



See #5570, 5571, 5574, 5575 (Pg2)

CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Amanda Panacci and Angelo Panacci

TEL. RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
101 / 1	MASTHEAD (42-06) ELEV A	27-Nov-17

Ref#	Quantity - Description	Approved Notes	
1948	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 with	26Apr17	
1949	BONUS: 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")	26Apr17	
1950	BASEMENT - DELETE BOTH WINDOWS AT REAR	27Apr17	
1951	EXTERIOR REAR - WALK-UP WITH CONCRETE FINISH, CONCRETE STEPS AND SINGLE DOOR	27Apr17	
1952	2ND FLOOR - DELETE BEDROOM 2 AND RELOCATE MASTER ENSUITE IN LIEU OF BEDROOM 2 (SEE SKETCH)	27Apr17	
1953	DELETE BEDROOM 2 CLOSET	27Apr17	
1954	BED 2 & SHARED BATH - SHARED BATH NO LONGER BECOMES SHARED BATH. DELETE ONE SINK, LEAVE ONE SINK (SEE SKETCH). CONVERT TUB INTO FRAMELESS GLASS SHOWER WITH 2 X 2 FLOOR TILES, STD WALL TILE, MARBLE JAMB AND SHOWER POTLIGHT	27Apr17	
1955	TRAY CEILING IN MASTER BEDROOM **INCLUDES SMOOTH FINISH	27Apr17	
1956	MASTER BEDROOM - DELETE MASTER ENSUITE AND CONVERT TO A SITTING AREA AND A LARGER WALK IN CLOSET	27Apr17	
1957	TILES - FOYER TILES TO CONTINUE TO WHERE THE KITCHEN AND GREAT ROOM MEET IN LIEU OF HARDWOOD (SEE SKETCH)	27Apr17	
1958	OAK STAIRS TO BASEMENT - UPGRADE STAIRS TO OAK WITH VENEER STRINGERS AND RISER, NATURAL FINISH. INCLUDES FINISHED BASEMENT FOYER, STANDARD TILE AND DOOR TO UNFINISHED BASEMENT, IF POSSIBLE. WHERE POSSIBLE, STANDARD OAK RAILINGS WILL BE INSTALLED	27Apr17	
1959	LAUNDRY ROOM - TO BE EXTENDED INTO KIDS PLAYROOM (SEE SKETCH)	27Apr17	
1960	EXTERIOR - STONE AROUND GARAGE DOOR AREA IN LIEU OF BRICK. STONE SKIRT AROUND COLUMNS, UNDER MAIN FRONT WINDOW IN LIEU OF BRICK **SEE ELEVATION	27Apr17	
1961	EXTERIOR - DELETE HARDY BOARD ON 2ND PEAK FROM THE FRONT OF THE HOUSE AND ADD BRICK IN LIEU OF HARDY BOARD	27Apr17	
1962	TILE - MAIN FLOOR - KITCHEN, HALL, LAUNDRY, POWDER, FOYER - UPGRADE 6 TILE IN LIEU OF STANDARD.	27Apr17	
1963	HARDWOOD - UPGRADE 4 IN DEN, DINING, KIDS ROOM AND GREAT ROOM	27Apr17	
1964	ALL ITEMS ABOVE	27Apr17	
1965	CABINETRY - MASTER ENSUITE BANK OF DRAWERS (SET OF 3)	27Apr17	
1966	CABINETRY - TWIN BATH BANK OF DRAWERS (SET OF 3)	27Apr17	
1967	CABINETRY - KITCHEN - UPGRADE 1	27Apr17	
1968	CABINETRY - KITCHEN 2 BIN RECYCLER (SEE LOCATION ON SKETCH)	27Apr17	



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1969	CABINETRY - KITCHEN POTS AND PAN DRAWERS	27Apr17	
1970	2.00 - CABINETRY - KITCHEN - 2 PLAIN GLASS DOORS WITH MATHCING INTERIOR	27Apr17	
1971	RAILINGS - UPGRADE 3 - SINGLE COLLAR WITH ALT. PLAIN, GROOVED HANDRAIL, 3-1/4" SQUARE POST	27Apr17	
1972	COUNTERTOP - KITCHEN - UPGRADE 1 (K-STONE)	27Apr17	
1973	DELETE ALL CERAMIC ACCESSORIES	27Apr17	
1974	DELETE ALL WIRE SHELVING ON SECOND FLOOR CLOSETS ONLY	27Apr17	
2087	CABINETRY - KITCHEN - INCREASE ISLAND APPROX 4 INCHES IN ORDER TO ACCOMODATE RECYCLE BIN	27Apr17	
2308	SMOOTH CEILINGS ON MAIN FLOOR	27Apr17	
2309	SMOOTH CEILINGS ON SECOND FLOOR	27Apr17	
2310	ELECTRICAL - 200 AMP	27Apr17	
2311	HVAC - 8 INCH VENT ABOVE STOVE	27Apr17	
2312	CABINETRY - INCREASE ISLAND APPRX 4 INCHES TO ACCOMODATE DOUBLE BIN RECYCLER	27Apr17	
4285	INSTALL A TRANSOM OVER THE SLIDING DOOR ONLY AT THE REAR OF THE HOUSE.	19Jul17	
5570	DELETE WIRE SHELVING THROUGHOUT ** Approved as per DD	27Nov17	
5571	TRIM - DELETE THE DOORS AT THE MASTER SITTING ROOM AND MASTER WALK IN CLOSET ***JAMBS AND CASINGS TO REMAIN*** * Approved as per DD	27Nov17	
5574	36 INCH STOVE OPENING *as per kitchen drawing	27Nov17	
5575	WINE FRIDGE OPENING (25-1/2") *as per kitchen drawing ***electrical to be done by purchaser AFTER CLOSING	27Nov17	

NCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	NIKI (1) EURO HIGH GLOSS WHITE	H700BC	K-STONE K-168	"DRP"		
Island	NIKI (1) EURO HIGH GLOSS WHITE	H700BC	K-STONE K-168	"DRP"		
Master Ensuite	STD CONT SLAB MDF EXPRESSO PAINT	H500C	PORTICAL MARBLE-7735-58	STD		
Main	STD CONT SLAB MDF STONE GREY	H700P	HIVERNA P-948 CA	STD		
Twin	STD CONT SLAB MDF STONE GREY	H700P	HIVERNA P-948 CA	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer/Main Hall	UPG (6) ROMA STATUARIO 24 X 24					
Basement Foyer	LONDON BRANCO 13 X 13					
Powder Room	UPG (6) ROMA STATUARIO 24 X 24					
Mud Room	UPG (6) ROMA STATUARIO 24 X 24					
Main Hall	UPG (6) ROMA STATUARIO 24 X 24					
Kitchen Floor	UPG (6) ROMA STATUARIO 24 X 24					
Breakfast Floor	UPG (6) ROMA STATUARIO 24 X 24					
Kitchen Bk.Splash	N/A					
Laundry	UPG (6) ROMA STATUARIO 24 X 24					
Mstr Ensuite Floor	KEATON ICE 13 X13					
Mstr Ensuite Shower	KEATON ICE 8 X 10					
Master Shower Floor	WHITE 2 X2					
Master Shower Jamb	BIANCO CARRARA	BIANCO CARRARA				
Main Bath Floor	MALENA ICE 13 X 13					
Main ensuite shower Wall	MELENA ICE 8 X10					
Main shower jamb	BIANCO CARRARA	BIANCO CARRARA				
Twin Bath Floor	MALENA ICE 13 X 13					
Twin Ensuite Tub Wall	MELENA CARBON 8 X10	BIANCO CARRARA				
HARDWOOD / CARPET						
Living Room	UPG (4) GOTHAM OAK 5" HARDWOOD					
Dining Room	UPG (4) GOTHAM OAK 5" HARDWOOD					
Family/Great Room	UPG (4) GOTHAM OAK 5" HARDWOOD					
Den/Study/parlour/Library	UPG (4) GOTHAM OAK 5" HARDWOOD					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	N/A					
Upper Hall	STD - OPENING NIGHT CARPET T-03					
Master Bedroom	STD - OPENING NIGHT CARPET T-03					
Bedroom 2	STD - OPENING NIGHT CARPET T-03					
Bedroom 3	STD - OPENING NIGHT CARPET T-03					
Bedroom 4	STD - OPENING NIGHT CARPET T-03					
Carpet Underpad	STANDARD					
Basement Foyer	N/A					
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	101

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



## - 1

## IN

N/A	R W	" SQ
-----	-----	------

STANDARD  
STANDARD  
STANDARD  
STANDARD

Master Beds	WARM GREY
Bedroom 2	WARM GREY
Bedroom 3	WARM GREY
Bedroom 4	WARM GREY
Master Ens.	WARM GREY
Main	WARM GREY
Twin	WARM GREY
Basement	WARM GREY

1

[illegible]

## PES





Name:	
CLINED	NOTES
	UPGRADE TO

## INITIALS

18

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Purchaser Signature	
	
Purchaser Signature	
	
Date	
	
Date	

[illegible]

**Décor Consultant Signature**



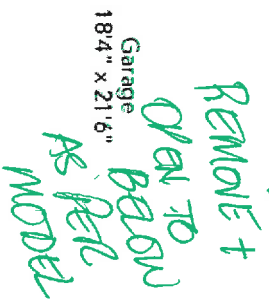
**Décor Consultant Signature**

APR 13 2017

**Vendor Signature**

Date \_\_\_\_\_

## Revised Laundry Room & tiles extended into main hall

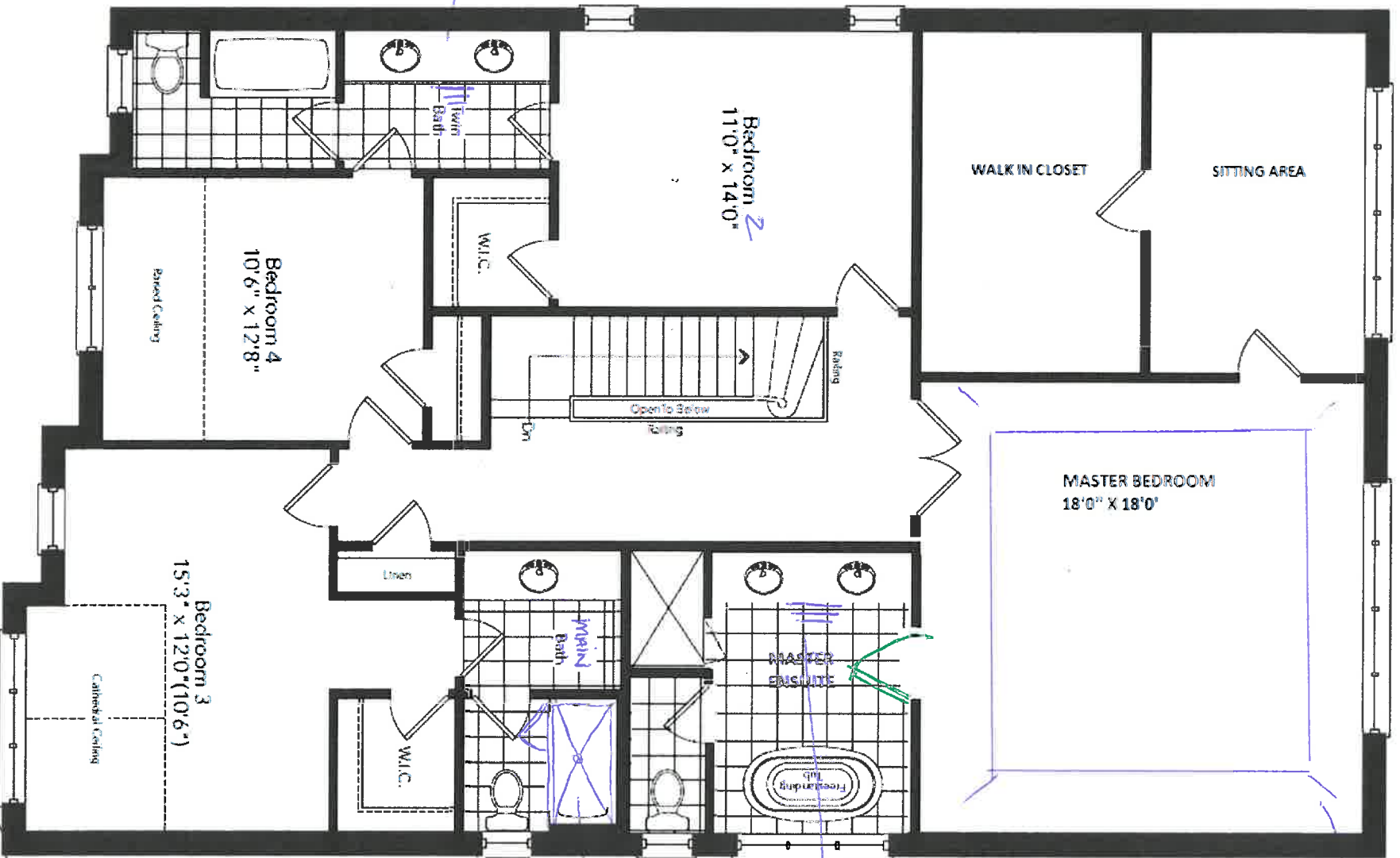


SINGLE COLUMN w/ ACT  
PLAN w/ 2 3/4" GROOVED  
ONE HAMBRA, 3 1/4" SQUARED  
ONE REST

OK POST

- \*upad(1)
- CABINETS
- IN KITCHEN
- ADD POTST PAWS
- DEFACTOS (GAP=3)
- ADD
- RECYCLER
- GREEN
- KITCHEN
- SLAUD
- WED(1)
- KITCHEN(KITCHEN)
- ISNOTGAP

Lot 101 Innisfil – MASTHEAD 42-06  
Revised Optional 2<sup>nd</sup> Floor

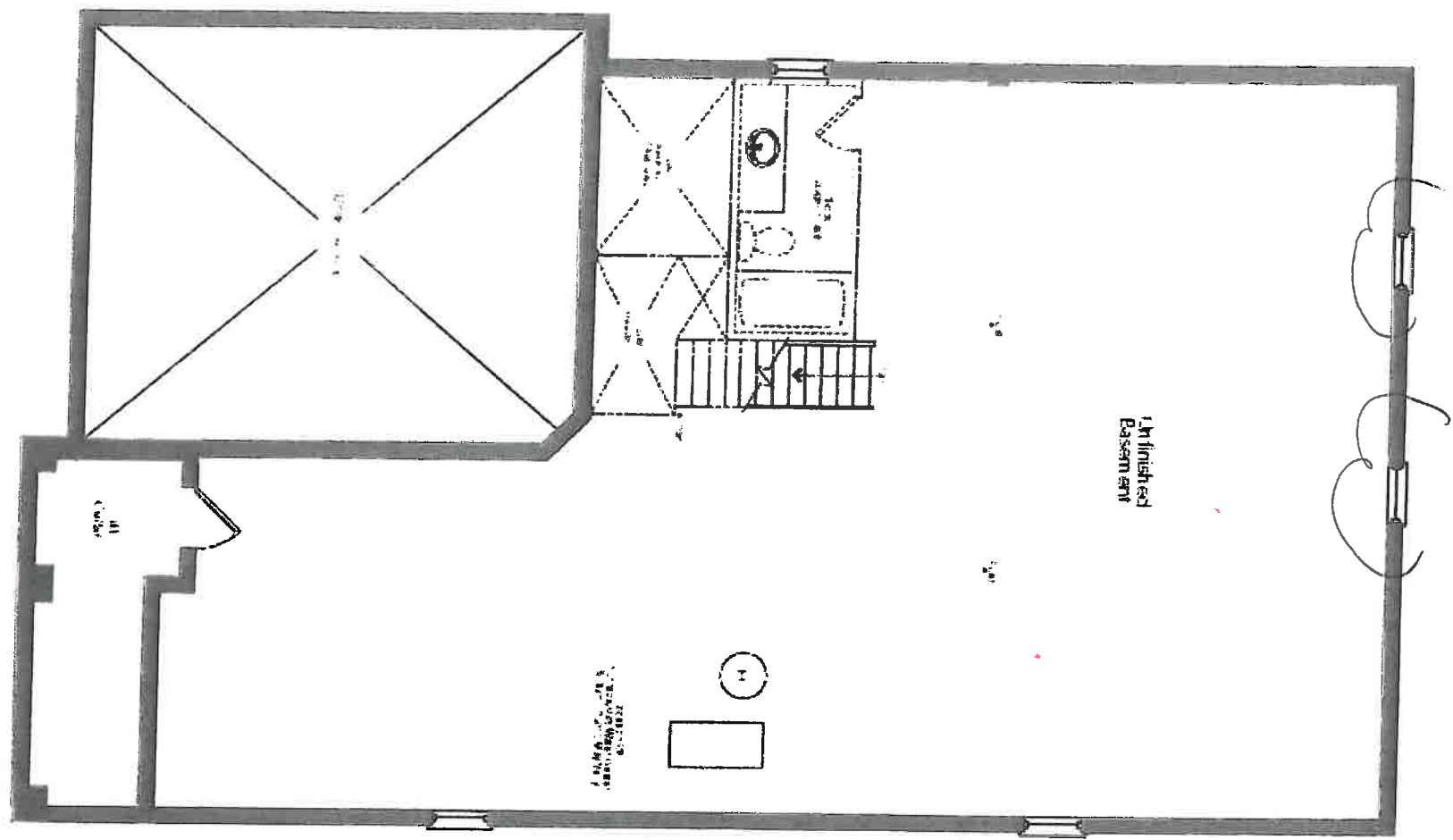


MARCH 1, 2017

LOT 101 - INNISFIL

42-06

DELETE  
REAR WINDOWS.  
APD -  
WALK-UP.



Basement  
Elevation A

LOT 101 BARE ARE UNUSUAL  
'STRUCTURAL'

AP  
11

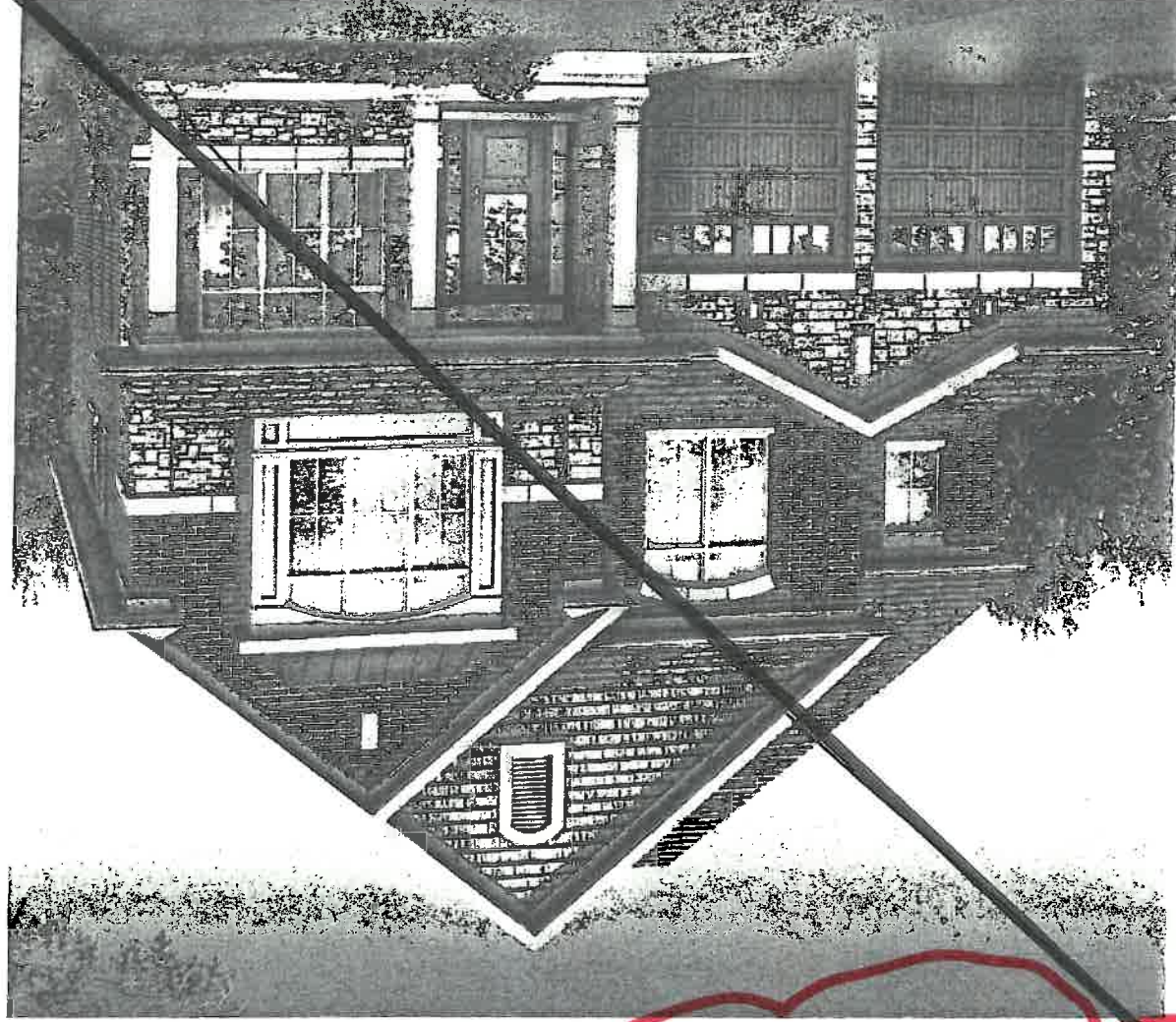


# The Masthead Lot 101 Belle Aire Structural



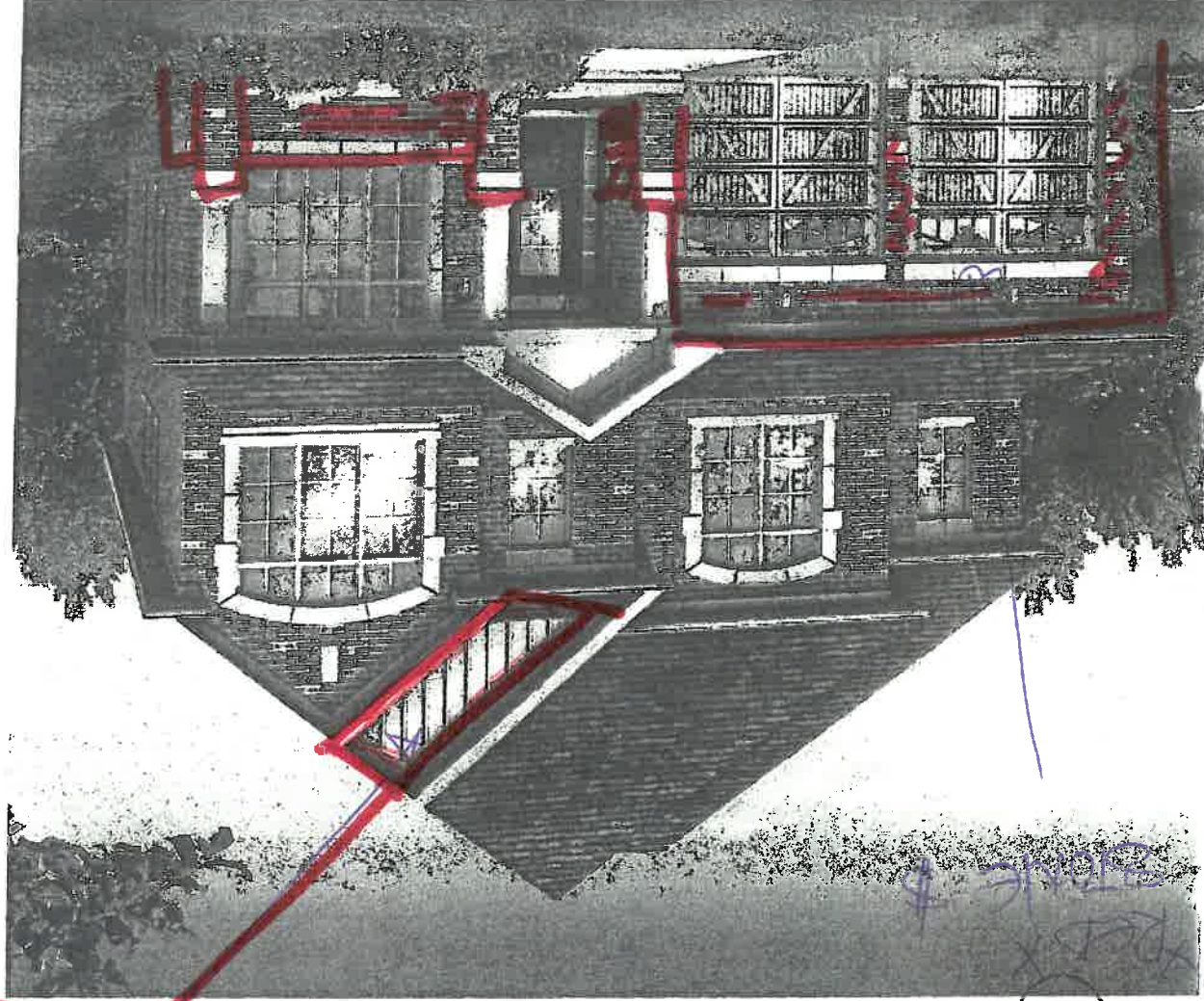
Elevation B 3097 sq.ft. - Optional 5 Bedroom Floor Plan 3348 sq.ft.

BRICK (NO HARDY BOARDS)



Sch. "FLP"

Elevation A 3049 sq.ft. - Optional 5 Bedroom Floor Plan 3300 sq.ft.





LOT 101 11/11/5FIL

# STANDARD CABINET HARDWARE

(New Image Kitchens)



MASTER  
CREATE

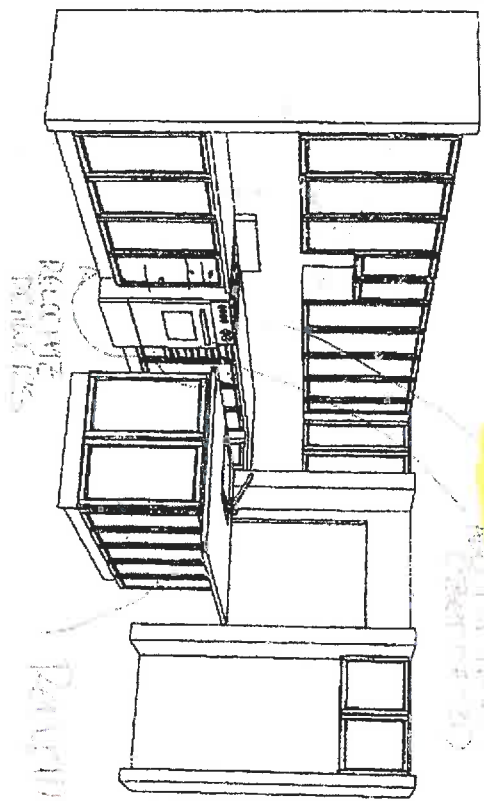
THANK  
YOU  
BATHROOM

KOT 101 INNISFIL

New Image Kitchens Inc.			
Model	Approx. Sq. Ft.	Finish	Model
DATE: 2/20/17		2000 sq. ft.	2000 sq. ft.

BELLE AIR SHORES, INNISFIL	Display number
MODEL: 42-06	

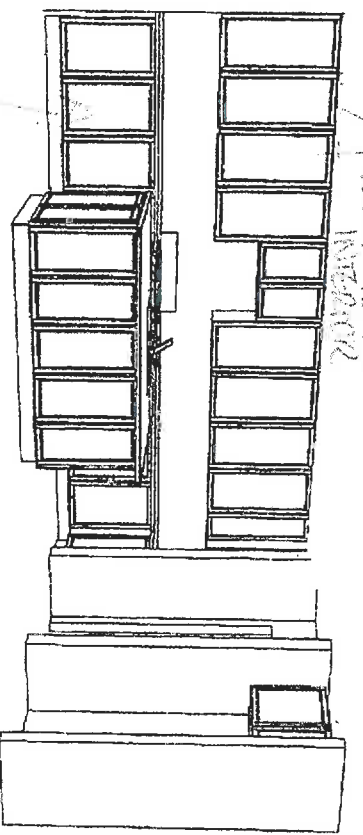
36" store opening



RECYCLE  
BIN/STOVE

PAVING

100% finished  
100% finished



open for lower depth  
wine fridge (25 1/2")  
NO ELECTRICAL  
INCLUDED



LO-101-10018FIL

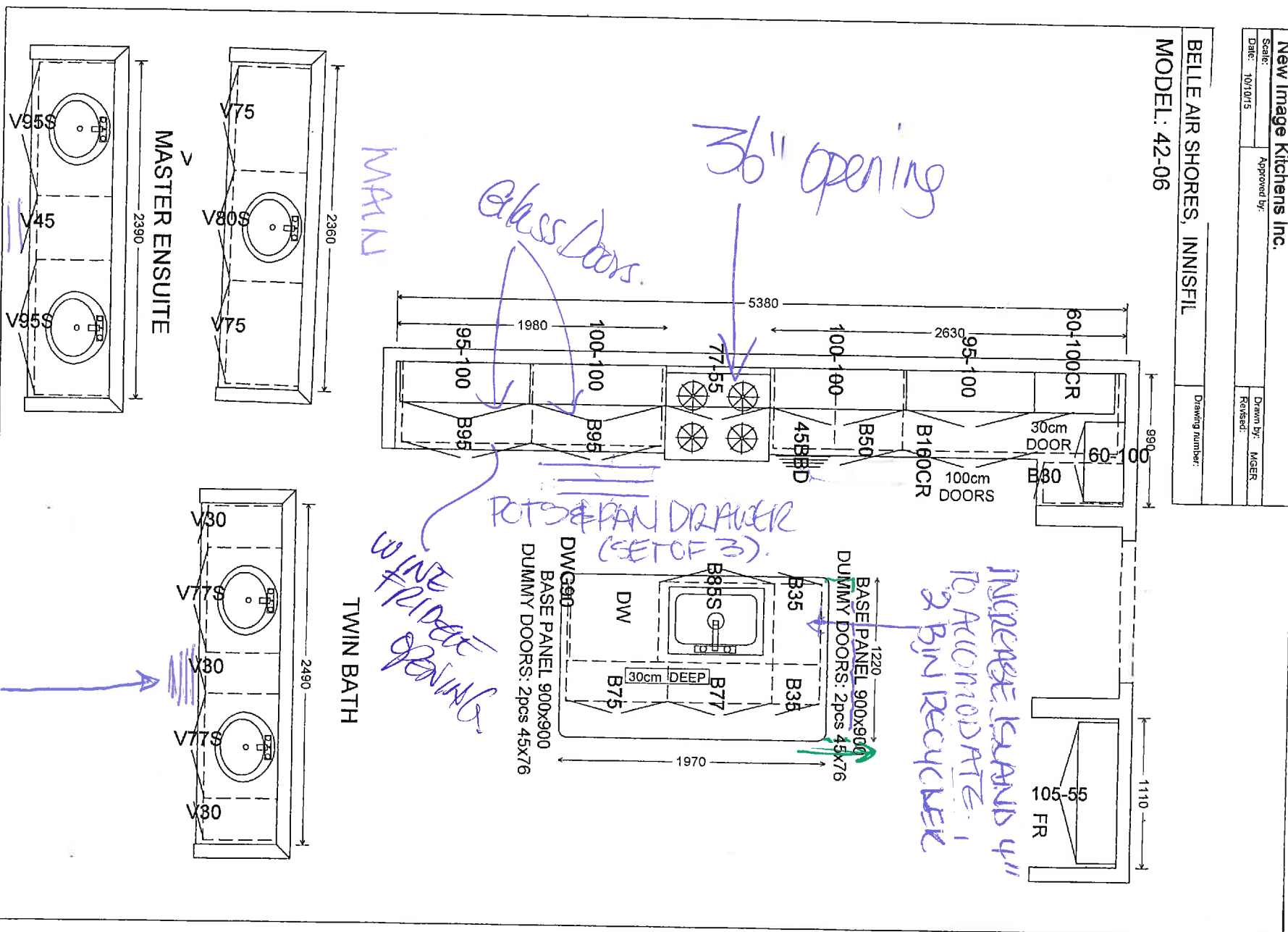
New Image Kitchens Inc.

Scale:	Approved by:	Drawn by:
Date: 10/10/15		MGFR
		Revised:

BELLE AIR SHORES, INNISFIL

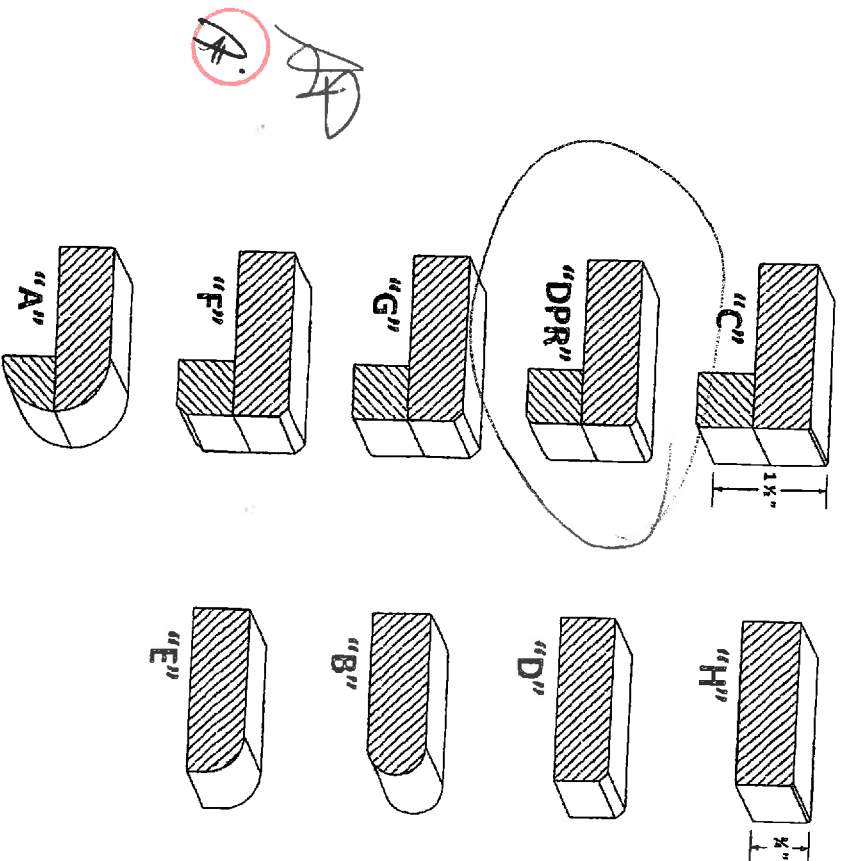
Drawing number:

MODEL: 42-06

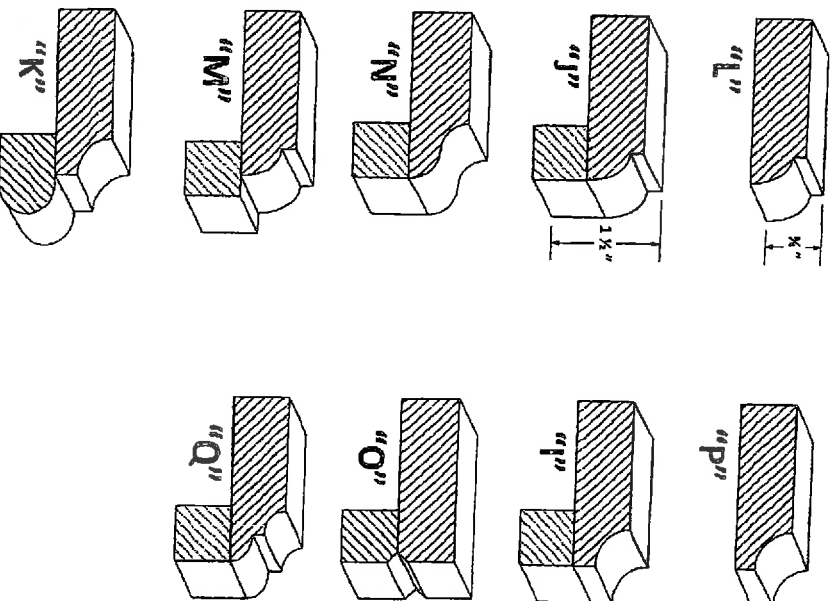


# ZANCOR HOMES EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

LOT 101-10N15E1L

PURCHASER SIGNATURE

KRONE



**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, TARION and/or the Builder in relation to the matter.

**\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

SITE UNISER

LOT 101

DATE April 29 2017