

Site:
Lot:
Model:
Purchaser:
Purchaser:
Phone:
Email:

INNISFIL
306W
SKIPPER (36-06) ELEV C, OPT 3RD B *** OPT. 2ND FLOOR
PALAKATTU GLAXIN GEORGE
0
647.778.1484
GLAXIN@GMAIL.COM



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
STRUCTURALS		
1	QTY 6 LARGER BASEMENT WINDOWS- 30" X 24" IN LIEU OF STANDARD, IF POSSIBLE. WINDOW WELLS MAY BE REQUIRED- SEE SKETCH	04-Nov-21
2	QTY 3- ADDITIONAL BASEMENT WINDOWS- 30" X 16" IF POSSIBLE (WINDOW WELL MAY BE REQUIRED)- SEE SKETCH	04-Nov-21
3	SMOOTH CEILING- UPPER HALL ONLY	04-Nov-21
4	SMOOTH CEILING- MAIN FLOOR	04-Nov-21
5	REMOVE WALL BETWEEN FAMILY ROOM AND DINING ROOM, INCLUDES A TRIMMED FLAT ARCHWAY- SEE SKETCH FOR LOCATION	04-Nov-21
COLOURS		
1	FOYER TILE 12 X 24- STACKED- UP 1	04-Feb-22
2	POWDER ROOM TILE 12 X 24- STACKED - UP 1	04-Feb-22
3	MUDROOM TILE- 12 X 24- STACKED- UP 1	04-Feb-22
4	KITCHEN// BREAKFAST TILE 12 X 24- STACKED- UP 1	04-Feb-22
5	KITCHEN COUNTERTOP- UP 2	04-Feb-22
6	HARDWOOD- UP 1- FAMILY ROOM, DINING ROOM, DEN, MAIN HALL	04-Feb-22
7	COMFORT HEIGHT- MASTER, TWIN AND ENSUITE	04-Feb-22
8	STAIN FOR STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	04-Feb-22

ZANCOR HOMES COLOUR CHART

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ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED- UP 1		
Mudroom - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED- UP 1		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED- UP 1		
Breakfast - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED- UP 1		
Kitchen - CABINETS		EURO BLACKWOOD		
Island - CABINETS		EURO BLACKWOOD		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		CARRARA WHITE- UP 2		
Island - COUNTERTOP		CARRARA WHITE- UP 2		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	RESELECTION REQUIRED	NEW WOOD OAK STAIRS 1/2" X 3/4" - UP 1		
Main Hall - FLOORING	**MIRAGE OAK CASHMERE	NEW WOOD OAK STAIRS 1/2" X 3/4" - UP 1		
Dining / Living Room - FLOORING	PLATINUM 3-5/16"	NEW WOOD OAK STAIRS 1/2" X 3/4" - UP 1		
Library / Den - FLOORING	**Confirmed by email April 13 2023	NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		1 5/16" TURNED OAK		
Railing Details - POSTS		2 1/2" OVAL OAK		
Railing Details - HANDRAIL		2 1/2" TURNED OAK		
Stair Stain - MAIN STAIRS		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - BASEMENT STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED- UP 1		
Powder Room - CABINETS / HANDLES		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING	T03 CARPET	NEW WOOD OAK STAIRS 1/2" X 3/4" - UP 1		
Master Bedroom - FLOORING	(Standard in upper hall)	T03 OPENING NIGHT		
Bedroom 2 - FLOORING		T03 OPENING NIGHT		
Bedroom 3 - FLOORING		T03 OPENING NIGHT		
Bedroom 4 - FLOORING		T03 OPENING NIGHT		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		GRECO GREY 13 X 13		
Master Ensuite - SHOWER WALL		SPLENDOUR WHITE 8 X 10		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		SIERRA WHITE PVC- COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		1886K-07		
Master Ensuite - SINK(s)	STD	Master Ensuite - FAUCET(s)		STD
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 <u>PRIOR</u> to installation.		INNISFIL 306W	X pgg	
			PURCHASER INITIALS	VENDOR APPROVAL

ZANCOR HOMES COLOUR CHART

PRINTED 2022-02-16, 1:07 PM

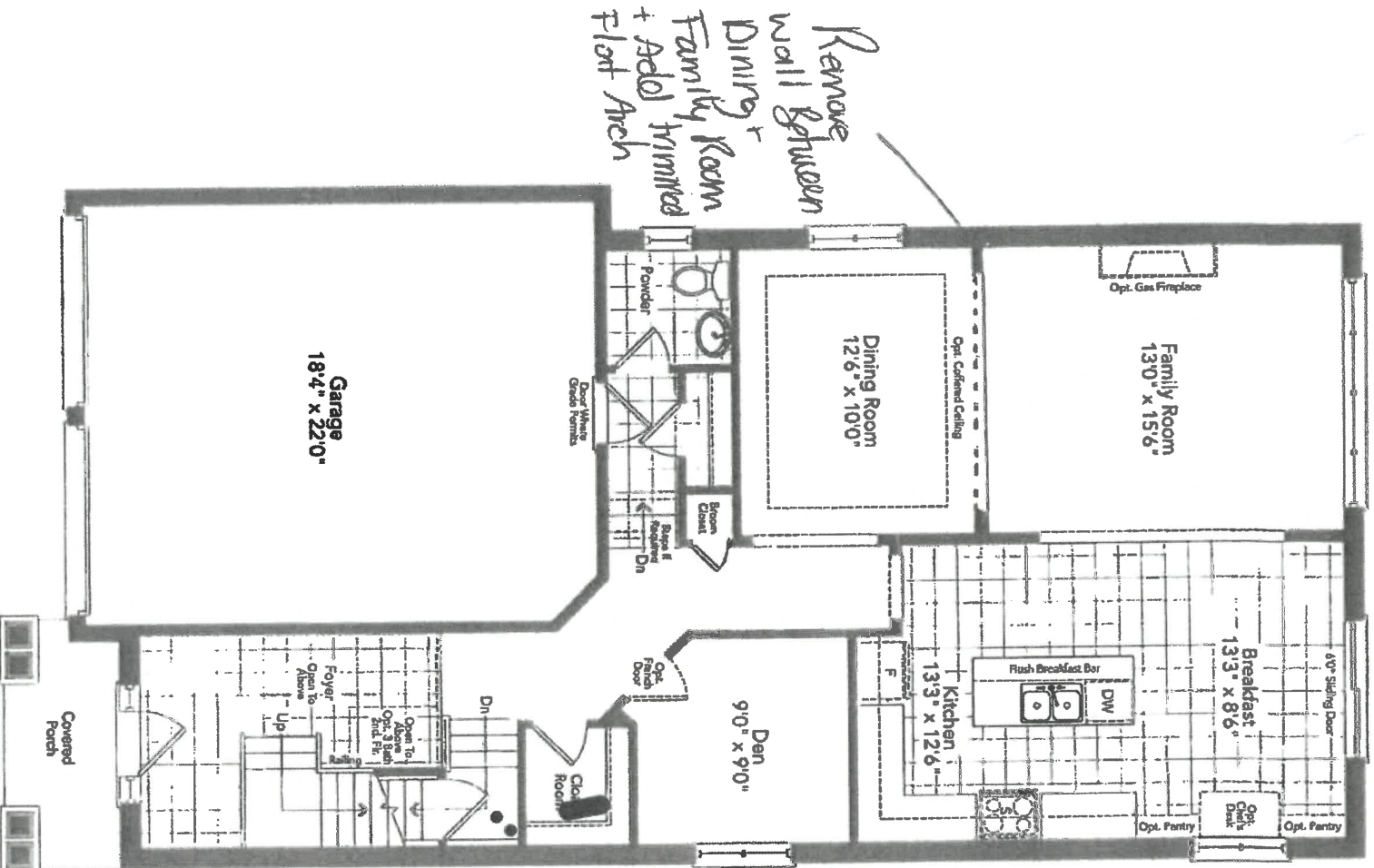
2ND FLOOR CONTINUED...									
Main Bath - FLOORING		GRECO GREY 13 X 13							
Main Bath - TUB / SHOWER WALL		CINQ GREY 8 X 10							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		EURO LARICE BIANCO - COMFORT HEIGHT							
Main Bath - HANDLES/KNOBS		H800BC							
Main Bath - COUNTERTOP		5003-38							
Main Bath - SINK(s)		STD				Main Bath - FAUCET(s)		STD	
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		GRECO GREY 13 X 13							
Ensuite Bath - TUB / SHOWER WALL		CINQ GREY 8 X 10							
Ensuite Bath - SHOWER FLOOR		NA							
Ensuite Bath - SHOWER JAMB		NA							
Ensuite Bath - CABINETS		EURO LARICE BIANCO - COMFORT HEIGHT							
Ensuite Bath - HANDLES/KNOBS		H800BC							
Ensuite Bath - COUNTERTOP		5003-38							
Ensuite Bath - SINK(s)				Ensuite Bath - FAUCET(s)					
LAUNDRY									
Laundry - FLOORING		GRECO GREY 13 X 13							
Laundry - CABINETS		NA		Laundry - HANDLES/KNOBS		NA			
Laundry - COUNTERTOP		NA		Laundry - SINK		STD			
Laundry - BACKSPLASH		NA		Laundry - FAUCET		STD			
TRIM / PAINT									
Casing/Baseboards		STD							
Interior Doors		STD							
Interior Door Hardware		STD							
PAINT - Throughout		COOL WHITE							
FIREPLACE									
Location / Insert / Mantle		STD							
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		YES			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		DECLINED		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" STD		ELECTRICAL for Bar Fridge		DECLINED			
WATERLINE to Fridge		DECLINED							
DISCLAIMER									
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.									
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									
SITE / LOT:		INNISFIL		306W					
PURCHASER(S):		PALAKATTU GLAXIN GEORGE							
PURCHASER(S):		0							
CONTACT:		647.778.1484 GLAXIN@GMAIL.COM							
SIGNATURES / DATE									
Any upgrades in the colour chart must be accompanied with a Extras Form. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.									
PURCHASER SIGNATURE		PALAKATTU GLAXIN GEORGE		SIGN HERE					
PURCHASER SIGNATURE		JILLIAN		FEB 17/22					
DÉCOR CONSULTANT									
Vendor APPROVAL									

lot 30661
Nov 2/21

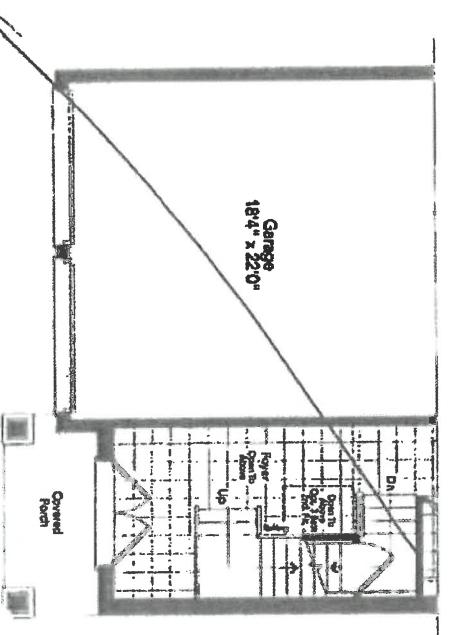
job 10/22

pgg

Smooth
celling



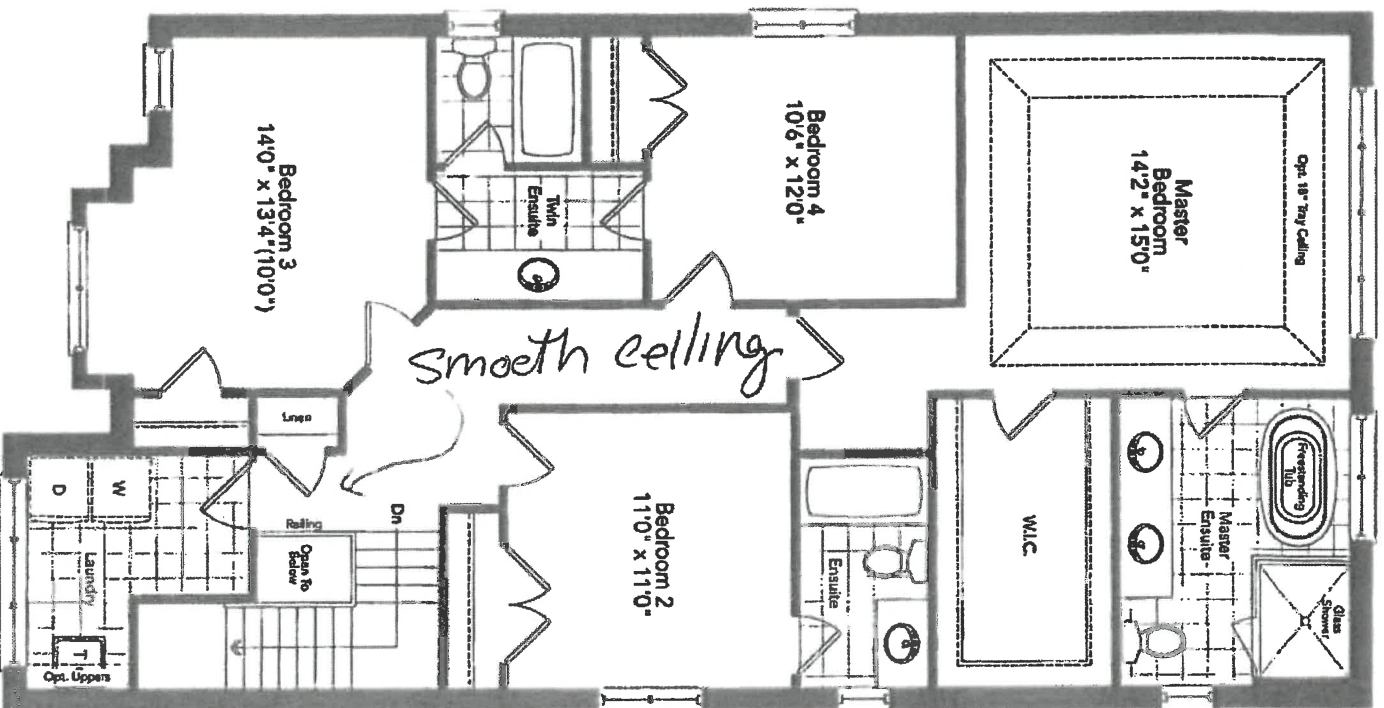
Ground Floor
Elevation A-C



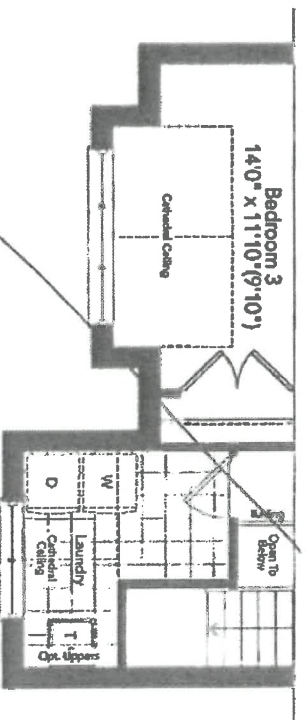
Smooth
Celling

Partial Ground Floor
Elevation B

SKIPPER 36-06



Second Floor
Optional 3 Bath Plan
Elevation A



Partial Second Floor
Optional 3 Bath Plan
Elevation B

lot 306a

Nov 2/21

Feb 10/22

pgg

GS

X

SKIPPER 36-06

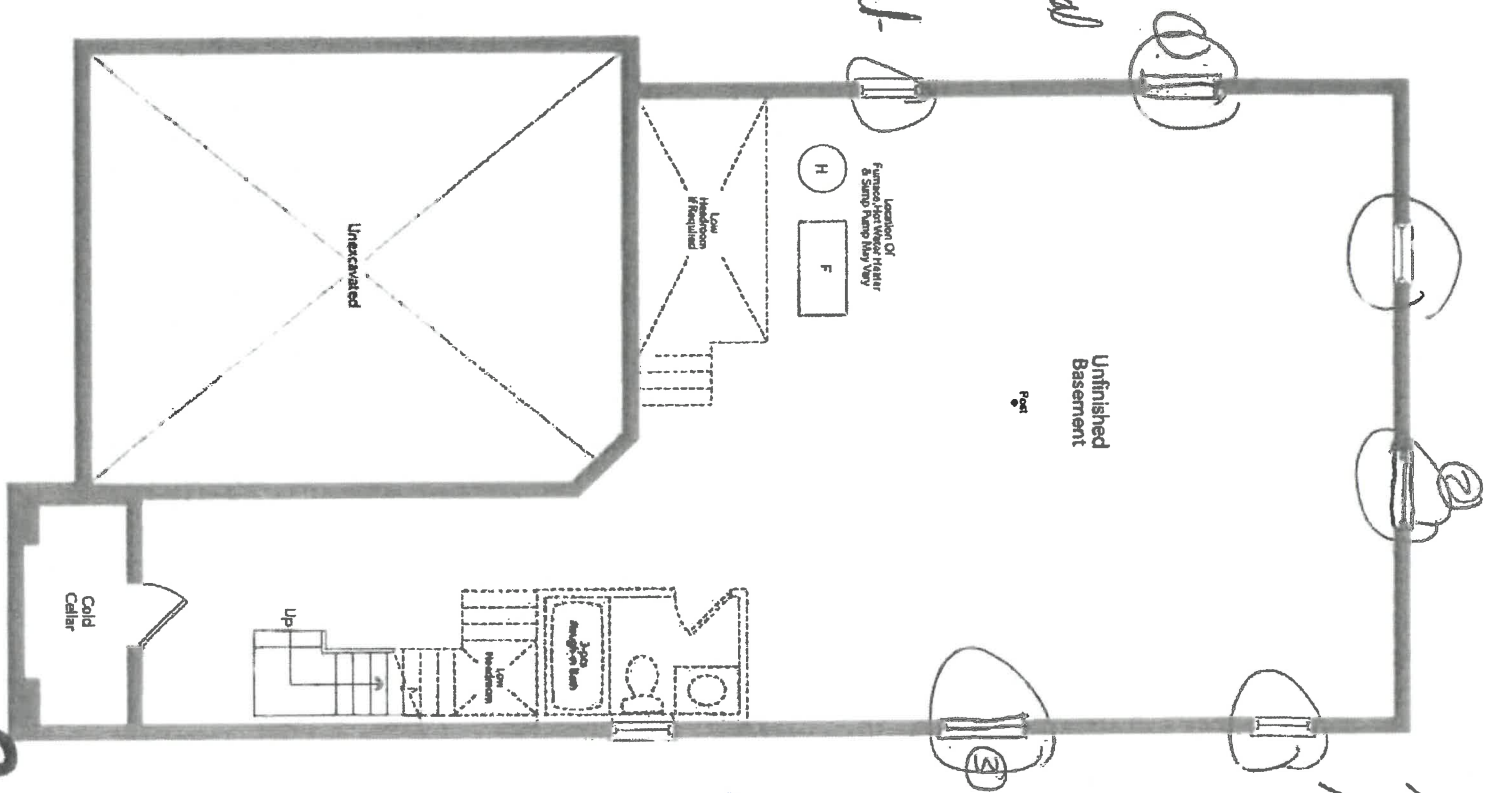
Lot 36610
New 2/21

Job 16/22

pgg

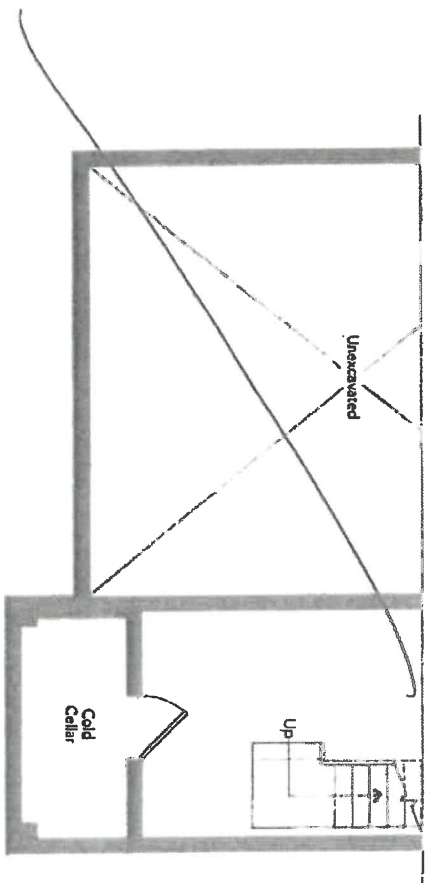
Add ③ Additional
Windows

6 larger Basement-
Windows
30" x 24"
if possible



Basement
Elevation ~~A~~C

~~Handwritten signature~~

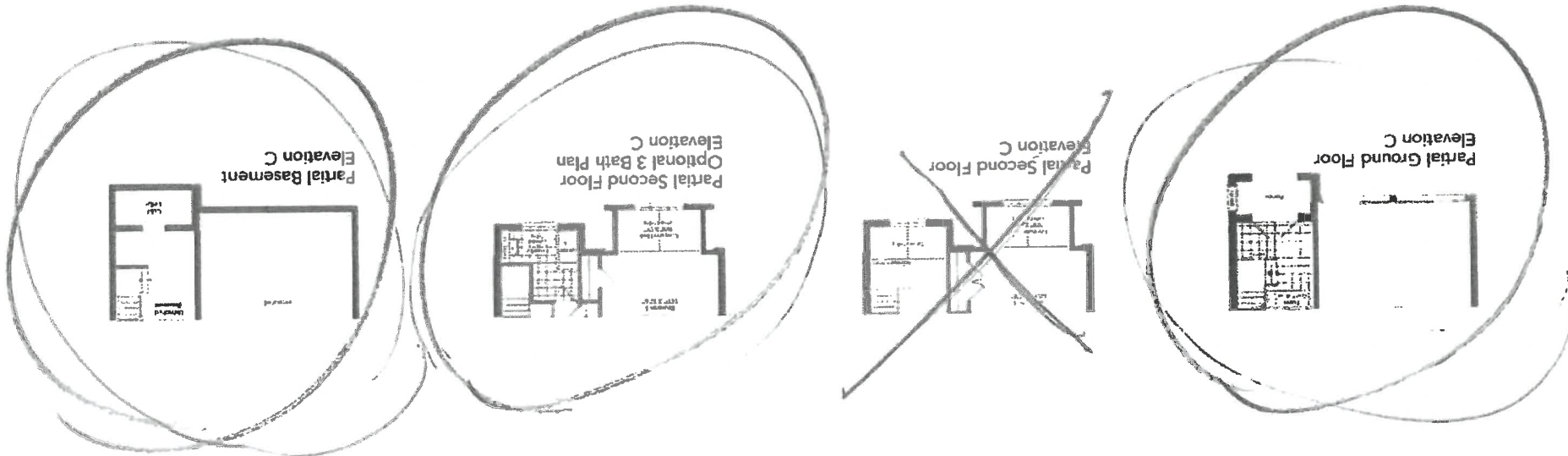


Partial Basement
Elevation B

SKIPPER 36-06

Elev C.

GG



1st 306w
Nov 3/21
Job 10/22
~~BB~~

New Image Kitchens Inc.	
Scale:	Approved by:
Date: 07/10/15	Revised:
Drawn by: MGER	
Belle Air Shores, Innisfil	
Drawing number:	

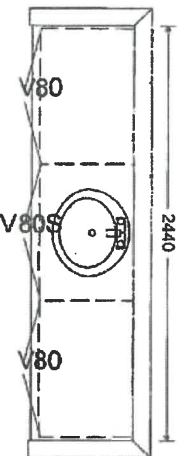
MODEL: 36-06 (OPT 3)

lot 30660

Feb 16/22

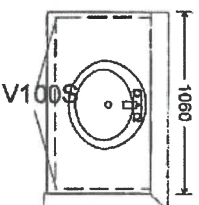
TWIN ENSUITE

*Comfort
Horsell*



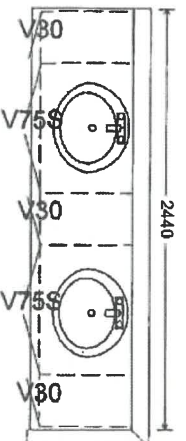
ENSUITE BDRM 2

*Comfort
Horsell*



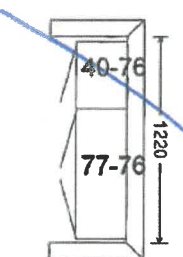
MASTER ENSUITE

Comfort Horsell



LAUNDRY (OPT)

*X
pgg*

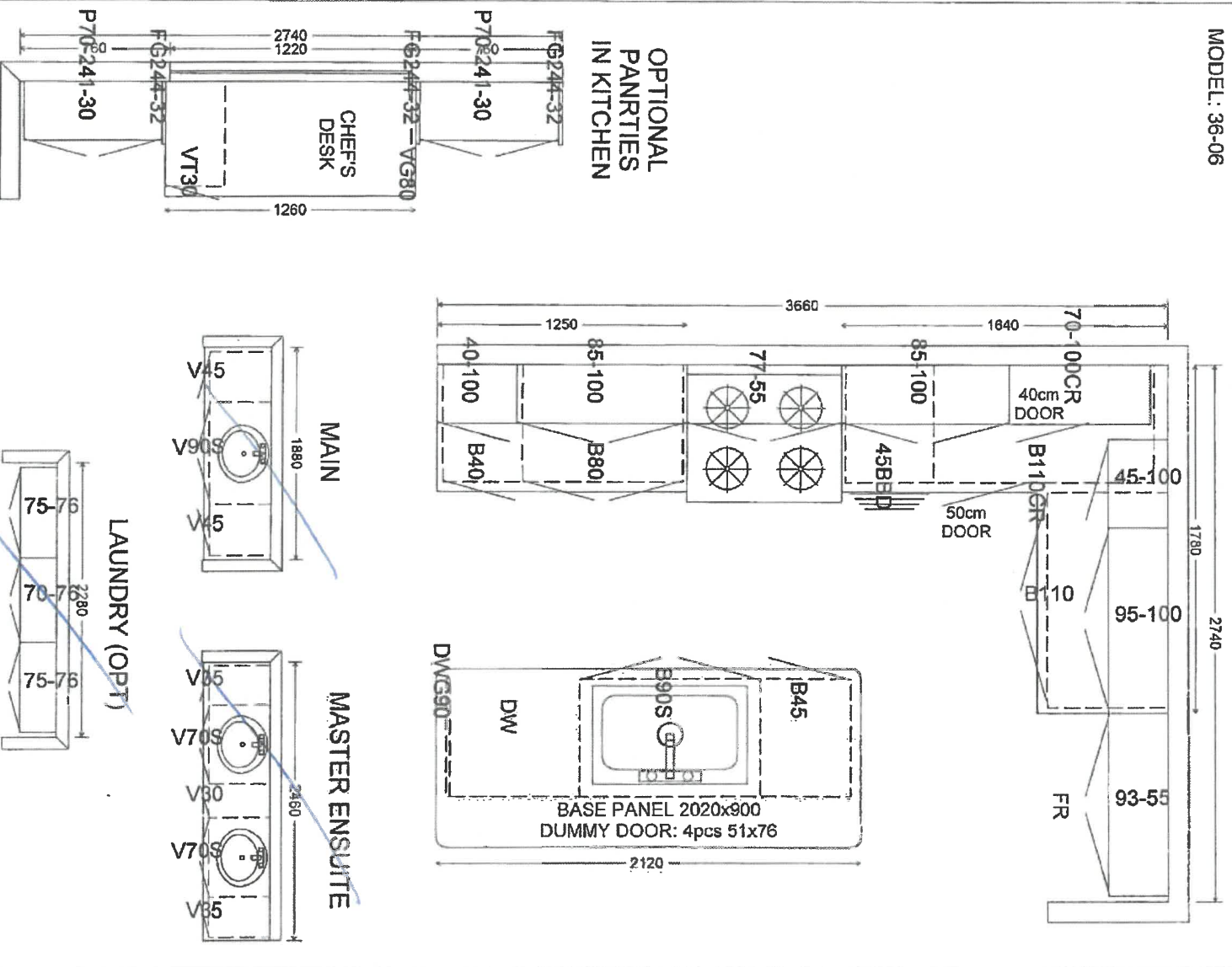


Scale:	Approved by:	Drawn by: MGER
Date: 07/04/15		Revised:

Drawn by: MGER
Revised:

Drawing number:

2740

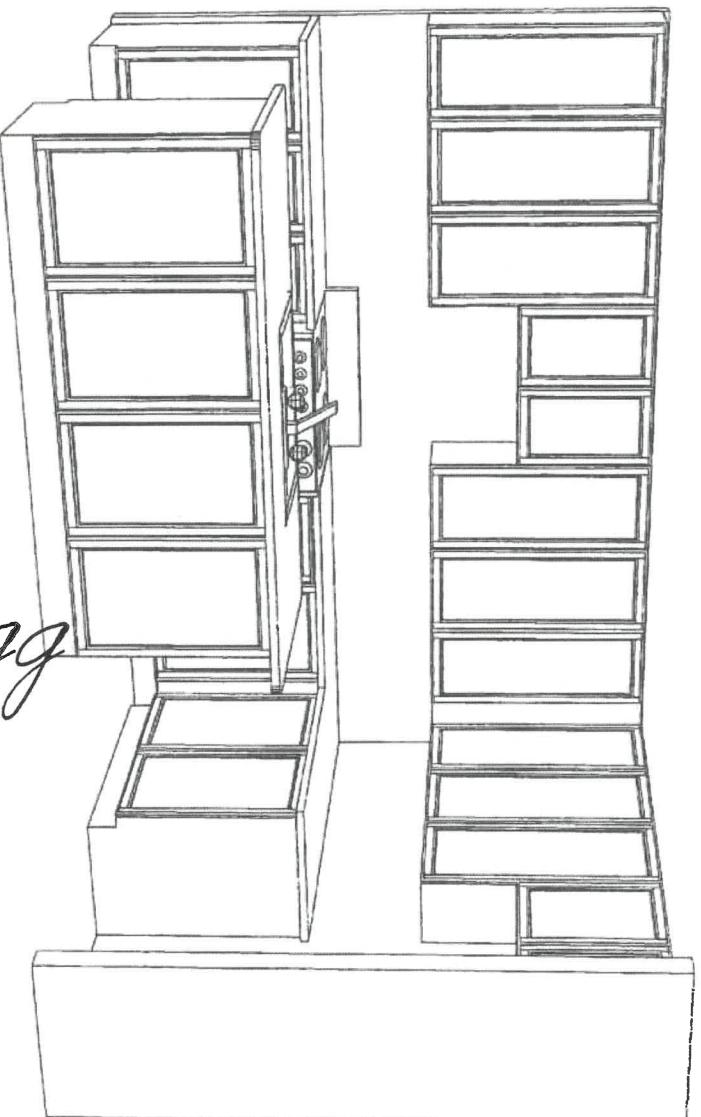
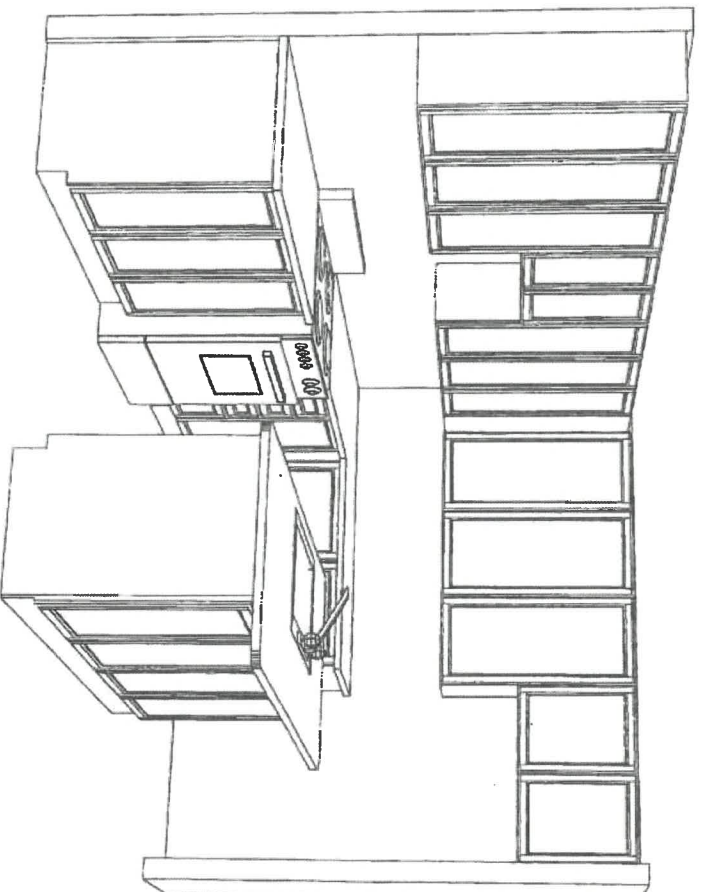


pgg

101 306w
Feb 16/22

New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by: MGER	
Date: 24/02/17		Reviewed:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

MODEL: 36-06



104306
40616/22

X
pgg

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Wayne - Coast Appliance (905) 303-6909 / wwanamaker@coastappliance.com

- 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.

STANDARD APPLIANCE OPENINGS provided by Zancor:

*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.

- Fridge Opening 36" x 74"
► Stove Opening 30"
► Hood Fan Opening 30"
► Hood Fan & Vent 6" with Under Cabinet Hood
► Dishwasher Opening 24"

Accepts Standard
Openings **Initialpgg
INITIAL**OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:**

- ****Specs/Information sheets are required and it is the responsibility of the homeowner to provide this to Zancor Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**

pgg
INITIAL

- **Upgraded Appliance Specs are 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.

FRIDGE UPGRADE

- ☐ Built-in
☐ Paneled **Panel to match required
☐ Integrated / Flush Inset
☐ Waterline to Fridge

RANGE UPGRADE

- *Larger hood fan CFM might be required, which need a larger vent
- ☐ Gas Line to Stove
☐ 36" **Hood Fan opening must be the same size or larger (8" vent might be required)
☐ 48" **Hood Fan opening must be the same size or larger (8" or 10" vent required)

- ☐ Gas Range **gas line and electrical required & sold separately
☐ Induction **electrical required & sold separately
☐ Cooktop (Apron Front) **Countertop Cut-out required & sold separately
☐ Cooktop (Drop-in) **Countertop Cut-out required & sold separately

HOOD FAN & VENT UPGRADE

- ☐ 8 Inch **Required for 600 CFM
☐ 10 Inch
☐ Chimney Hood Fan **Vent must be centred
☐ Insert / Liner

WALL OVEN/MICRO UPGRADE

- ☐ Single Wall Oven **electrical required & sold separately
☐ Double Wall Oven **electrical required & sold separately
☐ Steam Oven **electrical required & sold separately
☐ Warning Drawer **electrical required & sold separately
☐ Over The Range Microwave (OTR)
☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

DATE Feb 16/22 SITE INNISFIL LOT 20600

** 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.

ZANCOR

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

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 upgrade/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'x8'.

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 upgrade/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 absorbercy 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****

DATE

SITE

LOT

INNISFIL

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738-7010 F: (905) 738-5948

HOME AUTOMATION (Cable, CAT5/6, Telephone)

INCLUDED as per Schedule A:

- Rough-in for Central Vacuum system piped to garage
- Rough-in for telephone (2) location
- Rough-in for cable T.V. (2) location
- Rough-in for network (3) wiring (CAT5)

Trade:

Smart-Tech Home Automation

Rep:

Andrea Chow

Phone:

(905) 761-6469

Email:

andrea@smart-tech.ca

Location:

200 Millway Avenue, Unit 8
Concord, Ont L4K 5K8

ACKNOWLEDGMENT:

- 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.
- 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.

X
pgg

Homeowner(s) Initial

DATE

SITE

LOT

INNISFIL

Stone Countertop Edge Profiles

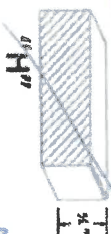
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



Standard Countertop Edge in
Vanity



pgg

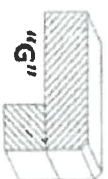
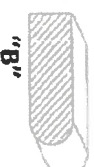
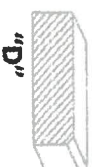
Homeowner(s) Initial

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

Optional Edge in Kitchen



Optional Edge in Bathroom

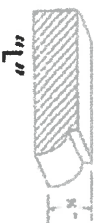


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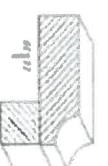
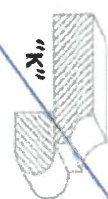
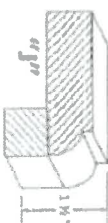
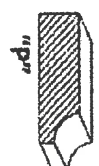
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



pgg

Homeowner(s) Initial

2066

DATE

Feb 16/22

SITE

INNISFIL

LOT