



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

PURCHASER: Rami Zaharov

TEL: RES.: 416-804-2624

LOT / PHASE	HOUSE TYPE	PRINT DATE
130N / 2	MARINA (42-02) ELEV A	28-Jun-17

(OPT. 2ND FLOOR)

Ref#	Quantity - Description	Approved	Notes
3221	NO STRUCTURAL CHANGES	28Jun17	
3824	DELETE ALL BATHROOM ACCESSORIES	28Jun17	
3825	DELETE UPPER OVER STOVE AND ALLOW FOR 30" FREE STANDING CHIMNEY HOOD	28Jun17	
3826	NO UPGRADES ON FINISHES ALL STANDARD	28Jun17	
4132	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	
4133	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	28Jun17	
4134	OPTIONAL 2ND FLOOR **AS PER AGREEMENT OF PURCHASE AND SALE	28Jun17	


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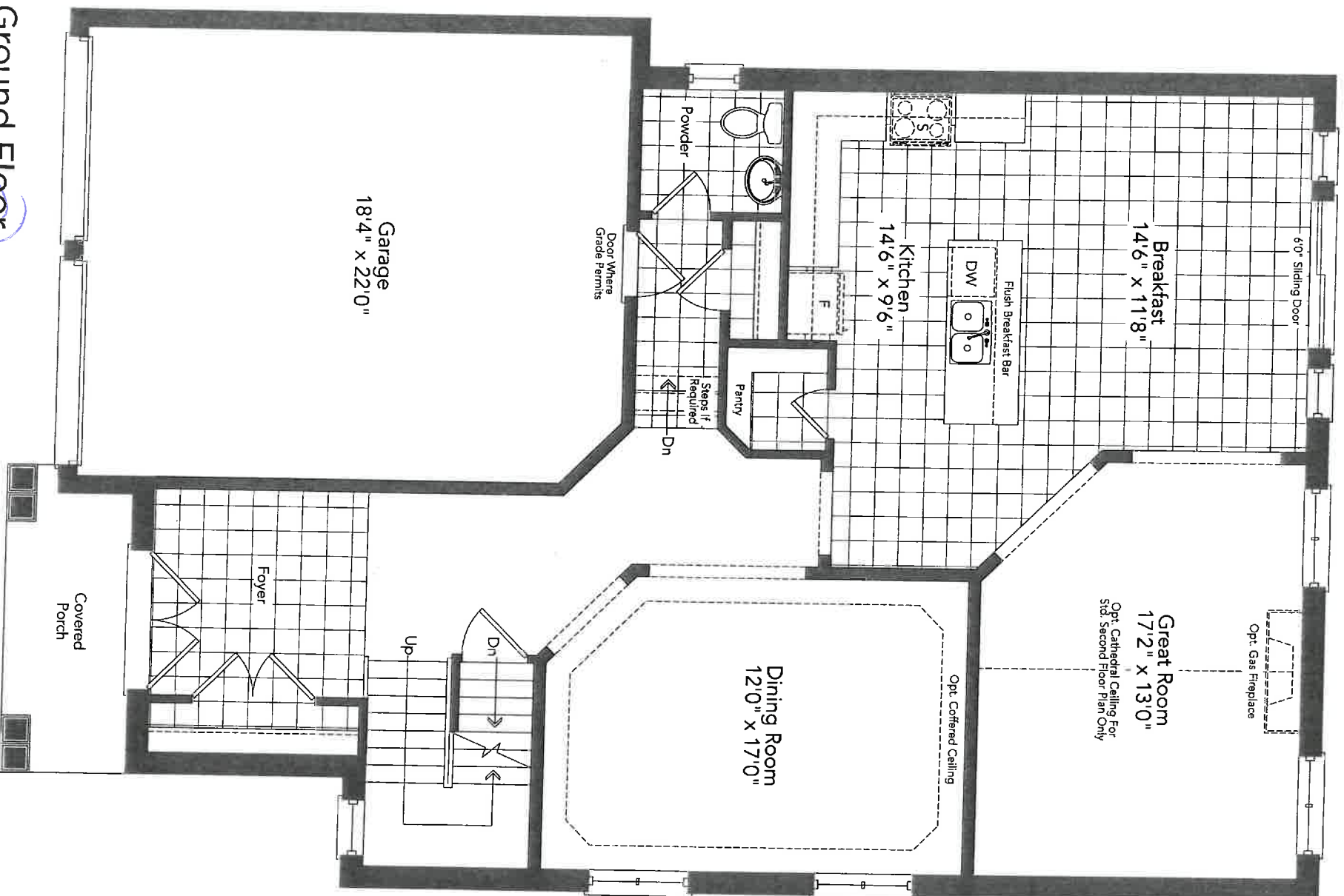
STK + CADWORKS

ZANCOR HOMES COLOUR CHART

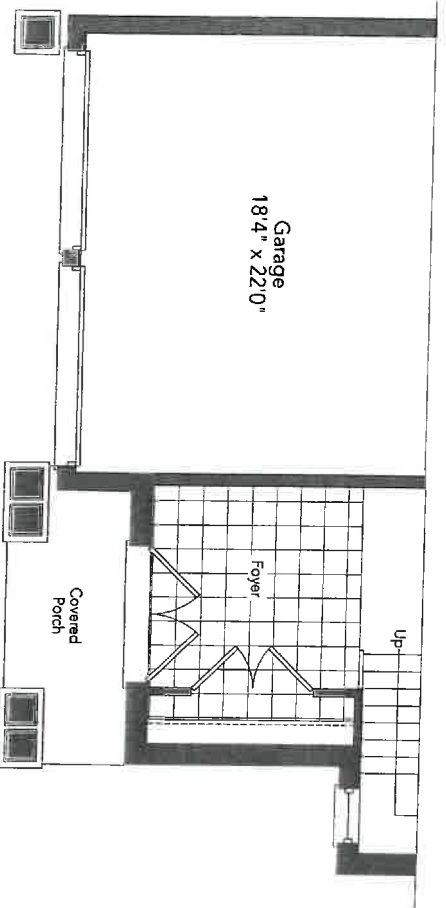
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA WHITE PVC ✓	H 800 BC	GIALLO ORNAMENTAL LIGHT	C		
Island	SIERRA WHITE PVC ✓	H 800BC	GIALLO ORNAMENTAL LIGHT	C		
Servery	NA					
Master Ensuite	SHAKER PVC TUXEDO ✓	H 500 P	CARRERAA BIANCO 6696-46			
Main	SHAKER OAK TIMBER GREY ✓	H 800 BC	PORTICO MARBLE 7735-58 ✓			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
			INSERTS	THRESHOLDS		
Main Foyer	LONDON BRANCO 13 X 13 ✓					
Basement Foyer	NA					
Powder Room	LONDON BRANCO 13 X 13 ✓					
Mud Room	LONDON BRANCO 13 X 13 ✓					
Main Hall	NA					
Kitchen Floor	LONDON BRANCO 13 X 13 ✓					
Breakfast Floor	LONDON BRANCO 13 X 13 ✓					
Kitchen Bk.Splash	NA					
Laundry	CINQ BLACK 13 X 13 ✓					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13 ✓			BIAN CARR		
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 ✓			BIAN CARR		
Main Bath Tub Wall	UNIWAL WHITE 8 X 10 ✓	NA				
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
NA						
Living Room	NA					
Dining Room	STANDARD VINTAGE OAK NATURAL 3 1/4" ✓					
Family/Great Room	STANDARD VINTAGE OAK NATURAL 3 1/4" ✓					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	STANDARD VINTAGE OAK NATURAL 3 1/4" ✓					
Upper Hall	OPENING NIGHT T-03 ✓					
Master Bedroom	OPENING NIGHT T-03 ✓					
Bedroom 2	OPENING NIGHT T-03 ✓					
Bedroom 3	OPENING NIGHT T-03 ✓					
Bedroom 4	OPENING NIGHT T-03 ✓					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL	130N	
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 Basement Railing Details:		NA	
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	NA	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	NA	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY	Twin	NA
Powder Room	WARM GREY	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	STANDARD	
2nd Ensuite	NA		
BASEMENT	NA		
Other			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE BBQ	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	STANDARD		
Hood Fan Venting SIZE	NA		
ELECTRICAL for Built-in Oven	6" STANDARD		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	NA		
DISCLAIMER		INITIALS	
<small>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.</small>			
<small>Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs</small>			
<small>Purchaser has checked and acknowledged accuracy of colour and selections before signing.</small>			
SITE: INNISFIL	40-02-A MARINA	LOT: 130N	
PURCHASER(S):	Rami Zaharov 416 804-2624		
HOME #/CELL #			
EMAIL:			
DÉCOR NOTES			
FOR TRADE USE			
<small>Any upgrades in the colour chart must be accompanied with a PES.</small>			
<small>It is the responsibility of <u>all Trades</u> to inform the builder of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.</small>		<small>Décor Consultant Signature</small> _____ <small>Date</small> JUN 16 2017	
*** PAGE 2 OF 2 ***		<small>Vendor Signature</small> _____ <small>Date</small>	



Ground Floor
Elevation A



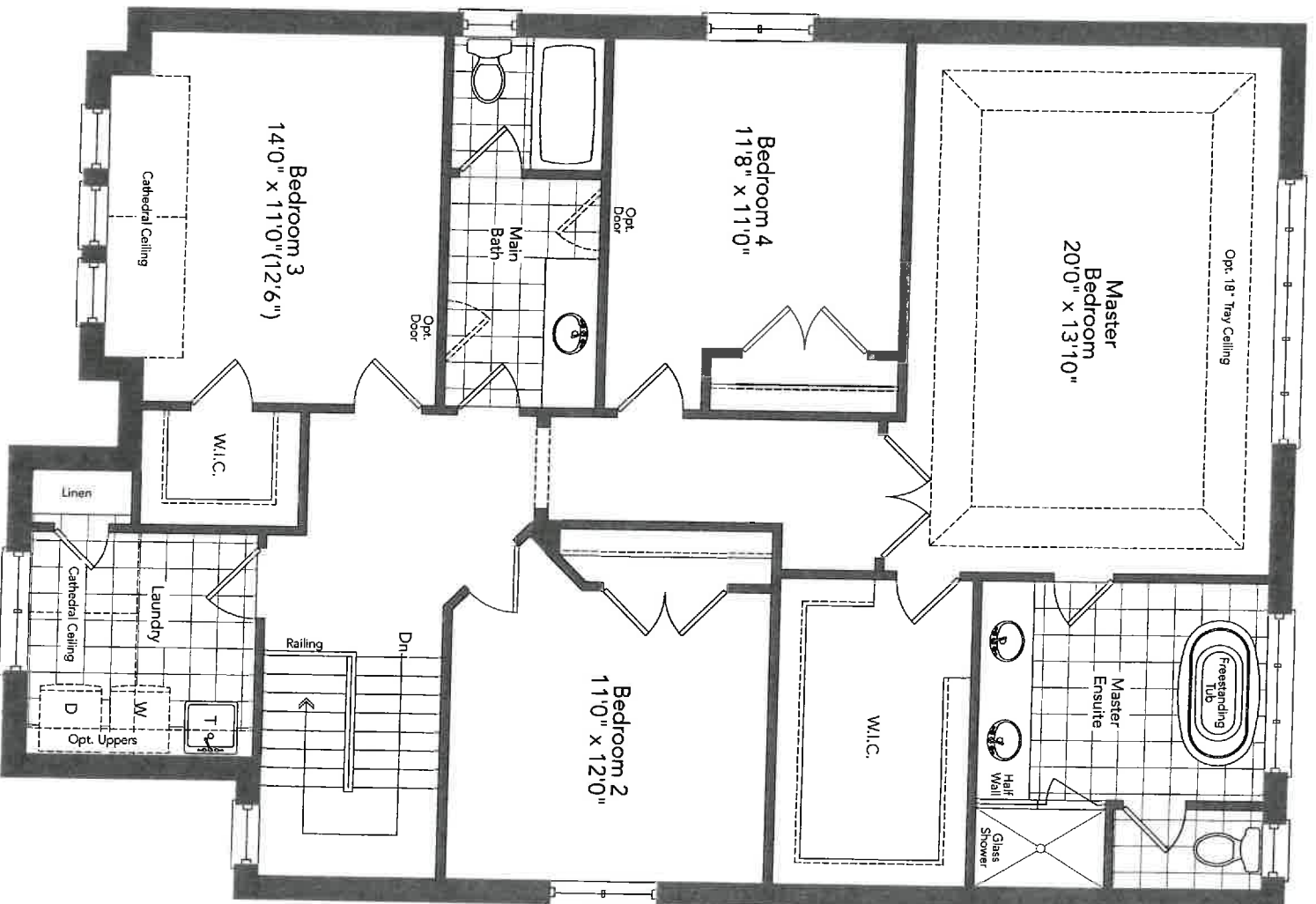
Partial Ground Floor
Elevation B

106
130N
June 9/17

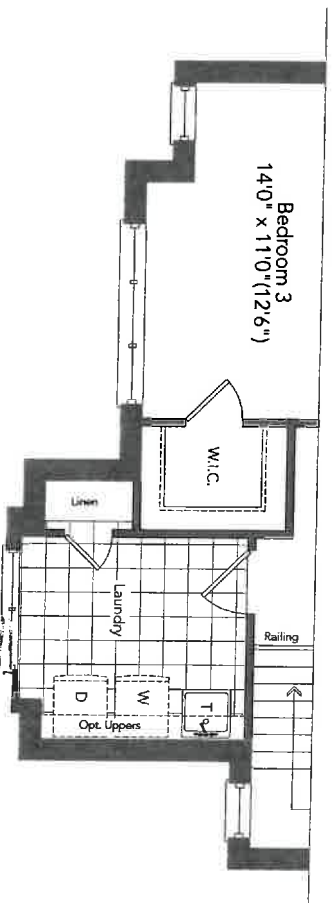
MARINA 42-02

22

lot
1302
June 9/17



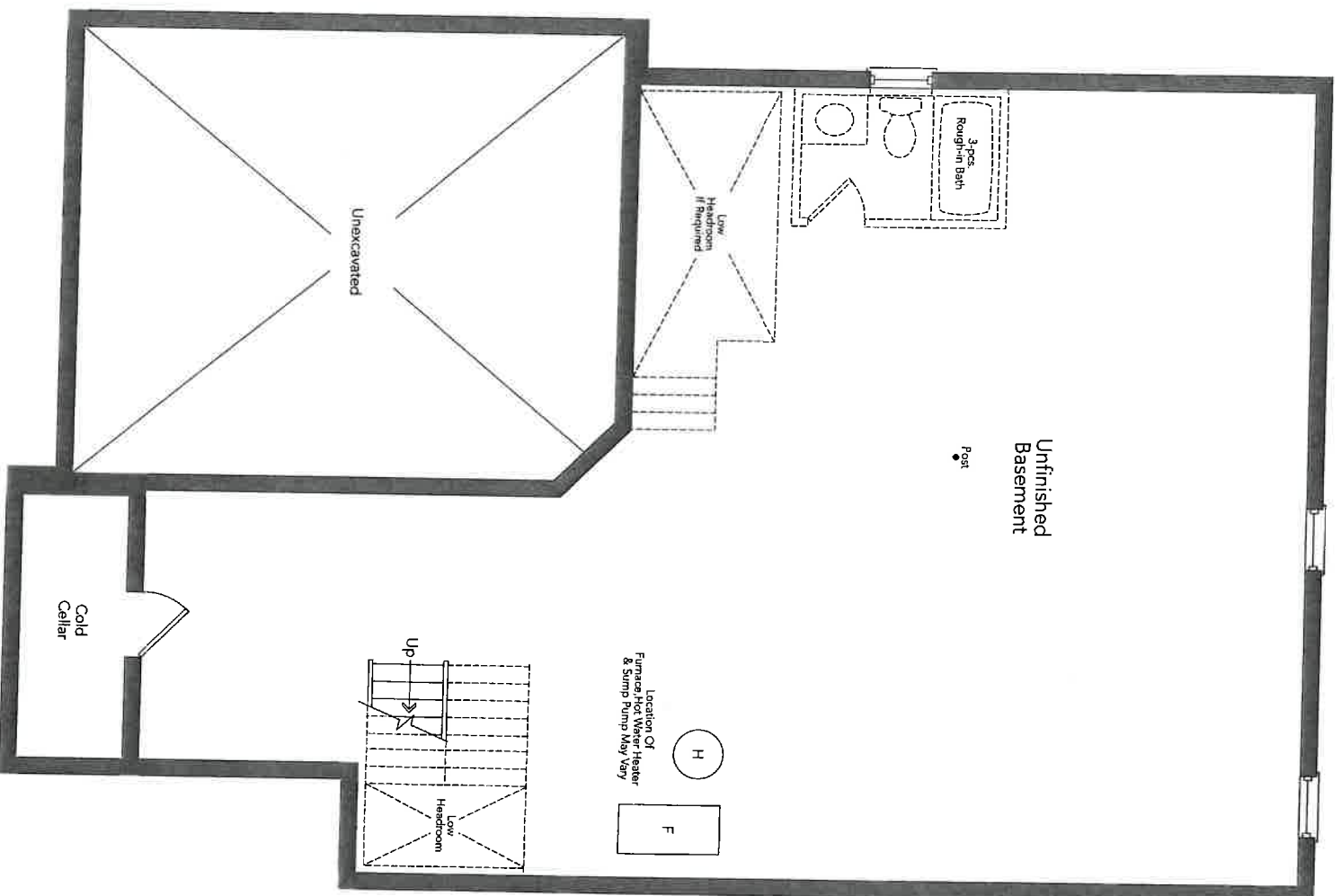
Optional Second
Floor Plan
Elevation A



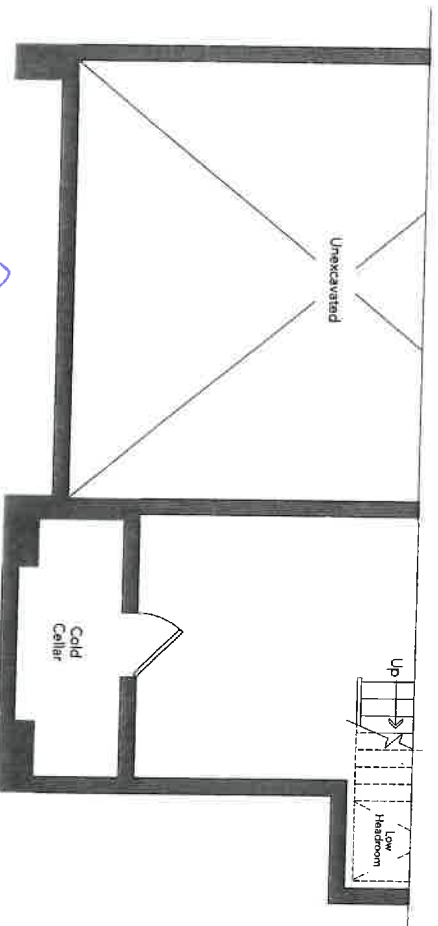
MARINA 42-02

Partial Optional Second Floor Plan
Elevation B

Lo (1302)
June 9/17



Basement
Elevation A



Partial Basement
Elevation B

MARINA 42-02

New Image Kitchens Inc.

Scale:

Approved By:

Drawn by: MGER

Date: 24/02/17

Revised:

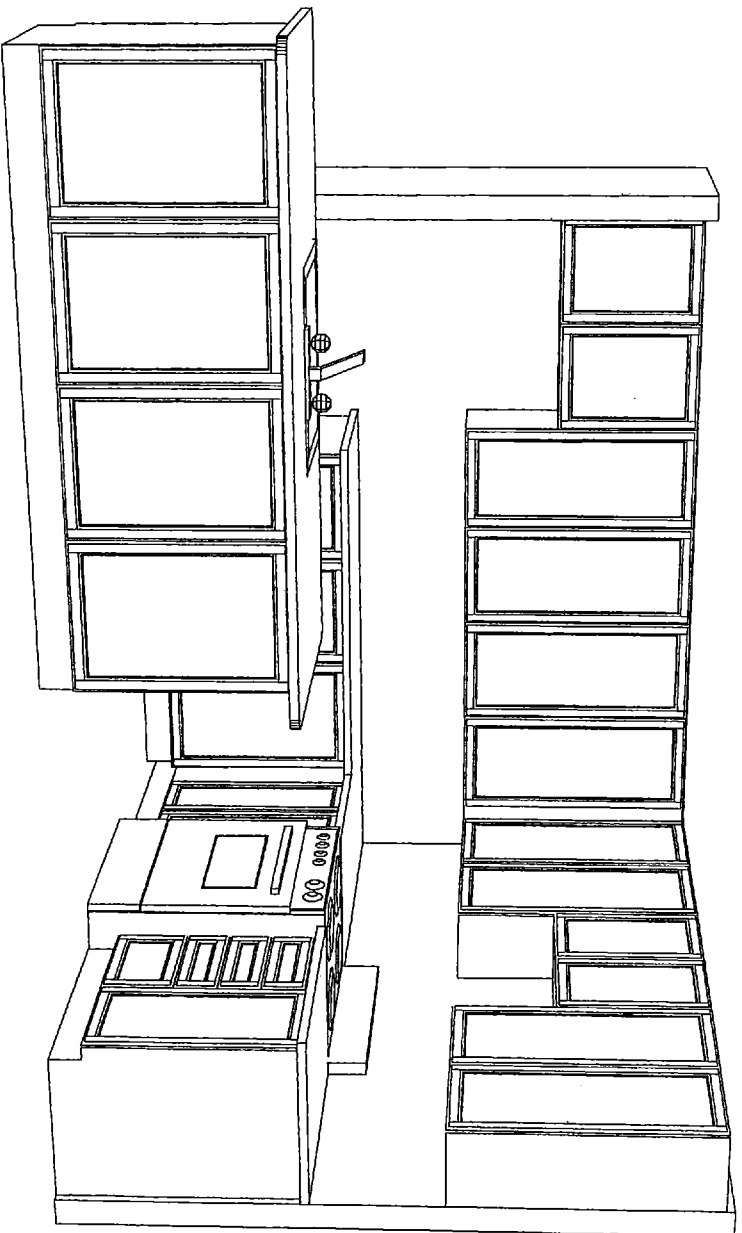
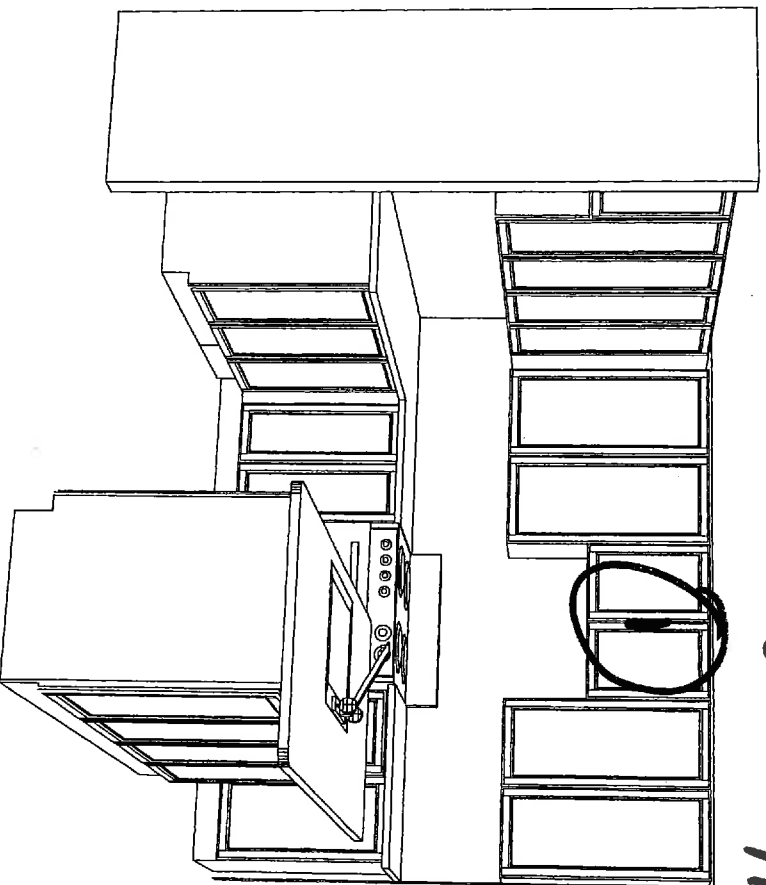
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-02

10613010

done 9/17



1 Leave space for 30"

Cherry Wood

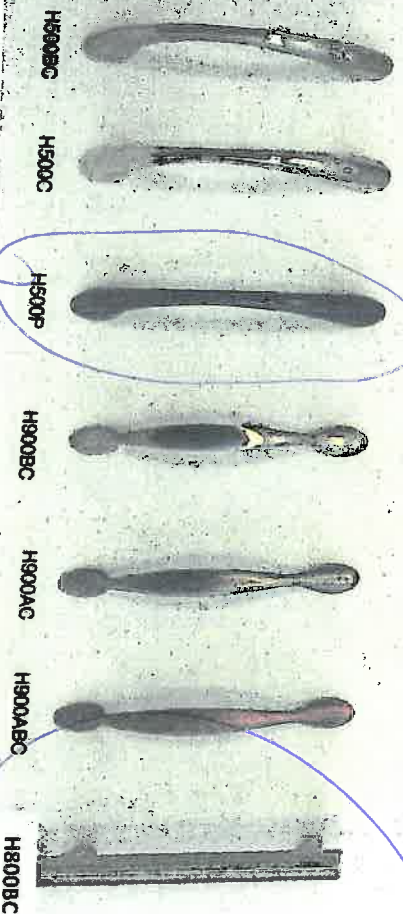
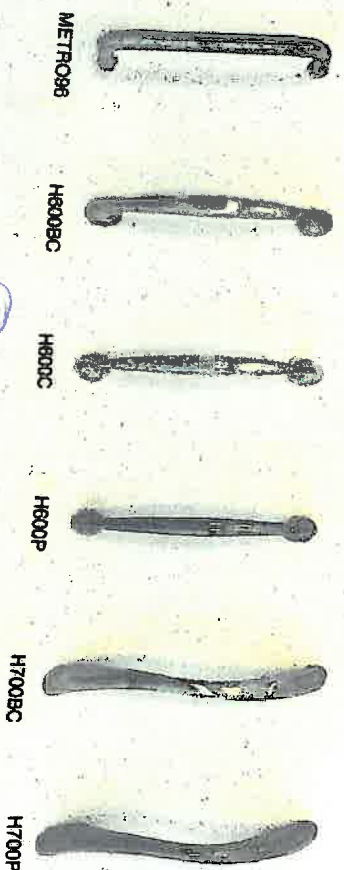
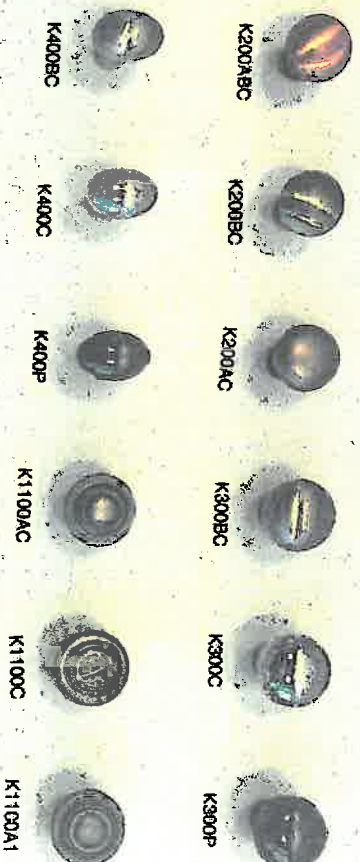
R2

STANDARD CABINET HARDWARE

(New Image Kitchens)



Lot
1302
Jan 9/17



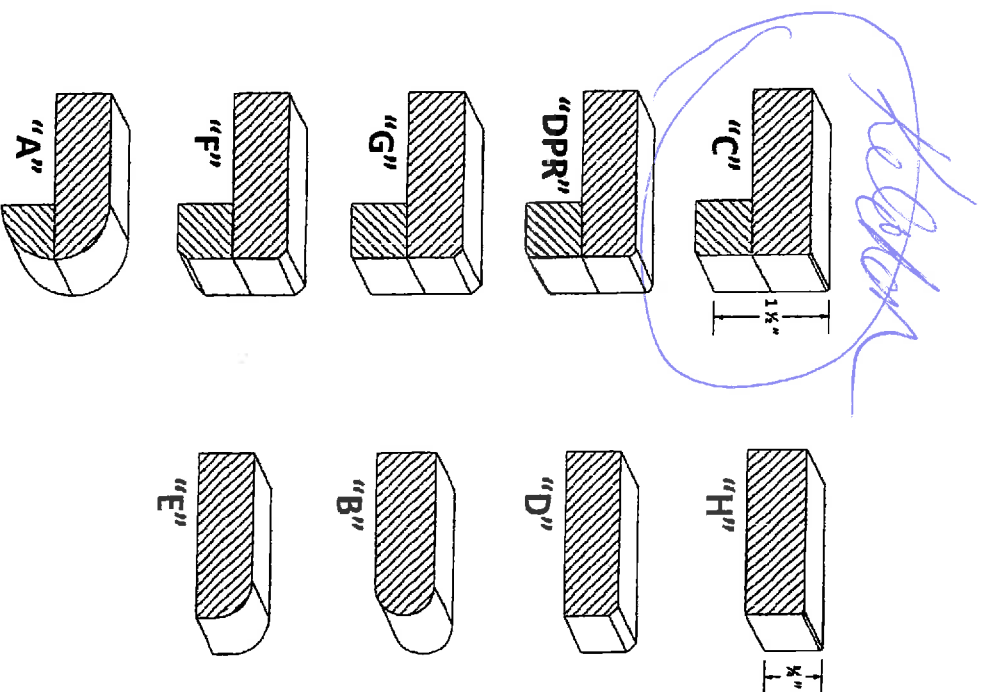
missed

for

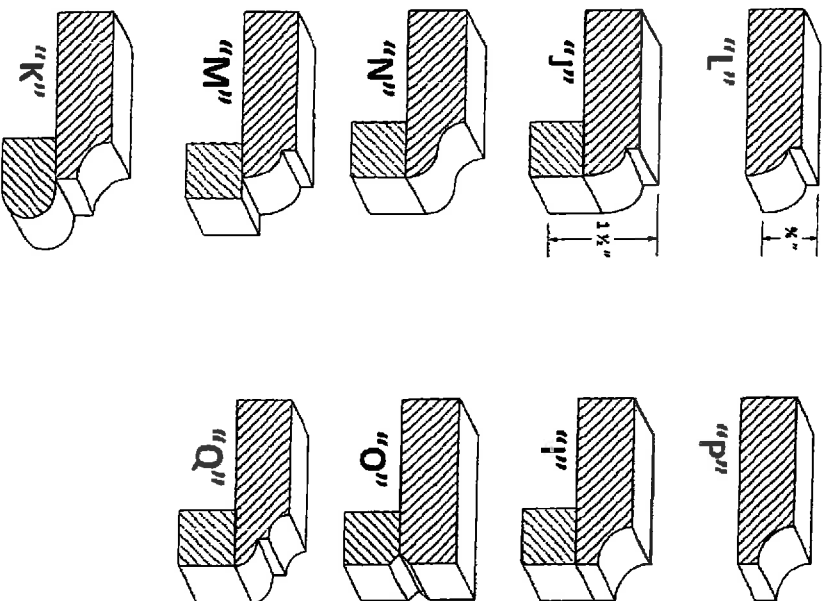
Kitchen
main

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

Chaise-Louise 9/13
Lot 1302

PURCHASER SIGNATURE

[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.

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 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 upgrades 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

SITE & LOT:

106 130N
Travis Rd

DATE:

Jul 9/17

SITING:

☐ Standard

☐ Reverse

RANGE

- ☒ 30" (STD)
☐ 36"
☐ 48"
☐ GAS
☐ COOKTOP (APRON)
☐ COOKTOP (DROPIN)

REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"
☐ BUILT IN FRIDGE
☐ WATERLINE REQUIRED
☐ PANELLED/INTEGRATED
☐ FLUSH INSET

WALL OVENS

- ☐ 30"
☐ SINGLE
☐ DOUBLE
☐ STEAM OVEN
☐ WARMING DRAWER

MICROWAVES

- ☐ BUILT IN MICRO
☐ MICRO TRIM KIT
☐ OVER THE RANGE

HOOD FANS

- ☒ CHIMNEY (CENTRE VENT) 30"
☐ 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

[Signature]

Date

Jul 9/17

Purchaser Signature

Date