



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Taylor Favret and Patricia Favret

TEL: RES.: 905-859-0453

LOT / PHASE	HOUSE TYPE	PRINT DATE
138N / 2	MARINA (42-02) ELEV A	5-Jul-17

(817. 2ND FLE)

Ref#	Quantity - Description	Approved	Notes
3120	MASTER ENSUITE - FRAMELESS GLASS SHOWER IN LIEU OF STANDARD	05Jul17	
3121	UPG (2) HARDWOOD FLOOR ON MAIN FLOOR ONLY MAIN HALL, DINING ROOM AND GREAT ROOM	05Jul17	
3122	UPG (2) HARDWOOD ON 2ND FLOOR HALL WAY IN LIEU OF CARPET	05Jul17	
3123	STAIRCASE - STAIN STAIRCASE TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	05Jul17	
3124	ADD POT & PAN DRAWER IN THE KITCHEN (LOCATION AS PER SKETCH)	05Jul17	
3125	DELETE ALL WHITE CERAMIC ACCESSORIES	05Jul17	
3222	NO STRUCTURAL CHANGES	05Jul17	
4226	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	
4227	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	
4228	OPTIONAL 2ND FLOOR AS PER AGREEMENT OF PURCHASE AND SALE	05Jul17	

This Document is Extremely Time Sensitive - Printed 5 Jul 17 at 10:47

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERRA PVC -WHITE	H800BC	STD BIANCO SARDO	C		
Island	STD SIERRA 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	H500P	CALCUTTA MARBLE-4925K-07	STD		
Powder Room	N/A					
Laundry	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALENA ICE 13 X 13				Met	
Powder Room	MALENA ICE 13 X 13					
Mud Room	MALENA ICE 13 X 13					
Main Hall	N/A					
Kitchen Floor	MALENA ICE 13 X 13					
Breakfast Floor	MALENA ICE 13 X 13					
Kitchen Bk Splash	N/A					
Laundry (2nd Floor)	MALENA ICE 13 X 13				Met	
Mstr Ensuite Floor	MALENA CARBON 13 X 13					
Mstr Ensuite Shower	MELENA ICE 8 X 10					
Mstr Ens Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARA				BIANCO CARRARA	
Main Bath Floor	MELENA CARBON 13 X 13					
Main Bath Tub Wall	MELENA CARBON 8 X 10				BIANCO CARRARA	
HARDWOOD / CARPET						
Dining Room	UPG (2) 3" - 1/4" OAK HARDWOOD ANTIQUE BROWN - SAWN					
Great Room	UPG (2) 3" - 1/4" OAK HARDWOOD ANTIQUE BROWN - SAWN					
Kitchen * (Waiver)	N/A					
Main Foyer * (Waiver)	N/A					
Main Hall	UPG (2) 3" - 1/4" OAK HARDWOOD ANTIQUE BROWN - SAWN					
Upper Hall	UPG (2) 3" - 1/4" OAK HARDWOOD ANTIQUE BROWN - SAWN					
Master Bedroom	STD- OPENING NIGHT CARPET - T20					
Bedroom 2	STD- OPENING NIGHT CARPET - T20					
Bedroom 3	STD- OPENING NIGHT CARPET - T20					
Bedroom 4	STD- OPENING NIGHT CARPET - T20					
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			SITE & LOT		
	****FOR TRADE USE****			INNISFIL		138N

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:

White Paint Req'd

Main to 2nd Railing Details:

Main to Basement Railing Details:

STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE

N/A

STANDARD

STANDARD

TRIM

Casing/Baseboards

Interior Doors

Interior Door Hardware

Exterior Door Hardware

STANDARD

STANDARD

STANDARD

STANDARD

PAINT

Kitchen/Breakfast

Dining Room

Great room

Main/Upper Hall

Laundry

Powder Room

WARM GREY

WARM GREY

WARM GREY

WARM GREY

WARM GREY

WARM GREY

Master Beds

Bedroom 2

Bedroom 3

Bedroom 4

Master Ens.

Main Bath

WARM GREY

WARM GREY

WARM GREY

WARM GREY

WARM GREY

WARM GREY

PLUMBING- UPGRADES TO BE DETAILED ON PES

Kitchen

Powder Room

Master Ensuite

Main Bath

FIXTURES

STANDARD

STANDARD

STANDARD

STANDARD

FAUCETS

STANDARD

STANDARD

STANDARD

NOTES

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

WATERLINE to Fridge

Hood Fan Venting SIZE

ELECTRICAL for Built-in Oven

ELECTRICAL for Built-in Micro / OTR

ELECTRICAL for Gas Stove / Cooktop

ELECTRICAL for Bar Fridge

NO

NO

Yes 6"

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

BUILDERS STANDARD

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: OPT.2ND FLOOR

INNISFIL

LOT: 138N

PURCHASER(S):

HOME #/CELL #

EMAIL:

TAYLOR FAVRET

PATRICIA FAVRET

905-859-0453

patricia.favret86@gmail.com/taylor.favret@gmail.com

DÉCOR NOTES

Purchaser Signature

Décor Consultant Signature

Vendor Signature

May 18, 2017

May 18, 2017

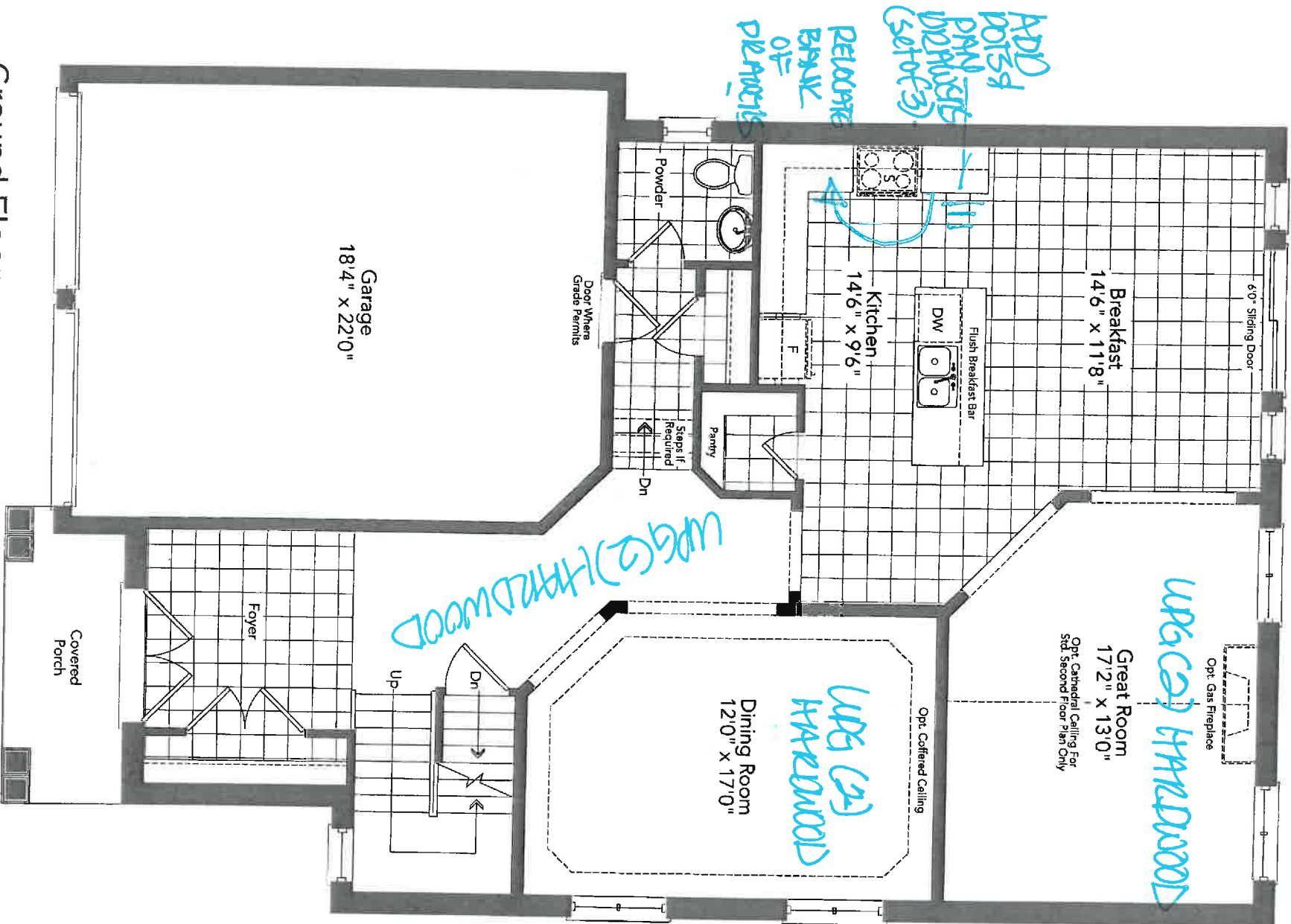
MAY 29 2017

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

ZANCOR HOMES

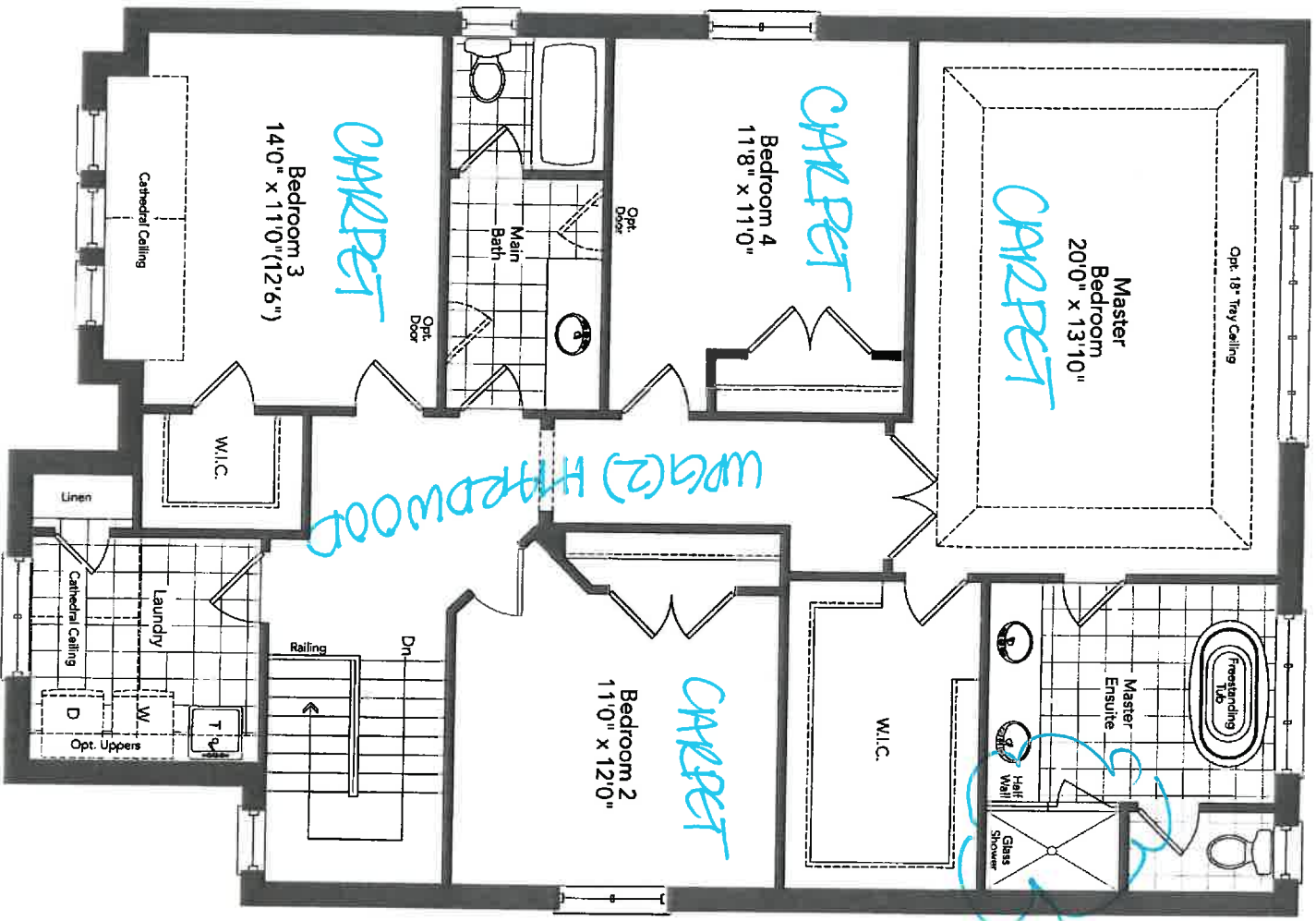


*STAND
STAIR
CASE
AS CLOSE
AS
POSSIBLE

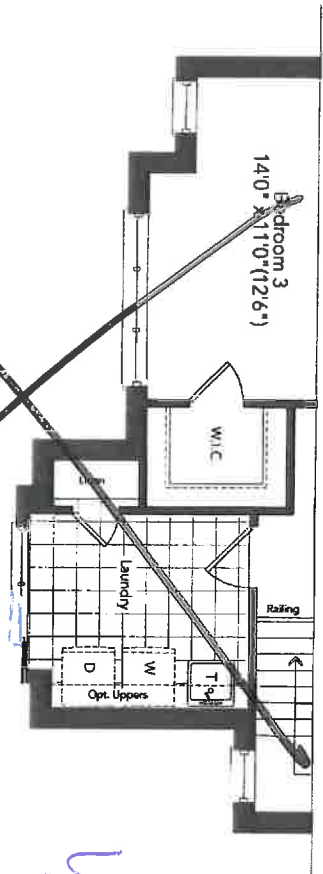
Ground Floor
Elevation A

LOT 138N
1N41S71L

MARINA 42-02



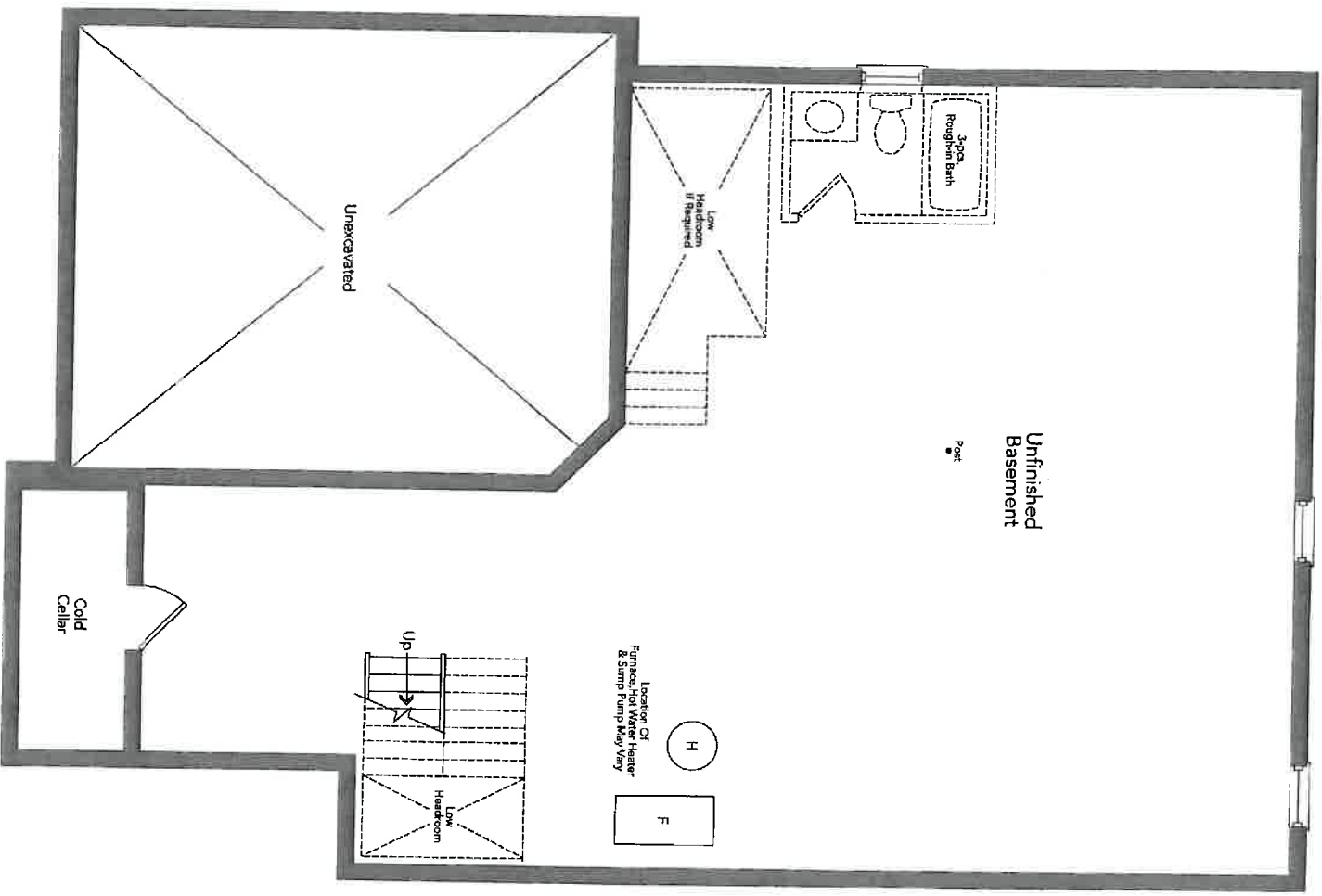
Optional Second
Floor Plan
Elevation A



Partial Optional Second Floor Plan
Elevation B

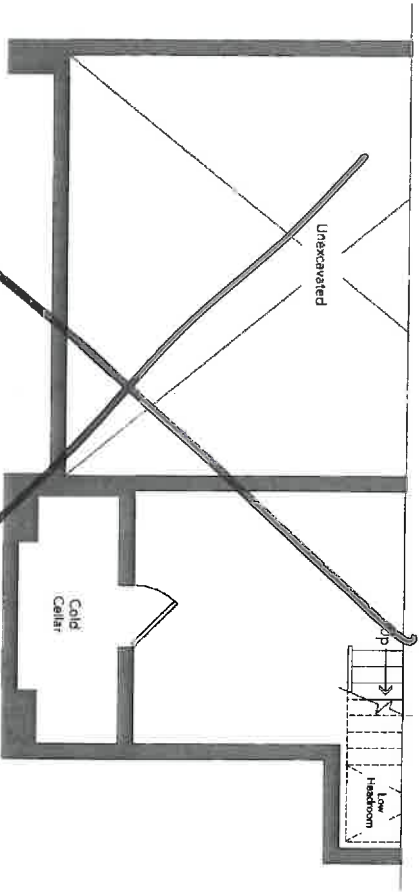
MARINA 42-02

LOT 138X1
14415FL
P4
45



Basement
Elevation A

①4 ②f
LOT 132N
14N157L

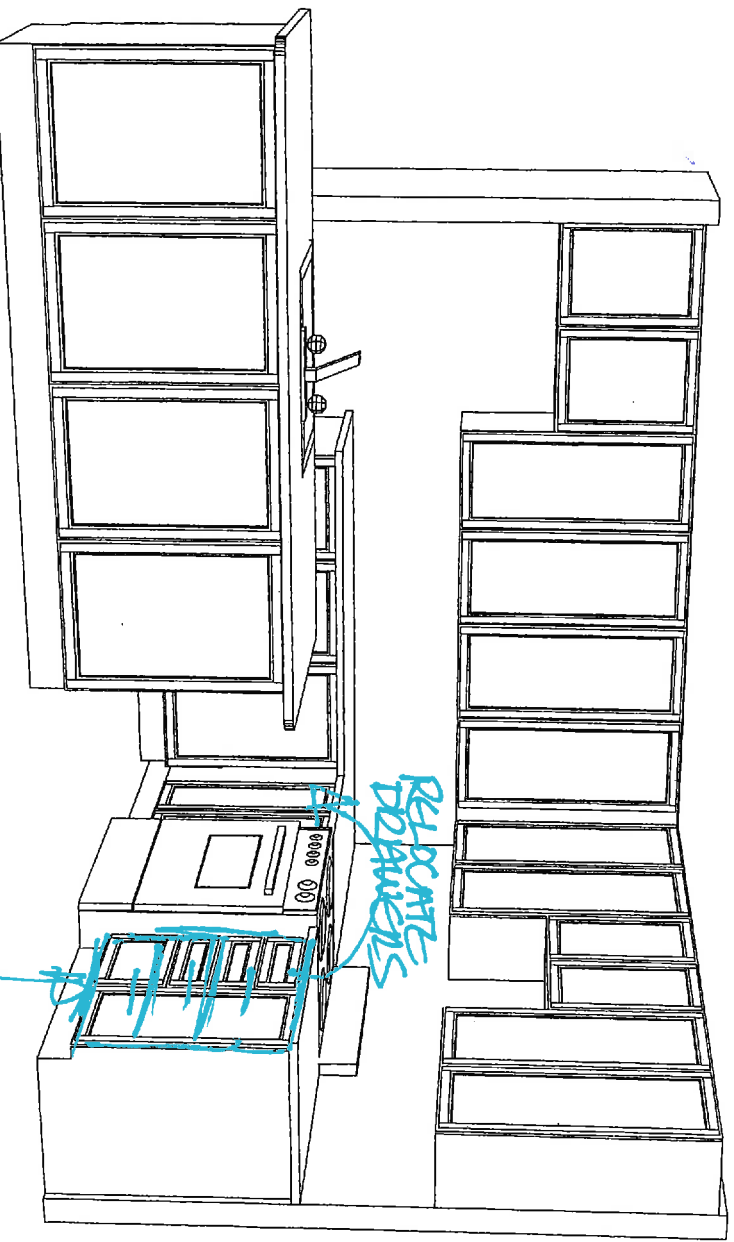
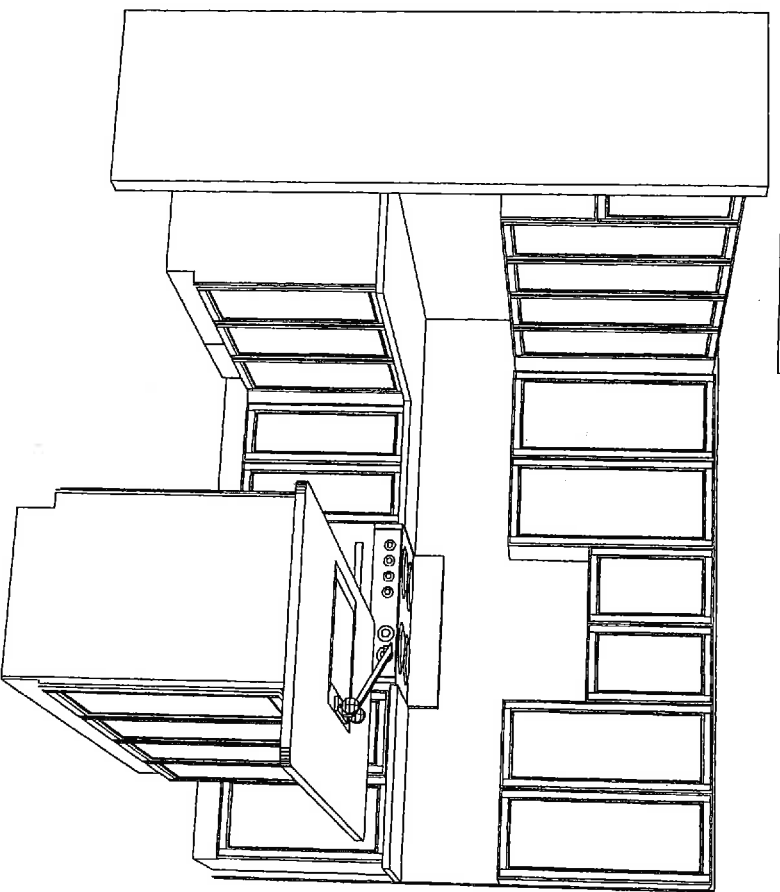


Partial Basement
Elevation B

MARINA 42-02

New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by:	MGER
Date: 24/02/17		Revised:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

MODEL: 42-02



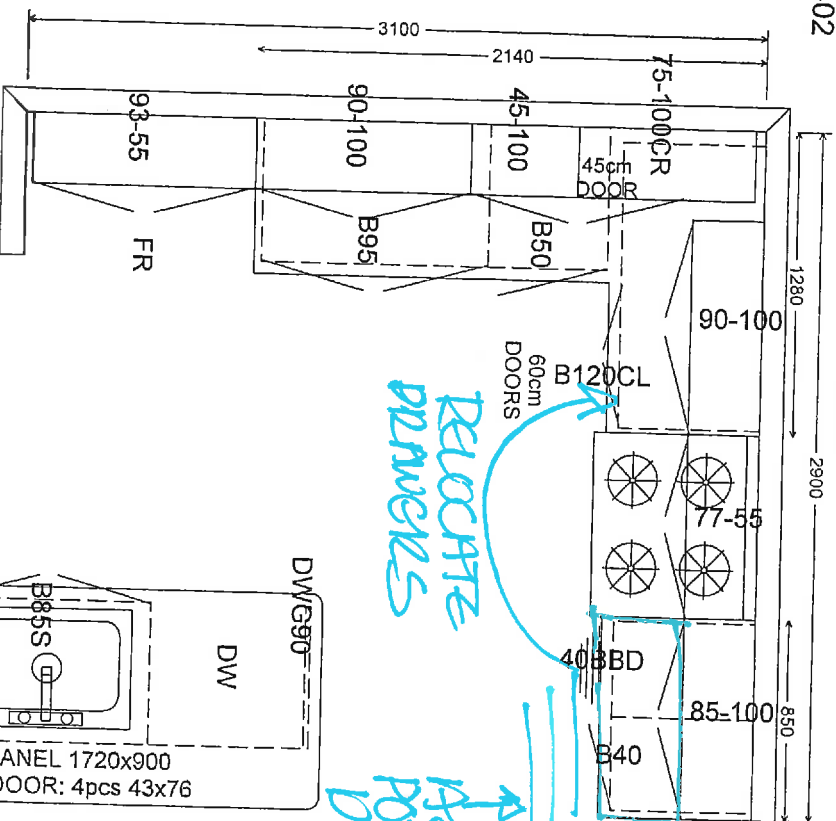
LOT 138N
INNISFIL.

PA

df

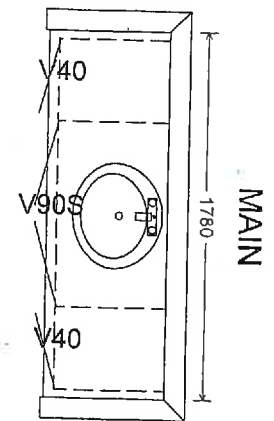
ADD
POTS & PAN DRAWERS
(SET OF 3).

MODEL: 42-02

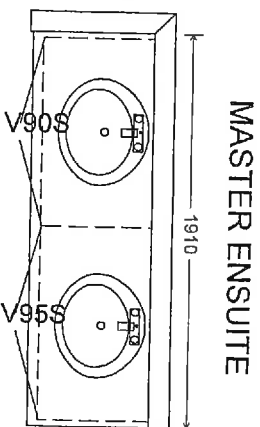


DELICATE
DRAWINGS

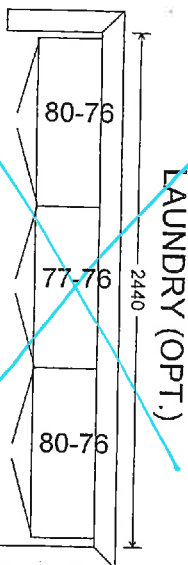
ADD
POTS & PAN
DRAWERS
(SET 4 = 3)



MAIN



MASTER ENSUITE



LAUNDRY (OPT.)

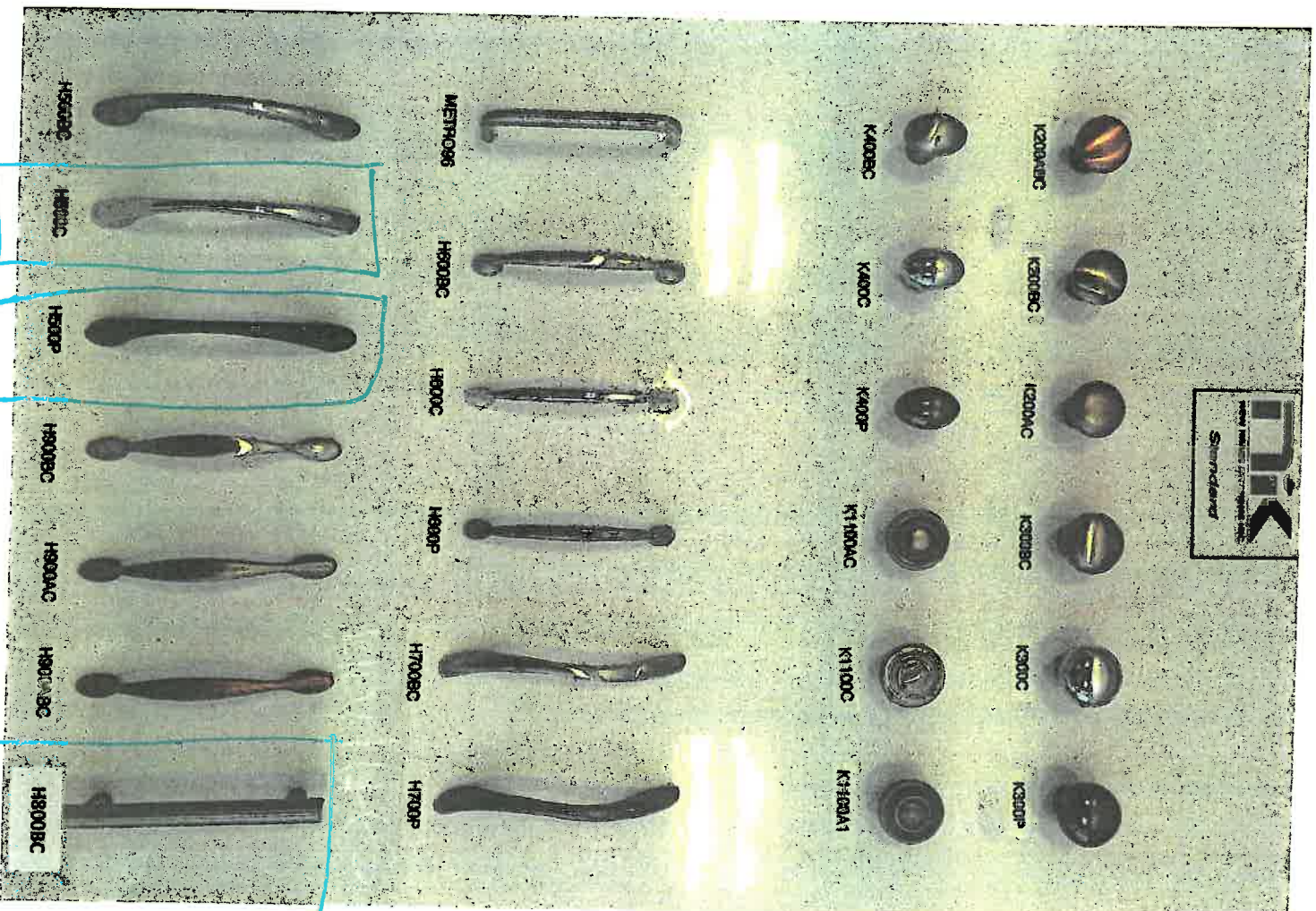
MOT 1307
MKT 15H1L

10

7

STANDARD CABINET HARDWARE

(New Image Kitchens)



Master
Gruitz

main
pattern.

Kitchen/
bureau.

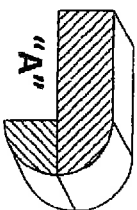
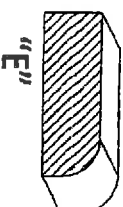
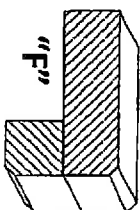
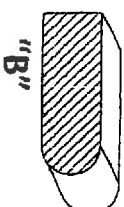
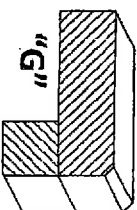
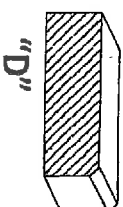
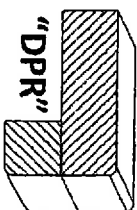
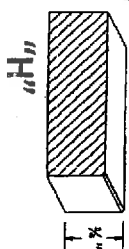
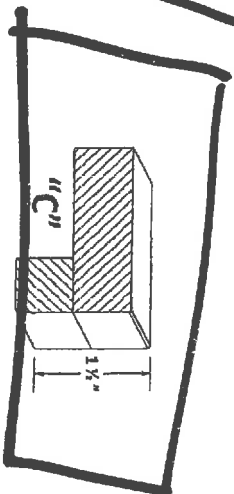
14. 11.
LOT 138N
INNSFIL.

ZANCOR HOMES

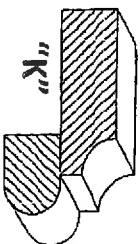
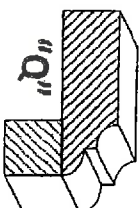
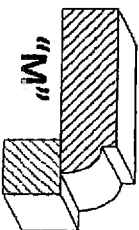
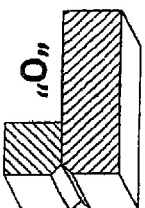
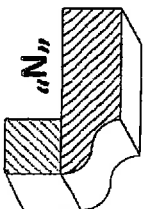
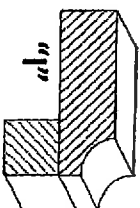
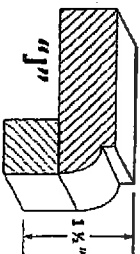
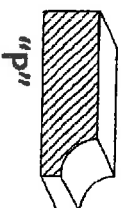
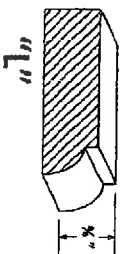
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

KITCHEN /
ISLANDS



UPGRADES



LOT / SITE

1384
NUNSFIL

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 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 14145FL

LOT WT-138N

DATE MAY 18 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1K115F1L LOT 138N

DATE:

MAY 18. 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

☐ 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

PA

Date

MAY 18 2017

Purchaser Signature

TF

Date

MAY 18 2017