



STRUCTURES + COLOURS

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

PURCHASERS: Tom Yu Zheng and Xiao Bin Zheng

TEL: RES.: 416-877-5412

LOT / PHASE	HOUSE TYPE	PRINT DATE
199 / 1	FAIRWAY (50-08) ELEV B CORNER	28-Jun-17

Ref#	Quantity - Description	Approved	Notes
2416	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	28Apr17	
2417	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 stair	28Apr17	
3558	1ST FLOOR SMOOTH CEILINGS	28Jun17	
3559	2ND FLOOR SMOOTH CEILINGS	28Jun17	
3560	2ND FLOOR - INCREASE CEILING HEIGHT ON 2ND FLOOR TO *9 FT* IN LIEU OF STANDARD 9 FOOT 2ND FLOOR, INCLUDES 8 FOOT INTERIOR DOORS, WINDOWS INCREASED APPROXIMATELY 8 INCHES HIGHTER WHERE POSSIBLE	28Jun17	
3561	WATERLINE FOR FRIDGE	28Jun17	
3737	RAILINGS - UPG (5) METAL (BLACK) STAMPED W/ALT. DOUBLE, GROOVED OAK HANDRAIL  ADD 3"-1/4" CENTER PANEL (EASED EDGE) W/FANCY CAP POST.	28Jun17	
3738	UPG (4) 20" X 20" TILE IN THE FOYER IN LIEU OF STANDARD (SEE SKETCH )	28Jun17	
3739	BREAKFAST /KITCHEN UPG (4) 20" X 20" TILE	28Jun17	
3740	POWDER ROOM UPG (4) 20" x 20" TILE	28Jun17	
3741	MUD ROOM UPG (4) 20" X 20" TILE	28Jun17	
3742	UPG (4) HARDWOOD IN THE DINING RM, FAMILY RM, MAIN HALL & LIVING RM	28Jun17	
3743	FOYER INTO MAIN HALL (AS PER SKETCH) UPG (4) HARDWOOD IN LIEU OF TILE	28Jun17	
3771	KITCHEN UPG FAUCET ARBOR MODEL # 7595- SRS (SEE SPEC ATTACHED) SINGLE HANDLE PULLDOWN KITCHEN FAUCET	28Jun17	
3773	STAINING OF THE STAIRS TO MATCH AS CLOSE AS POSSIBLE	28Jun17	
3776	UPPER HALLWAY - UPG (4) HARDWOOD IN LIEU OF CARPET	28Jun17	
3777	KITCHEN BACKSPLASH UPG (5) 2" X 4" MARBLE TILE "ICEBERG MARBLE POLISHED BRICK 2X4 MOSAIC"	28Jun17	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERRA PVC- WHITE	H800BC	GIALLO ORNAMENTAL LIGHT -STD	C		
Island	STD SIERRA PVC- WHITE	H800BC	GIALLO ORNAMENTAL LIGHT -STD	C		
Master Ensuite	STD 400 SERIES PVC-WHITE	H800BC	CALCUTTA MARBLE 4925K-07	STD		
Main	STD 400 SERIES PVC-WHITE	H800BC	CALCUTTA MARBLE 4925K-07	STD		
Twin	STD 400 SERIES PVC-WHITE	H800BC	CALCUTTA MARBLE 4925K-07	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	CALACATTA GRIS 20" X 20'(SEE SKETCH)					
Laundry Room (2nd floor)	KEATON ICE 13" X 13"					
Powder Room	CALACATTA GRIS 20" X 20'					
Mud Room	CALACATTA GRIS 20" X 20'					
Main Hall	N/A					
Kitchen Floor	CALACATTA GRIS 20" X 20'					
Breakfast Floor	CALACATTA GRIS 20" X 20'					
Kitchen Bk.Splash	UPG(5) 2"X4" ICEBERG MARBLE - POLISHED RANDOM STRIPS-MOSAIC					
Mstr Ensuite Floor	LONDON BRANCO 13" X13"					
Mstr Ensuite Shower	UNIWALL TENDER GREY 8" X 10"					
Master Shower Floor	WHITE 2" X2"					
Master Shower jamb	BIANCO CARRARA			BIANCO CARRARA		
Main Bath Floor	KEATON ICE 13" X 13"					
Main Bath Tub Wall	KEATON ICE 8" X 10"			BIANCO CARRARA		
Twin Bath Floor	KEATON ICE 13" X 13"					
Twin Ensuite Tub Wall	KEATON ICE 8" X 10"			BIANCO CARRARA		
HARDWOOD / CARPET						
Dining Room	UPG (4) 4"-3/8" SCULPTED OAK HARDWOOD-HIGHLAND					
Family Room	UPG (4) 4"-3/8" SCULPTED OAK HARDWOOD-HIGHLAND					
Living Room	UPG (4) 4"-3/8" SCULPTED OAK HARDWOOD-HIGHLAND					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall & Foyer Area	UPG (4) 4"-3/8" SCULPTED OAK HARDWOOD-HIGHLAND					
Upper Hall	UPG (4) 4"-3/8" SCULPTED OAK HARDWOOD-HIGHLAND					
Master Bedroom	STD OPENING NIGHT CARPET - TO4					
Bedroom 2	STD OPENING NIGHT CARPET - TO4					
Bedroom 3	STD OPENING NIGHT CARPET - TO4					
Bedroom 4	STD OPENING NIGHT CARPET - TO4					
Carpet Underpad	STANDARD UNDERPAD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE	NE20	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding		N/A		
Bathroom Accessories	DELETE ALL ACCESSORIES	location				
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				INNISFIL		199

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 \*\*

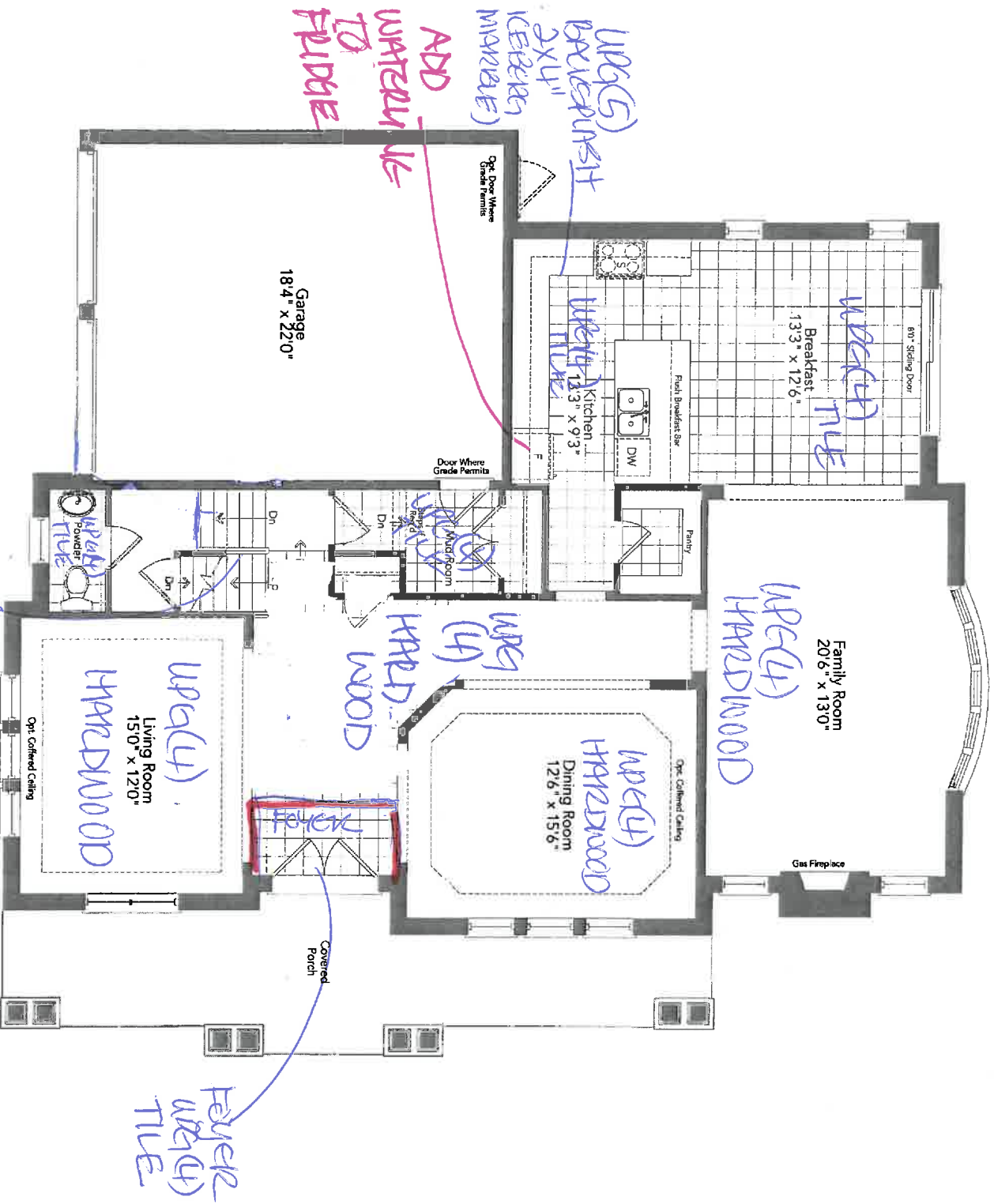
Purchaser Initial Vendor



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:	UPG ( 5 ) METAL (BLACK) STAMPED W/ALT. DOUBLE & GROOVED OAK HANDRAIL			
Main to Basement Railing Details:	& ADD 3 "-1/4" CENTER PANEL (EASED EDGE) W/FANCY CAP POST.			
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	BIRCH WHITE	Bedroom 2	BIRCH WHITE	
Dining Room	BIRCH WHITE	Bedroom 3	BIRCH WHITE	
Family Room	BIRCH WHITE	Bedroom 4	BIRCH WHITE	
Mud Room	BIRCH WHITE	Master Ens.	BIRCH WHITE	
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE	
Laundry	BIRCH WHITE	Twin	BIRCH WHITE	
Powder Room	BIRCH WHITE	Basement	BIRCH WHITE	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD SINK	UPG FAUCET	UPG FAUCET ARBOR MODEL#7595 SINGLE HANDLE PULLDOWN KITCHEN FAUCT	
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Main/Twin	STANDARD	STANDARD		
2nd Ensuite	STANDARD	STANDARD		
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	NO	NO		
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				
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	LOT: 199		
PURCHASER(S):	TOM YU ZHENG XIAO BIN ZHENG			
HOME #/CELL #	647-298-2955			
EMAIL:	ndrwzheng@gmail.com			
DÉCOR NOTES		Purchaser Signature Date		
***FOR TRADE USE***		Purchaser Signature Date		
Any upgrades in the colour chart must be accompanied with a PES.		DÉcor Consultant Signature Date		
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		Vendor Signature Date		

\*SMOOTH CEILING  
ON MAIN FLOOR



Ground Floor  
Elevation B

\* STRAIGHTENING OF THE STAIRS  
TO MATCH AS CLOSE AS  
POSSIBLE

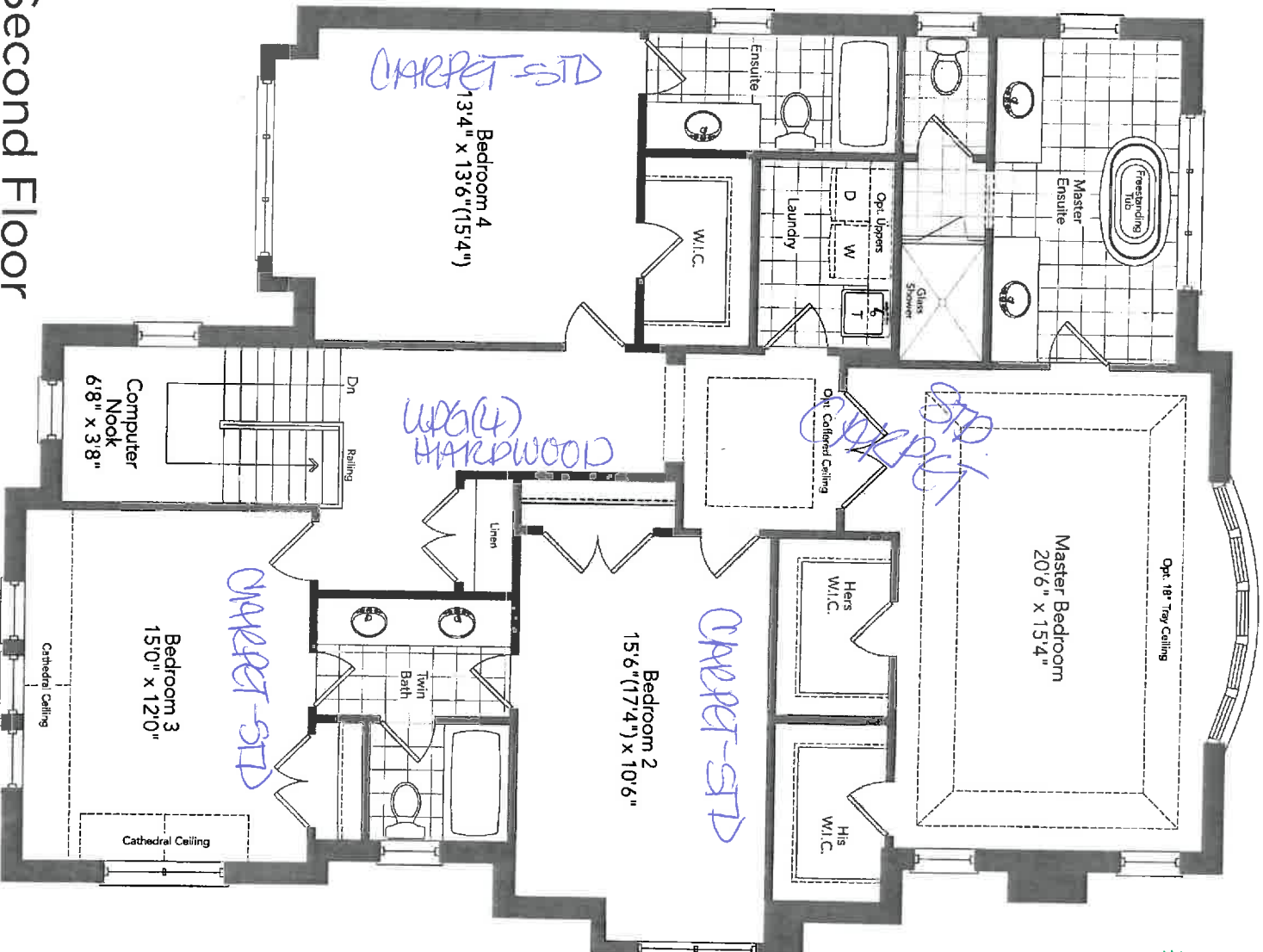
\* UPG(5) METAL  
(BUNKER) STAMPED  
W/AT. DALLAGE  
REMOVED ONK  
HANDRAIL &  
ADD 3"-1/4" CENTER  
PANEL CEASED EXTG  
W/FAMILY CAR POST.

LOT 199  
1X1X15FT L

FAIRWAY 50-08

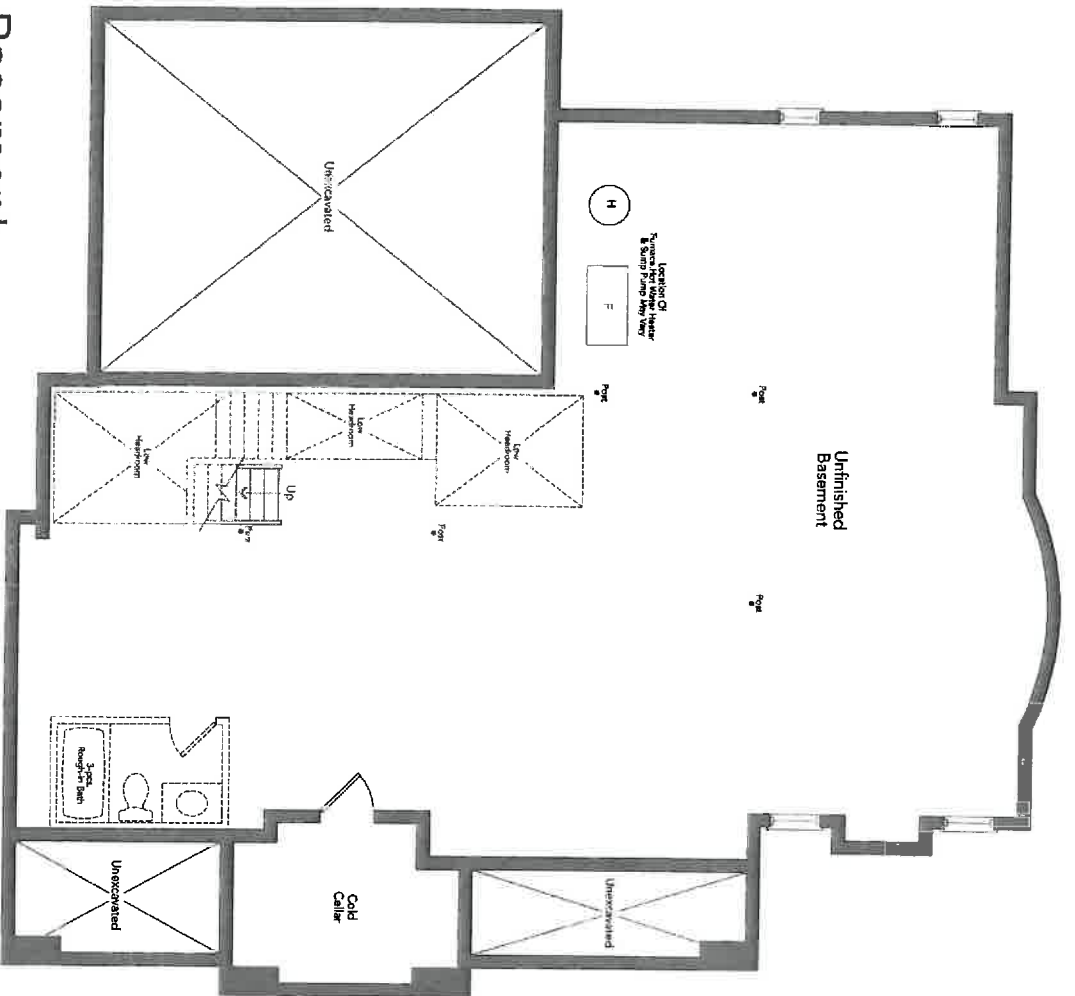
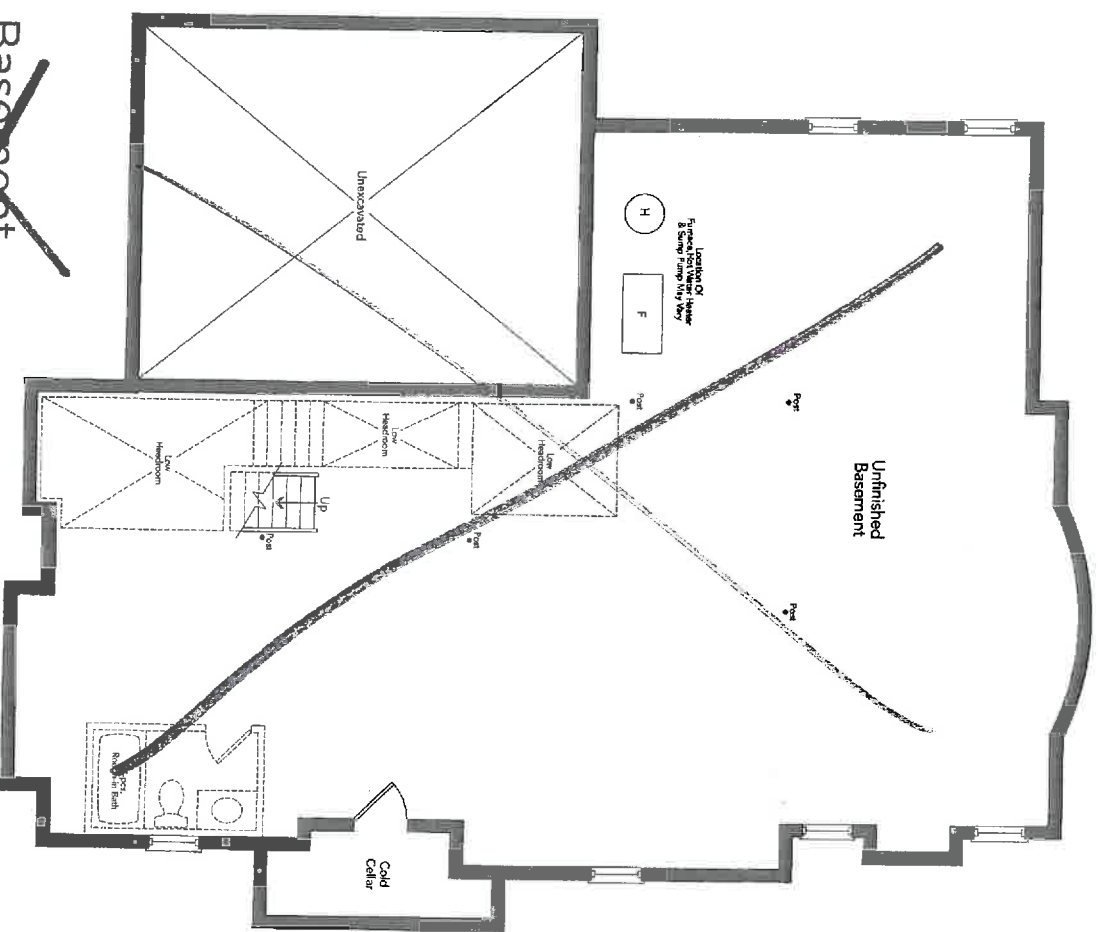
\*SMOOTH CEILING  
ON MAIN FLOOR  
\* INCREASE CEILING HEIGHT  
ON 2ND FLOOR TO 9 FT IN LENA  
OF 8 FT.

\* 8 FOOT DOORS  
\* TALLER WINDOWS



Second Floor  
Elevation B

~~Basement  
Elevation A~~



*(Handwritten blue scribbles)*

LOT 199  
WAKSFL

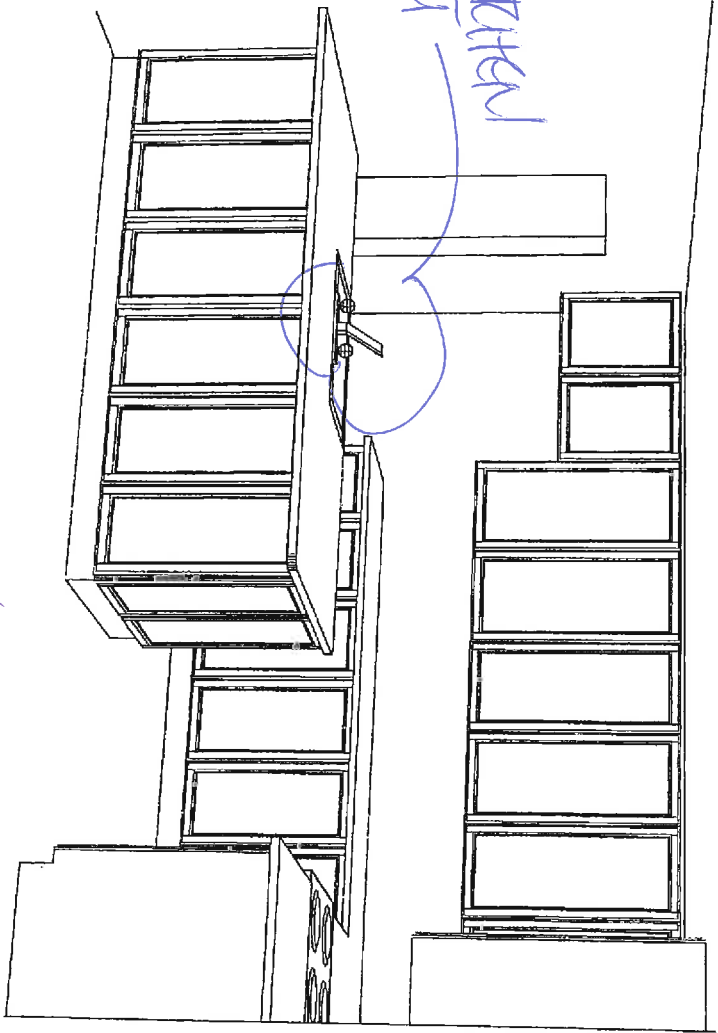
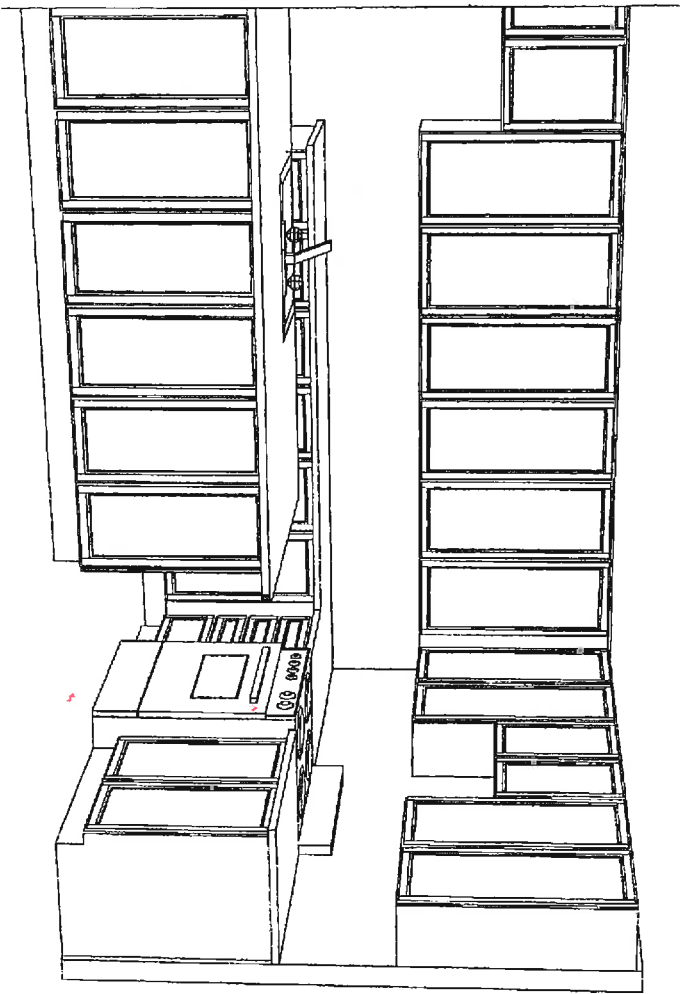
Basement  
Elevation B

FAIRWAY 50-08



New Image Kitchens Inc.			
Scale:	Approved by:		Drawn by: MGER
Date: 24/02/17	Revised:		
BELLE AIR SHORES, INNISFIL		Drawing number:	

MODEL: 50-08



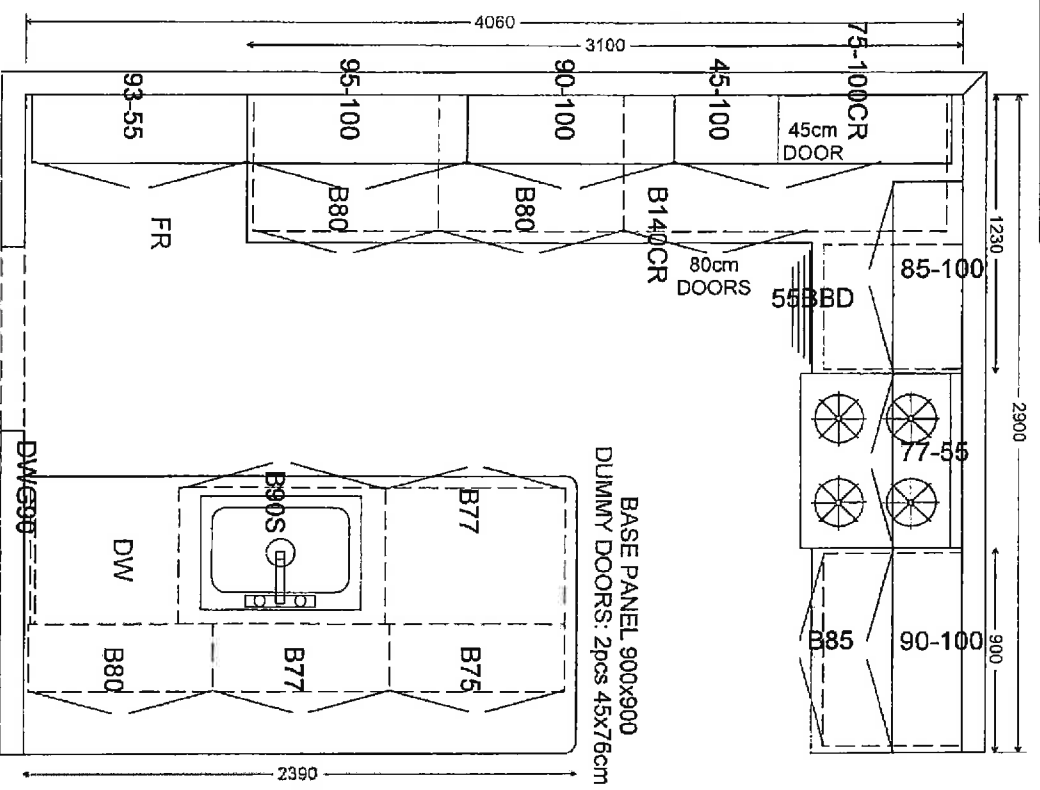
UPG KITCHEN  
FALICE  
APR 2012  
MODEL #  
75914

LOT 199 - INNISFIL

Scale:	Approved by:	Drawn by: MGER
Date: 14/10/15		Revised:

Drawn by: NAGER  
Revised:

Drawing number:



Technical drawing of a vertical cabinet. The drawing shows a side view of a cabinet with a circular door. The door has a handle on the right side. The cabinet is labeled with dimensions and part numbers. The height is indicated as 1530. The width is indicated as 35. The depth is indicated as 35. The door is labeled V77S. The top and bottom panels are labeled V35.

80-76

80-76

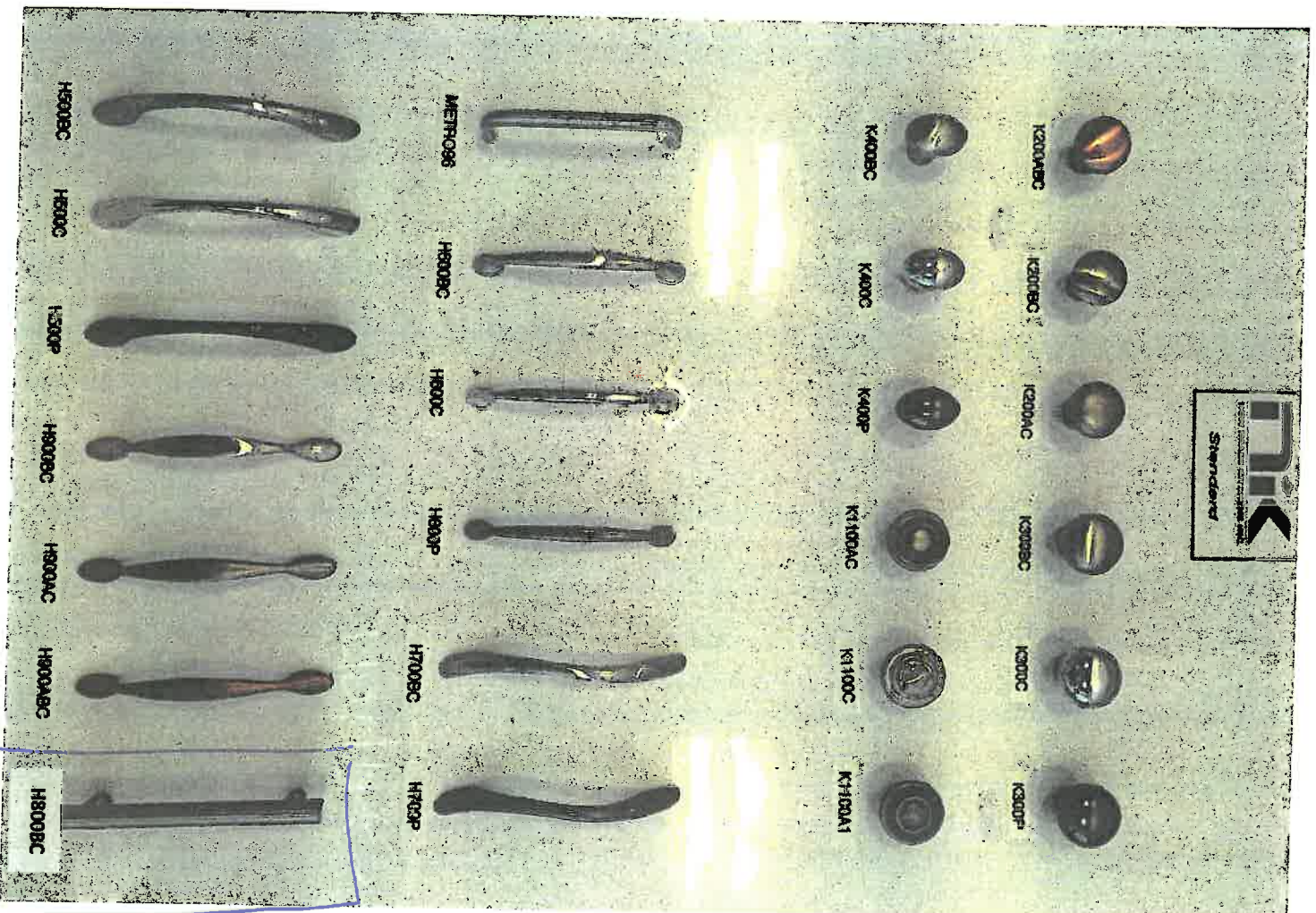
80-76

2440



# STANDARD CABINET HARDWARE

(New Image Kitchens)



Handwritten scribble in blue ink.

Handwritten scribble in blue ink, possibly a signature or initials.

Handwritten in blue ink:   
 HOT 199   
 INK 15-1L

Handwritten in blue ink:   
 - Kitchen / Island

Handwritten in blue ink:   
 - Master Ensuite

Handwritten in blue ink:   
 - Main Bath

Handwritten in blue ink:   
 - Ensuite Bath

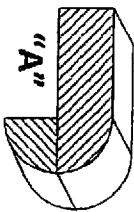
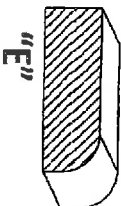
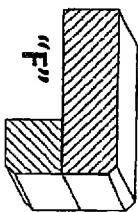
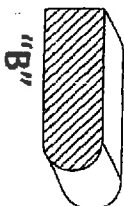
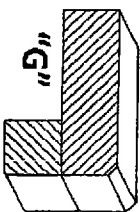
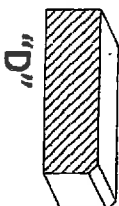
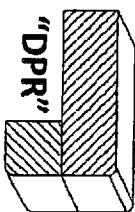
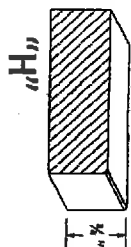
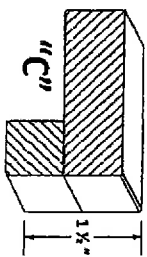
ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

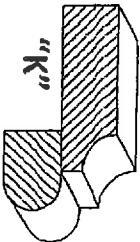
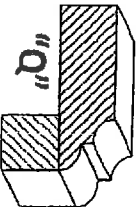
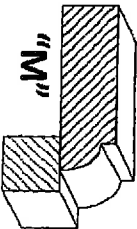
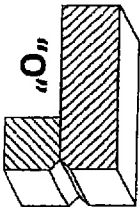
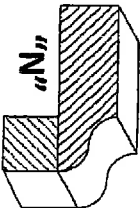
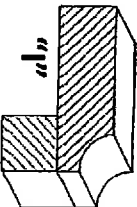
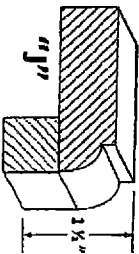
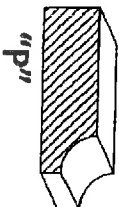
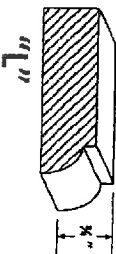
STANDARD

KITCHEN

BATHROOM



UPGRADES



LOT / SITE  
INUSAL 199

PURCHASER SIGNATURE

Arbor®

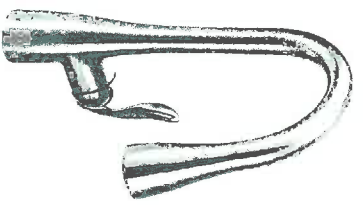


LOT 199 #8  
INHISIL

Traditional | Transitional | Modern

Arbor's smooth profile is tailored to perfection.

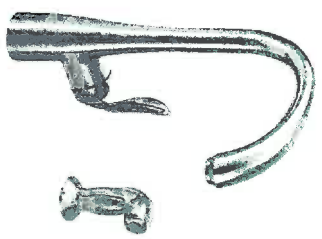
This classic transitional look works with a variety of decorating styles.



Single Handle Pullout Kitchen Faucet \*\*

Model 7594

Chrome  
✗ Other



Single Handle Kitchen Faucet with Side Spray \*\*

Model 7790

Use model number only for C  
Not available in ORB or BL

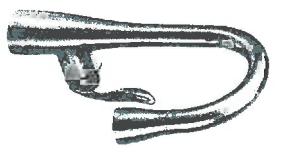
Chrome  
Other



Single Handle Pullout Kitchen Faucet \*\*

Model 7294

Chrome  
Other



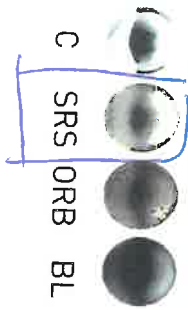
Single Handle Pulldown Bar/Prep Faucet \*

Model 5995

Use model number only for C

Chrome  
Other

FINISH OPTIONS:



To order, combine the model number with one of these finish letter(s):  
Chrome (C), Spot Resist™ Stainless (SRS), Oil Rubbed Bronze (ORB) &  
Matte Black (BL).

\* Deckplate sold separately – 141002 series

\*\* Deckplate included



## 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 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 INNTS#1

LOT 144

DATE JUNE 8 2017



## APPLIANCE SPEC INFORMATION SHEET

STE &amp; LOT:

1415141 199.

DATE:

JUNE 8 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

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

JUNE 8 2017

Purchaser Signature

Date

JUNE 8 2017