



CONSTRUCTION SUMMARY

PURCHASER: Andrew David Jackson

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

TEL: RES: 647-215-2343

LOT / PHASE	HOUSE TYPE	PRINT DATE
127N / 2	MAINSTAY (42-01) ELEV B	15-Aug-17

Ref#	Quantity - Description	Approved	Notes
3796	NO STRUCTURAL CHANGES	28Jun17	
4025	SMOOTH CEILINGS ON MAIN FLOOR ONLY	15Aug17	
4026	UPG (1) 1"-5"//6 SQUARE OAK PICKET, 2"1/2" OVAL OAK HANDRAIL, 2"-3/4" SQUARE OAK POST IN LIEU OF STANDARD	15Aug17	
4027	STAINING OF THE STAIRS TO MATCH AS CLOSE AS POSSIBLE	15Aug17	
4030	UPG (1) U-LOC OAK HARDWOOD PEAL GRYPHON IN THE GREAT ROOM, MAIN HALL AND DEN	15Aug17	
4031	KITCHEN / ISLAND COUNTERTOP UPGRADE (1) CENIZA COMPAC QUARTZ IN LIEU OF STANDARD GRAINTE	15Aug17	
4032	DELETE ALL ACCESSORIES	15Aug17	
4033	UPPER HALL UPG (1) 4"-1/4" U-LOC OAK HARDWOOD PEARL GRYPHON IN LIEU OF CARPET	15Aug17	
4034	NO STRUCTURAL CHANGES	15Aug17	
4128	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	28Jun17	
4129	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	28Jun17	

This Document is Extremely Time Sensitive - Printed 15 Aug 17 at 15:42

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERRA PVC -WHITE	H800BC	UPG(1) CINIZA COMPAC QUARTZ	C		
Island	STD SIERRA PVC -WHITE	H800BC	UPG(1) CINIZA COMPAC QUARTZ	C		
Master Ensuite	STD 400 SERIES PVC -WHITE	H500C	PORTICAL MARBLE-7735-58	STD		
Main	STD 400 SERIES PVC -WHITE	H500C	PORTICAL MARBLE-7735-58	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO CINZ 13 X 13					
Powder Room	GRECO CINZ 13 X 13					
Mud Room	GRECO CINZ 13 X 13					
Kitchen Floor	GRECO CINZ 13 X 13					
Breakfast Floor	GRECO CINZ 13 X 13					
Laundry (2ND FLOOR)	RUSTIC GREY 13 X 13					
Mstr Ensuite Floor	MALENA ICE 13 13					
Mstr Ensuite Shower	MELENA ICE 8 X 10					
Mstr Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARA		BIANCO CARRARA			
Main Bath Floor	RUSTIC GREY 13 X 13					
Main Bath Tub Wall	METRO WHITE 8 X 10		BIANCO CARRARA			
HARDWOOD / CARPET						
Great Room	UPG (1) 4"-1/4" U-LOC OAK HARDWOOD PEARL GRYPON					
Den	UPG (1) 4"-1/4" U-LOC OAK HARDWOOD PEARL GRYPON					
Kitchen * (Waiver)	N/A					
Main Foyer * (Waiver)	N/A					
Main Hall	UPG (1) 4"-1/4" U-LOC OAK HARDWOOD PEARL GRYPON					
Upper Hall	UPG (1) 4"-1/4" U-LOC OAK HARDWOOD PEARL GRYPON					
Master Bedroom	STD-OPENING NIGHT CARPET -120					
Bedroom 2	STD-OPENING NIGHT CARPET -120					
Bedroom 3	STD-OPENING NIGHT CARPET -120					
Carpet Underpad	STANDARD UNDERPAD					
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 ACCESSORIES	Location				
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL	120N	

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.

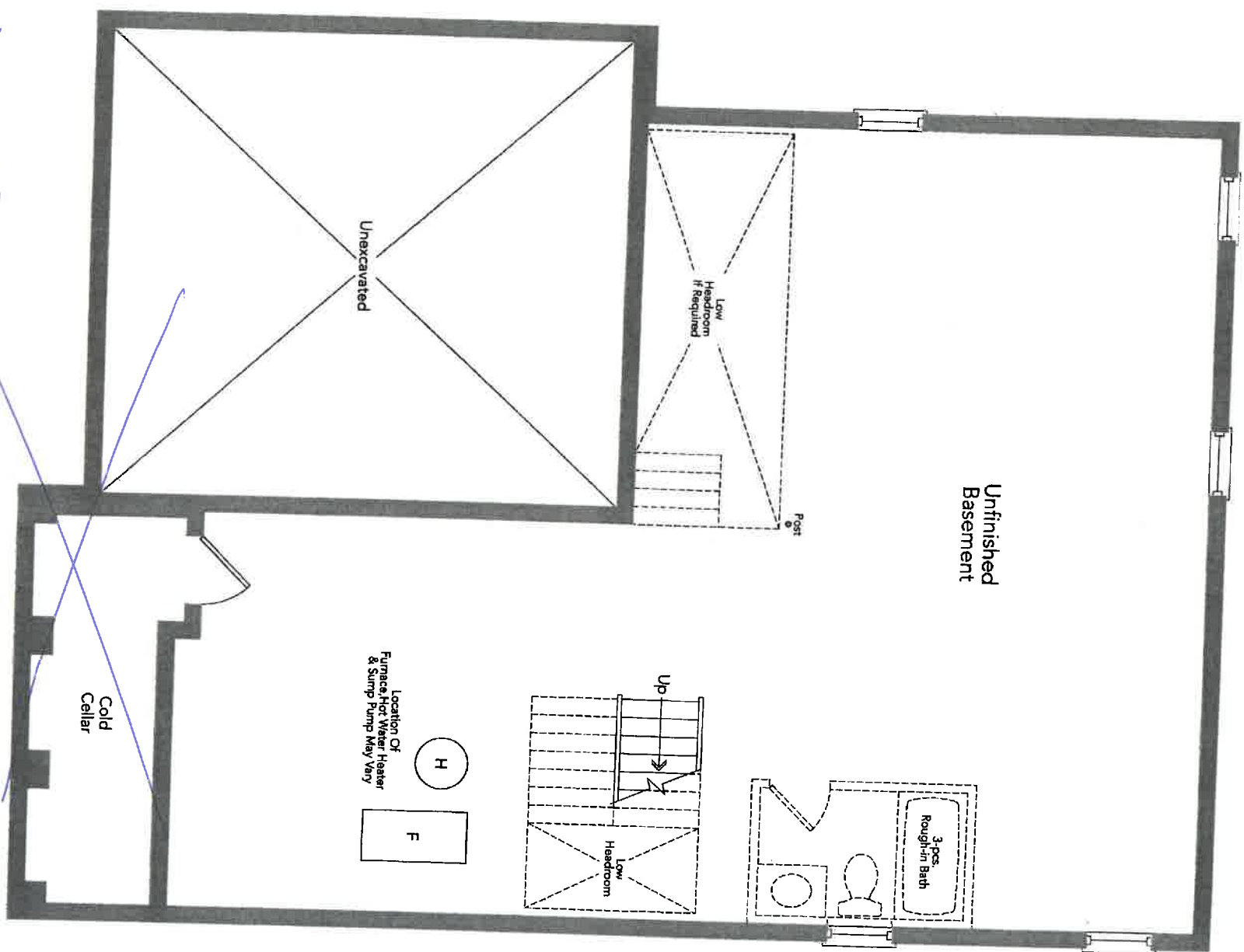
** PAGE 1 OF 2 **

Purchaser Initial

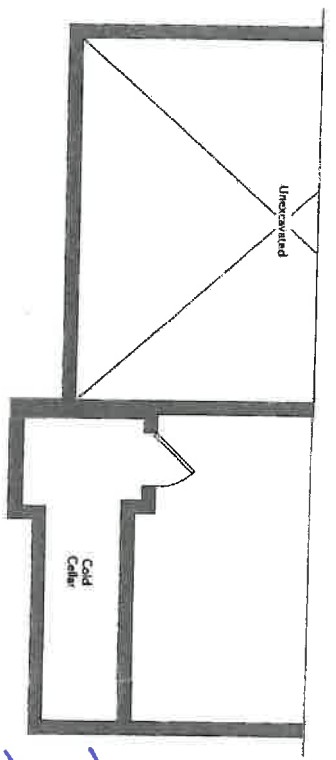
Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE			
White Paint Req'd	N/A			
Main to 2nd Railing Details:	UPG(1) 1"-1/16" SQUARE OAK PICKET, 2"-1/2" OVAL OAK HANDRAIL,			
Main to Basement Railing Details:	2"-3/4" SQUARE OAK POST			
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	
		Bedroom 3	WARM GREY	
Great room	WARM GREY			
Den	WARM GREY	Master Ens.	WARM GREY	
Main/Upper Hall	WARM GREY	Main	WARM GREY	
Laundry	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/Twin	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	NO		
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		
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: 127N		
PURCHASER(S):	ANDREW D. JACKSON		Purchaser Signature	
HOME #/CELL #	647-215-2343		Date	
EMAIL:	andrew.jackson@azelisamericas.ca			
DÉCOR NOTES		Purchaser Signature		
		Date		
FOR TRADE USE		Lixy Lopes June 16 2017		
Any upgrades in the colour chart must be accompanied with a PES.		Décor Consultant Signature		
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		Date		
*** PAGE 2 OF 2 ***		Vendor Signature		
		Date		



~~Basement Elevation A~~



Partial Basement Elevation B

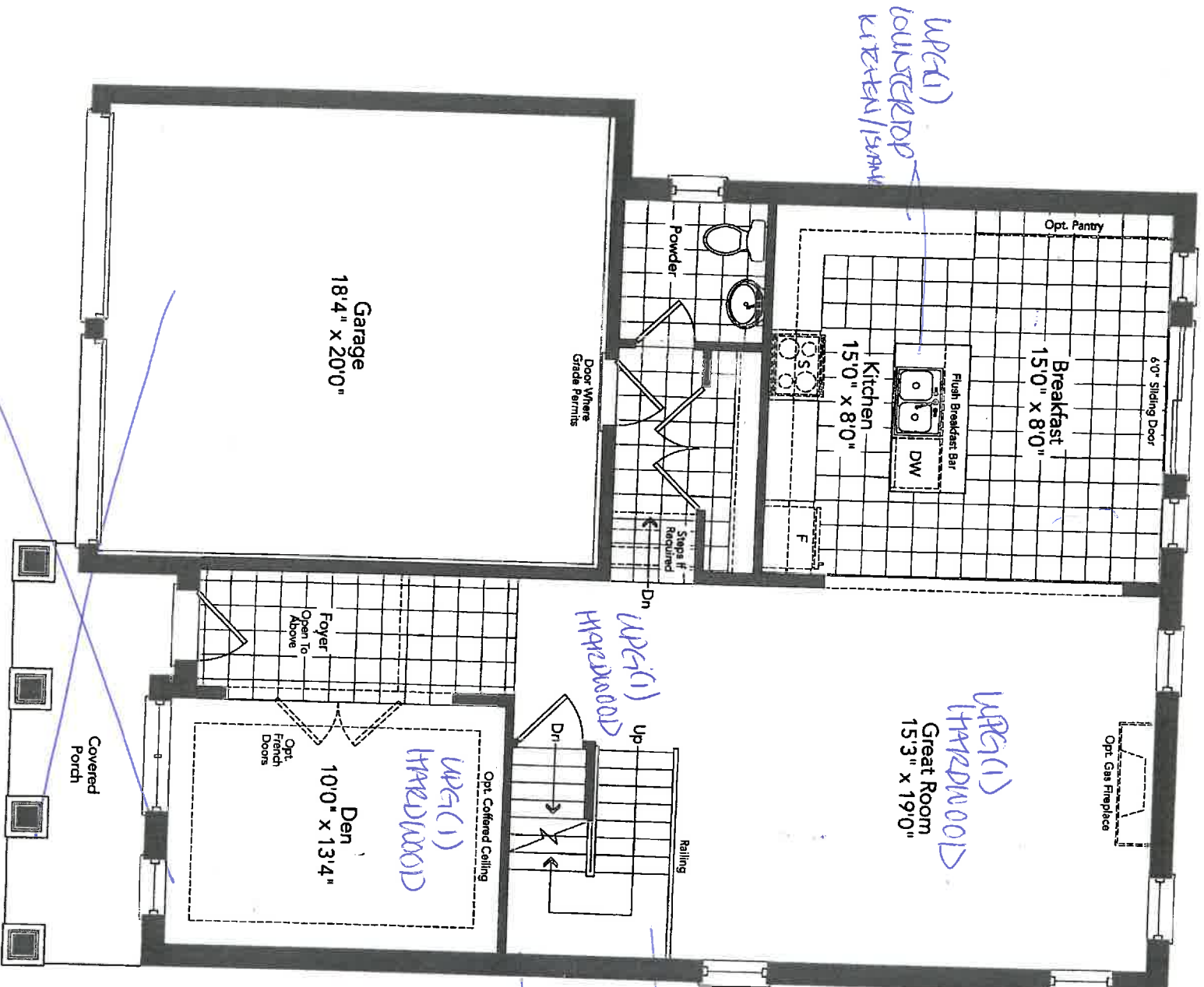
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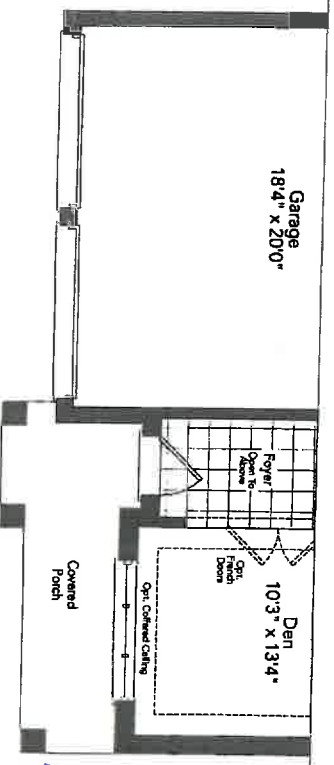
MAINSTAY 42-01

Elevation A 2225 sq.ft.
Elevation B 2281 sq.ft.

* SMOOTH CEILING
ON MAIN FLOOR ONLY!



~~Ground Floor~~
~~Elevation A~~

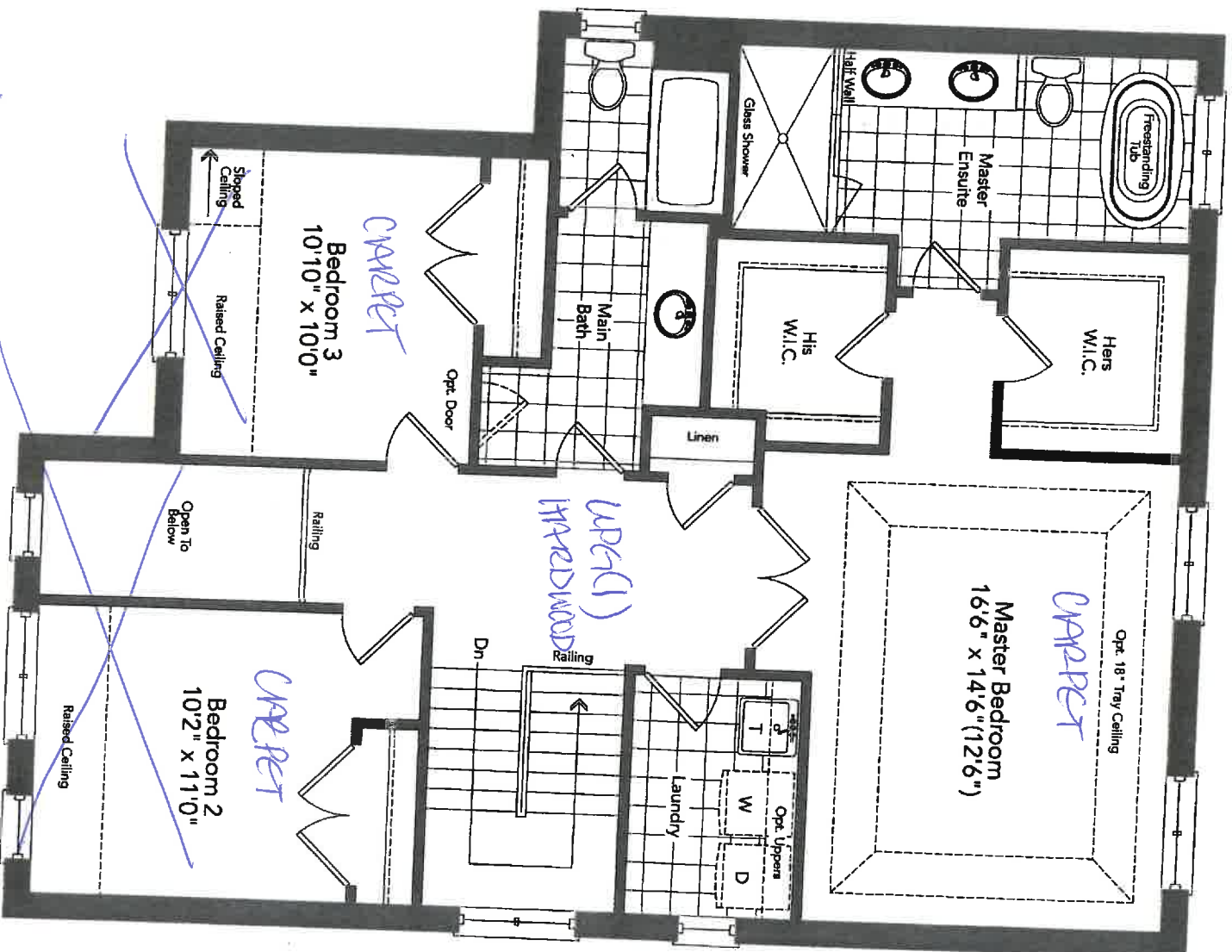


Partial Ground Floor
Elevation B

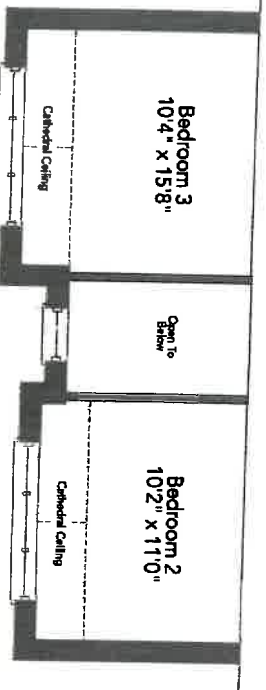
MAINSTAY 42-01

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~~NOT 127N~~
~~1415FL~~



~~Second Floor~~
~~Elevation A~~

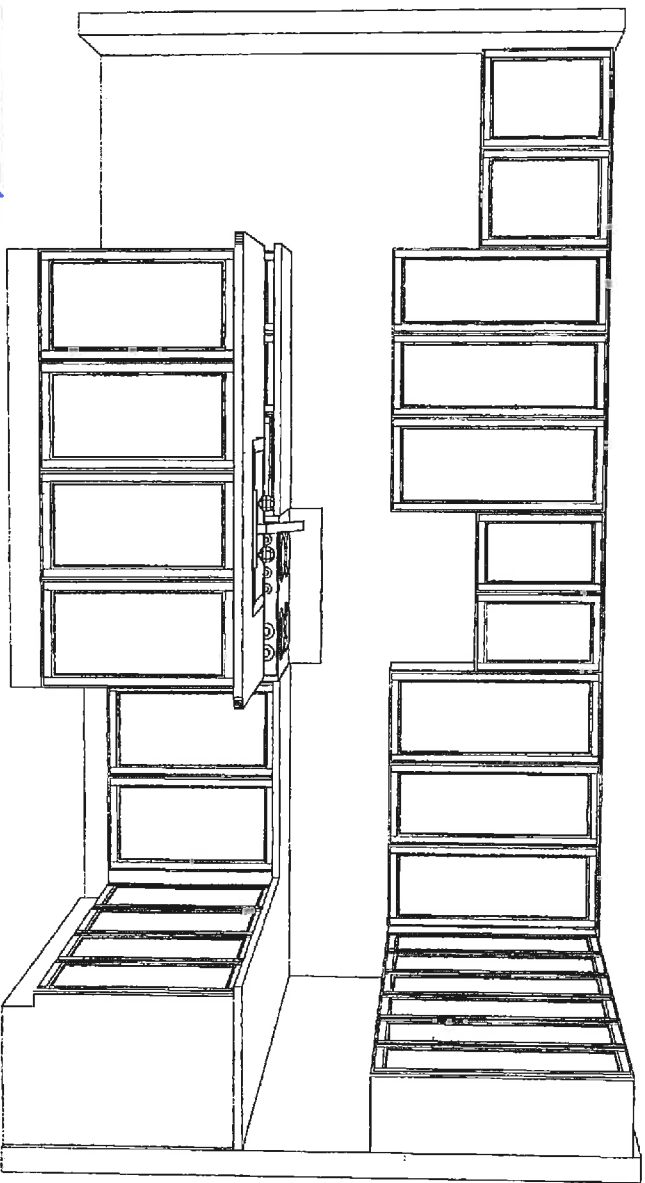
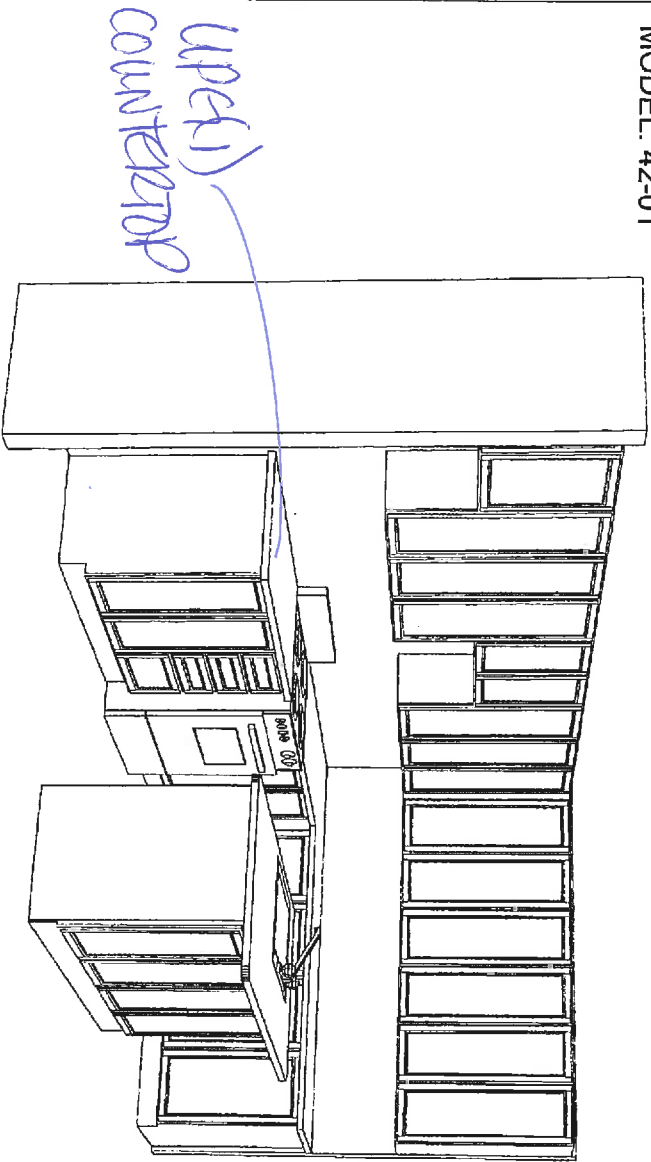


Partial Second Floor
Elevation B

MAINSTAY 42-01

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

MODEL: 42-01



LOT 127X
MIN 1571L

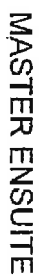
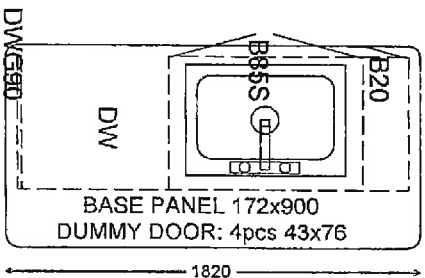
AUG 09 2017

Drawn by: MGER

Revised:

Revised:

Drawing number:



AUG 03 2017

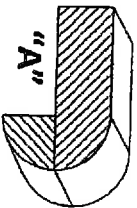
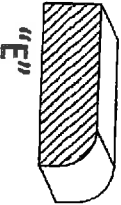
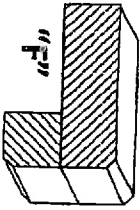
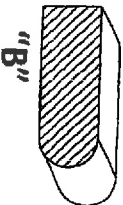
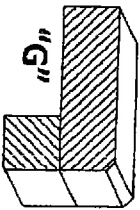
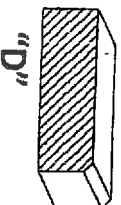
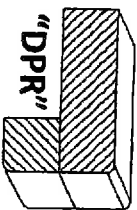
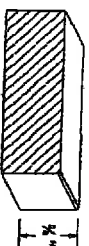
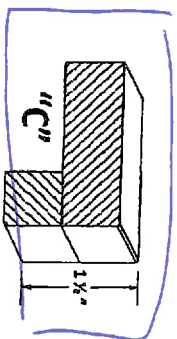
ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

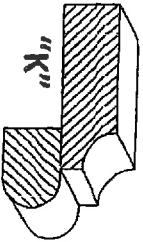
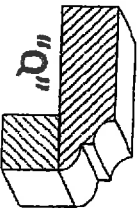
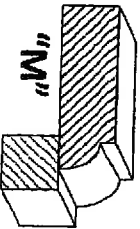
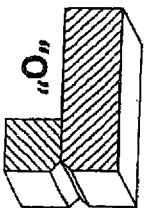
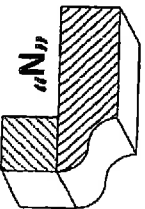
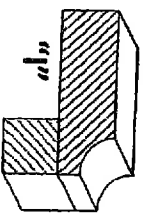
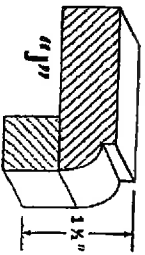
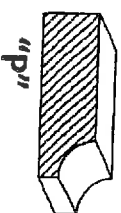
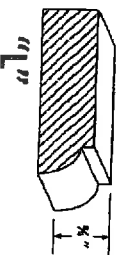
KITCHEN /
BATH

KITCHEN /
BATH

BATHROOMS



UPGRADES



LOT / SITE

127M-1001872

PURCHASER SIGNATURE

AUG 09 2017

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 **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 highlight 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 **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 1241571C

LOT 1271N

DATE JUNE 16 2017



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1874-144181L

DATE: June 16, 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

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.

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 / [Signature]

Date X-06-16-17

Purchaser Signature

Date

AUG 09 2017