



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: Peter Eichler

TEL. RES.: 416-527-2312

LOT / PHASE	HOUSE TYPE	PRINT DATE
134N / 2	WAYPOINT (42-04) ELEV A	5-Jul-17

Ref#	Quantity	Description	Approved	Notes
2921		FIREPLACE ADD OPTIONAL 36" (B36NTRF) GAS FIREPLACE INCLUDES STANDARD PAINT GRADE MANTLE NOTE FIREPLACE WILL COME INTO THE ROOM AS PER PLAN3658	05Jul17	
3046		HARDWOOD UP # 1 DINING ROOM, GREAT ROOM, DEN, MAIN HALL IN LIEU OF STD HARDWOOD1	05Jul17	
3226		HARDWOD UP # 1 UPPER HALLWAY IN LIEU OF CARPET	05Jul17	
3227		PAINTING STAIN INTERIOR OAK STAIRS	05Jul17	
3228		RAILING UP # 3 METAL RAILING	05Jul17	
3229		TRIM UP # 1 STEP INTERIOR BASEBOARD AND TRIM	05Jul17	
3230		CABINETS 24" DEEP UPPER OVER FRIDGE WITH SIDE PANELS	05Jul17	
3231		CABINETS DELETE UPPER OVER STOVE TO ACCOMMODATE FOR A 30" CHIMNEY HOOD	05Jul17	
3232		TILES DELETE STANDARD ALL BATHROOM ACCESSORIES	05Jul17	
3233		ELECTRICAL SHIFT STANDARD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND	05Jul17	
3234		ELECTRICAL ROUGH IN ONLY FOR LIGHT VALANCE INCLUDES SWITCH NOTE NO MATCHING WOOD VALANCE	05Jul17	
4220		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	05Jul17	
4221		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	05Jul17	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC WHITE	H 800 BC	BIANCO SARDO	C		
Island	SHAKER PVC WHITE	H 800 BC	BIANCO SARDO	C		
Servey	NA					
Master Ensuite	SHAKER PVC TUXEDO	H 800 BC	AUTUMN CARNIVAL 1877K-52			
Main	NA					
Twin	SIERRA PVC WHITE	H 800 BC	JAMOCA GRANITE 7734-58			
Ensuite #2	SIERRA PVC WHITE	H 800 BC	JAMOCA GRANITE 7734-58			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	LONDON ANTRACITE 13 X 13					
Basement Foyer	NA					
Powder Room	LONDON ANTRACITE 13 X 13					
Mud Room	LONDON ANTRACITE 13 X 13					
Main Hall	NA					
Kitchen Floor	LONDON ANTRACITE 13 X 13					
Breakfast Floor	LONDON ANTRACITE 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	KEATON ICE 13 X 13			PER ROY		
Mstr Ensuite Floor	KEATON ICE 13 X 13					
Mstr Ensuite Shower	KEATON ICE 8 X 10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	RUSTIC CHARCOAL 13 X 13			PER ROY		
Twin Ensuite Tub Wall	UNIWAL WHITE 8 X 10	NA				
Ensuite #2 Bath Floor	RUSTIC CHARCOAL 13 X 13			PER ROY		
Ensuite #2 Bath Wall	UNIWAL WHITE 8 X 10	NA				
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	U-LOC VINTAGE RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Family/Great Room	U-LOC VINTAGE RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Den/	U-LOC VINTAGE RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	U-LOC VINTAGE RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Upper Hall	U-LOC VINTAGE RED OAK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Master Bedroom	OPENING NIGHT T-18					
Bedroom 2	OPENING NIGHT T-18					
Bedroom 3	OPENING NIGHT T-18					
Bedroom 4	OPENING NIGHT T-18					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt Surround	NA	MANTLE	NFB	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL	Location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
				INNISFIL	134N	

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.



\*\*\*FOR TRADE USE\*\*\*

\*\* PAGE 1 OF 2 \*\*

Purchaser Initial

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:	METAL BLACK SINGLE COLLAR/WITH ALT PLAIN OAK GROOVED HANDRAIL SQUARE POSTS			
Main to top of Basement door Railing	METAL BLACK SINGLE COLLAR/WITH ALT PLAIN OAK GROOVED HANDRAIL SQUARE POSTS			
TRIM				
Casing/Baseboards	UP # 1 STEP			
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	WARM GREY	Master Ens.	WARM GREY	
Main/Upper Hall	WARM GREY	Main	NOTES	
Laundry	WARM GREY	Twin	WARM GREY	
Powder Room	WARM GREY	Ensuite # 2	WARM GREY	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT	
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Twin	STANDARD	STANDARD		
2nd Ensuite	STANDARD	STANDARD		
BASEMENT	NA			
Other	NA			
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		
<p>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</p> <p>Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs</p> <p>Purchaser has checked and acknowledged accuracy of colour and selections before signing.</p>				
SITE: INNISFIL	42-04-A WAYPOINT	LOT: 134N		
PURCHASER(S):	PETER EICHLER		 MAY 18/17	
HOME #/CELL #	416 527-2312		Purchaser Signature Date	
EMAIL:			Purchaser Signature Date	
DÉCOR NOTES		Purchaser Signature Date		
<p>***FOR TRADE USE***</p> <p>Any upgrades in the colour chart must be accompanied with a PES.</p> <p>It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.</p>		 DÉcor Consultant Signature Date MAY 23 2017		
<p>*** PAGE 2 OF 2 ***</p>		Vendor Signature Date		

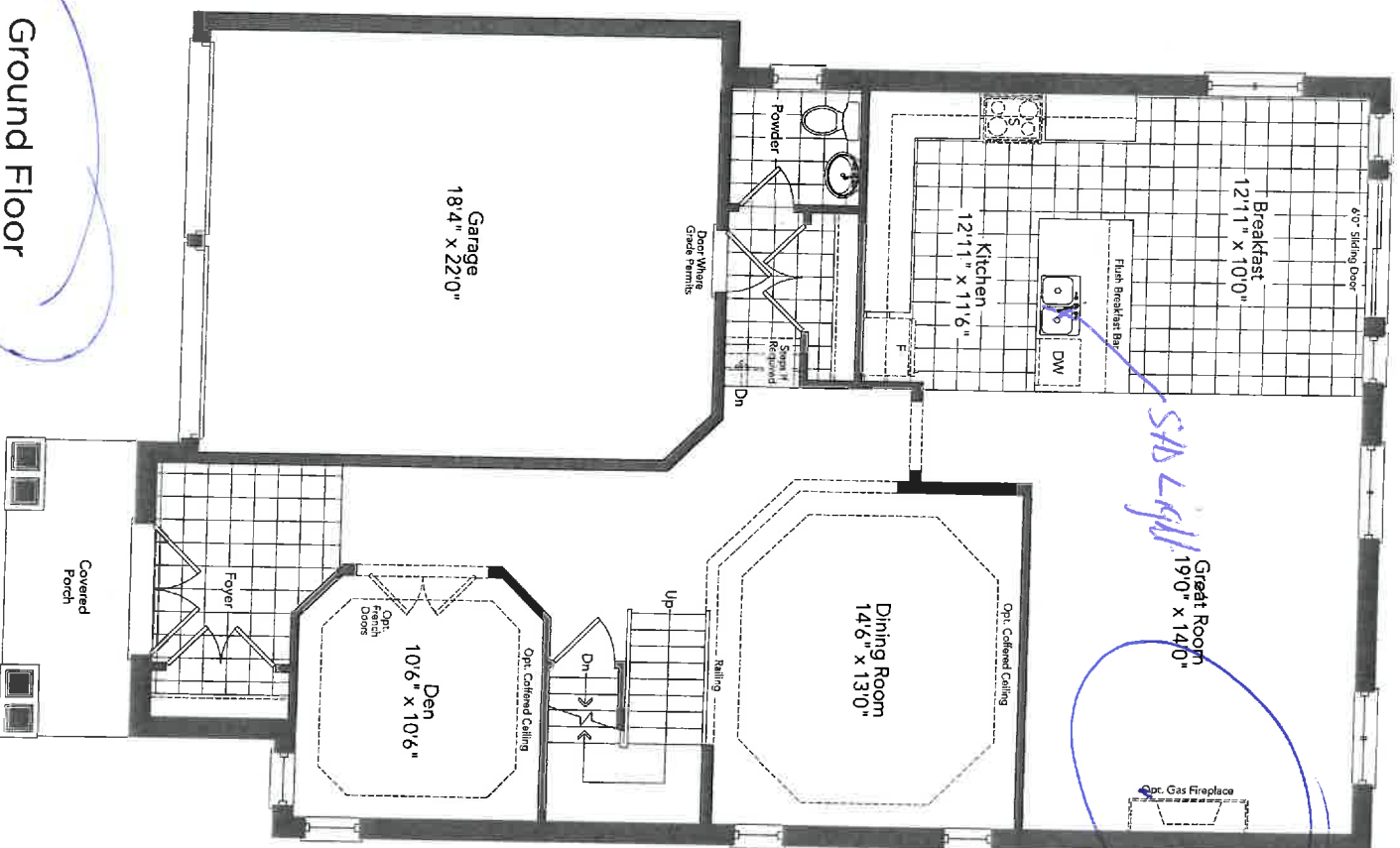


Elevation A 2994 sq.ft.

Elevation B 2965 sq.ft.

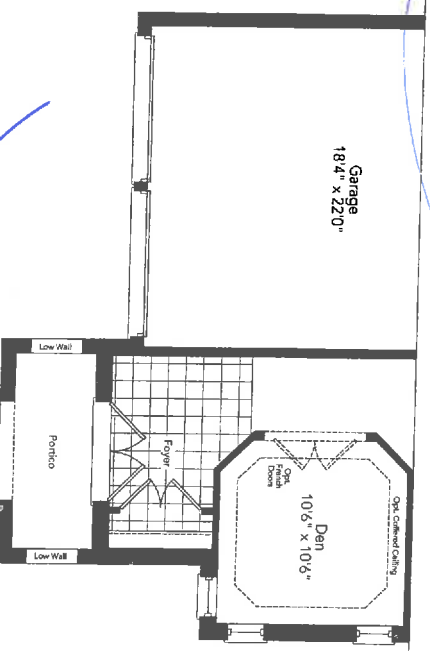
Lot 134 N

May 12/17



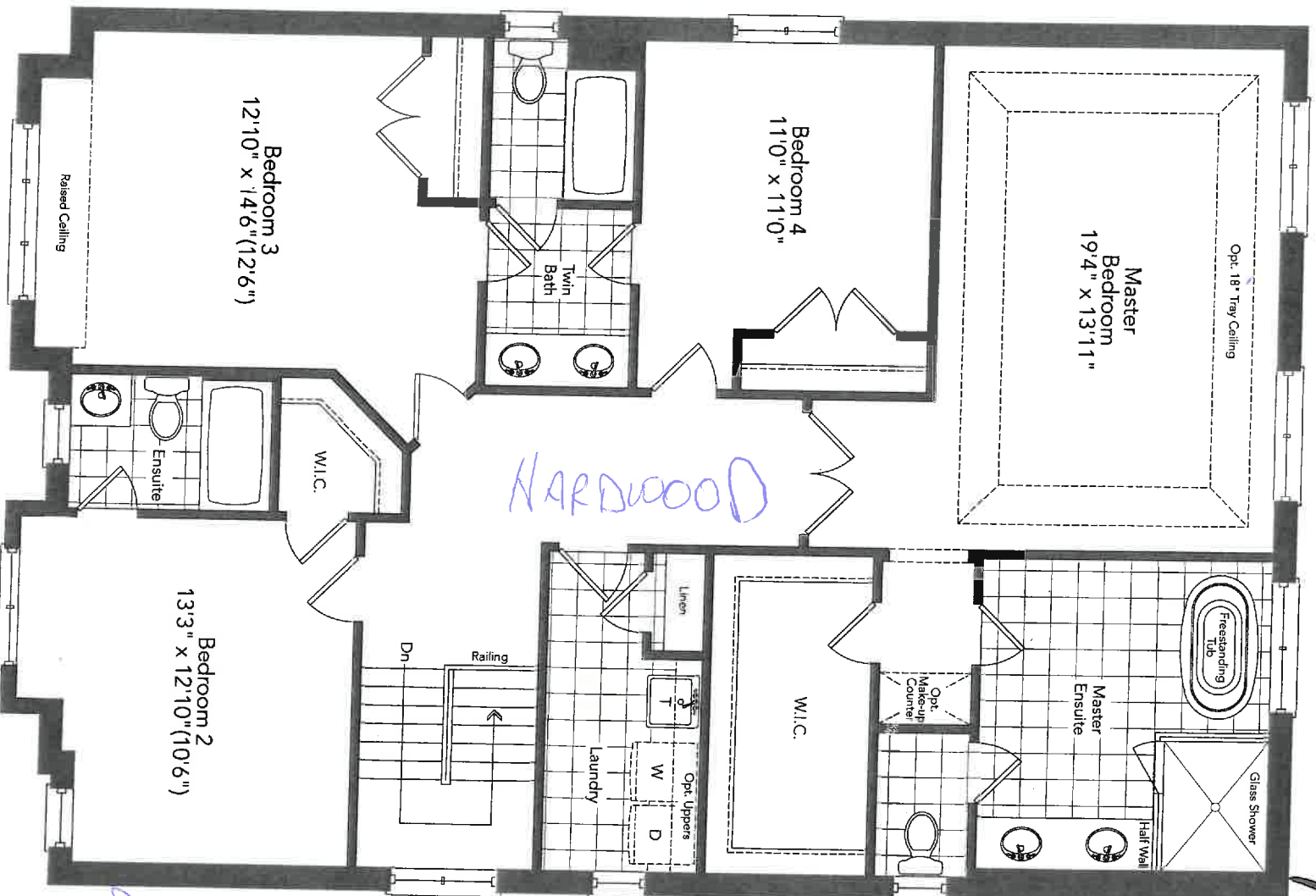
ADD  
Fireplace

Ground Floor  
Elevation A

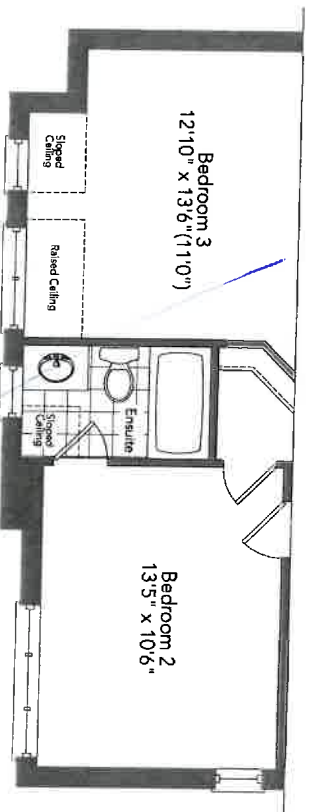


Partial Ground Floor  
Elevation B

Lot 134 N May 13/17



Second Floor  
Elevation A



Partial Second Floor  
Elevation B

May 18/17

no changes

Unfinished  
Basement

Post

Post

Low  
Headroom  
If Required

3-pc.  
Rough-In Bath

Low  
Headroom

Up

Unexcavated

Location Of  
Furnace/Hot Water Heater  
& Sump Pump May Vary

H

F

Cold  
Cellar

Basement  
Elevation A

Unexcavated

Location Of  
Furnace/Hot Water Heater  
& Sump Pump May Vary

H

F

Cold  
Cellar

~~Partial~~ Basement  
Elevation B

WAYPOINT 42-04

Lot 134N

**STANDARD CABINET HARDWARE**  
(New Image Kitchens)

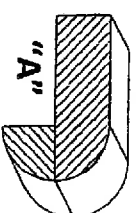
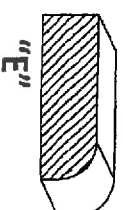
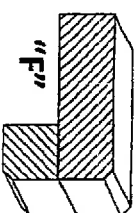
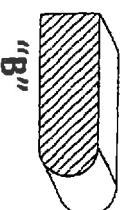
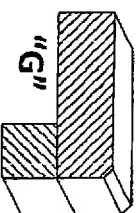
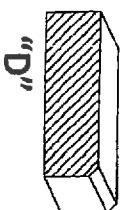
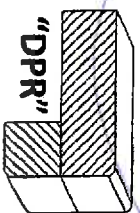
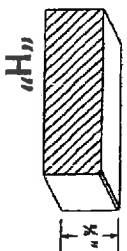
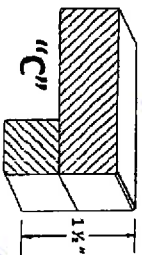


*for kitchen  
Backroom*

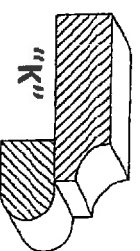
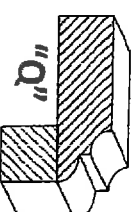
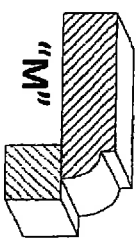
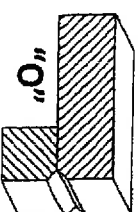
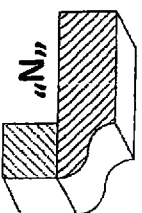
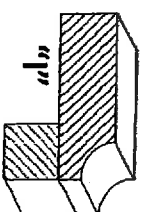
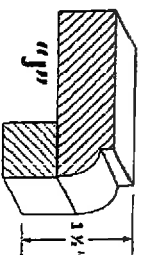
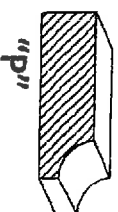
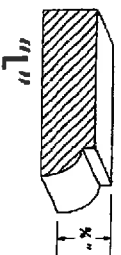
ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

*Becker*



UPGRADES



1342 INTERSECT  
LOT / SITE

*may 12/19*

PURCHASER SIGNATURE  
*[Signature]*



New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MGER

Revised:

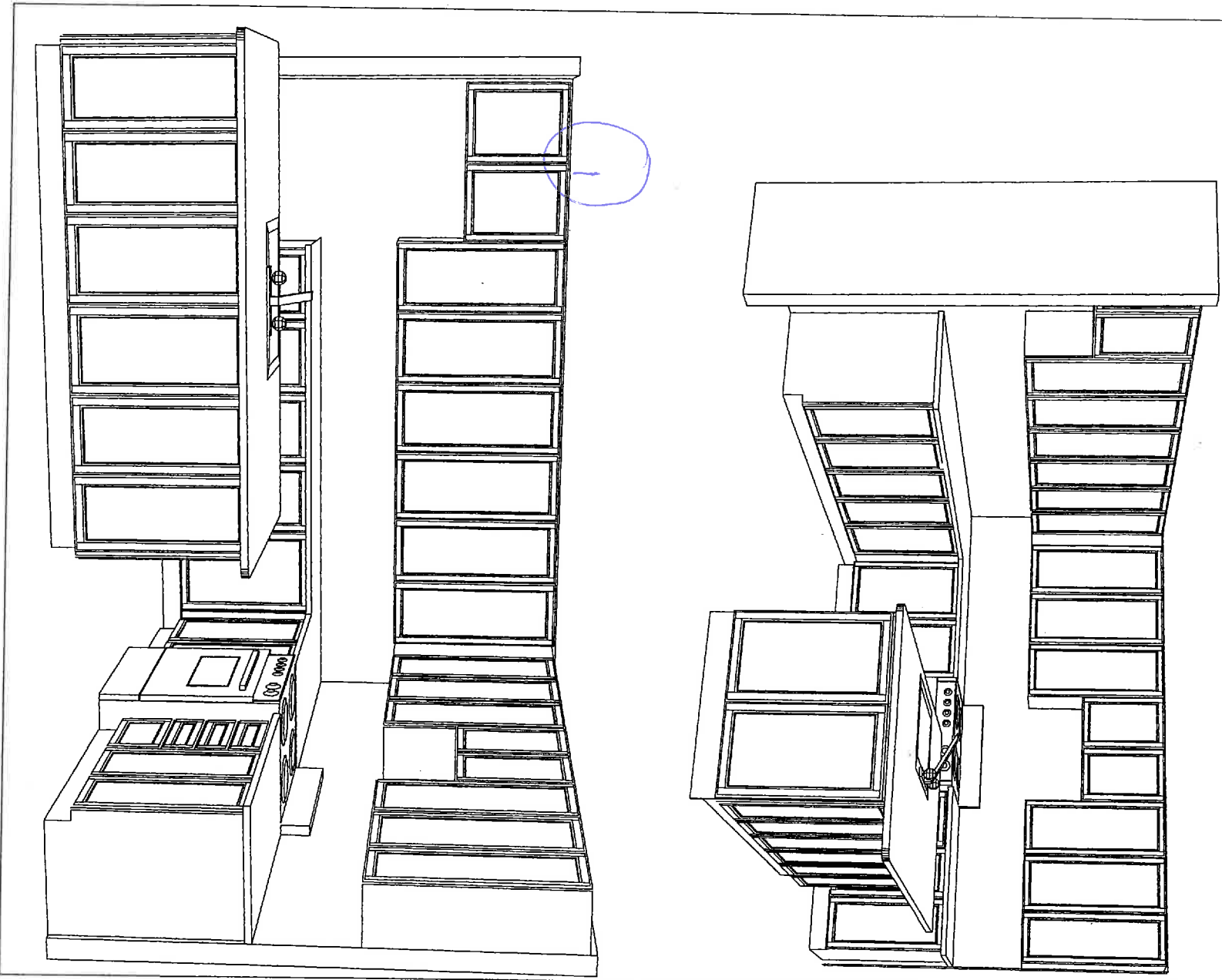
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-04

Lot 1342

May 18/17



1) 3/4" deep under oven & fridge with panels.

Rough in total. / no wood balance

Electrical.

## 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 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 or 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, TARION and/or the Builder in relation to the matter.

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

SITE

LOT

DATE

# APPLIANCE SPEC INFORMATION SHEET

STE & LOT: 106134N

DATE: May 18/17

SITING: ☐ Standard ☐ Reverse

## RANGE

- ☒ 30" (STD) ☐ 36" ☐ 48"
- ☐ GAS ☐ AMPS \_\_\_\_\_
- ☐ COOKTOP (APRON) ☐ AMPS \_\_\_\_\_
- ☐ COOKTOP (DROPIN) ☐ AMPS \_\_\_\_\_

## REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"
- ☐ BUILT IN FRIDGE
- ☐ WATERLINE REQUIRED
- ☐ PANELLED/INTEGRATED
- ☐ FLUSH INSET

## WALL OVENS

- ☐ 30" ☐ SINGLE ☐ AMPS \_\_\_\_\_
- ☐ DOUBLE ☐ AMPS \_\_\_\_\_
- ☐ STEAM OVEN ☐ AMPS \_\_\_\_\_
- ☐ WARMING-DRAWER ☐ AMPS \_\_\_\_\_

## MICROWAVES

- ☐ BUILT IN MICRO ☐ AMPS \_\_\_\_\_
- ☐ MICRO TRIM KIT ☐ MODEL \_\_\_\_\_
- ☐ OVER THE RANGE ☐ AMPS \_\_\_\_\_

## HOOD FANS

- ☒ CHIMNEY (CENTRE VENT) ☐ 6 INCH (STD)
- ☐ UNDER CABINET ☐ 8 INCH
- ☐ FLUSH INSET ☐ 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 [Signature] Date May 18/17

Purchaser Signature \_\_\_\_\_ Date \_\_\_\_\_