



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

PURCHASER: Viadan Kardashov

TEL: RES.: 416-721-5533

LOT / PHASE	HOUSE TYPE	PRINT DATE
53N/2	CANAL 50-03 (4)	16-Jun-17

Ref#	Quantity - Description	Approved	Notes
2854	ADD OPTIONAL COFFERED CEILING IN THE DINING ROOM INCLUDES SMOOTH CEILING	06Jun17 ✓	
3067	SMOOTH CEILINGS MAIN FLOOR AND 2ND FLOOR FIRST FLOOR REDUCED DUE TO THE COFFERED CEILING IN THE DINING ROOM	06Jun17 ✓	
3653	HARDWOOD UP # 1 DINING ROOM, FAMILY ROOM, LIVING ROOM, MAIN HALL	16Jun17 ✓	
3654	HARDWOOD UP # 1 UPPER HALLWAY IN LIEU OF CARPET	16Jun17 ✓	
3655	RAILING UP # 3 METAL	16Jun17 ✓	
3656	PAINTING STAIN INTERIOR OAK STAIRS	16Jun17 ✓	
3657	UP # 1 TRIM	16Jun17 ✓	
3658	PLUMBING MASON IN CHROME BATHROOM ACCESSORIES 4--PAPER HOLDER MODEL YB8099/TB8000 4-- 24" TOWEL BAR YB8094/TB8000 1 TWIN, 1 MASTER ENSUITE, 1 ENSUITE # 4 1- POWDER	16Jun17 ✓	
3659	CABINETS ANGLE UPPER CORNER WITH CLEAR GLASS	16Jun17 ✓	
3660	CABINETS 24" DEEP UPPER OVER FRIDGE WITH 2 SIDE PANELS	16Jun17 ✓	
3661	TILE DELETE ALL STANDARD BATHROOM ACCESSORIES	16Jun17 ✓	
3662	TILED'S UP # 3 KITCHEN BACKSPLASH INSTALL 1/4 BRICK	16Jun17 ✓	
3729	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	06Jun17 ✓	
3730	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	06Jun17 ✓	

This Document is Extremely Time Sensitive - Printed 16 Jun 17 at 15:59

COLORS

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	400 SERIES PVC WHITE	K 1100 C	GIALLO ORNAMENTAL LIGHT	C		
Island	400 SERIES PVC WHITE	K 1100 C	GIALLO ORNAMENTAL LIGHT	C		
Servery	NA					
Master Ensuite	MOSAIC OAK TIMBER GREY	K800BC	CREMA MARFIL 4927-38			
Main	NA					
Twin	MOSAIC OAK TIMBER GREY	K800BC	CREMA MARFIL 4927-38			
Ensuite #4	MOSAIC OAK TIMBER GREY	K800BC	CREMA MARFIL 4927-38			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	LONDON ANTRACITE 13 X 13					
Basement Foyer	NA					
Powder Room	LONDON ANTRACITE 13 X 13					
Mud Room	NA					
Main Hall	NA					
Breakfast Floor	LONDON ANTRACITE 13 X 13					
Kitchen Floor	LONDON ANTRACITE 13 X 13					
Kitchen Bk.Splash	CHELSEA GRAPHITE 4" X 12" INSTALL 1/4 BRICK UP # 3					
Laundry	NEW ALBION TAUPE 13 X13			PER ROY		
Mstr Ensuite Floor	NEW ALBION TAUPE 13 X13			PER ROY		
Mstr Ensuite Shower	NEW ALBION TAUPE 8 X 10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	NEW ALBION TAUPE 13 X 13			PER ROY		
Twin Ensuite Tub Wall	NEW ALBION TAUPE 8 X 10	NA				
Ensuite # 4 Bath Floor	NEW ALBION TAUPE 13 X 13					
Ensuite #4 Bath Wall	NEW ALBION TAUPE 8 X 10	NA				
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	VINTAGE U-LOCK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Dining Room	VINTAGE U-LOCK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Family Room	VINTAGE U-LOCK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Den/Study/parlour/Library	NA	NA				
Kitchen *(Waiver)	NA	NA				
Main Foyer *(Waiver)	NA	NA				
Main Hall	VINTAGE U-LOCK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Upper Hall	VINTAGE U-LOCK SELECT V PEARL 4 1/4" GRYPHON UP # 1					
Master Bedroom	OPENING NIGHT T-15					
Bedroom 2	OPENING NIGHT T-15					
Bedroom 3	OPENING NIGHT T-15					
Bedroom 4	OPENING NIGHT T-15					
Carpet Underpad	OPENING NIGHT T-15					
Basement Foyer	NA					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE	NF8	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL	location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL 53N /		


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

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH GRYPHON		
White Paint Req'd	NA		
Main to 2nd Railing Details:	UP # 3 METAL BLACK BIRDSNEST W ALT PLAIN GROOVED OAK HANDRAIL 2 3/4" SQ OAK POST		
Main Basement Railing	NA		
TRIM			
Casing/Baseboards	UP # 1 STEP		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Dining Room	WARM GREY	Bedroom 2	WARM GREY
Living Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	NA	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	NA
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY	Ensuite # 4	WARM GREY
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	NA		
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	NA		
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	50-3-A CANAL	LOT: 53N	
PURCHASER(S):	VLADLAN KARDASHOV		
HOME #/CELL #	416 721-5533		
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.			
*** PAGE 2 OF 2 ***			
			
Purchaser Signature		Date	
Purchaser Signature		Date	
Décor Consultant Signature		Date	
Vendor Signature		Date	
		JUN 09 2017	

June 1/17 VK

Lot 330

May 31/17

Elevation A 3048 sq.ft.

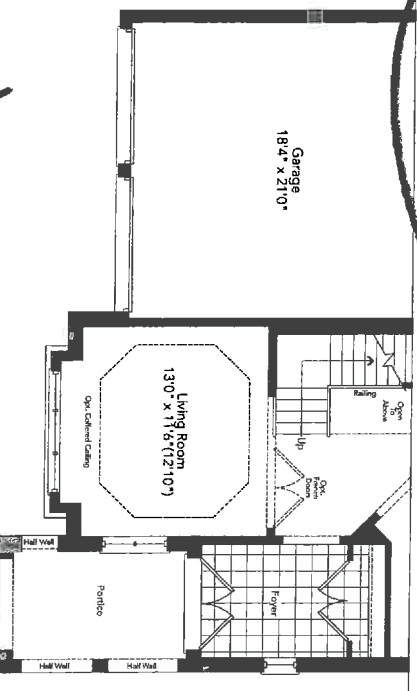
Elevation B 3050 sq.ft.



ADN
COFFEED
Ceiling.

Smooth
Ceiling's
main
Floor.

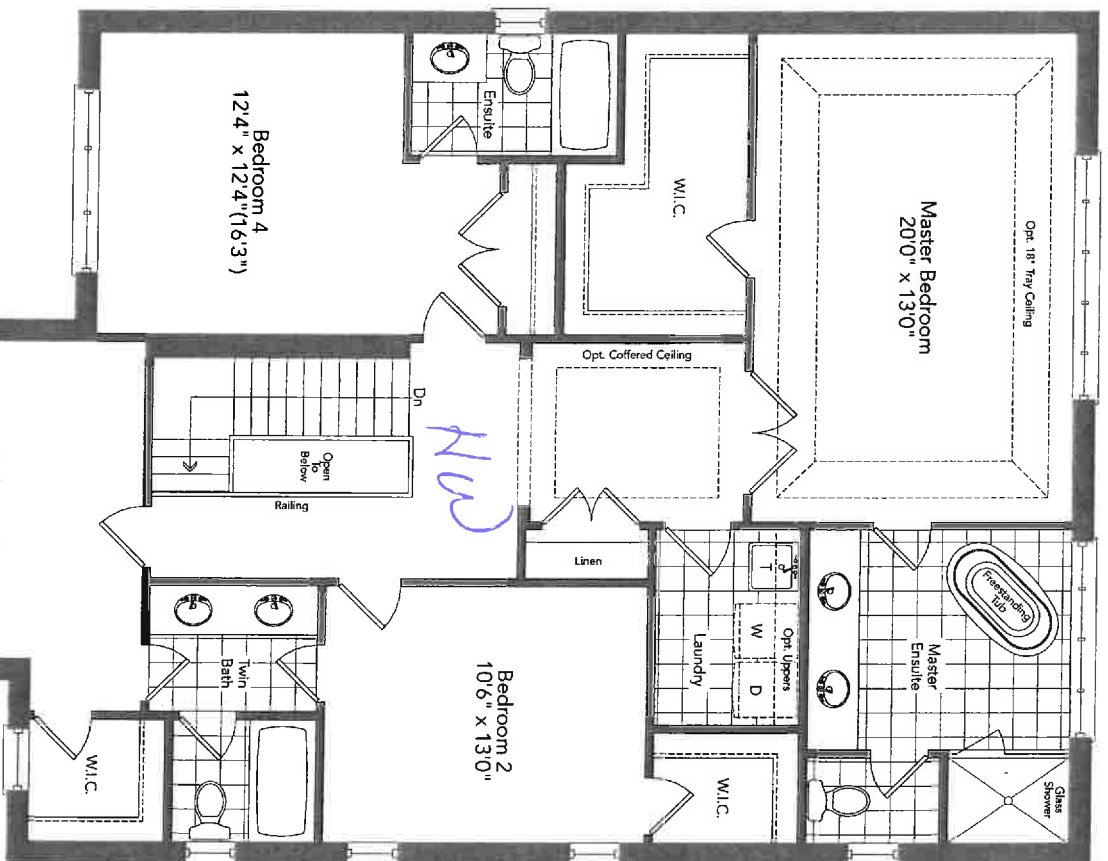
Ground Floor
Elevation A



Partial Ground Floor
Elevation B

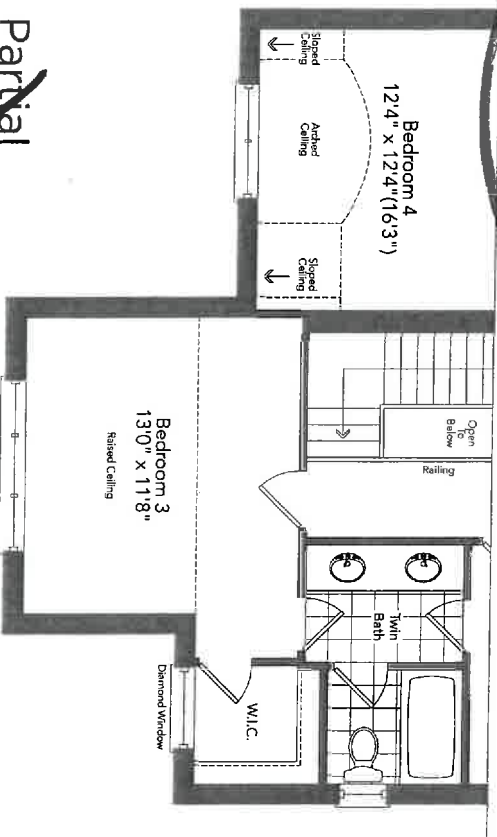
June/17 Vlc

10653
may
3/1/17



Smart
Ceilings
and Floor.

Second Floor
Elevation A



Partial
Second Floor
Elevation B

CANAL 50-03

New Image Kitchens Inc.	
Scale:	Approved by:
Date: 24/02/17	Drawn by: MGER
	Revised:
Belle Air Shores, Innisfil	
Drawing number:	

MODEL: 50-03



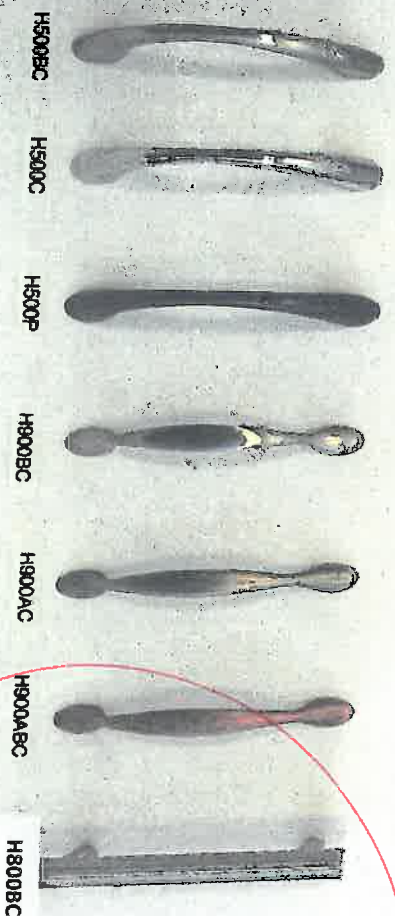
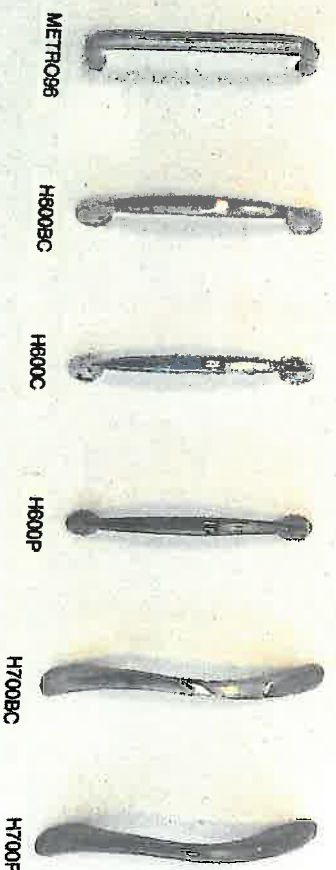
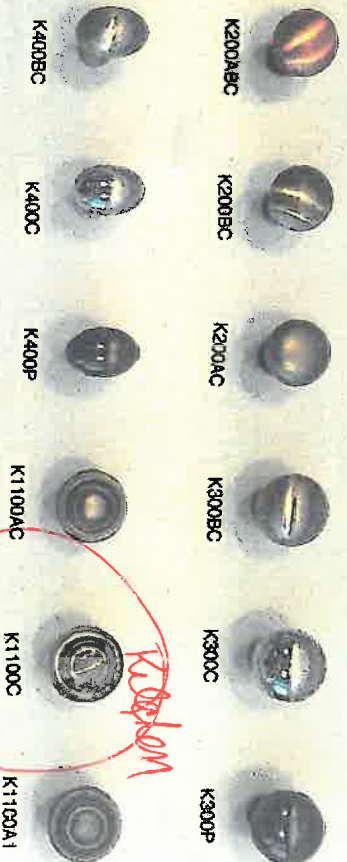
- 1 UPPER ANGLE, CLEAR GLASS
- 2 24" Deep Upper & Panels

VK

Job 5320
June 2/19

STANDARD CABINET HARDWARE

(New Image Kitchens)



Backrooms

VK

Lot 330

June 2/19

Lab 5320

Bathroom

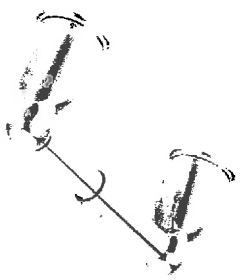
Accessories to mirror

June 2/17

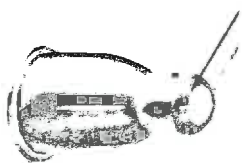
Standard Faucets

Mason™

Additional | Transitional | Modern



Paper Holder
Model YB8099 (Roller)
Model YB8000 (2 Posts)
Chrome



24" Towel Bar
Model YB8094 (Bar)
Model YB8000 (2 Posts)
Chrome

Bathroom

1- Towel

1- Towel

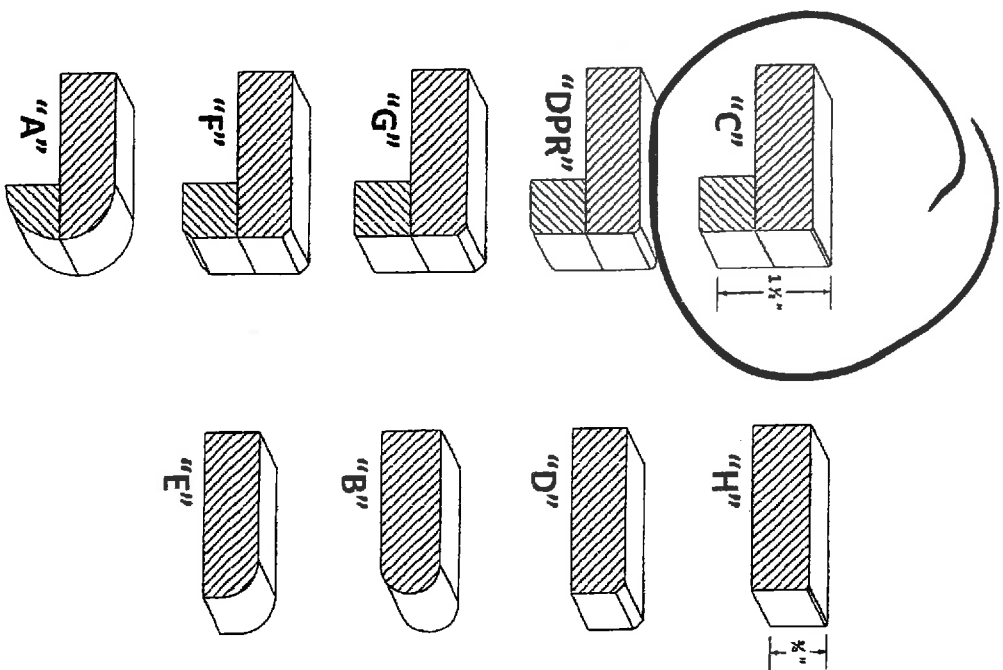
1- Faucet

1- mirror

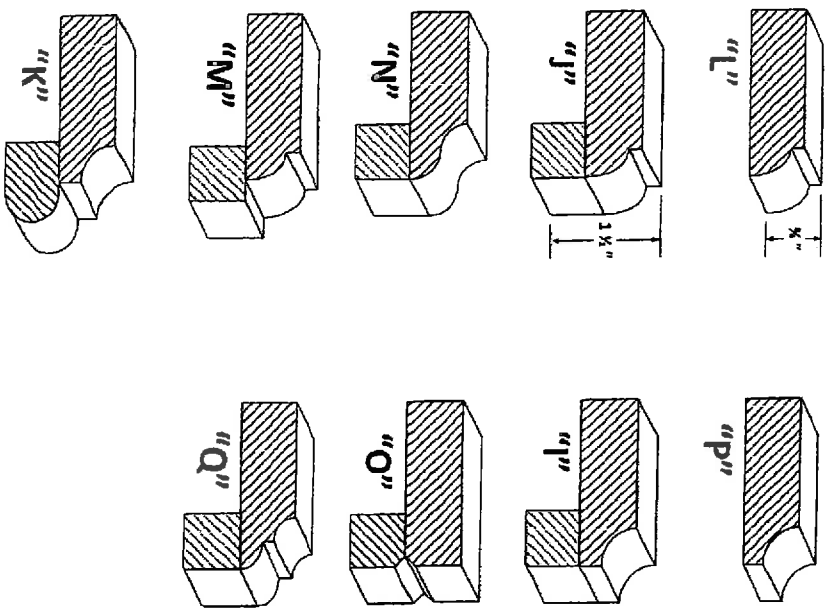
VK

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

5302 JAMES /
Jue 2/17

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 upgrades 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

LOT

DATE



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Travisell 10653N

DATE:

Dec 3/19

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

☒ TOP LOAD

✓ 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 _____

Purchaser Signature _____

Date _____