



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Monica Fay Farbstein and Justin Mitchell Farbstein

TEL: RES.: 416-500-9230

LOT / PHASE	HOUSE TYPE	PRINT DATE
131N / 2	REGATTA (42-03) ELEV A	30-Jun-17




Ref#	Quantity - Description	Approved	Notes
3546	NO STRUCTURAL CHANGES	30Jun17	
4171	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	30Jun17	
4172	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 stairs	30Jun17	
4173	ALL STANDARD FINISHES	30Jun17	

This Document is Extremely Time Sensitive - Printed 30 Jun 17 at 12:31

ZANCOR HOMES COLOUR CHART

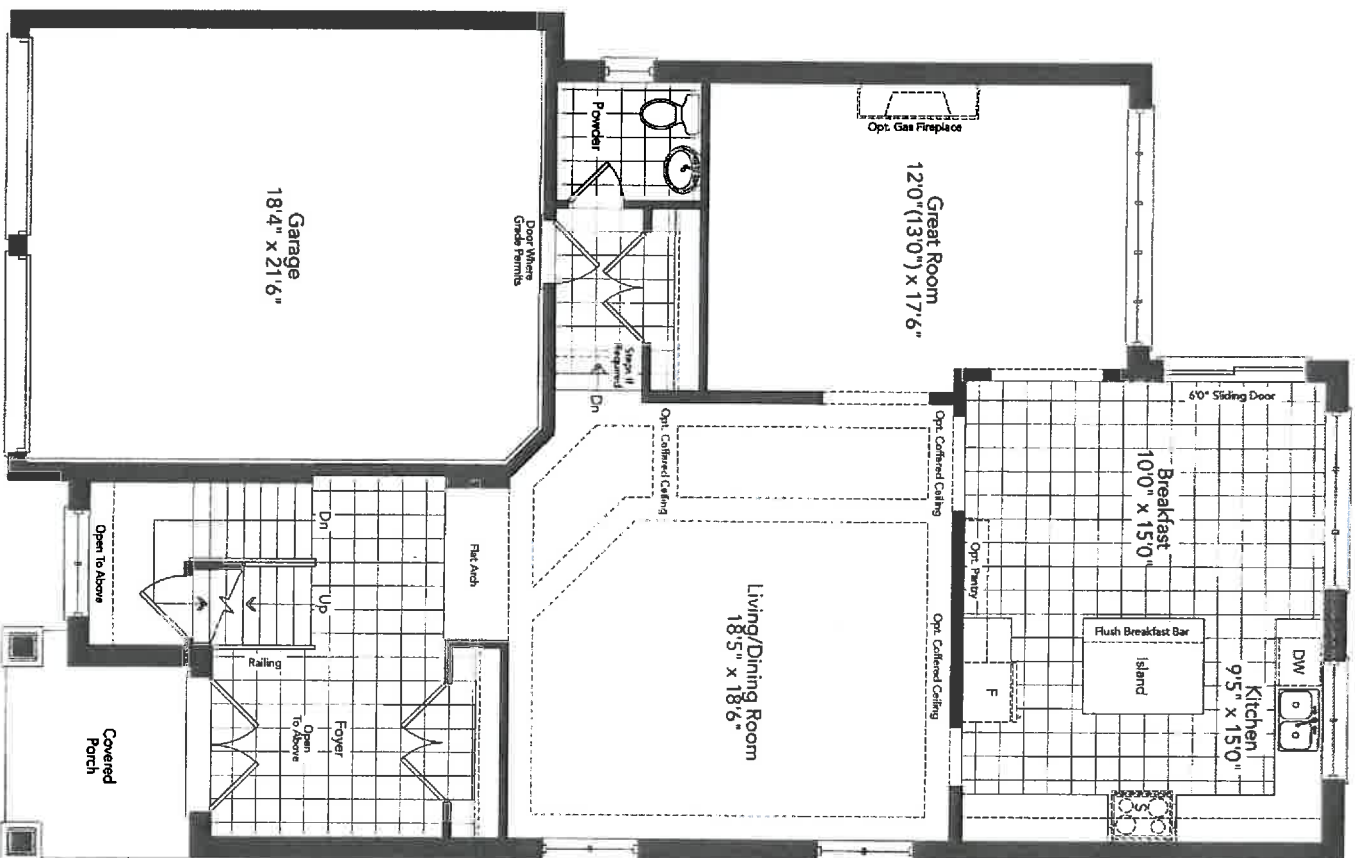
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERRA PVC - WHITE	H800BC ✓	STD BIANCO SARDO GRANITE	G		
Island	STD SIERRA PVC - WHITE	H800BC ✓	STD BIANCO SARDO GRANITE	G		
Master Ensuite	STD 400 SERIES PVC - WHITE	H500BC ✓	PORTICAL MARBLE - 7735-58	STD		
Main	STD 400 SERIES PVC - WHITE	H500BC ✓	PORTICAL MARBLE - 7735-58	STD		
Powder Room	N/A					
Laundry (2ND FLOOR)	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	NEW ALBION GREY 13"X 13"	✓			M G14 ✓	
Powder Room	NEW ALBION GREY 13" X 13"	✓				
Mud Room	NEW ALBION GREY 13" X 13"	✓				
Main Hall	N/A					
Kitchen Floor	NEW ALBION GREY 13" X 13"	✓				
Breakfast Floor	NEW ALBION GREY 13" X 13"	✓				
Kitchen Bk.Splash	N/A					
Laundry (2ND FLOOR)	LONDON BRANCO 13" X 13"	✓				
Mstr Ensuite Floor	RUSTIC GREY 13" X 13"	✓				
Mstr Ensuite Shower	UNIWALL TENDER GREY 8" X 10"	✓				
Mstr Ensuite Shower Floor	WHITE 2" X 2"	✓				
Master Shower Jamb	BIANCO CARRARA	✓			BIANCO CARRARA	
Main Bath Floor	RUSTIC GRY 13" X 13"	✓				
Main Bath Tub Wall	UNIWALL TENDER GREY 8" X 10"	✓			BIANCO CARRARA	
HARDWOOD / CARPET						
Dining/Living Room	STD 3"-1/4" NATURAL OAK HARDWOOD	- BUILDERS STANDARD	✓			
Great Room	STD 3"-1/4" NATURAL OAK HARDWOOD	- BUILDERS STANDARD	✓			
Kitchen *(Waiver)		N/A				
Main Foyer *(Waiver)		N/A				
Main Hall	STD 3"-1/4" NATURAL OAK HARDWOOD	- BUILDERS STANDARD	✓			
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 UNDERPAD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE		N/A
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES						
Mirrors	YES	Opt. Crown Moulding			N/A	
Bathroom Accessories	YES	Location				
Purchaser has reviewed the colour chart				SITE & LOT		
				INNISFIL		131N ✓
****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

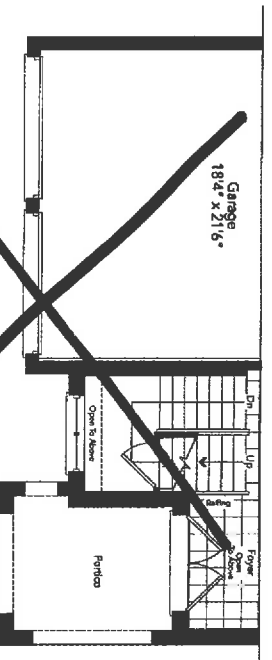
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	VARNISH ONLY		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	STANDARD		
Main to Basement Railing Details:	STANDARD		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
		Bedroom 2	WARM GREY
Dining/Living Room	WARM GREY	Bedroom 3	WARM GREY
Great room	WARM GREY	Bedroom 4	WARM GREY
Main/Upper Hall	WARM GREY	Master Ens.	WARM GREY
Laundry 2nd Floor	WARM GREY	Main Bath	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 Bathroom	STANDARD		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	NO	NO	
Hood Fan Venting SIZE	Yes 6"	NO	Builders Standard
ELECTRICAL for Built-in Oven	NO	NO	
ELECTRICAL for Built-in Micro / OTR	NO	NO	
ELECTRICAL for Gas Stove / Cooktop	NO	NO	
ELECTRICAL for Bar Fridge	NO	NO	
DISCLAIMER		INITIALS	
<small>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</small>			
<small>Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs</small>			
<small>Purchaser has checked and acknowledged accuracy of colour and selections before signing.</small>			
SITE:	INNISFIL	LOT: 131N	
PURCHASER(S):	JUSTIN, MITCHELL FARBSTEIN		
HOME #/CELL #	MONICA, FAY FARBSTEIN		
EMAIL:	416-500-3851		
	justin.farbstein@gmail.com		
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.			
			
		Decor Consultant Signature	
		Date	
		MAY 29 2017	
			
		Vendor Signature	
		Date	

Elevation A 2762 sq.ft.
Elevation B 2740 sq.ft.

Elevation B 2740 sq.ft.



Ground Floor
Elevation A

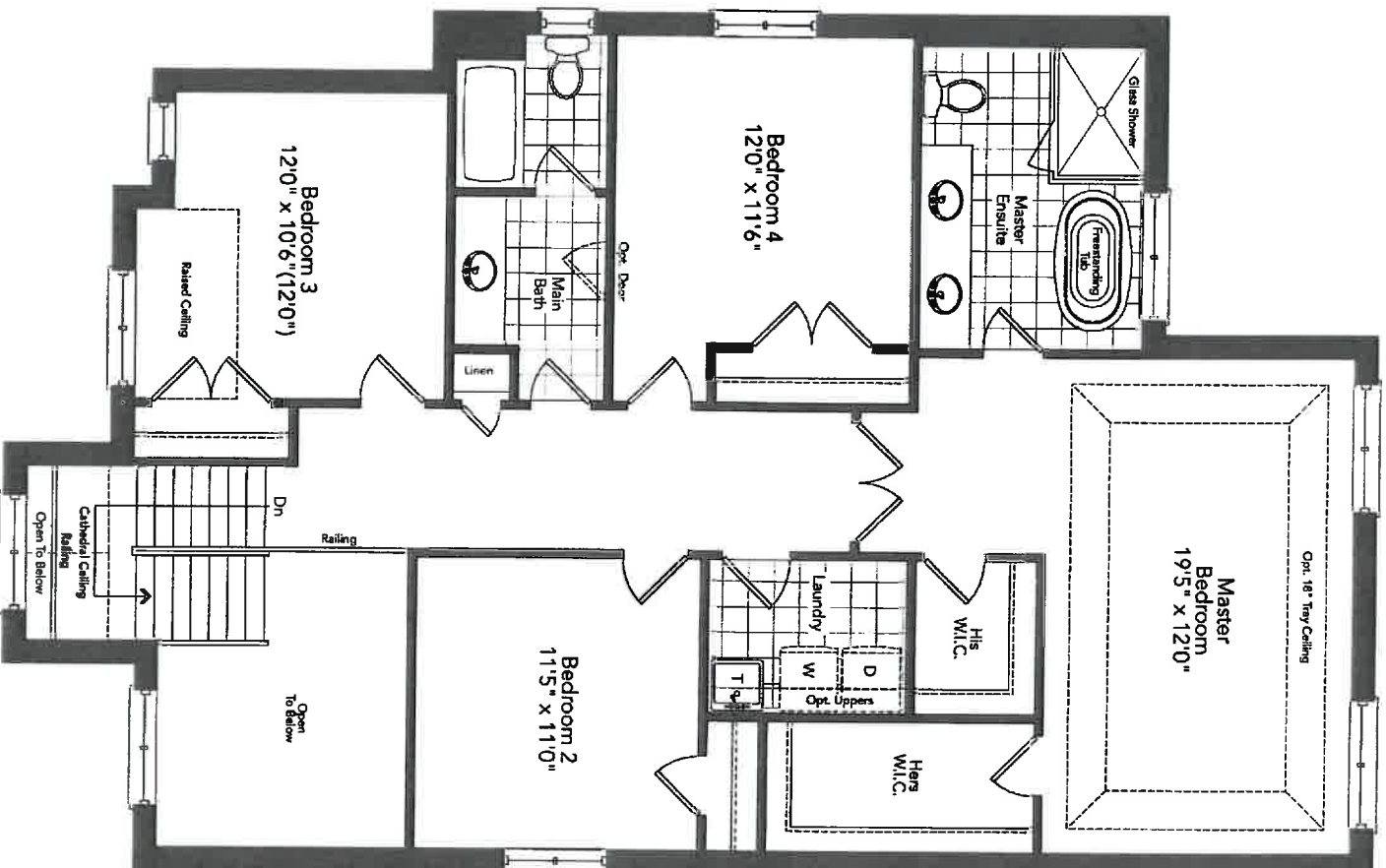


~~Partial Ground Floor
Elevation B~~

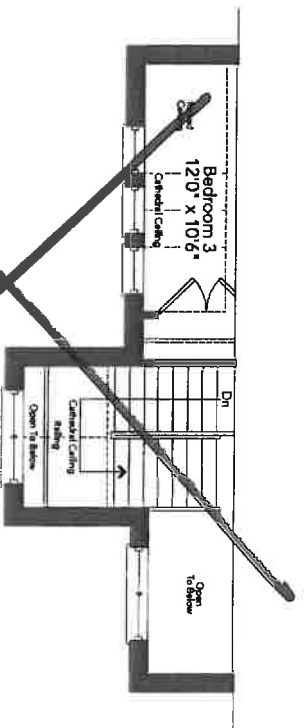
LOT 1312

REGATTA 42-03

INDEPENDENT



Second Floor
Elevation A

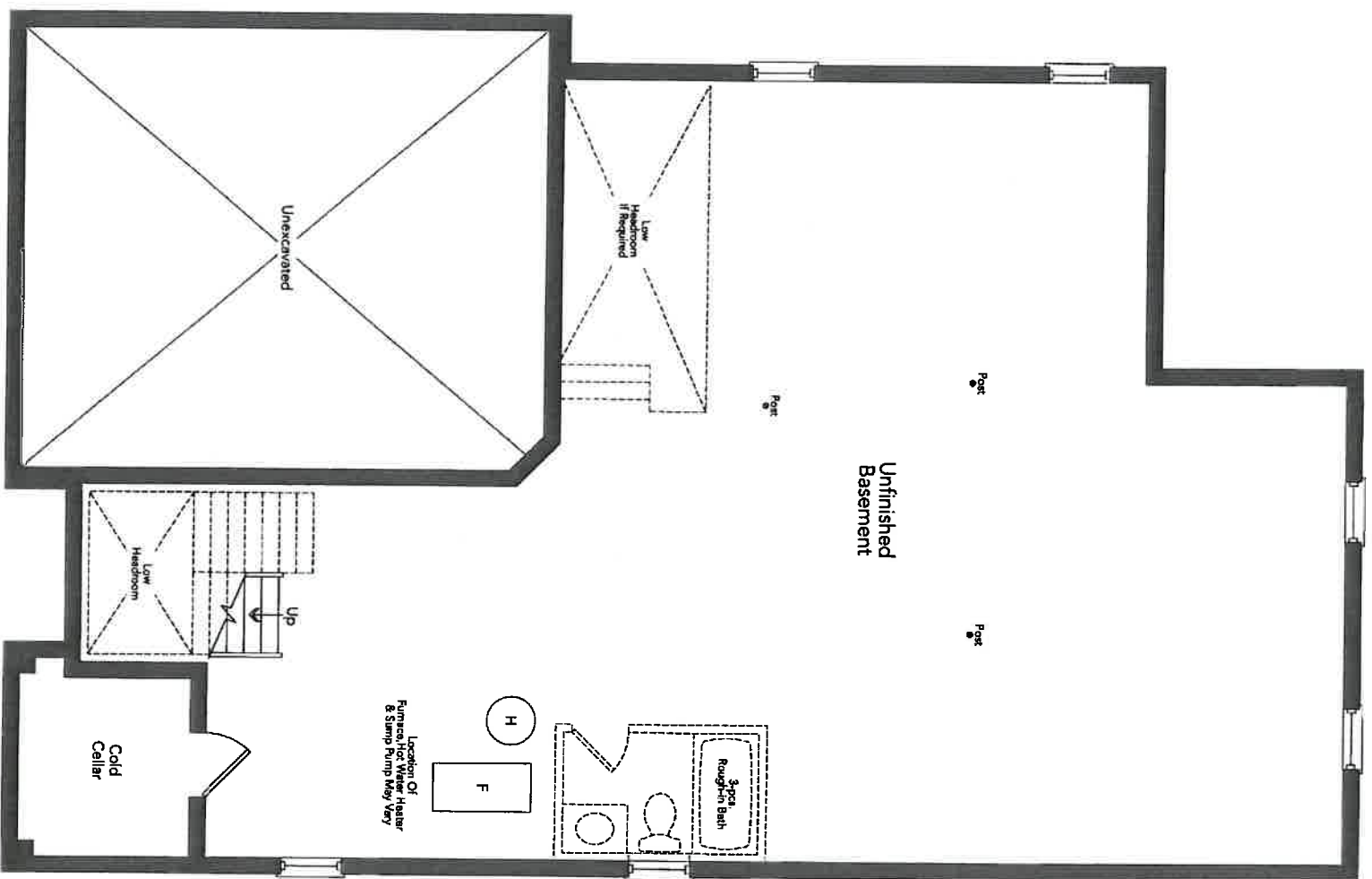


~~Partial Second Floor
Elevation B~~

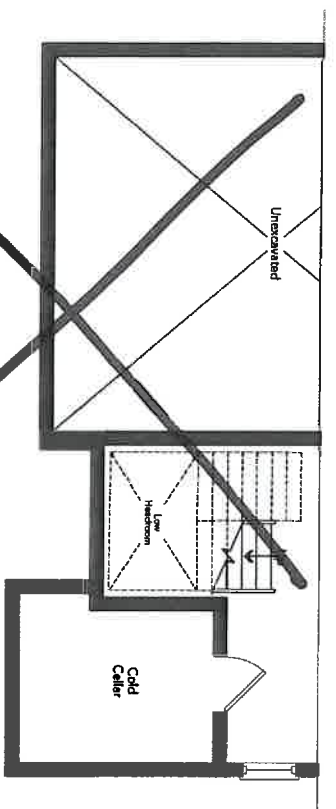
JK

MF

LOT 131N
REGATTA 42-03
ININKAL



Basement
Elevation A



Partial Basement
Elevation B

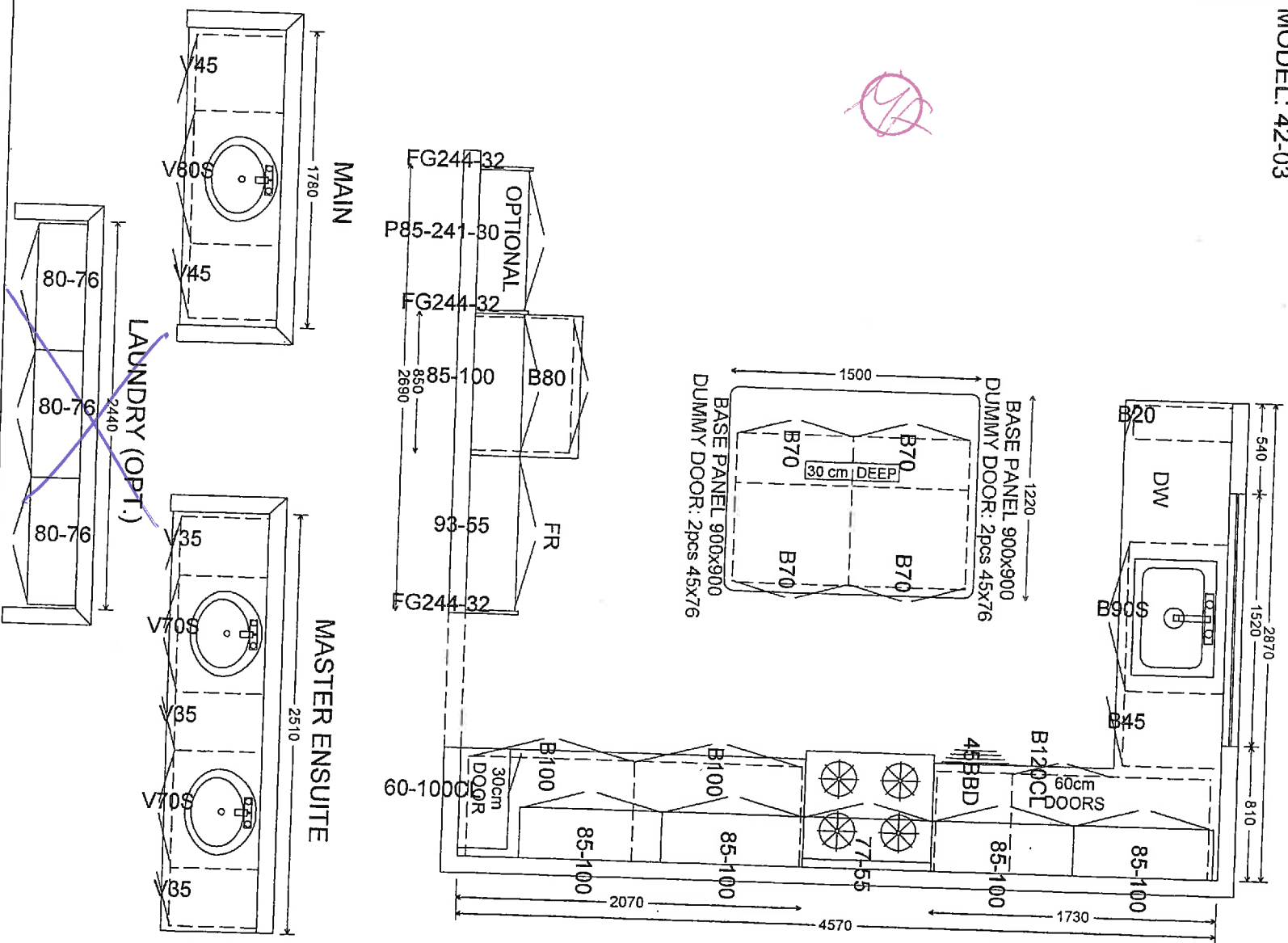
OK

OK

LOT 131 K
REGATTA 42-03
INDUSTRIAL

New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by:	MGER
Date: 10/10/15		Revised:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

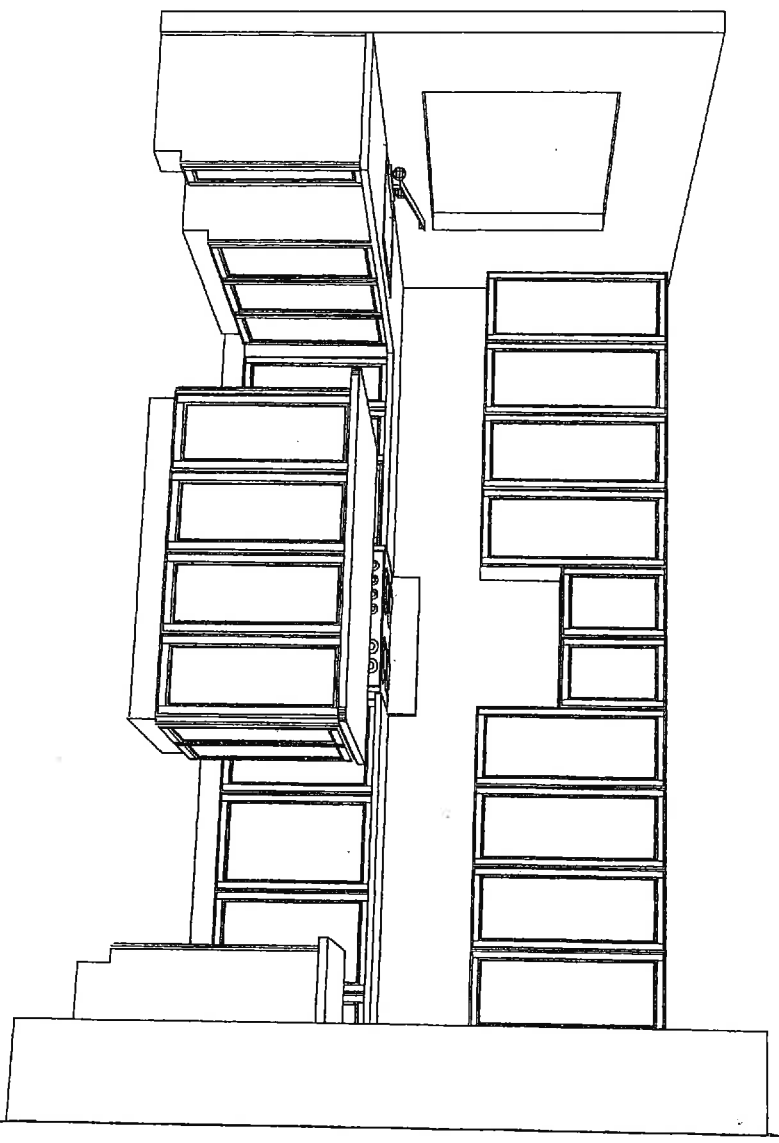
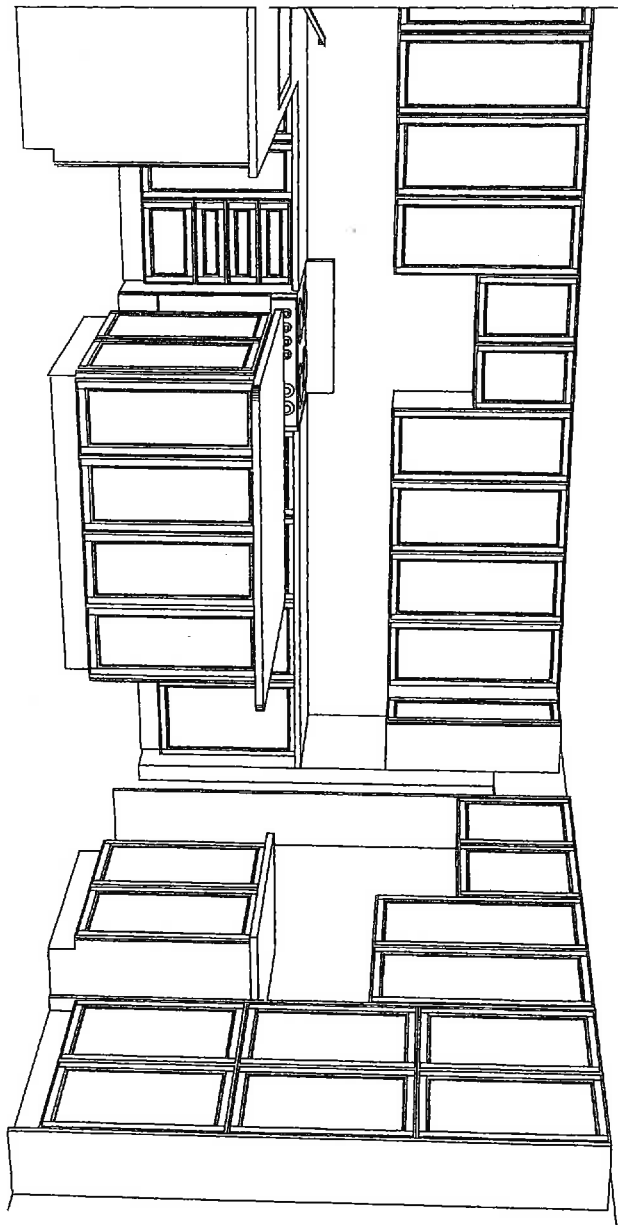
MODEL: 42-03



LOT 131M INNISFIL.

New Image Kitchens Inc.	
Scale:	Approved By:
Date: 24/02/17	Drawn by: MSER
	Revised:
Belle Air Shores, Innisfil	
Drawing number:	

MODEL: 42-03



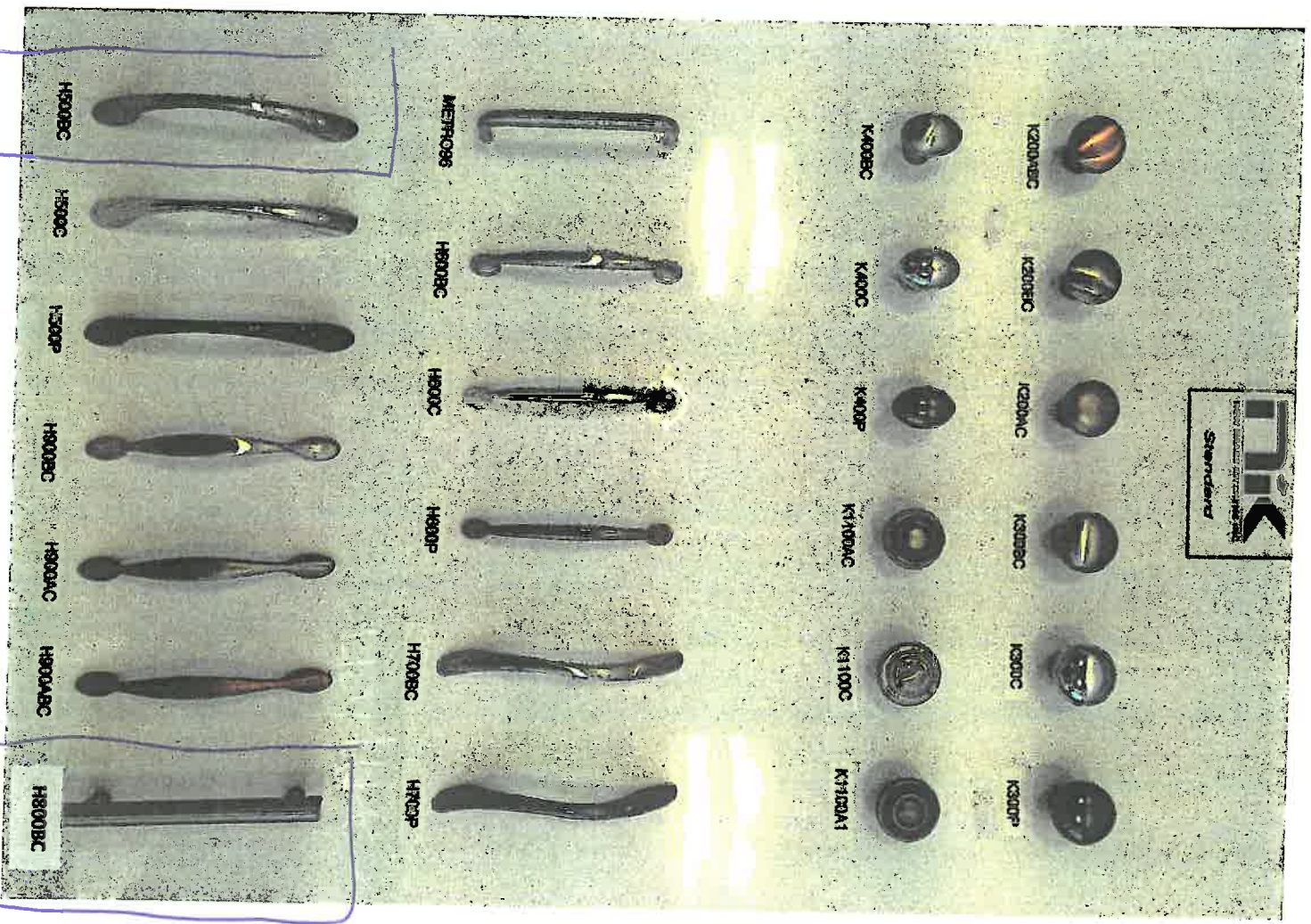
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LOT 131N INNISFIL

STANDARD CABINET HARDWARE

(New Image Kitchens)



Master ensuite
& main bath

Kitchen/
stand

LOT 131N
INNUAL

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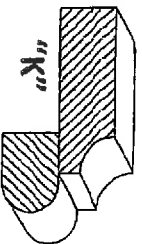
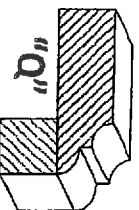
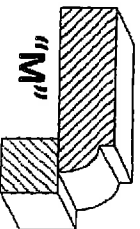
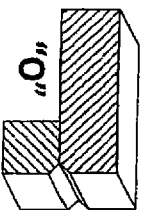
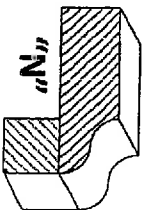
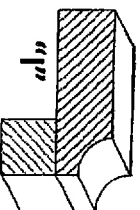
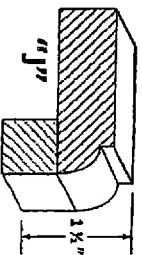
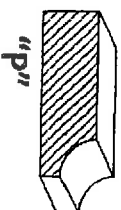
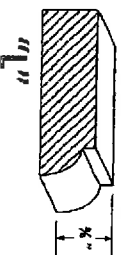
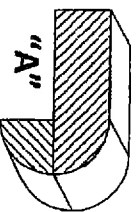
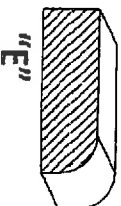
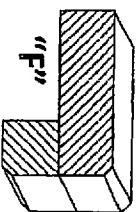
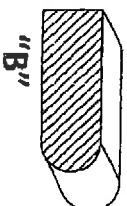
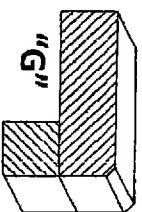
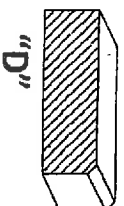
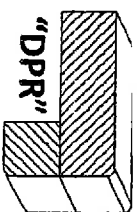
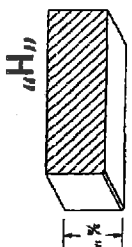
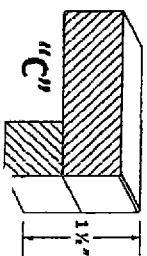
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ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

Kirked/
KSAUD

BATHROOM



UPGRADES

131N. INKSHIL

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 141151L

LOT 131N

DATE May 20 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

131M

DATE:

May 20, 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

☒ TOP LOAD

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

Date

Purchaser Signature

Date