



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

PURCHASERS: Arkadi Kaspin and Alexey Kaspin

TEL: RES.: 416-8437



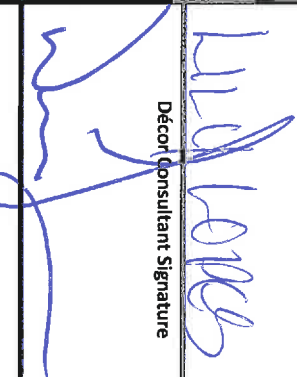
LOT / PHASE	HOUSE TYPE	PRINT DATE
83N / 1	MASTHEAD (42-06) ELEV A	6-Jun-17

Ref#	Quantity - Description	Approved	Notes
3127	✓ NO STRUCTURAL CHANGES	06Jun17	
3469	✓ UPG (6) 24 X 24 "ALL WHITE LUX " TILES FOYER, POWDER ROOM, BREAKFAST/KITCHEN, MASTER ENSUITE, ENSUITE 2 BATH, TWIN BATH AND LAUNDRY /MUD ROOM ** GROUT TO MATCH AS CLOSE AS POSSIBLE**	06Jun17	
3470	✓ UPG (5) 5" MIRAGE COLLECTION CHATEAU - CASHMERE UPPER HALL, GREAT ROOM, DEN, DINING ROOM, KIDS PLAY ROOM, MAIN HALL.	06Jun17	
3471	✓ STAINING OF THE STAIRS TO MATCH AS CLOSE AS POSSIBLE	06Jun17	
3472	✓ POTS & PANS DRAWERS (SET OF 3) (LOCATION AS PER SKETCH)	06Jun17	
3474	✓ MASTER ENSUITE VANITY SET OF 3 DRAWERS (LOCATION AS PER SKETCH)	06Jun17	
3475	✓ TWIN BATH VANITY SET OF 3 DRAWERS (LOCATION AS PER SKETCH)	06Jun17	
3476	✓ EXTERIOR 6 POTLIGHTS INSTALLED IN SOFFIT (LOCATION AS PER SKETCH) WITH SEPARATE SWITCH	06Jun17	
3477	✓ UPG (1) MASTER ENSUITE WALL 8 X 12 TILE	06Jun17	
3478	✓ UPG (1) TWIN BATH WALL TILE 8 X 12	06Jun17	
3479	✓ UPG (1) ENSUITE WALL 8 X 12 TILE	06Jun17	
3480	✓ DELETE UPPERS CABINETS & HOOD FAN ABOVE STOVE FOR FUTURE CHIMNEY HOOD FAN. CENTER VENT FROM LEFT TO RIGHT - NO CHARGE	06Jun17	
3483	✓ DELETE ALL WHITE CERAMIC ACCESSORIES	06Jun17	
3610	✓ MASTER ENSUTIE *UPGRADE* SHOWER JAMB IN LIEU OF STANDARD COLOR: "WHITE QUARTZ"	06Jun17	
3611	✓ GREAT ROOM - INSTALL GAS FIREPLACE - INCLUDES STANDARD MANTEL "NF-17 STYLE". FIREPLACE WILL COME INTO ROOM, AS PER PLAN	06Jun17	
3731	✓ 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	
3732	✓ 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	06Jun17	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERRA PVC WHITE	H800BC	STD.GIALLO ORNIMENTAL LIGHT	G		
Island	STD SIERRA PVC WHITE	H800BC	STD.GIALLO ORNIMENTAL LIGHT	G		
Master Ensuite	STD SHAKER PVC- TUXEDO	H500C	PALOMA POLAR-6698-46	STD		
Ensuite (2nd floor)	STD SHAKER PVC- TUXEDO	H500C	PALOMA POLAR-6698-46	STD		
Twin Bath	STD SHAKER PVC- TUXEDO	H500C	PALOMA POLAR-6698-46	STD		
Powder Room	n/a					
Laundry	n/a					
TILES				INSERTS	THRESHOLDS	
Main Foyer	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Powder Room	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Laundry Room (main fl.)	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Main Hall	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Kitchen Floor	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Breakfast Floor	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Kitchen Bk.Splash	N/A					
Mstr Ensuite Floor	UPG (6) ALL WHITE LUX 24"X 24" TILE					
Mstr Ensuite Shower Wall	UPG (1 ) WHITE WEAVE 8 X 12 White					
Master Shower Floor	WHITE 2" X 2"					
Master Shower Jamb	WHITE QUARTZ SHOWER JAMB			BIANCO CARRARA		
Twin Bath Floor	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Twin Ensuite Tub Wall	UPG (1) WHITE WEAVE 8 x 12 White			BIANCO CARRARA		
Ensuite Bath Floor	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Ensuite Bath Wall	UPG (1) WHITE WEAVE 8 x 12 White			BIANCO CARRARA		
HARDWOOD / CARPET						
Den	UPG (5) 5" MIRAGE COLLECTION - CHATEAU OAK - CASHMERE					
Dining Room	UPG (5) 5" MIRAGE COLLECTION - CHATEAU OAK - CASHMERE					
Great Room (open to above)	UPG (5) 5" MIRAGE COLLECTION - CHATEAU OAK - CASHMERE					
Kids Play Room	UPG (5) 5" MIRAGE COLLECTION - CHATEAU OAK - CASHMERE					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG (5) 5" MIRAGE COLLECTION - CHATEAU OAK - CASHMERE					
Upper Hall	UPG (5) 5" MIRAGE COLLECTION - CHATEAU OAK - CASHMERE					
Master Bedroom	STD OPENING NIGHT CARPET - T21					
Bedroom 2	STD OPENING NIGHT CARPET - T21					
Bedroom 3	STD OPENING NIGHT CARPET - T21					
Bedroom 4	STD OPENING NIGHT CARPET - T21					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE	NF 17	
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	83N	
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	

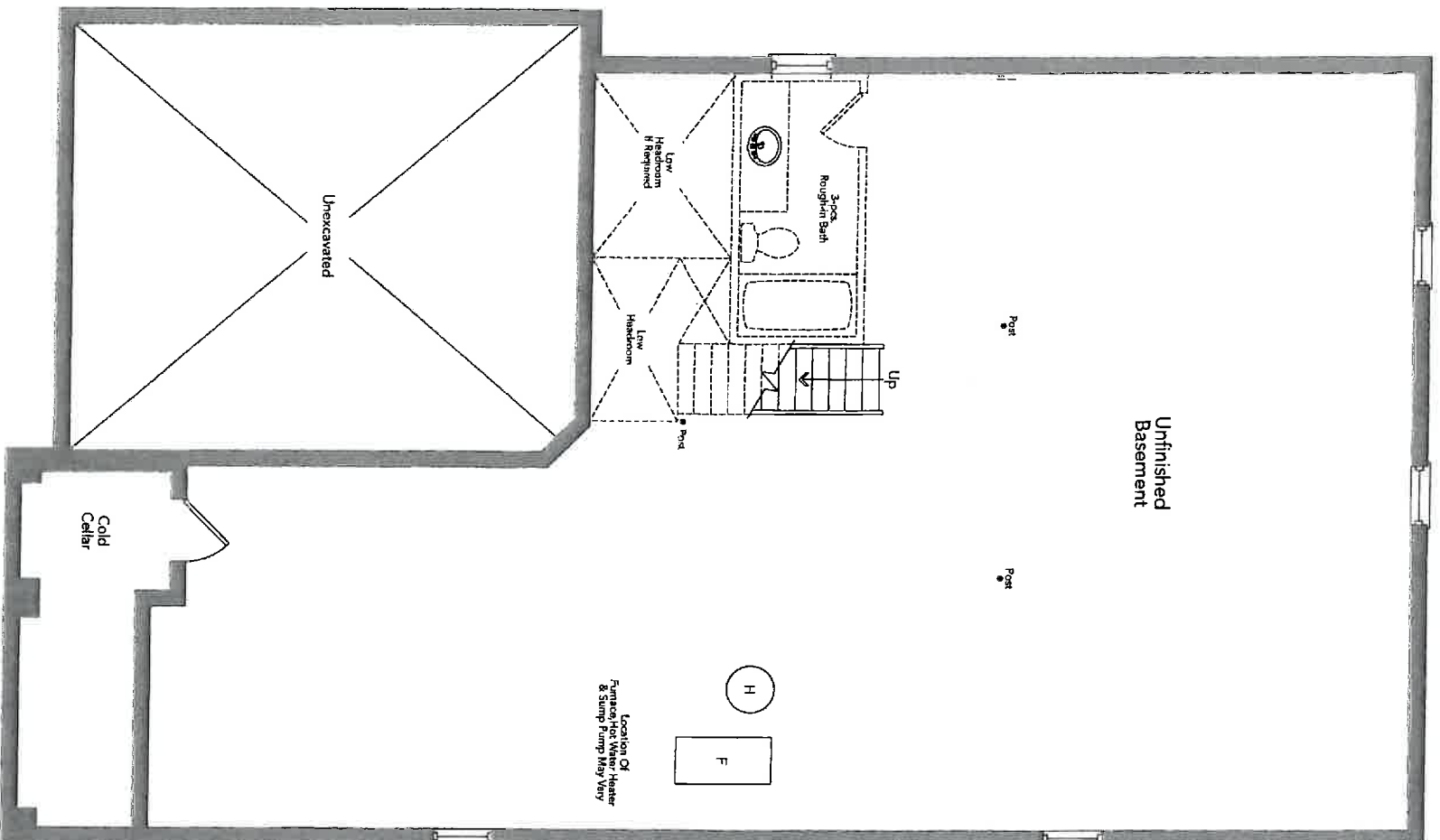
# ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE			
White Paint Req'd	N/A			
Main to 2nd Railing Details:	STANDARD			
Main to Basement Railing Details:	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	
Foyer	BIRCH WHITE	Bedroom 2	BIRCH WHITE	
Dining Room	BIRCH WHITE	Bedroom 3	BIRCH WHITE	
Great room	BIRCH WHITE	Bedroom 4	BIRCH WHITE	
Kids Play Room	BIRCH WHITE	Master Ens.	BIRCH WHITE	
Main/Upper Hall	BIRCH WHITE	Ensuite Bath	BIRCH WHITE	
Laundry/Mud Room	BIRCH WHITE	Twin Bath	BIRCH WHITE	
Powder Room	BIRCH WHITE	Den	BIRCH WHITE	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
Kitchen	FIXTURES	FAUCETS	NOTES	
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Twin Bathroom	STANDARD	STANDARD		
Ensuite Bathroom	STANDARD	STANDARD		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES				
Appliance Package received in 'Schedule E'		YES / NO Package Name:		
GAS LINE	UPG (SEE PES)	DECLINED	NOTES	
WATERLINE to Fridge	NO	NO		
Hood Fan Venting SIZE	YES 6"	NO	BUILDERS STANDARD	
ELECTRICAL for Built-in Oven	NO	NO		
ELECTRICAL for Built-in Micro / OTR	NO	NO		
ELECTRICAL for Gas Stove / Cooktop	NO	NO		
ELECTRICAL for Bar Fridge	NO	NO		
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			AK	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			AK	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			AK	
SITE:	INNISFIL	LOT: 83N		
PURCHASER(S):	ALEXEY KASPIN		X.  MAY 31 2017	
HOME #/CELL #	416-571-8828		Purchaser Signature	
EMAIL:	alexkaspin@hotmail.com		Date	
DÉCOR NOTES		Purchaser Signature		
		Date		
***FOR TRADE USE***		 		
Any upgrades in the colour chart must be accompanied with a PES.		Décor Consultant Signature		
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		Date		
*** PAGE 2 OF 2 ***		Vendor Signature		
		Date		

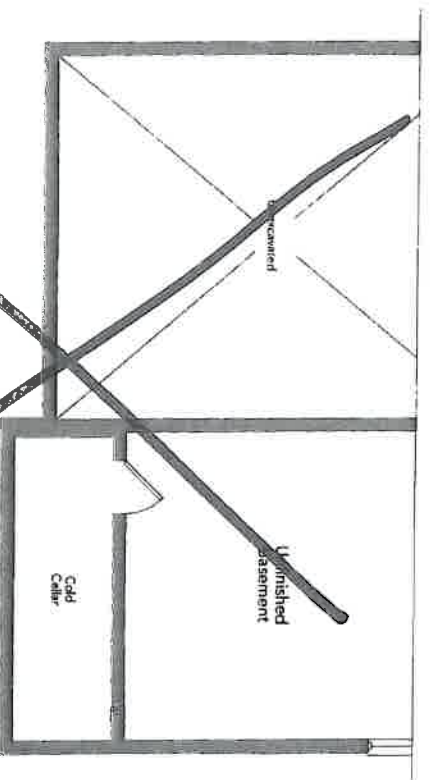








Basement  
Elevation A



Partial Basement  
Elevation B

AV

LOT 83N

MASTHEAD 42-06

INMISFIL



# The Masthead

EXTERIOR  
ELEV. A.

LOT 88A - INITIAL

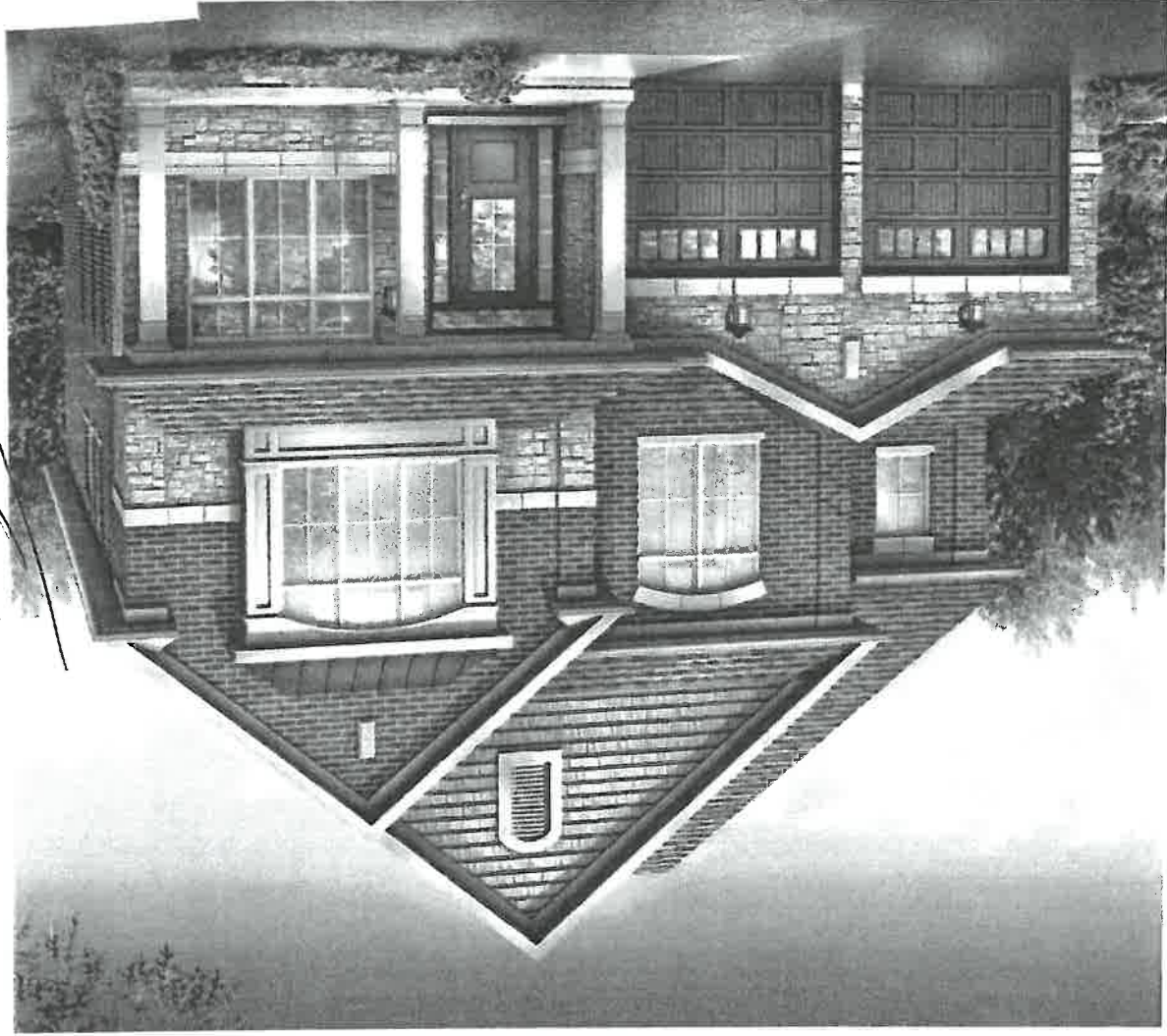
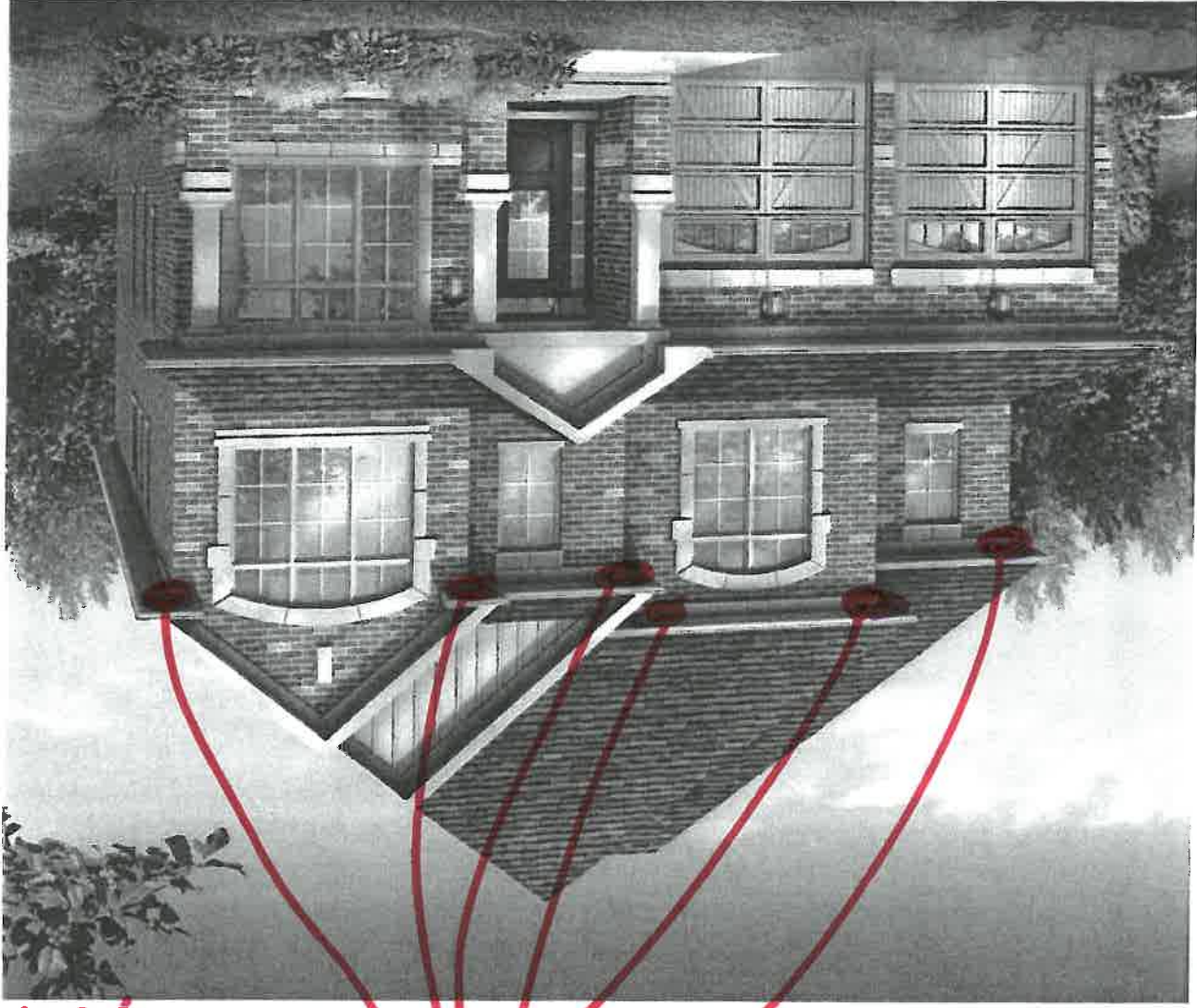
A/C

A/C



Elevation A 3049 sq. ft. - Optional 5 Bedroom Floor Plan 3300 sq. ft. Elevation B 3097 sq. ft. - Optional 5 Bedroom Floor Plan 3348 sq. ft.

6 EXTERIOR LIGHT  
IN SOFFIT  
ON SEP/SWITCH



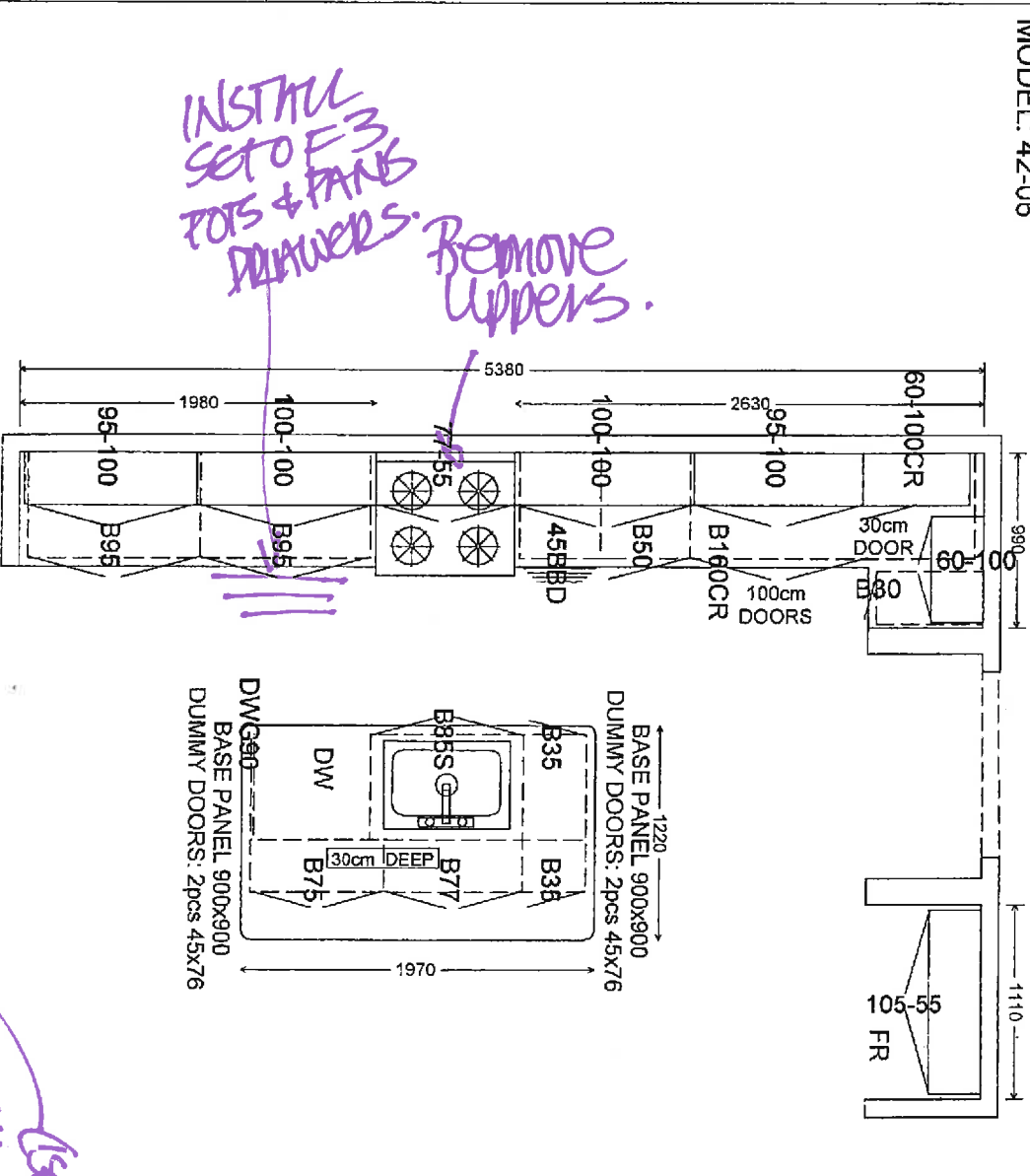
LOT 83N  
INNISFIL

AK

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

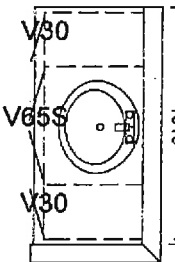
BELLE AIR SHORES, INNISFIL Drawing number:

MODEL: 42-06

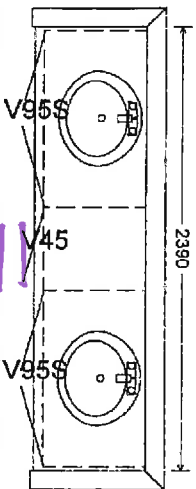


INSTALL SET OF 3 POTS & PANB DRAWERS. Remove Uppers.

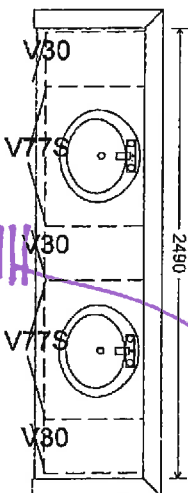
ENSUITE BDRM 2



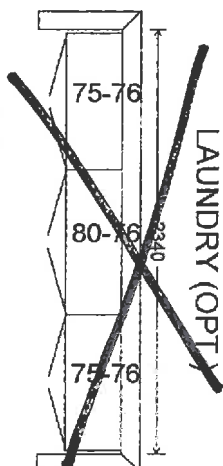
MASTER ENSUITE



TWIN BATH



LAUNDRY (OPT)



INSTALL SET OF 3 POTS & PANB DRAWERS.

INSTALL SET OF 3 POTS & PANB DRAWERS.



Scale:	Approved by:	Drawn by: MGER
Date: 24/02/17		

Approved by:

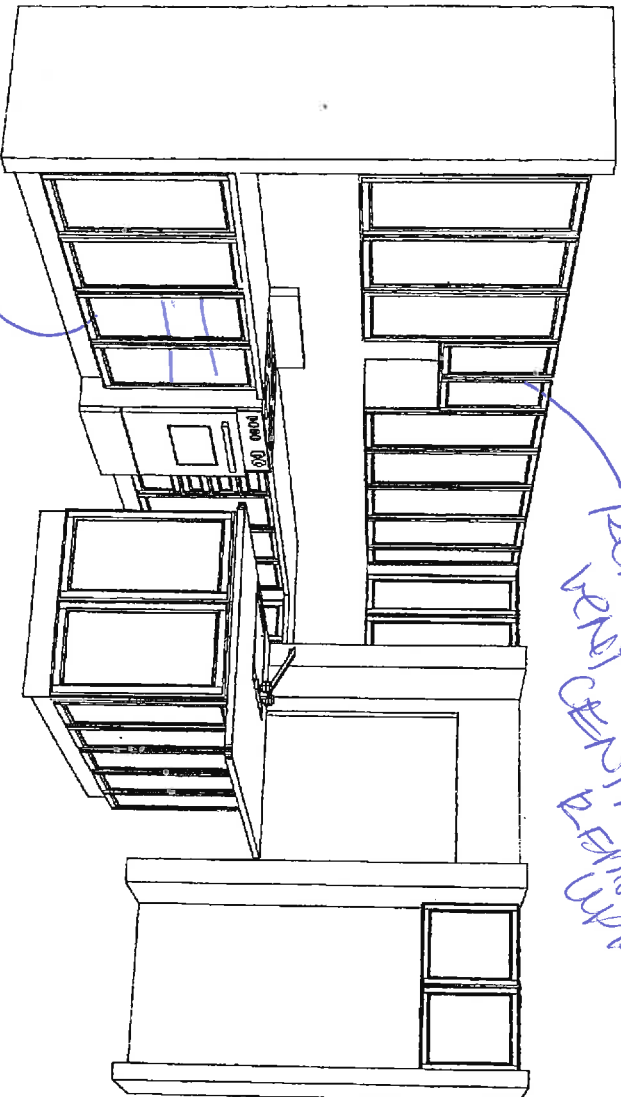
Printed by:

Printed by: MGER

Revised:

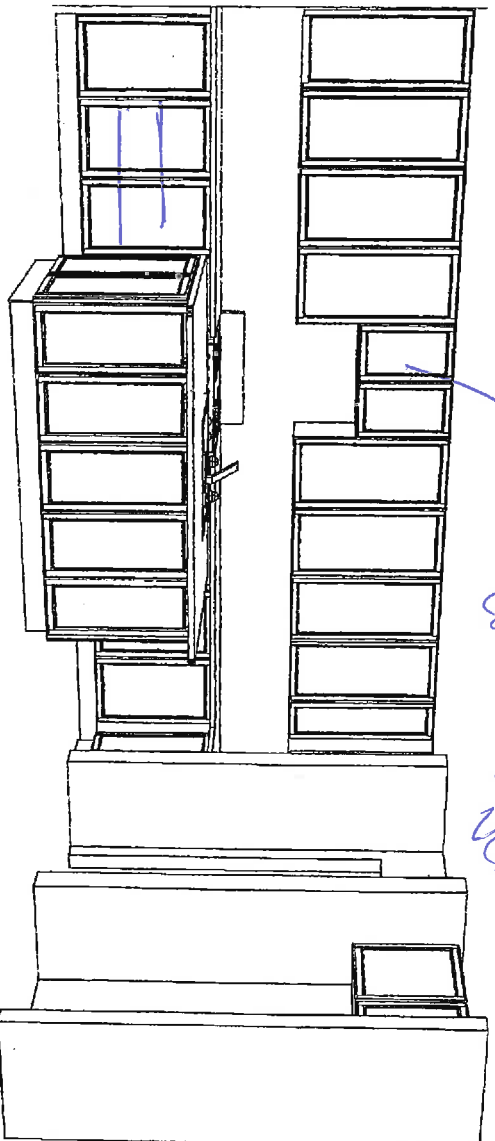
**Drawing number:**

Removal to be made by  
FBI on 1/27/78



POPS & PPA  
DRAWINGS

Remove upper  
for feature  
Continue to  
FAN VOL  
TO BE  
Centered



101 8571  
UNUSIL

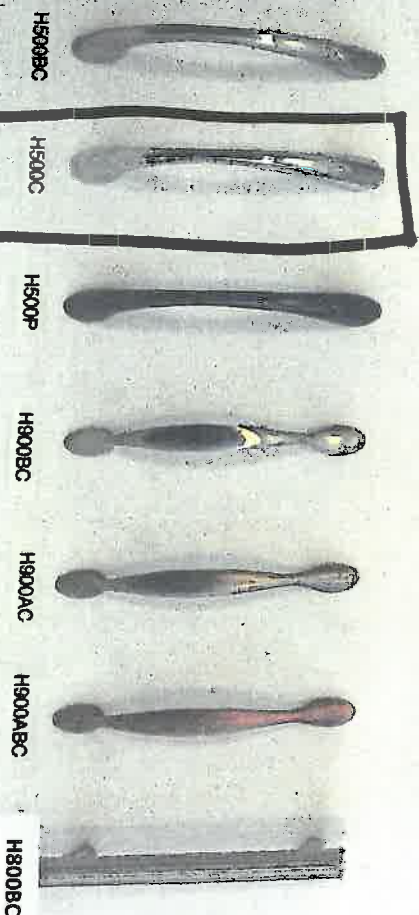
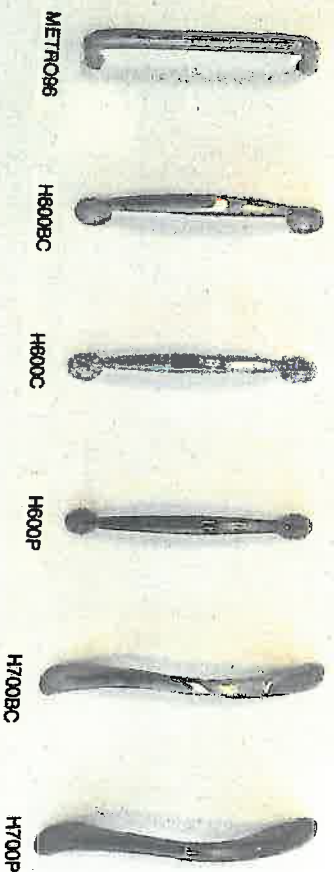
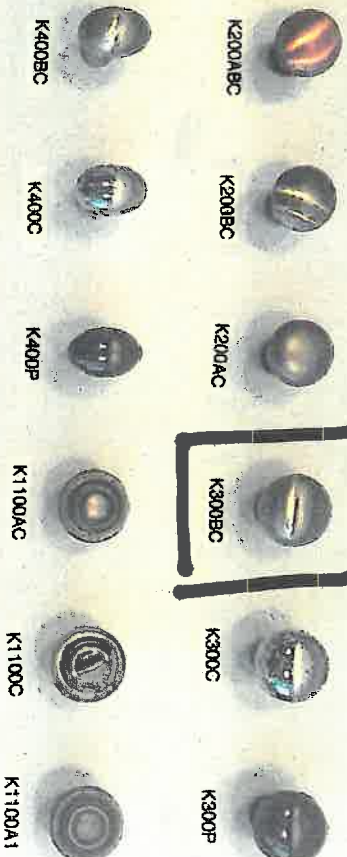
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# STANDARD CABINET HARDWARE

(New Image Kitchens)



KITCHEN/  
BATH

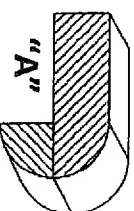
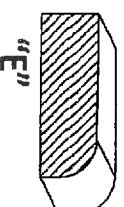
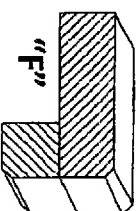
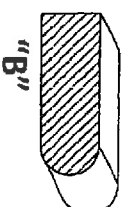
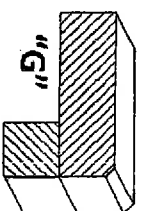
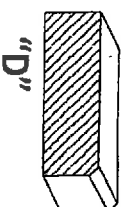
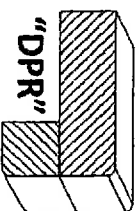
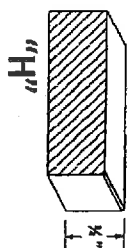
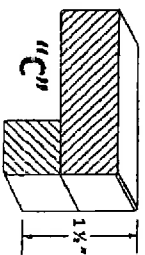


MASTER KITCHEN  
BATH  
WOT 83N  
MUSIL  
AK

ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

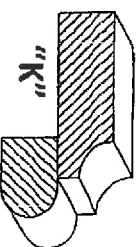
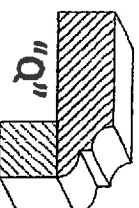
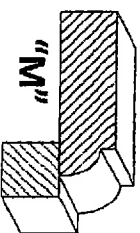
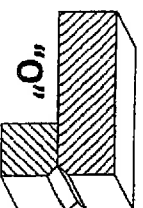
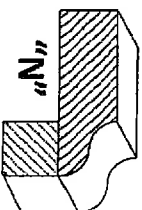
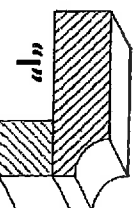
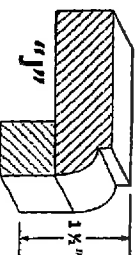
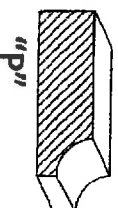
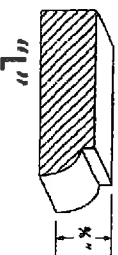
KITCHEN BATHROOM



AK

KITCHEN / ISLAND

UPGRADES



LOT / SITE

LOT 831 INNSIDE

AK

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, felled-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 absorptency 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 1441511

LOT 03N1

DATE MAY 31, 2017

## APPLIANCE SPEC INFORMATION SHEET

STE &amp; LOT:

83N-1N187L

DATE: MAY 31, 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☐ TOP LOAD

AK

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

AK

**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.

AK

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.

AK

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 AK

Date

Purchaser Signature

Date