



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: ~~BILAN FRANCIS JOHNSON~~

TEL: RES. 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
184N / 2	SKIFFER 36-06 (B) (OPT. 3RD BATH)	16-Oct-17

Ref#	Quantity - Description	Approved	Notes
5148	MASTER ENSUITE STD/UPG MARBLE COUNTER TOP **Includes oval undermount sinks	16Oct17	
5149	HARDWOOD UPG (4) IN FAMILY ROOM, DINING ROOM, DEN, AND MAIN HALL IN LIEU OF STANDARD	16Oct17	
5151	STAIRS - STAINING OF THE STAIRS TO MATCH AS CLOSE AS POSSIBLE TO HARDWOOD	16Oct17	
5152	MASTER ENSUITE - INSTALL FRAMELESS GLASS SHOWER IN LIEU OF STANDARD	16Oct17	
5153	KITCHEN - ADD POTS & PANS DRAWERS (SET OF 3)	16Oct17	
5154	TILE - UPG (1) TILE IN FOYER, POWDER ROOM, MUD ROOM, KITCHEN AND BREAKFAST IN LIEU OF STANDARD TILE	16Oct17	
5155	AIR CONDITIONING 2.5 TON (13 ACX) INSTALLED	16Oct17	
5156	KITCHEN STOVE - ADD GAS LINE WITH 15AMP AND 40AMP WILL REMAIN	16Oct17	
5158	FAMILY ROOM - ADD FIRE PLACE WITH STD MANTLE NF17	16Oct17	
5159	KITCHEN ADD WATER LINE FOR FRIDGE	16Oct17	
5220	OPTIONAL 3RD BATH *as per agreement of purchase and sale	16Oct17	
5221	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	16Oct17	
5222	BONUS: Air Conditioning (42ft and 50ft lots ONLY) 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by 7/4 inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms, excludes bedrooms Natural finished oak stairs	16Oct17	
5319	OPTIONAL 3RD BATHROOM *As per agreement of purchase and sale Note:	16Oct17	DUPLICATE
5320	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 Note:	16Oct17	DUPLICATE
5321	BONUS: Air Conditioning (42ft and 50ft lots ONLY) 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by 7/4 inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs Note:	16Oct17	DUPLICATE
5322	Delete ceramic accessories as per colour chart	16Oct17	

ZANCOR HOMES COLOUR CHART

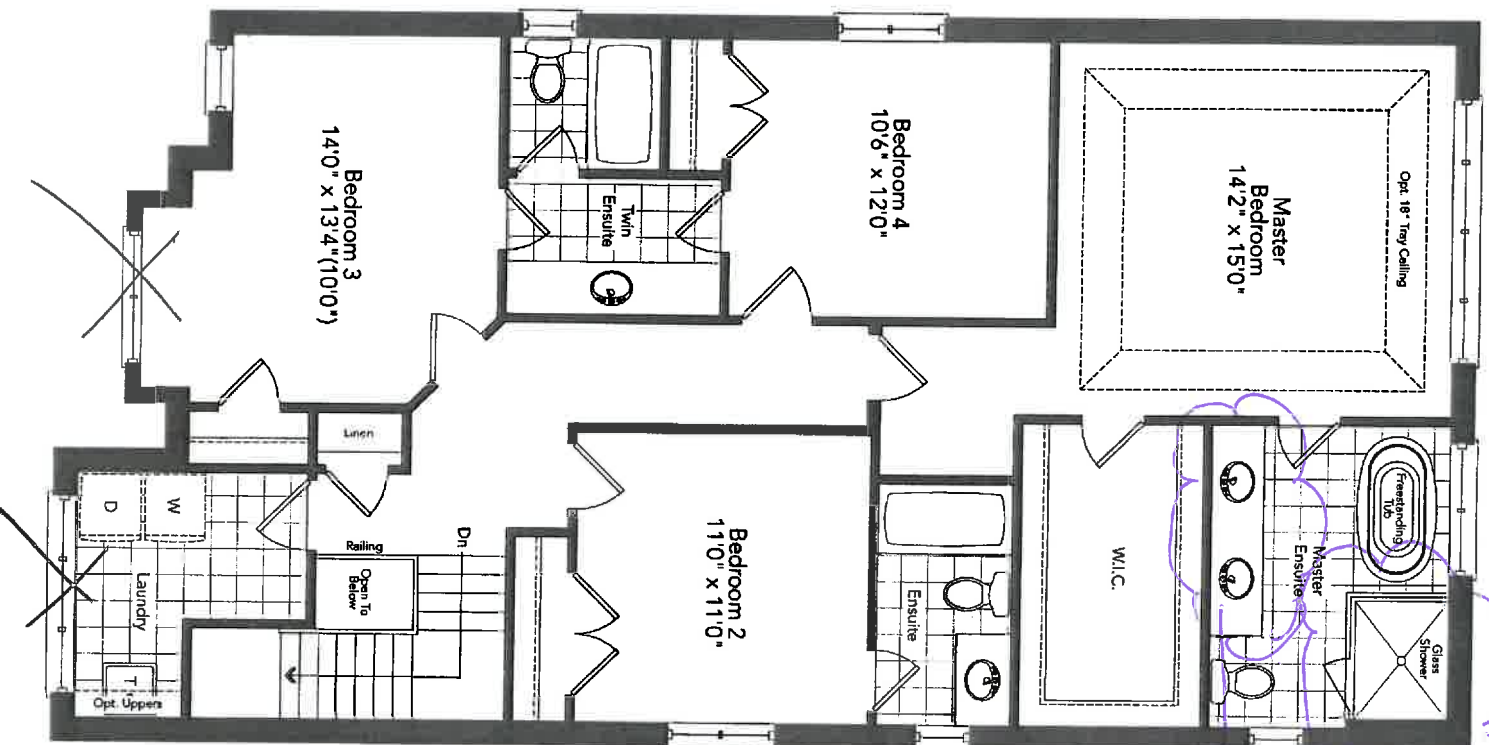
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD- CONTEMPORARY SLAB OAK-NEW GREY	H500C ✓	STD NEW CALEDONIA	C		
Island	STD- CONTEMPORARY SLAB OAK-NEW GREY	H500C ✓	STD NEW CALEDONIA	C		
Opt.Chef's Desk	N/A					
Opt. Pantry	N/A					
Master Ensuite	STD- EURO HIGH GLOSS- GREY BEIGE ✓	H700BC ✓	STD-UPG BIANCO CARRARA MARBLE	C		
Ensuite Bath	STD- SHAKER PVC - TUXEDO ✓	H700BC ✓	CALCUTTA MARBLE- 4925K-07,	STD		
Twin Bath	STD-SHAKER PVC-TUXEDO ✓	H700BC ✓	CALCUTTA MARBLE- 4925K-07/	STD		
Powder Room	N/A					
Laundry- 2nd Floor	N/A					
TILES						
Main Foyer	UPG (1) SERPENTINE GREY 13" X 13" TILE		✓	INSERTS	THRESHOLDS	
Powder Room	UPG(1) SERPENTINE GREY 13" X 13" TILE					
Mud Room	UPG(1) SERPENTINE GREY 13" X 13" TILE					
Main Hall	N/A					
Kitchen Floor	UPG(1) SERPENTINE GREY 13" X 13" TILE					
Breakfast Floor	UPG(1) SERPENTINE GREY 13" X 13" TILE					
Kitchen Bk.Splash	N/A					
Laundry - 2nd Floor	MALENA CARBON 13" X 13" TILE	✓				
Mstr Ensuite Floor	MALENA ICE 13" X 13" TILE	✓				
Mstr Ensuite Shower	MALENA ICE 13" X 13" TILE	8'x10				
Master Shower Floor	WHITE 2" X 2" TILE		✓			
Master Shower Jamb	BIANCO CARRARA		✓			
Ensuite Bath Floor	MELENA CARBON 13" X 13"	✓				
Ensuite Bath Tub Wall	MELENA ICE 8" X 10"	✓				
Twin Bath Floor	MELENA CARBON 13" X 13"	✓				
Twin Ensuite Tub Wall	MELENA CARBON 8" X 10"	✓				
HARDWOOD / CARPET						
Dining Room	UPG (4) 5" WHITE OAK CHARACTER- SOLID SAWN PEARL- GOTHAM					
Family Room	UPG (4) 5" WHITE OAK CHARACTER- SOLID SAWN PEARL- GOTHAM					
Den	UPG (4) 5" WHITE OAK CHARACTER- SOLID SAWN PEARL- GOTHAM					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG (4) 5" WHITE OAK CHARACTER- SOLID SAWN PEARL- GOTHAM					
Upper Hall						
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 UNDERPAD					
Basement Foyer	N/A					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	N/A	MANTLE	NF17	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES						
Mirrors	YES	Opt. Crown Moulding		N/A		
Bathroom Accessories	DELETE ALL WHITE ACCESSORIES	location				
Purchaser has reviewed the colour chart						
FOR TRADE USE						
				SITE & LOT	INNISFIL	184N
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.						

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.

OCT 10 2017

ZANCOR HOMES COLOUR CHART

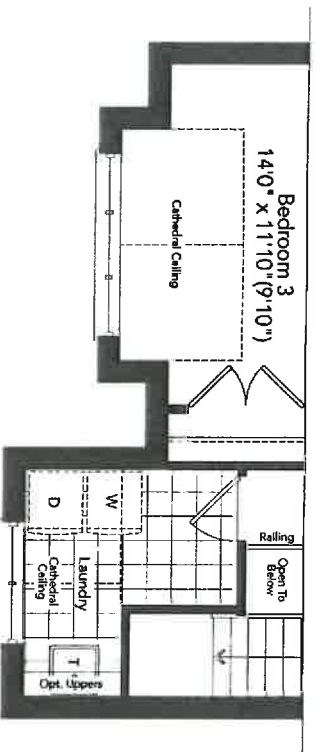
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	STANDARD		
Main to Basement Railing Details:	STANDARD		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living Room	WARM GREY	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family Room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Ensuite Bath	WARM GREY
Laundry	WARM GREY	Twin Ensuite	WARM GREY
Powder Room	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	INCL. UNDERMOUNT WITH UPG COUNTERTOP
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Ensuite Bath	STANDARD	STANDARD	
Twin Ensuite	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	YES		
WATERLINE to Fridge	YES		
Hood Fan Venting SIZE	YES 6"		BUILDER' STANDARD
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	NO		
ELECTRICAL for Gas Stove / Cooktop	NO		
ELECTRICAL for Bar Fridge	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:	INNSFIL	LOT: 184N	
PURCHASER(S):	FRANCIS JOHNSON BRIAN		
HOME #/CELL #	416-937-0070		
EMAIL:	btf4btf@yahoo.ca		
DÉCOR NOTES	Purchaser Signature Date		
FOR TRADE USE			
Any upgrades in the colour chart must be accompanied with a PES.		Décor/Consultant Signature Date	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		OCT 10 2017	
*** PAGE 2 OF 2 ***		Vendor Signature Date	



FRAMELESS
GLASS SHOWER

MASTER ENSUITE
MARBLE COUNTERTOP
UNDERMOUNT SINKS

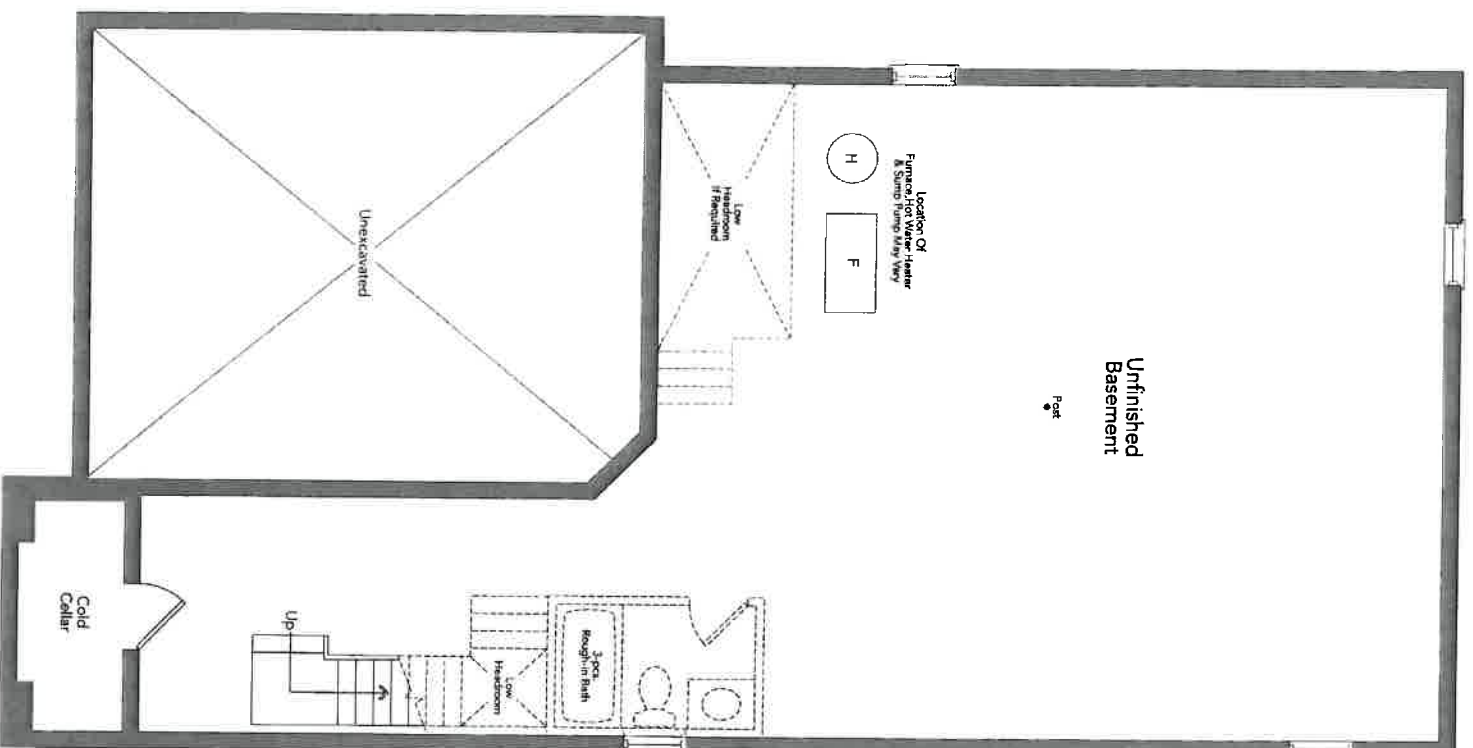
~~Second Floor~~ ~~Optional 3 Bath Plan~~ ~~Elevation A~~



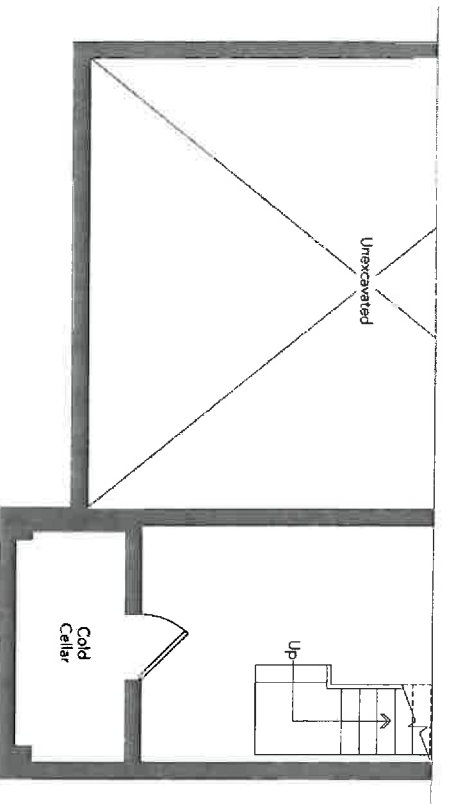
⊗ LOT 184N
14N1871L

Partial Second Floor
Optional 3 Bath Plan
Elevation B

SKIPPER 36-06



~~Basement
Elevation A~~



LOT 184X1
14418712

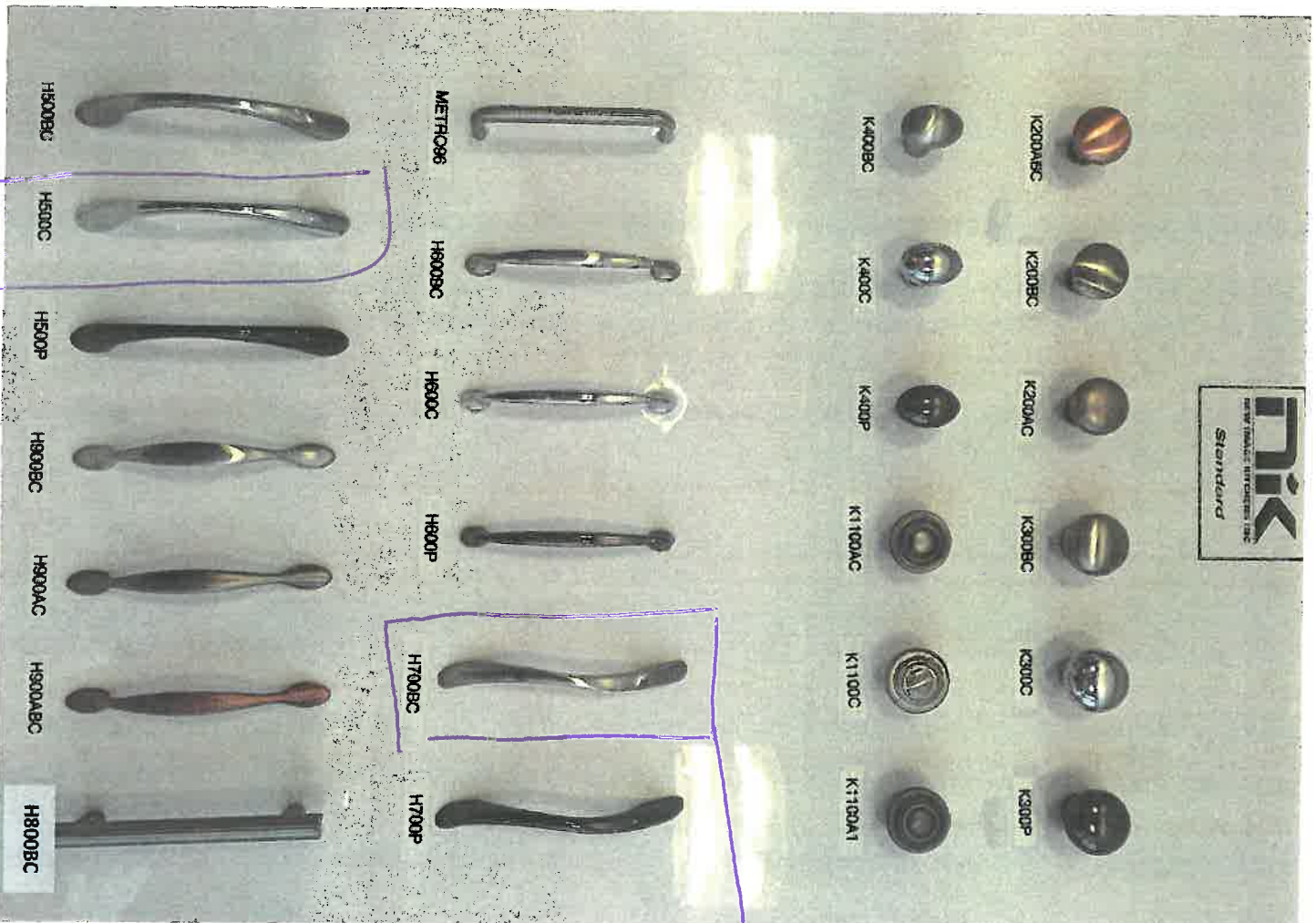
Partial Basement
Elevation B

SKIPPER 36-06

LOT 184N
INMISFIL

STANDARD CABINET HARDWARE

(New Image Kitchens)



MARK
CABINET
-MAY
CABINET
-TWIN
BATH

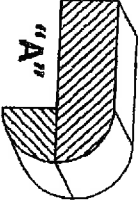
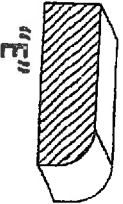
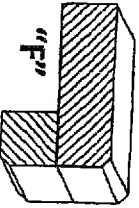
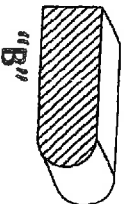
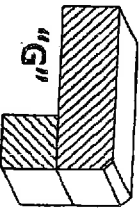
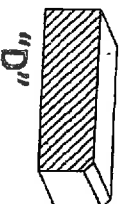
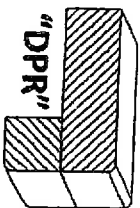
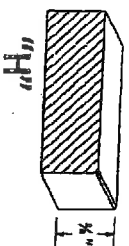
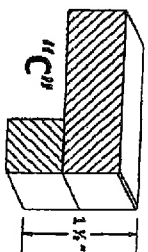
KITCHEN
STAND



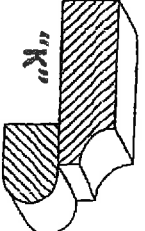
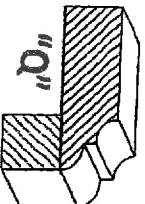
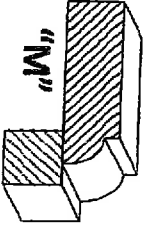
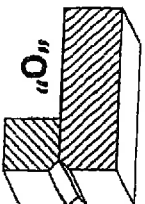
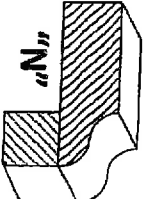
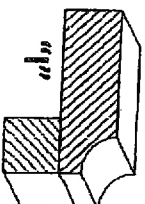
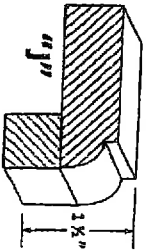
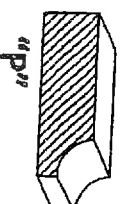
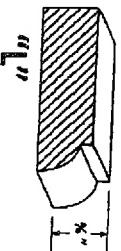
ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

KITTED
ISLAND



UPGRADES



LOT 184-1NN81C

LOT / SITE

PURCHASER SIGNATURE

New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by:	NGER
Date: 24/02/17		Revised:	

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 36-06



ADD GAB
LINE FOR SINK

ADD
POT & PAN
DRAWERS
(Set of 3)

ADD LINE
FOR PLATE



LOT 184N

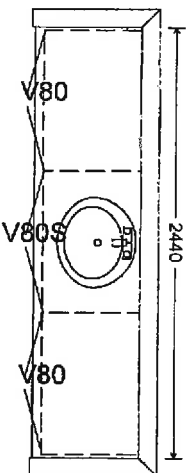
INNISFIL

LOT 141
INNISFIL

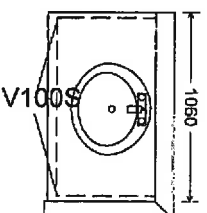
New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by: MGER	
Date: 07/015		Revised:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

MODEL: 36-06 (OPT 3)

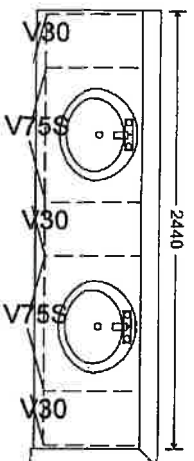
TWIN ENSUITE



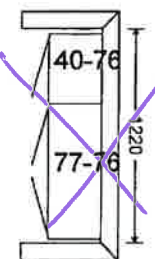
ENSUITE BDRM 2



MASTER ENSUITE



~~LAUNDRY (OPT)~~



LOT 184A
INNISFIL

Scale:	Approved by:	Drawn by: MGER
Date: 07/10/15		Revised:

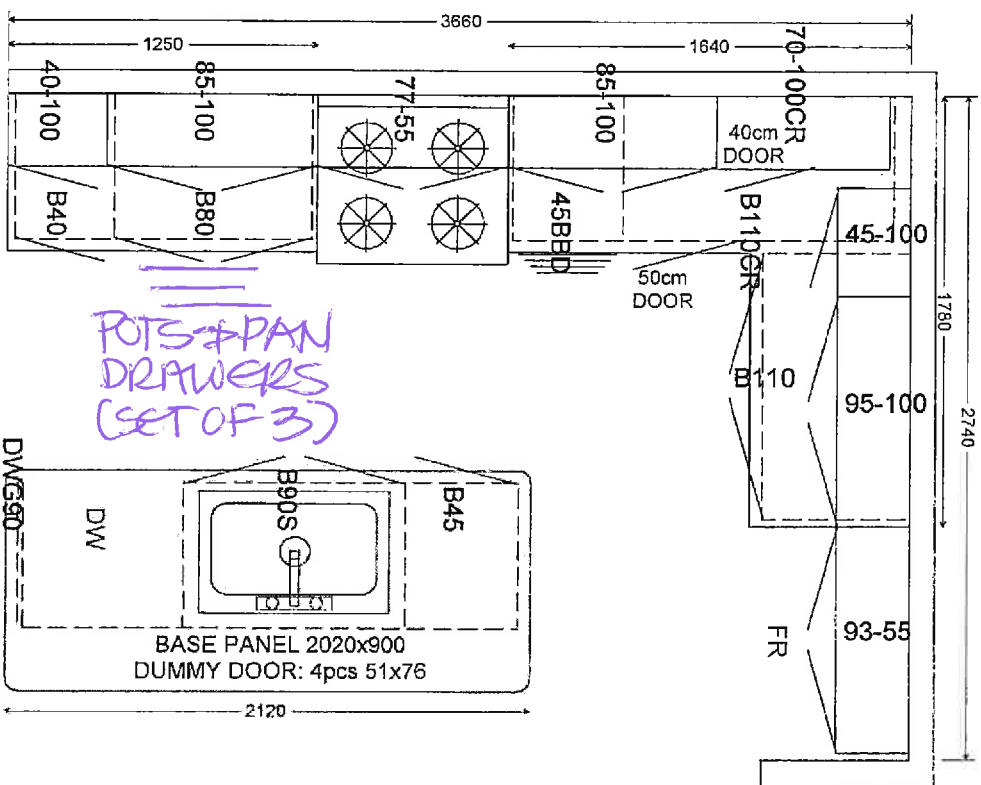
Approved by _____

Drawn by: MGER
Revised:

Drawn by:
Revised:

Drawing number:

2740



Technical drawing of the dummy door assembly. The drawing shows a rectangular frame with a central square opening. The opening is labeled "B90S" and "B90S". The frame is labeled "DW" on the left and "B45" on the right. The bottom of the frame is labeled "BASE PANEL 2020x900" and "DUMMY DOOR: 4pcs 51x76". The overall width of the assembly is indicated as 2120.

PG244-32

P70⁰241-30

~~FCG244-32-VG80~~

**CHEF'S
DESK**

- 1260 -

VT30

P70-241-30

10T141
10M51L

FIREPLACES (National)

STANDARD FIREPLACE MANTLES, paint grade, white

* Applicable as per plan

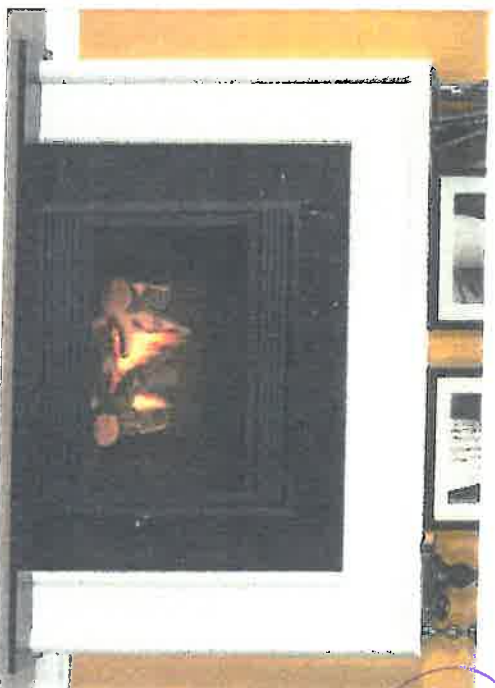
* Marble surround and hearth not included



NF8



NF20



NF17

LOT 184N
INMISFL



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 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 / 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 14415511

LOT 18411

DATE SEP. 27. 2017