



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Yakov Brezner and Julia Brezner & Royi Brezner

TEL: RES.: 647-895-3145

LOT / PHASE	HOUSE TYPE	PRINT DATE
78N / 2	FISHER (42-05) ELEV A	14-Jul-17

Ref#	Quantity - Description	Approved	Notes
3015	INCREASE THE HEIGHT OF 5 INTERIOR DOORS ON THE MAIN FLOOR TO 8 FT	14Jul17	
3598	SMOOTH CEILINGS MAIN FLOOR AND 2ND FLOOR	14Jul17	
3599	UP # 3 IRON RAILING	14Jul17	
3600	HARDWOOD UP # 1 DINING ROOM, DEN, MAIN HALLWAY GREAT ROOM IN LIEU OF STD HARDWOOD	14Jul17	
3601	HARDWOOD UP # 1 2ND FLOOR HALLWAY IN LIEU OF CARPET	14Jul17	
3602	PAINTING STAIN INTERIOR OAK STAIRS	14Jul17	
3603	DELETE ALL BATHROOM ACCESSORIES	14Jul17	
3605	CABINETS 24" DEEP UPPER OVER FRIDGE WITH SIDE PANELS	14Jul17	
4307	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	14Jul17	
4308	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	14Jul17	






This Document is Extremely Time Sensitive - Printed 14 Jul 17 at 9:25

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC CHOCOLATE BROWN	H 800 BC	GIALLO ORNAMENTAL LIGHT	DPR		
Island	SHAKER PVC CHOCOLATE BROWN	H 800 BC	GIALLO ORNAMENTAL LIGHT	DPR		
Servery	NA					
Master Ensuite	SHAKER PVC CHOCOLATE BROWN	H 800 BC	WHITE JUPARNA 4931K-52			
Main	NA					
Twin	SHAKER PVC CHOCOLATE BROWN	H 800 BC	WHITE JUPARNA 4931K-52			
Ensuite #4	SHAKER PVC CHOCOLATE BROWN	H 800 BC	WHITE JUPARNA 4931K-52			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO IVORY 13 X 13					
Basement Foyer	NA					
Powder Room	GRECO IVORY 13 X 13					
Mud Room	GRECO IVORY 13 X 13					
Main Hall	NA					
Kitchen Floor	GRECO IVORY 13 X 13					
Breakfast Floor	GRECO IVORY 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	CORTE MILA CASABLANCA 13 X 13			PER ROY		
Mstr Ensuite Floor	CORTE MILA CASABLANCA 13 X 13					
Mstr Ensuite Shower	CORTE MILA CASABLANCA 8 X 10		YES			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	CORTE MILA CASABLANCA 13 X 13			PER ROY		
Twin Ensuite Tub Wall	CORTE MILA CASABLANCA 8 X 10		YES			
Ensuite #4 Bath Floor	CORTE MILA CASABLANCA 13 X 13			PER ROY		
Ensuite #4 Bath Wall	CORTE MILA CASABLANCA 8 X 10		YES			
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	VINTAGE SOLID SAWN U-LOC RED OAK SELECT V PEARL COCOA 4 1/4"UP # 1					
Great Room	VINTAGE SOLID SAWN U-LOC RED OAK SELECT V PEARL COCOA 4 1/4"UP # 1					
Den/	VINTAGE SOLID SAWN U-LOC RED OAK SELECT V PEARL COCOA 4 1/4"UP # 1					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE SOLID SAWN U-LOC RED OAK SELECT V PEARL COCOA 4 1/4"UP # 1					
Upper Hall	VINTAGE SOLID SAWN U-LOC RED OAK SELECT V PEARL COCOA 4 1/4"UP # 1					
Master Bedroom	OPENING NIGHT T-04					
Bedroom 2	OPENING NIGHT T-04					
Bedroom 3	OPENING NIGHT T-04					
Bedroom 4	OPENING NIGHT T-04					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	Location	NA			
Purchaser has reviewed the colour chart			SITE & LOT			
FOR TRADE USE			INNISFIL		78N	

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 COCOA		
White Paint Req'd	NA		
Main to 2nd Railing Details: UP # 3	METAL BLACK BIRDSNEST W/ALT PLAIN OAK GROOVED HANDRAIL 2 3/4" SQ OAK POSTS		
Main to top of Basement door Railing	METAL BLACK BIRDSNEST W/ALT PLAIN OAK GROOVED HANDRAIL 2 3/4" SQ OAK POSTS		
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	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Ensuite # 4	WARM GREY
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUT SINK
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin	STANDARD	STANDARD	
# 4 Ensuite	STANDARD	STANDARD	
BASEMENT	NA		
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	NA		
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		
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.			
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	FISHER 42-05-A	LOT: 78N	
PURCHASER(S):	JULIA BREZNER YAKOV BREZNER ROYI BREZNER		<div> <div>  <div> Purchaser Signature Date </div> </div> <div> <div>  <div> Purchaser Signature Date </div> </div> <div> <div>  <div> Purchaser Signature Date </div> </div> </div> </div></div>
HOME #/CELL #			
DÉCOR NOTES	<div> <div>  <div> Décor Consultant Signature Date </div> </div> <div> <div>  <div> Vendor Signature Date </div> </div> </div> </div>		

FOR TRADE USE

Any upgrades in the colour chart must be accompanied with a PES.

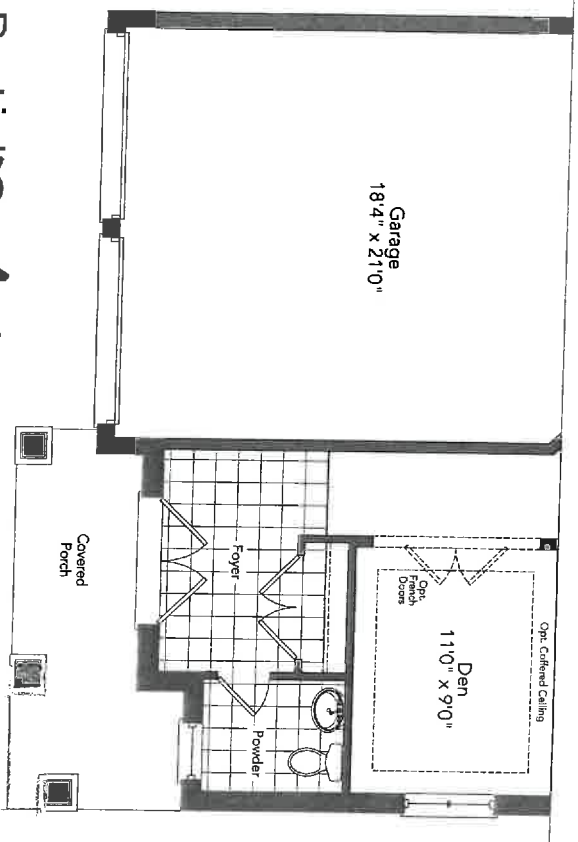
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.



Lot
782
may
30/17



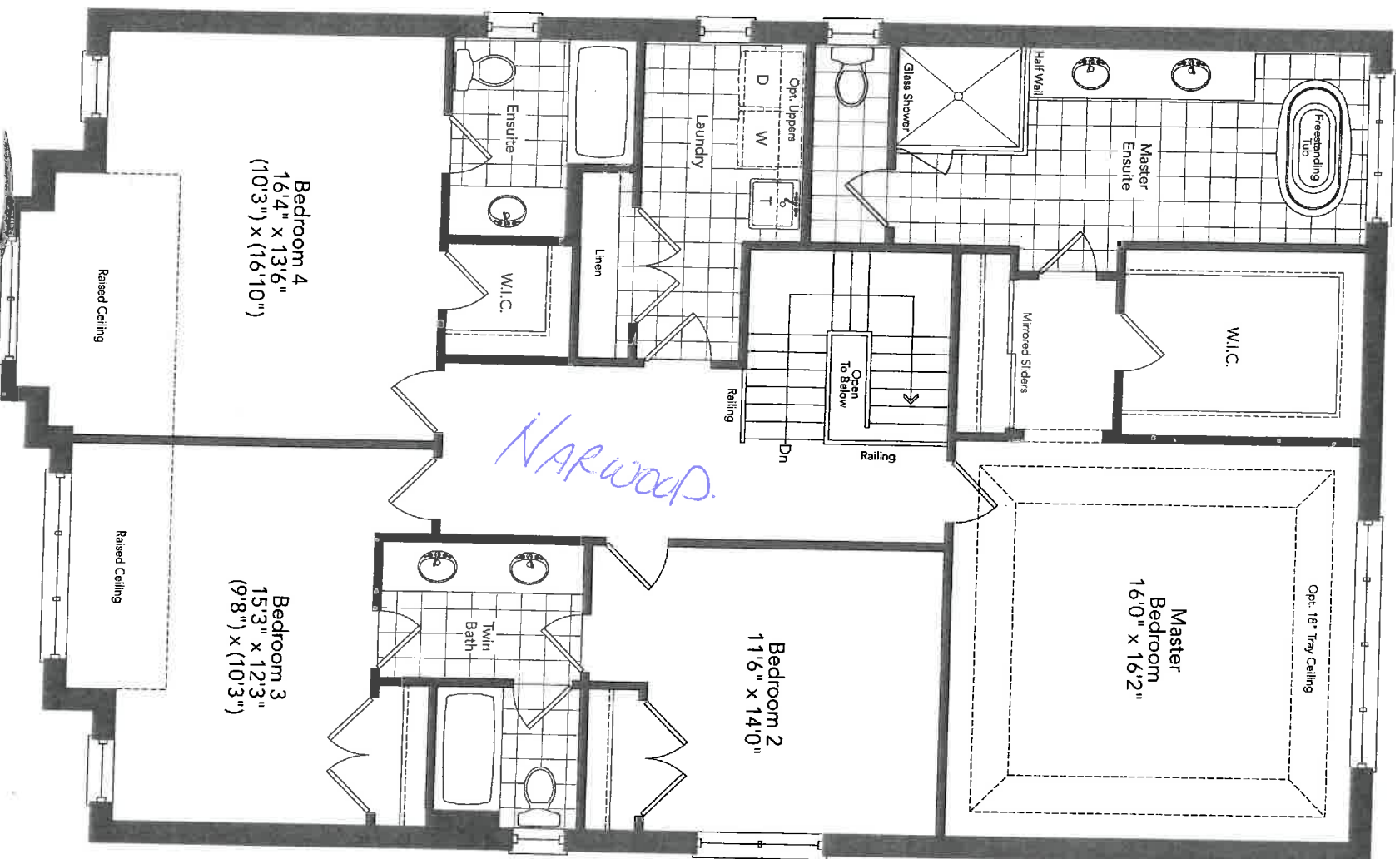
Ground Floor
Elevation A



Partial Ground Floor
Elevation B

RB
K.B
JB

Lot 707
782
may
30/17



Second Floor Elevation A

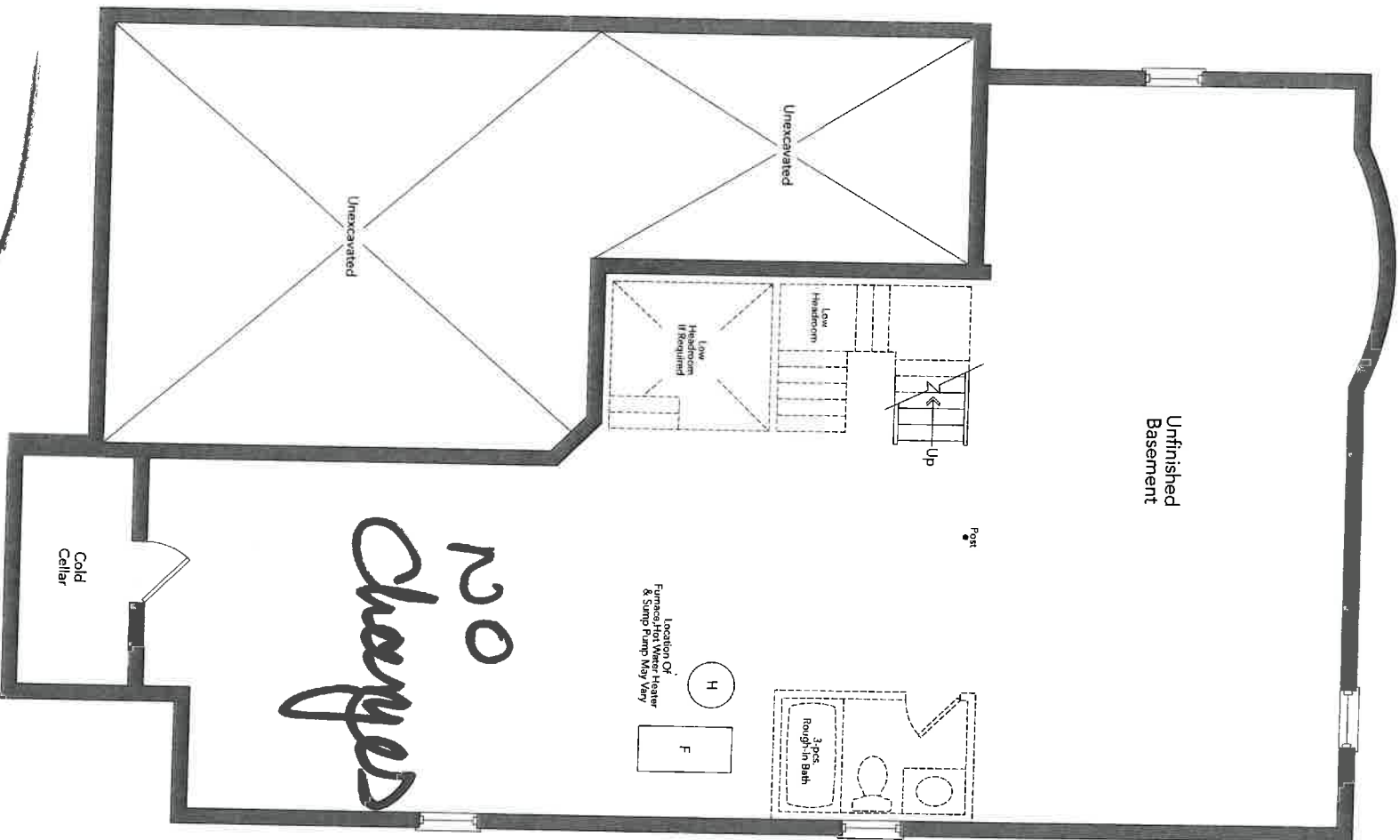
Smoot & Co., Inc.

~~Partial Second Floor Elevation B~~

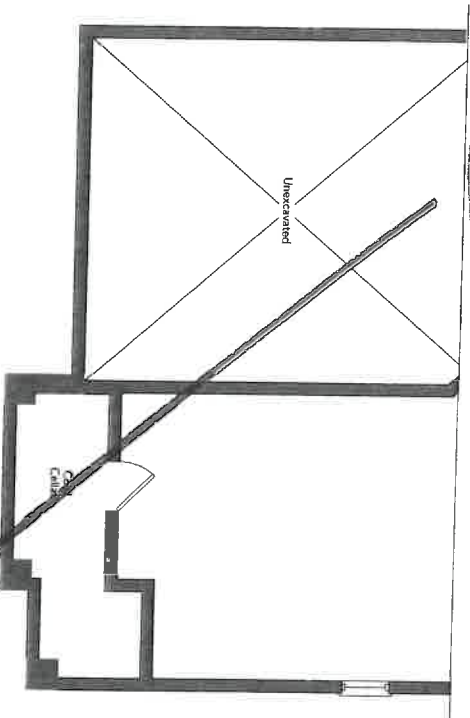
FISHER 42-05

Lot 782

may 30/17



Basement Elevation A



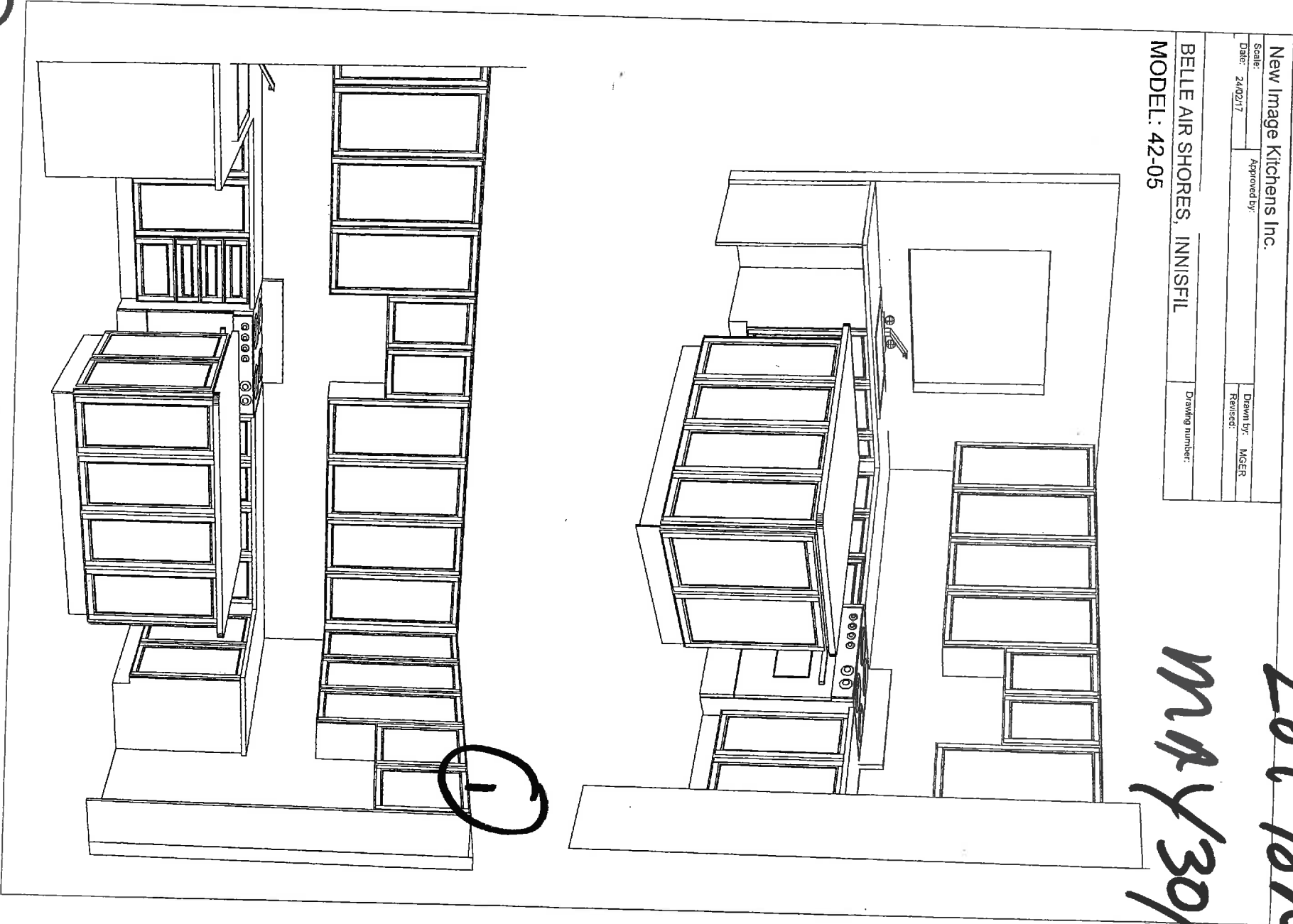
KB Y.P. JB

Partial Basement Elevation B

FISHER 42-05

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

MODEL: 42-05



Lot 782
may 30/17

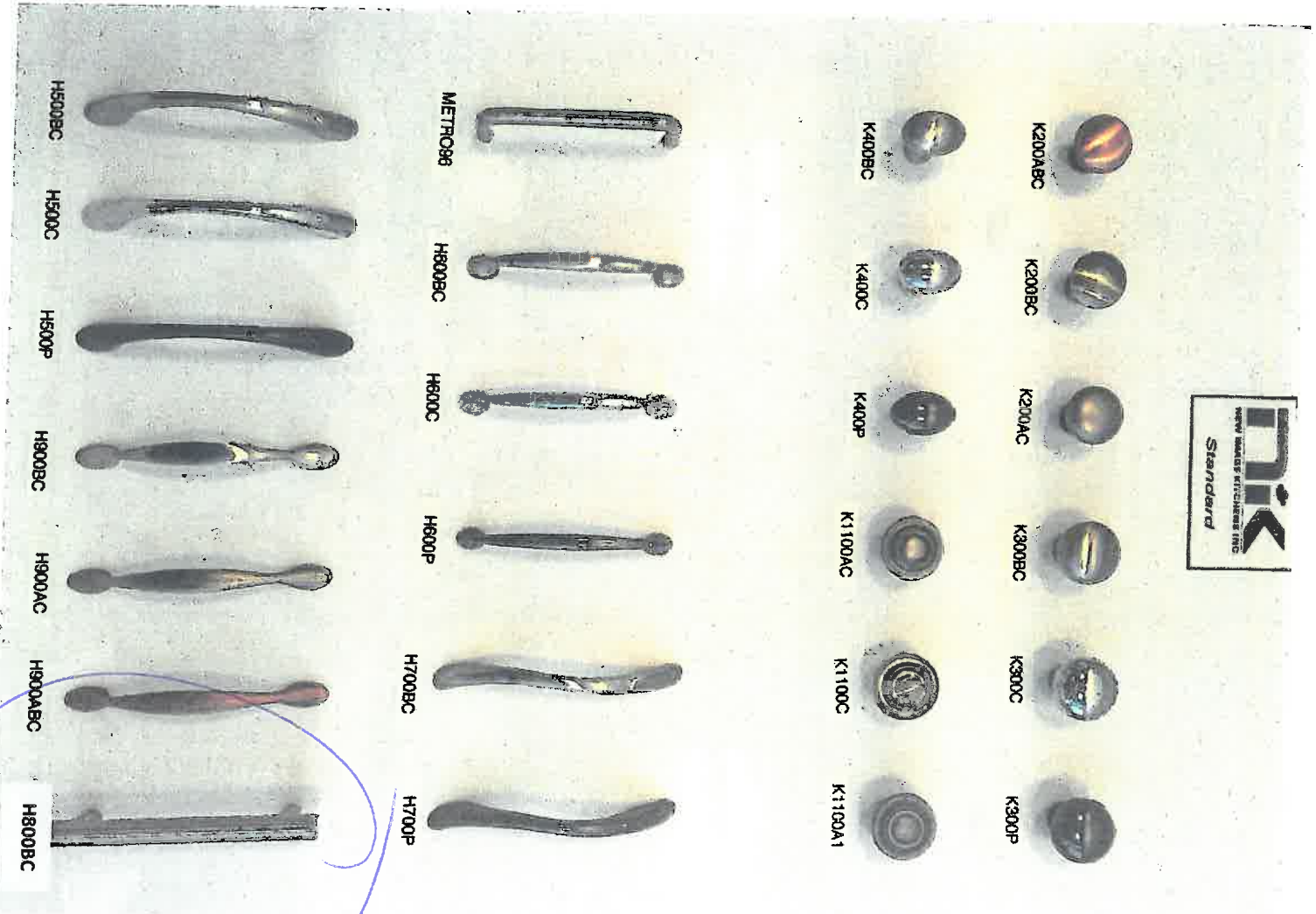
① 24" deep up to our fridge
with shoe rack.

RB 1/3 JB

Lot 282

STANDARD CABINET HARDWARE
(New Image Kitchens)

may 30/17



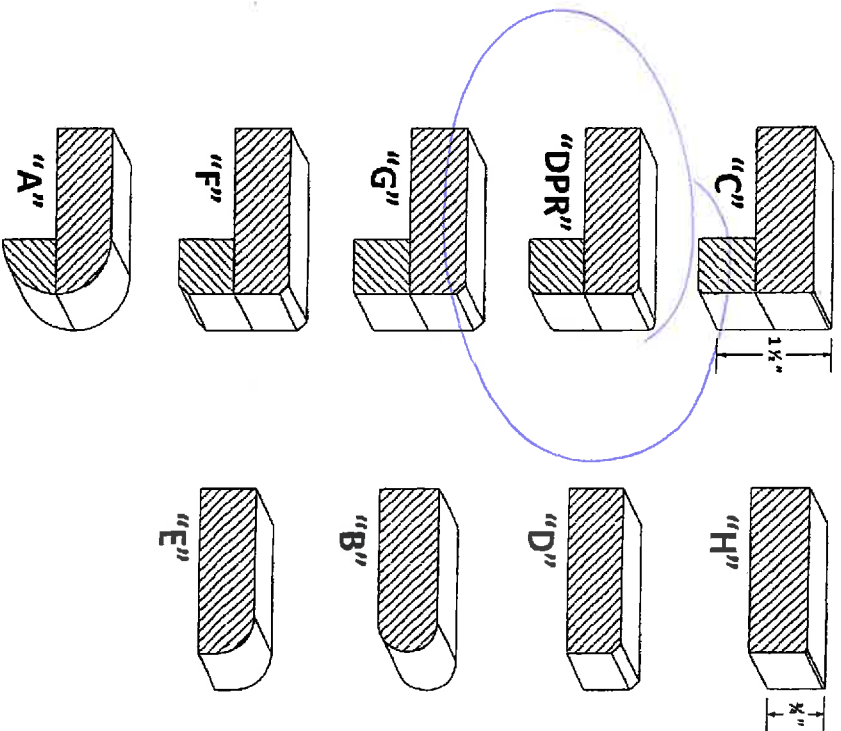
Kitchen

Ball/Worms

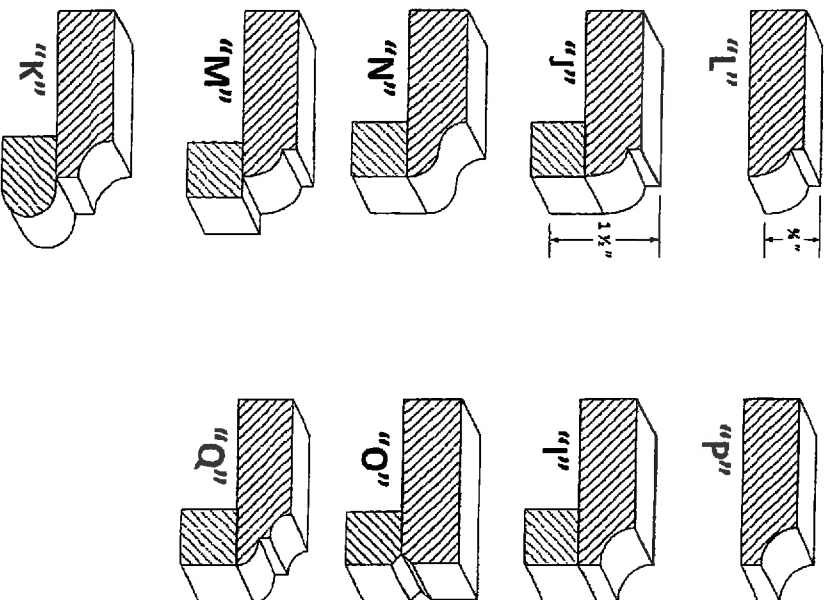
RB YB JB

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

4 units / 16
lot 282

PURCHASER SIGNATURE

[Signature] Y.B. JB

may30/17

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

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

SITE

LOT

DATE



APPLIANCE SPEC INFORMATION SHEET

STE & LOT: 20178² LAVERGEL

DATE: 11/19/2019

SITING:

☐

Standard

☐

Reverse

RANGE

☒

30" (STD)

☐

36"

☐

48"

☐

GAS

☐

AMPS

☐

COOKTOP (APRON)

☐

AMPS

☐

COOKTOP (DROPIN)

☐

AMPS

REFRIGERATOR

☒

STANDARD OPENING 36" X 72"

☐

BUILT IN FRIDGE

☐

WATERLINE REQUIRED

☐

PANELLED/INTEGRATED

☐

FLUSH INSET

WALL OVENS

☐

30"

☐

SINGLE

☐

AMPS

☐

DOUBLE

☐

AMPS

☐

STEAM OVEN

☐

AMPS

☐

WARMING DRAWER

☐

AMPS

MICROWAVES

☐

BUILT IN MICRO

☐

AMPS

☐

MICRO TRIM KIT

☐

MODEL

☐

OVER THE RANGE

☐

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

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

Y.B RB JB **NOTE:** It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications after closing.

Y.B RB JB 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.

Y.B RB JB 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

11/19/2019

Purchaser Signature

[Signature]

Date

11/19/2019