



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: Habbullah Hayem

TFL: RES.: 647-648-4552

LOT / PHASE	HOUSE TYPE	PRINT DATE
42N / 2	STARBOARD (50-02) ELEV B	19-May-17

Ref#	Quantity	Description	Approved	Notes
2804	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	10May17	
2805	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 stair	10May17	
2806	HARDWOOD	- UPGRADE 1 IN LIVING/DINING, FAMILY IN LIEU OF STANDARD	19May17	
2807	HARDWOOD	- UPGRADE 1 IN UPPER HALL IN LIEU OF CARPET	19May17	
2808	STAIN STAIRS	TO MATCH HARDWOOD	19May17	
2810	TILES	- DELETE ALL BATHROOM CERAMIC ACCESSORIES	19May17	
2811	RAILINGS	- UPGRADE 5 - METAL	19May17	
2812	TRIM	- UPGRADE 1 CASING & BASEBOARDS **STEP STYLE	19May17	
2813	TRIM	- UPGRADE FRONT DOOR GRIPSET	19May17	
2814	TRIM	- ADD TWO FULL PLAIN ROUND COLUMNS AT LIVING DINING ROOM *SEE SKETCH	19May17	
2815	PLUMBING	- WATERLINE TO FRIDGE	19May17	
2816	FRAMING / TRIM	- KITCHEN - ADD CAPPED HALF WALL APPROX 42 INCHES LONG AND 36 INCHES HIGH WITH 1/2 ROUND PLAIN COLUMN	19May17	
2817	GAS LINE	TO STOVE **INCLUDES 15 AMP PLUG, STD PLUG TO REMAIN	19May17	
2818	5.00	- LARGER BASEMENT WINDOWS TO 30 X 24	19May17	
2825	CABINETS	- KITCHEN - MATCHING LIGHT VALANCE, NO ELECTRICAL	19May17	
2826	CABINETS	- KITCHEN - CROWN MOULDING AND FURRING PANEL TO CEILING	19May17	
2827	CABINETS	- KITCHEN - 24 INCH DEEP UPPERS ABOVE FRIDGE	19May17	
2828	CABINETS	- KITCHEN - DELETE UPPERS ABOVE STOVE FOR FUTURE CHIMNEY HOOD FAN	19May17	
2829	CABINETS	- ADD VANITY BANK OF DRAWERS (1) IN MASTER ENSUITE (1) IN MAIN BATH	19May17	
2830	FIREPLACE	- UPGRADED MANTLE - DA VINCI VILLA NOVA WITH HEARTH H-5	19May17	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	SIERRA PVC WHITE ✓	H 800 BC ✓	BIANCO SARDO ✓	C	
Island	SIERRA PVC WHITE ✓	H 800 BC ✓	BIANCO SARDO ✓	C	
Servery	NA				
Master Ensuite	SHAKER PVC CHOCOLATE BROWN ✓	H 700 BC ✓	BORDEAUX JUPARNA 4929K-52	✓	
Main	300 SERIES PVC HONEY APPLE ✓	H 500 BC ✓	IVORY KASHMERE 6226-46	✓	
Twin	NA				
Ensuite ###	NA				
Powder Room	NA				
Laundry	NA				
Basement Bath	NA				
TILES					
Main Foyer	MALINA ICE 13 X 13 ✓		INSERTS	THRESHOLDS	METAL
Basement Foyer	NA				
Powder Room	MALINA ICE 13 X 13 ✓				
Mud Room	NA				
Main Hall	NA				
Kitchen Floor	MALINA ICE 13 X 13 ✓				
Breakfast Floor	MALINA ICE 13 X 13 ✓				
Kitchen Bk.Splash	NA				
Laundry	CORTE MILA CASABLANCA 13 X 13 ✓				
Mstr Ensuite Floor	NEW ALBION TAUPE 13 X 13 ✓				PER ROY
Mstr Ensuite Shower	CORTE MILA BISCUIT 8 X 10 ✓		YES		
Mstr Ens Tub Wall/Deck	NA				
Master Shower Floor	2 X 2 WHITE ✓				
Master Shower Jamb	PERLATO ROYALE ✓				
Main Bath Floor	CORTE MILA CASABLANCA 13 X 13 ✓				PER ROY
Main Bath Tub Wall	CORTE MILA CASABLANCA 8 X 10 ✓		YES		
Twin Bath Floor	NA				
Twin Ensuite Tub Wall	NA				
Ensuite ### Bath Floor	NA				
Ensuite ### Bath Wall	NA				
Basement Ensuite Floor	NA				
Basement Ensuite Wall	NA				
HARDWOOD / CARPET					
Living/Dining Room	VINTAGE U-LOC SELECT V PEARL HARD MAPLE 4 1/4" WINDSOR UP # 1				
Family/Great Room	VINTAGE U-LOC SELECT V PEARL HARD MAPLE 4 1/4" WINDSOR UP # 1				
Den/Study/parlour/Library	NA				
Kitchen *(Waiver)	NA				
Main Foyer *(Waiver)	NA				
Main Hall	VINTAGE U-LOC SELECT V PEARL HARD MAPLE 4 1/4" WINDSOR UP # 1				
Upper Hall	VINTAGE U-LOC SELECT V PEARL HARD MAPLE 4 1/4" WINDSOR UP # 1				
Master Bedroom	OPENING NIGHT T-12				
Bedroom 2	OPENING NIGHT T-12				
Bedroom 3	OPENING NIGHT T-12				
Bedroom 4	OPENING NIGHT T-12				
Carpet Underpad	STANDARD				
Basement Foyer	NA				
FIREPLACES					
LOCATION	GREAT ROOM ✓	HEARTH	H5	MANTLE	VILLA NOVA/NIS
MIRRORS & ACCESSORIES					
Mirrors	STANDARD	Opt. Crown Moulding			PLASTER MOULDING
Bathroom Accessories	DELETE ALL ✓	location			NA
Purchaser has reviewed the colour chart					
SITE & LOT				LOT 42N	
INNISFIL				LOT 42N	

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

ZANCOR HOMES COLOUR CHART

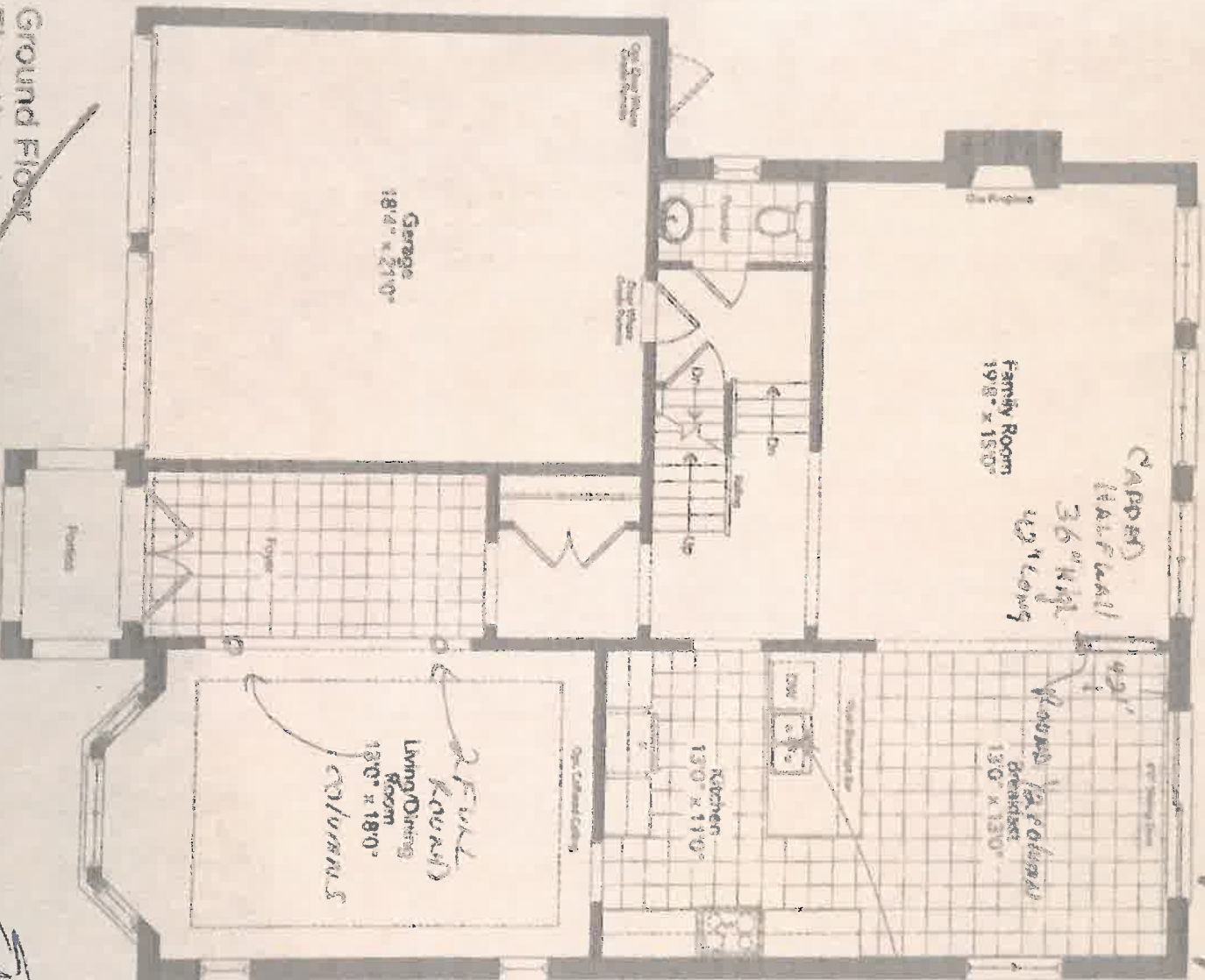
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH WINDSOR		
White Paint Req'd	NA		
Main to 2nd Railing Details: UP # 5	METAL BLC STAMPED WITH ALT DOUBLE GROOVED OAK HANDRAIL 3 1/4" SQ OAK POSTS		
Main to top of Basement door/Railing	METAL BLC STAMPED WITH ALT DOUBLE GROOVED OAK HANDRAIL 3 1/4" SQ OAK POSTS		
Casing/Baseboards	UPGRADE # 1 STEP		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	ROSEDALE PEWTER UP # 1		
PAINT			
Kitchen/Breakfast	CAMEO WHITE	Master Beds	CAMEO WHITE
Living/DiningRoom	CAMEO WHITE	Bedroom 2	CAMEO WHITE
		Bedroom 3	CAMEO WHITE
Family/Great room	CAMEO WHITE	Bedroom 4	CAMEO WHITE
Den/Study	NA	Master Ens.	CAMEO WHITE
Main/Upper Hall	CAMEO WHITE	Main	CAMEO WHITE
Laundry	CAMEO WHITE	Twin	NA
Powder Room	CAMEO WHITE	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK ✓
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/	STANDARD	STANDARD	
2nd Ensuite	NA		
BASEMENT	NA		
Other			
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 BBQ	STANDARD		
WATERLINE to Fridge	UPGRADE		
Hood Fan Venting SIZE	6" STANDARD		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	NA		
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 \$5000 administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE: INNISFIL	5-02-B STARBOARD	LOT: 42N	
PURCHASER(S):	HABIBULLAH HAYAM		
HOME #/CELL #	647-648 4552		
EMAIL:			
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.			
Purchaser Signature		Date	
Decor Consultant Signature		Date	
Vendor Signature		Date	

MAY 10 2017

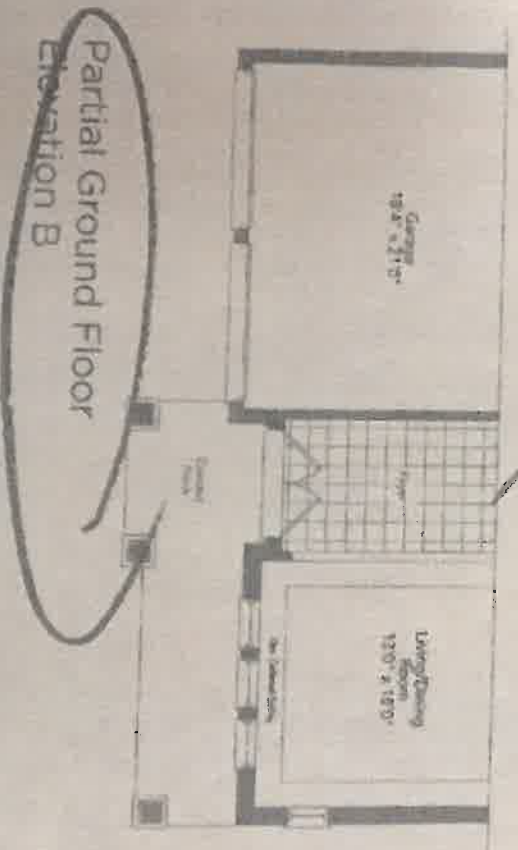
~~Elevation A 2789 sq.ft.~~
Elevation B 2736 sq.ft.

Lot 422
STARBOARD 50-02

May 8/17



Ground Floor
Elevation A



Partial Ground Floor
Elevation B

Sign

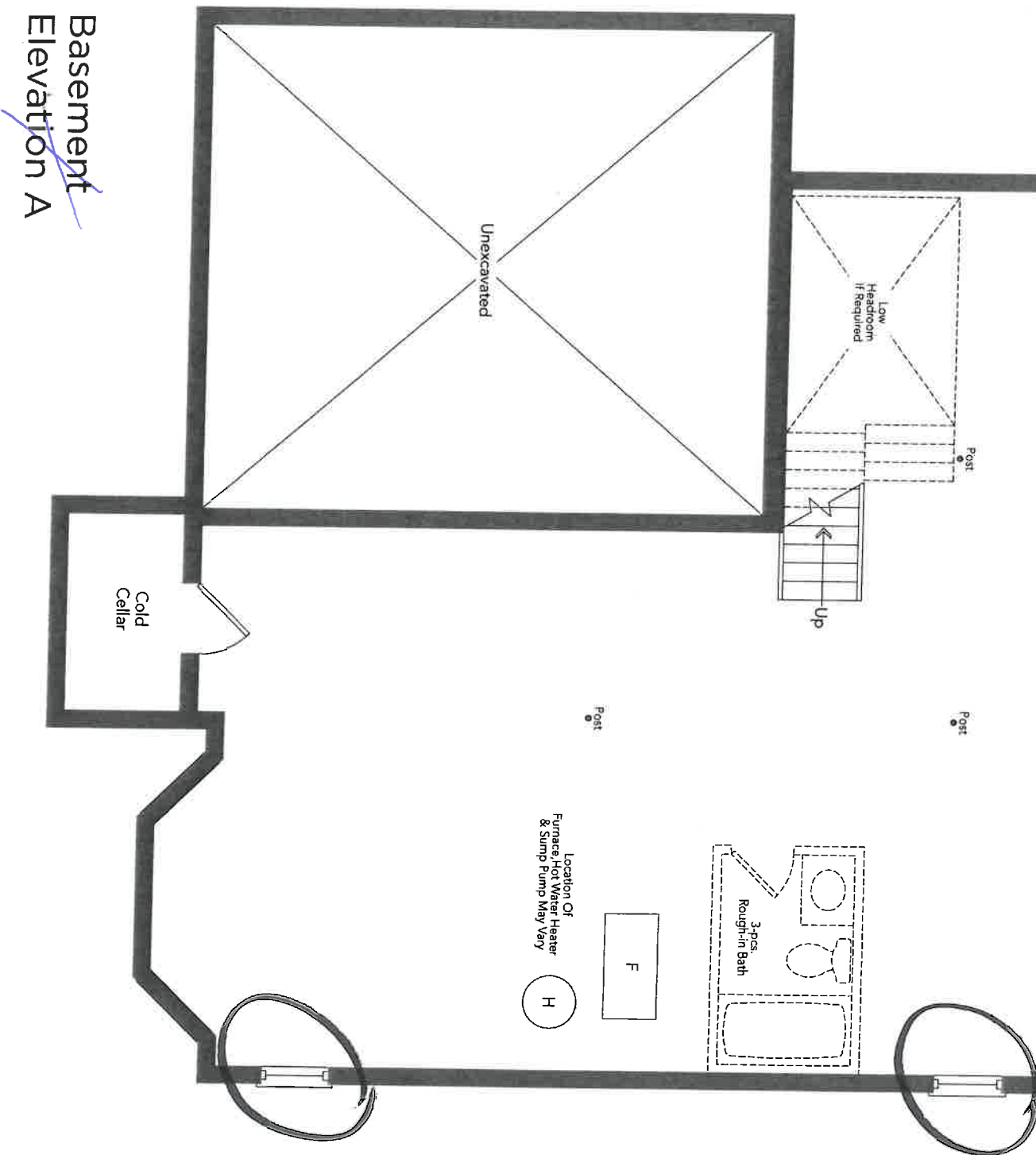
MAY 11 2017

Lot 422

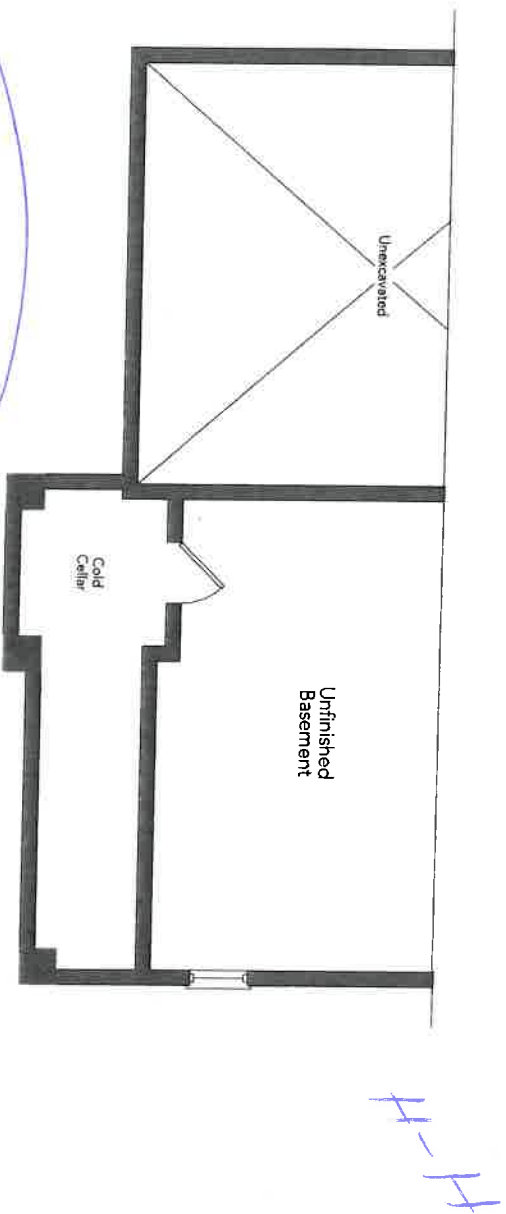
STARBOARD 50-02

May 1/17

windows
30" x 24"



~~Basement~~
Elevation A



Partial Basement
Elevation B

Lot 42N

may 1/17

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

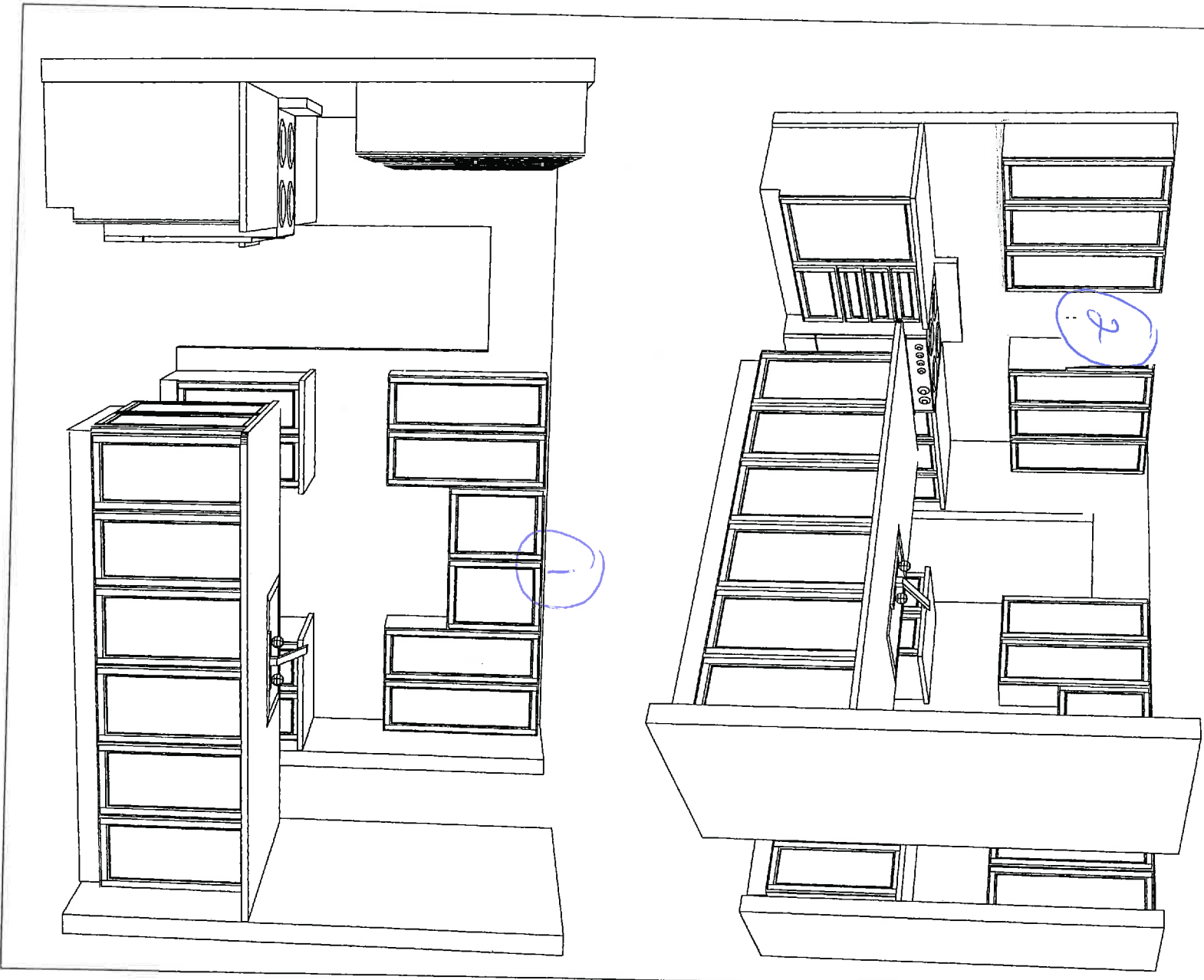
Drawn by: MGER

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 50-02



- ① 24" deep upper Fringe 2 Panels H-H
- ② allow for chimney hood
- ③ Fridge panel + crown to Berling
- ④ light valance (no electricals)

20142N
 STANDARD CABINET HARDWARE
 (New Image Kitchens)
 MAY 1/17



6142N

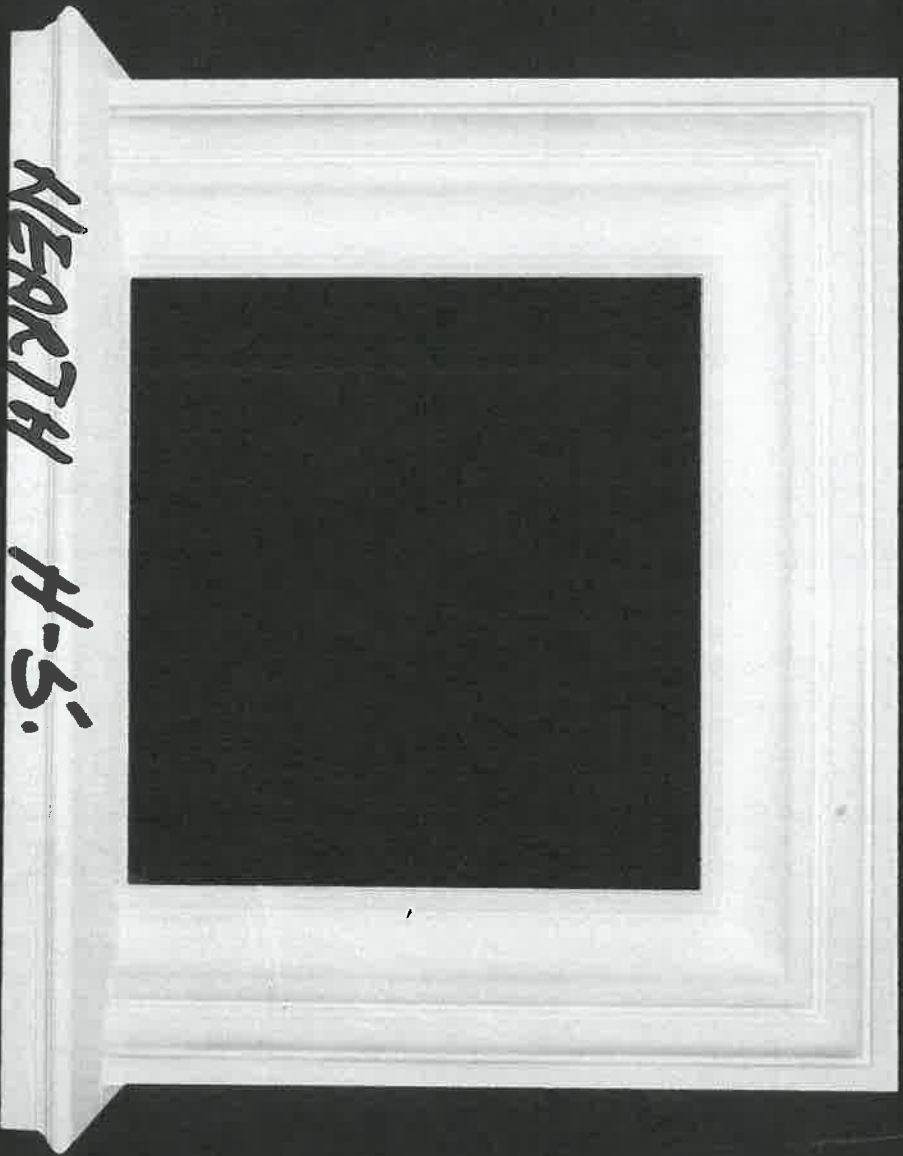
may 11/17

Arabi Room

w/ hearth

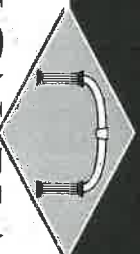


Da Vinci Fireplace Mantels
VILLA NOVA
Classic Series
The Villa Nova impresses with its smooth, contoured design. The clean
one piece mantel accentuates the simplicity of this design.



HEARTH H-5.

*Painting process colour may vary from the actual model colour.



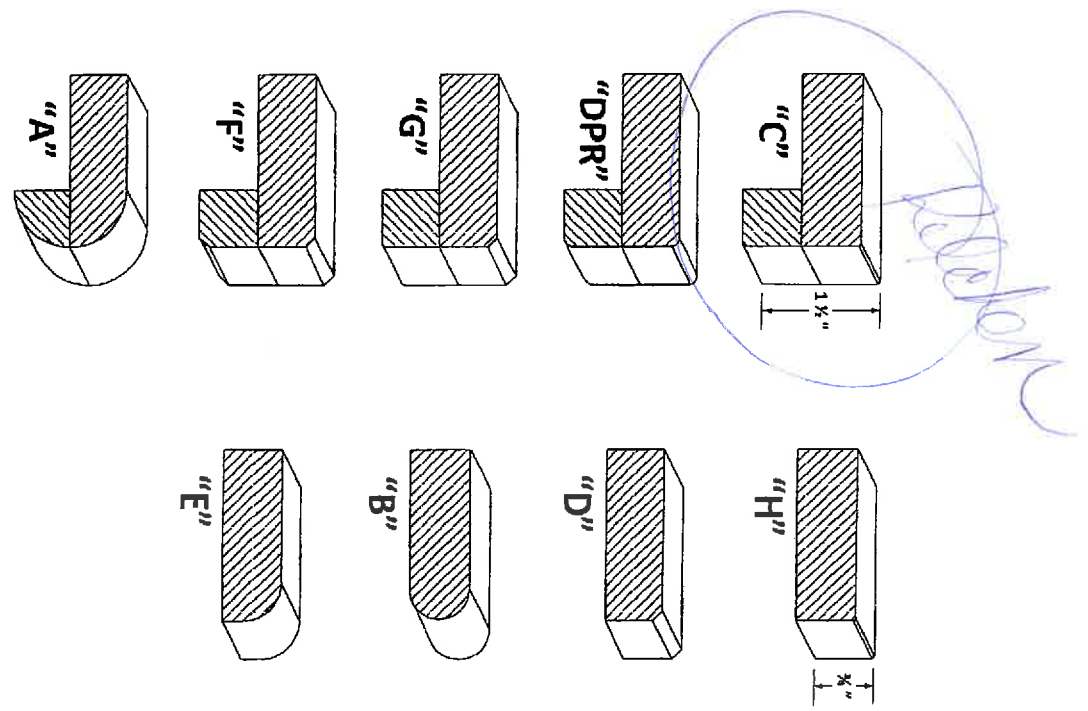
DESIGN PLASTER
MOULDINGS®

Architectural Elegance

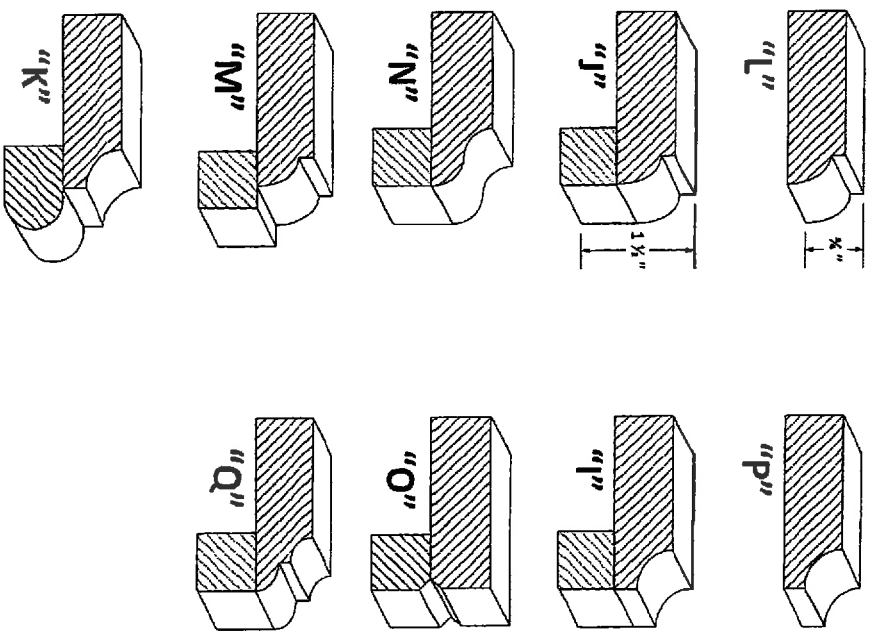
Hearth

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



May 11/17
4211-1001-001
LOT / SITE

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

SITE Lamaisel

LOT 42N

DATE May 11/17

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

42A Jarvisell

DATE:

May 1/17

SITING:

☐ Standard

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ AMPS

☐ AMPS

☐ AMPS

REFRIGERATOR

☒ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☐ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

WALL OVENS

☐ 30"

☐ SINGLE

☐ DOUBLE

☐ STEAM OVEN

☐ WARMING DRAWER

☐ AMPS

☐ AMPS

☐ AMPS

☐ AMPS

MICROWAVES

☐ BUILT IN MICRO

☐ MICRO TRIM KIT

☐ OVER THE RANGE

☐ AMPS

☐ MODEL

☐ AMPS

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 Manufacturer's 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

Purchaser Signature

Date