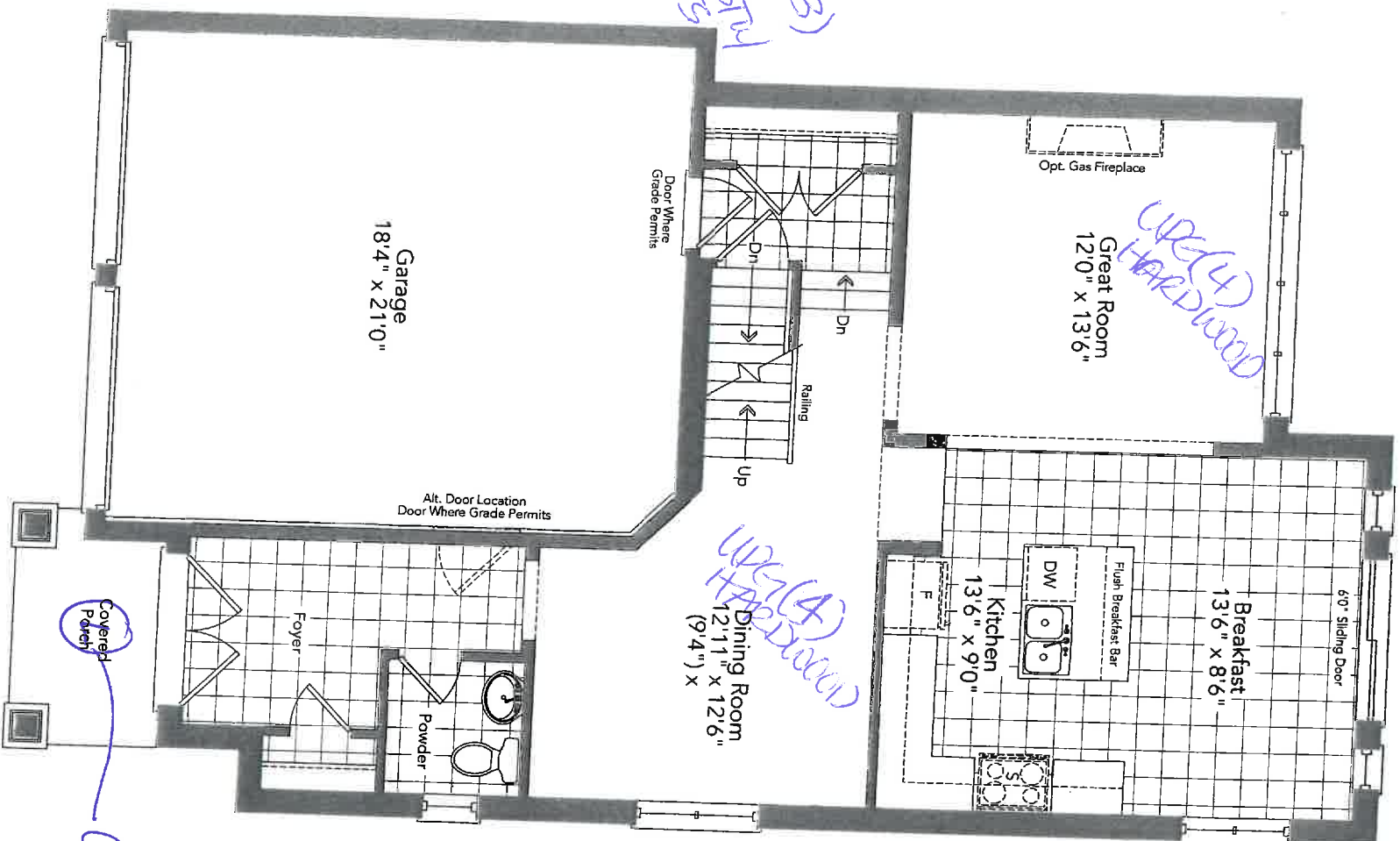
Elevation A 1999 sq.ft.

(N5)

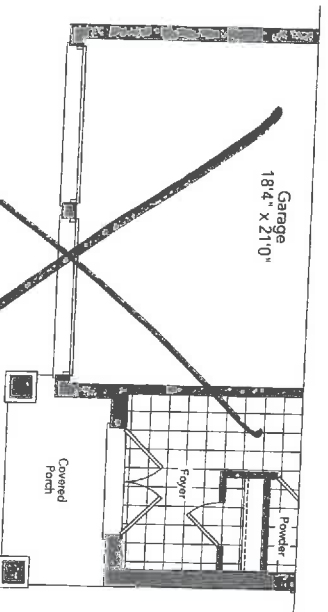
Elevation B 2041 sq.ft.

(N5)

LOT 149
1441571L



Ground Floor
Elevation A



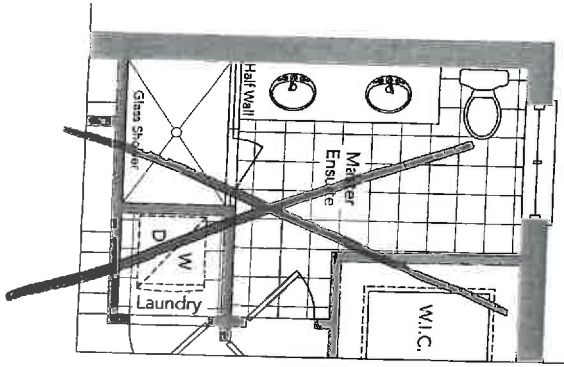
Partial Ground Floor
Elevation B

PORT 36-03

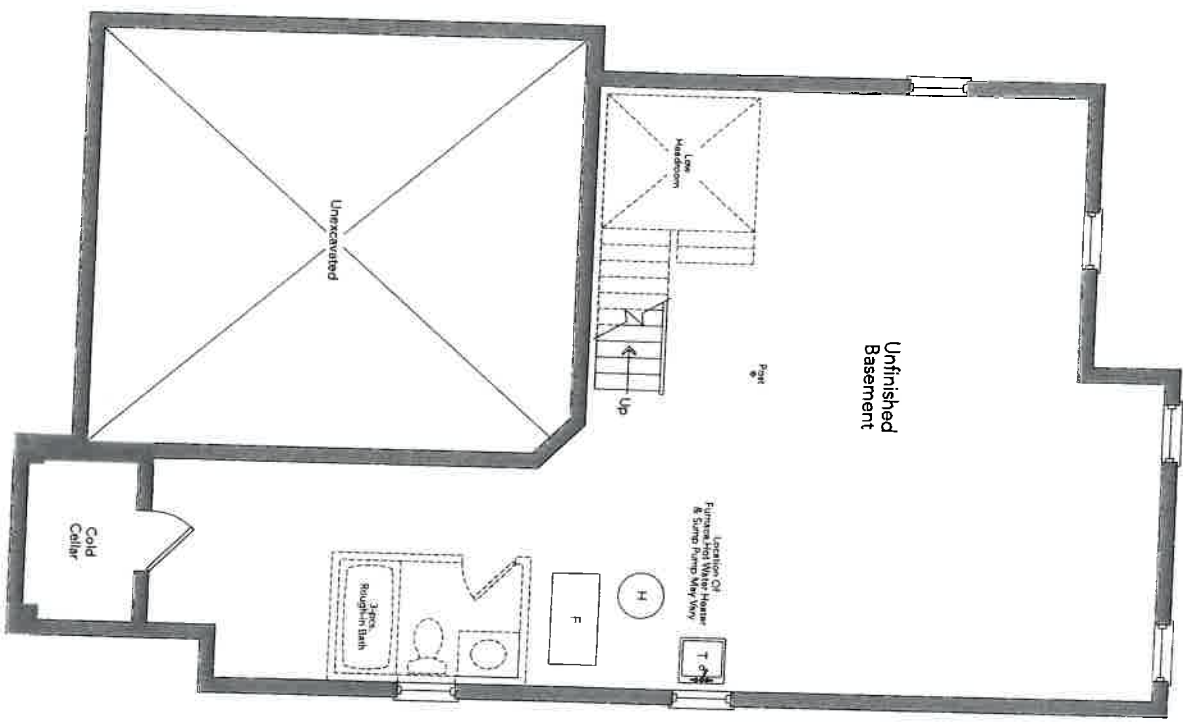
Covered Patch — *Called VTI on sep switch*

NS
AS

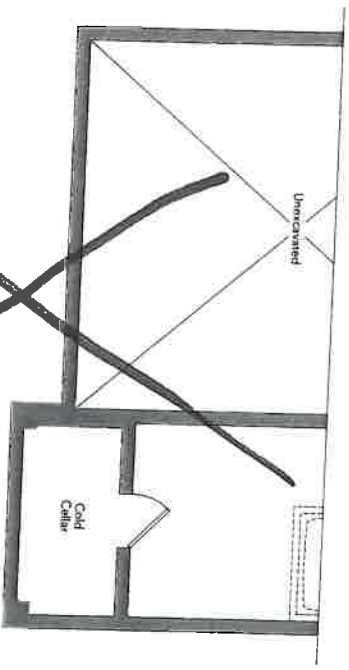
LOT 149-1X1415F1C



Optional Master Ensuite
For Optional Second Floor



Basement
Elevation A



Partial Basement
Elevation B

STANDARD CABINET HARDWARE

(New Image Kitchens)



KITCHEN
ISLAND
+ PANTRY

MASTER ENCLITE
& MAIN BATH

NS

AS

LOT 149 INNISFIL

New Image Kitchens Inc.

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

BELLE AIR SHORES, INNISFIL

MODEL: 36-03

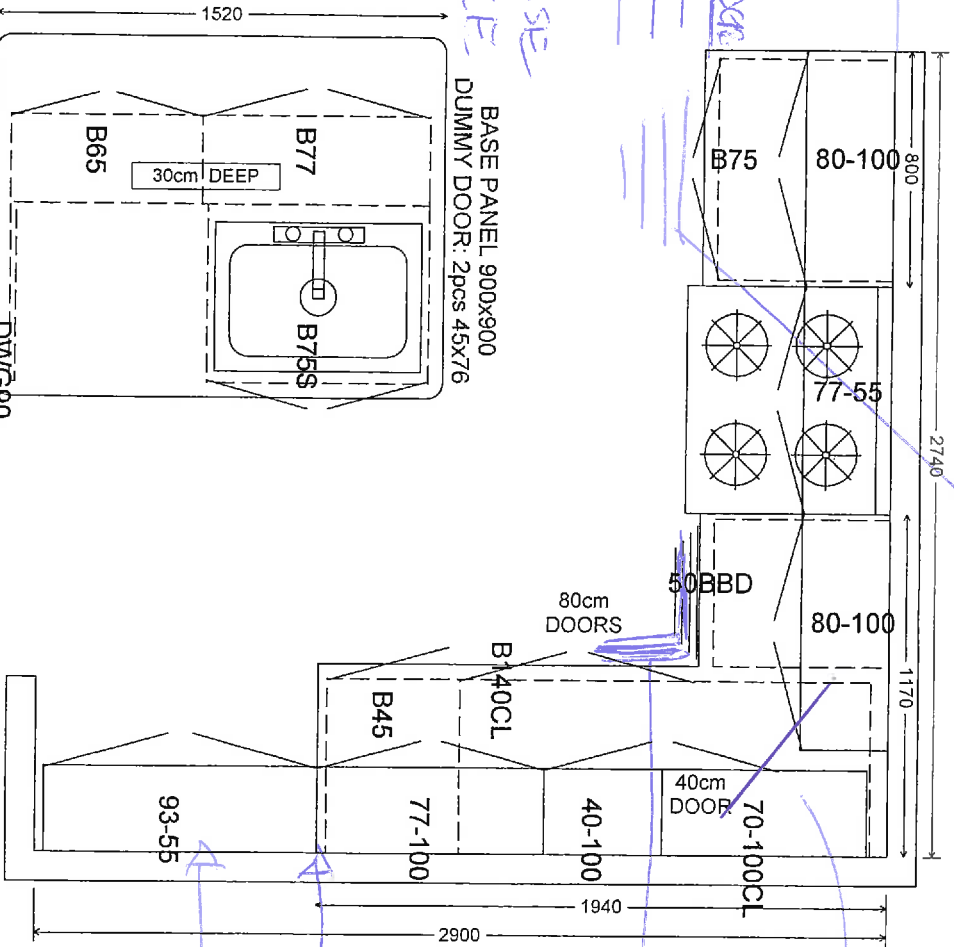
Drawing number:

See other drawing

TOP DRAWER
TO BE
DIVIDED
3 DRAWERS
HANDLES
CENTRED

PULLER
2 1/2"
w/ BOTTOM
POT HANDLES
(5 OF 3)
w/ SOFT CLOSE
4 w/ HANDLE
CENTRED

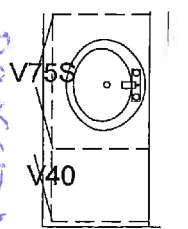
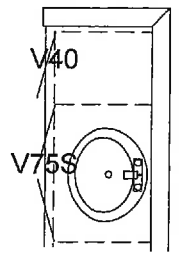
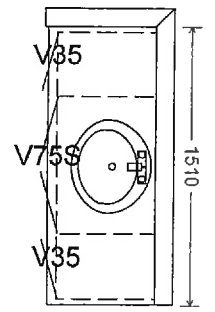
RELOCATE BANK OF DRAWERS
NEXT TO STOVE w/ SOFT CLOSE



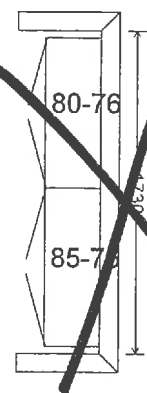
BASE PANEL 900x900
DUMMY DOOR: 2pcs 45x76
DWG90

MAIN

MASTER ENSUITE



LAUNDRY (OPT.)



DESIGNED MASTER
ENSUITE FLOOR PLAN
2 SEPARATE SINK

ADD
UPPER
PULLER
CENTRED
ADD
BASE
PULLER
CENTRED
ADD
DEEP
UPPER
w/ 1
CHARGE
(CENTRE)
ADD
UPPER
PULLER
CENTRED
ADD
BASE
PULLER
CENTRED
ADD
DEEP
UPPER
w/ 1
CHARGE

NS

AS

LOT 149 INNISFIL

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

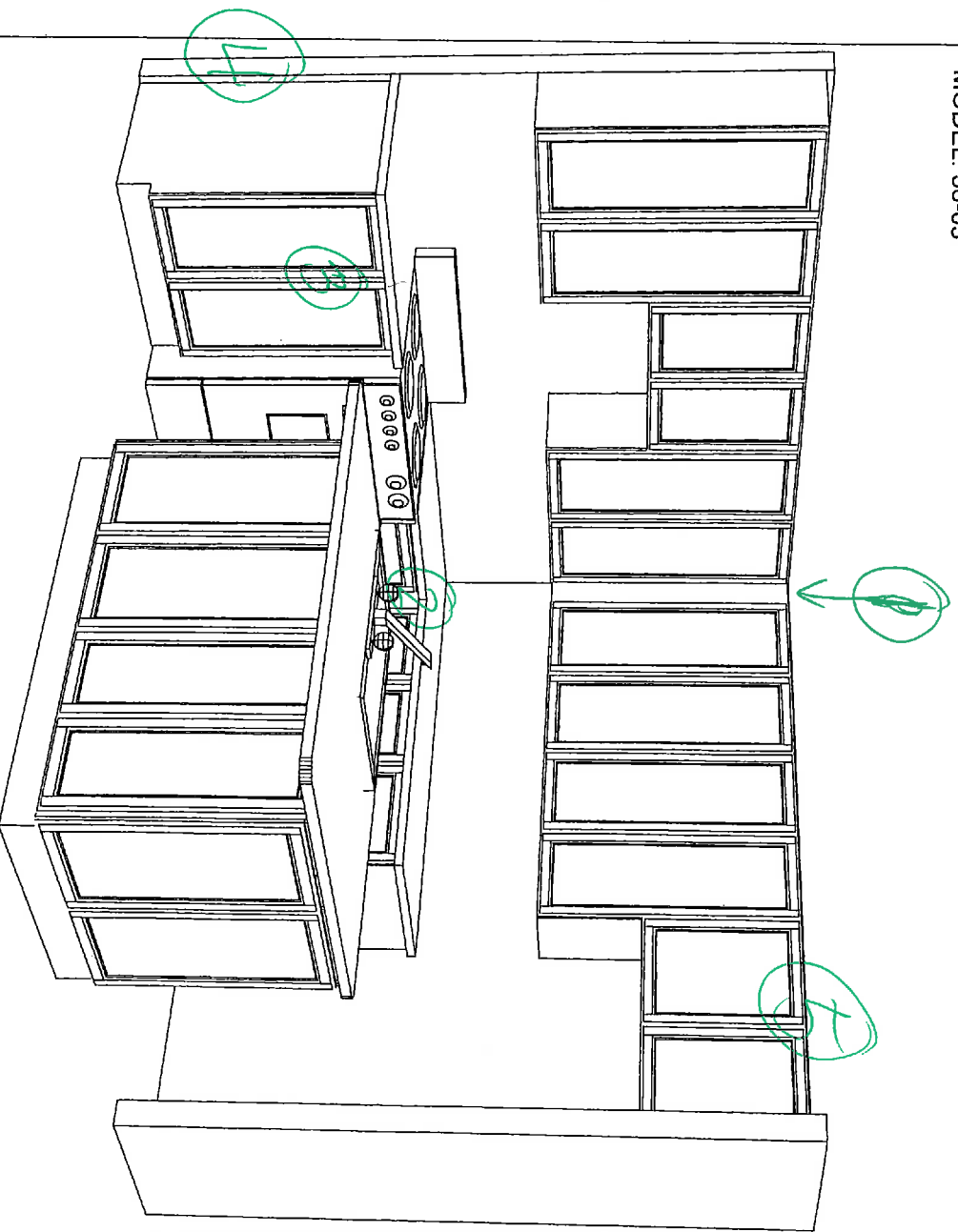
Drawn by: MGER

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 36-03



① Angled upper

② Base Pic

③ Std Bank

④ Pot drawers / Pantry

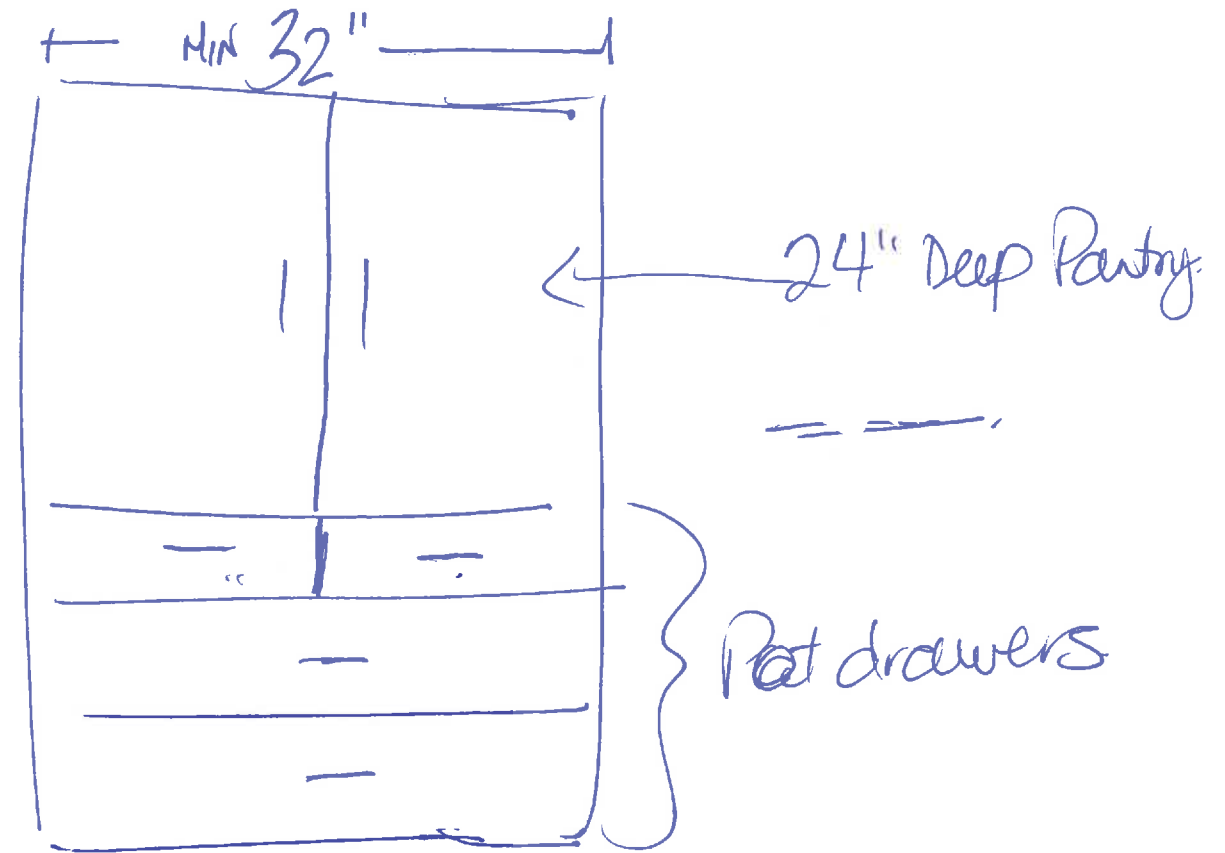
⑤ Deep Uppers

15

15

LOT 149
INNSFIL

Pantry



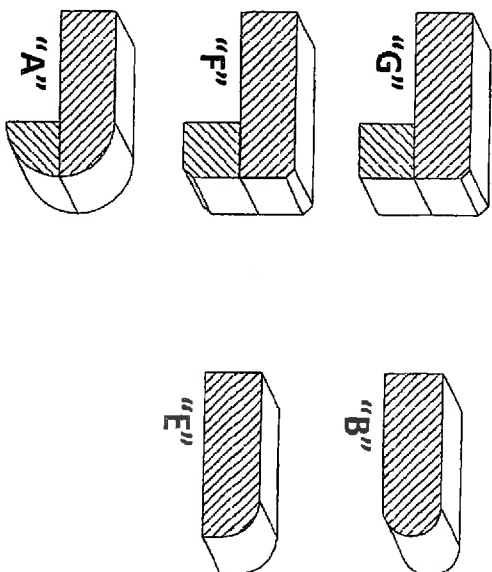
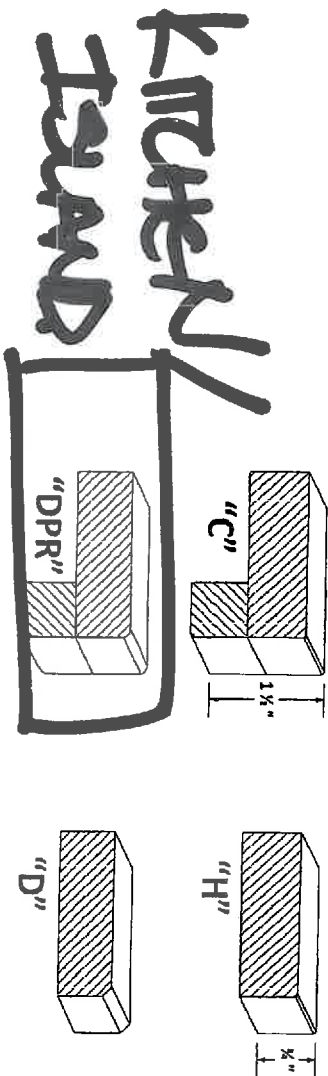
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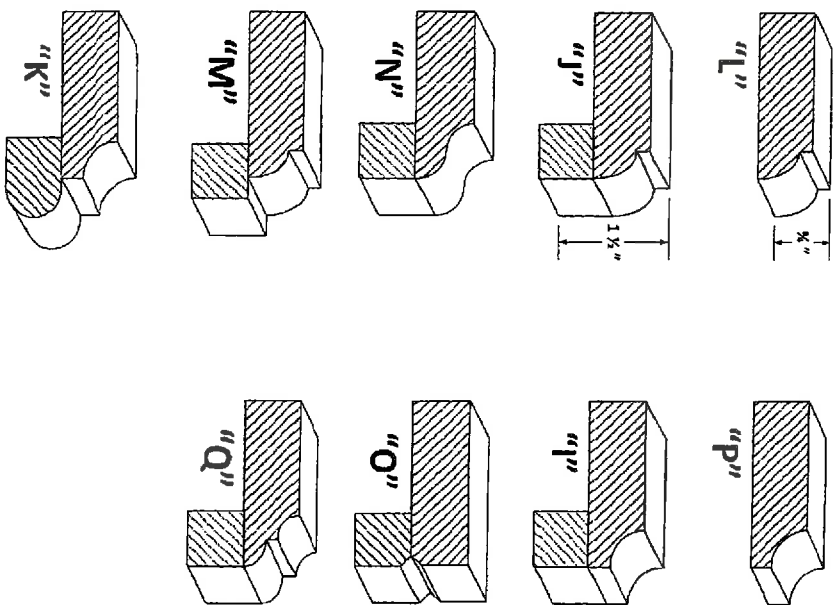


ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT 149 - INTERSTONE -

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, TARIION and/or the Builder in relation to the matter.

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

SITE

111088512

LOT

149

DATE

APRIL 7 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

LOT 149-144187C

DATE:

APRIL 7 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

X

Date

APRIL 7 2017

Purchaser Signature

X

Date

APRIL 7 2017