



CONSTRUCTION SUMMARY
Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: ALEXANDER DUBINSKY

TEL: RES.: 647-453-7275

LOT / PHASE	HOUSE TYPE	PRINT DATE
170 / 1	MARINA (42-02) ELEEV B	01-May-17

Ref#	Quantity - Description	Approved	Notes
2514	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	01May17	
2515	BONUS: Air Conditioning (42ft and 50ft lots ONLY) 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by 3/4 inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs	01May17	
2516	HARDWOOD - UPGRADE #3 IN MAIN HALL, DINING ROOM AND GREAT ROOM	01May17	
2517	PAINT - STAINING OF THE STAIRS TO MATCH AS CLOSE AS POSSIBLE TO HARDWOOD COLOUR	01May17	
2518	RAILINGS - UPGRADE #3 METAL BLACK BIRDSNEST W/ALT PLAN 2-3/4" GROOVED OAK HANDRAIL, 3-1/4" POST	01May17	
2519	CABINETS - KITCHEN - UPPER ANGLED CORNER CABINET	01May17	
2520	CABINETS - KITCHEN - BASE PIE CUT CORNER CABINET	01May17	
2521	CABINETS - KITCHEN - TWO BIN RECYCLER (SPACE PERMITTING IN ISLAND)	01May17	
2522	CABINETS - KITCHEN - CROWN MOULDING	01May17	
2523	CABINETS - KITCHEN CABINET LIGHT VALANCE (NO ELECTRICAL)	01May17	
2524	TILES - DELETE ALL BATHROOM ACCESSORIES	01May17	
2538	CABINETRY - MAIN BATH - ADDITIONAL STANDARD CABINETRY WITH STANDARD COUNTERTOP AND ADDITIONAL SINK AND FAUCET	01May17	
2539	PLUMBING - WATERLINE TO FRIDGE	01May17	
2540	DELETE COLUMN IN DINING ROOM	01May17	
2541	DELETE ONE FOOT OF SUPPORTING WALL ON ONE SIDE AND ADD APPROX 2-1/2 FEET OF WALL ON OTHER SIDE OF SUPPORT POST. **SEE SKETCH	01May17	


This Document is Extremely Time Sensitive - Printed 1 May 17 at 17:28


LANCOR HOMES COLOUR CH, T

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD NIKI 400 SERIES PVC - WHITE ✓	H800BC	STD BIANCO SARADA GRANITE ✓	"C" ✓		
Island	STD NIKI 400 SERIES PVC - WHITE ✓	H800BC	STD BIANCO SARADA GRANITE ✓	"C" ✓		
Master Ensuite	STD NIKI 1 SHARKER PVC- CHOCOLATE BROWN ✓	H700BC	CALCUTTA MARBLE -4925K-07 ✓	STD		
Main	STD MOSAIC OAK- TIMER GREY ✓	H500C	WHITE JUPARANA - 4931k-52 ✓	STD		
Powder Room	N/A					
Laundry	N/A					
TILES						
Main Foyer	NEW ALIBON GREY 13 X 13 ✓		INSERTS	THRESHOLDS		
Powder Room	NEW ALIBON GREY 13 X 13 ✓					
Mud Room	NEW ALIBON GREY 13 X 13 ✓					
Main Hall	N/A					
Kitchen Floor	NEW ALIBON GREY 13 X 13 ✓					
Breakfast Floor	NEW ALIBON GREY 13 X 13 ✓					
Pantry	NEW ALIBON GREY 13 X 13 ✓					
Laundry 2ND Floor	MALENA CARBON 13 X 13 ✓					
Mstr Ensuite Floor	NEW ALIBON TAUPE 13 X 13 ✓					
Mstr Ensuite Shower	NEW ALIBON TAUPE 8 X10 ✓					
Mstr Shower Floor	WHITE 2 X 2 ✓					
Master Shower Lamb	PERLATO ROYALE ✓			PERLATO ROYALE		
Main Bath Floor	NEW ALIBON TAUPE 13 X 13 ✓					
Main Bath Tub Wall	NEW ALIBON TAUPE 8 X10 ✓			PERLATO ROYALE		
HARDWOOD / CARPET						
Dining Room	UPG (3) 3" 1/4" HARDWOOD OAK - GOTHAM					
Great Room	UPG (3) 3" 1/4" HARDWOOD OAK - GOTHAM					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG(3) 3" 1/4" HARDWOOD OAK - GOTHAM					
Upper Hall	STD OPENING NIGHT CARPET - T20					
Master Bedroom	STD OPENING NIGHT CARPET - T20					
Bedroom 2	STD OPENING NIGHT CARPET - T20					
Bedroom 3	STD OPENING NIGHT CARPET - T20					
Bedroom 4	STD OPENING NIGHT CARPET - T20					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTEL		N/A
LOCATION		Opt. Surround		MANTEL		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding		N/A		
Bathroom Accessories	DELETE ALL ACCESSORIES	location				
Purchaser has reviewed the colour chart				SITE & LOT		
				INNISFIL	170 ✓	
				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.

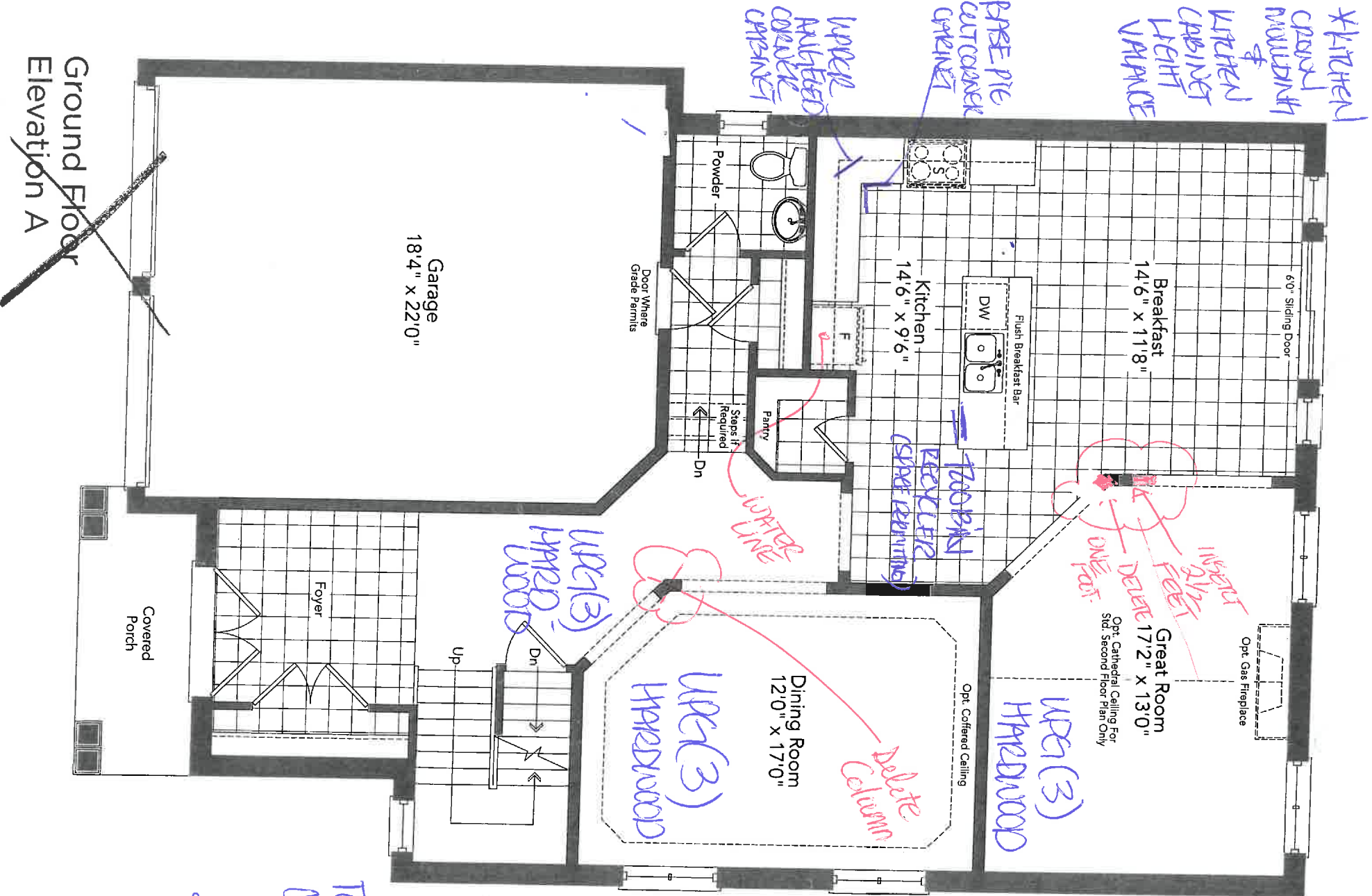
** PAGE 1 OF 2 **

Purchaser Initial 

Vendor 

CANCOR HOMES COLOUR CH, T

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN TO MATCH AS CLOSE AS POSSIBLE							
White Paint Req'd		N/A							
Main to 2nd Railing Details:		UPG (3) METAL (BLACK) BIRDSNEST W/ALT. PLAIN, 2"3/4" GROOVED HANDRAIL, 3" 1/4" MATCHING POST							
Main to Basement Railing Details:									
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY						
		Bedroom 2	WARM GREY						
Dining Room	WARM GREY	Bedroom 3	WARM GREY						
Great room	WARM GREY	Bedroom 4	WARM GREY						
		Master Ens.	WARM GREY						
Main/Uppper Hall	WARM GREY	Main	WARM GREY						
Laundry	WARM GREY								
Powder Room	WARM GREY								
PLUMBING- UPGRADES TO BE DETAILED ON PES									
	FIXTURES	FAUCETS	NOTES						
Kitchen	STANDARD	STANDARD							
Powder Room	STANDARD	STANDARD							
Master Ensuite	STANDARD	STANDARD							
Main	STANDARD	STANDARD							
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'		YES / NO Package Name:							
	UPG (SEE PES)	DECLINED	NOTES						
GAS LINE	NO								
WATERLINE to Fridge	NO								
Hood Fan Venting SIZE	YES 6"		BUILDERS STANDARD						
ELECTRICAL for Built-in Oven	NO								
ELECTRICAL for Built-in Micro / OTR	NO								
ELECTRICAL for Gas Stove / Cooktop	NO								
ELECTRICAL for Bar Fridge	NO								
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 \$50000 administration fee plus costs									
Purchaser has checked and acknowledged accuracy of colour and selections before signing.									
SITE:	INNISFIL	LOT:	170						
PURCHASER(S):	ALEXANDER DUBINSKY								
HOME #/CELL #	647-453-7275								
EMAIL:	adubinski49@gmail.com								
DÉCOR NOTES									
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.									
*** PAGE 2 OF 2 ***									
				Vendor Signature					
				Date					



Ground Floor
Elevation A

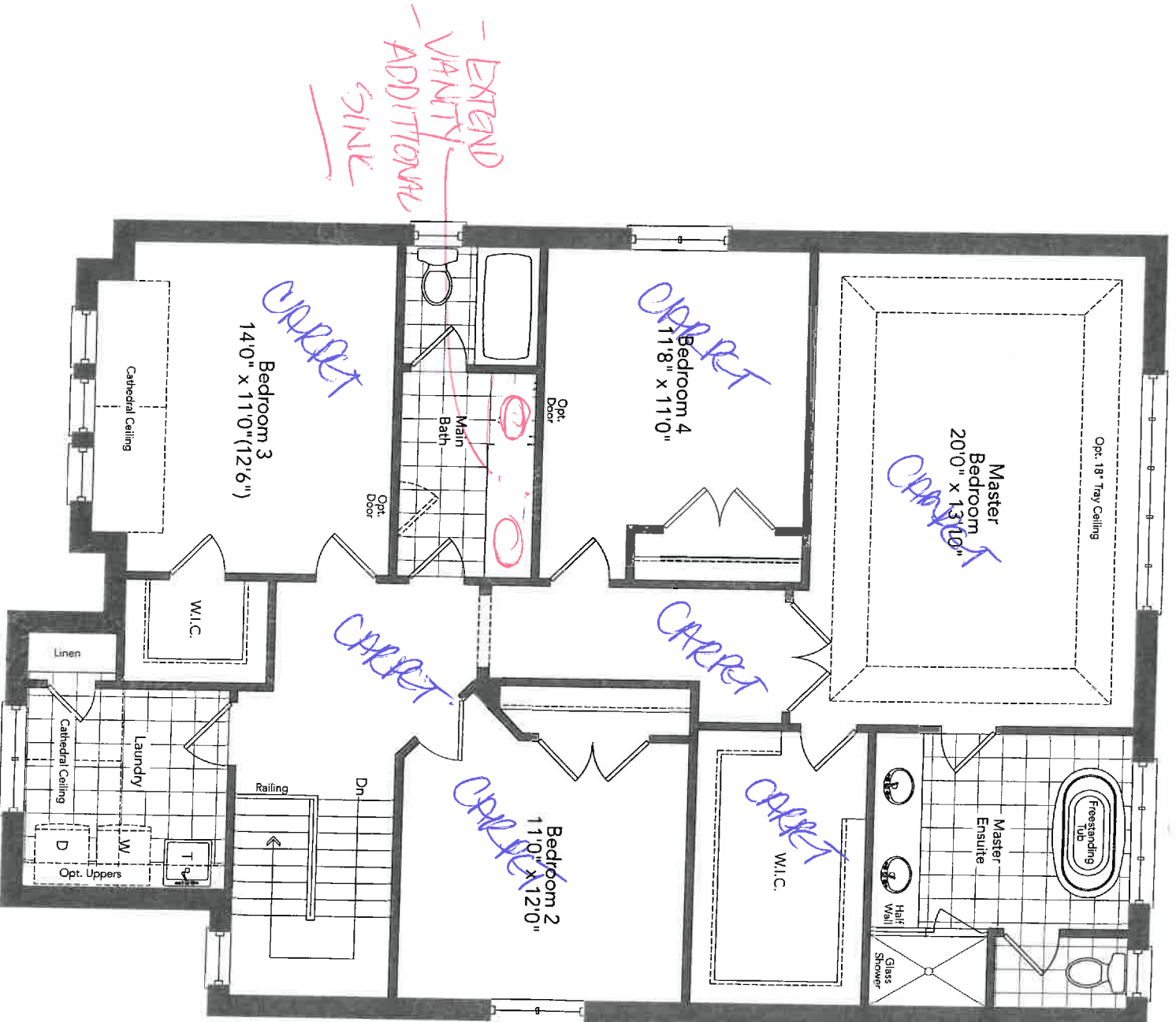
Partial Ground Floor
Elevation B

*STAIRS
OF STAIRS
TO MATCH AS
HOUSE AS
POSSIBLE
UPPER (3)
METAL (BARK)
BLINDS.
W/AT. PANEL
2 3/4" GROOVED
HARDWALK,
3 1/4" METAL
POST

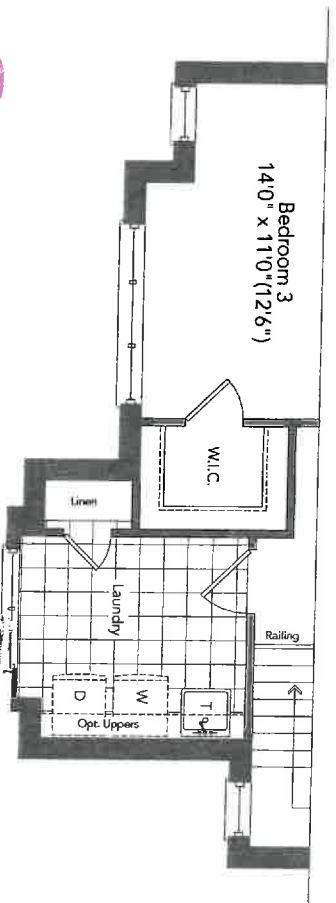
AA

LOT 170
MARINE

MARINA 42-02



~~Optional Second Floor Plan Elevation A~~

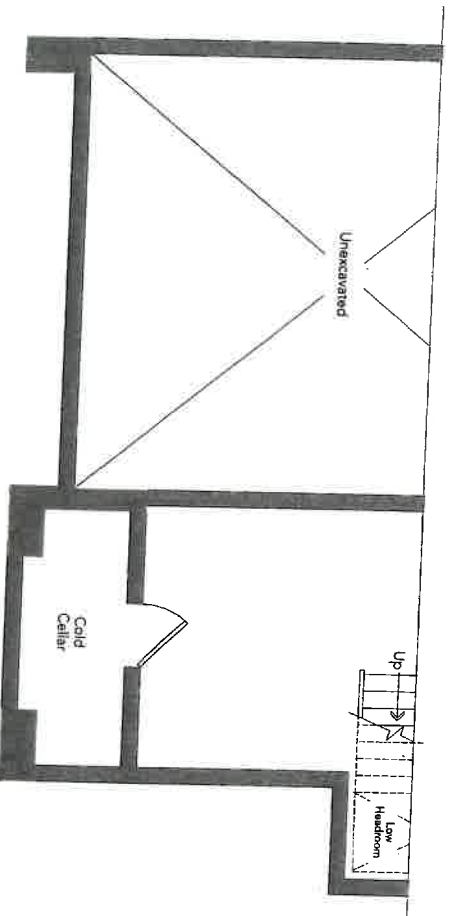
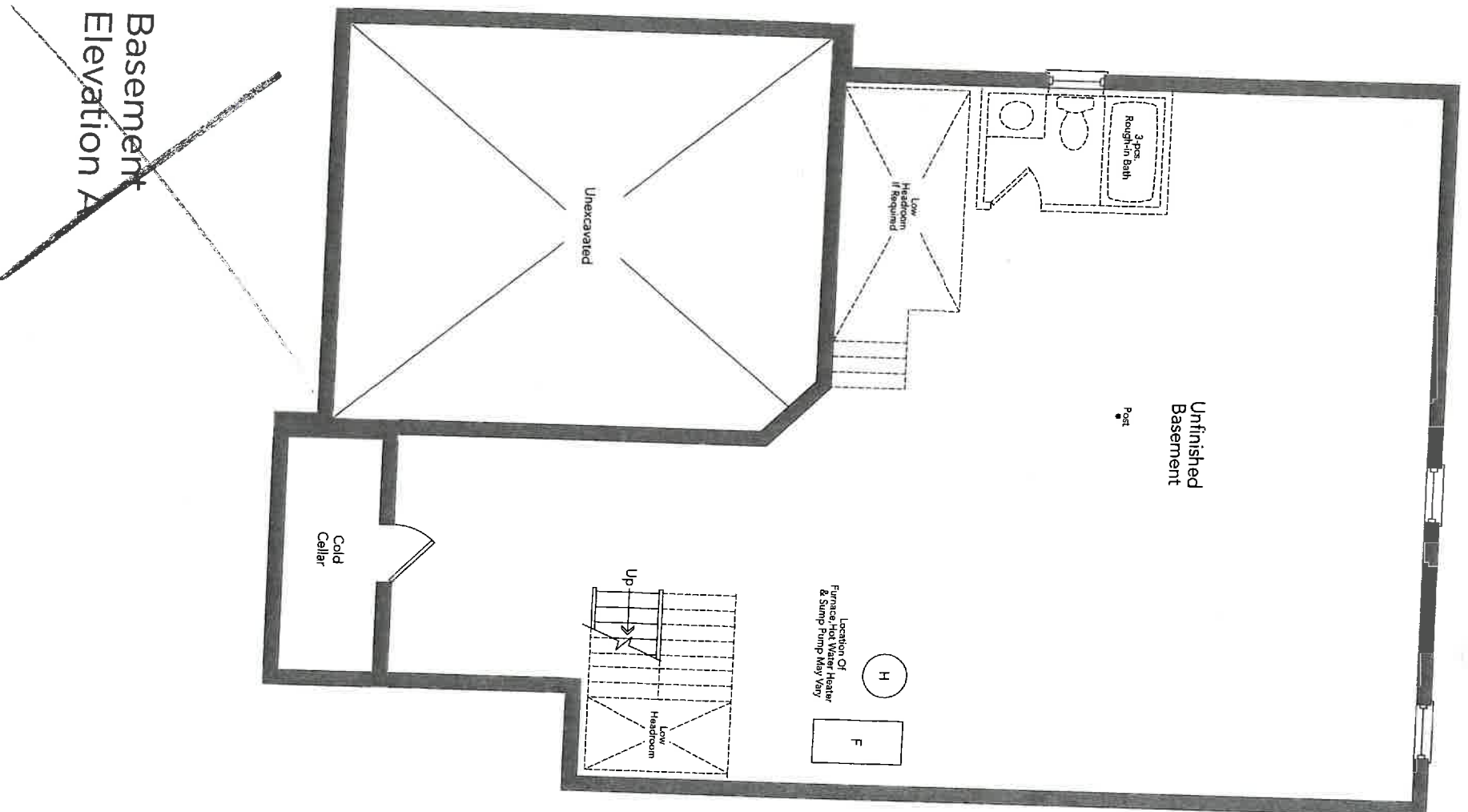


KT

LOT 170
KUMISFIL

MARINA 42-02

Partial Optional Second Floor Plan Elevation B



#

LOT 110
INSULFIL

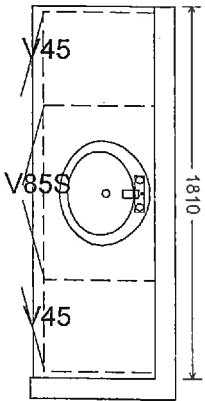
MARINA 42-02

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

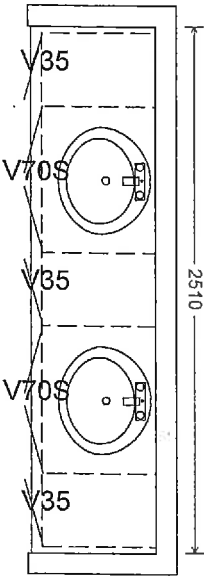
LOT 170

MODEL: 42-02 (OPT. SECOND FLOOR)

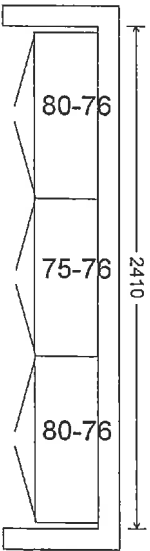
MAIN



MASTER ENSUITE

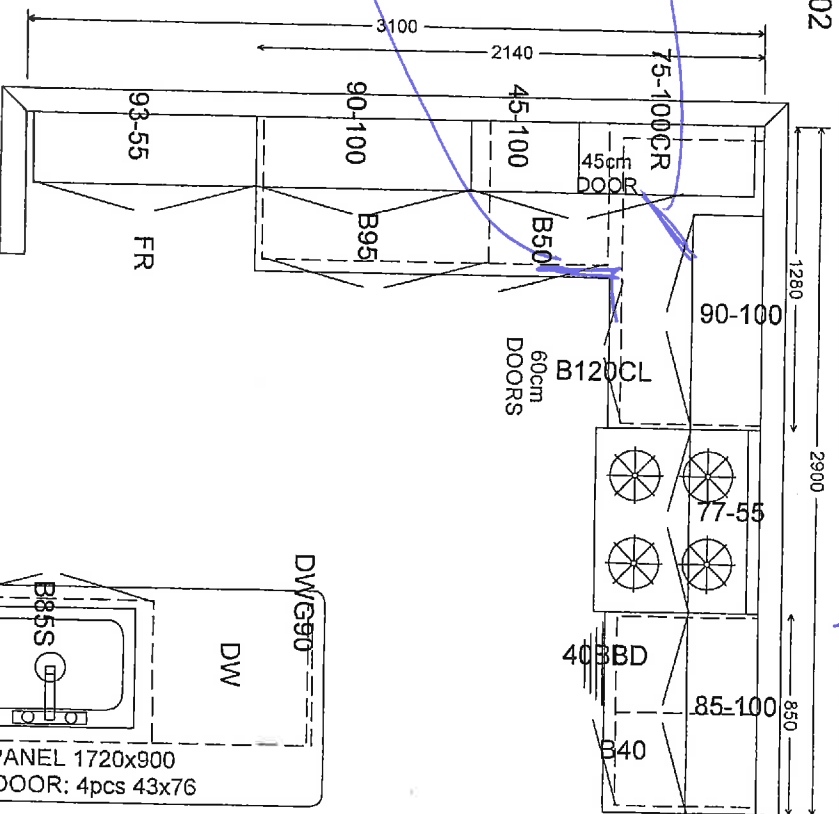


LAUNDRY (OPT.)

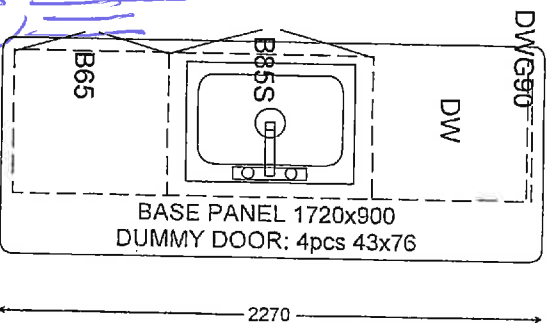


New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by:	MGER
Date: 10/10/15		Revised:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

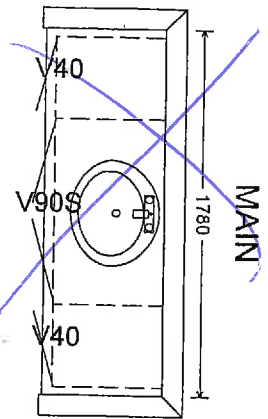
MODEL: 42-02



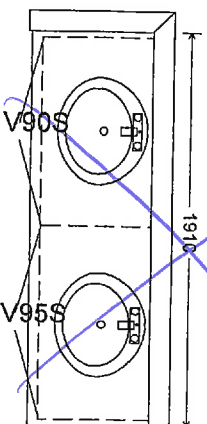
UPPER
AUXILIARY
CABINET
DRAWER
BASE
PIECU
CABINET
CABINET



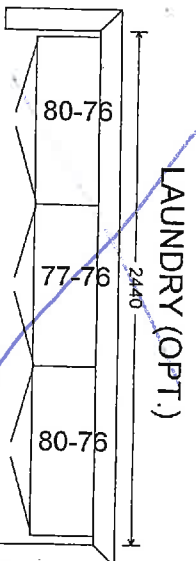
700 BIRCH
RECYCLED
(SPACE PERMITTED)



MAIN



MASTER ENSUITE



LAUNDRY (OPT.)

* CROWN MOLDING IN
KITCHEN

* KITCHEN CABINET
LIGHT WOOD

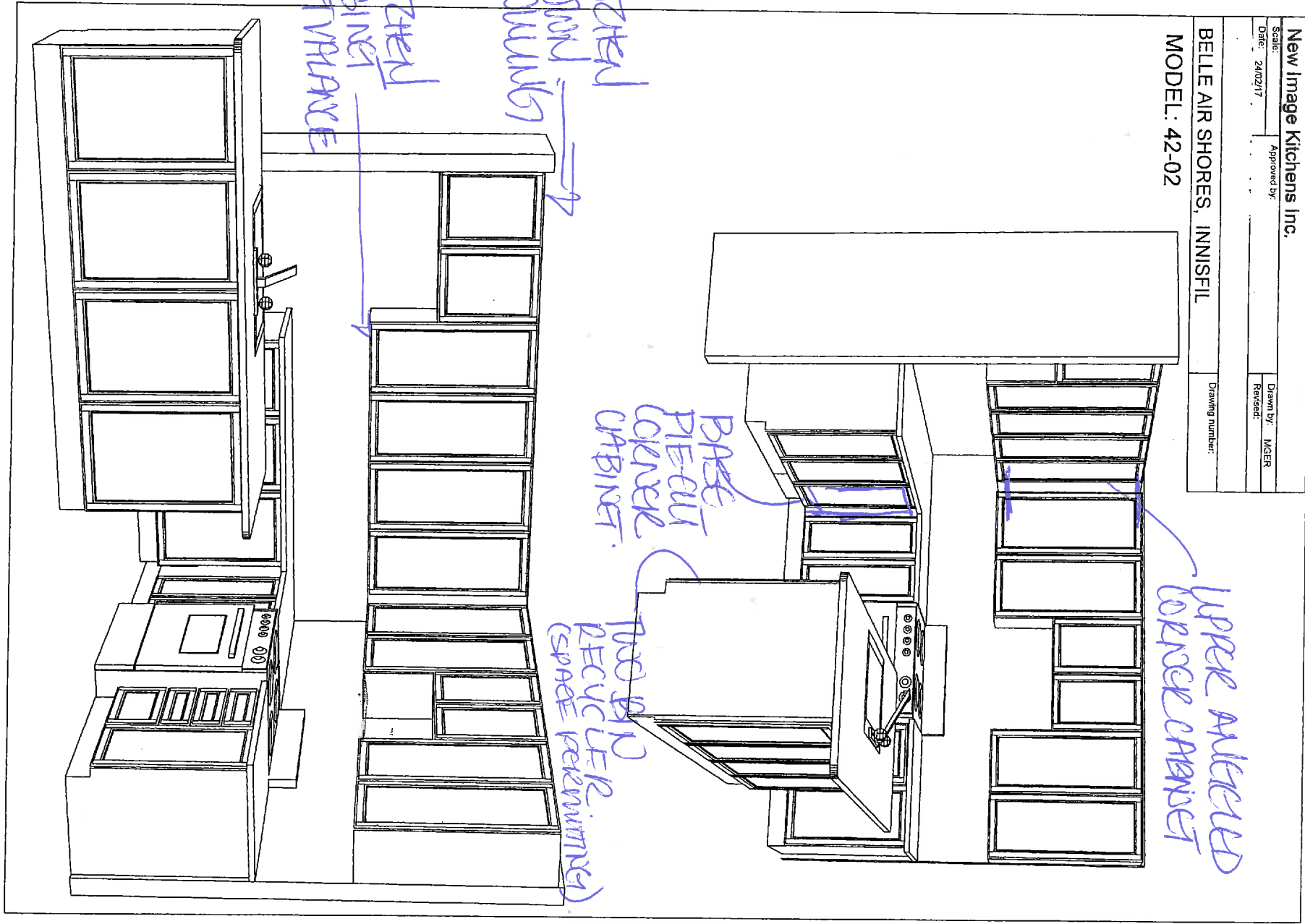


LOT 170 INNISFIL

opt 2nd

New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by:	MSER
Date: 240217		Revised:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

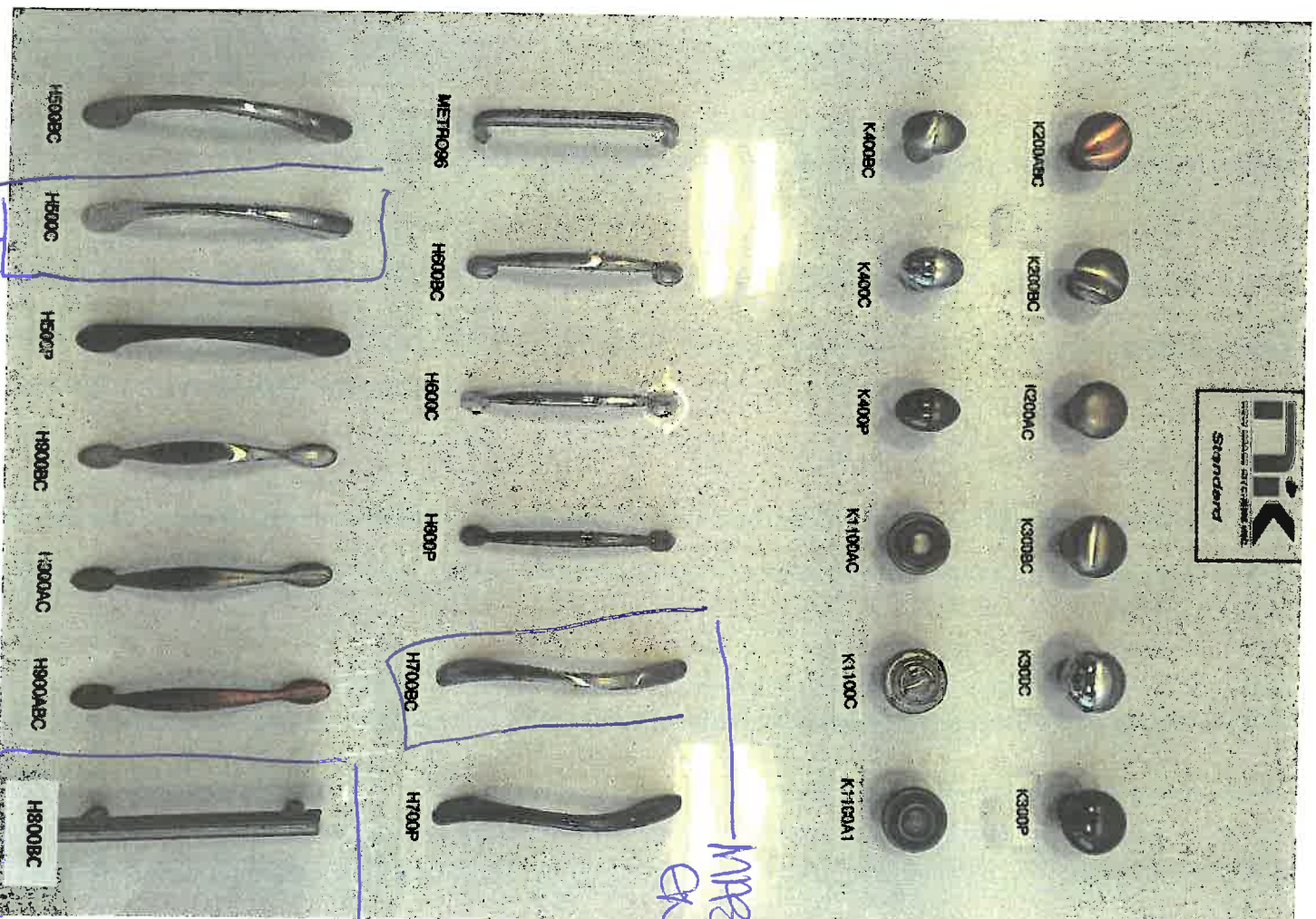
MODEL: 42-02



⑦ LOT 170 INNISFIL.

STANDARD CABINET HARDWARE

(New Image Kitchens)



MIXED
EXHAUSTE

MAIN
BATH

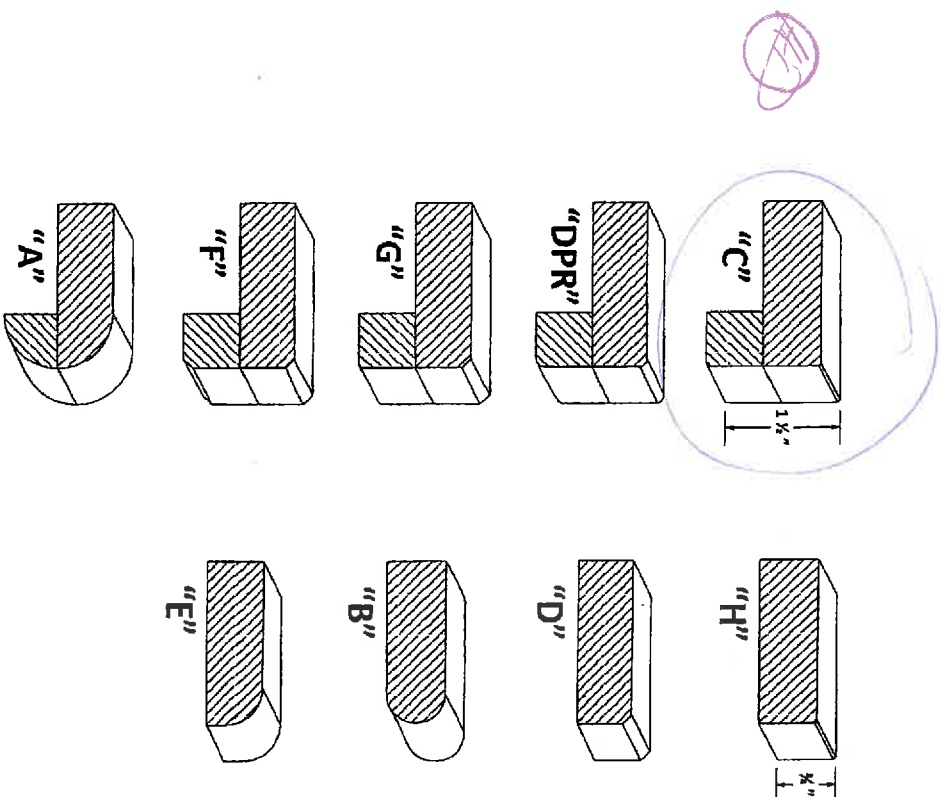
KITCHEN /
BREAKFAST

LOT 170

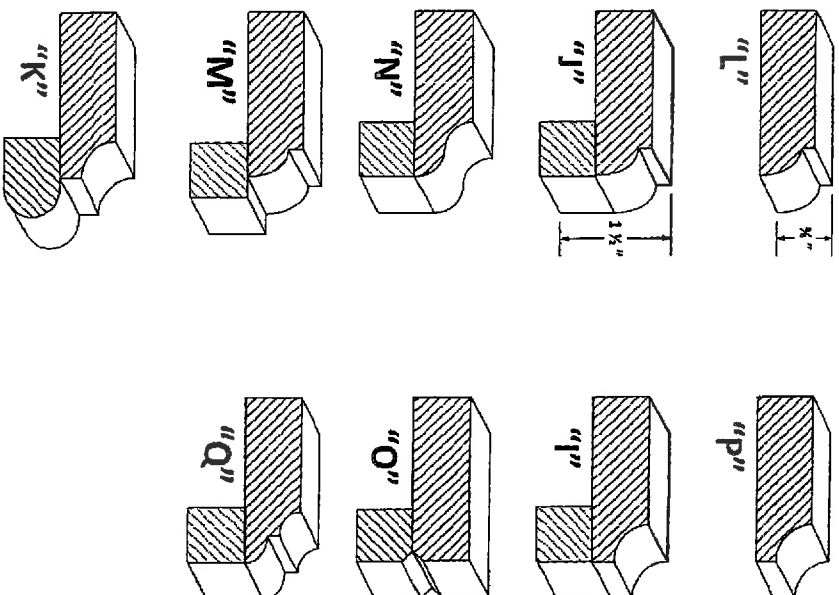
INDUSTRIAL

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE 170 15N15E1L

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, TARIION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE

14405 FILL-BELLE

LOT

170

DATE

APRIL 25 2017

ARE SHOWN

APPLIANCE SPEC INFORMATION SHEET

STE & LOT: 10N144L 17D

DATE: APRIL 25 2017

SITING: ☒ Standard ☐ Reverse

RANGE

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

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

REFRIGERATOR

WALL OVENS

- ☒ 0"
☐ SINGLE
☐ DOUBLE
☐ STEAM OVEN
☐ WARMING DRAWER

- ☐ 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

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

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.

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.

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 APRIL 25 2017

Purchaser Signature _____

Date _____