



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

PURCHASER: Ian Avadiev

TEL. RES.: 647-898-8408

LOT / PHASE	HOUSE TYPE	PRINT DATE
93N / 2	FISHER (42-05) ELE V B	12-Jun-17

Ref#	Quantity - Description	Approved	Notes
3311	ALL FINISHES STANDARD	12Jun17	
3312	ELECTRICAL SHIFT STANDARD LIGHT IN KITCHEN TO BE INSTALLED ABOVE ISLAND	12Jun17	
3313	ELECTRICAL 6 LED POTLIGHTS IN GREAT ROOM ON SAME SWITCH AS STANDARD LIGHT 5- KITCHEN ON SAME SWITCH AS ISLAND LIGHT 4 DINING ROOM ON SAME SWITCH 5- MAIN FLOOR HALLWAY ON SAME SWITCH DELETE STD LIGHT ALL AGPS	12Jun17	
3926	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	
3927	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	
3928	8 FOOT INTERIOR DOORS ON MAIN FLOOR **AS PER AGREEMENT OF PURCHASE AND SALE	12Jun17	
3929	SMOOTH CEILING ON MAIN AND SECOND FLOOR **AS PER AGREEMENT OF PURCHASE AND SALE	12Jun17	

This Document is Extremely Time Sensitive - Printed 12 Jun 17 at 15:32

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					
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						
		NA				
Living Room						
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						
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	STANDARD	location		NA		
Purchaser has reviewed the colour chart						
SITE & LOT						
FOR TRADE USE						
INNISFIL 93N						

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 **

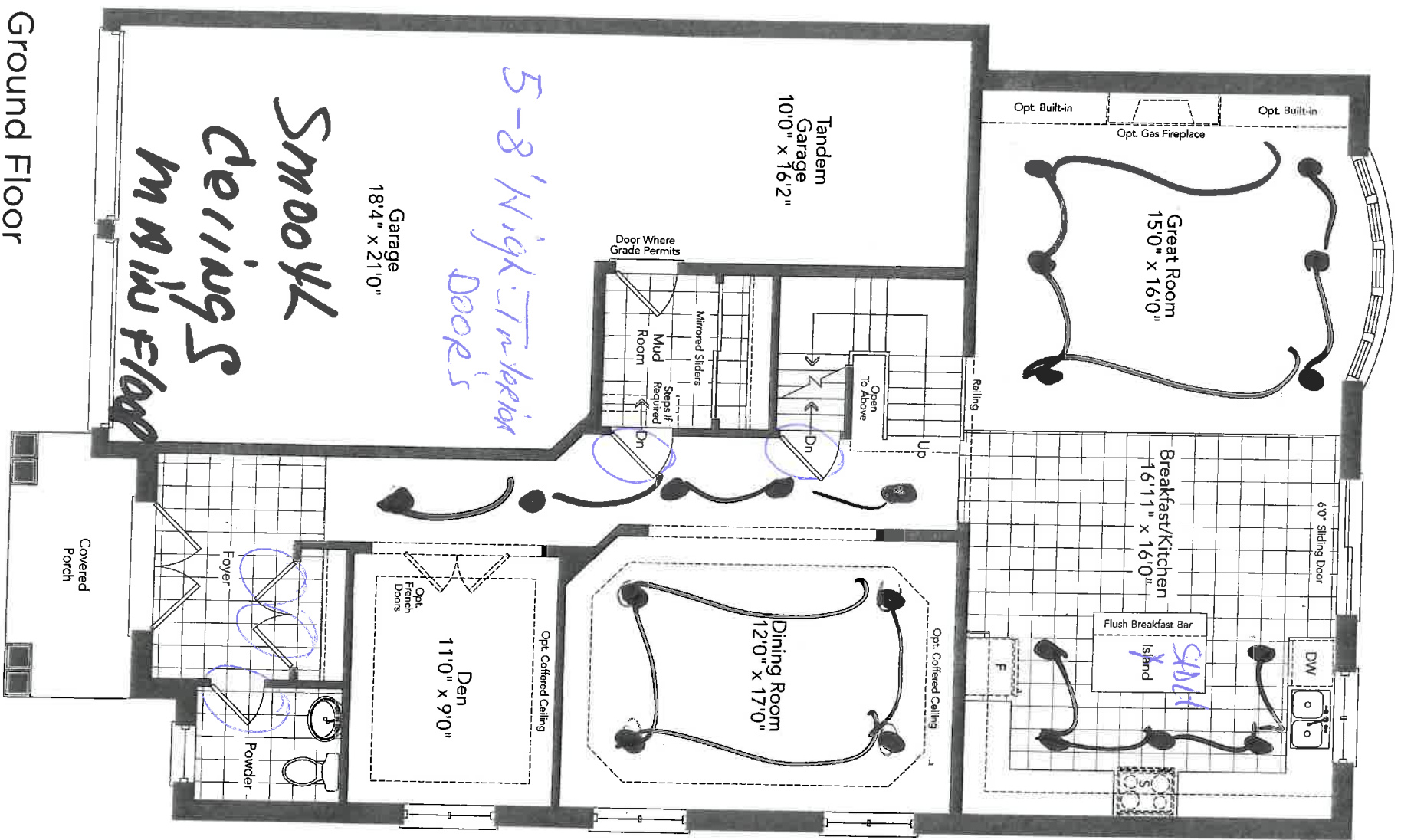
Purchaser Initial

Vendor

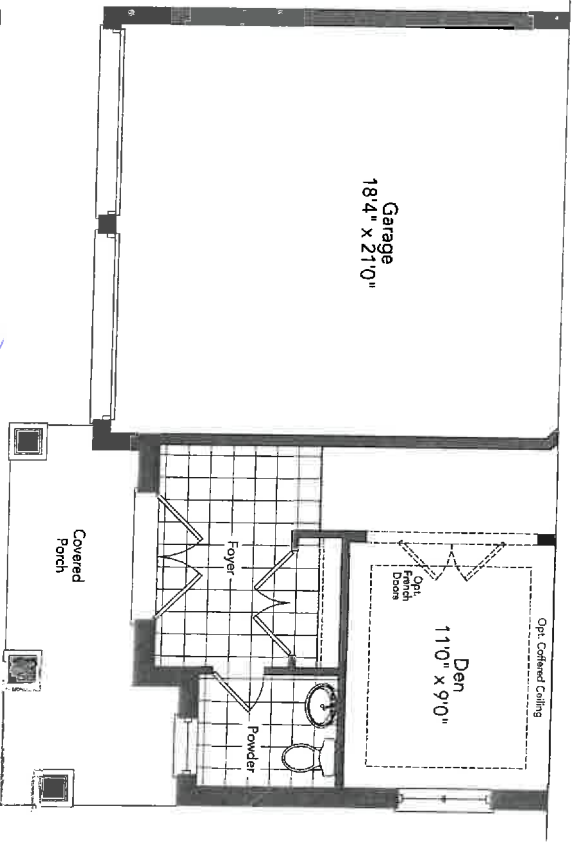
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	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	Double Undermount.		
Powder Room	STANDARD			
Master Ensuite	STANDARD			
Twin	STANDARD			
# 4 Ensuite	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			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			I-A	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			I-A	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			I-A	
SITE: INNISFIL	FISHER 42-05-B	LOT: 93N		
PURCHASER(S):	ILAN AVADIEV 647-898-8408		<div>Purchaser Signature</div> <div>May 19 17</div> <div>Date</div>	
HOME #/CELL #			<div>Purchaser Signature</div> <div></div> <div>Date</div>	
EMAIL:			<div>Purchaser Signature</div> <div></div> <div>Date</div>	
DÉCOR NOTES			<div>Purchaser Signature</div> <div></div> <div>Date</div>	
FOR TRADE USE				
Any upgrades in the colour chart must be accompanied with a PES.		<div>Décor Consultant Signature</div> <div></div> <div>Date</div>		
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		<div>Décor Consultant Signature</div> <div></div> <div>Date</div>		
*** PAGE 2 OF 2 ***		<div>Vendor Signature</div> <div></div> <div>Date</div>		

Lot 932
MAR 19/17

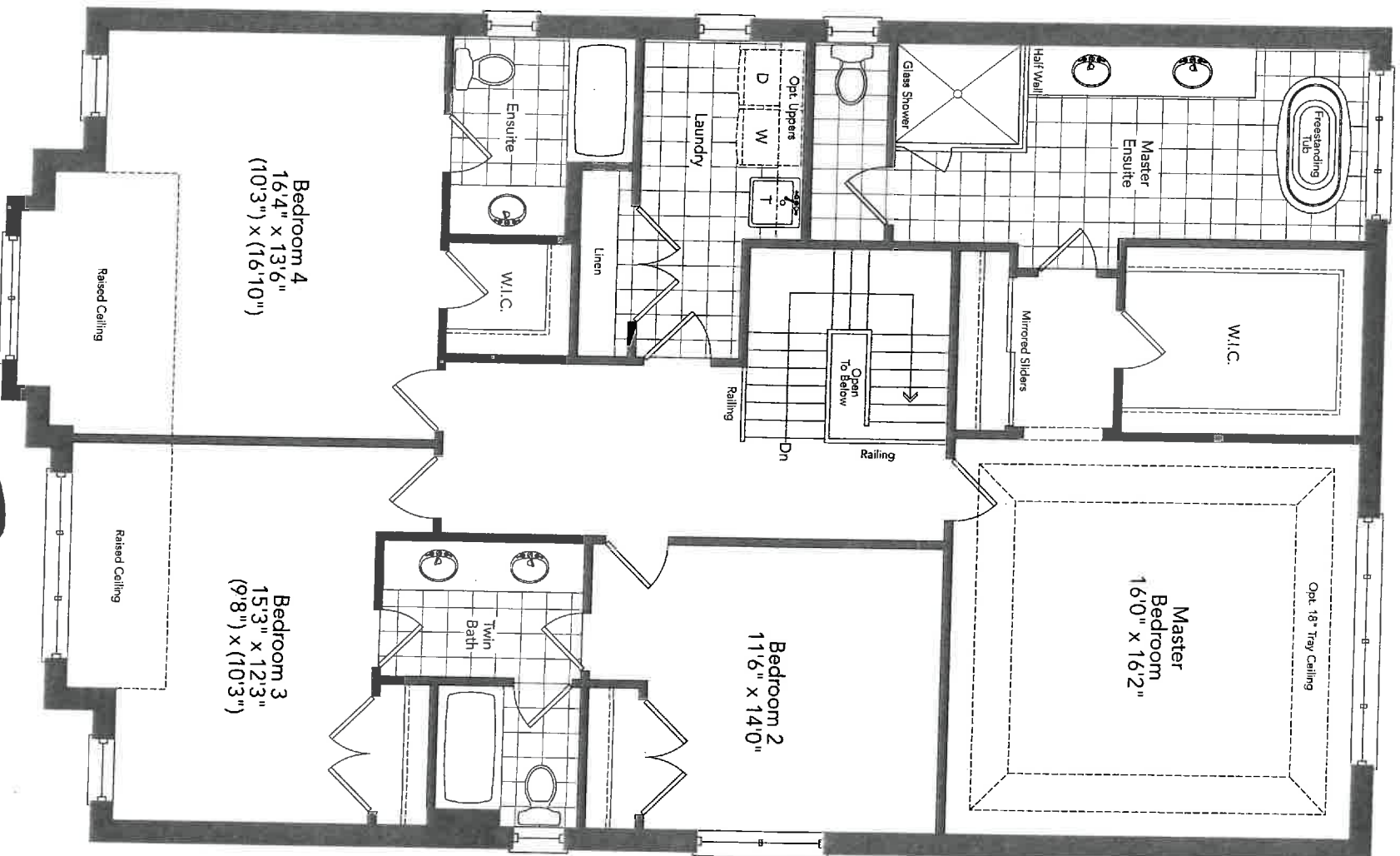


Ground Floor
Elevation A



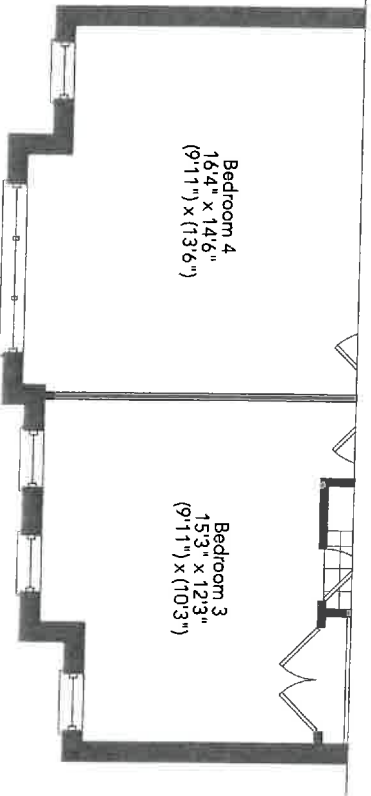
Partial Ground Floor
Elevation B

IA



Second Floor
Elevation A

Smoke Brings

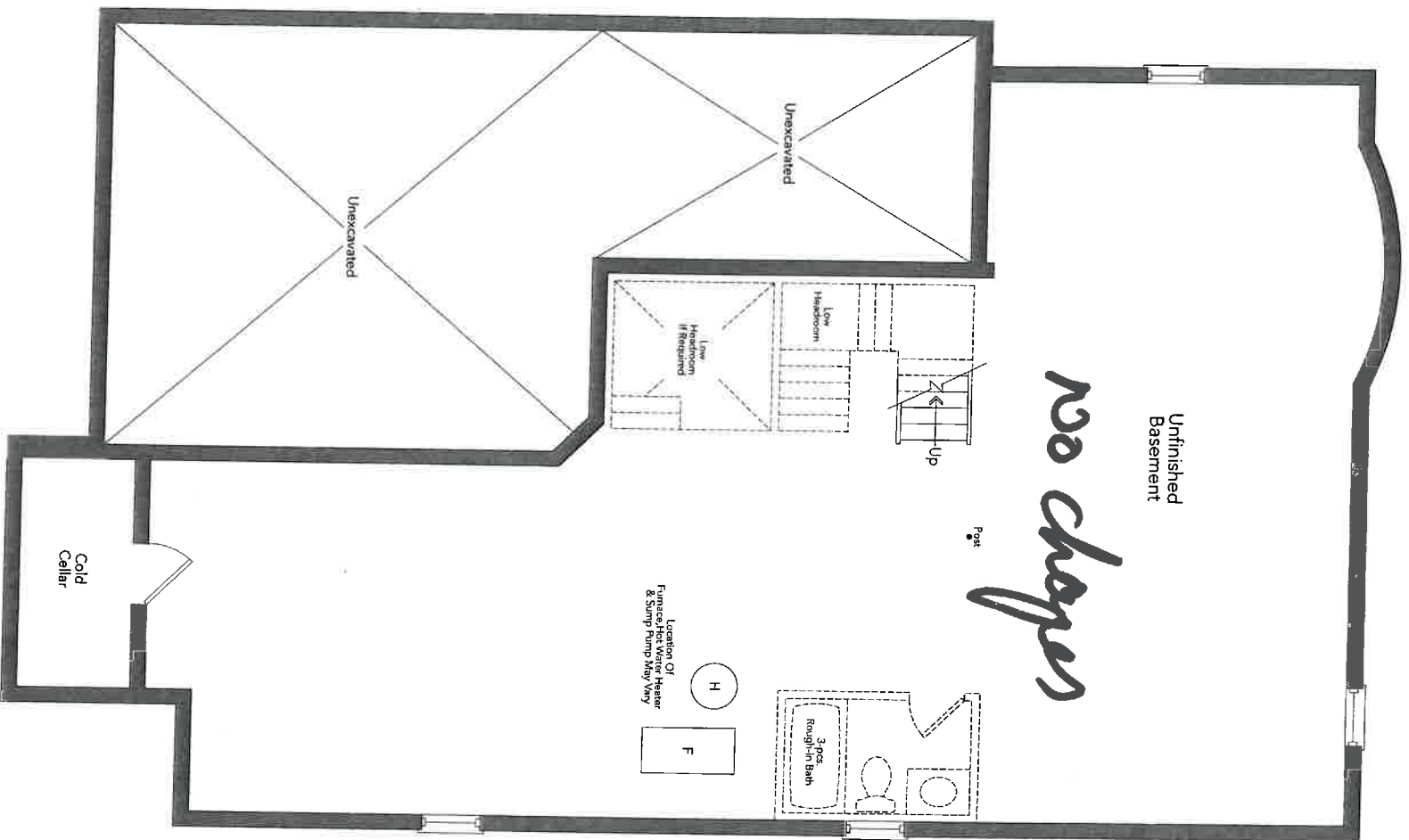


Partial Second Floor
Elevation B

*LO 193
MAY
19/19*

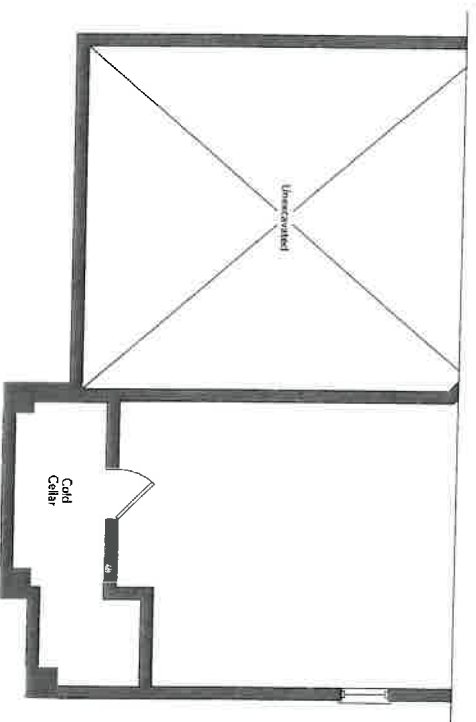
Lot 193

may 19/17



Basement Elevation ~~A~~

~~HA~~



Partial Basement Elevation B

FISHER 42-05

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MGER

Revised:

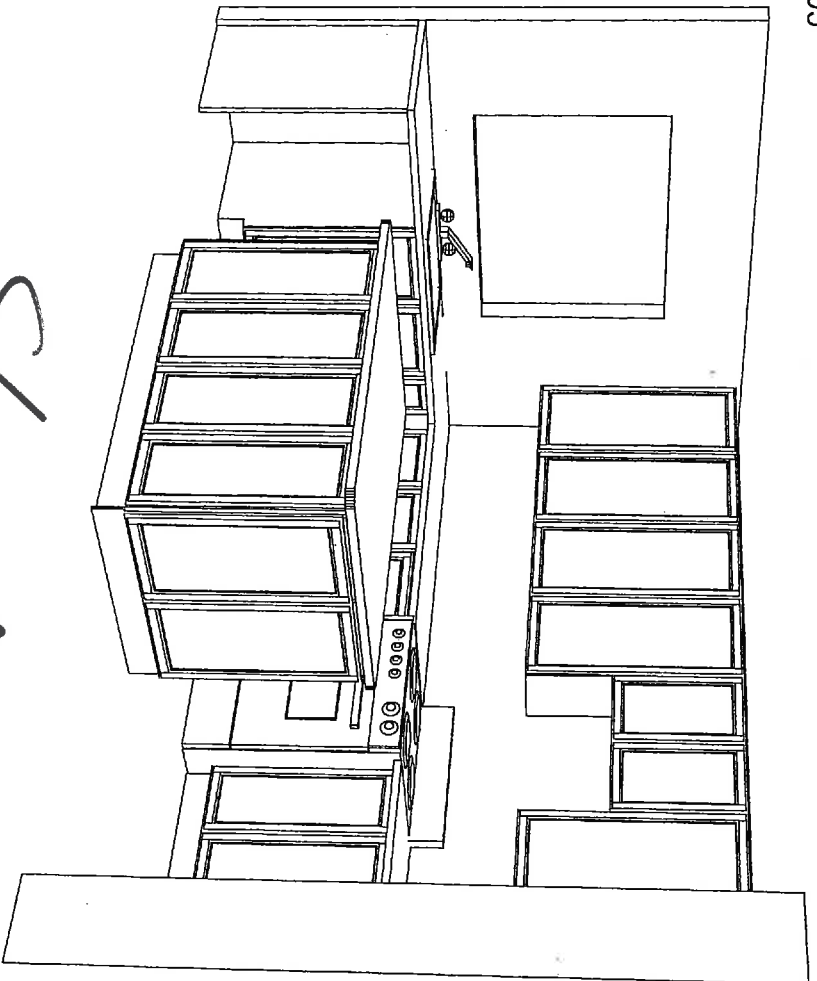
BELLE AIR SHORES, INNISFIL

Drawing number:

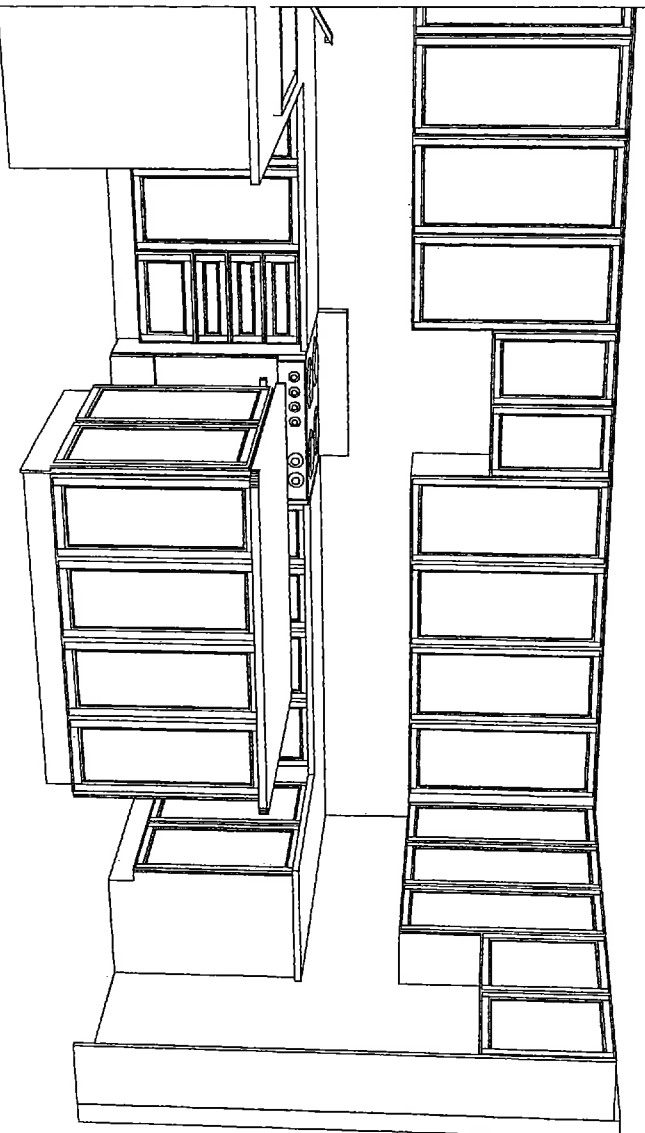
MODEL: 42-05

101932

may 19/17



STANDARD

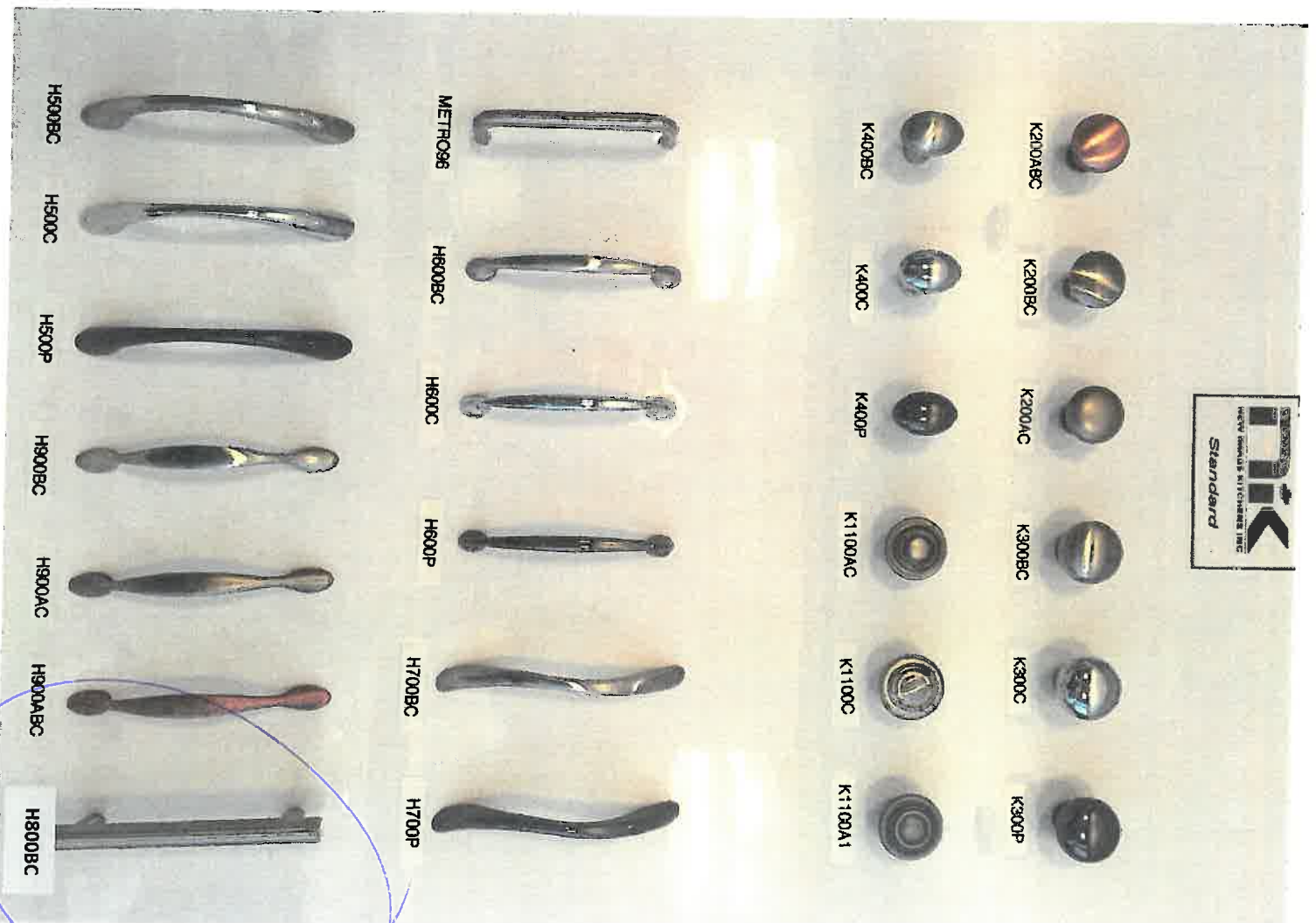


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STANDARD CABINET HARDWARE

(New Image Kitchens)

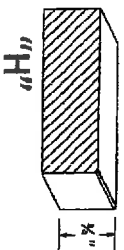
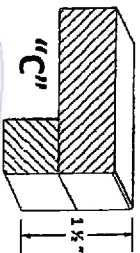


Kitchen
Bxll
Kang

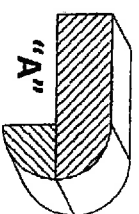
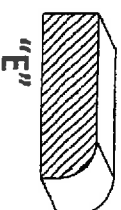
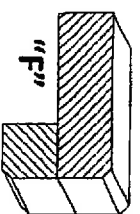
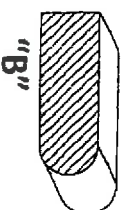
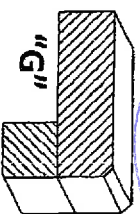
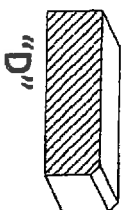
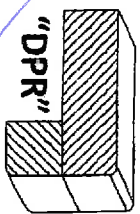
2A

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

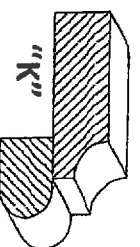
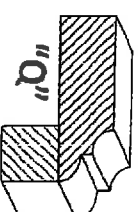
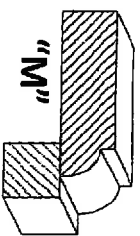
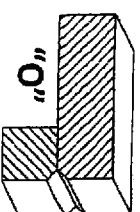
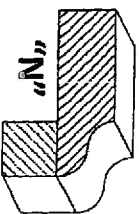
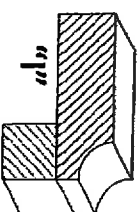
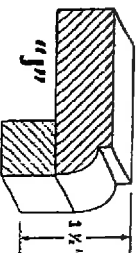
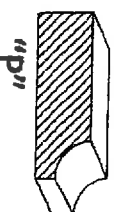
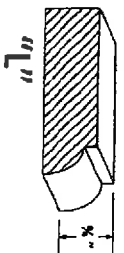
STANDARD



Attalon
"DPR"



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

Travis F11
Lot 93A

May 19 / 17

IA

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 in 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 absorbcency 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:

lot 932
Landsell

DATE:

May 19/19

SITTING:

☐ Standard

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ 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

☒ 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

May 19/19

Purchaser Signature

Date