



CONSTRUCTION SUMMARY

PURCHASERS: Anastasiya Bogdanova and Cornelis Willem Van Vliet

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

TEL: RES.: 416-871-8563

LOT / PHASE	HOUSE TYPE	PRINT DATE
41N / 1 ✓	CANAL 50-03 Ⓐ	2-May-17

Ref#	Quantity - Description	Approved	Notes
2525	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	02May17	
2526	BONUS: Air Conditioning (42ft and 50ft lots ONLY) 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by ¾ inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs	02May17	
2527	NO STRUCTURAL CHANGES	02May17	
2528	CABINETS - KITCHEN - UPGRADE #1	02May17	
2529	CABINETS - KITCHEN - 24" DEEP UPPER OVER FRIDGE WITH 2 SIDE PANELS	02May17	
2530	CABINETS - KITCHEN - CROWN MOULDING	02May17	
2531	CABINETS - DELETE UPPER CABINET ABOVE STOVE TO ALLOW FOR FUTURE CHIMNEY HOOD	02May17	
2532	PAINTING - STAIN INTERIOR OAK STAIRS	02May17	
2533	TILES - DELETE ALL BATHROOM ACCESSORIES	02May17	
2534	SMOOTH CEILINGS - MAIN FLOOR ONLY	02May17	
2535	HARDWOOD - UPGRADE #1 - MAIN FLOOR, FAMILY ROOM, DINING ROOM, LIVING ROOM AND MAIN HALL	02May17	
2536	HARDWOOD - UPGRADE #1 - UPPER HALLWAY IN LIEU OF CARPET	02May17	
2537	ELECTRICAL - (1) CAPPED LIGHT - LIVING ROOM CEILING ON SEPARATE SWITCH	02May17	

This Document is Extremely Time Sensitive - Printed 2 May 17 at 15:52

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CAMBRIDGE MAPLE NEW GREY (1)	K 300 BC	GIALLO ORNAMENTAL LT	C		
Island	CAMBRIDGE MAPLE NEW GREY (1)	K 300 BC	GIALLO ORNAMENTAL LT	C		
Servery	NA					
Master Ensuite	CONT SLAB MDF ESPRESSO PAINT	H 500 C	CARRERA BIANCO 6696-46			
Main	NA					
Twin	CONT SLAB PVC TUXEDO	K 300 C	CALCATTIA MARBLE 4925K-07			
Ensuite #4	CONT SLAB MDF VANILLA MILKSHAKE	K 400 C	CALCATTIA MARBLE 4925K-07			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	LONDON BRANKO 13 X 13	✓				
Basement Foyer	NA					
Powder Room	LONDON BRANKO 13 X 13	✓				
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	LONDON BRANKO 13 X 13	✓				
Breakfast Floor	LONDON BRANKO 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	LONDON BRANKO 13 X 13	✓				
Mstr Ensuite Floor	MALINA ICE 13 X 13	✓		BIANC CARR		
Mstr Ensuite Shower	MALINA ICE 8 X 10	✓	NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2" X 2" WHITE	✓				
Master Shower Lamb	BIANCA CARRERA					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	BELLINA GREY 13 X 13			BIANC CARR		
Twin Ensuite Tub Wall	BELLINA GREY 8 X 10		NA			
Ensuite #4 Bath Floor	MALINA ICE 13 X 13	✓		BIANC CARR		
Ensuite #4 Bath Wall	MALINA ICE 8 X 10		NA			
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	VINTAGE U-L0C SELECT V PEARL RED OAK GRYPHON UP # 1					
Dining Room	VINTAGE U-L0C SELECT V PEARL RED OAK GRYPHON UP # 1					
Family/Great Room	VINTAGE U-L0C SELECT V PEARL RED OAK GRYPHON UP # 1					
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall	VINTAGE U-L0C SELECT V PEARL RED OAK GRYPHON UP # 1					
Upper Hall	VINTAGE U-L0C SELECT V PEARL RED OAK GRYPHON UP # 1					
Master Bedroom	OPENING NIGHT T-7					
Bedroom 2	OPENING NIGHT T-7					
Bedroom 3	OPENING NIGHT T-7					
Bedroom 4	OPENING NIGHT T-7					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE	NF 8	✓
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL BATHROOMS	location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
				INNISFIL	LOT 41N	

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.

FOR TRADE USE

** PAGE 1 OF 2 **

Purchaser Initial



Vendor

STAIRS, RAILING & PICKETS & STAIR STAIN

Casing/Baseboards	STANDARD
Interior Doors	STANDARD
Interior Door Hardware	STANDARD
Exterior Door Hardware	STANDARD

PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin	STANDARD	STANDARD	
Ensuite # 4	STANDARD	STANDARD	
BASEMENT	NA		
Other			

Colours of all materials are as close as possible to Builder 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: INNISFIL	50-03 CANAL-A	LOT: 41N		
PURCHASER(S):	ANASTASIYA BOGDANTSEVA CORNELIS WILLEM VAN VLIET			
HOME #/CELL #	416 871-8563			
EMAIL:			Purchaser Signature	Date

It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts **PRIOR** to installation.

with a PES.

ZANCOR HOMES

Décor Consultant Signature _____ Date _____

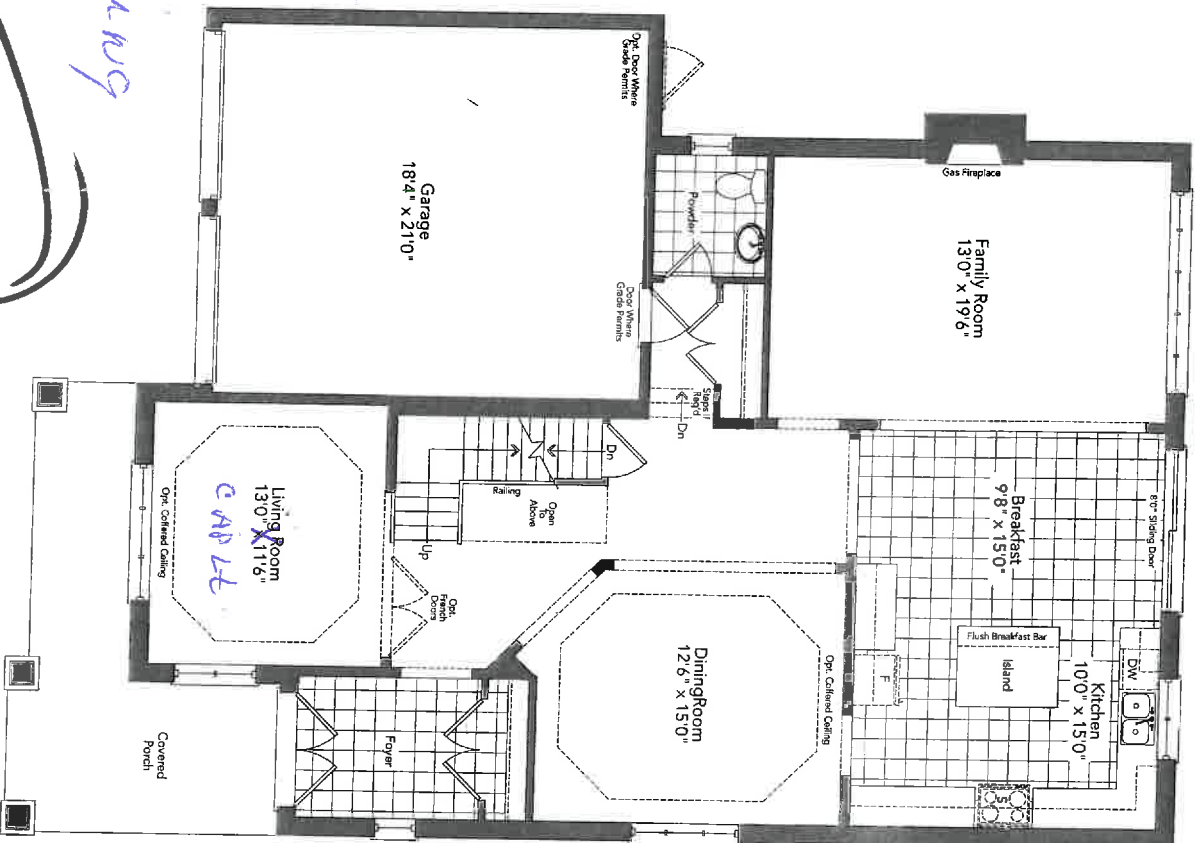
AKR 27/17

Lot 41N

APR 11-26, 2017

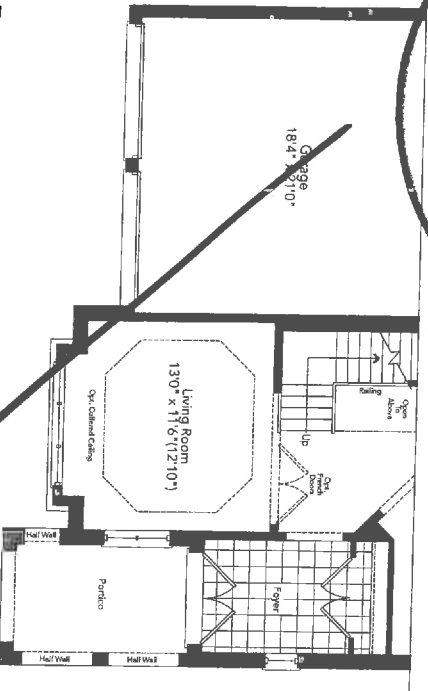
Elevation A 3048 sq.ft.

Elevation B 3050 sq.ft.



Smooth Ceiling
main
F-7000

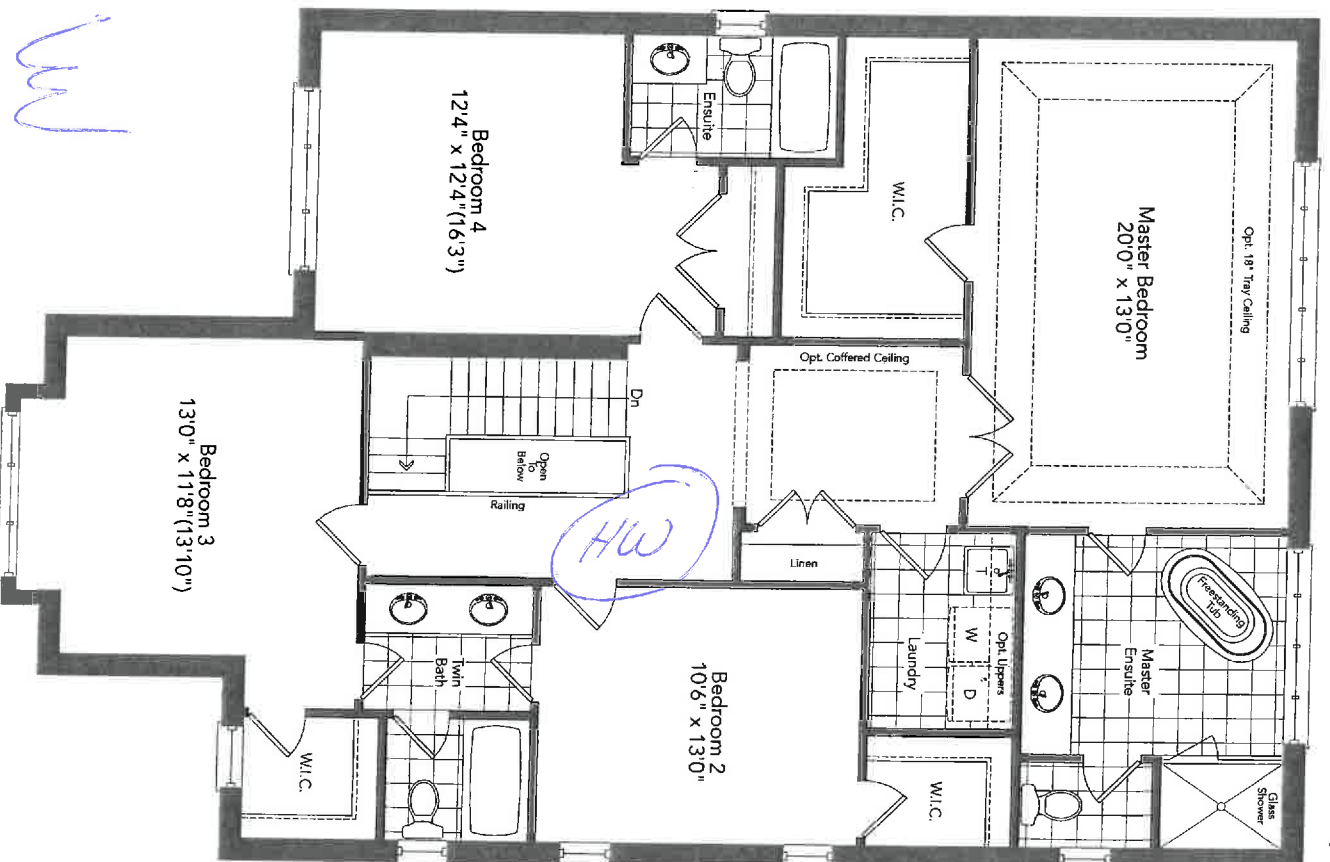
Ground Floor
Elevation A



Partial Ground Floor
Elevation B

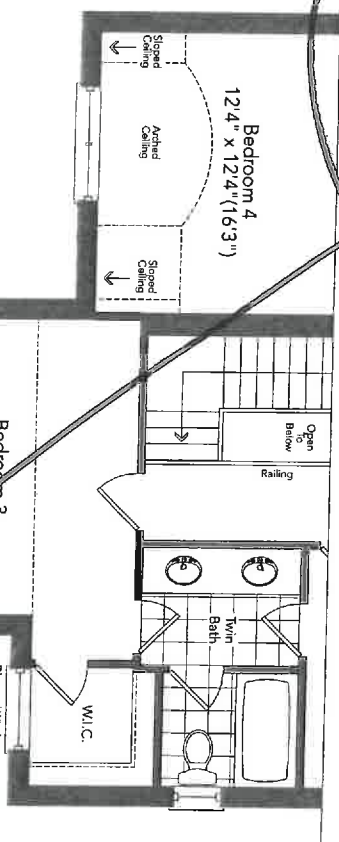
Lob41N

APR 26/17



3

Second Floor Elevation A

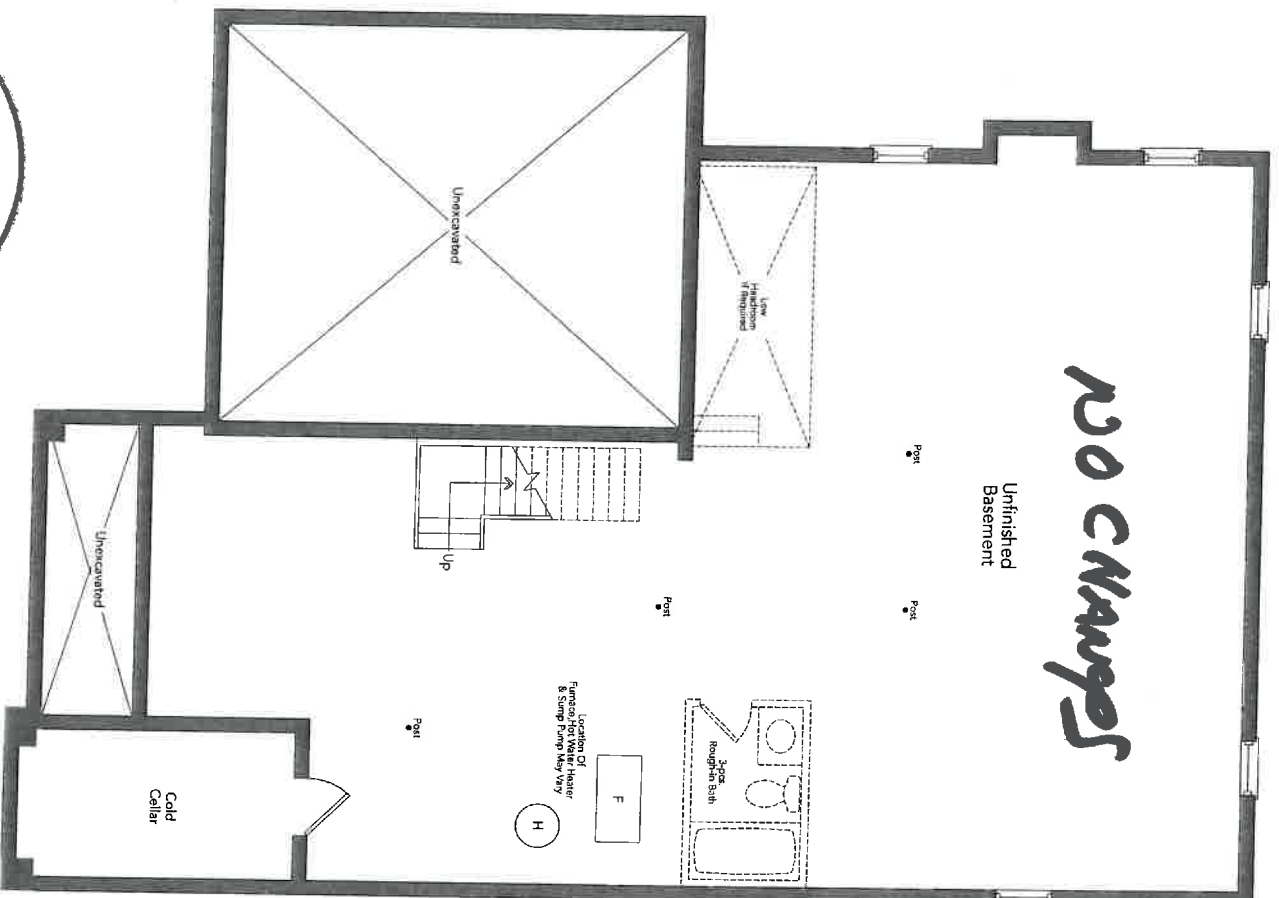
~~Partial
Second Floor
Elevation B~~

CANAL 50-03

LOB 41N

APRIL

26/17

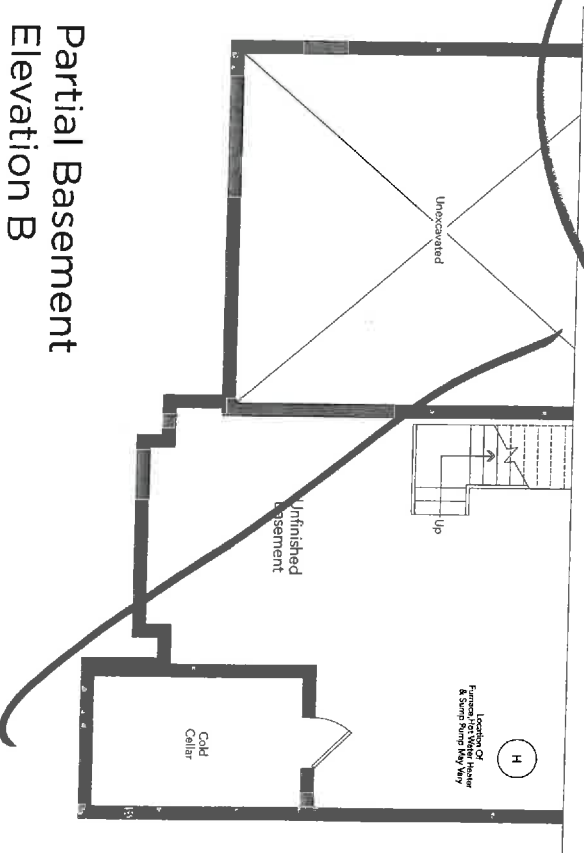


41B

W

Basement
Elevation A

Partial Basement
Elevation B



Lot 41 N Lot 26/17
STANDARD CABINET HARDWARE

(New Image Kitchens) Unisfic

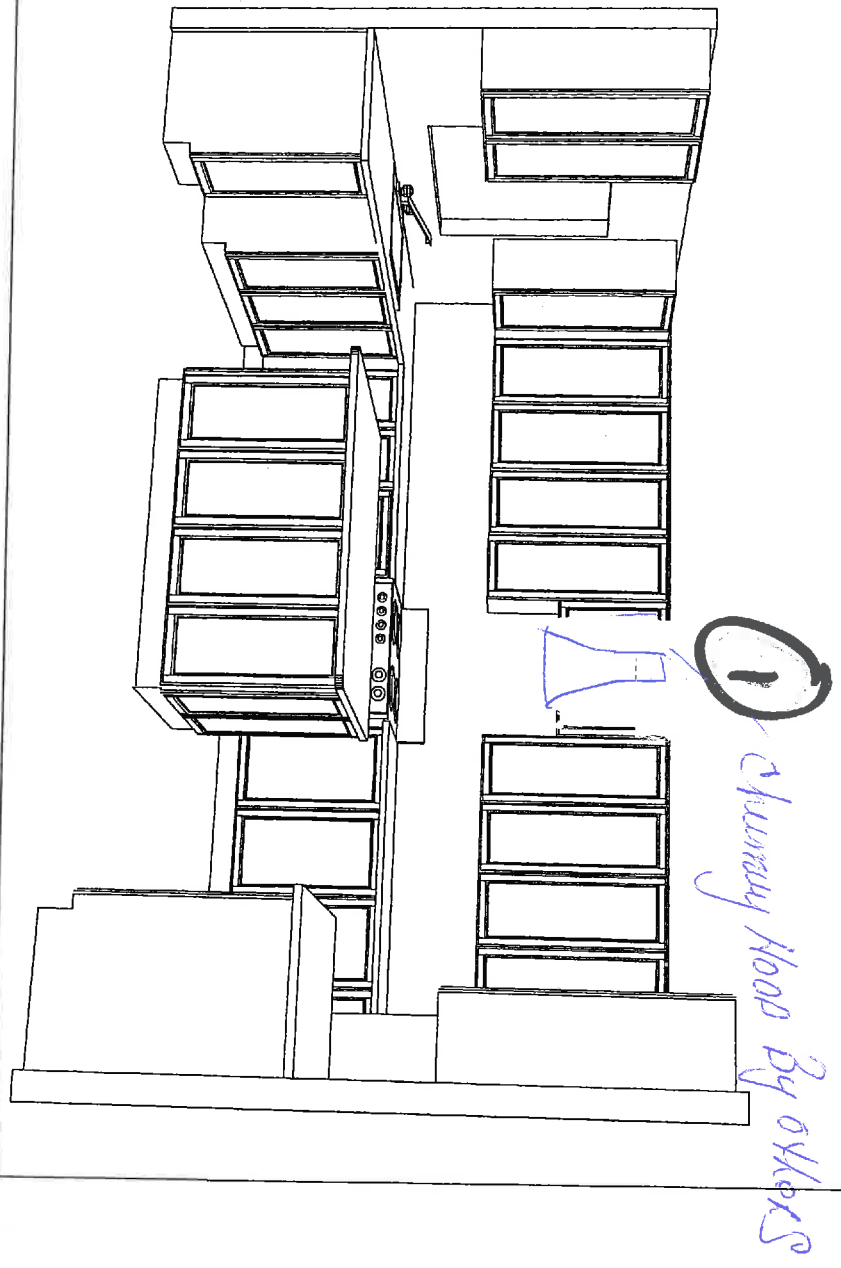
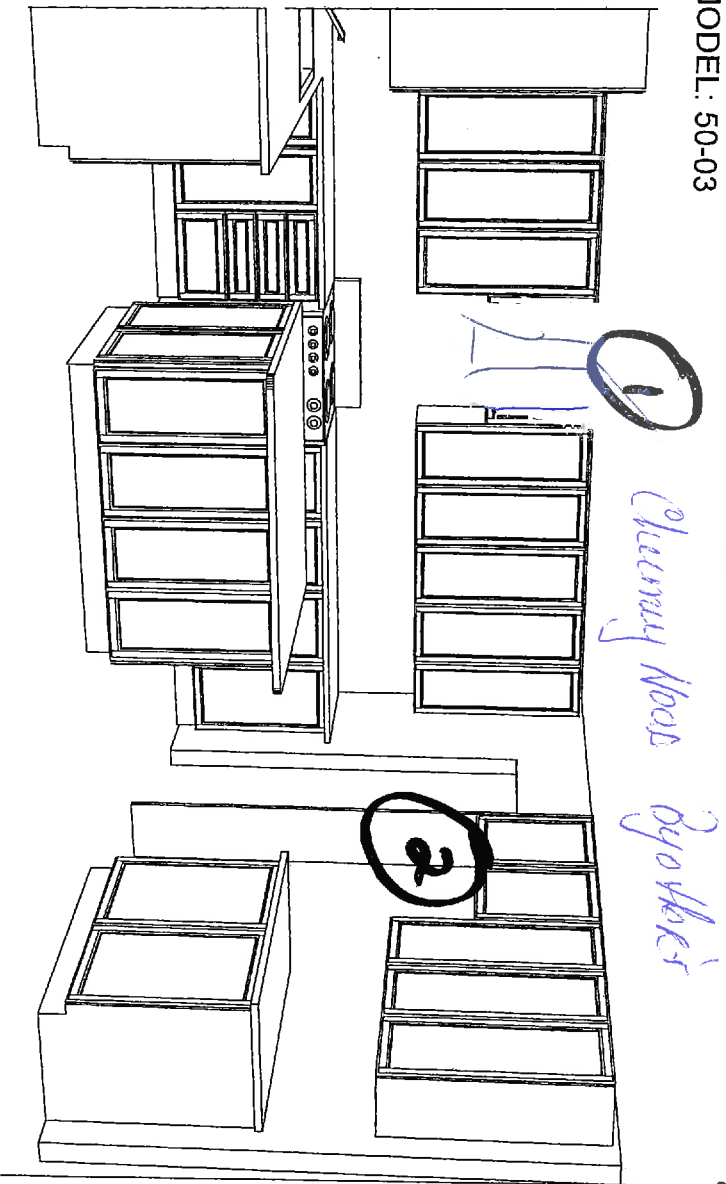


metal pins

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

MODEL: 50-03

Lot 41N
APR 26/17



- ① Allow for 30" wide Cherry Hood
- ② 24" deep upper over Frige
2-5 in Panels

- ③ Crown moulding

AB
W

ZANCOR HOMES

lot 41A

EDGE PROFILES (INTERSTONE / REDSTONE)

INVEST/L

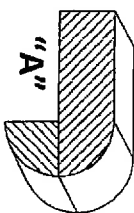
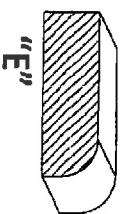
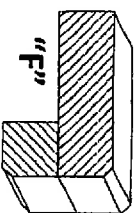
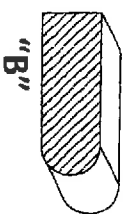
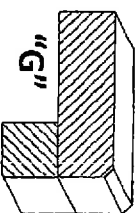
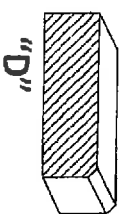
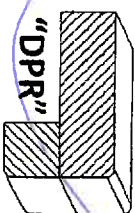
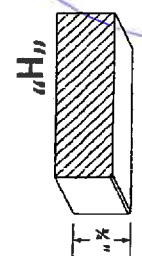
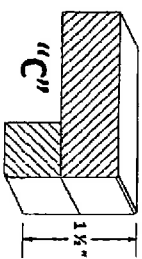
STANDARD

Sketch

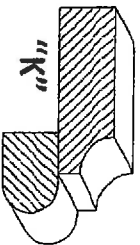
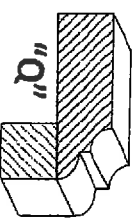
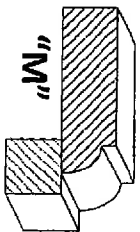
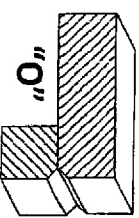
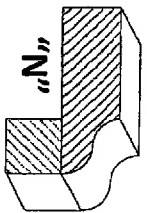
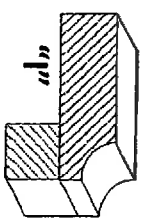
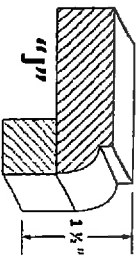
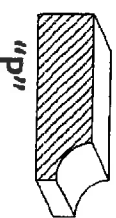
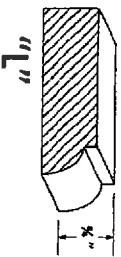
APR 26/17

AK

M



UPGRADES



LOT / SITE

INVEST/L
lot 41A

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.

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 should never be cleaned with lemon oil or vinegar. The purchaser acknowledges colour and product variations as well as natural imperfections that 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.

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 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 Lewisfield

LOT 41 N

DATE Apr 26/17

APPLIANCE SPEC INFORMATION SHEET

STE & LOT: Twisell

DATE: APR 11 26/17

SITING: ☐ Standard ☐ Reverse

RANGE

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

REFRIGERATOR

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

WALL OVENS

- ☐ 30"
☐ SINGLE
☐ DOUBLE
☐ STEAM OVEN
☐ WARMING DRAWER

MICROWAVES

- ☐ BUILT IN MICRO
☐ MICRO TRIM KIT
☐ OVER THE RANGE

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

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

HB **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.

HB 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.

HB 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 HB Date APR 26/17

Purchaser Signature [Signature] Date APR 26/17