



PURCHASER: Ilin Avdiiev

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

TEL: RES.: 647-898-8408

LOT / PHASE	HOUSE TYPE	PRINT DATE
92N / 2 ✓	FISHER (42-05) ELEVA ✓	12-Jun-17

Ref#	Quantity - Description	Approved	Notes
3310	ALL FINISHES STANDARD	12Jun17 ✓	
3314	ELECTRICAL SHIFT STANDARD LIGHT IN KITCHEN TO BE INSTALLED ABOVE KITCHEN ISLAND	12Jun17 ✓	
3315	ELECTRICAL 6-LED POTLIGHTS IN GREAT ROOM ON SAME SWITCH AS STD LIGHT 5- KITCHEN ON SAMW SWITCH AS ISLAND LIGHT 4- DINING ROOM ON SAMW SWITCH 5-MAIN FLOOR HALLWAY ON SAME SWITCH DELETE STD LIGHT ALL AGPS	12Jun17 ✓	
3922	SMOOTH CEILINGS ON MAIN AND SECOND FLOOR **INCLUDED AS PER AGREEMENT OF PURCHASE AND SALE	12Jun17 ✓	
3923	8 FOOT INTERIOR DOORS ON MAIN FLOOR **INCLUDED IN AGREEMENT OF PURCHASE AND SALE	12Jun17 ✓	
3924	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	12Jun17 ✓	
3925	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	12Jun17 ✓	





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ZANCOR HOMES COLOUR CHART

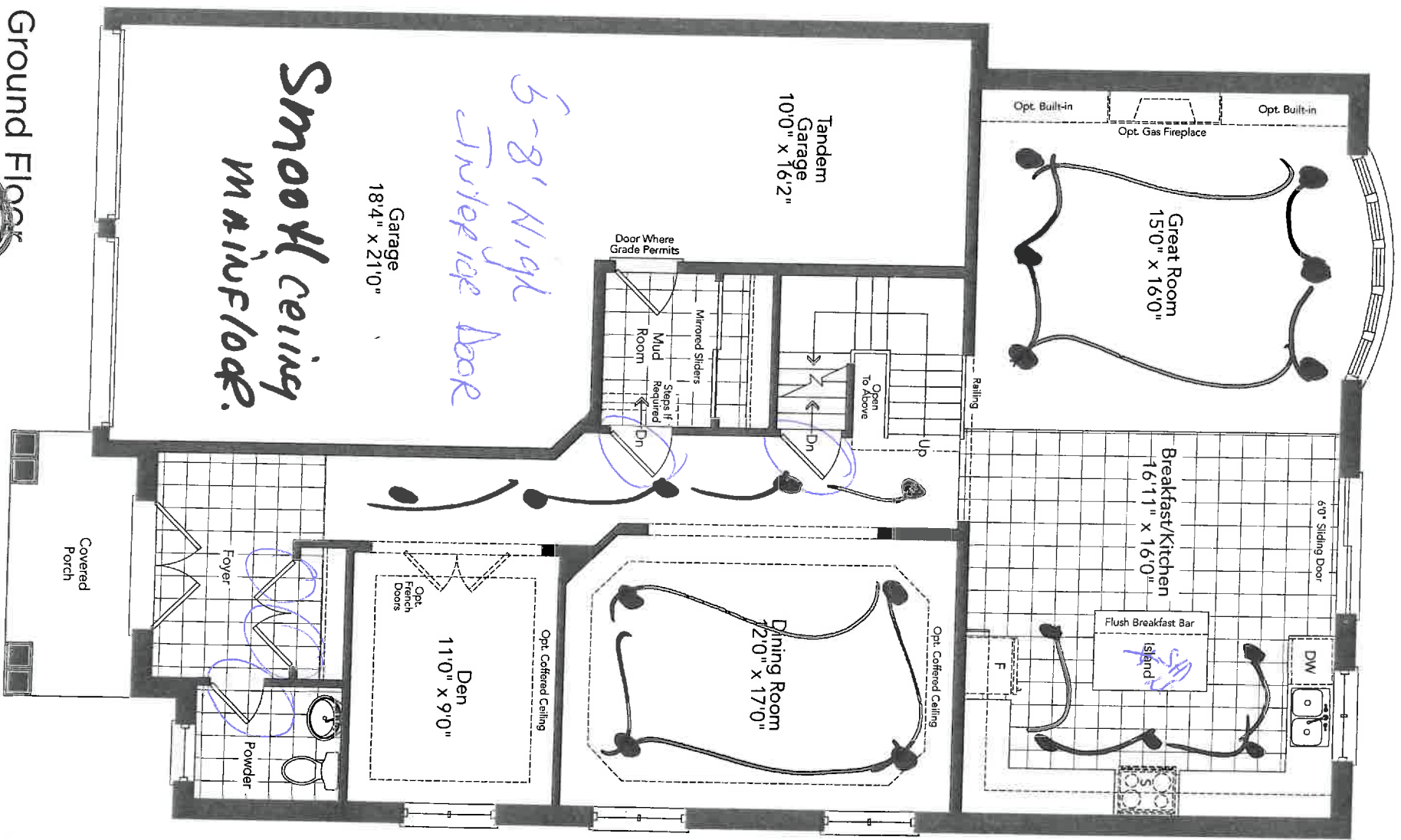
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC TUXEDO ✓	H 800 BC	GIALLO ORNAMENTAL LIGHT	DPR		
Island	SHAKER PVC TUXEDO ✓	H 800 BC	GIALLO ORNAMENTAL LIGHT	DPR		
Servery	NA					
Master Ensuite	SHAKER PVC WHITE ✓	H 800 BC	CARRERRA BIANCO 6696-46			
Main	NA					
Twin	SHAKER PVC WHITE ✓	H 800 BC	PORTICO MARBLE 7735-58			
Ensuite #4	SHAKER PVC WHITE ✓	H 800 BC	PORTICO MARBLE 7735-58			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALINA IVORY 13 X 13	✓				Metal
Basement Foyer	NA					
Powder Room	MALINA IVORY 13 X 13	✓				
Mud Room	MALINA IVORY 13 X 13	✓				
Main Hall	NA					
Kitchen Floor	MALINA IVORY 13 X 13	✓				
Breakfast Floor	MALINA IVORY 13 X 13	✓				
Kitchen Bk.Splash	NA					
Laundry	MALINA ICE 13 X 13	✓				
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13					BIAN CARR
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10			NA		
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE	✓				
Master Shower Jamb	BIANCA CARRERRA	✓				
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	MALINA ICE 13 X 13	✓				BIAN CARR
Twin Ensuite Tub Wall	MALINA ICE 8 X 10	✓		NA		
Ensuite #4 Bath Floor	MALINA ICE 13 X 13	✓				BIAN CARR
Ensuite #4 Bath Wall	MALINA ICE 8 X 10	✓		NA		
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	VINTAGE STANDARD NATURAL OAK 3 1/4"					
Great Room	VINTAGE STANDARD NATURAL OAK 3 1/4"					
Den/	VINTAGE STANDARD NATURAL OAK 3 1/4"					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE STANDARD NATURAL OAK 3 1/4"					
Upper Hall	OPENING NIGHT T-21					
Master Bedroom	OPENING NIGHT T-21					
Bedroom 2	OPENING NIGHT T-21					
Bedroom 3	OPENING NIGHT T-21					
Bedroom 4	OPENING NIGHT T-21					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	STANDARD	location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL	92N ✓	
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	

MAY 29 2017

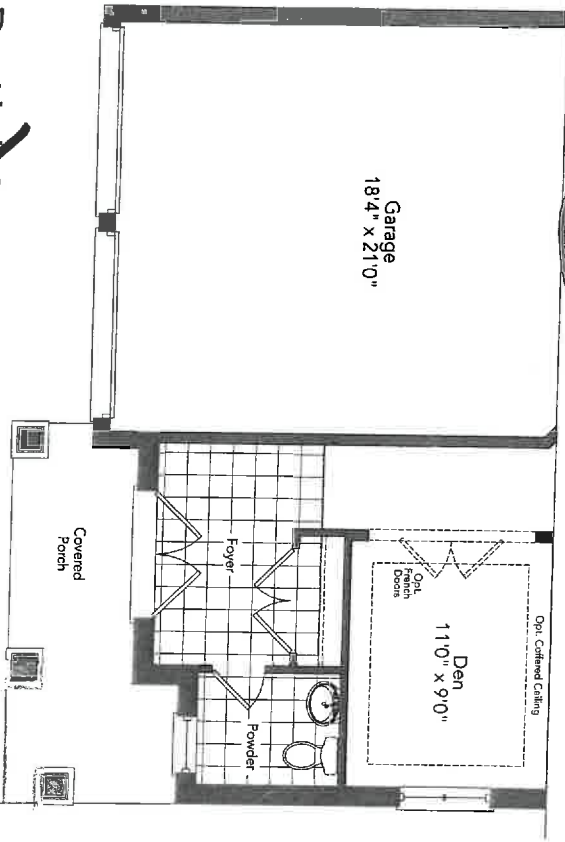
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stair / 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	BIRCH WHITE	Master Beds	BIRCH WHITE
Living Room	NA	Bedroom 2	BIRCH WHITE
Dining Room	BIRCH WHITE	Bedroom 3	BIRCH WHITE
Family/Great room	BIRCH WHITE	Bedroom 4	BIRCH WHITE
Den/Study	BIRCH WHITE	Master Ens.	BIRCH WHITE
Main/Upper Hall	BIRCH WHITE	Ensuite # 4	BIRCH WHITE
Laundry	BIRCH WHITE	Twin	BIRCH WHITE
Powder Room	BIRCH WHITE	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	DOUBLE UNDERMOUNT SINK
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin	STANDARD	STANDARD	
# 4 Ensuite	STANDARD	STANDARD	
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	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			
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: INNSFIL	FISHER 42-05-A	LOT: 92N	
PURCHASER(S):	ILAN AVADIEV 647-898-8408		
HOME #/CELL #			
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.			
			
			
		MAY 29 2017	
			
		Date	

Lo/9220
may
19/17



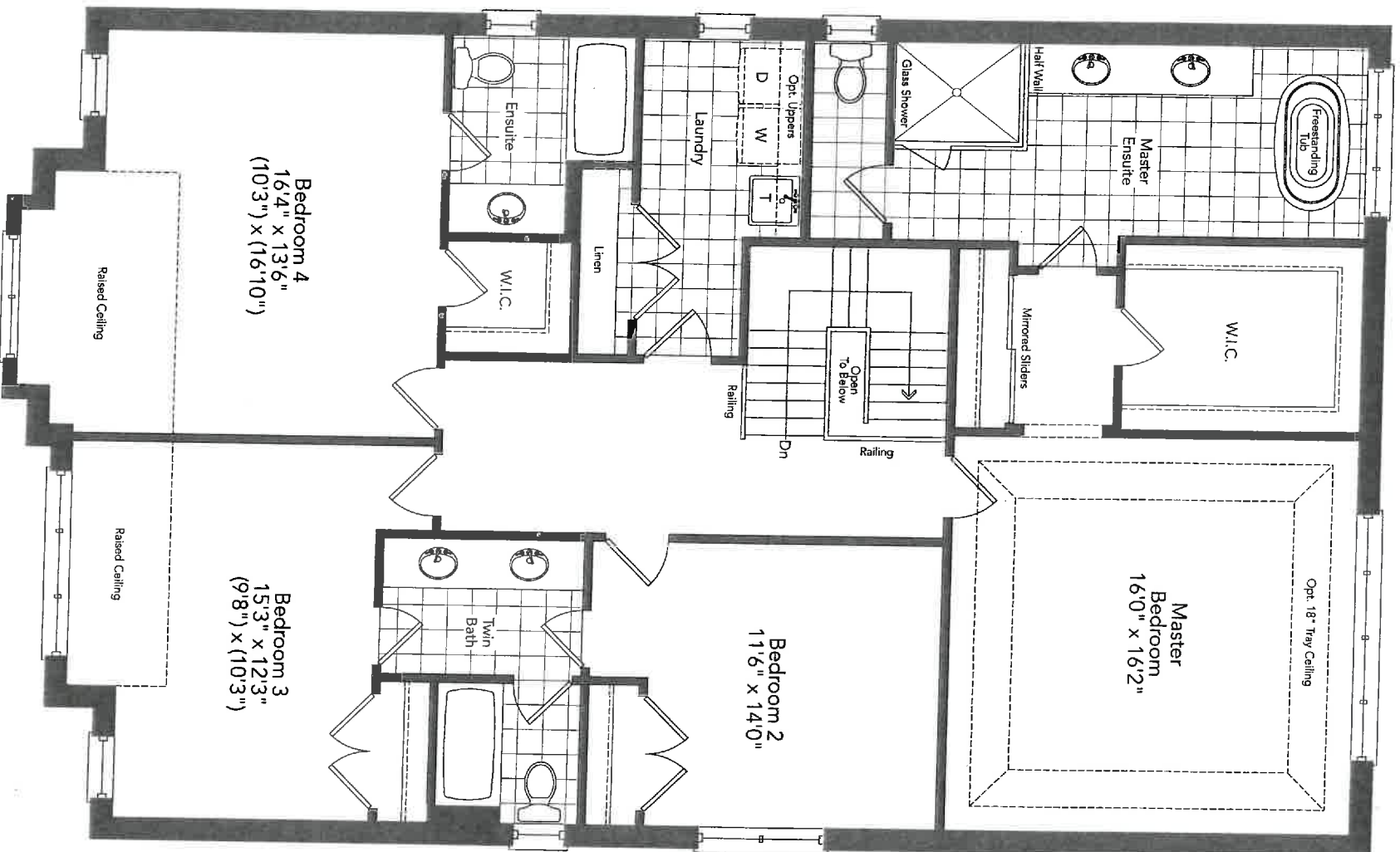
Ground Floor
Elevation A



Partial Ground Floor
Elevation B

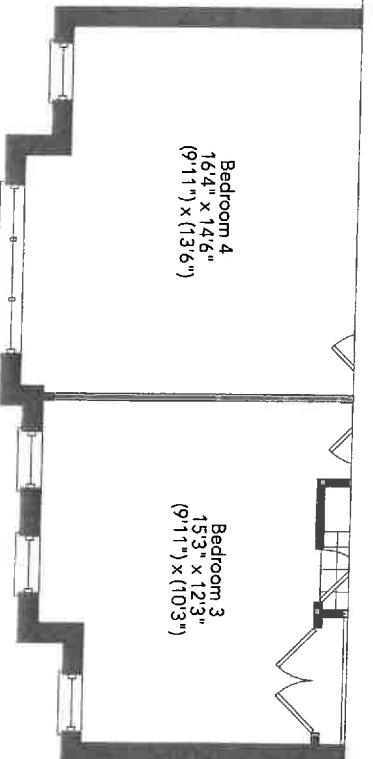
I-A

Colgan
may
19/17



Second Floor
Elevation A-

Small Berling's
2nd Floor.

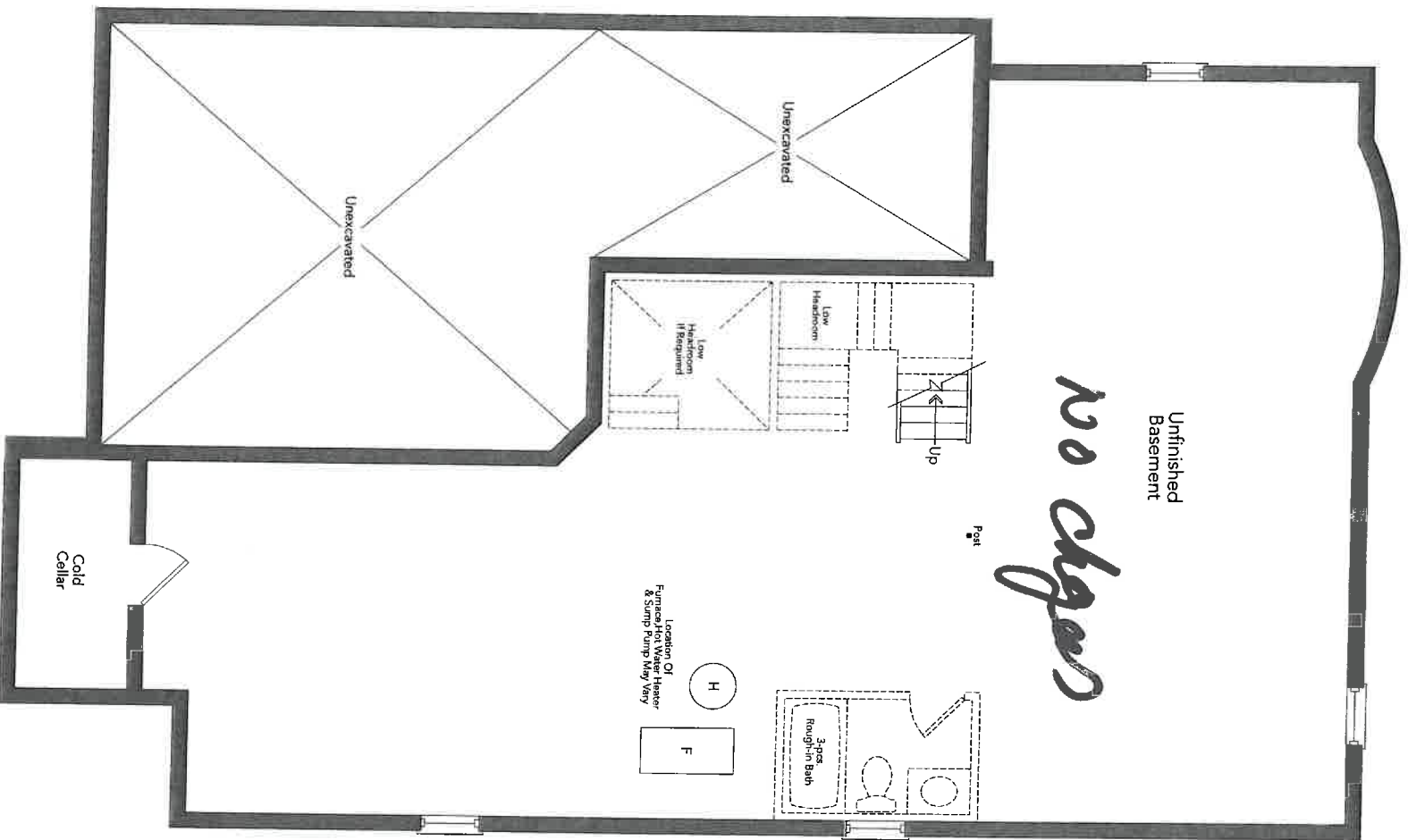


I.A

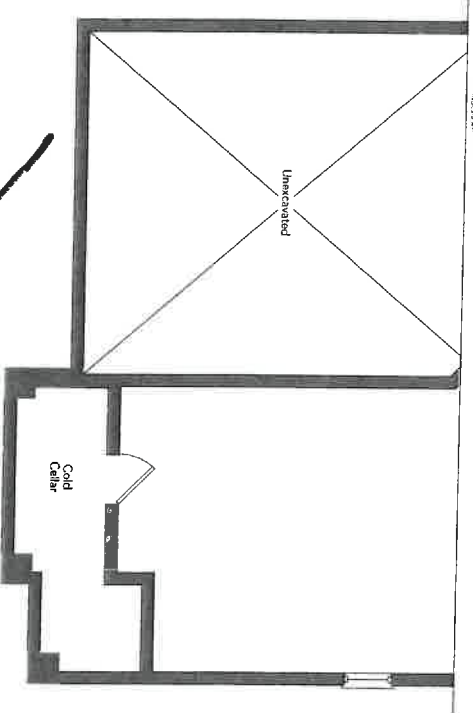
Partial Second Floor
Elevation B

FISHER 42-05

6/1/92
nu
may
19/17



Basement
Elevation A



Partial Basement
Elevation B

IA

FISHER 42-05

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MGER

Revised:

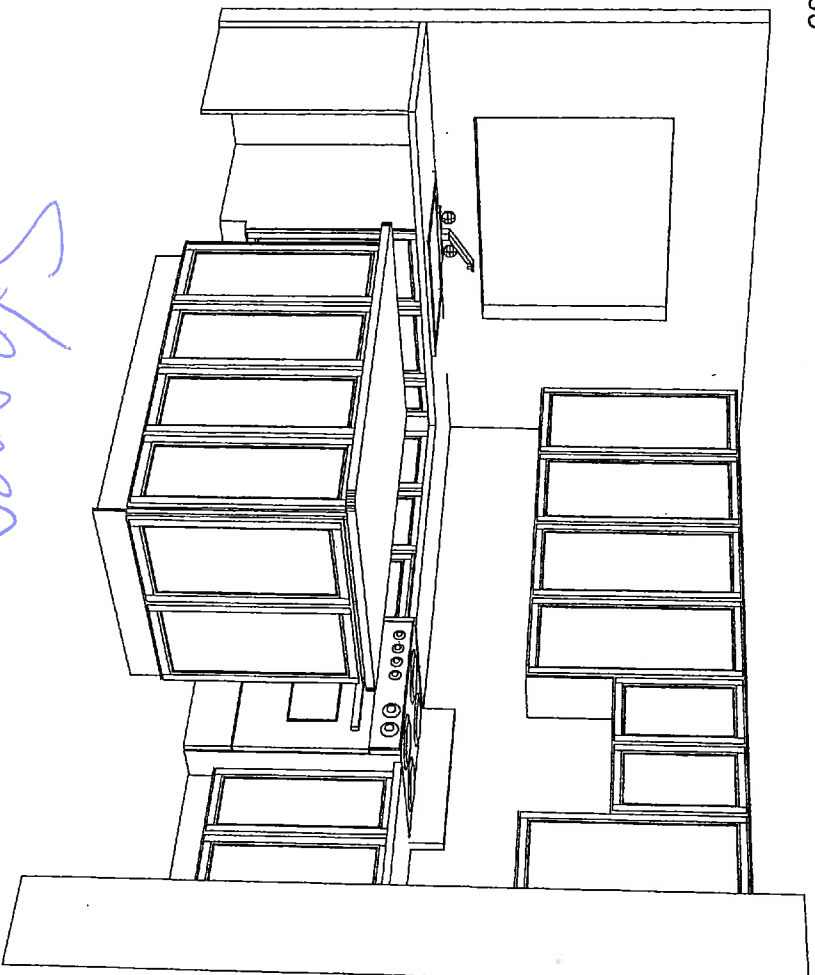
BELLE AIR SHORES, INNISFIL

Drawing number:

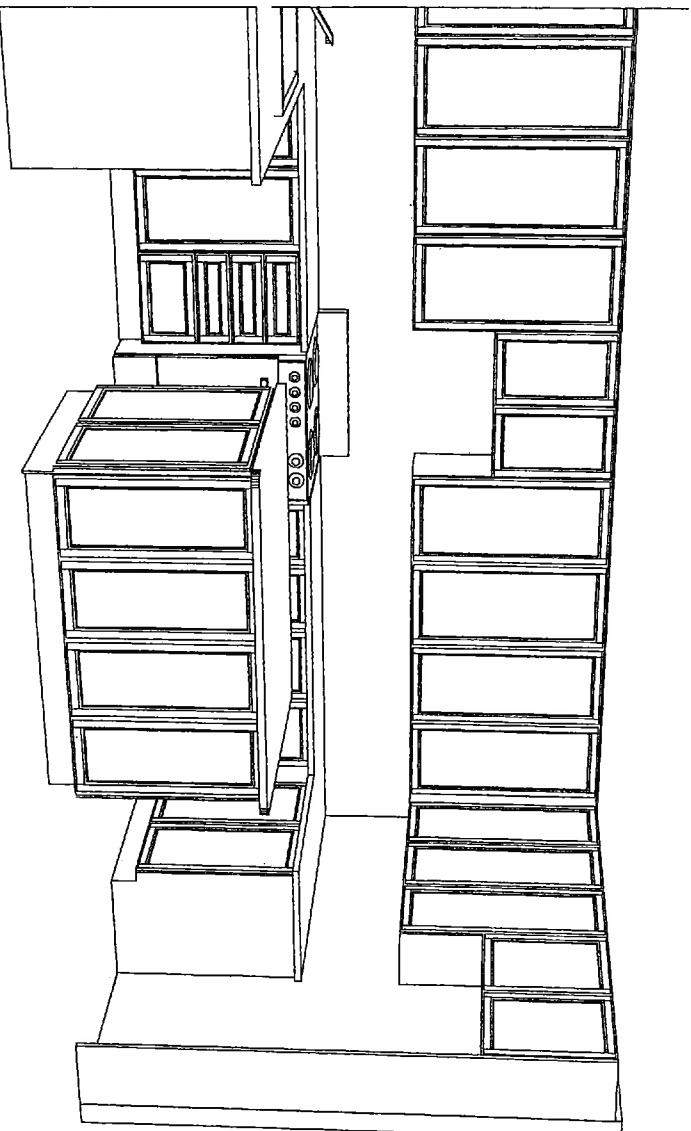
MODEL: 42-05

Lot 922

may 19/17



STANDARD



II-A

Lot 9210

may 19/19

STANDARD CABINET HARDWARE

(New Image Kitchens)

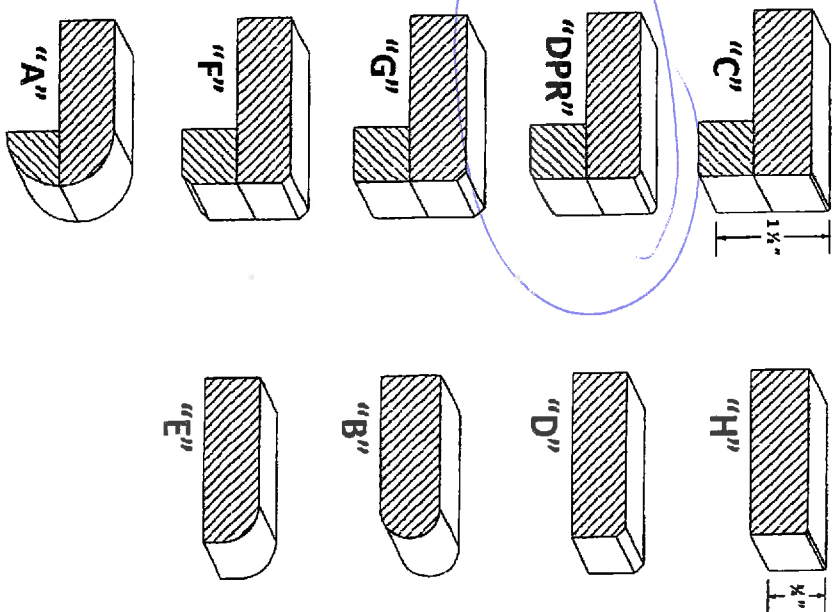


Kitchen
Back

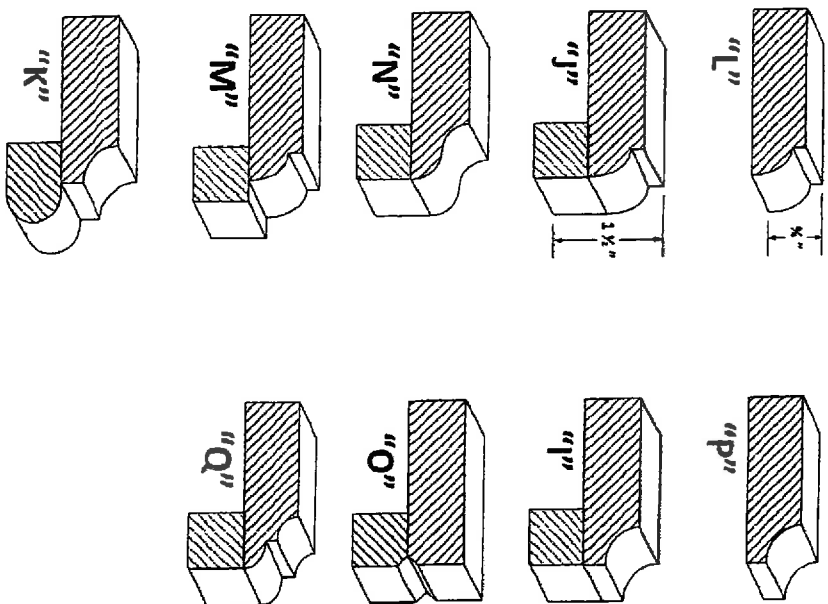
2-A

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

THURSFILL

101920

PURCHASER SIGNATURE

220419/17

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 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

LOT

DATE

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Travis Rd

DATE:

May 19/17

SITING:

☐ Standard

10192R

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROP IN)

☐ AMPS

☐ AMPS

☐ AMPS

☒ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☐ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

REFRIGERATOR

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

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

EA **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.

EA 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.

EA 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

[Signature]

Date

May 19/17

Purchaser Signature

Date