



CONSTRUCTION SUMMARY

PURCHASER: **FRANK ARILA** Belle Aire Shores - Zancor Homes (Innisfil) Ltd. TEL: RES

LOT / PHASE	HOUSE TYPE	PRINT DATE
153 / 1	ADMIRAL (36-07) ELEV B CORNER	5-Mar-18


Ref#	Quantity - Description	Approved	Notes
2377	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	28Apr17	
2378	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 stair	28Apr17	
2379	TRAY CEILING IN MASTER BEDROOM **INCLUDES SMOOTH FINISH	26May17	
2380	3.00 - LARGER BASEMENT WINDOWS 30 X 24	26May17	
5119	ELECTRICAL - LED POTS MAIN FLOOR (1) FOYER ON SAME SWITCH AS STD (4) DINING ROOM, SEP SWITCH, STD REMAINS (1) MUDROOM, DELETE STD (2) STAIR HALL, DELETE STD (4) FAMILY, DELETE STD (4) KITCHEN, SEP SWITCH, STD TO BE OVER ISLAND (4) LIVING ROOM	27Sep17	
5120	ELECTRICAL - LED POTLIGHTS 2ND FLR (4) MASTER BED SEP SWITCH, STD REMAINS (3) MASTER WIC, DELETE STD (3) UPPER HALL, SAME SWITCH AS STD OVER STAIRS (3) UPPER HALL, SEP SWITCH, DELETE STD	27Sep17	
5121	ELECTRICAL - CAPPED LIGHT OVER TUB ON SEP SWITCH IN MASTER ENSUITE	27Sep17	
5122	FRAMELESS GLASS SHOWER IN MASTER ENSUITE	27Sep17	
5123	SMOOTH CEILINGS THROUGHOUT	27Sep17	
5124	FRAMING - 8 FOOT INTERIOR DOORS FOYER CLOSET POWDER ROOM	27Sep17	
5686	ALL STANDARD FINISHES	05Mar18	

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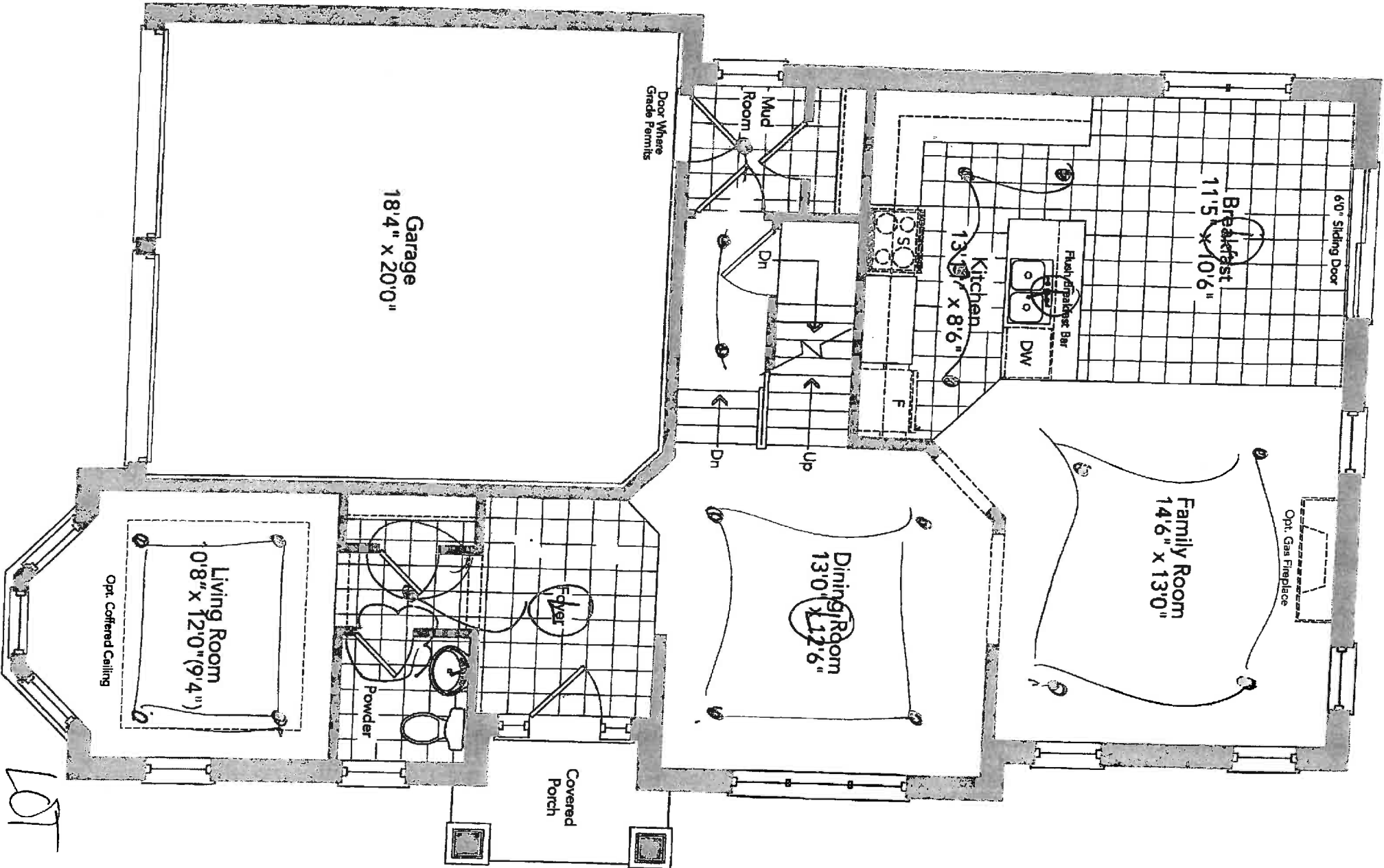
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC - WHITE		NEW CALEDONIA			
Master Ensuite	EURO HIGH GLOSS WHITE (STD)		949-58 DESIGNER WHITE			
ENSUITE 2	SHAKER OAK - NEW GREY		949-58 DESIGNER WHITE			
Twin	SHAKER OAK - NEW GREY		949-58 DESIGNER WHITE			
Laundry						
Basement Bath	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	LONDON BRONCO 13 X 13					
Basement Foyer	N/A					
Powder Room	LONDON BRONCO 13 X 13					
Mud Room	LONDON BRONCO 13 X 13					
Main Hall	N/A					
Kitchen Floor	LONDON BRONCO 13 X 13					
Breakfast Floor	LONDON BRONCO 13 X 13					
Kitchen Bk.Splash	N/A					
Laundry	LONDON BRONCO 13 X 13					
Mstr Ensuite Floor	LONDON BRONCO 13 X 13					
Mstr Ensuite Shower	UNIWALL TENDER GREY 8 X 10					
Mstr Ens Tub Wall/Deck	N/A					
Master Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARA					
Ensuite 2 Bath Floor	LONDON BRONCO 13 X 13					
Ensuite 2 Bath Tub Wall	UNIWALL WHITE 8 X 10					
Twin Bath Floor	LONDON BRONCO 13 X 13					
Twin Ensuite Tub Wall	UNIWALL WHITE 8 X 10					
Basement Ensuite Floor	N/A					
Basement Ensuite Wall	N/A					
HARDWOOD / CARPET						
Living Room	NATURAL OAK HARDWOOD 3-1/4"					
Dining Room	NATURAL OAK HARDWOOD 3-1/4"					
Family/Great Room	NATURAL OAK HARDWOOD 3-1/4"					
Den/Study/parlour/Library	N/A					
Kitchen *(Waiver)	TILE					
Main Foyer *(Waiver)	TILE					
Main Hall	N/A					
Upper Hall	OPENING NIGHT - T21					
Master Bedroom	OPENING NIGHT - T21					
Bedroom 2	OPENING NIGHT - T21					
Bedroom 3	OPENING NIGHT - T21					
Bedroom 4	OPENING NIGHT - T21					
Carpet Underpad	STANDARD					
Basement Foyer	N/A					
FIREPLACES						
LOCATION	N/A	Opt. Surround	MANTLE			
LOCATION	N/A	Opt. Surround	MANTLE			
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	YES	Opt. Crown Moulding	N/A			
Bathroom Accessories	YES	Location	N/A			
Purchaser has reviewed the colour chart			SITE & LOT			
****FOR TRADE USE****			INNISFIL	153		
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:	STANDARD		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	STANDARD		
Main to Basement Railing Details:			
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD STYLE		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
THROUGHOUT	BIRCH WHITE		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin	STANDARD	STANDARD	
2nd Ensuite	STANDARD	STANDARD	
BASEMENT			
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	N/A		
WATERLINE to Fridge	N/A		
Hood Fan Venting SIZE	STANDARD		
ELECTRICAL for Built-in Oven	N/A		
ELECTRICAL for Built-in Micro / OTR	N/A		
ELECTRICAL for Gas Stove / Cooktop	N/A		
ELECTRICAL for Bar Fridge	N/A		
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: 153	
PURCHASER(S):	FRANK ARIA		
HOME #/CELL #			
EMAIL:			
DÉCOR NOTES			
***FOR TRADE USE***			
Any upgrades in the colour chart must be accompanied with a PES.		<div> <div>Purchaser Signature</div> <div>March 2, 2018</div> </div>	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		<div> <div>Décor Consultant Signature</div> <div>Date</div> </div>	
*** PAGE 2 OF 2 ***		<div> <div>Vendor Signature</div> <div>Date</div> </div>	

Elevation A & B 2367 sq.ft.

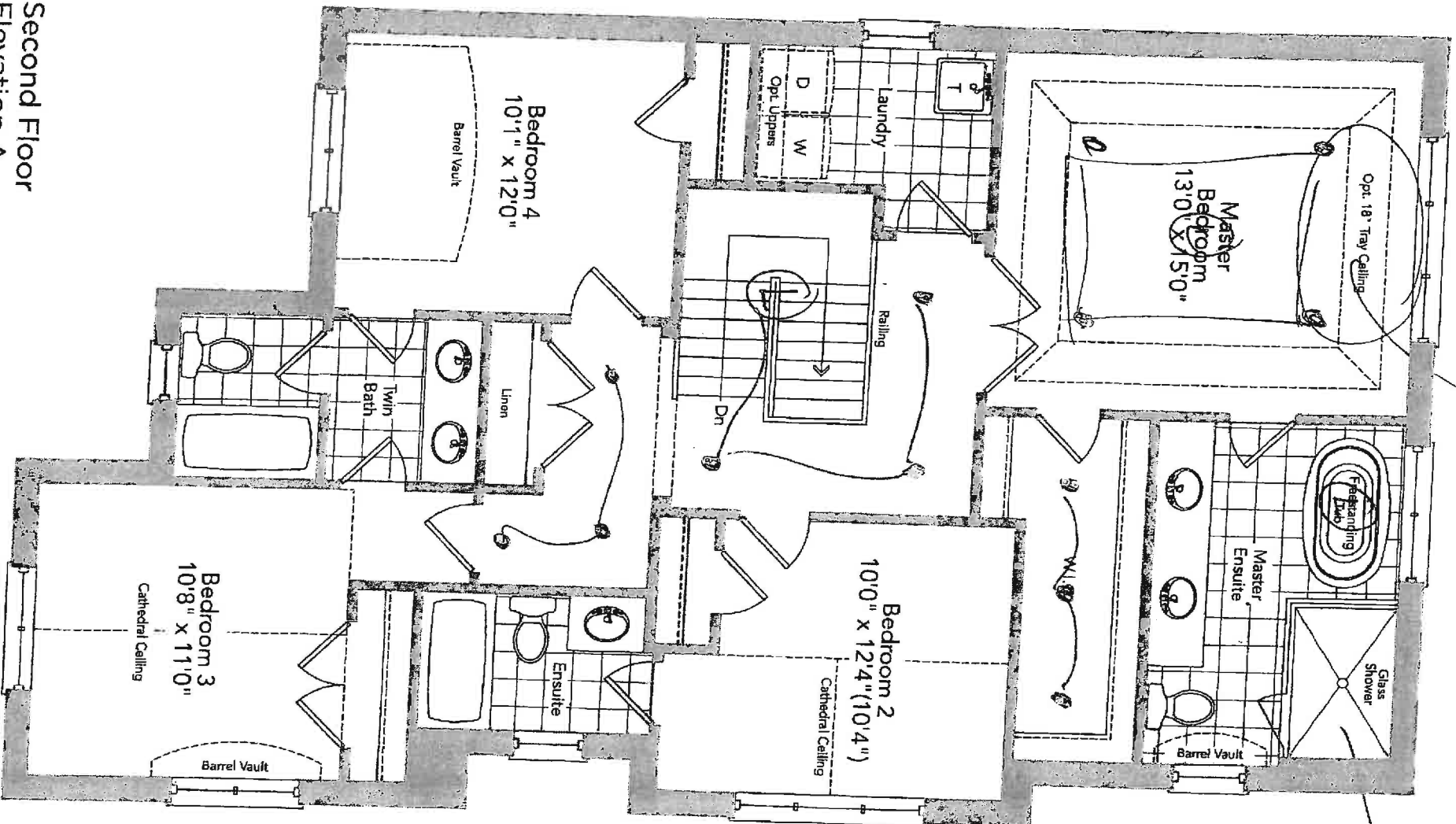


Ground Floor  
Elevation A

ADmiral 36-07

LOT  
153

4.4



TRAY w/SMOOTH  
FINISH

Freestanding

Second Floor  
Elevation A

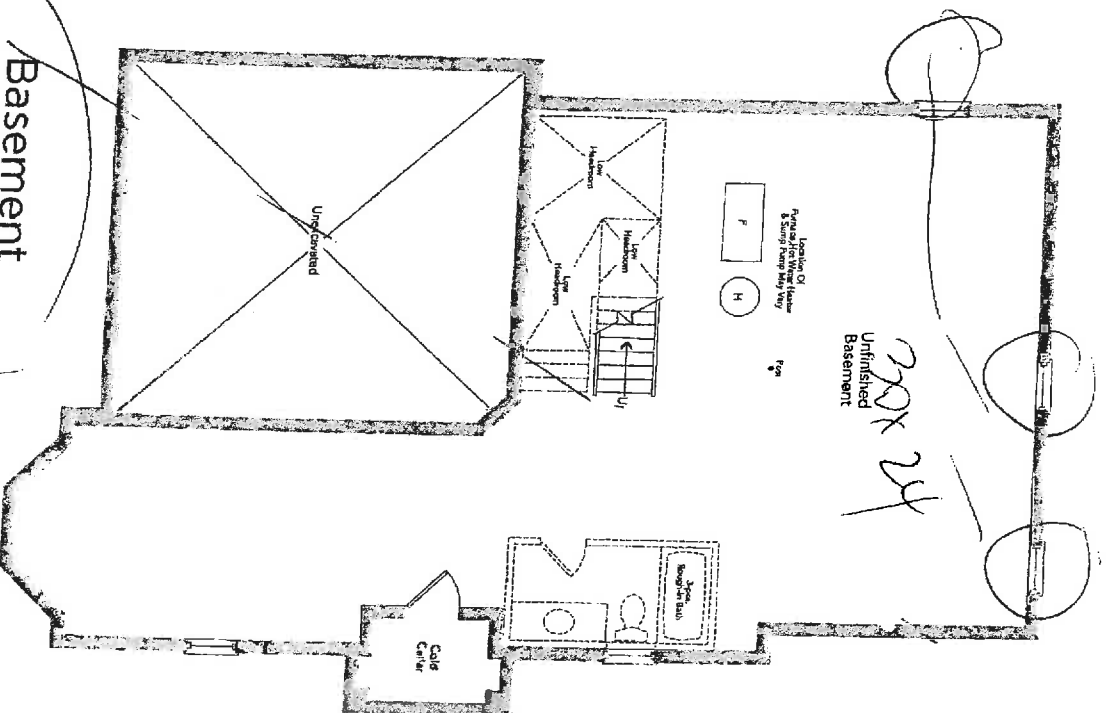
LOT

153

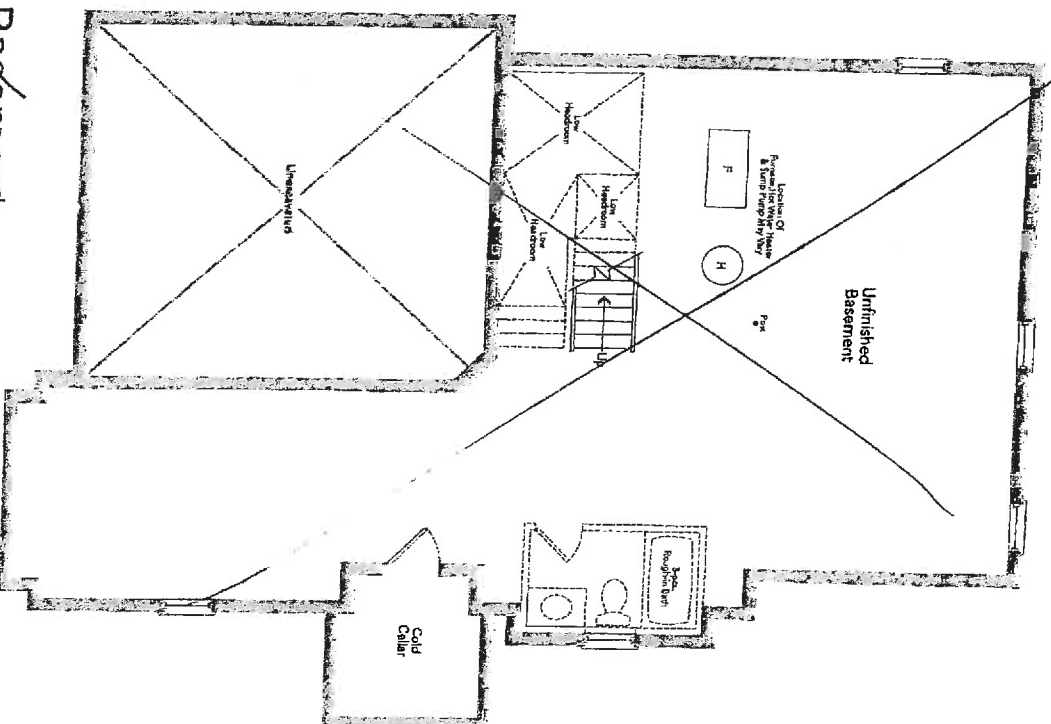
ADMIRAL 36-07

FE

153



Basement  
Elevation A



Basement  
Elevation B

LOT 153

ADDITIONAL 3607

4.4



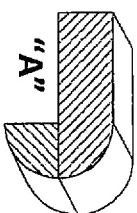
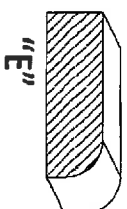
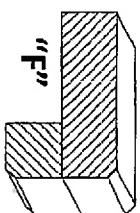
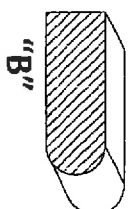
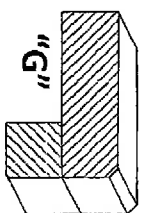
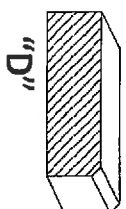
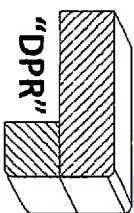
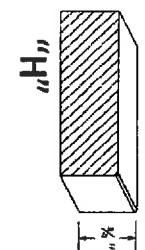
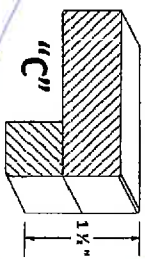
# STANDARD CABINET HARDWARE

(New Image Kitchens)

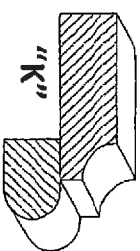
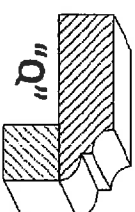
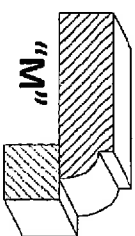
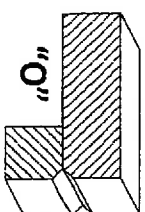
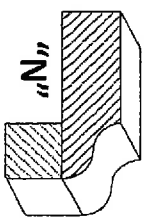
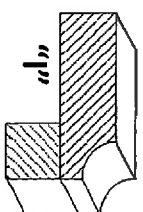
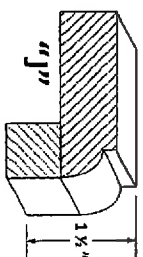
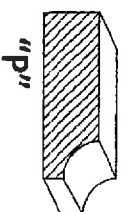
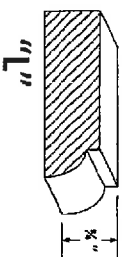


ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



153 Inisil  
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.

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

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

SITE

LOT

DATE



## APPLIANCE SPEC INFORMATION SHEET

STE & LOT: 153 Inusfi

DATE: Mar 2/18

SITING: ☐ Standard ☐ Reverse

### RANGE

- ☒ 30" (STD)  
☐ 36"  
☐ 48"  
☐ GAS ☐ AMPS \_\_\_\_\_  
☐ COOKTOP (APRON) ☐ AMPS \_\_\_\_\_  
☐ COOKTOP (DROPIN) ☐ AMPS \_\_\_\_\_

### REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"  
☐ BUILT IN FRIDGE  
☐ WATERLINE REQUIRED  
☐ PANELLED/INTEGRATED  
☐ FLUSH INSET

### WALL OVENS

- ☐ 30"  
☐ SINGLE ☐ AMPS \_\_\_\_\_  
☐ DOUBLE ☐ AMPS \_\_\_\_\_  
☐ STEAM OVEN ☐ AMPS \_\_\_\_\_  
☐ WARMING DRAWER ☐ AMPS \_\_\_\_\_

### MICROWAVES

- ☐ BUILT IN MICRO ☐ AMPS \_\_\_\_\_  
☐ MICRO TRIM KIT ☐ MODEL \_\_\_\_\_  
☐ OVER THE RANGE ☐ 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 Mar 2/18

Purchaser Signature \_\_\_\_\_ Date \_\_\_\_\_