



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: JENNIFER TH

TEL:

LOT / PHASE	HOUSE TYPE	PRINT DATE
19N / 2	50-04 RIDGE (ELEV.B)	25-May-18

Ref#	Quantity	Description	Approved	Notes
4611		ADD OPTIONAL TRAY CEILING IN MASTER BEDROOM SMOOTH CEILING INCLUDED	25Sep17	
4612		SMOOTH CEILING MAIN FLOOR AND 2ND FLOOR	25Sep17	
4613		ADD GARAGE MAIN DOOR TO EXTERIOR AS PER PLAN	25Sep17	NOT POSSIBLE DUE TO GRADE - REFUND ON CLOSING
25Sep17 Note: NOT POSSIBLE DUE TO GRADE - REFUND ON CLOSING				
4614		ADD 8 FT HIGH FRONT DOOR IN LIEU OF STANDARD	25Sep17	
4615		UPGRADE TO DOUBLE FRENCH DOORS 8 FT HIGH MAIN FLOOR IN LIEU OF STANDARD PATIO SLIDERS	25Sep17	
4616		UPGRADE TO DOUBLE FRENCH DOORS IN BASEMENT IN LIEU OF PATIO SLIDERS	25Sep17	
4617		UPGRADE 3 BASEMENT WINDOWS TO 30x24 IN LIEU OF STANDARD	25Sep17	
4618		ADD 1 WINDOW IN GARAGE 24x36. EE SKETCH	25Sep17	
4619		FIREPLACE ADD HEAT ACTIVATED FAN KIT INCLUDES ELECTRICAL	25Sep17	
4923		CABINETS KITCHEN UPGRADE CABINET HARDWARE	25Sep17	
4924		CABINETS KITCHEN ANGLE UPPER CORNER WITH CLEAR GLASS	25Sep17	
4925		CABINETS KITCHEN ADD MATCHING LIGHT VALANCE (NO ELECTRICAL)	25Sep17	
4929		HVAC ADD GAS LINE TO STOVE INCL 15 AMP	25Sep17	
4930		PLUMBING ADD WATER LINE TO FRIDGE	25Sep17	
4931		TRIM UPGRADE # 1 STEP	25Sep17	
4932		HARDWOOD UPGRADE # 1	25Sep17	
4933		PAINT STAIN INTERIOR OAK STAIRS	25Sep17	
4934		RAILINGS UPGRADE # 5 METAL	25Sep17	
4935		FIREPLACE UPGRADE GRANITE SURROUND	25Sep17	
4936		PLUMBING KITCHEN UPGRADE SINK TO BLANCO QUATRUS #401518	25Sep17	
5707		WALKOUT LOTS - Larger basement windows and patio door at rear of basement with railing installed across main floor rear door. As per plan/model type. ** As per schedule E in Agreement of Purchase and Sale	24May18	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA PVC WHITE	H 1400 BC	BIANCO SARDO	C		
Island	SIERRA PVC WHITE	H 1400 BC	BIANCO SARDO	C		
Serveny	NA					
Master Ensuite	SIERRA PVC WHITE	H 500 C	CALCATTIA 4925K-07	H		
Main	NA		NA			
Twin Bath 3 & 4	SIERRA PVC WHITE	H 500 C	CALCATTIA 4925K-07	H		
Ensuite #2	SIERRA PVC WHITE	H 500 C	CALCATTIA 4925K-07	H		
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	NEW ALBION GREY 13 X 13					
Basement Foyer	NA					
Powder Room	NEW ALBION GREY 13 X 13					
Mud Room	CINQ BLACK 13 X13					
Main Hall	NA					
Kitchen Floor	CINQ BLACK 13 X 13					
Breakfast Floor	CINQ BLACK 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	NEW ALBION GREY 13 X 13					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13					
Mstr Ensuite Shower	NEW ALBION GREY 13 X 13					
Mstr Ens Tub Wall/Deck	NEW ALBION GREY 8 X 10		NA			
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	MALINA ICE 13 X 13					
Twin Ensuite Tub Wall	MALINA ICE 8 X 10		NA			
Ensuite #2 Bath Floor	MALINA ICE 13 X 13					
Ensuite #2 Bath Wall	MALINA ICE 8 X 10		NA			
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	VINTAGE RED OAK U-LOC GRYPHON UP # 1 4 1/4"					
Dining Room	VINTAGE RED OAK U-LOC GRYPHON UP # 1 4 1/4"					
Great Room	VINTAGE RED OAK U-LOC GRYPHON UP # 1 4 1/4"					
Den/Study/parlour/Library	NA					
Kitchen * (Waiver)	NA					
Main Foyer * (Waiver)	NA					
Main Hall	VINTAGE RED OAK U-LOC GRYPHON UP # 1 4 1/4"					
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	OPENING NIGHT T-20					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Surround	NERO ASSOLUTO	MANTLE	NF8	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD			Opt. Crown Moulding	NA	
Bathroom Accessories	DELETE ALL BATHROOM			Location	NA	
Purchaser has reviewed the colour chart						
***FOR TRADE USE***				INNISFIL	19 N	
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		

SEP 22 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:	METAL BLACK STAMPED W ALT/DOUBLE 2 3/4" OAK GROOVED HANDRAIL 3 1/4" SQ OAK POSTS		
Main to top of Basement door Railing	METAL BLACK STAMPED W ALT/DOUBLE 2 3/4" OAK GROOVED HANDRAIL 3 1/4" SQ OAK POSTS		
TRIM			
Casing/Baseboards	UPGRADE # 1 STEP		
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/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	NA	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Ensuite # 2	WARM GREY
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES		FAUCETS	NOTES
Kitchen	UPGRADE	STANDARD	# 401518 BLANCO QUARTUS R 15 U SUPER SINGLE
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin Bath	STANDARD	STANDARD	
2nd Ensuite	STANDARD	STANDARD	
BASEMENT	NA		
Other	NA		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE BBQ	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	STANDARD		ADD GAS LINE TO STOVE
Hood Fan Venting SIZE	UPGRADE		
	6" STANDARD		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove	UPGRADE		
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: INNSFIL	THE RIDGE 50-04	LOT: 19N	
PURCHASER(S):	Jennifer Ta		
HOME #/CELL #	647-407-9813		
EMAIL:			
DÉCOR NOTES		Purchaser Signature	Date
***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.		Décor Consultant Signature	Date
*** PAGE 2 OF 2 ***		Vendor Signature	Date



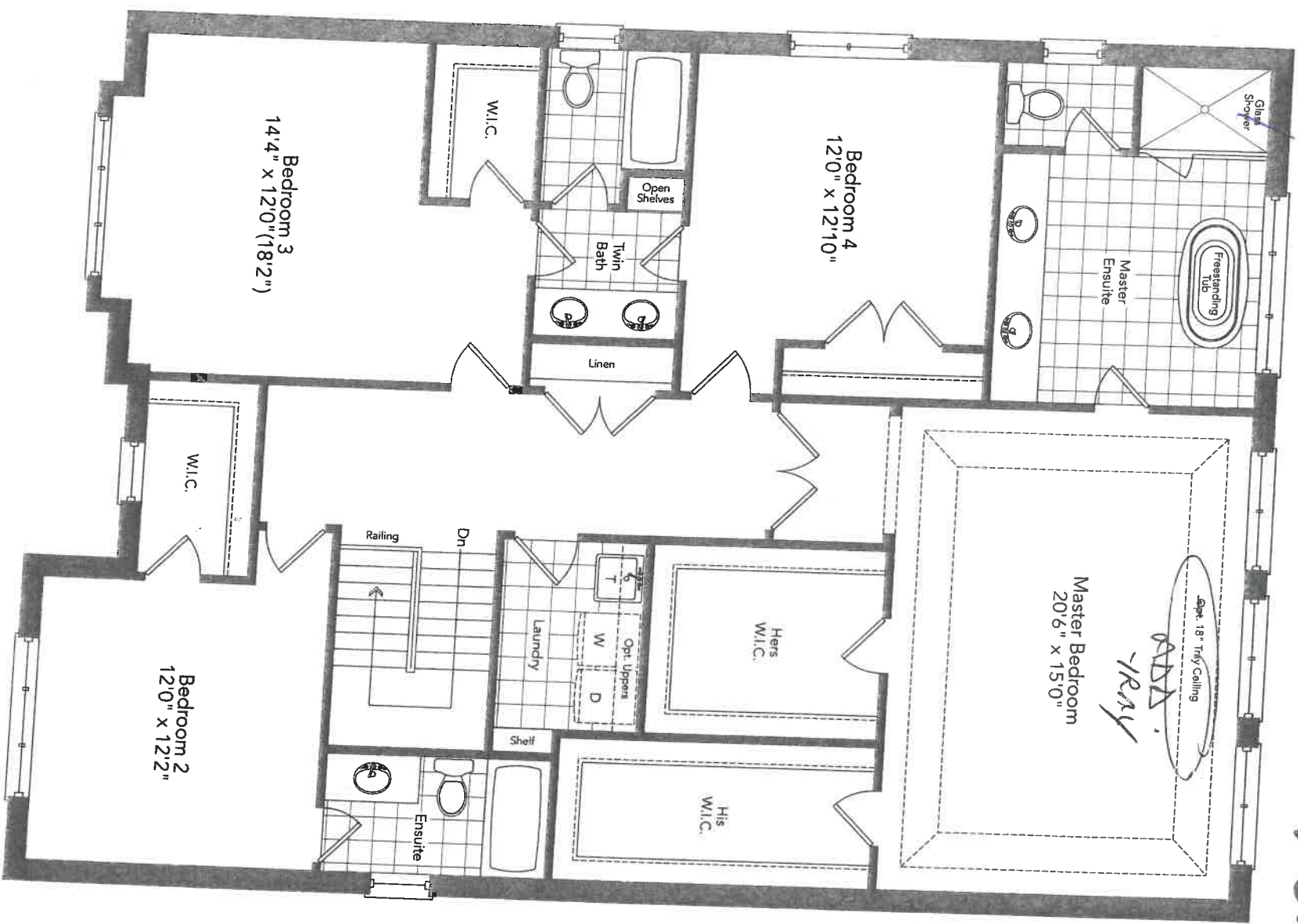


21

Lot 152

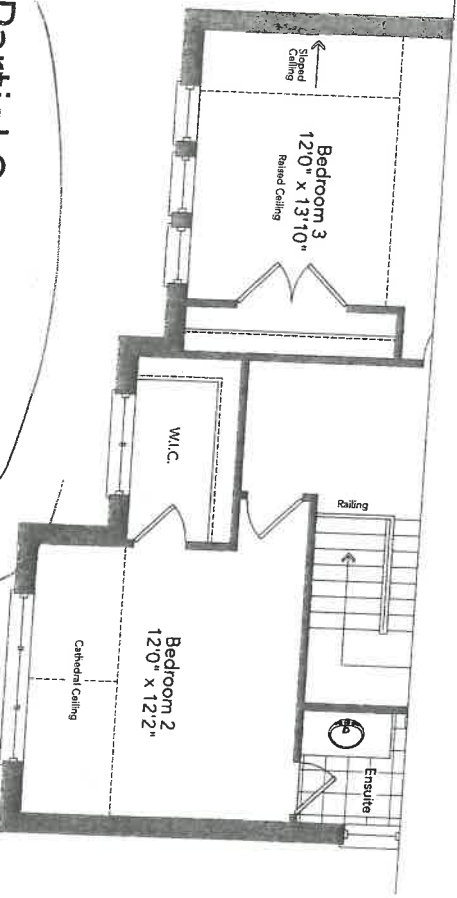
Aug  
16/17

Sgt  
B/17



Second Floor  
Elevation A

Smooth Corning's



Partial Second Floor  
Elevation B

84

RIDGE 50-04

Spd 13/17  
(7)

(7)

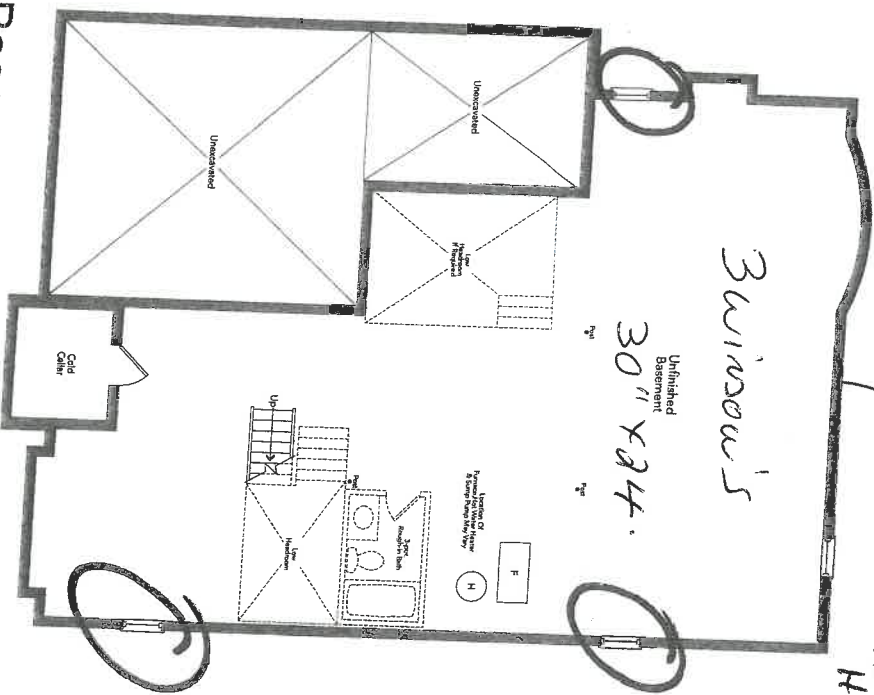
Do. & Panel Doors  
SID HT Lot 19

3 Windows

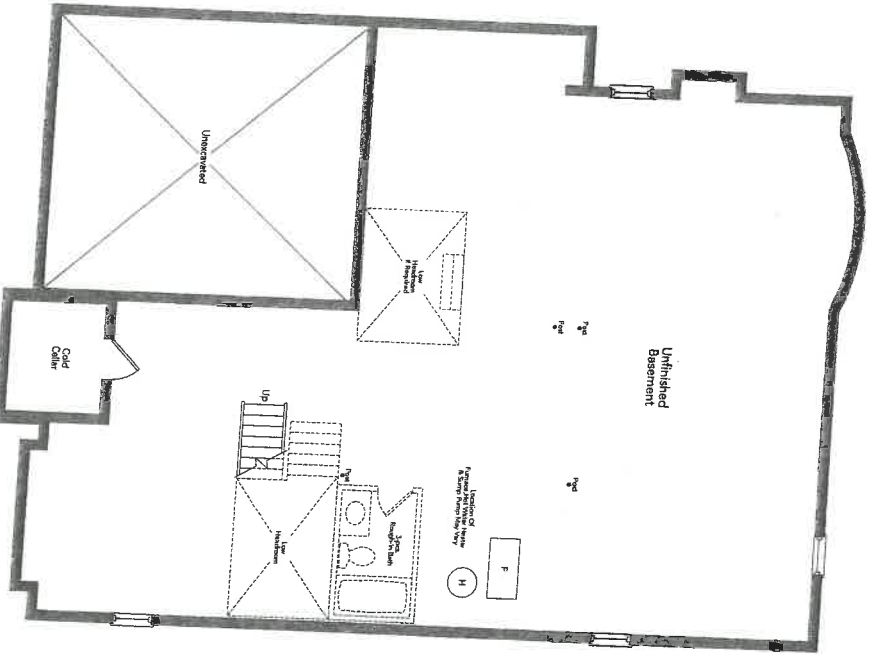
Unfinished Basement  
30" x 24"

(7)

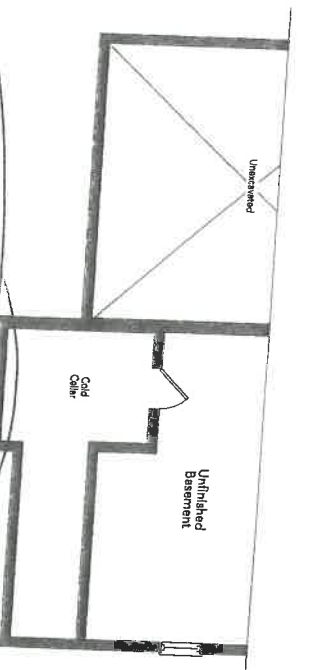
Aug  
16/17



Basement  
Elevation A



Basement For Optional  
Ground Floor Elevation A



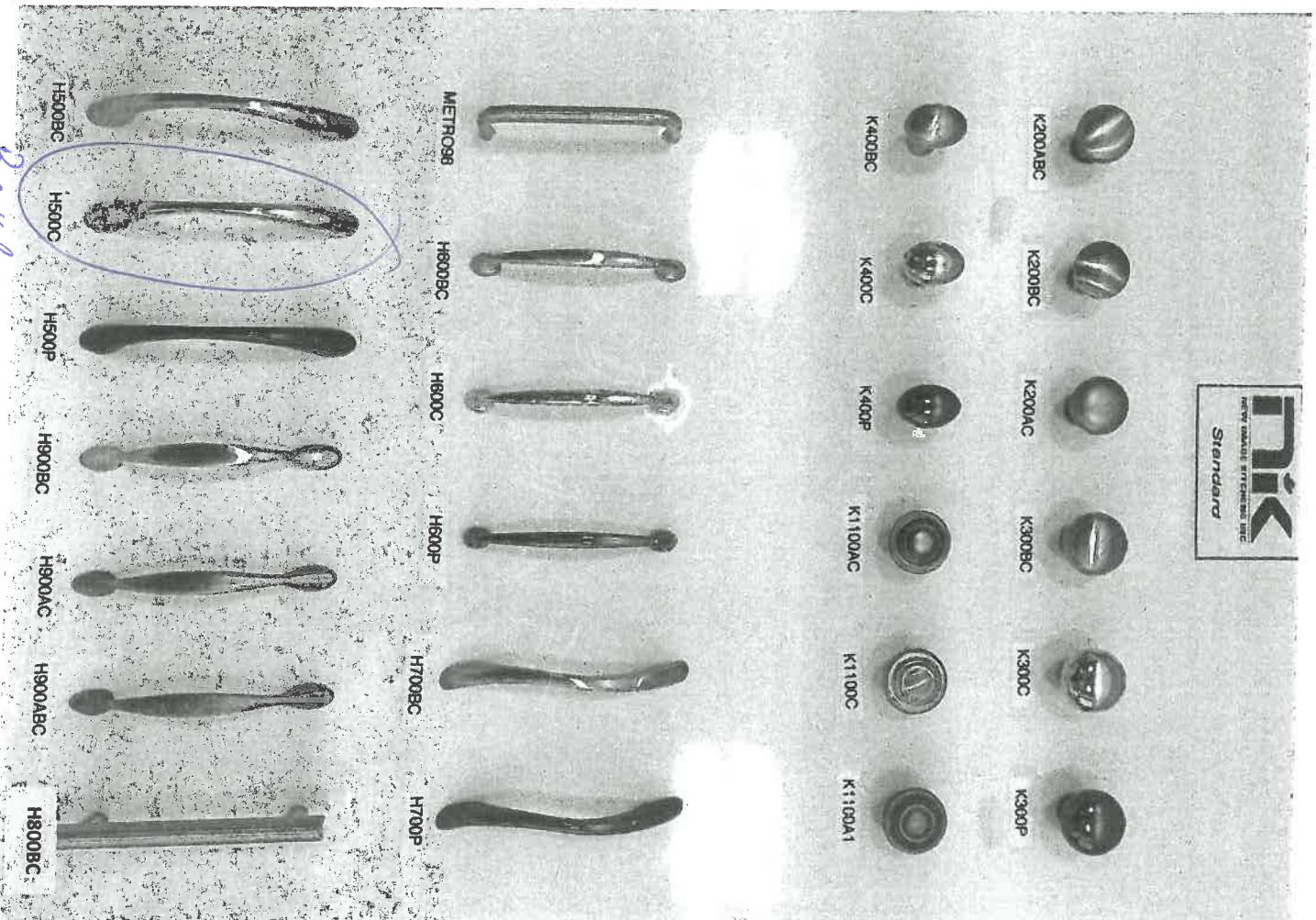
Partial Basement  
Elevation B

RIDGE 5004



**STANDARD CABINET HARDWARE**  
(New Image Kitchens)

200192  
SBB 13/17



Back Home  
a

Lot 1920

Spb13/17

**UPGRADE CABINET HARDWARE**  
**(Kitchen) / Bathroom**  
**(New Image Kitchens)**



Kitchen



New Image Kitchens Inc.

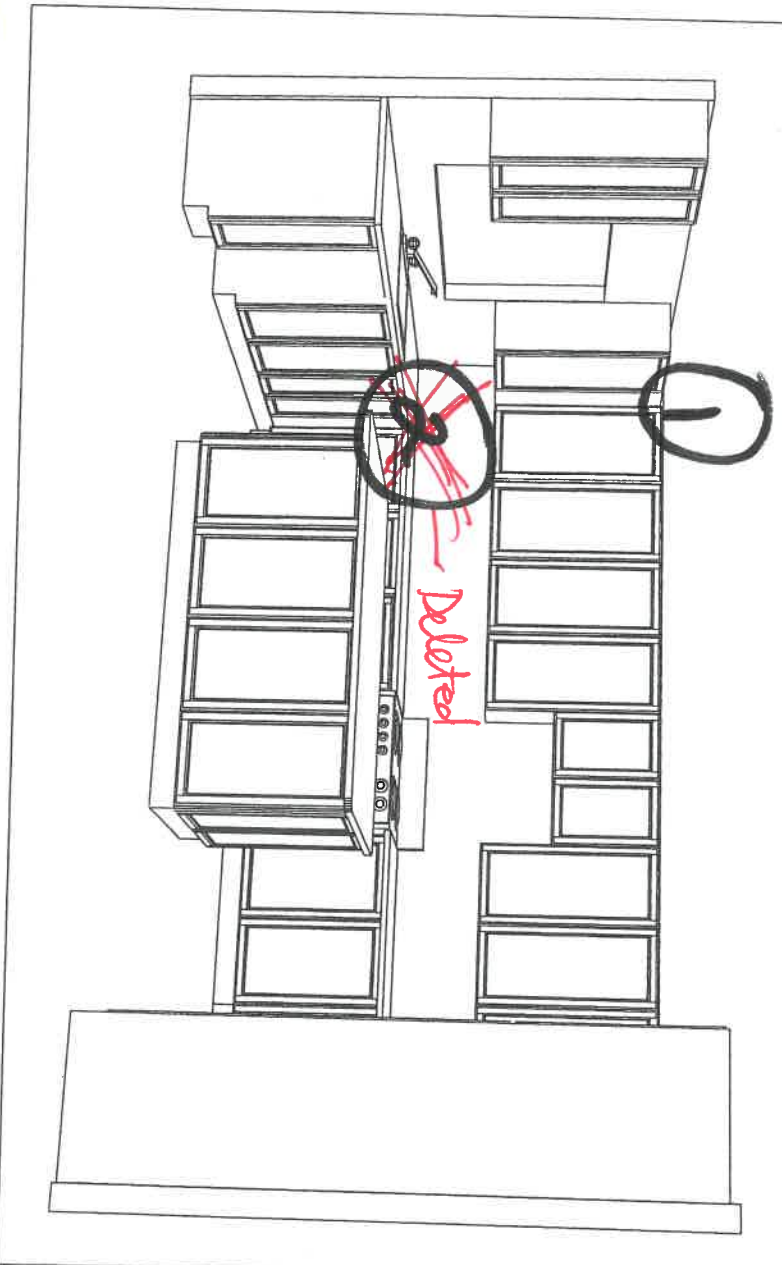
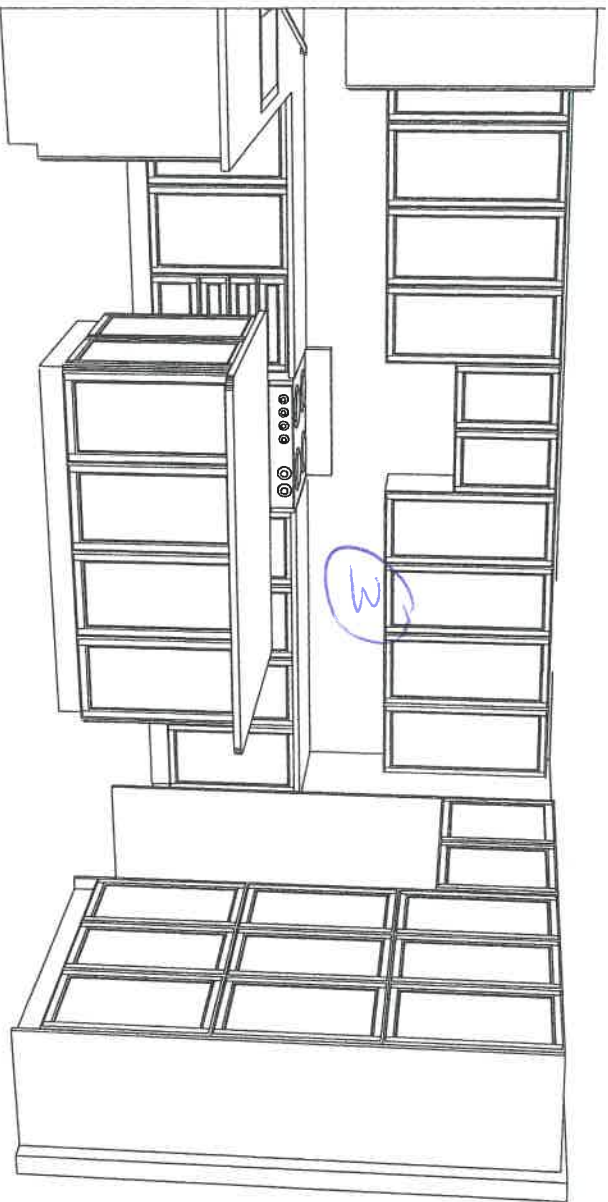
Scale: Approved by: MSER  
Date: 24/02/17 Revised:

BELLE AIR SHORES, INNISFIL Drawing number:

MODEL: 50-04

10/1/19/10

SP/13/17



- 1 angle. when clean lines
- 2 base ~~base~~ ~~base~~ ~~base~~ - Deleted
- 3 light valance (no external)

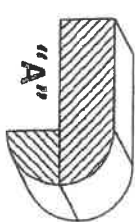
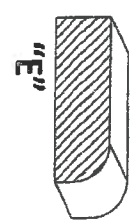
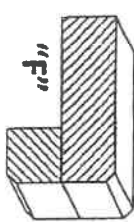
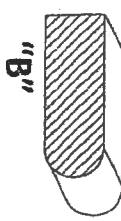
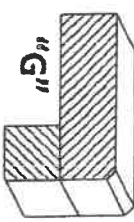
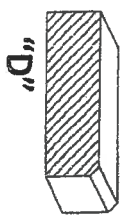
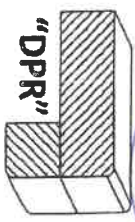
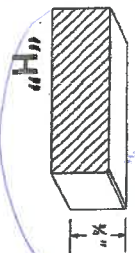
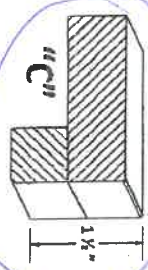
27

ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

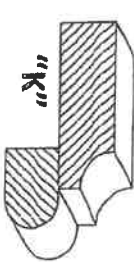
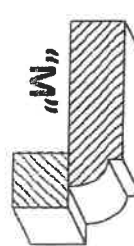
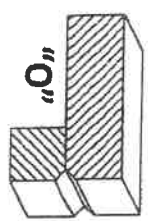
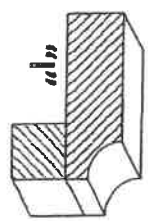
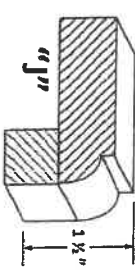
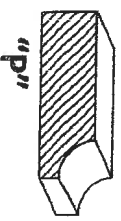
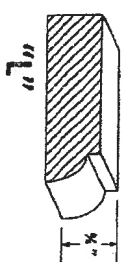
STANDARD

*Interstone*

*Master / Kevin / Rn #2*



UPGRADES



LOT / SITE

*Travis / 10119N*

PURCHASER SIGNATURE

*[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 &amp; LOT:

JAMES ELL 101192

DATE:

SPB 12/17

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☒ 6 INCH (STD)☐ 8 INCH☐ 10 INCH

## DISHWASHER

☒ 24" (STD SIZE)

## LAUNDRY

☒ FRONT LOADING SIDE BY SIDE☐ STACKABLE☐ TOP LOAD

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

41 **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.

41 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.

41 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



Purchaser Signature



Date

