



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

PURCHASER: Mojgan Kheradgar

TEL: RES.: 416-274-7001

LOT / PHASE	HOUSE TYPE	PRINT DATE
55N / 2	DELTA (50-07) ELEV B	28-Jun-17

(OPT. LOFT)

Ref#	Quantity - Description	Approved	Notes
3324	GARDEN DOORS (HINGED IN CENTRE) 8 FT HIGH IN LIEU OF SLIDING DOOR	28Jun17	
3325	FRAMELESS GLASS IN MASTER ENSUITE IN LIEU OF STD FRAMED GLASS	28Jun17	
3327	TILES UP # 2 KITCHEN BACKSPLASH TILES INSTALL STACKED	28Jun17	
3328	SMOOTH CEILINGS MAIN FLOOR AND LOFT	28Jun17	
3329	ELECTRICAL SHIT STANDARD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND	28Jun17	
3330	HARDWOOD UP # 4 MAIN FLOOR LIVING ROOM, DINING ROOM, HALLWAY, GREAT ROOM IN LIEU OF STD HARDWOOD	28Jun17	
3331	HARDWOOD UP # 4 MASTER BEDROOM, BEDROOM 2 IN LIEU OF STD CARPET	28Jun17	
3332	HARDWOOD UP # 4 LOFT AND LOFT BEDROOM IN LIEU OF STD CARPET	28Jun17	
3333	PAINTING STAIN INTERIOR OAK STAIRS MAIN TO BASEMENT AND MAIN TO LOFT	28Jun17	
3334	TILES DELETE BATHROOM ACCESSORIES NOTE NO UPGRADE ACCESSORIES	28Jun17	
3335	TILES UP # 4 FOYER, KITCHEN AND BREAKFAST AND BASEMENT FOYER	28Jun17	
3336	TILES MASTER ENSUITE UP # 4 FLOOR TILE INSTALL STACKED	28Jun17	
3337	COUNTER TOP UP # 1 KITCHEN/ISLAND INCLUDES DOUBLE UNDERMOUNT SINK	28Jun17	
3338	COUNTER TOP UP # 2 MASTER ENSUITE INCLUDES 2 OVAL UNDERMOUNT SINKS	28Jun17	
3339	COUNTER TOP MAIN BATH UP # 1 INCLUDES OVAL UNDERMOUNT SINK	28Jun17	
3340	COUNTER TOP UP # 1 LOFT BATH INCLUDES OVAL UNDERMOUNT SINK	28Jun17	
3341	PLUMBING MOEN ALIGN IN SRS FINISH KITCHEN FAUCET 7565 IN LIEU OF STANDARD	28Jun17	
3342	PLUMBING RIZON IN CHROME MASTER ENSUITE 2- SINGLE HANDLE FAUCET MODEL # 6900 1- TWO HANDLE ROMAN TUB FAUCET MODEL T935/4796 1-ECO PERFORMANCE POSI TEMP SHOWER FAUCET MODEL T2813EP/62320 ALL IN LIEU OF STANDARD	28Jun17	
3343	PLUMBING MODEN RIZON IN CHROME 1- SINGLE HANDLE FAUCET MODEL # 6900 MAIN BATH 1- SINGLE HANDLE FAUCET MODEL # 6900 LOFT BATH IN LIEU OF STANDARD	28Jun17	
3344	PLUMBING WATER LINE TO FRIDGE	28Jun17	
4124	DELETE MIRRORS IN ALL BATHROOMS AS PER COLOUR CHART	28Jun17	
4125	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	28Jun17	



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4126	BONUS: Air Conditioning (42ft and 50ft lots ONLY) 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by 7/8 inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs	28Jun17	
4127	OPTIONAL LOFT AS PER AGREEMENT OF PURCHASE AND SALE	28Jun17	

This Document is Extremely Time Sensitive - Printed 28 Jun 17 at 13:44

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	K 319 (1)	C		
Island	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	K 319 (1)	C		
Servery	NA					
Master Ensuite	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	K 321 (2)	H		
Main	CONT SLAB MDF STONE GREY	H 800 BC	K 309 (1)	H		
Twin	NA					
Semi Ensuite/Loft	CONT SLAB MDF STONE GREY	H 800 BC	K 309 (1)	H		
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES			INSERTS	THRESHOLDS		
Main Foyer	CALCATTÀ GRIS 20 " X 20" UP # 4			Metal		
Basement Foyer	CALCATTÀ GRIS 20 " X 20" UP # 4					
Powder Room	NA					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	CALCATTÀ GRIS 20 " X 20" UP # 4					
Breakfast Floor	CALCATTÀ GRIS 20 " X 20" UP # 4					
Kitchen Bk.Splash	C & D TENDER GREY BRIGHT 4 " X 16" INSTALL STACKED UP #2					
Laundry	BELLINA GREY 13 X 13					
Mstr Ensuite Floor	RONDINE FUORI GRIGIO TUNDRA 12" X 24" INSTALL STACKED UP # 4					
Mstr Ens Tub Wall/Deck	UNIWAL WHITE 8 X 10		NA			
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	MALINA ICE 13 X 13					
Main Bath Tub Wall	MALINA ICE 8 X 10		NA			
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Semi Ensuite Bath Floor	MALINA ICE 13 X 13					
Semi Ensuite Bath Wall	MALINA ICE 8 X 10		NA			
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	VINTAGE SOLID SAWN WHITE OAK APOLLO UV URETHAINE 5" UP # 4					
Dining Room	VINTAGE SOLID SAWN WHITE OAK APOLLO UV URETHAINE 5" UP # 4					
Family/Great Room	VINTAGE SOLID SAWN WHITE OAK APOLLO UV URETHAINE 5" UP # 4					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE SOLID SAWN WHITE OAK APOLLO UV URETHAINE 5" UP # 4					
Loft	VINTAGE SOLID SAWN WHITE OAK APOLLO UV URETHAINE 5" UP # 4					
Master Bedroom	VINTAGE SOLID SAWN WHITE OAK APOLLO UV URETHAINE 5" UP # 4					
Bedroom 2	VINTAGE SOLID SAWN WHITE OAK APOLLO UV URETHAINE 5" UP # 4					
Bedroom 3/4 LOFT	VINTAGE SOLID SAWN WHITE OAK APOLLO UV URETHAINE 5" UP # 4					
Carpet Underpad	NA					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF 17	
MIRRORS & ACCESSORIES						
Mirrors	DELETE ALL MIRRORS	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL	55N	
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.

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN	
Stair Stain / Species:	STAIN TO MATCH APOLLO AS CLOSE AS POSSIBLE
White Paint Req'd	NA
Main to Loft 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	WARM GREY	Master Beds	WARM GREY
Living Room	WARM GREY	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3 & 4	WARM GREY
Family/Great room	WARM GREY		
Den/Study	NA	Master Ens.	WARM GREY
Main/ AND Loft	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Semi Ensuite	WARM GREY
Powder Room	NA	Basement	NA



PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	UPGRADE	DOUBLE UNDERMOUNT SEE PES FAUCET
Powder Room	N/A		
Master Ensuite	UPGRADE	UPGRADE	2- OVAL UNDERMOUNT SEE PES FAUCET
Main	UPGRADE	UPGRADE	1- OVAL UNDERMOUNT SEE PES FAUCET
Semr Ensuite	UPGRADE	UPGRADE	1- OVAL UNDERMOUNT SEE PES FAUCET
BASEMENT	N/A		
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	UPGRADE		
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		

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	50-07-B DELTA	LOT: 55N	 
PURCHASER(S):	WITH OPT LOFT MOJGAN KHERADYAR		
HOME #/CELL #	416 274-7001		
EMAIL:	Purchaser Signature		

<p>DÉCOR NOTES</p>	<p>Purchaser Signature</p> 	<p>Date</p>
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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.



Décor Consultant Signature

Date _____

MAY 29 2017

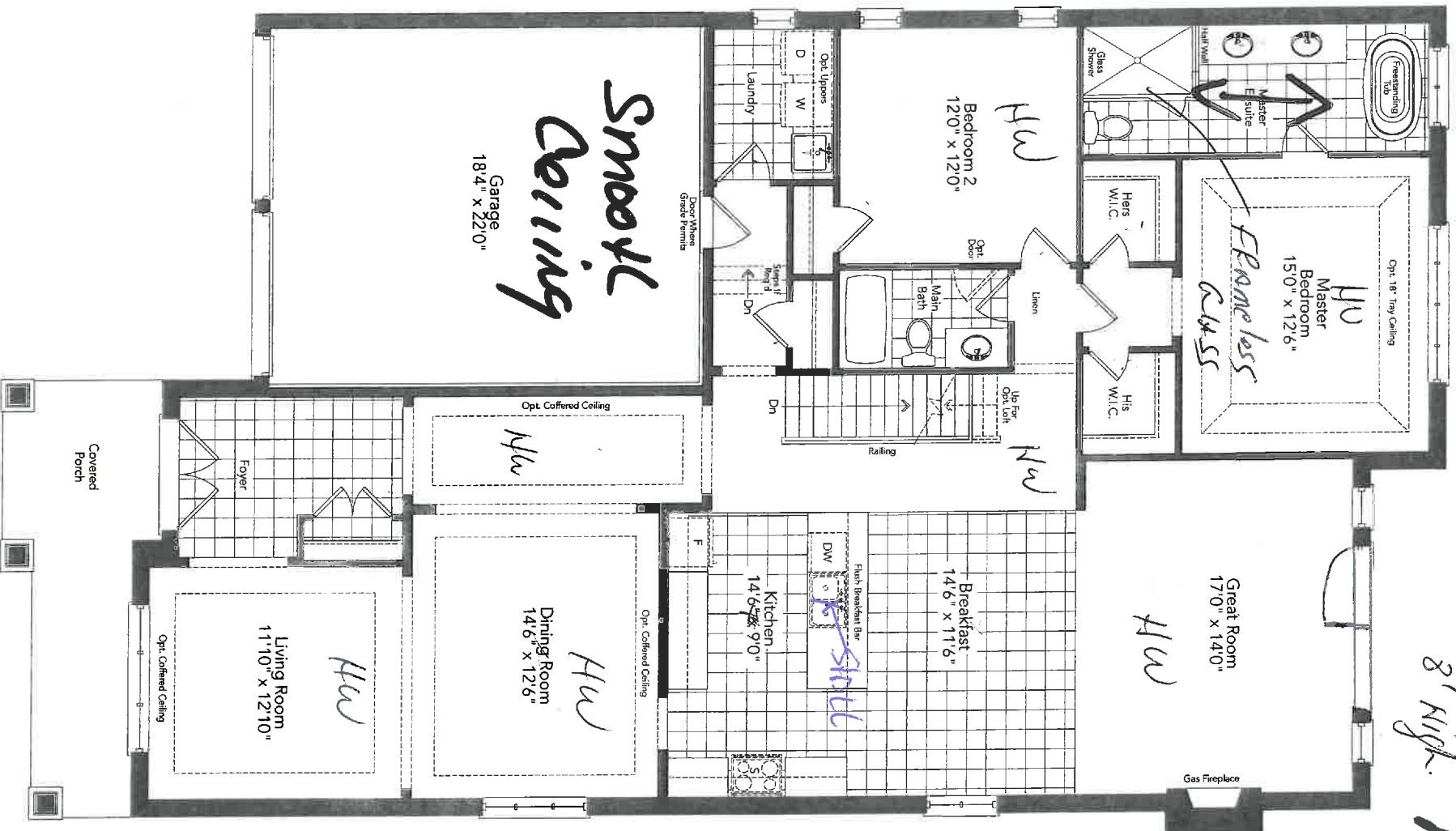
*** PAGE 2 OF 2 ***

Vendor Signature

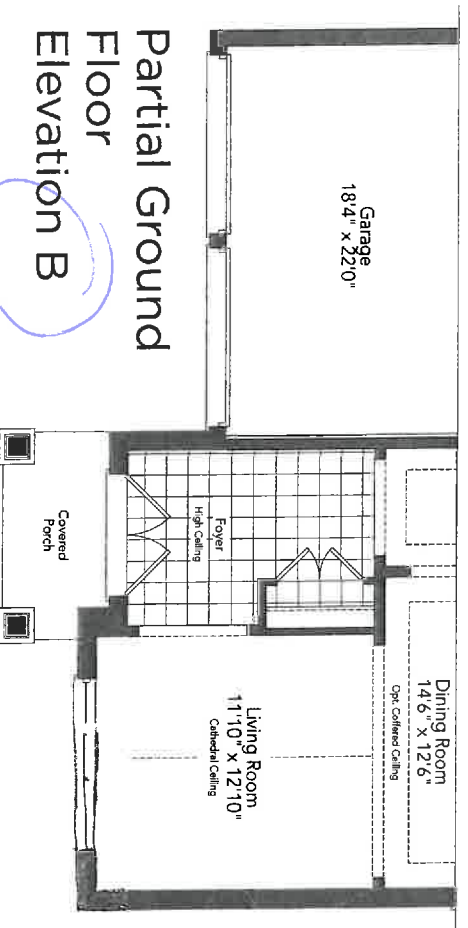
Date _____

Carson Book's
8' high. Loss Loss.

may
19/17



Ground Floor
Elevation A



Lot 552
May
19/17

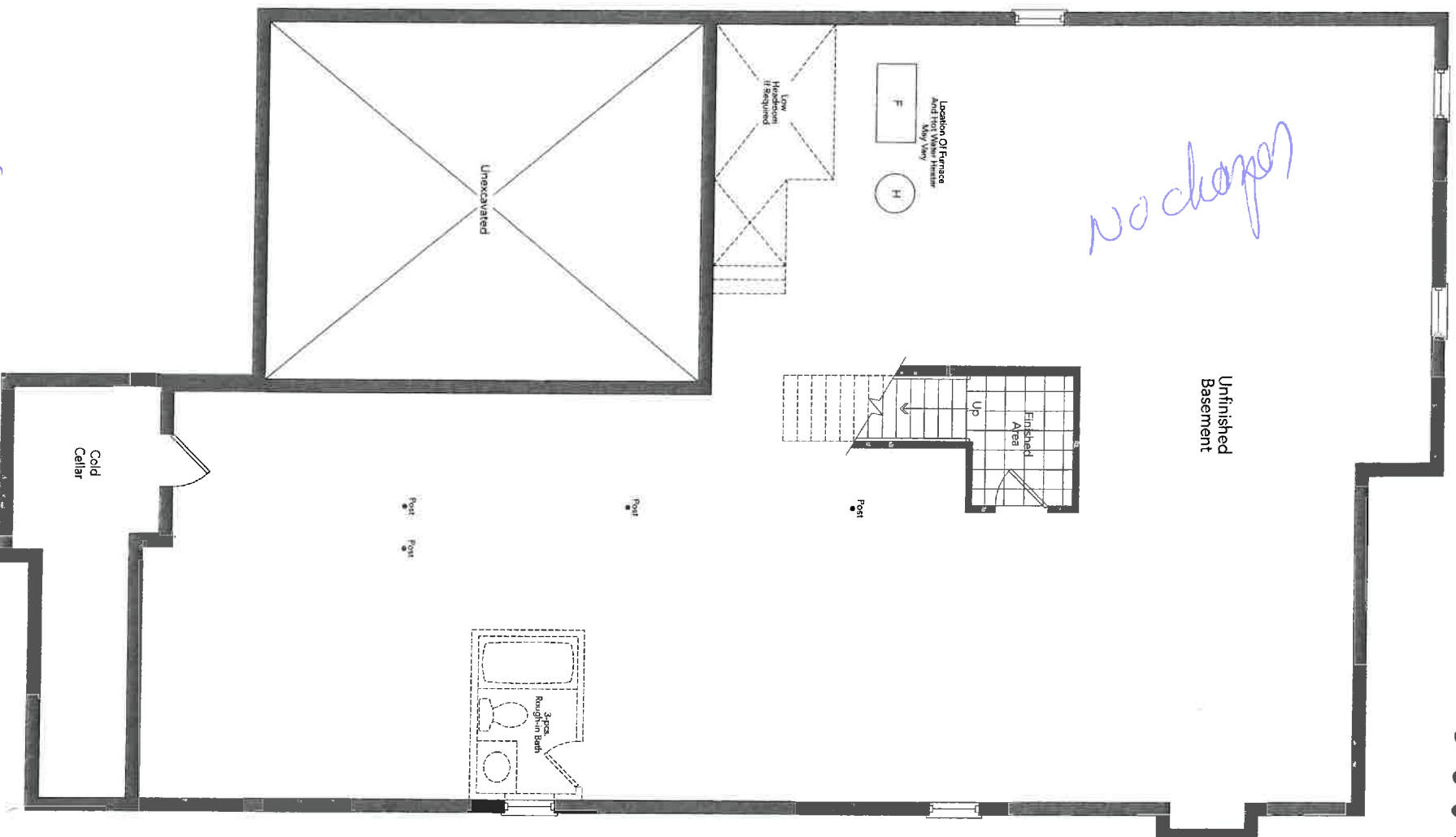


Partial Optional
Loft Plan
Elevation A & B

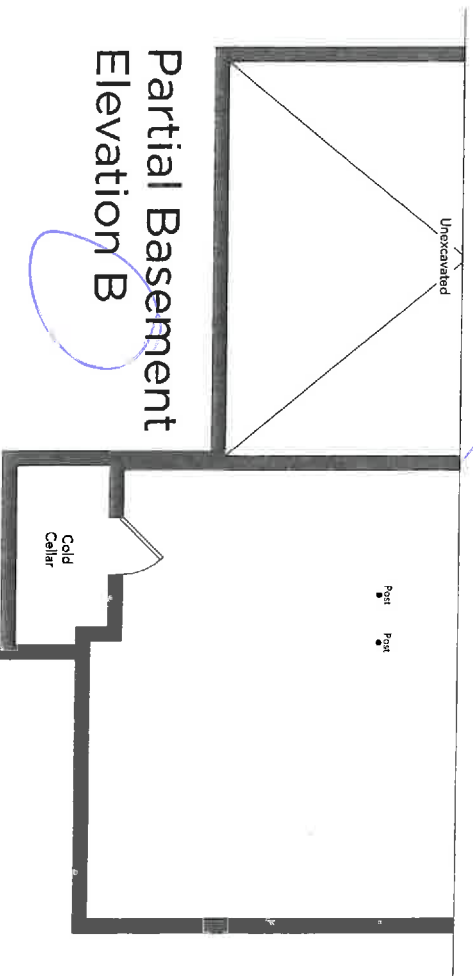
LO6SSN

MAY
19/17

no changes



Basement
Elevation A



Dr.

DELTA 50-07

Lot 552

MAY 19/17

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

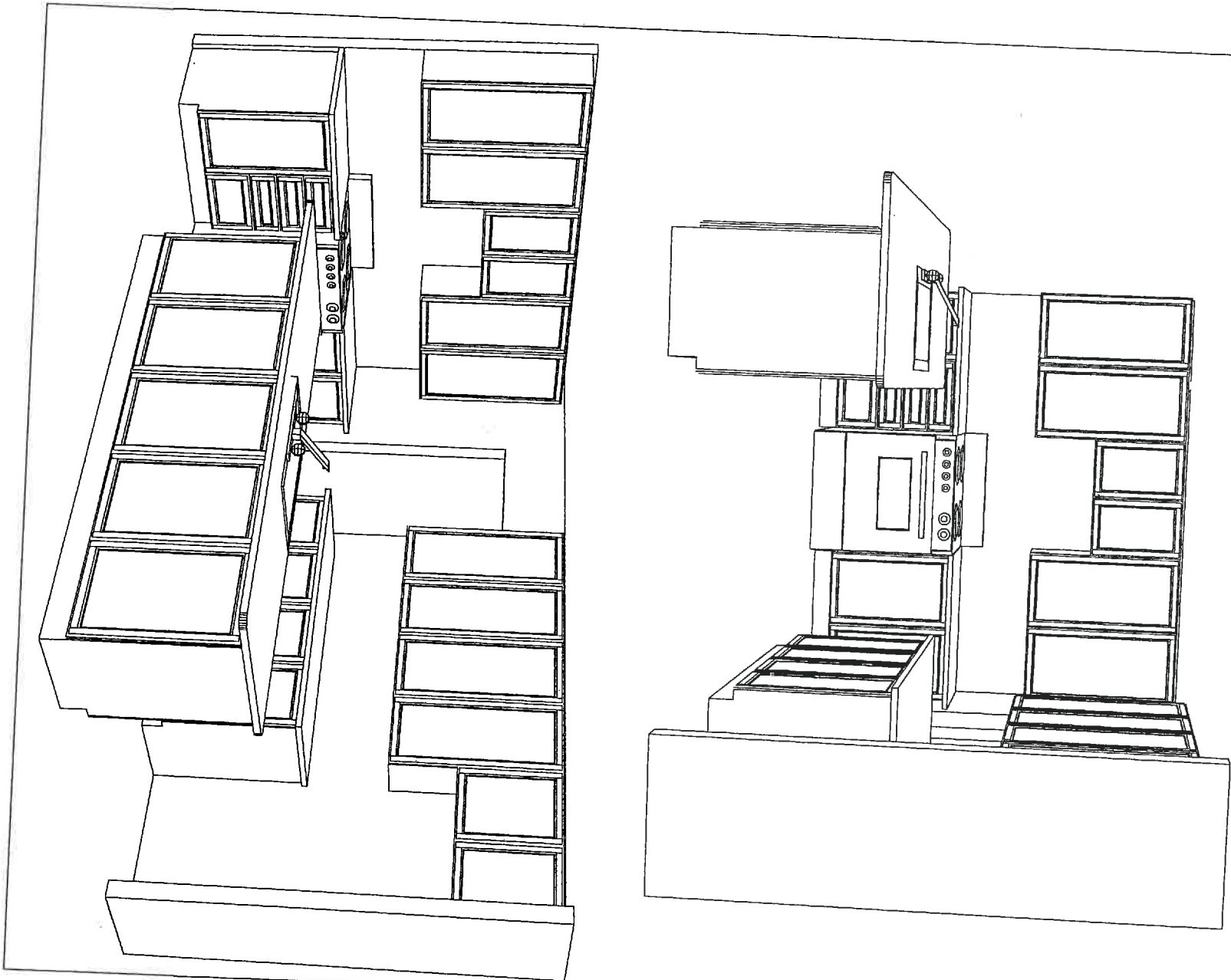
Drawn by: MGER

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 50-07



Shannon & Helen

Di

STANDARD CABINET HARDWARE

(New Image Kitchens)



Lab 5510
May 19/19

Kitchen
Bathrooms

JK

Rizon™

Traditional | Transitional | Modern

Polished smooth with clean, horizontal lines, the Rizon collection features a modern style with simple edges and soft curves.

Lot. 55
n

may
19/13

1-main
1-lock
2-marks

Single Handle Lav Faucet
with Lift Rod Drain -

Model 6900

Chrome
Other

Single Handle Vessel Lav Faucet
with Push-Button Drain without Overflow ±

Model 6911 / 140780

Chrome - 4
Other - 100000

Two Handle Adjustable Widespread
(8" - 16") Lav Faucet
with Lift Rod Drain

Model T6920 / 69000

Chrome - 5
Other - 5

FINISH OPTIONS:

BN

To order, combine the model number with one of these finish letter(s):
LifeShine® Brushed Nickel (BN).
To order Chrome (C) model, use model number only.
- Deckplate sold separately - 165006 series
± Single hole installation only

for

Rizon™

Lot 55

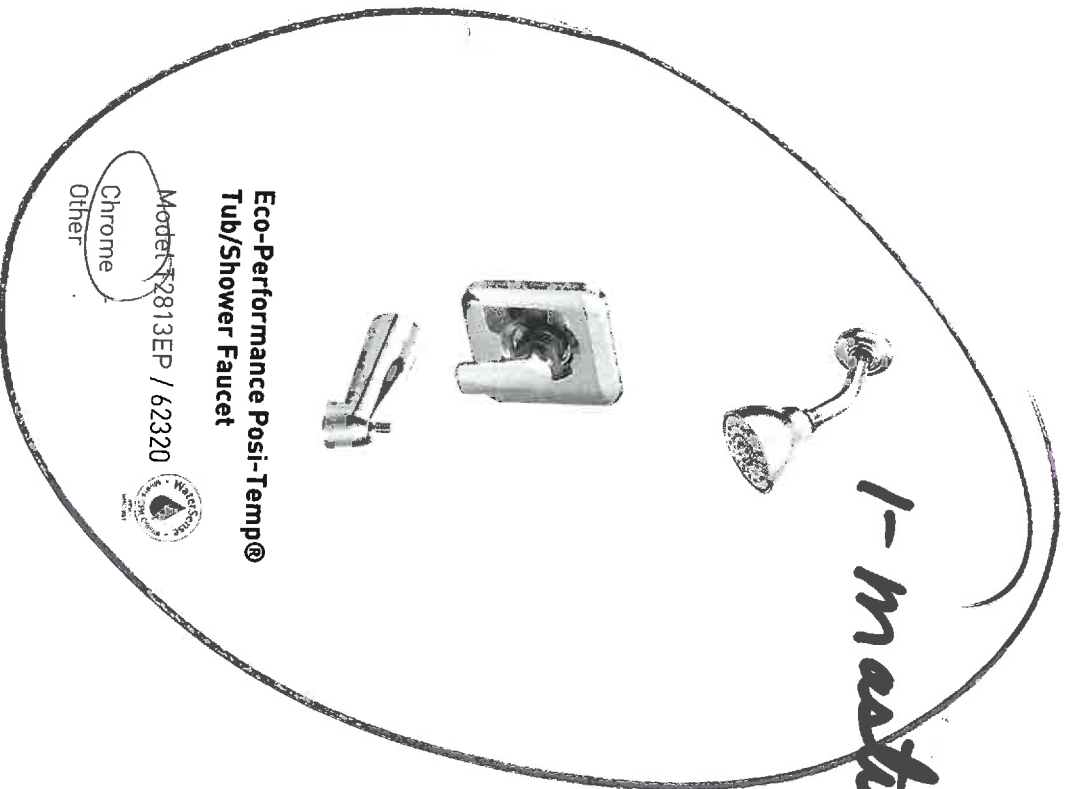
Traditional | Transitional | Modern

Polished smooth with clean, horizontal lines, the Rizon collection features a modern style with simple edges and soft curves.

1-matte

may

19/17



Eco-Performance Posi-Temp®
Tub/Shower Faucet

Model T2813EP / 62320



Chrome
Other

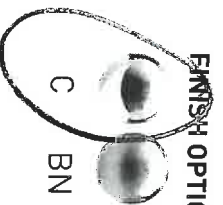
Eco-Performance Posi-Temp®
Shower Only

Model T2812EP / 62320



Chrome
Other

FINISH OPTIONS:



To order, combine the model number with one of these finish letter(s):
LifeShine® Brushed Nickel (BN).
To order Chrome (C) model, use model number only.

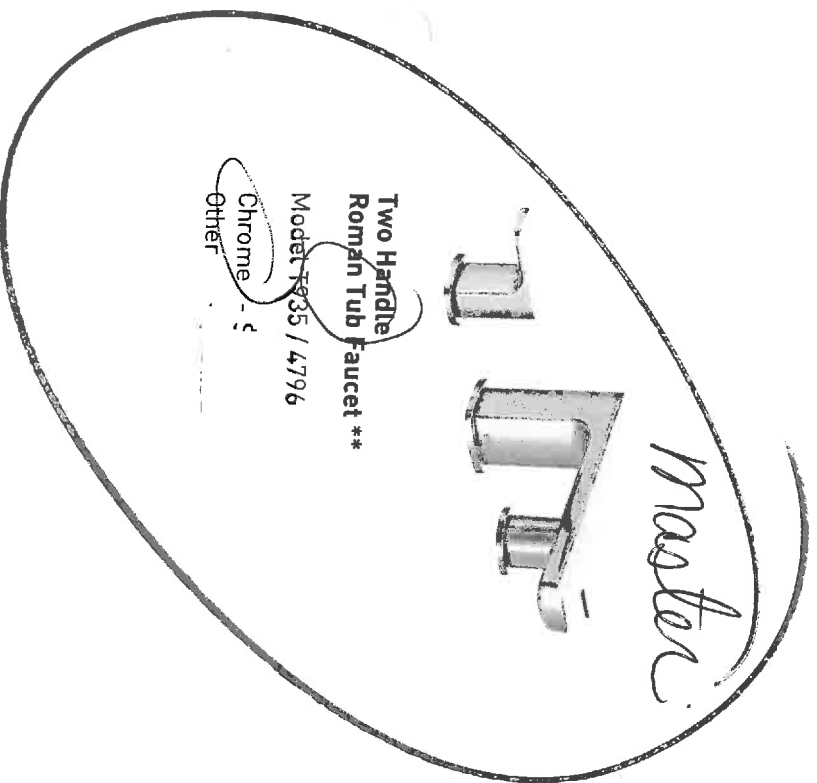
De

Rizon™

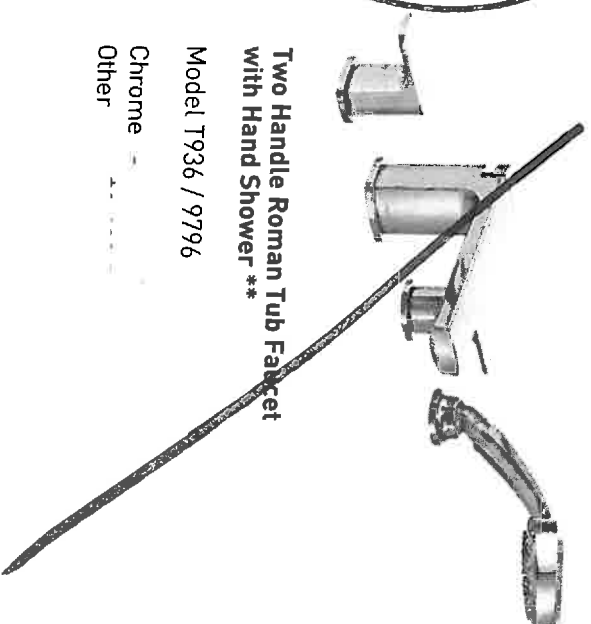
Traditional | Transitional | Modern
Polished smooth with clean, horizontal lines, the Rizon collection features a modern style with simple edges and soft curves.

Lot 552

MAY
19/17

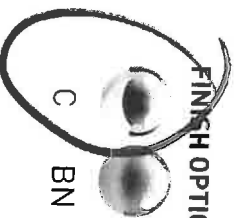


Two Handle
Roman Tub Faucet **
Model T935 / 4796
Chrome - \$
Other



Two Handle Roman Tub Faucet
with Hand Shower **
Model T936 / 9796
Chrome
Other

FINISH OPTIONS:



To order, combine the model number with one of these finish letter(s):
LifeShine® Brushed Nickel (BN).
To order Chrome (C) model, use model number only.
** Tub drain assembly sold separately - T90331 series

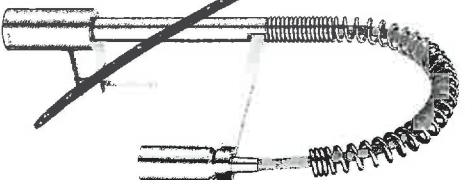
Mr

Align®

Traditional | Transitional | Modern

From intimate galley kitchens to large gourmet workstations,
Align faucets bring a refreshed modern look to your home.

NEW!
Ships 02



Single Handle Pre-Rinse Sprayer
Pull-down Kitchen Faucet *

Model 5923

Chrome -
Other -



Single Handle Pull-down
Kitchen Faucet *

Model 7565

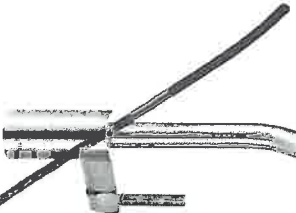
Chrome -
Other -



Single Handle Kitchen Faucet
with Side Spray *

Model 7165

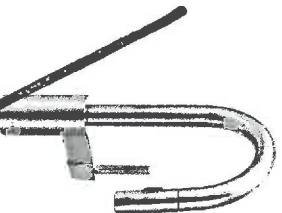
Chrome -
Other -



Single Handle
Kitchen Faucet *

Model 7365

Chrome -
Other -

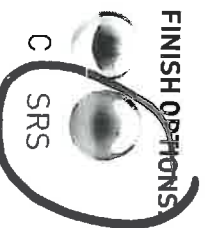


Single Handle Pull-down
Bar/Prep Faucet *

Model 5965

Chrome -
Other -

FINISH OPTIONS

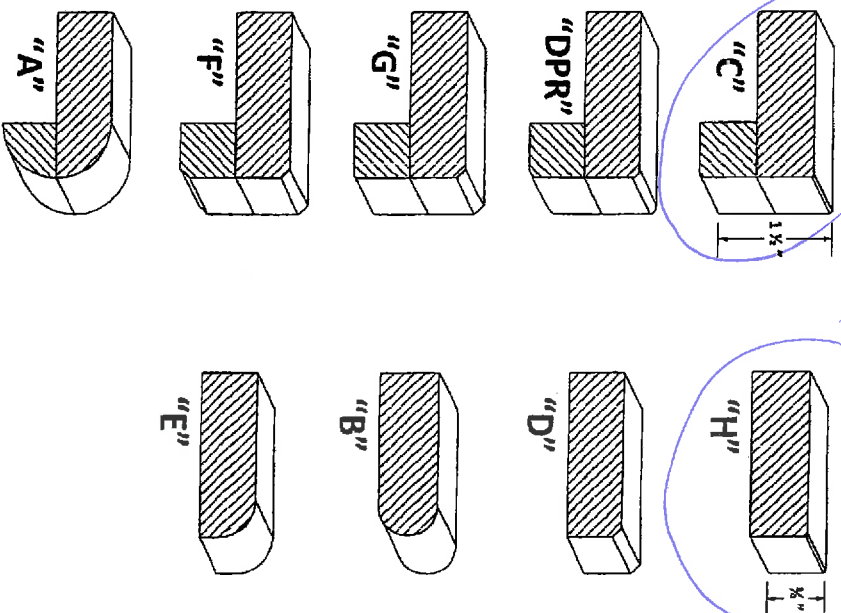


To order, combine the model number with one of these finish letter(s):
Spot Resist™ Stainless (SRS).

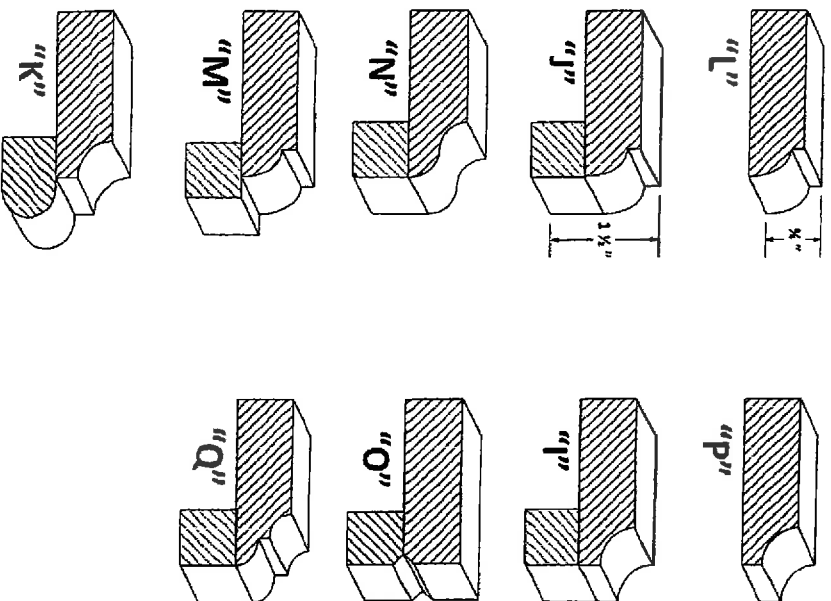
To order Chrome (C) model, use model number only.
* Deckplate sold separately - 141002 series

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

SSN Truisek

W.

May 19/17

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 or 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:

THURSFIELD 60555N

DATE:

May 19/17

SITING:

☐

Standard

☐

Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROP IN)

☐ 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

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 19/17

Purchaser Signature

Date