



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: VINCENZO OPEDISANO

TEL. RES.: 416-991-9955

LOT / PHASE	HOUSE TYPE	PRINT DATE
178 / 1	MASTHEAD (42-06) ELEV B	16-May-17

Ref#	Quantity - Description	Approved	Notes
2275	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	
2276	BONUS: Air Conditioning (42ft and 50ft lots ONLY) 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by ¾ inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs	03May17	
2277	NO STRUCTURAL CHANGES	03May17	
3019	FIREPLACE - 36 INCH GAS FIREPLACE B36NTRE WITH STANDARD MANTLE **WILL COME INTO THE ROOM	16May17	
3020	SMOOTH CEILINGS ON MAIN AND SECOND FLOOR	16May17	
3021	STAIN OAK STAIRS, POSTS, HANDRAIL, RISERS, TREADS, STRINGERS ***PAINT PICKETS WHITE	16May17	
3022	ELECTRCIAL - LED POTLIGHTS (6) IN FAMILY ROOM ON SEP SWITCH, STD LIGHT TO REMAIN	16May17	
3023	ELECTRCIAL - LED POTLIGHTS (5) IN KITCHEN ON SEP SWITC, STD LIGHT TO BE INSTALLED OVER ISLAND	16May17	
3024	ELECTRCIAL - LED POTLIGHTS (4) IN DINING ROOM ON SEP SWITCH, STD LIGHT TO REMAIN	16May17	
3025	ELECTRCIAL - CAPPED LIGHT ABOVE KITCHEN ISLAND TO BE SPACED EVENLY WITH STD LIGHT	16May17	
3026	ELECTRICAL - ROUGH IN ONLY WITH SWITCH FOR FUTURE LIGHT VALANCE	16May17	
3027	TILES - UPGRADE 4 IN FOYER, POWDER, KITCHEN BREAKFAST, LAUNDRY **INSTALL 1/4 BRICK	16May17	
3028	TILES - MASTER ENSUITE - UPGRADE 5 ON FLOOR AND SHOWER WALLS **INSTALL 1/4 BRICK, HORIZONTAL ON SHOWER WALLS	16May17	
3029	TILES - MASTER ENSUITE - UPGRADE SHOWER FLOOR	16May17	
3030	TILES - TWIN BATH - UPGRADE 4 ON FLOOR, UPGRADE 5 ON WALL **HORIZONTAL STACKED	16May17	
3031	TILES - ENSUITE 2 - UPGRADE 5 ON FLOOR & WALL **HORIZONTAL STACKED	16May17	
3032	HARDWOOD - UPGRADE 3 IN KIDS PLAYROOM, DINING ROOM, GREAT ROOM AND DEN	16May17	
3033	HARDWOOD - UPPER HALL - UPGRADE 3 IN LIEU OF CARPET	16May17	
3034	CARPET - UPGRADE 1 IN ALL BEDROOMS	16May17	
3035	RAILINGS - UPGRADE 3 ***PAINT GRADE PICKETS	16May17	
3036	TRIM - UPGRADE 1 CASING & BASEBOARD **STEP STYLE	16May17	
3037	CABINETRY - MASTER ENSUITE - UPGRADE 1	16May17	



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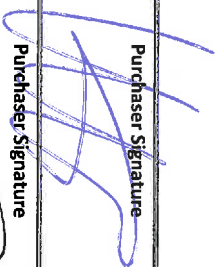
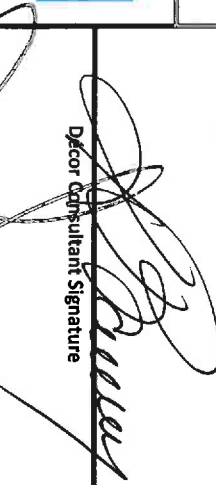
Ref#	Quantity	Description	Approved	Notes
3038		CABINETRY - TWIN BATH UPGRADE 1	16May17	
3039		CABINETRY - ENSUITE 2 UPGRADE 2	16May17	
3040		CABINETRY - DO NOT INSTALL ANY CABINET HARDWARE IN MASTER, TWIN AND ENSUITE 2 **NO LOOSE HARDWARE	16May17	
3041		FRAMELESS GLASS SHOWER IN MASTER ENSUITE	16May17	
3042		DELETE ALL CERAMIC ACCESSORIES	16May17	
3043		DELETE ALL MIRRORS IN BATHROOMS	16May17	

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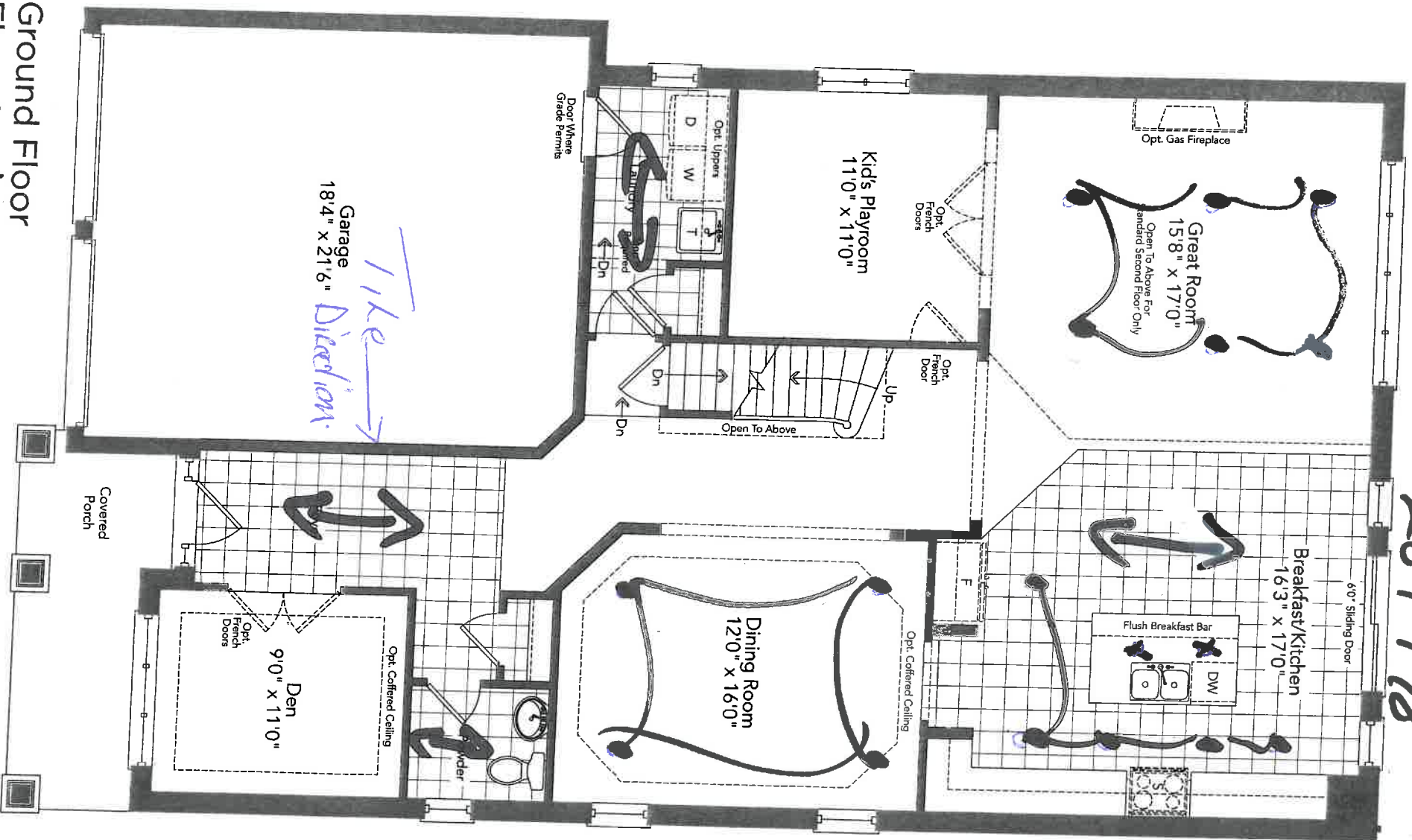
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC TUXEDO	H 800 BC	UBA TUBA	C		
Island	SHAKER PVC TUXEDO	H 800 BC	UBA TUBA	C		
Servery	NA					
Master Ensuite	SIERRA MAPLE TIMBER GREY (1)	NO HOLE	FROSTY WHITE 1573-60			
Main	NA					
Twin	SIERRA MAPLE TIMBER GREY (1)	NO HOLE	FROSTY WHITE 1573-60			
Ensuite #2	ALGONQUIN MDF STONE (2)	NO HOLE	FROSTY WHITE 1573-60			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	WOOD SMOKE 12 X 24 INSTALL 1/4 BRICK UP # 4					
Basement Foyer	NA					
Powder Room	WOOD SMOKE 12 X 24 INSTALL 1/4 BRICK UP # 4					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	WOOD SMOKE 12 X 24 INSTALL 1/4 BRICK UP # 4					
Breakfast Floor	WOOD SMOKE 12 X 24 INSTALL 1/4 BRICK UP # 4					
Kitchen Bk.Splash	NA					
Laundry	WOOD SMOKE 12 X 24 INSTALL 1/4 BRICK UP # 4					
Mstr Ensuite Floor	STONE RAIN MATT TAUPE 12 X 24 INSTALL 1/4 BRICK (5)			PER ROY		
Mstr Ensuite Shower	STONE RAIN MATT TAUPE 12 X 24 INSTALL HORIZONTAL 1/4 BRICK (5)	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 EMPERADOR GREY MARBLE MOSAIC POLISHED					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	GEORGETTE DARK 12 X 24 INSTALL STACKED UP # 4			PER ROY		
Twin Ensuite Tub Wall	LUMINA LINE 10 X 30 INSTALL HORIZONTAL UP # 5		NA			
Ensuite #2 Bath Floor	ROMA PETRA 12 X 24 INSTALL STACKED UP # 5			PER ROY		
Ensuite #2 Bath Wall	LUMINA DIAMOND 10 X 30 INSTALL HORIZONTAL STACKED UP # 5	NA				
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Kids Playroom	VINTAGE SOLID SAWN OAK SELECT V PEARL 3 1/4" GOTHAM UP # 3					
Dining Room	VINTAGE SOLID SAWN OAK SELECT V PEARL 3 1/4" GOTHAM UP # 3					
Great Room	VINTAGE SOLID SAWN OAK SELECT V PEARL 3 1/4" GOTHAM UP # 3					
Den	VINTAGE SOLID SAWN OAK SELECT V PEARL 3 1/4" GOTHAM UP # 3					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall by Stairs	VINTAGE SOLID SAWN OAK SELECT V PEARL 3 1/4" GOTHAM UP # 3					
Upper Hall	VINTAGE SOLID SAWN OAK SELECT V PEARL 3 1/4" GOTHAM UP # 3					
Master Bedroom	CITYVIEW GRECIAN # 713 UP # 1					
Bedroom 2	CITYVIEW GRECIAN # 713 UP # 1					
Bedroom 3	CITYVIEW GRECIAN # 713 UP # 1					
Bedroom 4	CITYVIEW GRECIAN # 713 UP # 1					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF8	
MIRRORS & ACCESSORIES						
Mirrors	DELETE ALL	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL	location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL 178		
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

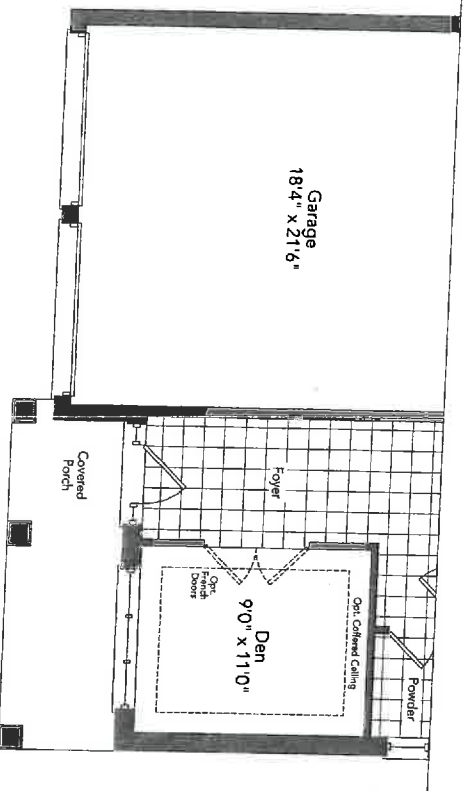
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN OAK STAIRS TO MATCH GOTHAM		
White Paint Req'd	PAINT PICKETS WHITE		
Main to 2nd Railing Details:	OAK --2 RINGS (NO FLUTES) GROOVED OAK HANDRAIL MATCHING POSTS UP # 3		
Main to Basement Railing Details:	NA		
TRIM			
Casing/Baseboards	UP# 1 STEP		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Kids Playroom	WARM GREY	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	Ensuite # 2	WARM GREY
Laundry	WARM GREY	Twin	
Powder Room	WARM GREY	Basement	NA
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			
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 \$5000 administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE: INNISFIL	42-06-B MASTHEAD	LOT: 178	
PURCHASER(S):	VINCENZO OPEDISANO		
HOME #/CELL #	416 991 9955		
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.			
*** PAGE 2 OF 2 ***		 Purchaser Signature Date MAY 14/17	
		 DÉCOR CONSULTANT Signature Date MAY 12 2017	
		Vendor Signature Date	

Lot 178
m44
14



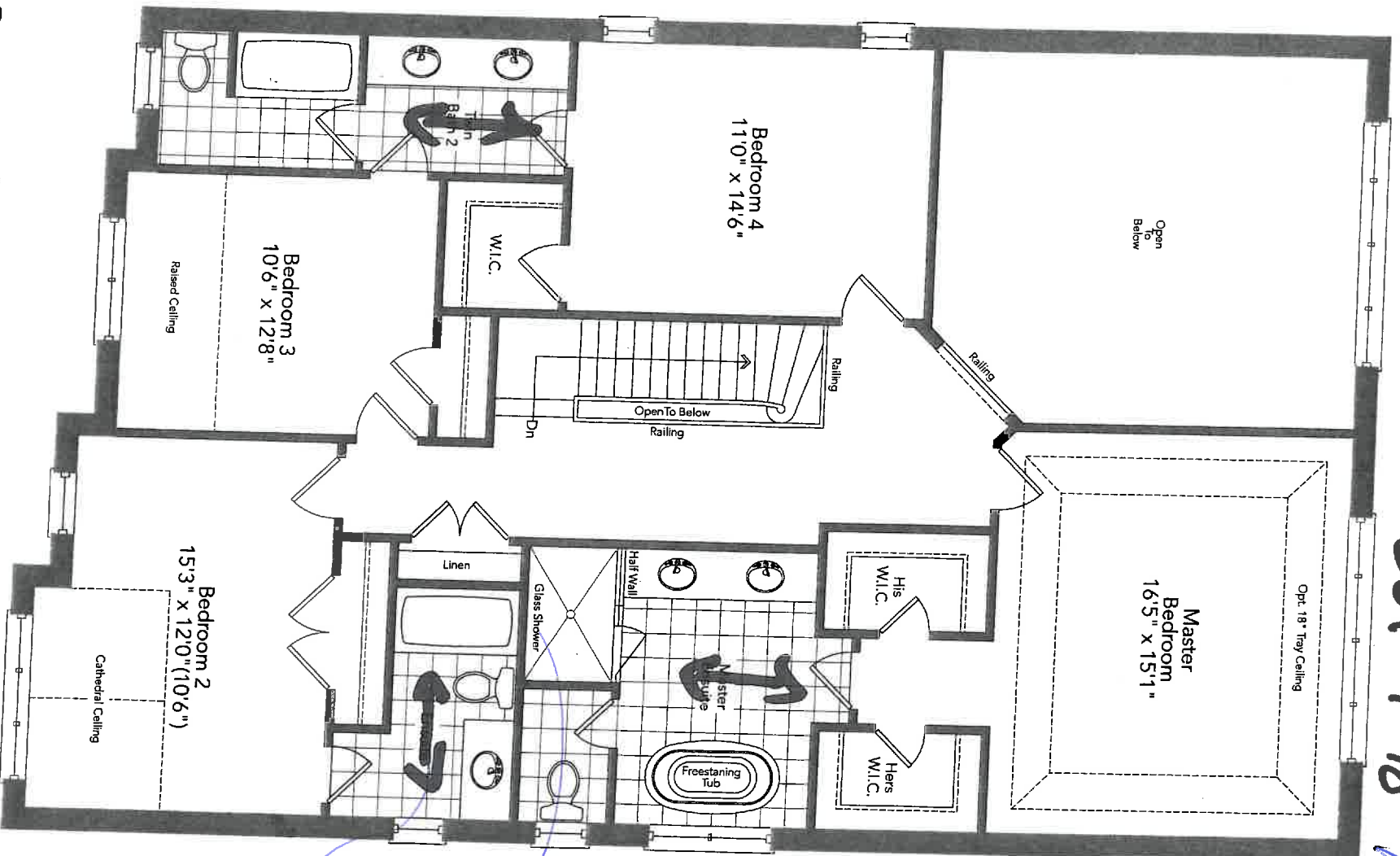
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Ground Floor
Elevation A

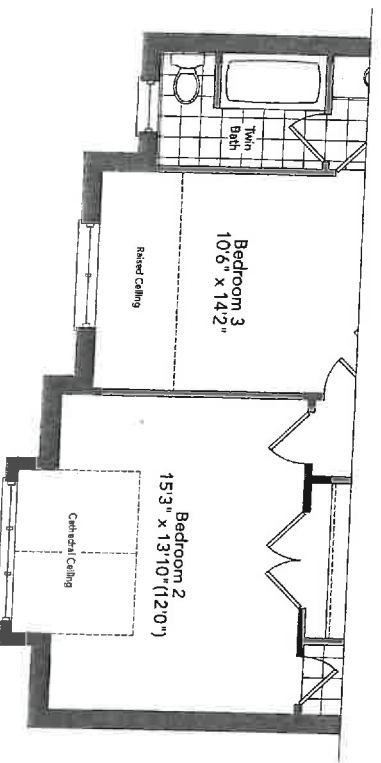


Partial Ground Floor
Elevation B

Lot 178 Mary 1/3



Second Floor
Elevation A

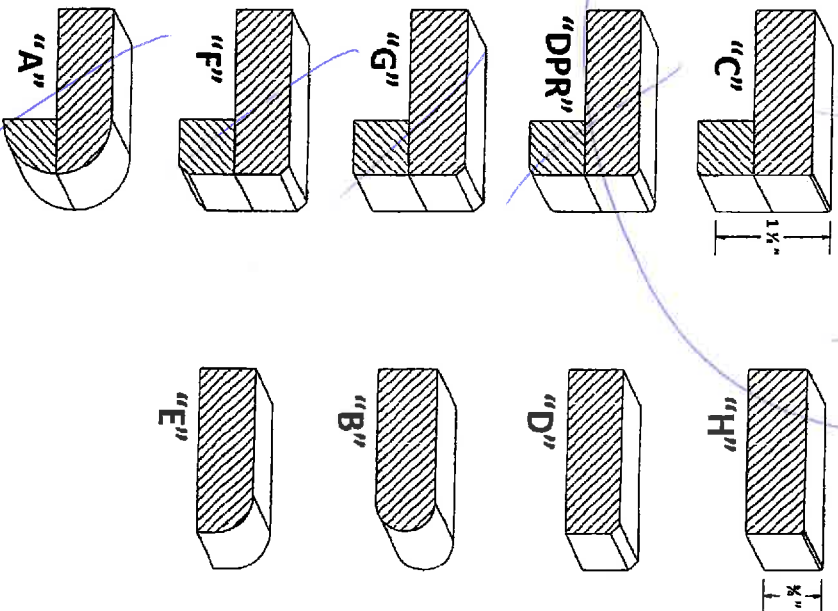


Partial Second Floor
Elevation B

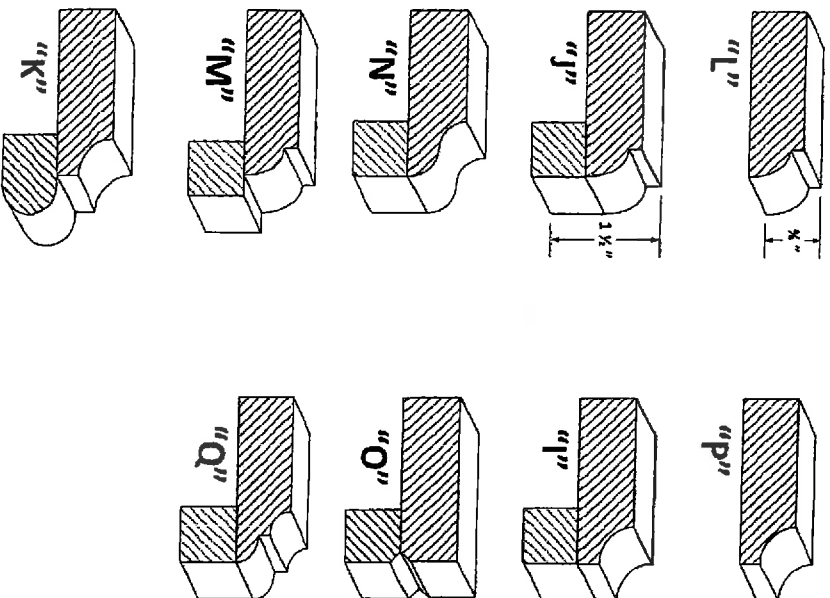
MASTHEAD 42-06

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

178 JACOBI
MM/4/17

PURCHASER SIGNATURE

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MGER

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-06

Lot 178

image 3/12

Shawano



Handwritten notes in blue ink, including a large stylized 'B' and some illegible scribbles.

INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD 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 FLOORING: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, 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 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

THUISSEL

178

MAY 4, 12

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Jannisfil
605128

DATE:

22/09/4/17

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

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 _____