



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: Gulshanbati Nadesamoorthy

TEL: RES.: 416-906-0822

LOT / PHASE	HOUSE TYPE	PRINT DATE
82N / 2	TILLER (42-09) ELEV A CORNER	14-Sep-17

Ref#	Quantity - Description	Approved	Notes
3548	INCREASE THE HEIGHT OF THE FRONT DOOR TO 8 FT IN LIEU OF STANDARD	14Jul17	
3549	INCREASE THE HEIGHT OF 3 DOORS ONLY ON THE MAIN FLOOR TO 8 FT IN LIEU OF STD	14Jul17	
3550	TRAY CEILING IN MASTER BEDROOM INCLUDES SMOOTH CEILING	14Jul17	
3551	ADD COFFERED CEILING IN DINING ROOM (BUILT INTO ROOM) INCLUDES SMOOTH CEILING	14Jul17	
4247	TILE UPGRADE # 4 INSTALL STACKED, KITCHEN, BREAKFAST,FOYER, POWDER	14Sep17	
4248	COUNTER TOP KITCHEN UP # 1	14Sep17	
4249	HARDWOOD UP # 1 LIVING ROOM, DINING ROOM, FAMILY ROOM, PART HALL IN LIEU OF STD HARDWOOD	14Sep17	
4250	STAIN INTERIOR OAK STAIRS	14Sep17	
4251	FRAMELESS GLASS SHOWER MASTER ENSUITE IN LIEU OF STD FRAMED GLASS	14Sep17	
4252	ELECTRICAL SHIFT STANDARD LIGHT IN KITCHEN TO BE INSTALLED ABOVE ISLAND	14Sep17	
4253	DELETE UPPER OVER STOVE IN KITCHEN TO ALLOW FOR 30" WIDE FREE STANDING CHIMNEY HOOD	14Sep17	
4254	DELETE STANDARD SOAP DISH ONLY IN SHOWER IN ALL BATHROOMS	14Sep17	
4255	CABINETS 24" DEEP UPPER OVER FRIDGE WITH SIDE PANELS	14Sep17	
4310	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	14Jul17	
4311	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	14Jul17	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC WHITE	H 800 BC	K 365 (1)	C		
Island	SHAKER PVC WHITE	H 800 BC	K 365 (1)	C		
Servery	NA					
Master Ensuite	CONT SLAB MDF GLACIER WHITE	H 500 C	BASALT SLATE 3690-58			
Main	NA					
Twin	CONT SLAB OAK NEW GREY	H 700 P	VENETION IVORY 4928-38			
Ensuite #4	CONT SLAB OAK NEW GREY	H 700 P	VENETION IVORY 4928-38			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	SIMPLICITY BLACK 12 X 24 UP # 4	INSTALL STACKED	INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	SIMPLICITY BLACK 12 X 24 UP # 4	INSTALL STACKED				
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	SIMPLICITY BLACK 12 X 24 UP # 4	INSTALL STACKED				
Breakfast Floor	SIMPLICITY BLACK 12 X 24 UP # 4	INSTALL STACKED				
Kitchen Bk.Splash	NA					
Laundry	BELLINA GREY 13 X 13					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13					
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERA					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	BELLINA GREY 13 X 13					
Twin Ensuite Tub Wall	BELLINA GREY 8 X 10	NA				
Ensuite #4 Bath Floor	BELLINA GREY 13 X 13					
Ensuite #4 Bath Wall	BELLINA GREY 8 X 10	NA				
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	VINTAGE SELECT V PEARL RED OAK GRYPHON 4 1/4"	UPGRADE # 1				
Dining Room	VINTAGE SELECT V PEARL RED OAK GRYPHON 4 1/4"	UPGRADE # 1				
Great Room	VINTAGE SELECT V PEARL RED OAK GRYPHON 4 1/4"	UPGRADE # 1				
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall	VINTAGE SELECT V PEARL RED OAK GRYPHON 4 1/4"	UPGRADE # 1				
Upper Hall		OPENING NIGHT T-20				
Master Bedroom		OPENING NIGHT T-20				
Bedroom 2		OPENING NIGHT T-20				
Bedroom 3		OPENING NIGHT T-20				
Bedroom 4		NA				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding	NA	NA		
Bathroom Accessories	DELETE SOAP DISHES ONLY	Location	NA	NA		
Purchaser has reviewed the colour chart						
FOR TRADE USE			INNISFIL	82N		

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.

SEP 14 2017

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7/6/2017

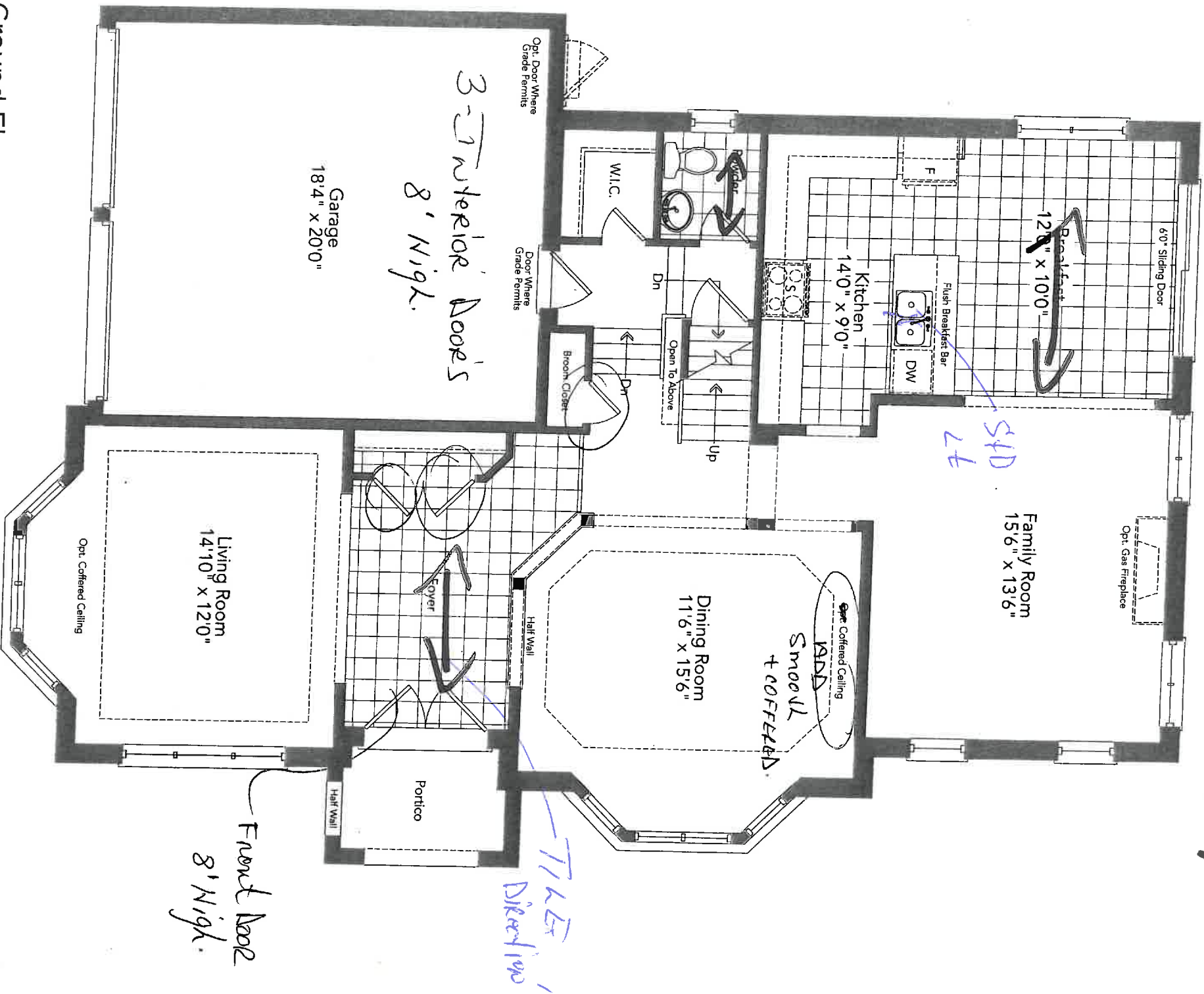
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH GRYPHON		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD		
Main to top of Basement door Railing	STANDARD		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GRGY	Master Beds	WARM GREY
Living/ Room	WARM GRGY	Bedroom 2	WARM GREY
Dining Room	WARM GRGY	Bedroom 3	WARM GREY
Family/Great room	WARM GRGY	Bedroom 4	NA
Den/Study	NA	Master Ens.	WARM GREY
Main/Upper Hall	WARM GRGY	Main	NA
Laundry	WARM GRGY	Twin	WARM GREY
Powder Room	WARM GRGY	Ensuite # 4	WARM GREY
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	UPGRADE	DOUBLE UNDERMOUNT	
Powder Room	STANDARD		
Master Ensuite	STANDARD		
Twin	STANDARD		
Ensuite # 4	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	
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	42-09 TILLER	LOT: 82N	
PURCHASER(S):	Guhashanthi Nadesamoorthy		
HOME #/CELL #	416 906 0822		
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.			
ZANCOR HOMES		Décor Consultant Signature	Date
Purchaser Signature		Date	
Vendor Signature		Date	
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Elevation A 2795 sq.ft.

Elevation B 2768 sq.ft.

Lot 82N
May 26/17



Ground Floor
Elevation A

6.N

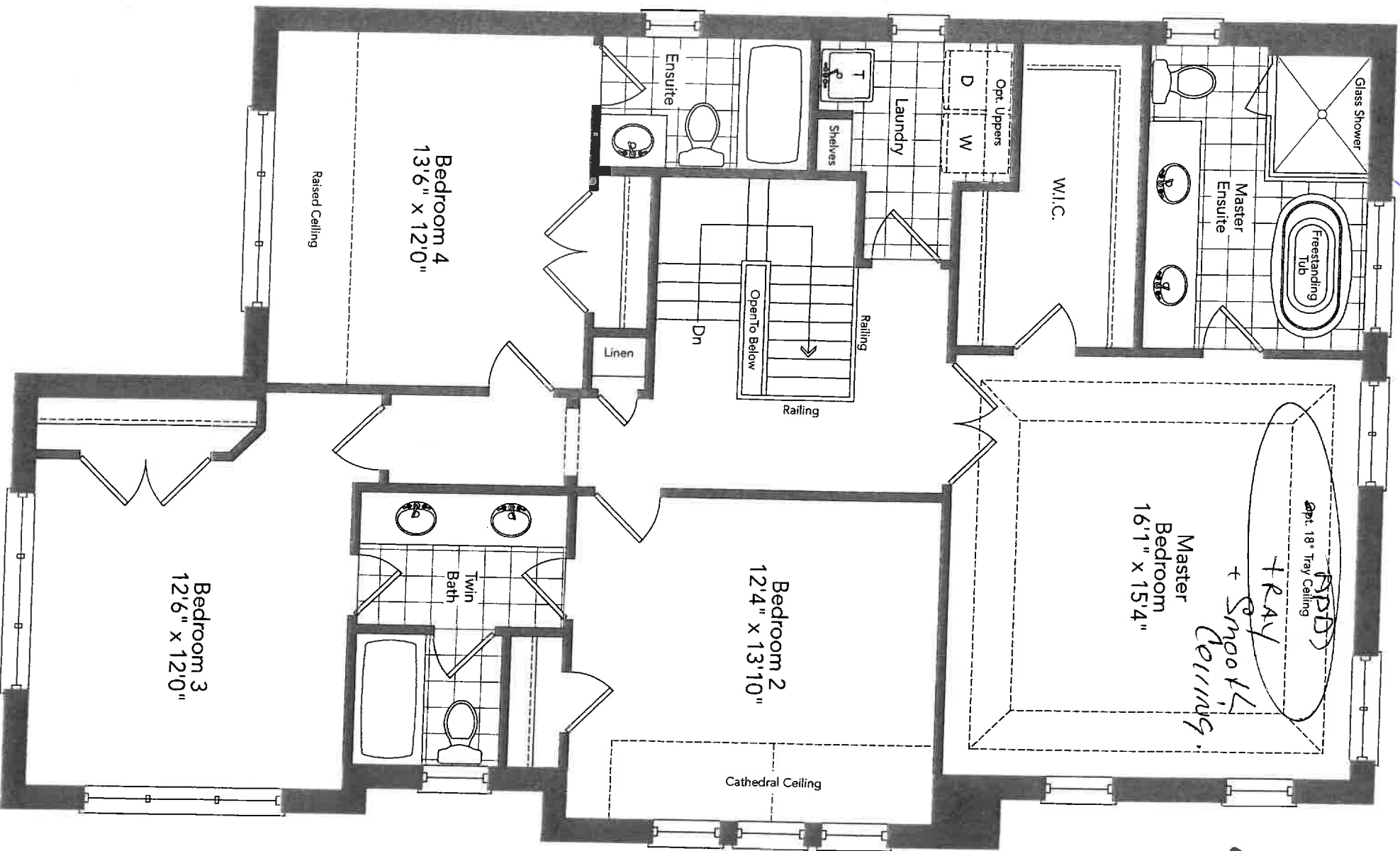
July 6/17

6N

Frameless Glass

Lot 82

may 26/17



Second Floor
Elevation A

CN

July 6/17

CN

TILLER 42-09

STANDARD CABINET HARDWARE

(New Image Kitchens)



DTWID
BUTT 4

KELERON

MODEL

LOBBAN.
JLH 6/17

GN

New Image Kitchens Inc.

Scale:

Date: 24/02/17

Approved by:

Drawn by: MGER

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-09

1018220

24/6/17

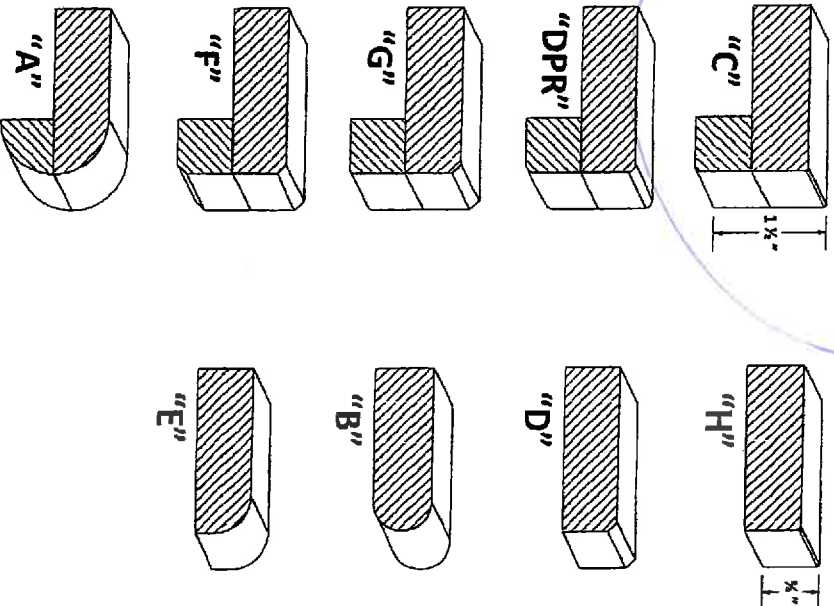


① 30" chimney hood

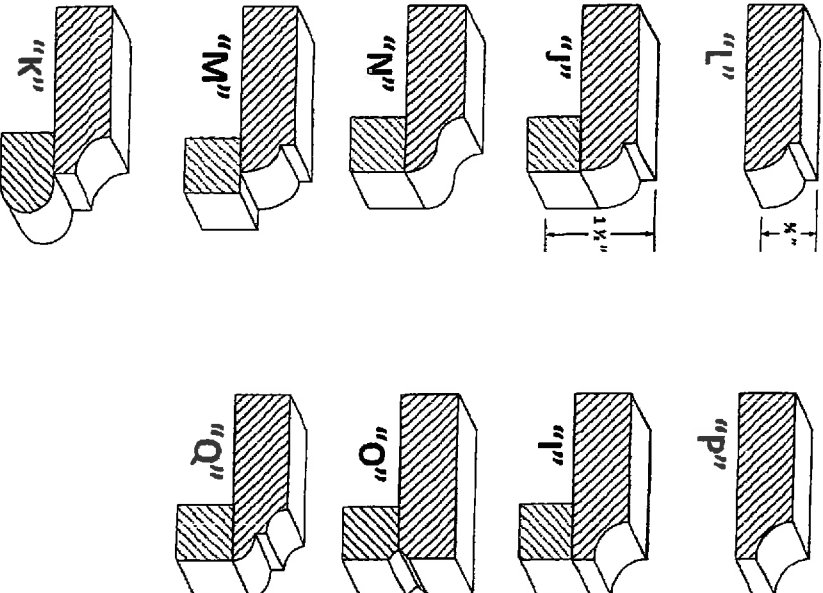
② 24" top up for our fridge / side panel

ZANCOR HOMES

STANDARD



UPGRADES



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.

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 upgrades 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 LAUSFIELD

LOT 222

DATE Feb 6/17

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

LAUREL 220

DATE:

July 6/17

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☒ 30" wide
6 INCH (STD)☐ 8 INCH☐ 10 INCH

DISHWASHER

☒ 24" (STD SIZE)

LAUNDRY

☐ FRONT LOADING SIDE BY SIDE☐ STACKABLE☒ TOP LOAD

CN Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

CN **NOTE:** It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications after closing.

CN 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.

CN 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

July 6/17

Purchaser Signature

Date