



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

PURCHASER: Nick Simsirits

TEL: RES. 416-899-6591

LOT / PHASE	HOUSE TYPE	PRINT DATE
79N / 2	MASTHEAD (42-06) ELEV B	16-Jun-17

Ref#	Quantity - Description	Approved	Notes
3101	UPG (4) 4"- 3/8" OAK SAWN SCULPTED HARDWOOD- HIGHLAND KITCHEN AND BREAKFAST IN LIEU OF TILE	16Jun17	
3102	UPG(4) 4"-3/8" OAK SAWN SCULPED HARDWOOD - HIGHLAND IN GREAT RM, DEN, DINING, KIDS RM, AND MAIN HALL IN LIEU OF STANDARD HARDWOOD	16Jun17	
3103	UPG ( 4) 4"-3/8" OAK SAWN SCULPED HARDWOOD - HIGHLAND IN FOYER IN LIEU OF TILE	16Jun17	
3104	UPG (4) 4"- 3/8" OAK SAWN SCUPLED HARDWOOD- HIGHLAND UPPER HALL IN LIEU OF CARPET	16Jun17	
3105	STAIN STAIRS AND PAINT PICKETS WHITE AS CLOSE AS POSSIBLE	16Jun17	
3106	UPG (2) 1"-3/4" TURNED OAK PICKET - ** PAINT GRADE** 2"-1/2" OVAL OAK HANDRAIL 3" 1/4" TURNED OAK POST	16Jun17	
3107	UPG (2) NIKI 2 CABINET FOR KITCHEN COLONIAL MDF VANILLA MILKSHAKE	16Jun17	
3108	KITCHEN - UPG (2) CABINETRY - BANK OF DRAWERS ( AS PER SKETCH)	16Jun17	
3109	KITCHEN - UPG (2) CABINETRY - TOP DRAWERS SET OF 7 X \$182 (AS PER SKETCH)	16Jun17	
3110	KITCHEN - UPG (2) CABINETRY - LIGHT VALANCE	16Jun17	
3111	KITCHEN - UPG (2) CABINETRY - CROWN MOULING	16Jun17	
3112	KITCHEN - UPG (2) CABINETRY DEEP UPPERS ONLY ( NO SIDE GABLES)	16Jun17	
3113	MAIN FLOOR - SMOOTH CEILINGS	16Jun17	
3114	UPG (2) K-STONE COUNTERTOP FOR KITCHEN AND ISLAND IN LIEU OF STANDARD GRANITE	16Jun17	
3115	FRAMELESS GLASS SHOWER IN LIEU OF STANDARD IN MASTER ENSUITE	16Jun17	
3116	KIDS ROOM - OPT. INTERIOR DOUBLE CLEAR GLASS 15 LITE FRENCH DOORS, INCLUDES ADDITONAL WALL, AS PER PLAN	16Jun17	
3117	FIREPLACE WITH MANTLE BUILT INTO GREAT ROOM	16Jun17	
3169	UPG (4) MASTER ENSUITE FLOOR TILE 20 X 20 FLOOR TILE IN LIEU OF STANDARD	16Jun17	
3170	UPG (1) MASTER ENSUITE WALL TILE 8N X10 WEAVED WALL TILE IN LIEU OF STANDARD	16Jun17	
3562	MASTER ENSUITE COUNTERTOP UPG (2) K-STONE 401 , INCLUDES 2 UNDERMOUNT SINKS AND STANDARD 3" BACKSPLASH IN LIEU OF STANDARD	16Jun17	
3563	RELOCATE STANDARD KITCHEN LIGHTS (AS PER LOCATION ON SKETCH) BOTH LIGHTS TO BE CENTERED OVER ISLAND AND TO REMAIN ON STANDARD SWITCH	16Jun17	
3564	KITCHEN 18" TO BE LEFT FROM GRANITE COUNTERTOP TO BOTTOM OF VALANCE	16Jun17	
3565	GREAT ROOM ADD (4) POTLIGHTS IN GREAT ROOM, TO REMAIN ON STANDARD SWITCH AND DELETE STANDARD LIGHT	16Jun17	



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Ref#	Quantity - Description	Approved	Notes
3566	KITCHEN ADD (5) POTLIGHTS (LOCATION AS PER SKETCH IN KITCHEN AND BREAKFAST AREA) TO REMAIN ON STANDARD SWITCH	16Jun17	
3567	NO STRUCTURAL CHANGES	16Jun17	
4022	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	16Jun17	
4023	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 stairs	16Jun17	
4024	OPTIONAL 2ND FLOOR, 5 BEDROOM *AS PER AGREEMENT OF PURCHASE AND SALE	16Jun17	

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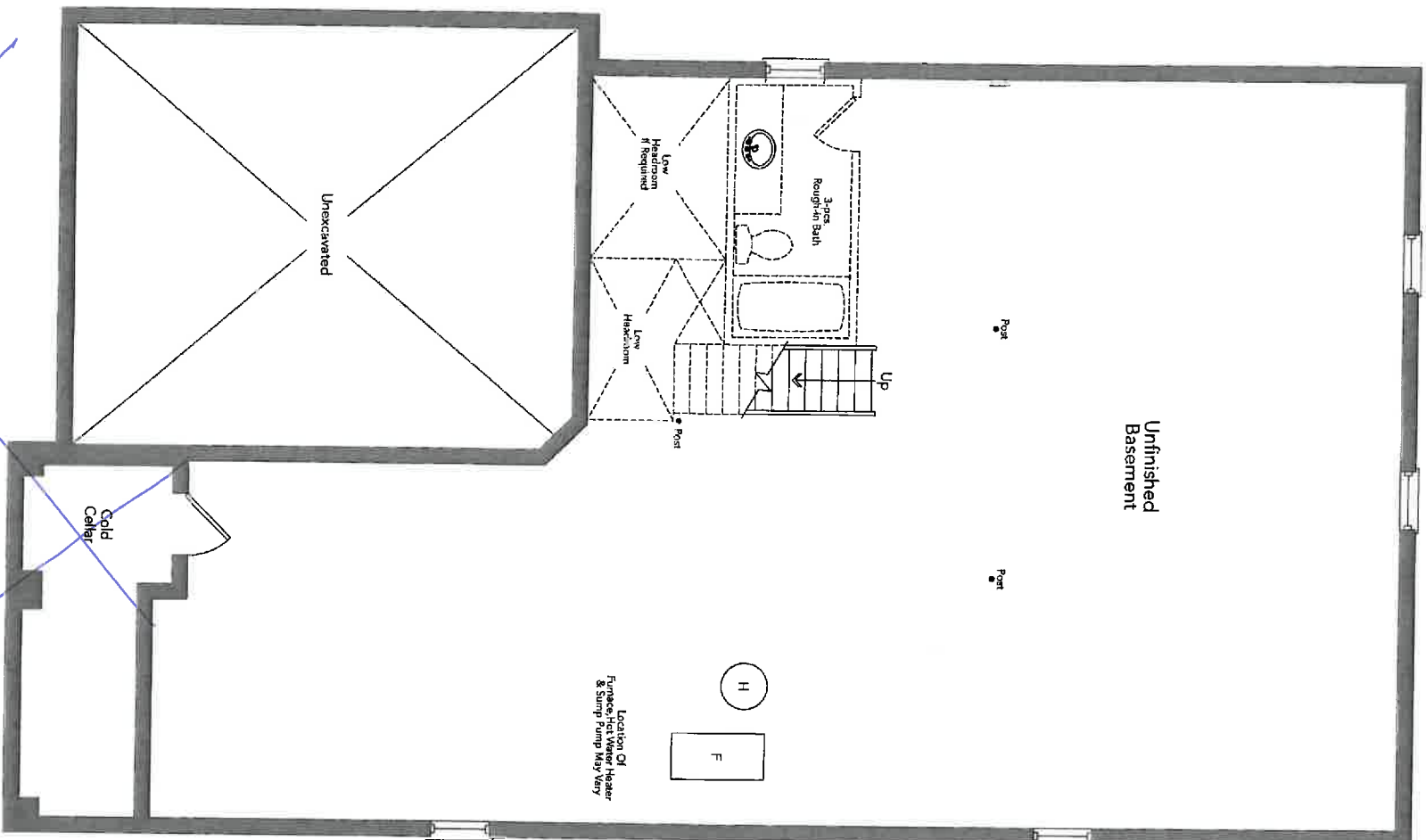
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	UPG (2) NIKI COLONIAL MDF VANILLA MILKSHAKE	H800BC	UPG (2) K 401 KSTONE	C		
Island	UPG (2) NIKI COLONIAL MDF VANILLA MILKSHAKE	H800BC	UPG (2) K 401 KSTONE	C		
Master Ensuite	STD 400 SERIES PVC WHITE	K300C	UPF (2) K 401 STONE	D		
Twin Bath	STD SIERRA PVC WHITE	K300C	VENETIAN IVORY-4928-38	STD		
Twin Ensuite	STD SIERRA PVC WHITE	K300C	VENETIAN IVORY-4928-38	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	UPG (4) 4" 3/8" OAK SAWN SCULPTED HARDWOOD HIGHLAND					
Powder Room	LONDON BRANCO 13 X 13					
Laundry Room	LONDON BRANCO 13 X 13					
Main Hall	N/A					
Kitchen Floor	N/A					
Breakfast Floor	N/A					
Mstr Ensuite Floor	UPG (4) CALACUTTA GRIS 20 X 20					
Mstr Ensuite Shower	UPG (1) WEAVE WHITE 8 X 10					
Mstr Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARA			BIANCO CARRARA		
Twin Bath Floor	RUSTIC GREY 13 X 13					
Twin Bath Tub Wall	UNIWALL WHITE 8 X 10			BIANCO CARRARA		
Twin Ensuite Floor	RUSTIC GREY 13 X 13			BIANCO CARRARA		
Twin Bath Ensuite Tub Wall	UNIWALL WHITE 8 X 10					
HARDWOOD / CARPET						
Living Room	UPG (4) 4"3/8" OAK SAWN SCULPED HARDWOOD - HIGHLAND					
Dining Room	UPG (4) 4"3/8" OAK SAWN SCULPED HARDWOOD - HIGHLAND					
Great Room	UPG (4) 4"3/8" OAK SAWN SCULPED HARDWOOD - HIGHLAND					
Den	UPG (4) 4"3/8" OAK SAWN SCULPED HARDWOOD - HIGHLAND					
Kitchen *(Waiver)	UPG (4) 4"3/8" OAK SAWN SCULPED HARDWOOD - HIGHLAND					
Main Foyer *(Waiver)	UPG (4) 4"3/8" OAK SAWN SCULPED HARDWOOD - HIGHLAND					
Main Hall	UPG (4) 4"3/8" OAK SAWN SCULPED HARDWOOD - HIGHLAND					
Upper Hall	UPG (4) 4"3/8" OAK SAWN SCULPED HARDWOOD - HIGHLAND					
Master Bedroom	STD-OPENING NIGHT -T04					
Bedroom 2	STD-OPENING NIGHT -T04					
Bedroom 3	STD-OPENING NIGHT -T04					
Bedroom 4	STD-OPENING NIGHT -T04					
Bedroom 5	STD-OPENING NIGHT -T04					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround		MANTLE		NF8
LOCATION		Opt. Surround		MANTLE		
	MIRRORS & ACCESSORIES			PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding			N/A	
Bathroom Accessories	DELETE ALL WHITE ACCESSORIES	Location				
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				INNISFIL		79N
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

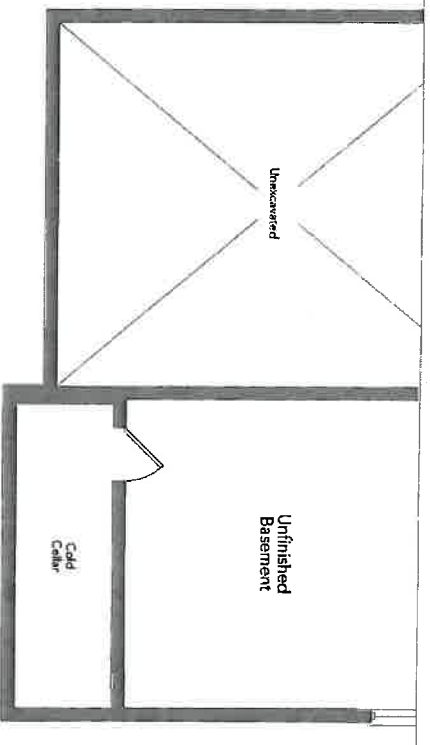


ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN	
Stair Stain / Species:	STAIN STAIRS, RISERS AND HANDRAIL TO MATCH AS CLOSE AS POSSIBLE
White Paint Req'd	PICKETS TO BE PAINTED WHITE
Main to 2nd Railing Details:	UPG (2) 1" 3/4" TURNED PICKET, 2" 1/2" OVAL OAK HANDRAIL, 3" 1/4" TURNED OAK POST
Main to Basement Railing Details:	PICKETS Pkg. STANDARD
TRIM	
Ceiling/Baseboards	STANDARD
Interior Doors	STANDARD
Interior Door Hardware	STANDARD
Exterior Door Hardware	STANDARD
PAINT	
Kitchen/Breakfast	WARM GREY
Living Room	WARM GREY
Dining Room	WARM GREY
Great room	WARM GREY
Den	WARM GREY
Main/Upper Hall	WARM GREY
Laundry	WARM GREY
Powder Room	WARM GREY
PLUMBING- UPGRADES TO BE DETAILED ON PES	
Kitchen	FIXTURES
Powder Room	STANDARD
Master Ensuite	STANDARD
Twin Bath	STANDARD
2nd Ensuite	STANDARD
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES	
Appliance Package received in 'Schedule E'	
GAS LINE	UPG (SEE PES)
WATERLINE to Fridge	NO
Hood Fan Venting SIZE	YES 6"
ELECTRICAL for Built-in Oven	NO
ELECTRICAL for Built-in Micro / OTR	NO
ELECTRICAL for Gas Stove / Cooktop	NO
ELECTRICAL for Bar Fridge	NO
DISCLAIMER	
Couours 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 LOT: 79N
PURCHASER(S):	NICK SIMSIRIS
HOME #/CELL #	416-899-6591
EMAIL:	nicksimsiris@gmail.com
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.	
ZANCOR HOMES	
Purchaser Signature	
Date	
DÉCOR CONSULTANT SIGNATURE	
Date	
Vendor Signature	
Date	



~~Basement  
Elevation A~~



Partial Basement  
Elevation B

MASTHEAD 42-06

LOT 79N  
14N157L



WRG(1)WEAVED  
WATTLE 8x10

WRG(4)  
20x20  
FLORITILE

W42)  
KSTONE  
401, INC  
QUINCY  
MOUNT  
QUINCY



The floor plan shows a rectangular layout. At the top is a bathroom containing a toilet, a bathtub, and a sink. To the left of the bathroom is a linen closet labeled 'Linen'. The main area consists of two bedrooms. The larger bedroom, labeled 'Bedroom 4' with dimensions '10'6" x 14'2"', is on the right and features a 'Ruffled Ceiling'. The smaller bedroom, labeled 'Bedroom 3' with dimensions '13'3" x 13'10" (12'0")', is on the left and features a 'Coffered Ceiling'. A doorway connects the two bedrooms. A closet is located near the entrance to Bedroom 3. The overall dimensions of the second floor are 23'0" by 23'0".

LOT 7A  
14X157L

## MASTHEAD 42-06

**New Image Kitchens Inc.**

Scale:

Scale:

Approved by:

Drawn by: MGER  
Revised:

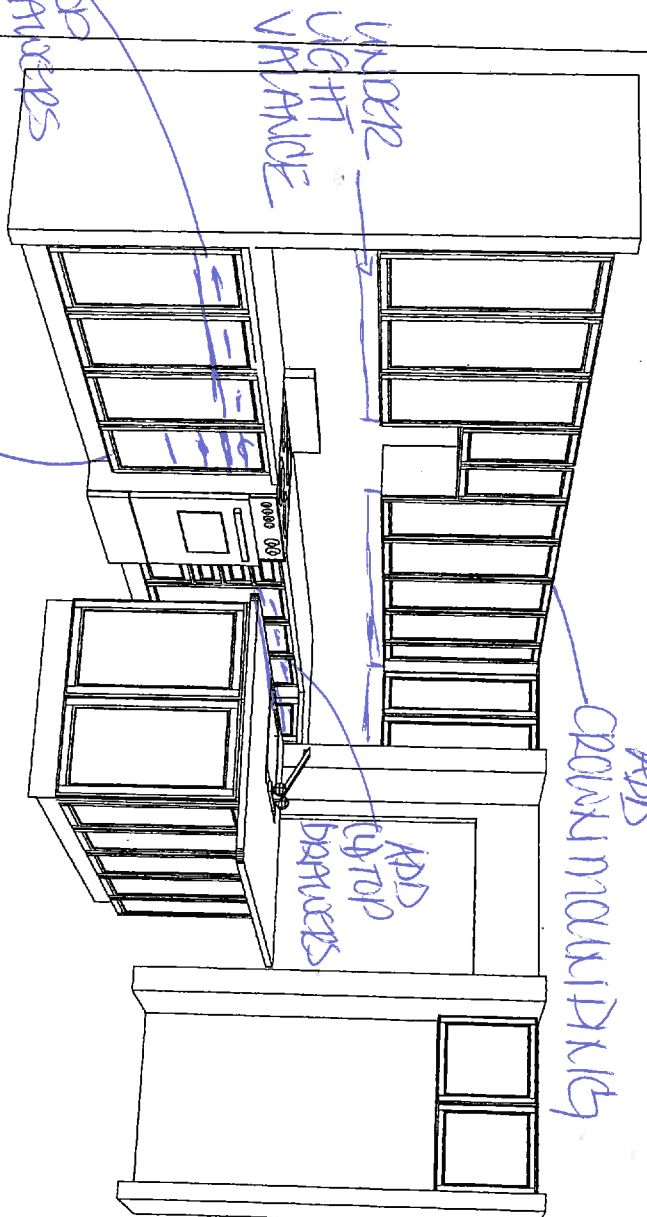
Revised: \_\_\_\_\_ MUSEN

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-06

LOT 79N  
14N15FL



UNDER  
LEFT  
VALVE

~~ADD~~  
3 TOP  
DRAFTS

ADD  
-CPOLYMERIZATION

ADD  
CUT TOP  
DRIVERS

ADD Bank of Drawers (on either side of stove)

3

\* 18" to 24"  
LEFT FROM  
GREENITZ  
COUNTERTOP  
TO BOTTOM  
OF  
VALANCE

3 TOP DRAWERS

ATP  
DPMs

2



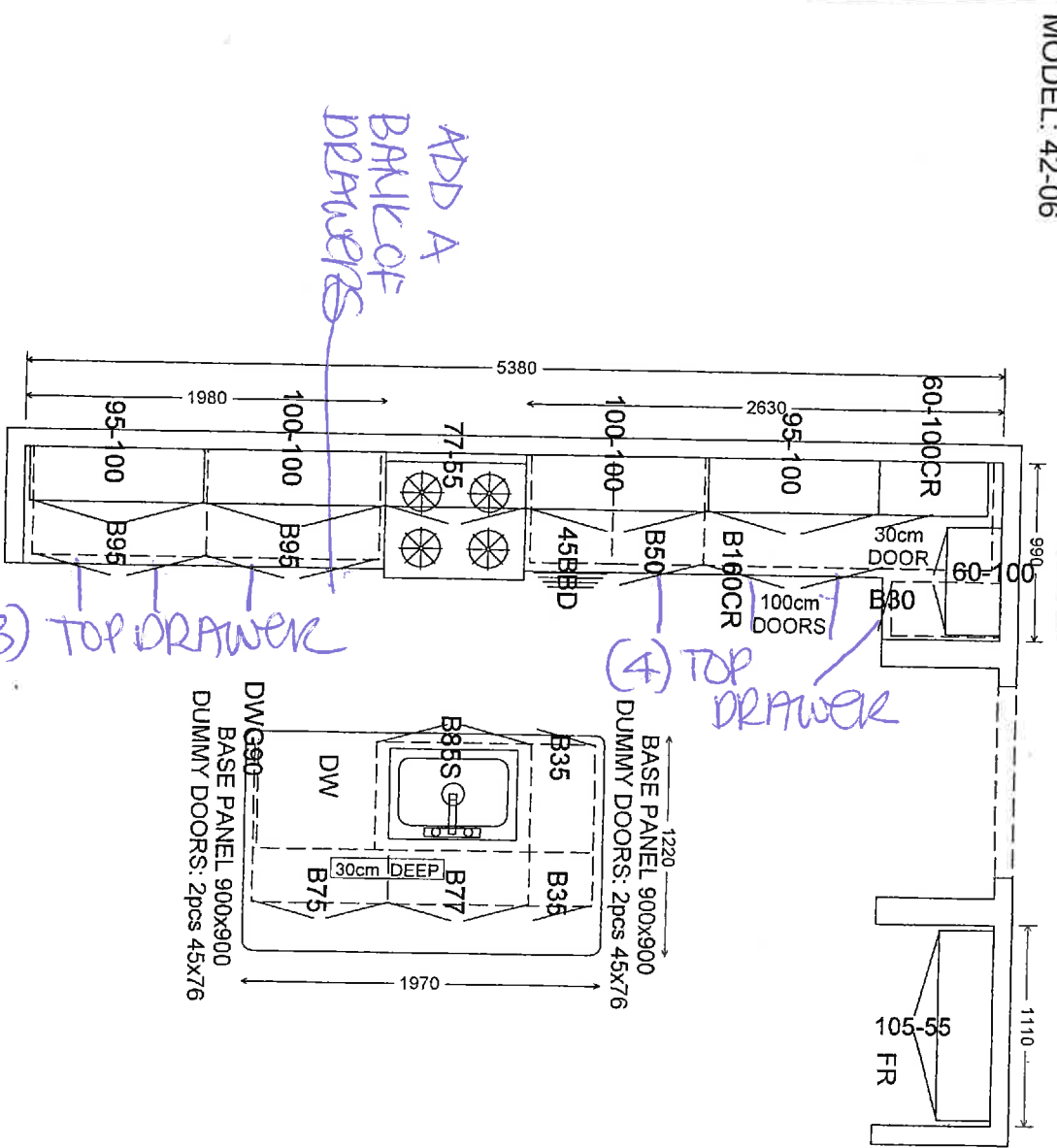
New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by:	MSER
Date: 10/10/15		Revised:	

LOT 794

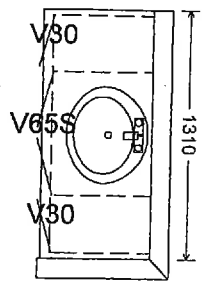
14X1571L

BELLE AIR SHORES, INNISFIL

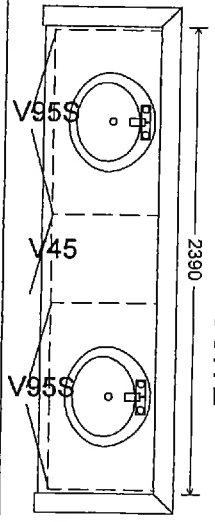
MODEL: 42-06



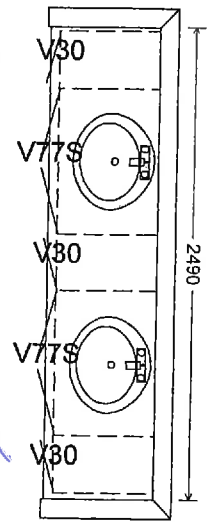
ENSUITE BDRM 2



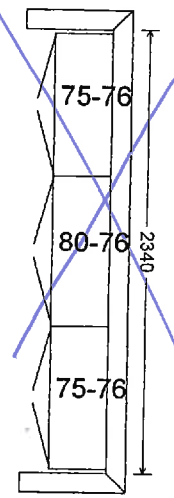
MASTER ENSUITE



TWIN BATH



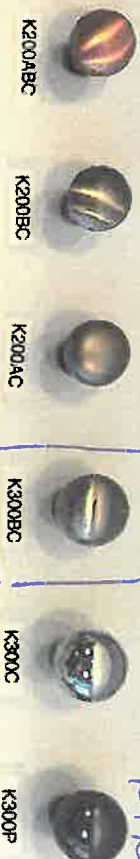
LAUNDRY (OPT.)



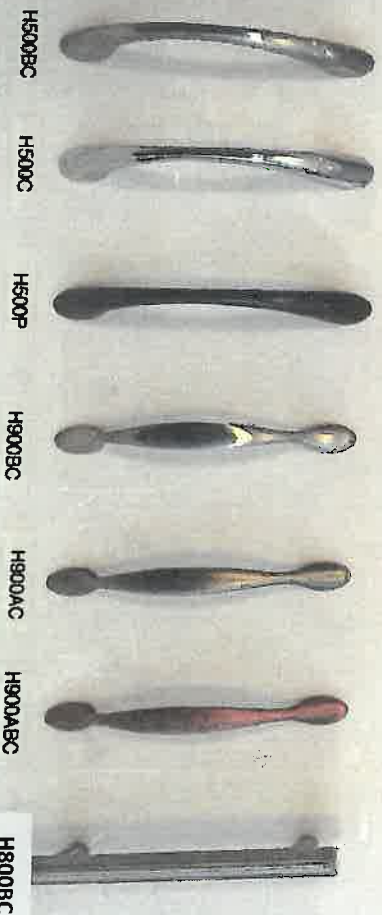
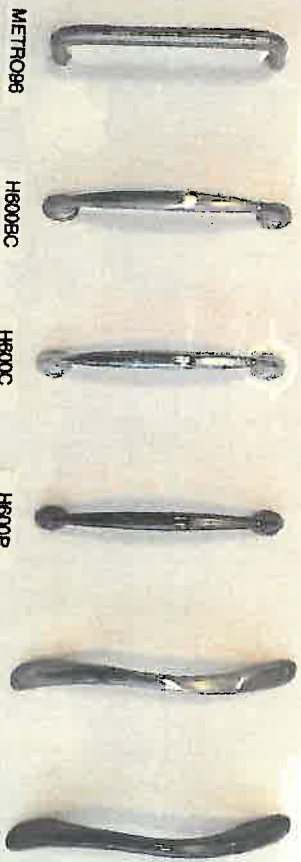
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# STANDARD CABINET HARDWARE

(New Image Kitchens)



Master Craft  
Twin Bath  
Twin Bath  
Kitchen /  
BAND



LOT. 79N.  
INUSHL



ZANCOR HOMES

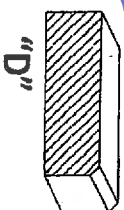
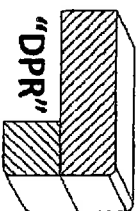
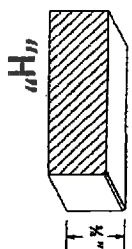
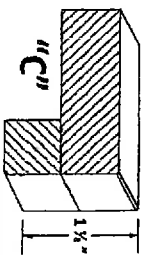
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

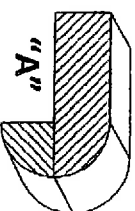
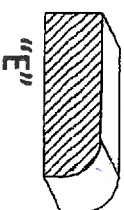
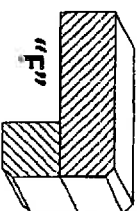
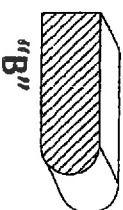
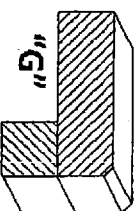
KITCHEN /  
Island

Bathroom

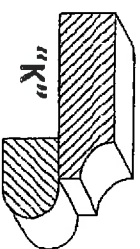
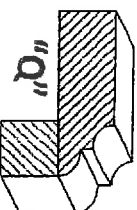
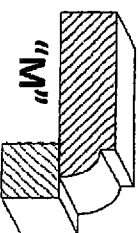
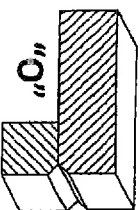
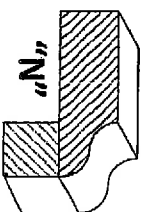
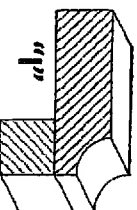
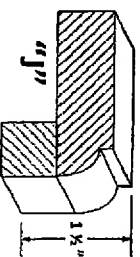
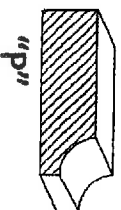
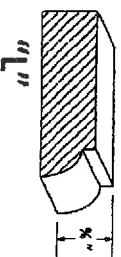
Vanity



Master  
enquire



UPGRADES



LOT / SITE

79X-1111871

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.

**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.**

**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 tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections 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.

**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

16115511

LOT

7914

DATE

May 29 2017



# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

141551 79M

DATE: May 29 2017

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 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

*[Signature]*

Date

May 29/2017

Purchaser Signature

\_\_\_\_\_

Date

\_\_\_\_\_