

Site: INNISFIL
Lot: 89W
Model: REGATTA 42-03 (A)
Purchaser: PINA & ANDREW LICATA
Phone/Email: 416-418-9528



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE TOP LOAD WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
STRUCTURALS		
#1	TRAY CEILING IN MASTER BEDROOM **INCLUDES SMOOTH FINISH	JULY 8 2020
#2	MASTER BEDROOM WALK IN CLOSET - DELETE WALL BETWEEN HIS & HERS CREATE ONE LARGE CLOSET	JULY 8 2020
#3	SMOOTH CEILING ON SECONF FLOOR **INCLUDES OPEN TO ABOVE AT FOYER	JULY 8 2020
#4	GREAT ROOM - BUILD BULK HEAD ABOVE FIREPLACE WALL ONLY (DROP DOWN APPROX 10 INCES, 22 INCHES DEEP)	JULY 8 2020
#5	GREAT ROOM - BUILD WALL FROM FLOOR TO CEILING AT FIREPLACE LOCATION **APPROX 65 INCHES WIDE AND 22 INCHES DEEP **REFER TO MODEL HOME LOT 2, ***WIDTH OF WALL TO BE CONFIRMED BY HOMEOWNER DUE TO SIZE OF TELEVISION	JULY 8 2020
COLOURS		
#1	KITCHEN CABINETS- UP 1-	29-Jun-21
#2	ISLAND CABINET COLOUR- 2 TONE KITCHEN	29-Jun-21
#3	STAIN FOR STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE- 1 FLIGHT	29-Jun-21
#4	TILE FLOOR- KITCHEN/BREAKFAST- UP 1- STACKED	29-Jun-21
#5	TILE FLOOR- FOYER- UP 1- STACKED	29-Jun-21
#6	TILE FLOOR- MASTER ENSUITE- UP 5- STACKED	29-Jun-21
#7	TILE FLOOR- MAIN BATH- UP 1- STACKED	29-Jun-21
#8	CABINET - MASTER ENSUITE - UP 1	29-Jun-21
#9	CABINET - MAIN BATH- UP 1	29-Jun-21
#10	COMFORT HEIGHT- MASTER AND MAIN	29-Jun-21
#11	TRIM- UP 1- STEP	29-Jun-21
#12	RAILING-UP 2	29-Jun-21
#13	PIVOTING PAPER HOLDER- YB2408- QTY 3- MASTER, MAIN AND POWDER	29-Jun-21
#14	24" TOWEL BAR- YB2424- QTY 2- MASTER AND MAIN	29-Jun-21
#15	HARDWOOD- GREAT ROOM, LIVING/DINING, MAIN HALL- UP 1	29-Jun-21
#16	HARDWOOD- UPPER HALL- UP 1	29-Jun-21
#17	KITCHEN COUNTER- UP 2	29-Jun-21
#18	ELECTRICAL- MOVE STANDARD KITCHEN LIGHT TO ISLAND- CENTER IN ISLAND ON SAME SWITCH	29-Jun-21
#19	ELECTRICAL- SCONE ROUGH IN FOR KITCHEN- QTY 2- INSTALL TO THE LEFT AND RIGHT SIDE OF WINDOW ABOVE SINK- SEPERTAE SWITCH. SEE SKETCH	29-Jun-21
#20	ELECTRICAL- QTY 4 POT LIGHTS IN GREAT ROOM, ON SEPARATE SWITCH. STD LIGHT TO REMAIN- SEE SKETCH	29-Jun-21
#21	ELECTRICAL- QTY 3 POT LIGHTS IN MAIN HALL ON STANDARD LIGHT SWITCH. DO NOT INSTALL STANDARD LIGHT	29-Jun-21
#22	ELECTRICAL- QTY 6 POT LIGHTS IN KITCHEN ON SEPARATE SWITCH- SEE SKETCH	29-Jun-21
#23	ELECTRICAL- MASTER BATHROOM- QTY 1- CAPPED INTERIOR LIGHT ON SEPARATE SWITCH- INSTALLED OVER BATHTUB- CENTER IN MIDDLE OF TUB-- SEE SKETCH	29-Jun-21
#24	FRIDGE ENCLOSURE (DEEP UPPER AND GABLES) UP 1	29-Jun-21
#25	MASTER ENSUITE- BANK OF DRAWERS- 2 SMALL 1 LARGE-- SEE SKETCH	29-Jun-21
#26	MAIN BATH- BANK OF DRAWERS- 2 SMALL 1 LARGE- SEE SKETCH	29-Jun-21
#27	N/A	
#28	N/A	
#29	NO KITCHEN HARDWARE INSTALLED. NO HOLES DRILLED IN CABINETS	29-Jun-21
ADDITIONAL		
1	ELECTRICAL FIREPLACE- DIMPLEX BLF5051- 50"- INSTALLED INTO WALL BUILT IN APPROX 8" TO THE ROOM- SEE SKETCH	29-Jun-21

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE ASSURO (BLUE) 12 X 24- UP 1- STACKED		/
Mudroom - FLOORING		MALENA ICE 13 X 13		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE ASSURO (BLUE) 12 X 24- UP 1- STACKED		/
Breakfast - FLOORING		NEW BYZANTINE ASSURO (BLUE) 12 X 24- UP 1- STACKED		/
Kitchen - CABINETS		SIERRA MDF CONCRETE GREY- UP 1		/
Island - CABINETS		SIERRA MDF FOG GREY- UP 1		/
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		NO HARDWARE, DO NOT DRILL HOLES		/
Kitchen - COUNTERTOP		CARRARA WHITE QUARTZ- UP 2		/
Island - COUNTERTOP		CARRARA WHITE QUARTZ- UP 2		/
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining Room - FLOORING		RESELECTION REQUIRED		UP 1
Living Room - FLOORING		**VINTAGE NSS 3-1/4" OAK		
Great Room - FLOORING		MERCURY PEARL		
Library / Den - FLOORING		Confirmed by email May 30 2023		NA
Basement Rec Room - FLOORING				NA
STAIRS				
Railing Details - PICKETS		ALL PLAIN BLACK METAL PICKET- UP 2		
Railing Details - POSTS		3 1/4" SQUARE OAK POST W/ REVEAL- UP 2		
Railing Details - HANDRAIL		2 3/4" SQUARE OAK HANDRAIL- UP 2		
Stair Stain - MAIN STAIRS		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - BASEMENT STAIRS (if applicable)		STD		
Stair Stain - SERVICE STAIRS (if applicable)		STD		
POWDER ROOM				
Powder Room - FLOORING		MALENA ICE 13 X 13		/
Powder Room - CABINETS		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		RESELECTION REQUIRED		
Master Bedroom - FLOORING		**VINTAGE NSS 3-1/4" OAK		T03 OPENING NIGHT
Bedroom 2 - FLOORING		MERCURY PEARL		T03 OPENING NIGHT
Bedroom 3 - FLOORING		Confirmed by email May 30 2023		T03 OPENING NIGHT
Bedroom 4 - FLOORING		/		T03 OPENING NIGHT
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		ALABASTER BIANCO 12 X 24- UP 5- STACKED		/
Master Ensuite - SHOWER WALL		SPLENDOUR 8 X 10		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO COSTELLO HIGH GLOSS- UP 1- COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		SIERRA CASCADE 5005-38		
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 PRIOR to installation.		89 W	PURCHASER INITIALS	VENDOR APPROVAL

89 W Innishil

ZOR HOMES COLOUR CHART

2ND FLOOR CONTINUED...

Main Bath - FLOORING	NEW BYZANTINE ASSURO (BLUE) 12 X 24- UP 1- STACKED			
Main Bath - TUB / SHOWER WALL	SPLENDOUR DARK 8 X 10			
Main Bath - SHOWER FLOOR	NA			
Main Bath - SHOWER JAMB	NA			
Main Bath - CABINETS	EURO MYSTIQUE HIGH GLOSS- UP 1- COMFORT HEIGHT			
Main Bath - HANDLES/KNOBS	H800BC			
Main Bath - COUNTERTOP	5003-38 WHITE CASCADE			
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	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)	NA	

LAUNDRY

Laundry - FLOORING	MALENA ICE 13 X 13	Laundry - HANDLES/KNOBS	NA
Laundry - CABINETS	NA	Laundry - SINK	STD
Laundry - COUNTERTOP	NA	Laundry - FAUCET	STD
Laundry - BACKSPLASH	NA		

TRIM / PAINT

Casing/Baseboards	TRIM- UP 1 STEP		
Interior Doors	STD		
Interior Door Hardware	STD		
PAINT - Throughout	WARM GREY		

FIREPLACE

Location / Insert / Mantle	50" FIREPLACE	DECLINED	845051
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ACCESSORIES

Mirrors	NO MIRROR	BATH ACCESSORIES	UPGRADE
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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

INITIALS

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: 89 W INNISFIL

PURCHASER(S): PIN # + ANDREW LICATA

HOME #/CELL # 416 418 9528

EMAIL: PIN # @ W5IBLDM.COM

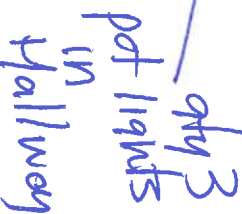
FOR TRADE USE

SIGNATURES / DATE

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.		PURCHASER SIGNATURE	
ZANCOR HOMES		PURCHASER SIGNATURE	
		DÉCOR CONSULTANT	
PAGE 2 OF 2		Vendor APPROVAL	

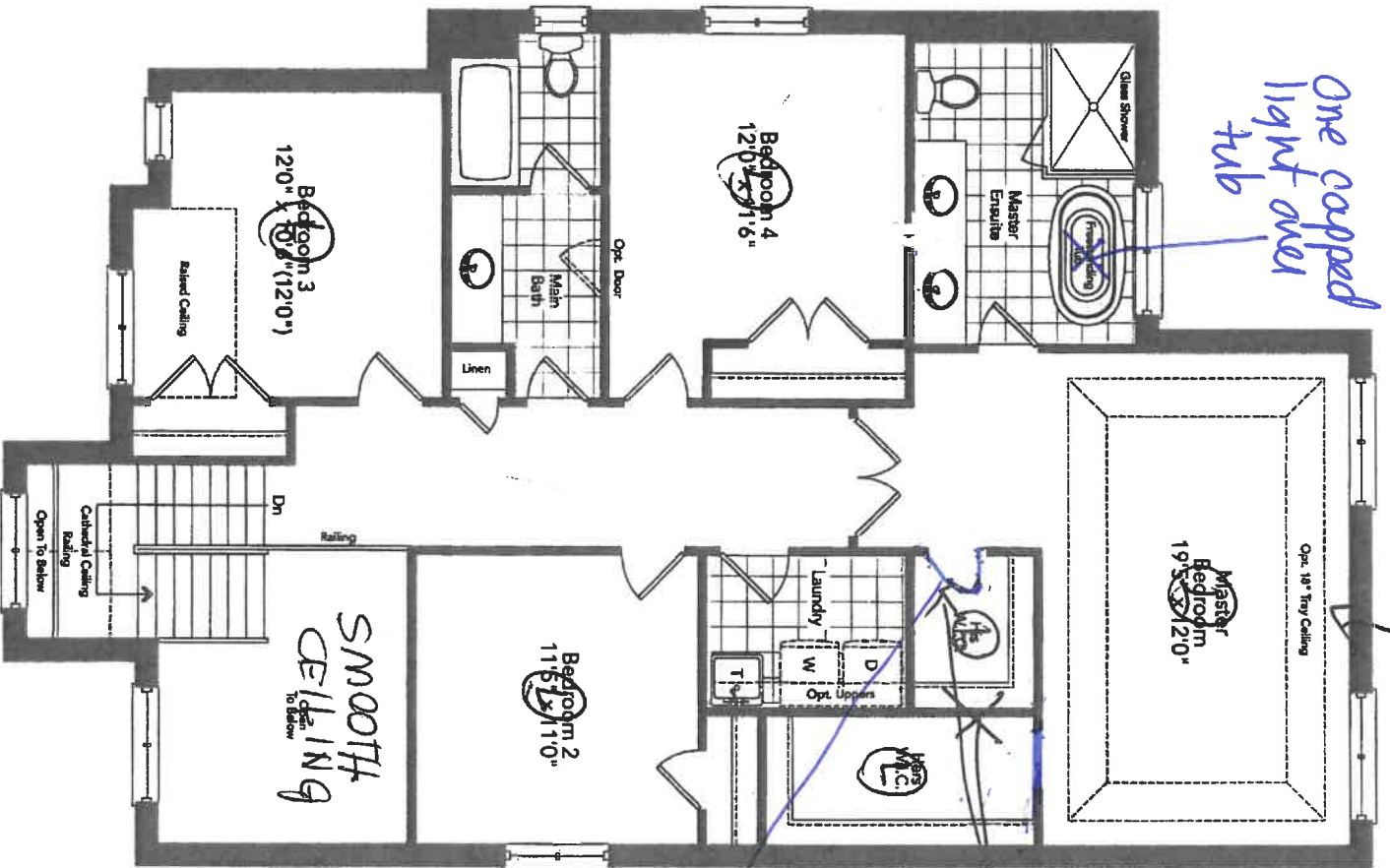
June 29/21

Move Std right
+ center over island

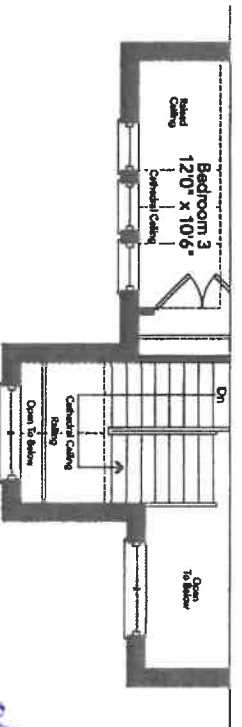


REGATTA 42-03

NTA. June 29/21



Second Floor
Elevation A

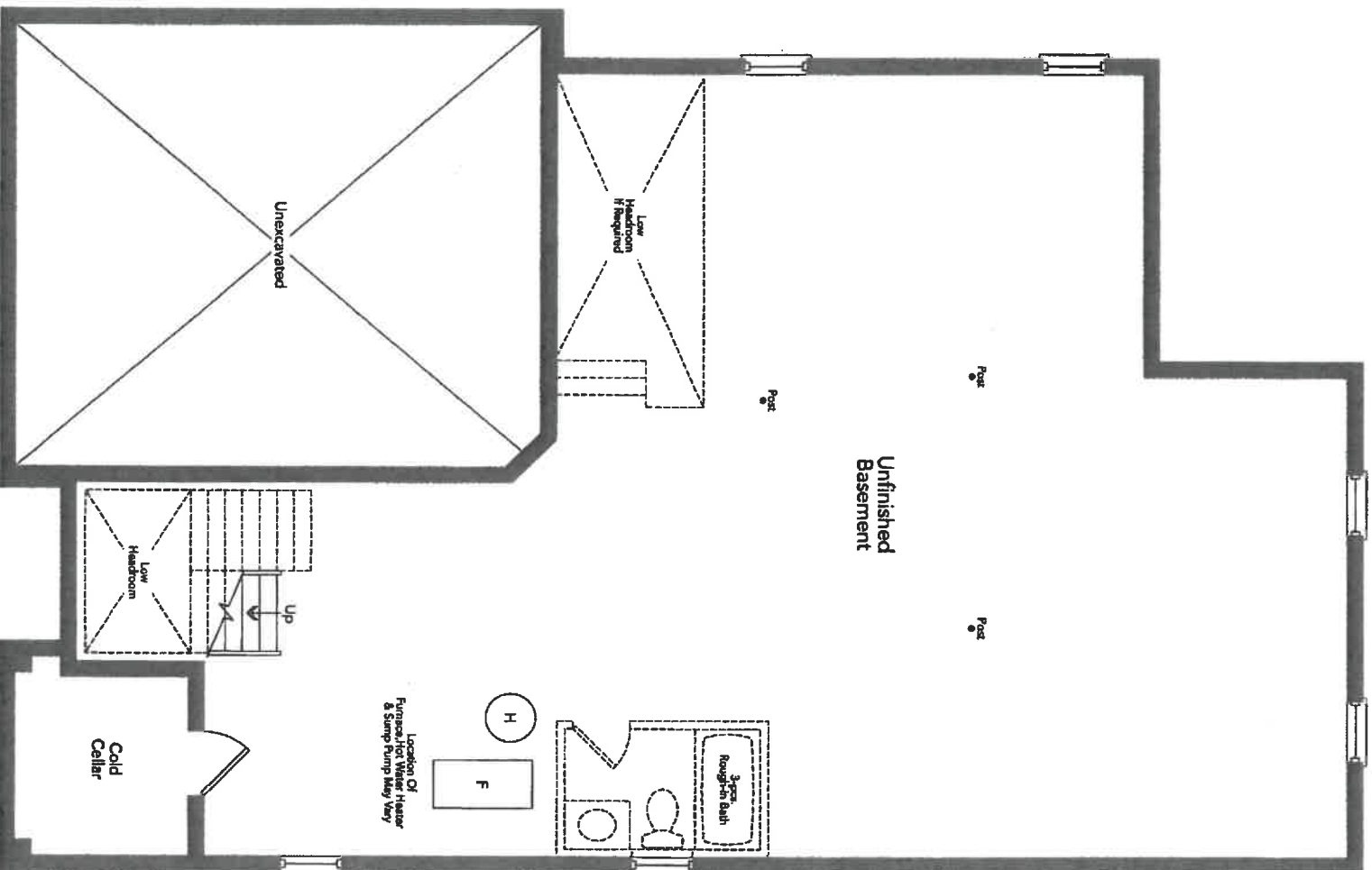


Partial Second Floor
Elevation B

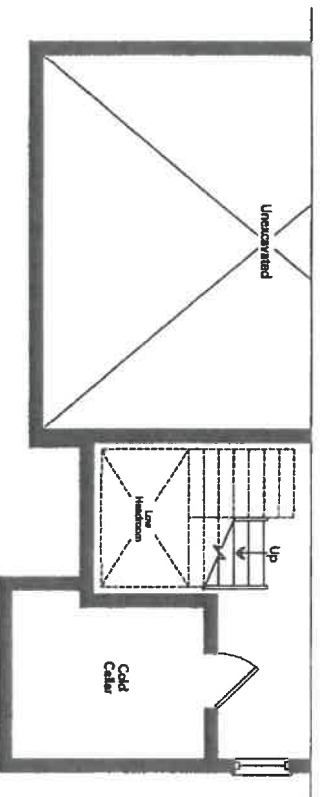
SMOOTH
ceiling

89w 2

June 29/21



Basement
Elevation A



Partial Basement
Elevation B

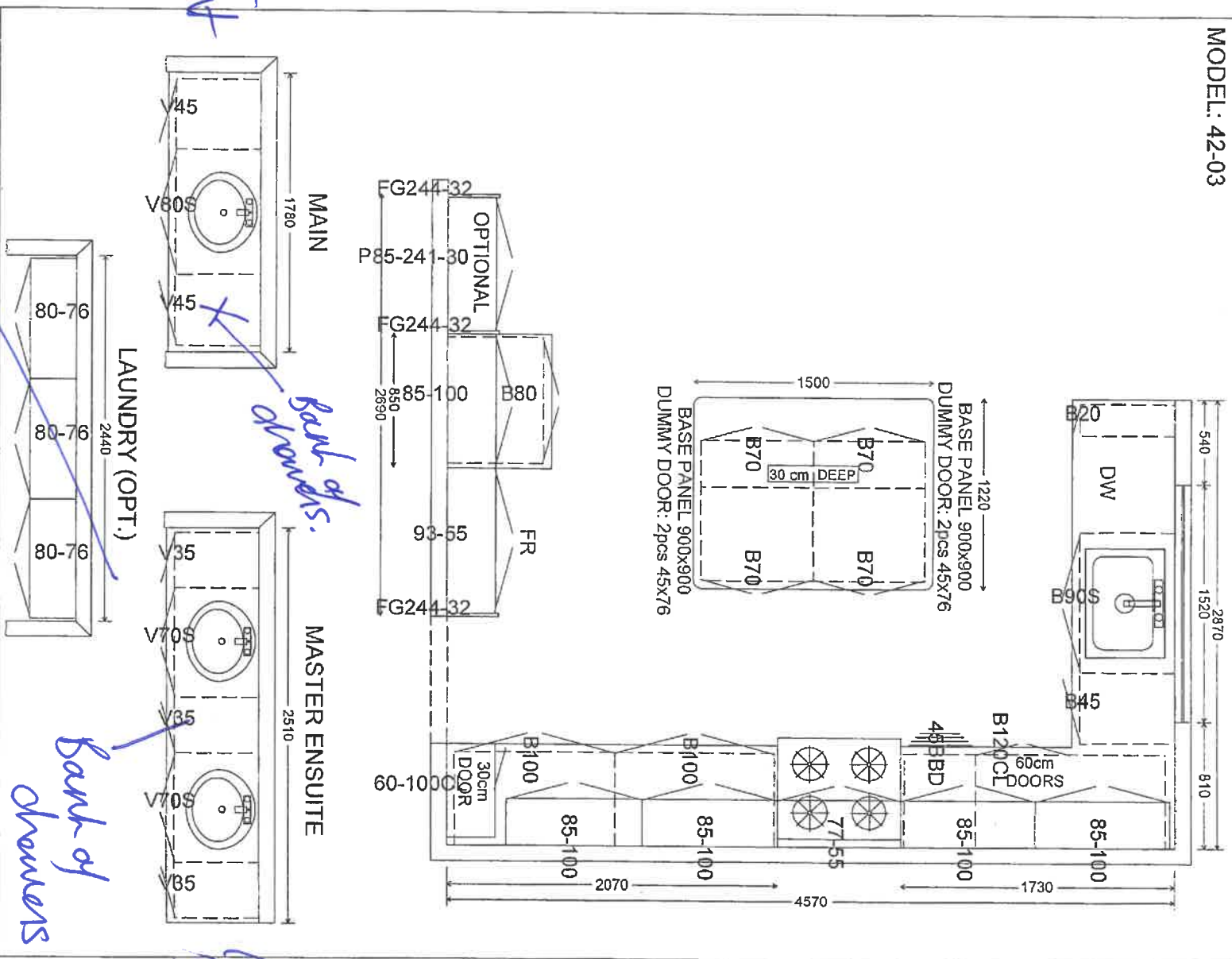
89w

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REGATTA 42-03

New Image Kitchens Inc.	
Scale:	Approved by: MGER
Date: 10/10/15	Revised:
Drawing number:	
BELLE AIR SHORES, INNISFIL.	

MODEL: 42-03

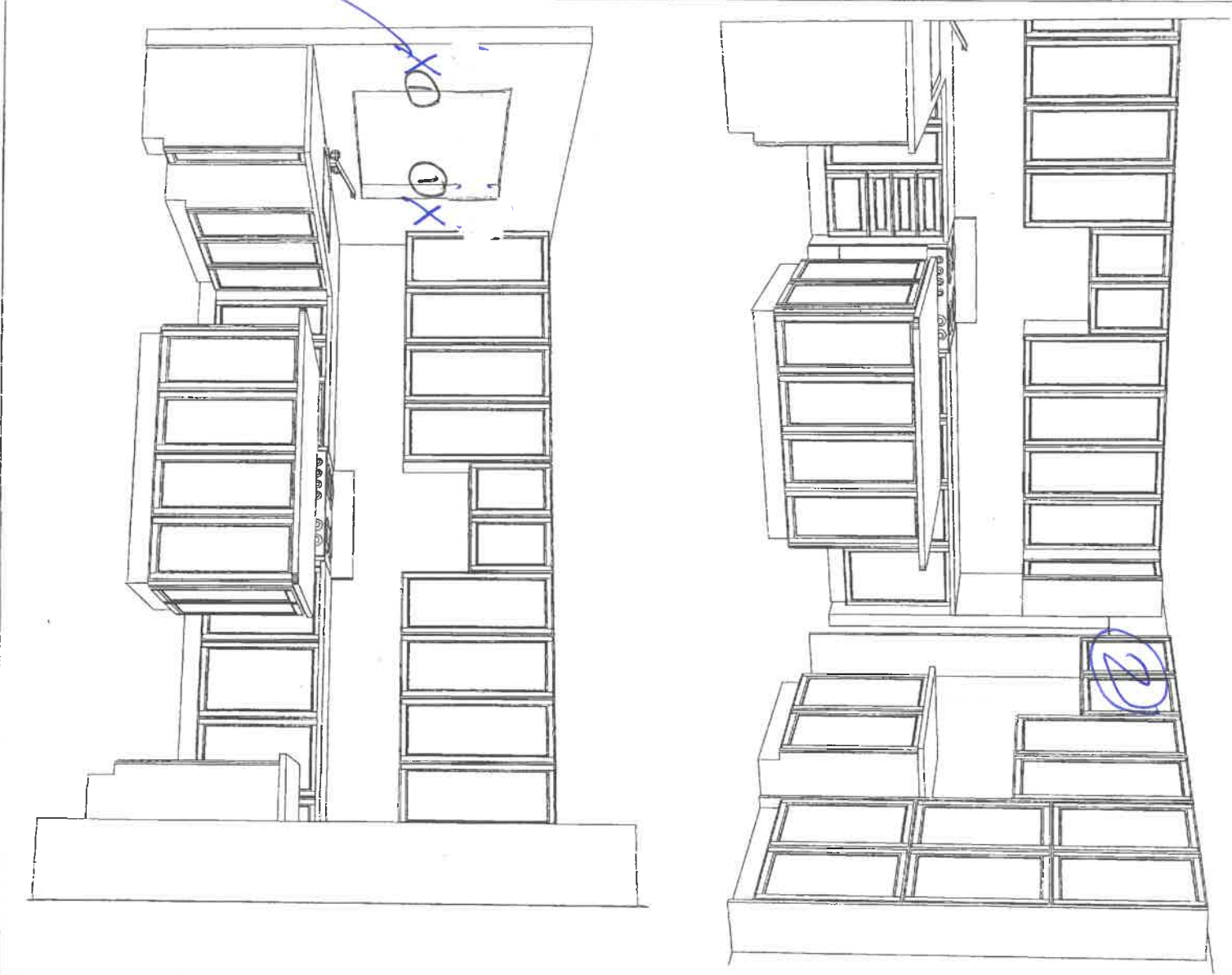


lot 8912
June 29, 2021

lot 8912
June 29/21

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

MODEL: 42-03



- ① 2x Rough in for
Sensored lift + Right
of window center on
wall, Approx
Center of window.
- ② Fridge enclosure
- Dr*

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 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 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:

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" ☐ same as the stove ☐ Cooktop (Drop-in)
Larger CFM may be required with these appliances ☐ Gas ☐ Induction ☐ **Countertop Cut-out charge required for cooktop

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

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

DATE June 29/21SITE MarkhamLOT 8970

** 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

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

DATE

SITE

LOT

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

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 Jun 29/21

SITE 11111561

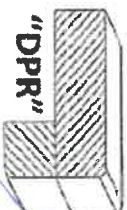
LOT 8912

Stone Countertop Edge Profiles

Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



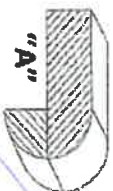
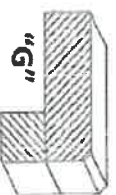
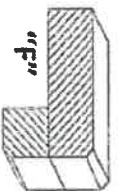
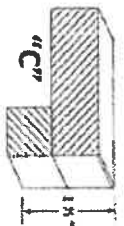
Standard Countertop Edge in Vanity



Homeowner(s) Initial

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

Optional Edge in Kitchen



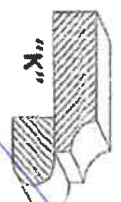
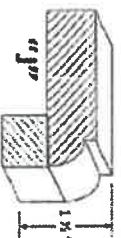
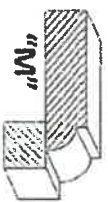
Optional Edge in Bathroom



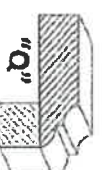
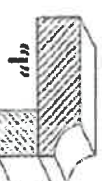
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

SITE

LOT