



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

PURCHASER: Simion Kronenfeld

TEL: RES.: 416-663-2545

LOT / PHASE	HOUSE TYPE	PRINT DATE
145N / 2	FISHER (42-05) ELEV B	20-Jun-17

Ref#	Quantity - Description	Approved	Notes
3016	NO STRUCTURAL CHANGES	20Jun17	
3582	ELECTRICAL LED POTLIGHTS 6- GREAT ROOM ON SAME SWITCH KEEP STD LIGHT 4 -DINING ROOM ON SAME SWITCH KEEP STD LIGHT 5-KITCHEN ON SAME SWITCH KITCHEN SHIFT STD LIGHT TO BE INSTALLED ABOVE ISLAND 5-MAIN HALLWAY ON SAME SWITCH DELETE STD LIGHT	20Jun17	
3583	SMOOTH CEILING MAIN FLOOR AND 2ND FLOOR	20Jun17	
3584	UPGRADE 5 INTERIOR DOORS ON THE MAIN FLOOR TO 8 FT	20Jun17	
3585	NOTE ALL UPGRADES ARE AS AGPS	20Jun17	
4075	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	20Jun17	
4076	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	20Jun17	

STE/CAROL

This Document is Extremely Time Sensitive - Printed 20 Jun 17 at 12:03

# ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	MOSAIC OAK ESPRESSO STAINED	H 800 BC	BIANCO SARDO GRANITE	C		
Island	MOSAIC OAK ESPRESSO STAINED	H 800 BC	BIANCO SARDO GRANITE	C		
Service	NA			C		
Master Ensuite	CONT SLAB PVC TUXEDO	H 800 BC	PORTICO MARBLE 7735-58			
Twin Bath	CONT SLAB MDF STONE GREY	H 800 BC	ELEMENTAL CONCRETE 8830-58			
	NA					
Ensuite #4	CONT SLAB MDF STONE GREY	H 800 BC	ELEMENTAL CONCRETE 8830-58			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	GRECO IVORY 13 X 13		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	GRECO IVORY 13 X 13					
Mud Room	GRECO IVORY 13 X 13					
Main Hall	NA					
Kitchen Floor	GRECO IVORY 13 X 13					
Breakfast Floor	GRECO IVORY 13 X 13					
Kitchen Bk Splash	NA					
Laundry	NEW ALBION GREY 13 X 13			BIA CAR		
Master Ensuite Floor	LONDON BRANCO 13 X 13			BIA CAR		
Master Ensuite Shower	MALUNA ICE 8 X 10		NA			
Master Ensuite Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Lamb	BIANCA CARRERA					
Twin Bath Floor	NEW ALBION GREY 13 X13					
Twin Bath Tub Wall	NEW ALBION GREY 8 X 10		NA	BIA CAR		
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite #4 Bath Floor	NEW ALBION GREY 13 X13		NA	BIA CARR		
Ensuite #4 Bath Wall	NEW ALBION GREY 8 X 10					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
		NA				
Dining Room	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Family/Great Room	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Den/Study/Parlour/Library	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Kitchen (Waiver)	NA					
Main Foyer (Waiver)	NA					
Main Hall	NA					
Upper Hall	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Master Bedroom	OPENING NIGHT CARPET-T-21					
Bedroom 2	OPENING NIGHT CARPET-T-21					
Bedroom 3	OPENING NIGHT CARPET-T-21					
Bedroom 4	OPENING NIGHT CARPET-T-21					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	A	MANTLE	NA	
MIRRORS & ACCESSORIES						
MIRRORS	STANDARD	Opt. Crown Moulding		PLASTER MOULDING	NA	
Bathroom Accessories	STANDARD	Location			NA	
Purchaser has reviewed the colour chart						
***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		SITE & LOT	145 N

JUN 09 2017

# ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN		NATURAL OAK CLEAR COAT VARNISH	
Stair Stain / Species:			
White Paint Reg'd		NA	
Main to 2nd Railing Details:		STANDARD	
Main to top of Basement door Railing		STANDARD	
TRIM			
Casing/Baseboards		STANDARD	
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
Family/Great room	WARM GREY	Bedroom 3	WARM GREY
Den/Study	WARM GREY	Bedroom 4	WARM GREY
Main/Upper Hall	WARM GREY	Master Ens	WARM GREY
Laundry	WARM GREY	Ens # 4	WARM GREY
Powder Room	WARM GREY	Twin Bath	WARM GREY
	WARM GREY	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin Bath	STANDARD	STANDARD	
4th Ensuite	STANDARD	STANDARD	
BASEMENT	NA	NA	
Other			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE BBQ	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	STANDARD		
Hood Fan Venting SIZE	NA		
ELECTRICAL for Built-in Oven	6" STANDARD		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	NA		
DISCLAIMER		INITIALS	
<p>Buyers of all materials are as close as possible to Builders selection and not necessarily identical due to site variations in materials, timing, or manufacturers. Due to construction projects some items may have been pre-selected or installed. In the event the Vendor's selection must be accepted by the purchaser.</p> <p>Any changes to the labour than after signing are subject to a \$5000 administration fee plus costs.</p> <p>Purchaser has checked and acknowledged accuracy of colour and selections before signing.</p>			
SITE: INNISFIL	42-05-B FISHER	LOT: 145N	
PURCHASER(S):	SIMON KRONENFELD		
HOME #/CELL #	416 663 2545		
EMAIL:		Purchaser Signature	Date
DECOR NOTES		Purchaser Signature	Date
<p>***FOR TRADE USE***</p> <p>Any upgrades in the colour chart must be accompanied with a PES.</p> <p>It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.</p>		<p>Purchaser Signature</p> <p>Decor Consultant Signature</p>	<p>Date</p> <p>1 JUN 09 2017</p>
<p>*** PAGE 2 OF 2 ***</p>		Vendor Signature	Date

# ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	MOSAIC OAK ESPRESSO STAINED	H 800 BC	BIANCO SARDO GRANITE	C		
Island	MOSAIC OAK ESPRESSO STAINED	H 800 BC	BIANCO SARDO GRANITE	C		
Servery	NA					
Master Ensuite	CONT SLAB PVC TUXEDO	H 800 BC	PORTICO MARBLE 7735-58			
Twin Bath	CONT SLAB MDF STONE GREY	H 800 BC	ELEMENTAL CONCRETE 8830-58			
	NA					
Ensuite #4	CONT SLAB MDF STONE GREY	H 800 BC	ELEMENTAL CONCRETE 8830-58			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO IVORY 13 X 13					
Basement Foyer	NA					
Powder Room	GRECO IVORY 13 X 13					
Mud Room	GRECO IVORY 13 X 13					
Main Hall	NA					
Kitchen Floor	GRECO IVORY 13 X 13					
Breakfast Floor	GRECO IVORY 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	NEW ALBION GREY 13 X 13					BIA CAR
Mstr Ensuite Floor	LONDON BRANKO 13 X 13					BIA CAR
Mstr Ensuite Shower	MALINA ICE 8 X 10		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERA					
Twin Bath Floor	NEW ALBION GREY 13 X13					
Twin Bath Tub Wall	NEW ALBION GREY 8 X 10		NA			BIA CAR
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite # 4 Bath Floor	NEW ALBION GREY 13 X13		NA			BIA CARR
Ensuite # 4 Bath Wall	NEW ALBION GREY 8 X 10					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
	NA					
Dining Room	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Family/Great Room	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Den/Study/parlour/Library	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Upper Hall	OPENING NIGHT CARPET T-21					
Master Bedroom	OPENING NIGHT CARPET T-21					
Bedroom 2	OPENING NIGHT CARPET T-21					
Bedroom 3	OPENING NIGHT CARPET T-21					
Bedroom 4	OPENING NIGHT CARPET T-21					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	A	MANTLE	NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding	PLASTER MOULDING			
Bathroom Accessories	STANDARD	Location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				INNISFIL	145 N	
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	

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 Initial

Vendor

ORIGINAL



ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:		NATURAL OAK CLEAR COAT VARNISH	
White Paint Req'd		NA	
Main to 2nd Railing Details:		STANDARD	
Main to top of Basement door Railing		STANDARD	
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
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Ens # 4	WARM GREY
Laundry	WARM GREY	Twin Bath	WARM GREY
Powder Room	WARM GREY	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin BATH	STANDARD	STANDARD	
4th Ensuite	STANDARD	STANDARD	
BASEMENT	NA	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	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 Vendors'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	42-05-B FISHER	LOT: 145N	
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	416 663 2545		
HOME #/CELL #			
EMAIL:			
DÉCOR NOTES	Purchaser Signature		
	Date		
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*** PAGE 2 OF 2 ***		ZANCOR HOMES	
		Décor Consultant Signature	
		Date	
		JUN 09 2017	
		Vendor Signature	
		Date	

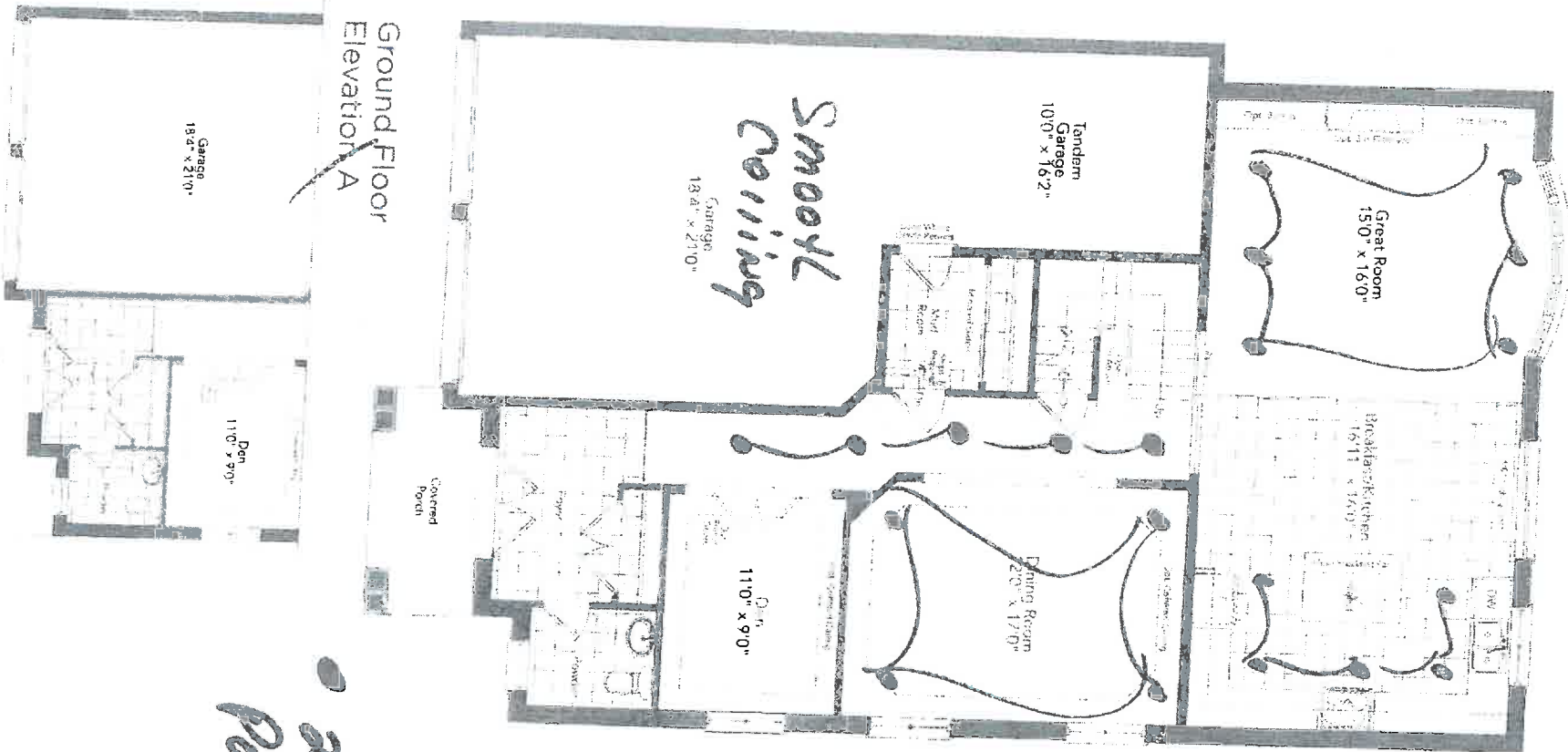
ORIGINAL



Loft  
1450  
may  
30/17

SK

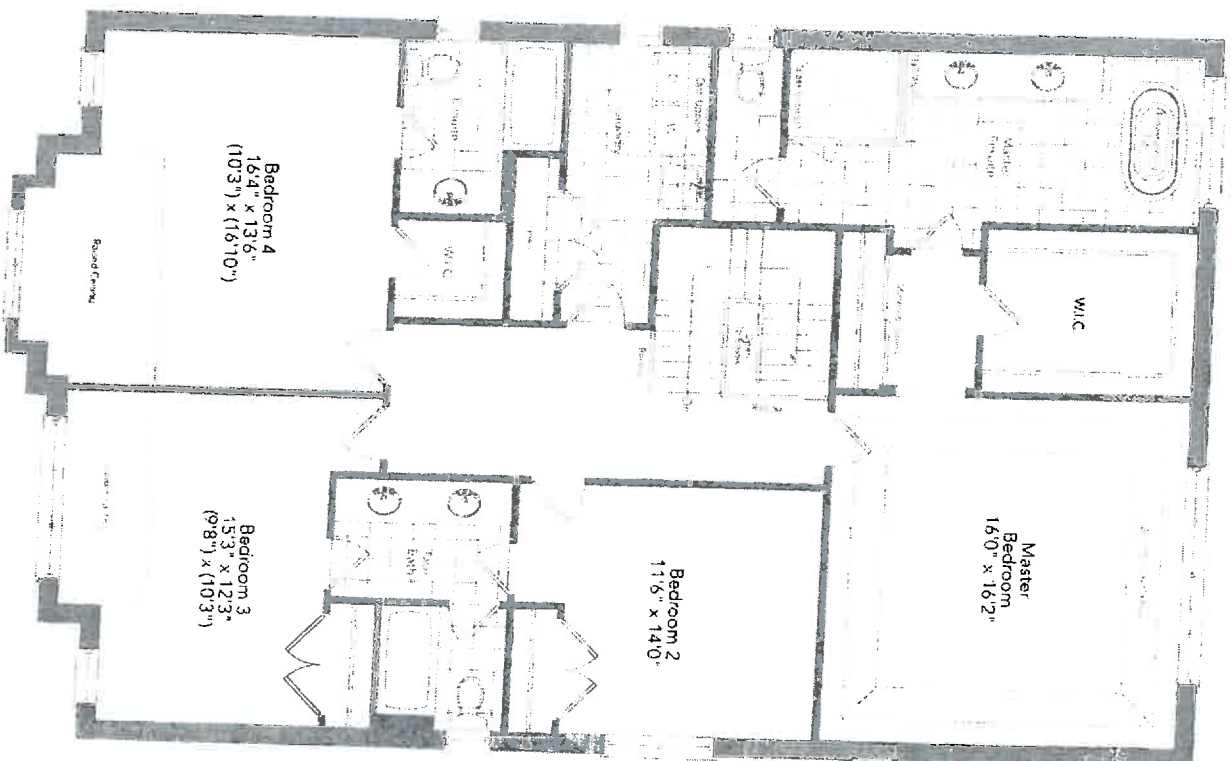
20  
Potlights



Partial Ground Floor  
Elevation B

FISHER 42-05

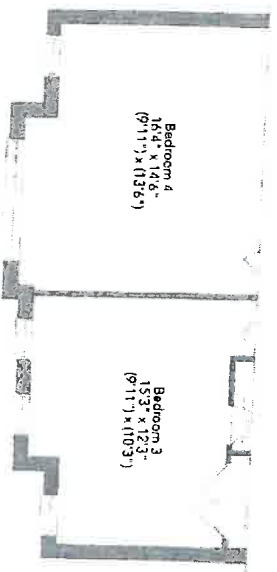
Lot 145  
~  
may  
30/17



Second Floor  
Elevation A

*Smooth Ceiling*

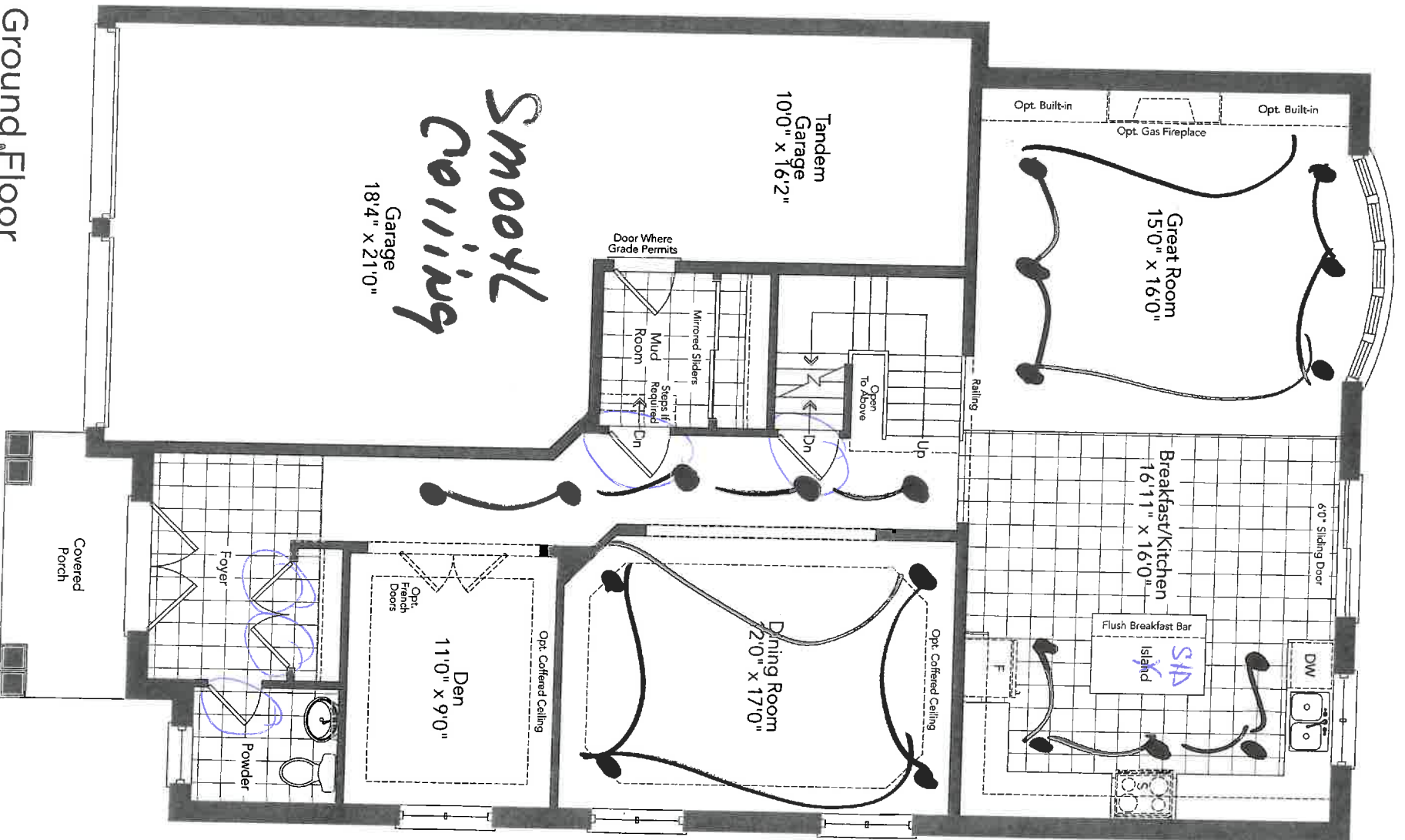
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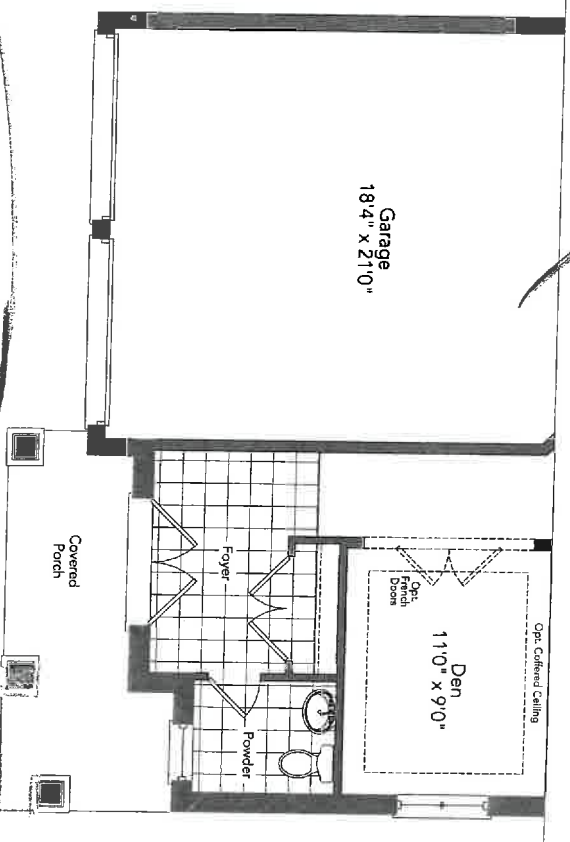
Partial Second Floor  
Elevation B

FISHER 42-05

Lot  
145N  
may  
30/17



Ground Floor  
Elevation A

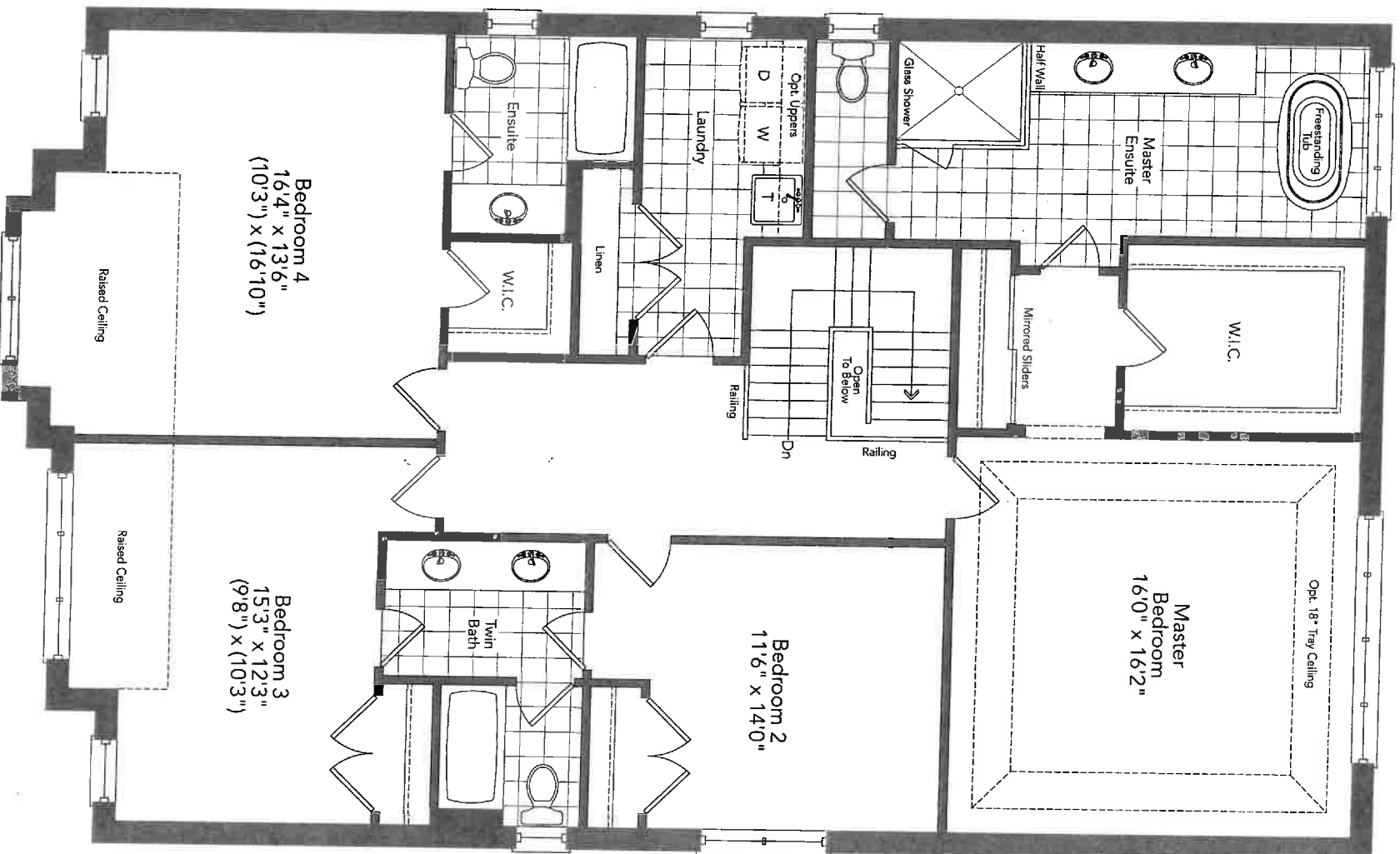


Partial Ground Floor  
Elevation B

20  
Potlights

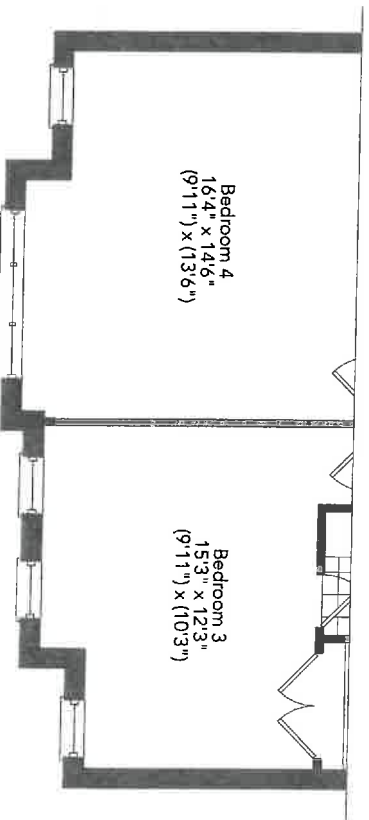


Lot 145  
nu  
may  
30/17



Second Floor  
Elevation A

*Smooth Ceilings*



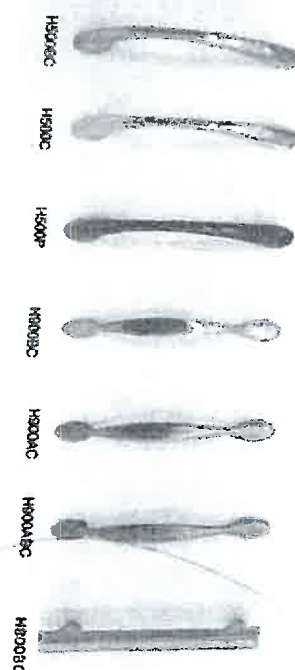
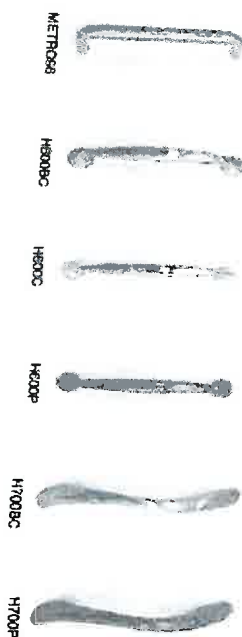
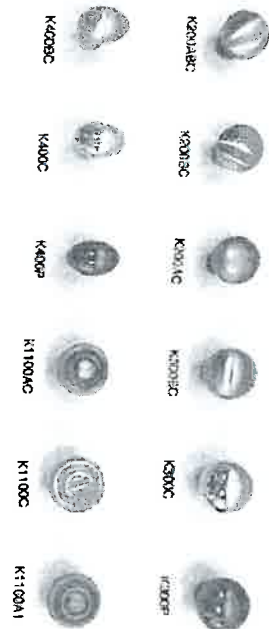
Partial Second Floor  
Elevation B

FISHER 42-05

2014-145A1

# STANDARD CABINET HARDWARE

(New Image Kitchens)

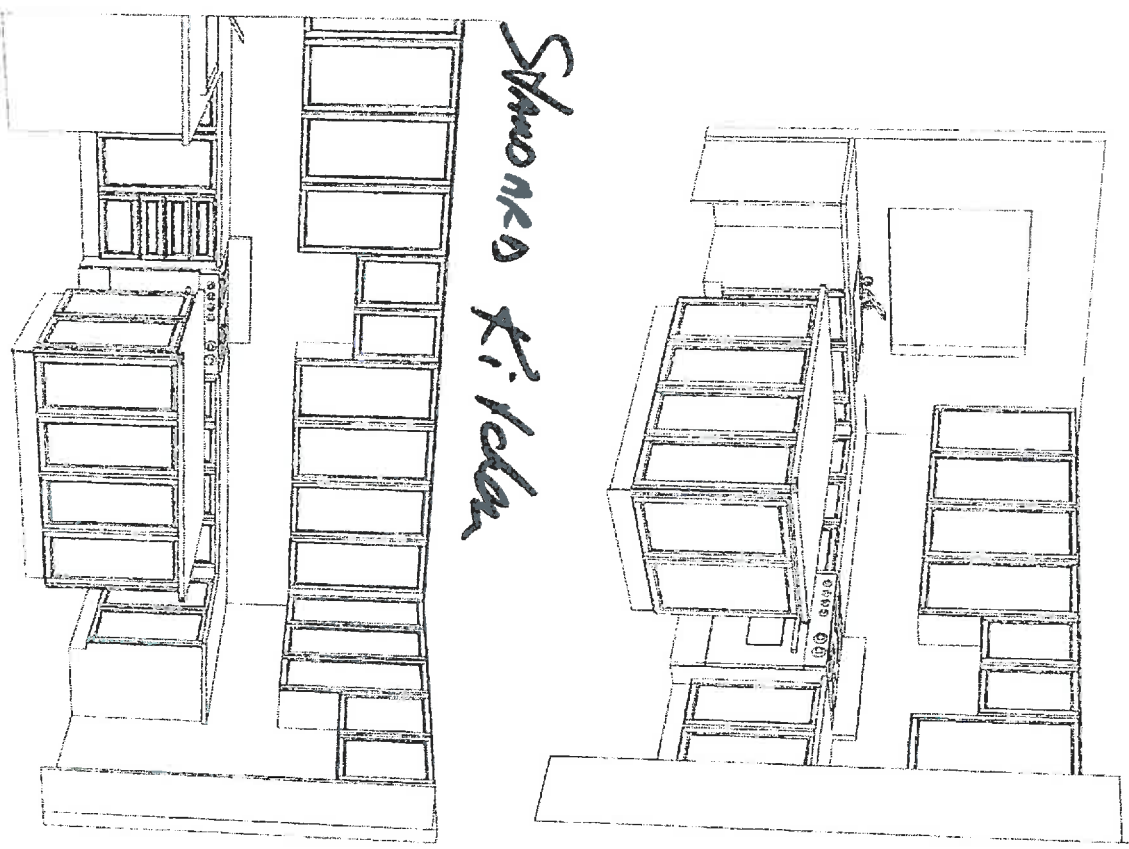


516

New Image Kitchens Inc.  
 Scale: 1/8" = 1'-0"  
 Date: 10/1/05  
 Project: BELLE AIR SHORES INN/SFIL  
 Model: 42-05  
 Drawing number: 10/1/05

Lot 1450  
 May 30/17

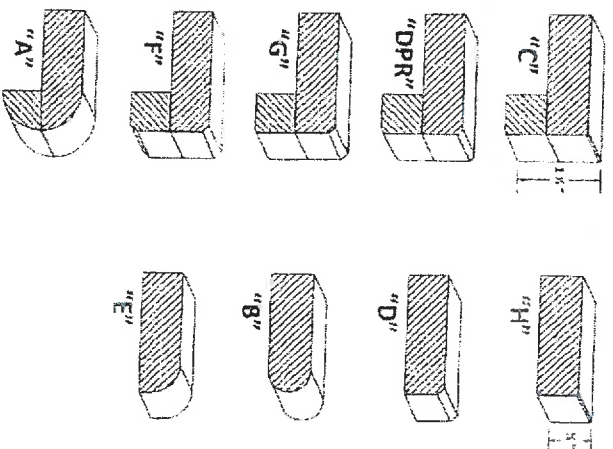
Shawano Kitchen



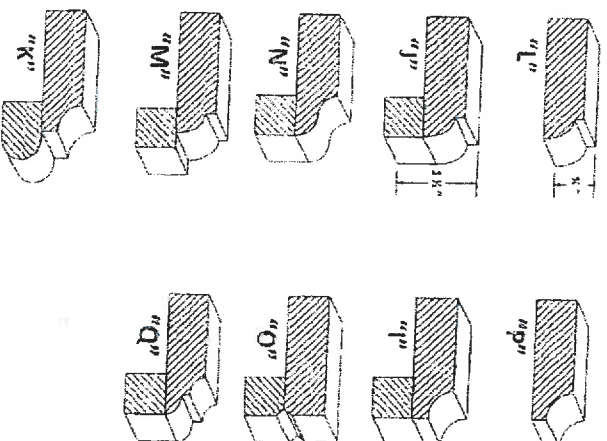
SIC

ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

PURCHASER SIGNATURE



# ZANCOR HOMES

## 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 may not be possible. Due to building specifications and/or on-site conditions, certain cabinetry upgrades provision of certain upgrades and shall not hold the Builder cannot guarantee the cabinetry finish or an upgrade/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

**UPGRADES/EXTRAS:** All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrade/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and 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 cupping are characteristics of hardwood flooring once installed in the home. The purchaser acknowledges and 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 upgrade/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and 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, mosaic 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

LOT

DATE

February 5, 2015

# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

DATE:

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 \_\_\_\_\_

## 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

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

S.K. 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.

S.K. 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.

S.K. 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