

Site: INNISFIL

Lot: 82W

Model: GALLEY 36-05 ELEV. B

Purchaser: DANIEL A IERULLO

Purchaser: 0

Phone: 416-577-8117

Email: IERULLO12@HOTMAIL.COM



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
	STRUCTURALS	
1 SMOOTH CEILINGS MAIN FLOOR AND 2ND FLOOR		2-Jul-21
2 AIR COND		2-Jul-21
3 (1) BASEMENT EGRESS WINDOW 48 X 48 IF POSSIBLE (WINDOW WELL MAY BE REQUIRED)		2-Jul-21
4 (5) LARGER BASEMENT WINDOWS 30 X 24 IF POSSIBLE (WINDOW WHEELS MAY BE REQUIRED		2-Jul-21
5 FRAMLESS GLASS IN MASTER ENSUITE		2-Jul-21
6 OPTIONAL DOUBLE SINK IN MAIN BATH		2-Jul-21
7 WATERLINE TO FRIDGE		2-Jul-21
8 GAS LINE TO BBQ		2-Jul-21
	COLOURS	
1 TILES KITCHEN,BREAKFAST, POWDER, FOYER, MUD ROOM UP # 1		02-Jul-21
2 TILES KITCHEN BACKSPLASH UP # 2 INSTALL IN A BRICK PATTERN		02-Jul-21
3 TILES MASTER ENSUITE, MAIN BATH , LAUNDRY FLOOR UP # 1		02-Jul-21
4 HARDWOOD UP # 2 GREAT ROOM, DININGROOM		02-Jul-21
5 HARDWOOD UPPER HALLWAY, MASTER BEDROOM, BEDROOM, 2 BEDROOM 3, BEDROOM 4		02-Jul-21
6 STAIN OAK STAIRS MAIN TO 2ND FLOOR		02-Jul-21
7 RAILING UP # 1		02-Jul-21
8 DELETE STANDARD BATHROOM ACCESSORIES, POWDER ROOM, MASTER ENSUITE, MAIN BATH		02-Jul-21
9 COMFORT HEIGHT MASTER VANITY ONLY		02-Jul-21
10 TRIM UP # 1 STEP		02-Jul-21

ZANCOR HOMES COLOUR CHART

PRINTED 2021-07-02, 2:08 PM

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED UP # 1		✓
Mudroom - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED UP # 1		✓
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED UP # 1		✓
Breakfast - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED UP # 1		✓
Kitchen - CABINETS		SHAKER V PVC TUXEDO		✓
Island - CABINETS		SHAKER V PVC TUXEDO		✓
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H-800-BC		✓
Kitchen - COUNTERTOP		BIANCO SARDO GRANITE		✓
Island - COUNTERTOP		BIANCO SARDO GRANITE		✓
Kitchen - BACKSPLASH		C & D TENDER GREY BRIGHT 4 X 16 INSTALL BRICK PATTERN UP # 2		✓
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining - FLOORING		VINTAGE SOLID SAWN WHITE OAK PEARL 5" GOTHAM UP # 2		✓
Main Hall - FLOORING		VINTAGE SOLID SAWN WHITE OAK PEARL 5" GOTHAM UP # 2		✓
Great Room - FLOORING		VINTAGE SOLID SAWN WHITE OAK PEARL 5" GOTHAM UP # 2		✓
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		1 3/4" TURNED OAK PICKETS UP # 1		✓
Railing Details - POSTS		3 1/4" TURNED OAK POST		✓
Railing Details - HANDRAIL		2 3/4" TURNED OAK HANDRAIL		✓
Stair Stain - MAIN STAIRS		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		✓
Stair Stain - BASEMENT STAIRS (if applicable)		NA		
Stair Stain - SERVICE STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED UP # 1		✓
Powder Room - CABINETS		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STANDARD		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		VINTAGE SOLID SAWN WHITE OAK PEARL 5" GOTHAM UP # 2		✓
Master Bedroom - FLOORING		VINTAGE SOLID SAWN WHITE OAK PEARL 5" GOTHAM UP # 2		✓
Bedroom 2 - FLOORING		VINTAGE SOLID SAWN WHITE OAK PEARL 5" GOTHAM UP # 2		✓
Bedroom 3 - FLOORING		VINTAGE SOLID SAWN WHITE OAK PEARL 5" GOTHAM UP # 2		✓
Bedroom 4 - FLOORING		VINTAGE SOLID SAWN WHITE OAK PEARL 5" GOTHAM UP # 2		✓
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		LOFT WHITE 12 X 24 INSTALL STACKED UP # 1		✓
Master Ensuite - SHOWER WALL		SPENDOR WHITE 8 X 10		✓
Master Ensuite - SHOWER FLOOR		2 X 2 WHITE		✓
Master Ensuite - SHOWER JAMB		BIANCA CARRERRA		✓
Master Ensuite - CABINETS		EURO OLMO CARISMA		✓
Master Ensuite - HANDLES/KNOBS		H-800-BC		✓
Master Ensuite - COUNTERTOP		COTE D AZUR 1886K-07		✓
Master Ensuite - SINK(S)		STANDARD	Master Ensuite - FAUCET(S)	STANDARD
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.		INNISFIL 82W	88	58
		PAGE 1 OF 2	PURCHASER INITIALS	VENDOR APPROVAL

ZANCOR HOMES COLOUR CHART

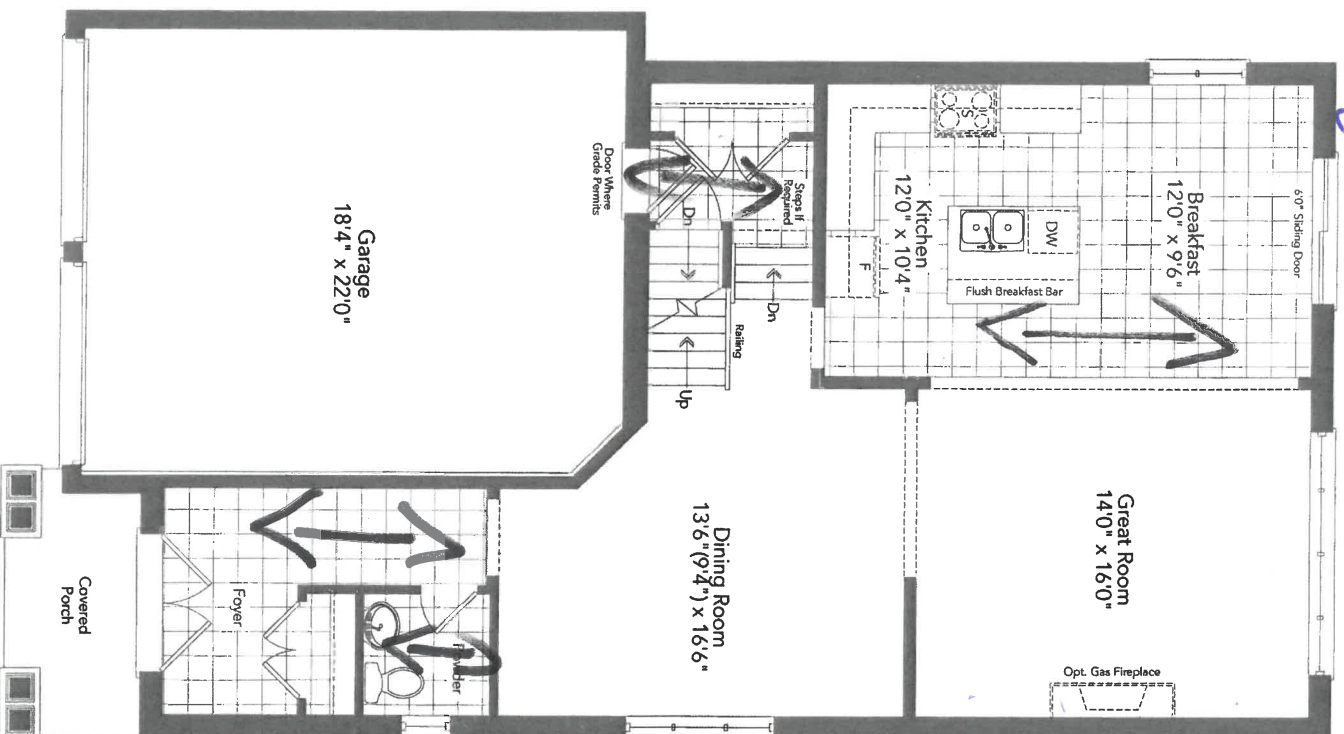
2ND FLOOR CONTINUED...									
Main Bath - FLOORING	LOFT WHITE 12 X 24 INSTALL STACKED UP # 1				✓				
Main Bath - TUB / SHOWER WALL	SPENDOR WHITE 8 X 10				✓				
Main Bath - SHOWER FLOOR	NA								
Main Bath - SHOWER JAMB	NA								
Main Bath - CABINETS	EURO OLMO CARISMA				✓				
Main Bath - HANDLES/KNOBS	H-800-BC				✓				
Main Bath - COUNTERTOP	COTE D AZUR 1886K-07				✓				
Main Bath - SINK(s)	STANDARD		Main Bath - FAUCET(s)	STANDARD					
Shared Bath - FLOORING	NA								
Shared Bath- TUB / SHOWER WALL	NA								
Shared Bath- SHOWER FLOOR	NA								
Shared Bath- SHOWER JAMB	NA								
Shared Bath- CABINETS	NA								
Shared Bath- HANDLES/KNOBS	NA								
Shared Bath- COUNTERTOP	NA								
Shared Bath- SINK(s)	NA		Shared Bath - FAUCET(s)	NA					
Ensuite Bath - FLOORING	NA								
Ensuite Bath - TUB / SHOWER WALL	NA								
Ensuite Bath - SHOWER FLOOR	NA								
Ensuite Bath - SHOWER JAMB	NA								
Ensuite Bath - CABINETS	NA								
Ensuite Bath - HANDLES/KNOBS	NA								
Ensuite Bath - COUNTERTOP	NA								
Ensuite Bath - SINK(s)	NA		Ensuite Bath - FAUCET(s)	N					
LAUNDRY									
Laundry - FLOORING	LOFT WHITE 12 X 24 UP # 1	✓	Laundry - HANDLES/KNOBS	NA					
Laundry - CABINETS	NA		Laundry - SINK	STANDARD					
Laundry - COUNTERTOP	NA		Laundry - FAUCET	STANDARD					
Laundry - BACKSPLASH	NA								
TRIM / PAINT									
Casing/Baseboards	STEP STYLE UPGRADE # 1				✓				
Interior Doors	STANDARD								
Interior Door Hardware	STANDARD								
PAINT - Throughout	WARM GREY								
FIREPLACE									
Location / Insert / Mantle	NA								
ACCESSORIES									
Mirrors	STANDARD		BATH ACCESSORIES	DELETE					
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ	UPGRADE		ELECTRICAL for Built-in Oven	DECLINED					
GAS LINE & ELECTRICAL TO STOVE	DECLINED		ELECTRICAL for Built-in Micro	DECLINED					
GAS LINE & ELECTRICAL TO DRYER	DECLINED		ELECTRICAL for Cooktop	DECLINED					
HOOD FAN VENT SIZE	6" STANDARD		ELECTRICAL for Bar Fridge	DECLINED					
WATERLINE to Fridge	UPGRADE	✓							
DISCLAIMER									
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				84					
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				850					
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				850					
SITE / LOT: INNISFIL 82W									
PURCHASER(S):		DANIEL A IERULLO							
PURCHASER(S):		0							
CONTACT:		416-577-8117		JERULLO@HOTMAIL.COM					
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		PURCHASER SIGNATURE		84					
		PURCHASER SIGNATURE		850					
		DÉCOR CONSULTANT		850					
PAGE 2 OF 2		Vendor APPROVAL		850					

Elevation A & B 2297 sq.ft.

10/22/20

2/4/21

RE-GAS BBQ

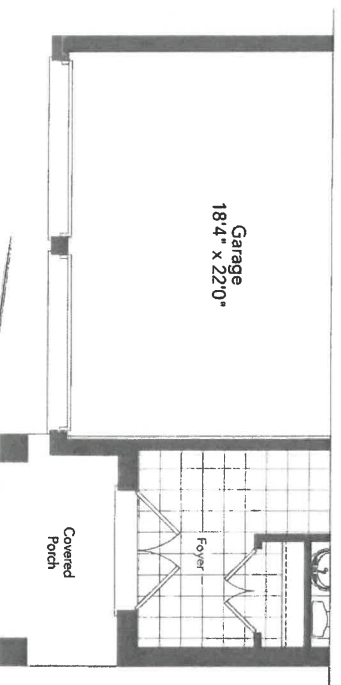


20

TILE
Direction

Ground Floor
Elevation A

Smooth
Coring



Partial Ground Floor
Elevation B

GALLERY 36-05

Loft area

July 2021

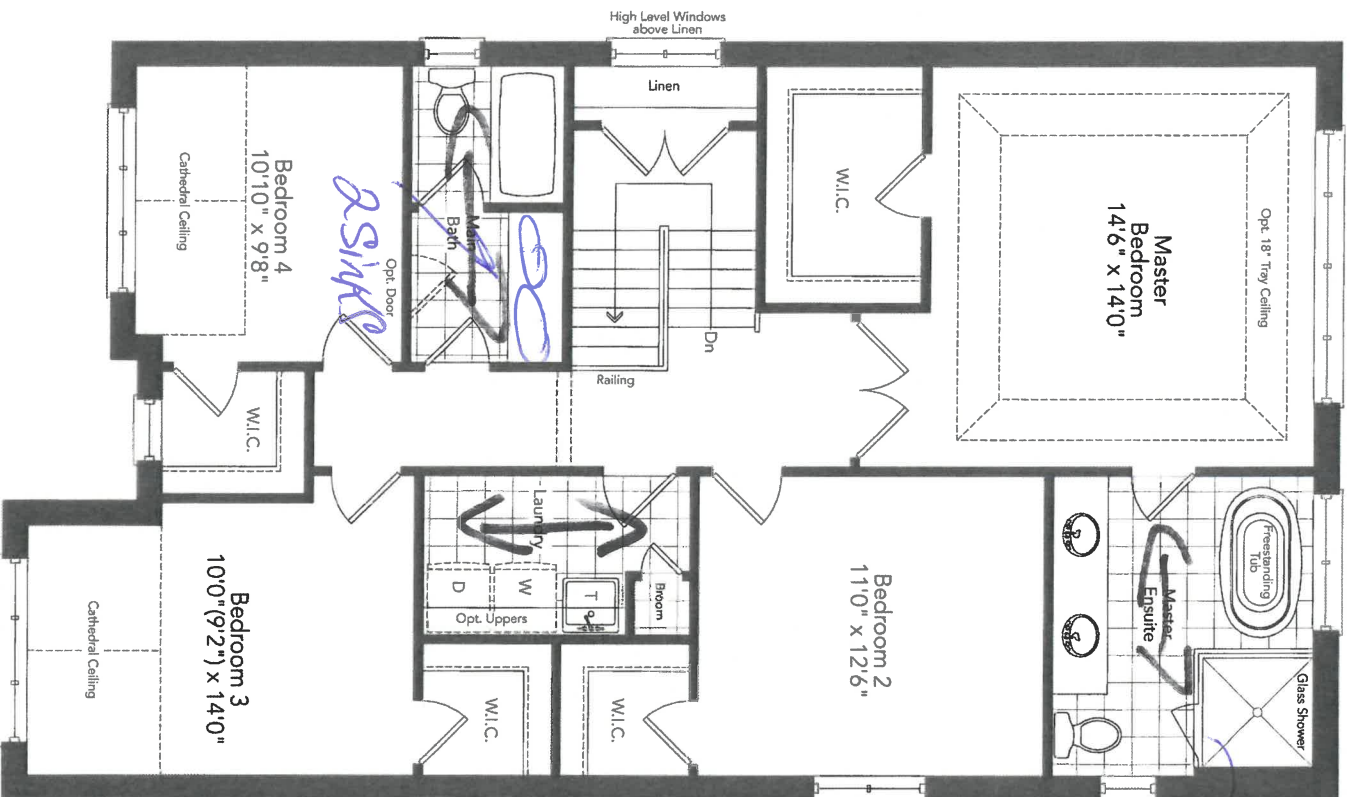
Frameless Glass

80

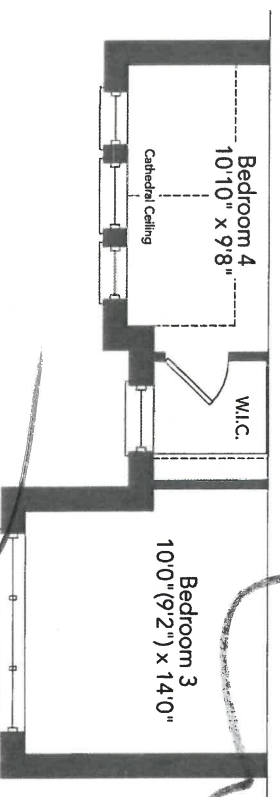
Smooth Ceiling

Hardwood 2nd Floor.

Tile Direction



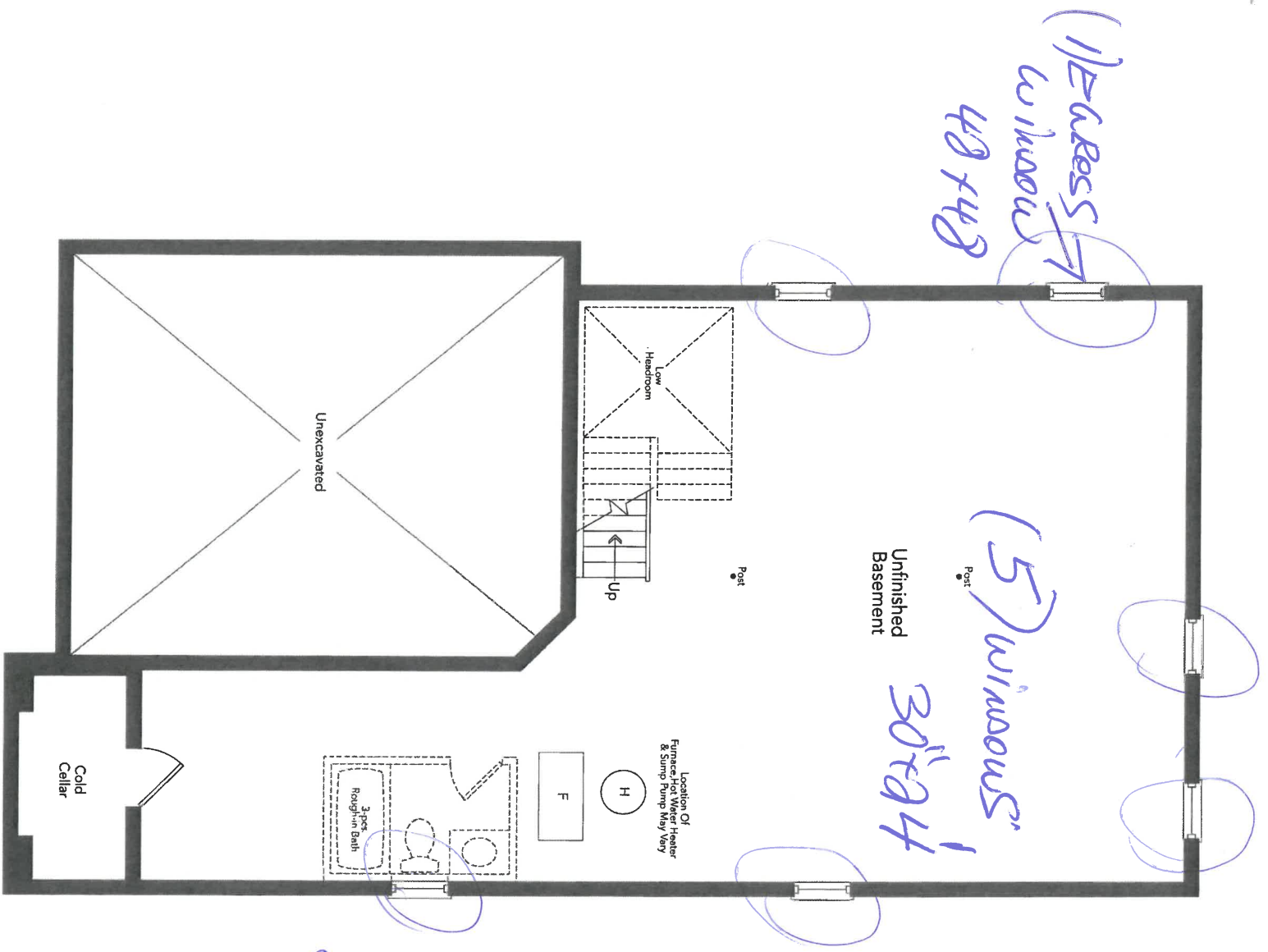
Second Floor Elevation A



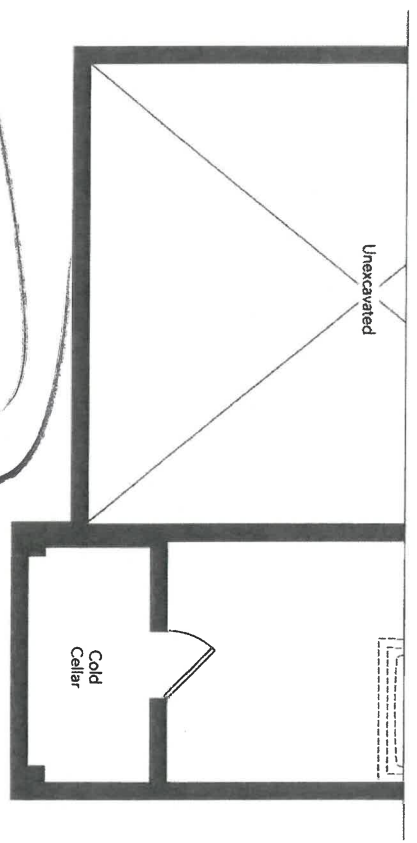
Partial Second Floor Elevation B

GALLERY 36-05

Lot 320
Jep 1/21



Basement
Elevation A



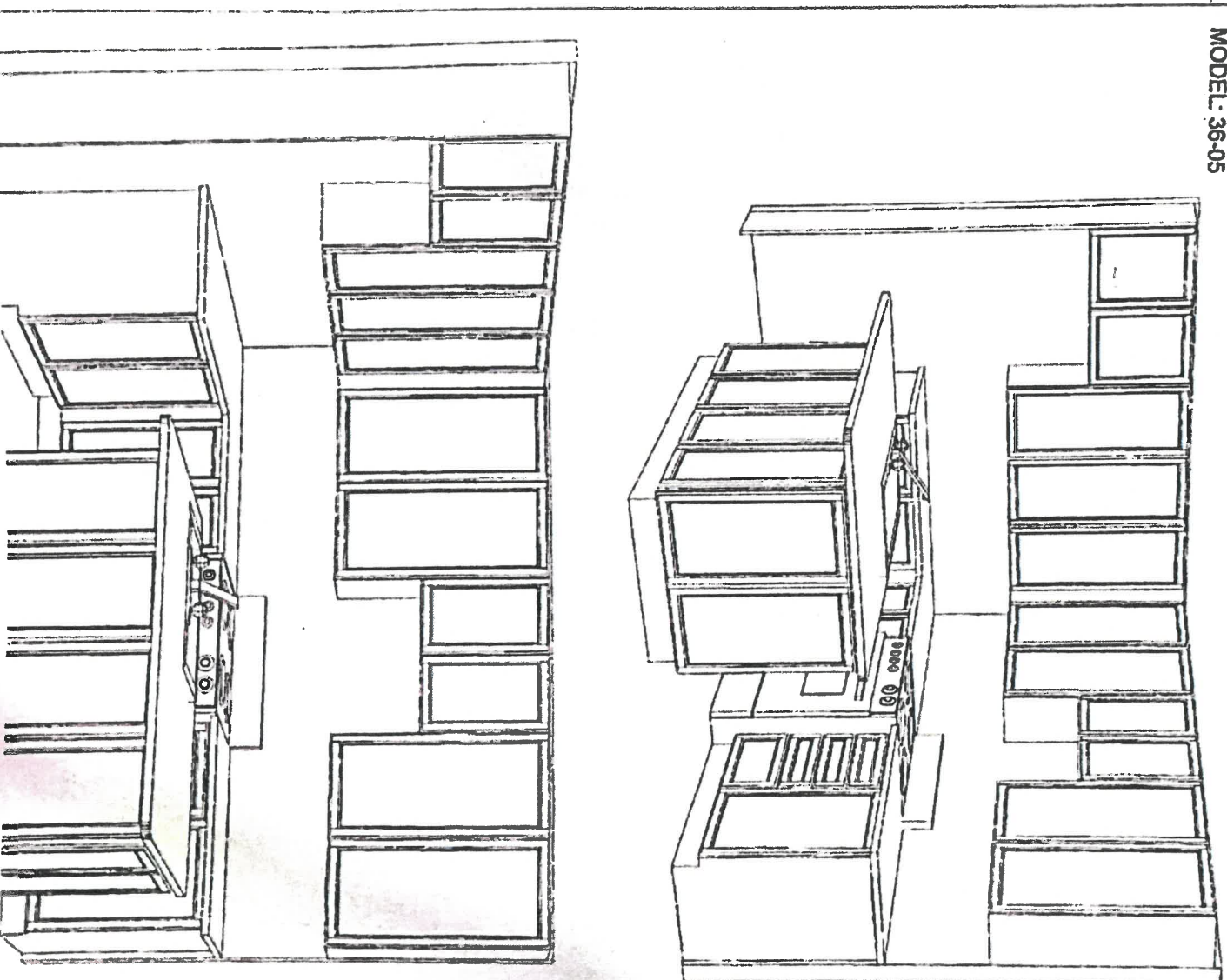
Partial Basement
Elevation B

GALLEY 36-05

Lot 82a
Jugaly

New Image Kitchens Inc.			
Scale	Approved by	Drawn by	
1" = 1'-0"		MCE	
1" = 1'-0"		1" = 1'-0"	
BELLE AIR SHORES, INNISFIL		Drawing number	

MODEL: 36-05



98

HOME AUTOMATION
(Cable, CAT5/6, Telephone)

OPTION 1:

I/we the Homeowner(s) have chosen to contact the Home Automation Company to select the locations of the rough-ins for Cable, CAT5, Telephone as included in our Agreement of Purchase Sale.

I/we the Homeowner(s) will contact the trade within 4 weeks of the date of this release to select locations of the standard rough-ins review other optional products for purchase.

Trade:

Smart-Tech Home Automation

Phone:

(905) 761-6469

Rep:

Kris

Location:

200 Millway Avenue, Unit 8

Concord, Ont L4K 5K8

Should the homeowner not make these selections within the sufficient time provided, the rough-ins as mentioned above will be installed in locations at the Vendor's discretion.

Homeowner(s) Initial

JD

OPTION 2:

I/we the Homeowner(s) have chosen to not contact the home automation company. I/we the Homeowner(s) have selected the locations for the standard rough-ins for Cable, CAT5, Telephone that are included in the Agreement of Purchase and Sale directly with a décor rep.

Homeowner(s) Initial

DATE

SITE

LOT

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, TARLON and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

DATE

SITE

LOT

BRICK/JOINT PATTERN INSTALLATION
RELEASE FORM

Brick installation requires an additional charge and must be included on the extras if selected

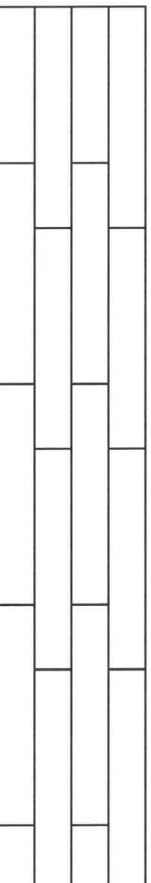
Large tiles installation for floor and wall) – ¼ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed on a ¼ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.

LOCATIONS:

Porcelain Back Splash



Please understand, even in using this ¼ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

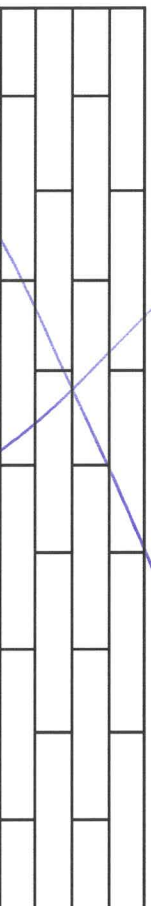
Homeowner(s) Initial

JD

(Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.

LOCATIONS:



Homeowner(s) Initial

DATE

SITE

LOT

12/22/21

Lewisville

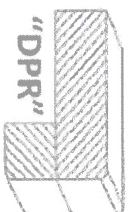
8866

Stone Countertop Edge Profiles

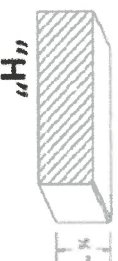
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



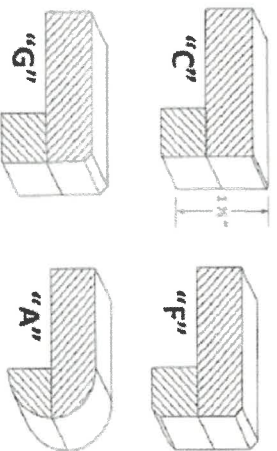
Standard Countertop Edge in
Vanity



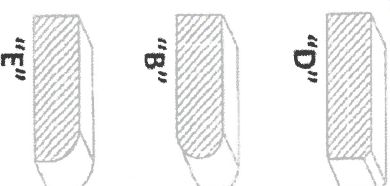
Homeowner(s) Initial PH

OPTION (1) EDGE FOR KITCHEN & VANITIES \$250

Optional Edge in Kitchen



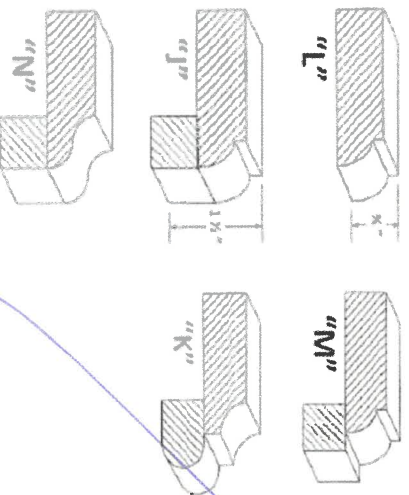
Optional Edge in Bathroom



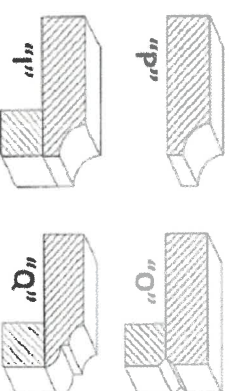
Homeowner(s) Initial _____

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial _____

DATE July 2

SITE Joan's El

LOT 8200

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Wayne @ Coast Appliances (905) 303-6909 / 1748 Creditstone, Unit 1, Concord

- ▶ **Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)**
*****Specs that require changes/modifications after this date will not be accepted*****
- ▶ NOTE: Any upgraded appliances are to be paid by the Purchaser, directly to the appliances company.
- ▶ Additional charges to the Purchaser may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.
- ▶ It is the Purchasers responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.
- ▶ Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

STANDARD OPENINGS ACKNOWLEDGED BY PURCHASER:

28d
INITIAL

- Fridge Opening ▶ 36" x 74" **Size is (+/-) & space above the fridge is required due to proper air flow
- Stove Opening ▶ 30"
- Hood Fan Opening ▶ 30"
- Hood Fan Vent ▶ 6"
- Dishwasher Opening ▶ 24"

UPGRADED APPLIANCES BELOW (check applicable)

It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance that has been upgraded. Zancor Homes will not be responsible for appliance requirements based on upgrades if specs have not been provided to the builder.

INITIAL

- FRIDGE
- ☐ Built-In ☐ Flush Inset
- (Spec's Required) ☐ ~~Paneled / Integrated~~ ☐ Water Line

- RANGE
- ☐ 36" ☐ Cooktop (Apron front)
- (Spec's Required) ☐ 48" *hood fan opening to be the same as the stove ☐ Cooktop (Drop-in)
- **Larger CFM may be required with these appliances****
- ☐ Gas ☐ Countertop Cut-out charge required for cooktop
- ☐ Induction

- HOOD FAN & VENT
- ☐ Under Cabinet (Standard) ☒ 6 Inch (Standard)
- (Spec's Required) ☐ Chimney (centre vent) ☐ 8 Inch
- ☐ Insert / Liner ☐ 10 Inch

- WALL OVEN & MICRO
- ☐ Single Oven ☐ Warming Drawer
- (Spec's Required) ☐ Double Oven ☐ Over the Range Microwave
- ☐ Steam Oven ☐ Built-in Microwave (*trim kit required)

DATE 06/01/21 SITE Unit 571 LOT 284

**** Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.**

****It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.**

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948