



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Rachman Efrainov and Marisa Efrainov

TEL: RES.: 416-500-0924

LOT / PHASE	HOUSE TYPE	PRINT DATE
146N / 2	MASTHEAD (42-06) ELEV A	5-Jul-17


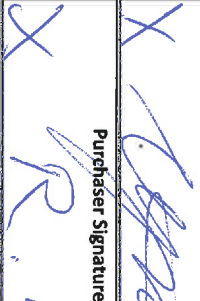
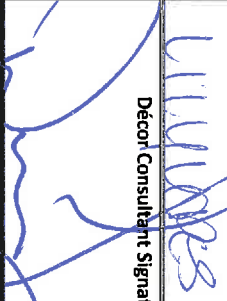
Ref#	Quantity - Description	Approved	Notes
3762 ✓	MAIN FLOOR - SMOOTH CEILING	05Jul17	
3764 ✓	UPG (2) HARDWOOD ON MAIN FLOOR	05Jul17	
3765 ✓	UPPER HALL ADD UPG (2) HARDWOOD IN LIEU OF STANDARD CAPRET	05Jul17	
3766 ✓	STAINING OF STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	05Jul17	
3767 ✓	KITCHEN - ADD CAPPED INTERIOR LIGHT ROUGH-IN W/SEP. SWITCH TO BE CENTERED OVER ISLAND - (AS PER SKETCH)	05Jul17	
3769 ✓	MASTER ENSUITE - ADD VANITY DRAWERS STD (SET OF 3 DRAWERS)	05Jul17	
3981 ✓	ADD (2) PLAIN GLASS DOORS IN KITCHEN (LOCATION AS PER SKETCH)	05Jul17	
3984 ✓	KICHTEN CROWN MOULDING - STD	05Jul17	
4234 ✓	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	05Jul17	
4235 ✓	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	05Jul17	
4236 ✓	DELETE CERAMIC ACCESSORIES AS PER COLOUR CHART	05Jul17	

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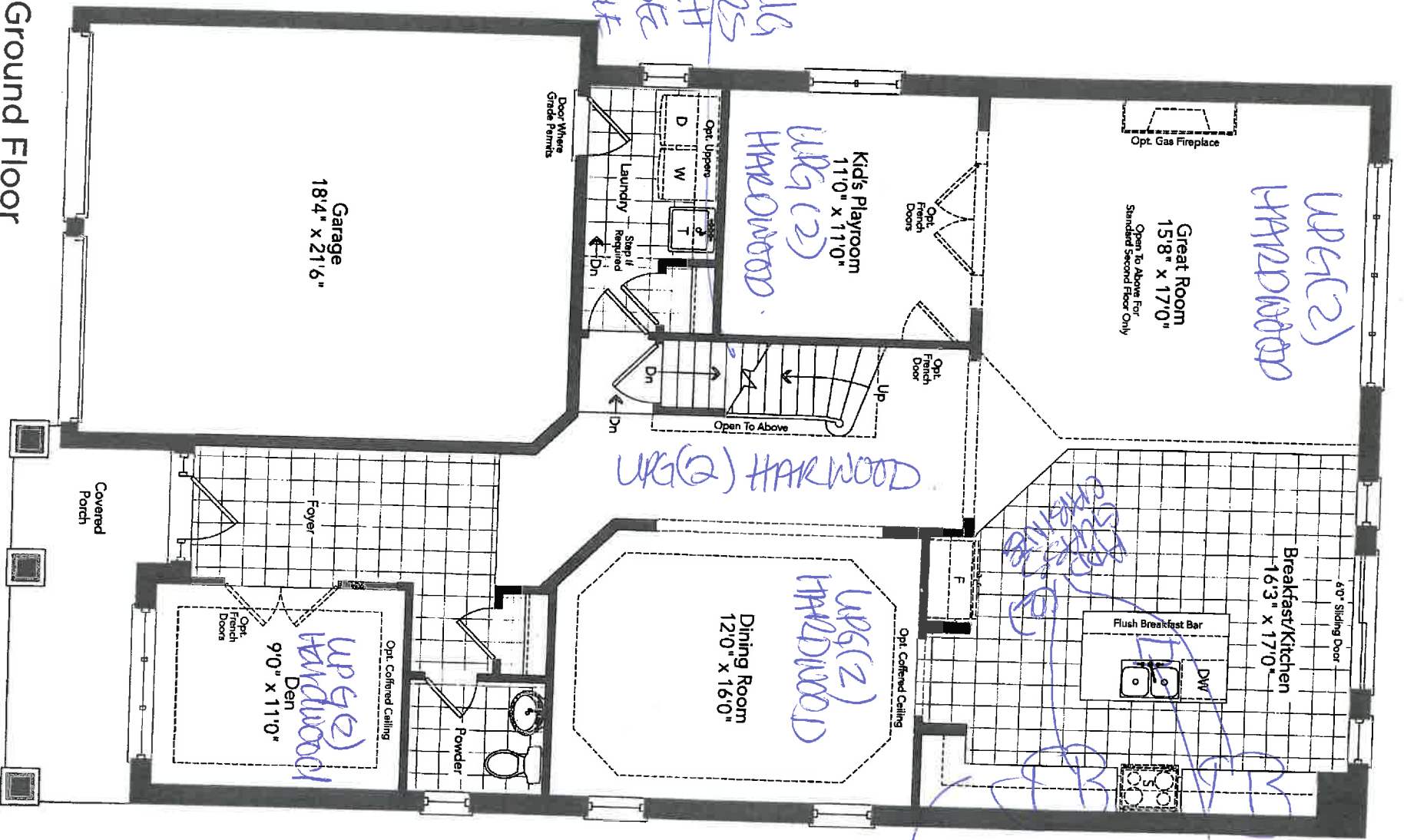
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	STD 400 SERIES PVC -WHITE	H800BC	GIALLO ORNAMENTAL-LIGHT	C	
Island	STD 400 SERIES PVC-WHITE	H800BC	GIALLO ORNAMENTAL-LIGHT	C	
Master Ensuite	STD- SHAKER PVC-TUXEDO	H500BC	CALCUTTA MARBLE-4925K-07	STD	
Ensuite	STD 300 SERIES PVC- CHOCOLATE BROWN	H500BC	AUTUMN CARNIVAL-1877K-52	STD	
Twin Bath 2	STD-MOSAIC OAK TIMBER GREY	H500BC	CALCUTTA MARBLE-4925K-07	STD	
Powder Room	N/A				
Laundry	N/A				
TILES					
Main Foyer		GRECO IVORY 13 X 13	INSERTS	THRESHOLDS	
Laundry Room					
Powder Room	GRECO IVORY 13 X 13				
Laundry Room	GRECO IVORY 13 X 13				
Main Hall	N/A				
Kitchen Floor	GRECO IVORY 13 X 13				
Breakfast Floor	GRECO IVORY 13 X 13				
Kitchen Bk.Splash	N/A				
Mstr Ensuite Floor	MALENA ICE 13 X 13				
Mstr Ensuite Shower	MELENA ICE 8 X 10				
Mstr Shower Floor	WHITE 2 X 2				
Master Shower Lamb	BIANCO CARRARA		BIANCO CARRARA		
Twin Bath 2 Floor	MALENA CARBON 13 X 13				
Twin Bath 2 Bath Tub Wall	MALENA ICE 8 X 10		BIANCO CARRARA		
Ensuite Bath Floor	MALENA IVORY 13 X 13				
Ensuite Tub Wall	MALENA IVORY 8 X10		BIANCO CARRARA		
HARDWOOD / CARPET					
Kid's Playroom	UPG (2) 3"-1/4" OAK HARDWOOD - ANTIQUE BROWN - SAWN				
Dining Room	UPG (2) 3"-1/4" OAK HARDWOOD - ANTIQUE BROWN - SAWN				
Great Room	UPG (2) 3"-1/4" OAK HARDWOOD - ANTIQUE BROWN - SAWN				
Den	UPG (2) 3"-1/4" OAK HARDWOOD - ANTIQUE BROWN - SAWN				
Kitchen *(Waiver)	N/A				
Main Foyer *(Waiver)	N/A				
Main Hall	UPG (2) 3"-1/4" OAK HARDWOOD - ANTIQUE BROWN - SAWN				
Upper Hall	UPG (2) 3"-1/4" OAK HARDWOOD - ANTIQUE BROWN - SAWN				
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	N/A	Opt. Surround	N/A	MANTLE	N/A
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	146N		
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

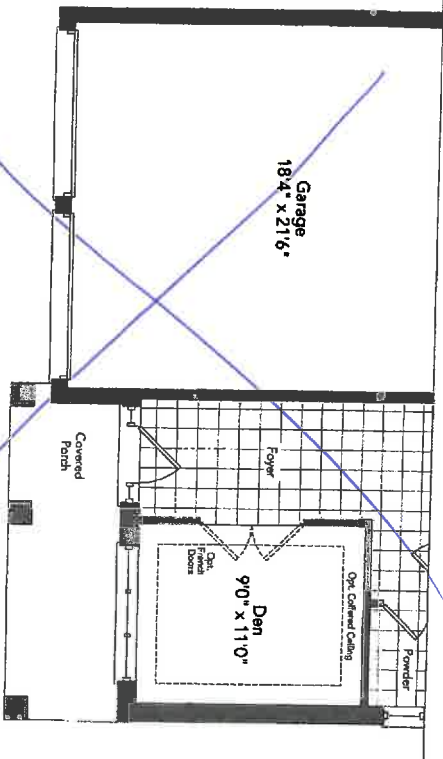
STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN STAIRS TO MATCH AS CLOSE POSSIBLE							
White Paint Req'd		N/A							
Main to 2nd Railing Details:		STANDARD							
Main to Basement Railing Details:		STANDARD							
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
Kitchen/Breakfast		OYSTER WHITE		Master Beds		OYSTER WHITE			
Kid's Play Room		OYSTER WHITE		Bedroom 2		OYSTER WHITE			
Dining Room		OYSTER WHITE		Bedroom 3		OYSTER WHITE			
Great room		OYSTER WHITE		Bedroom 4		OYSTER WHITE			
Den		OYSTER WHITE		Master Ens.		OYSTER WHITE			
Main/Upper Hall		OYSTER WHITE		Ensuite		OYSTER WHITE			
Laundry		OYSTER WHITE		Twin Bath 2		OYSTER WHITE			
Powder Room		OYSTER WHITE							
PLUMBING- UPGRADES TO BE DETAILED ON PES									
Kitchen		FIXTURES		FAUCETS		NOTES			
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		BUILDER'S STANDARDS			
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 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: 146N					
PURCHASER(S):		RUCHAMAN EFFRAIMOV							
HOME #/CELL #		416-500-0924							
EMAIL:		REFRAIMOV@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.									
									
									
				JUN 14 2017					
				JUN 29 2017					
				Vendor Signature					
				Date					

* SMOOTH CEILING OR MAIN FLOOR ONLY



* STAIRS OF STAIRS TO MATCH AS CLOSE AS POSSIBLE

Ground Floor Elevation A



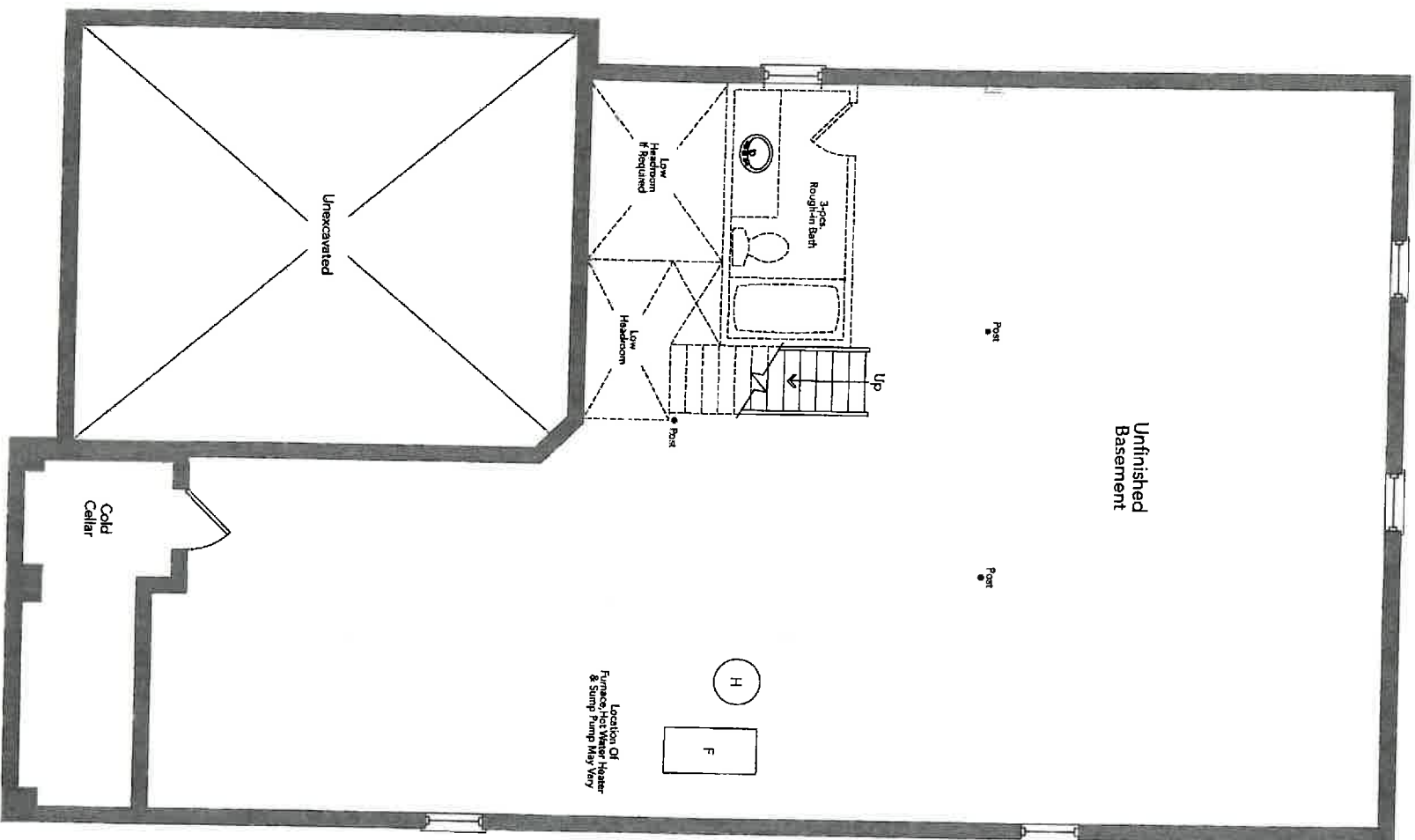
Partial Ground Floor Elevation B

ADD PULL-HANDLE CAPLED INTERIOR LIGHT W/ SEP. SWITCH (centered over island).

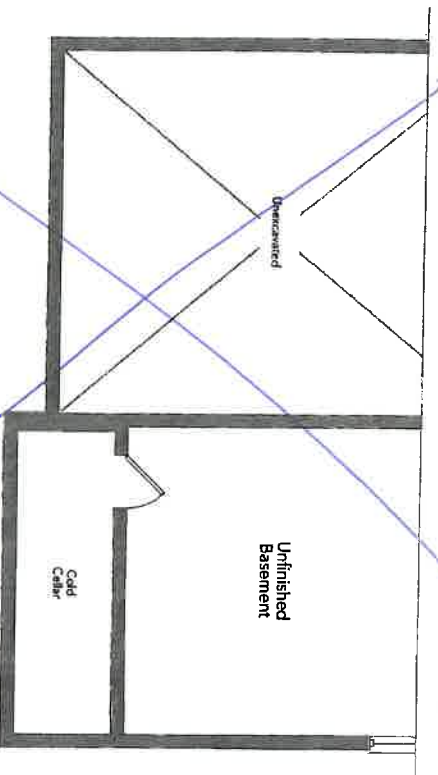
ADD CEILING MOUNTING TO UPPER CABINETS

RE ME

LOT 146X1 NUNISFIL



Basement
Elevation A



Partial Basement
Elevation B

LOT 144X1
NN15F1L

MASTHEAD 42-06

ME

RE

New Image Kitchens Inc.	
Scale:	Approved by:
Date: 24/02/17	Drawn by: MGER
	Revised:

BELLE AIR SHORES, INNISFIL Drawing number:

MODEL: 42-06

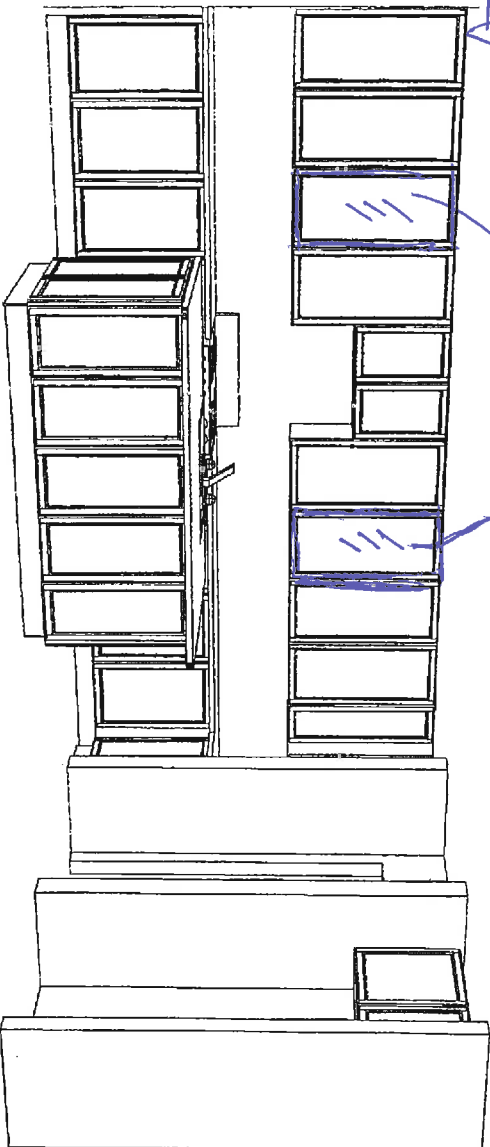
ADD
ceiling
moulding

GLASS DOORS
w/ MATCHING
interiors



ADD
ceiling
moulding

GLASS DOORS
w/ MATCHING
interiors



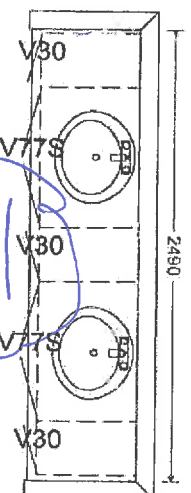
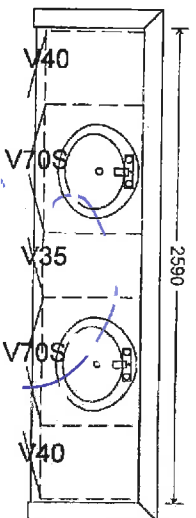
LOT 1404
INNISFIL

ME

RE

New Image Kitchens Inc.			
Scale:	Approved by:		Drawn by: MSJE
Date: 10/10/15	Expt. #3		
BELLE AIR SHORES, INNISFIL			Using number:

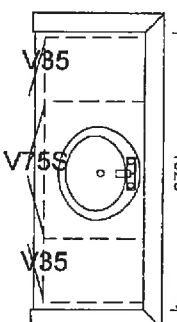
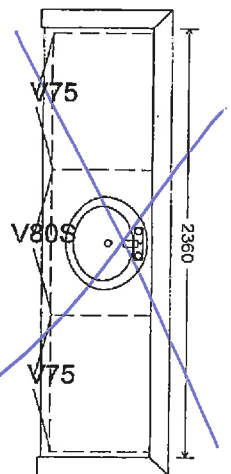
MODEL: 42-06 (OPT. SECOND FLOOR)



mask & ensuite

ADD (3 set)
vanity drawers.

ensuite



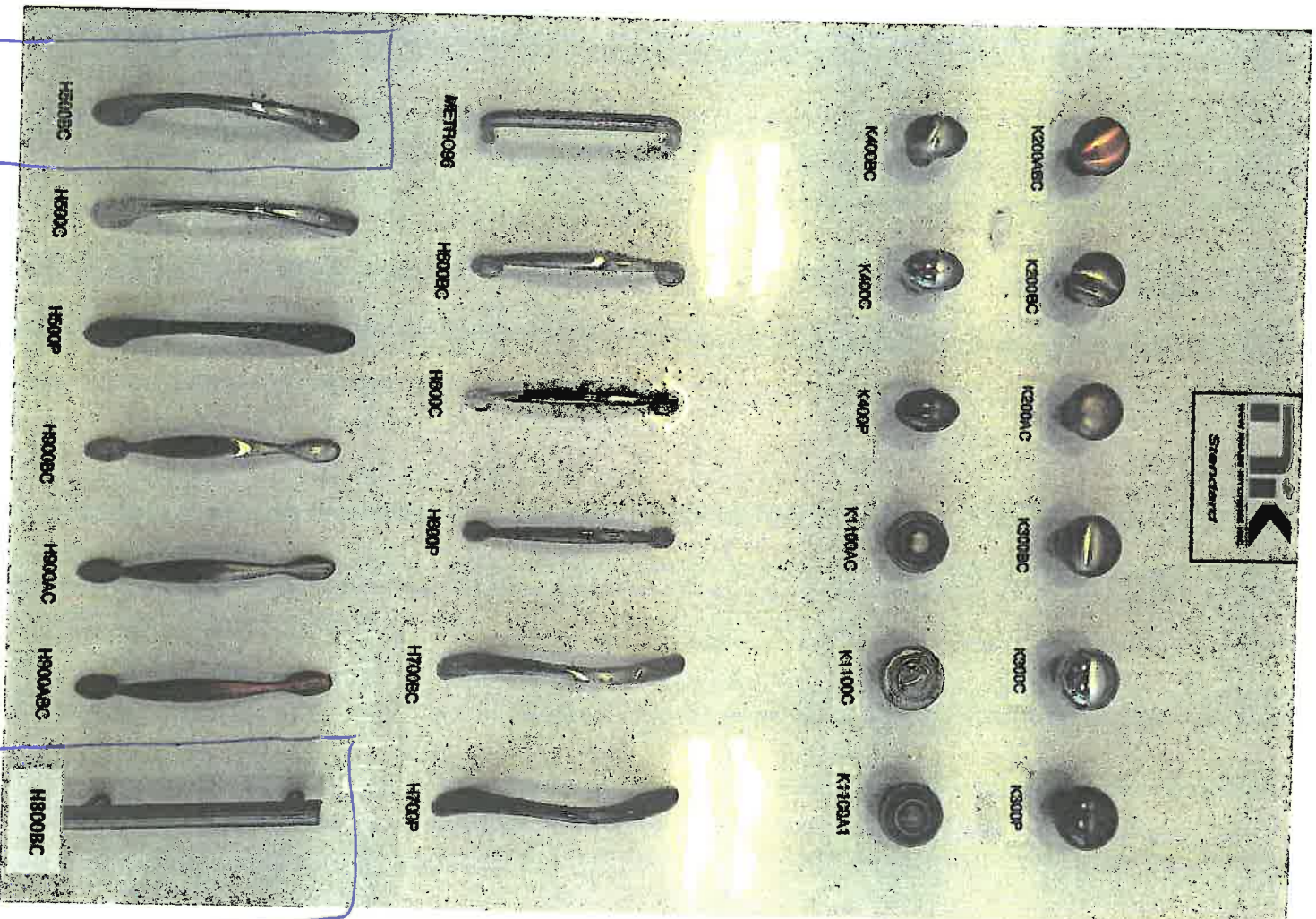
601146N
INNISFIL

ME

RE

STANDARD CABINET HARDWARE

(New Image Kitchens)



Master cabinet
twin bath &
ensuite

Kitchen /
Island

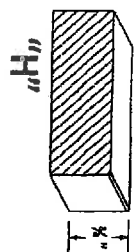
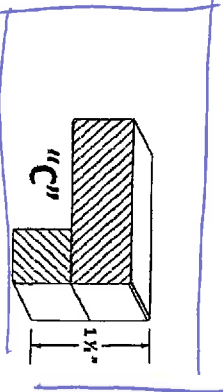
LOT 146A

INKSFL

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

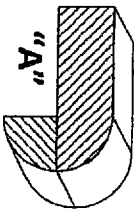
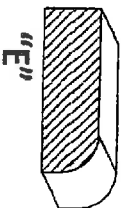
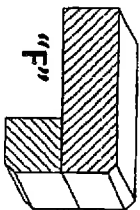
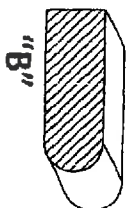
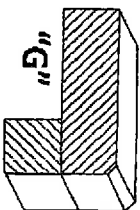
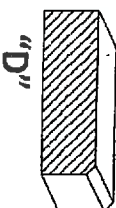
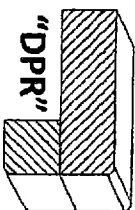
STANDARD

KITCHEN
Island

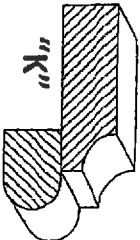
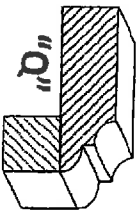
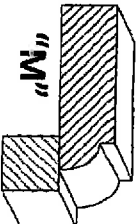
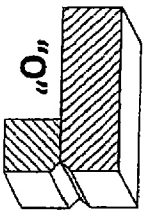
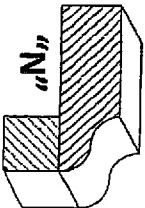
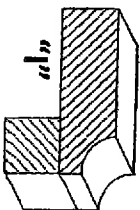
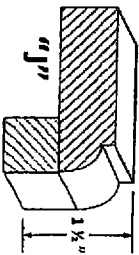
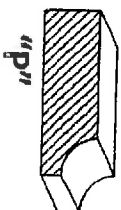
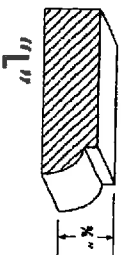


ME

RE



UPGRADES



LOT 146N-14X157C
LOT / SITE

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 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, TARION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE 14461

LOT

DATE



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Multiple lot 146A

DATE:

June 14 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

ME

RE

ME

RE

ME

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ME

RE

TOP CAP

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 Zanor 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

X [Signature]

Date

Purchaser Signature

X R.E

Date