



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

PURCHASERS: Natalya and Igor Zabolotsky and Mojgan Kheradgar

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
54N / 2	50-03 CANAL (B)	14-Jul-17

Ref#	Quantity - Description	Approved	Notes
3204	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	19May17	
3205	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	19May17	
3206	NO STRUCTURAL CHANGES	19May17	
4051	TILES UPGRADE # 4 FOYER, POWDER, KITCHEN BREAKFAST INSTALL STACKED	14Jul17	
4052	HARDWOOD UP # 1 LIVING ROOM, DINING ROOM, FAMILY ROOM, MAIN HALL	14Jul17	
4053	RAILINGS UPGRADE TO METAL PICKETS	14Jul17	
4054	STAIN INTERIOR OAK STAIRS	14Jul17	
4055	TRIM UPGRADE # 1 BASEBOARD AND TRIM	14Jul17	
4056	CABINETS KITCHEN UPGRADE # 1	14Jul17	
4057	CABINETS MASTER ENSUITE UPGRADE # 1 VANITY	14Jul17	
4058	COUNTER TOP KITCHEN UPGRADE # 1	14Jul17	
4059	FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF FRAMED GLASS	14Jul17	
4060	SMOOTH CEILINGS MAIN FLOOR ONLY	14Jul17	
4061	TILES MASTER ENSUITE FLOOR TILE UP # 4 INSTALL STACKED	14Jul17	
4099	CABINETS ADD UPPER ANGLE CORNER CABINET WITH CLEAR GLASS WHITE INTERIOR	14Jul17	
4100	ELECTRICAL SHIFT STANDARD LIGHT IN KITCHEN TO BE INSTALLED ABOVE KITCHEN ISLAND	14Jul17	
4102	CABINETS ADD VANITY BANK OF 3 DRAWERS IN MASTER ENSUITE IN BETWEEN 2 SINKS	14Jul17	
4113	PLUMBING KITCHEN ADD MOEN SOAP DISPENSER MODEL # 3942 IN CHROME INSTALL TO THE RIGHT OF THE KITCHEN FAUCET	14Jul17	

This Document is Extremely Time Sensitive - Printed 14 Jul 17 at 9:32

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA MDF WHITE (1)	K 800 BC	K 365 (1)	DPR		
Island	SIERRA MDF WHITE (1)	K 800 BC	K 365 (1)	DPR		
Servery	NA					
Master Ensuite	CAMBRIDGE MAPLE TIMBER GREY (1)	K 200 BC	WHITE JUPARNA 4931K-52			
Main	NA					
Twin	CONT SLAB OAK NEW GREY	H 800 BC	PORTICO MARBLE 7735-58			
Ensuite #4	CONT SLAB OAK NEW GREY	H 800 BC	PORTICO MARBLE 7735-58			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	SIMPLICITY WHITE 12 X 24 (4)	INSTALL STACKED				
Basement Foyer	NA					
Powder Room	SIMPLICITY WHITE 12 X 24 (4)	INSTALL STACKED				
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	ROUNDINE FUORI GRIGIO TUNDRA 12 X 24 (4)	INSTALL STACKED				
Breakfast Floor	ROUNDINE FUORI GRIGIO TUNDRA 12 X 24 (4)	INSTALL STACKED				
Kitchen Bk.Splash	NA					
Laundry	MALINA ICE 13 X 13					
Mstr Ensuite Floor	NEW BYZANTINE GREY 12 X 24 (4)	INSTALL STACKED				
Mstr Ensuite Shower	UNIWAL IVORY 8 X 10	NA	PER ROY			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 BONE					
Master Shower Lamb	PERLATO ROYALE					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	MALINA ICE 13 X 13					
Twin Ensuite Tub Wall	MALINA ICE 8 X 10	NA	PER ROY			
Ensuite # 4 Bath Floor	MALINA ICE 13 X 13					
Ensuite #4 Bath Wall	MALINA ICE 8 X 10	NA	PER ROY			
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	VINTAGE U-LOC SELECT V PEARL HARD MAPLE PEGASUS 4 1/4" UP # 1					
Dining Room	VINTAGE U-LOC SELECT V PEARL HARD MAPLE PEGASUS 4 1/4" UP # 1					
Family Room	VINTAGE U-LOC SELECT V PEARL HARD MAPLE PEGASUS UP 4 1/4" # 1					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE U-LOC SELECT V PEARL HARD MAPLE PEGASUS 4 1/4" UP # 1					
Upper Hall	OPENING NIGHT T-04					
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	FAMILY ROOM	Opt. Surround	NA	MANTLE	NF 8	
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	54N	
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 PEGASUS			
White Paint Req'd	NA			
Main to 2nd Railing Details:	METAL BLACK SINGLE COLLAR/W ALT PLAIN OAK GROOVED HANDRAIL 3 1/4 SQ OAK POSTS			
Main Basement Railing	NA			
TRIM				
Casing/Baseboards	UPGRADE # 1 STEP			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY	
Dining Room	WARM GREY	Bedroom 2	WARM GREY	
Living 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	NA	
Laundry	WARM GREY	Twin	WARM GREY	
Powder Room	WARM GREY	Ensuite # 4	WARM GREY	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK	
Powder Room	STANDARD			
Master Ensuite	STANDARD			
Twin	STANDARD			
Ensuite # 4	STANDARD			
BASEMENT	NA			
Other	NA			
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	50-3-BCANAL	LOT: 54N		
PURCHASER(S):	STANISLAV ZABOLOTSKY IGOR ZABOLOTSKY		Purchaser Signature Date	
HOME #/CELL #	647 923 4448		Purchaser Signature Date	
EMAIL:	905 832 2869'		Purchaser Signature Date	
DÉCOR NOTES		DÉCOR CONSULTANT SIGNATURE Date		
FOR TRADE USE		ZANCOR HOMES		
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		
*** PAGE 2 OF 2 ***				

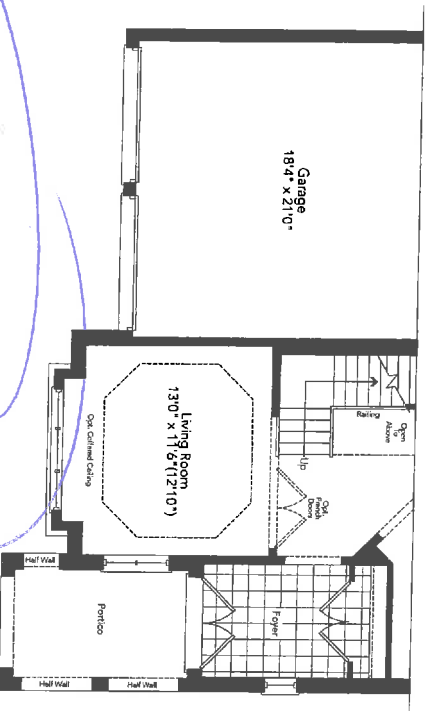
~~Elevation A 3048 sq.ft.~~

Elevation B 3050 sq.ft.

Smooth Ceilings

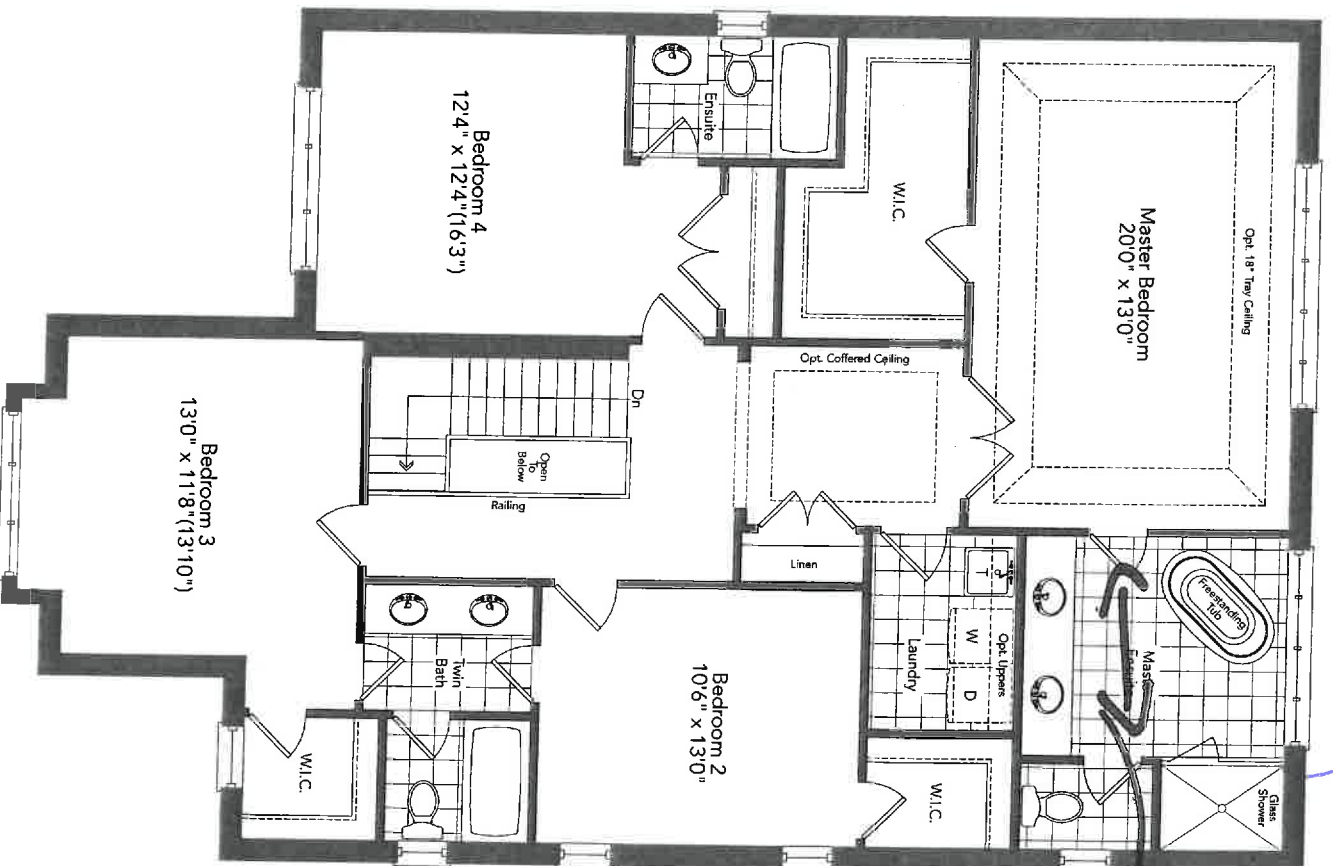


Ground Floor
Elevation A



Partial Ground Floor
Elevation B

Lot 5410.
Jue 22/17
TILE Dine/Kitchen
N2
5.2



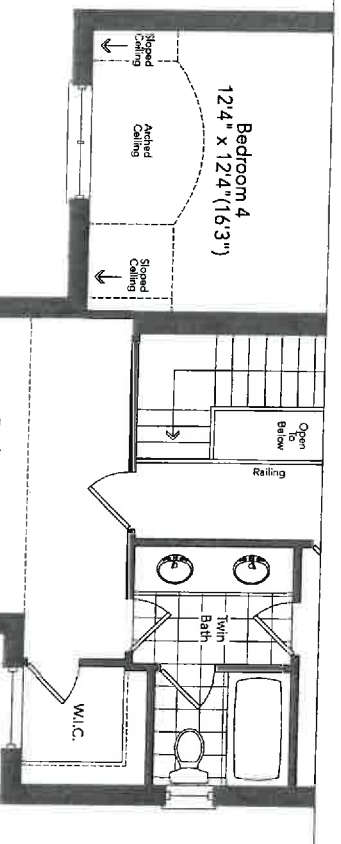
Lot 5422

02/22/17

N2 T2

TUB
Direction

Second Floor
Elevation A

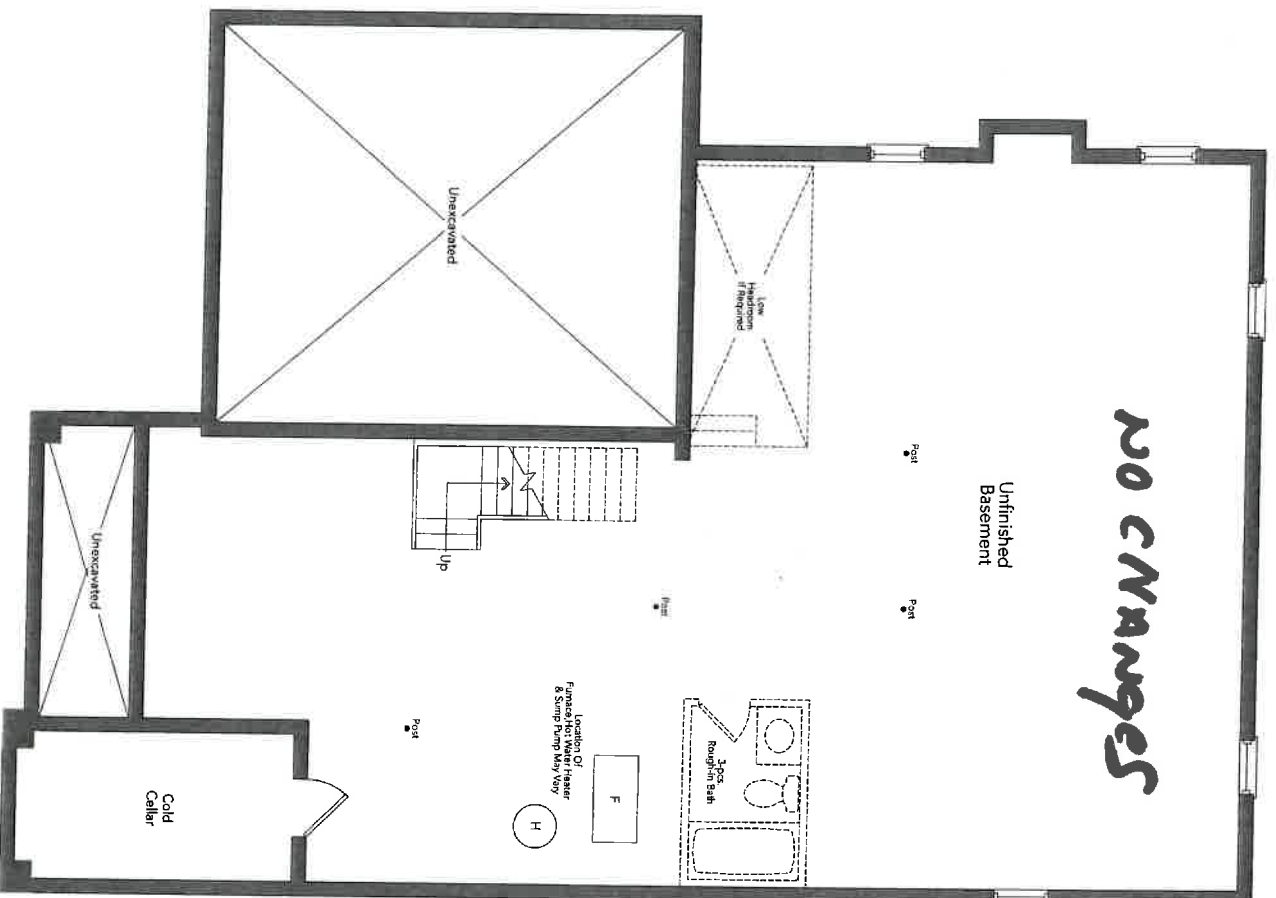


Partial
Second Floor
Elevation B

CANAL 50-03

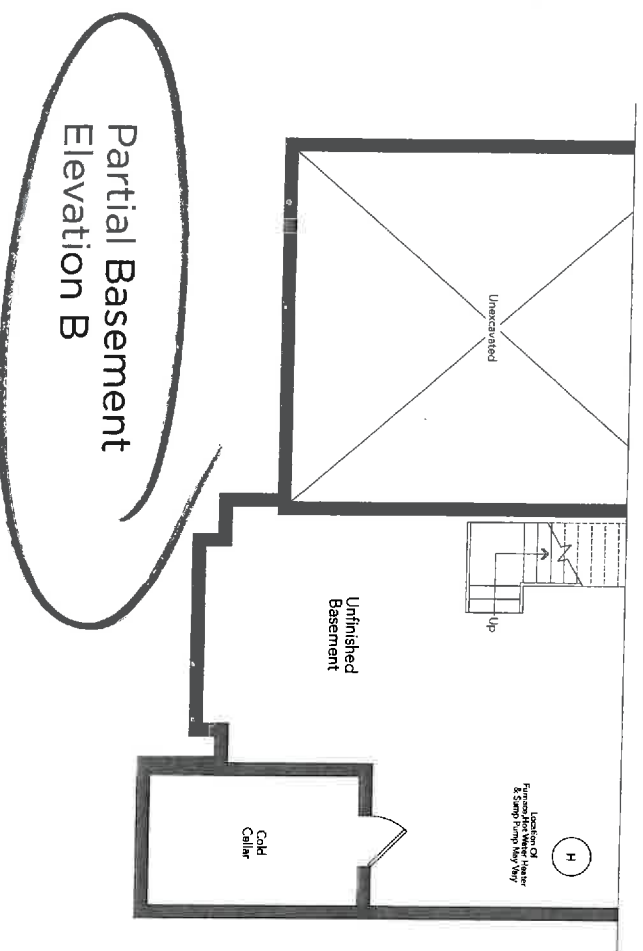
Lot 54N

June 22/14



Basement
Elevation A

N2 T.2.



Partial Basement
Elevation B

New Image Kitchens Inc.

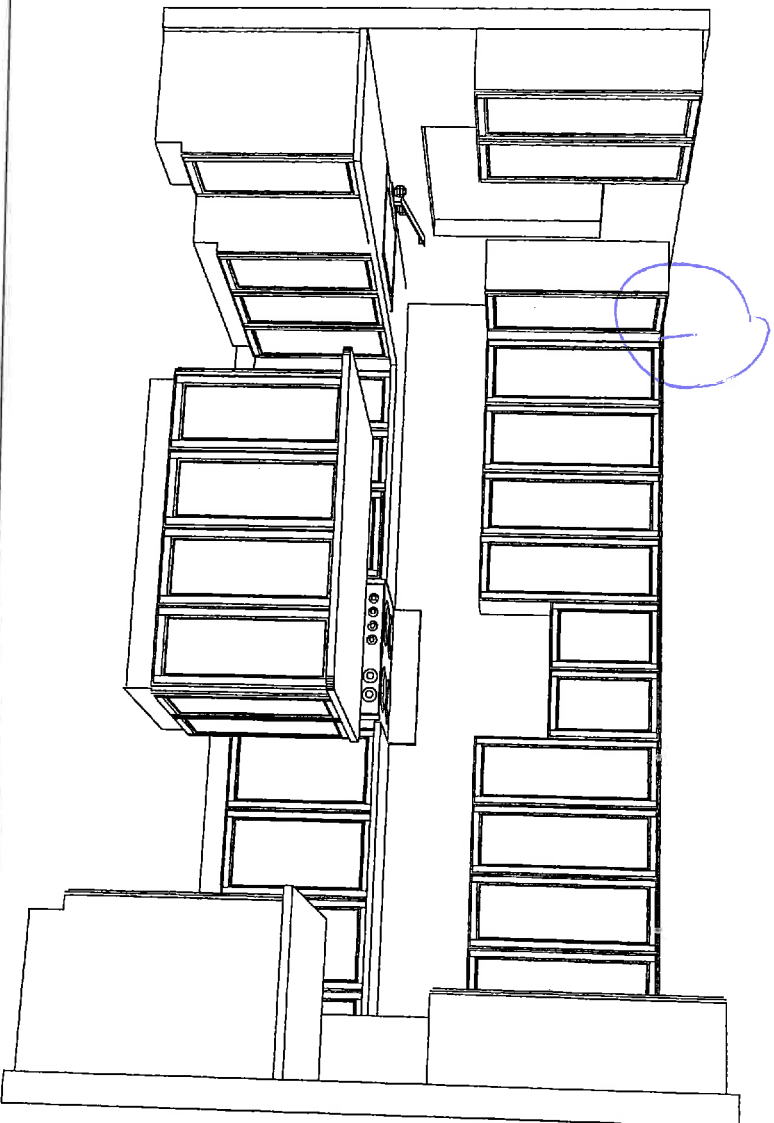
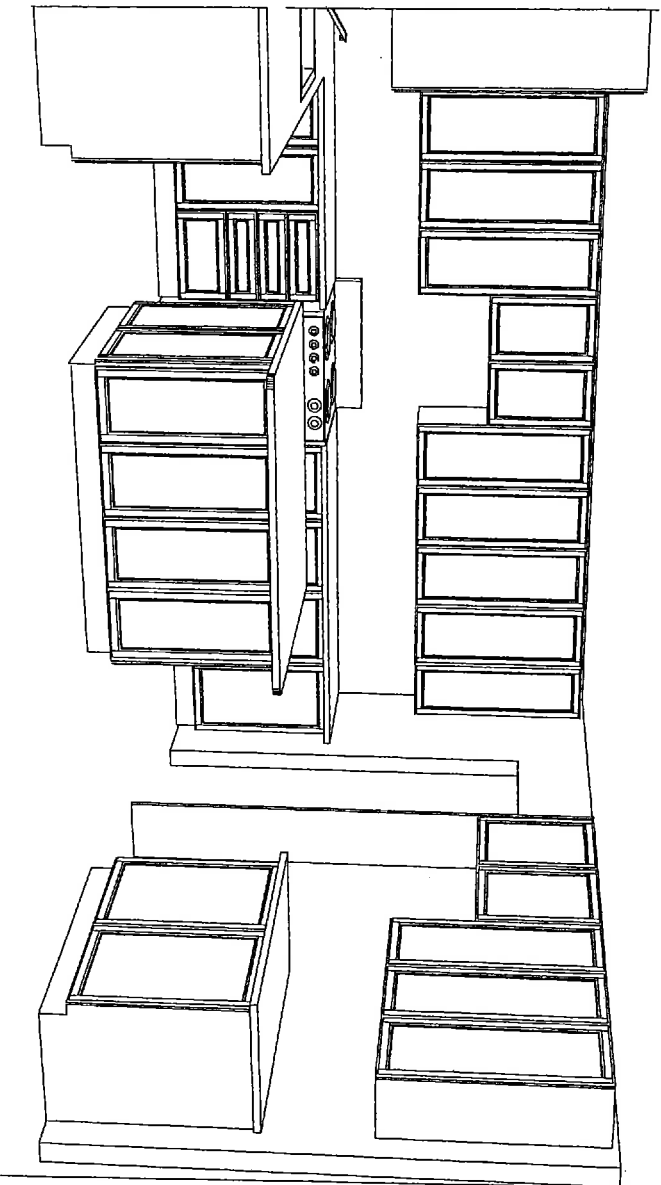
Scale:	Approved by:	Drawn by: MGR
Date: 24/02/17	Revised:	

BELLE AIR SHORES, INNISFIL	Drawing number:
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MODEL: 50-03

Lot 54N

June 22/17



① upper angle cabinet -

clean class

N2

IT2

STANDARD CABINET HARDWARE

(New Image Kitchens)

6065412
July 15/17

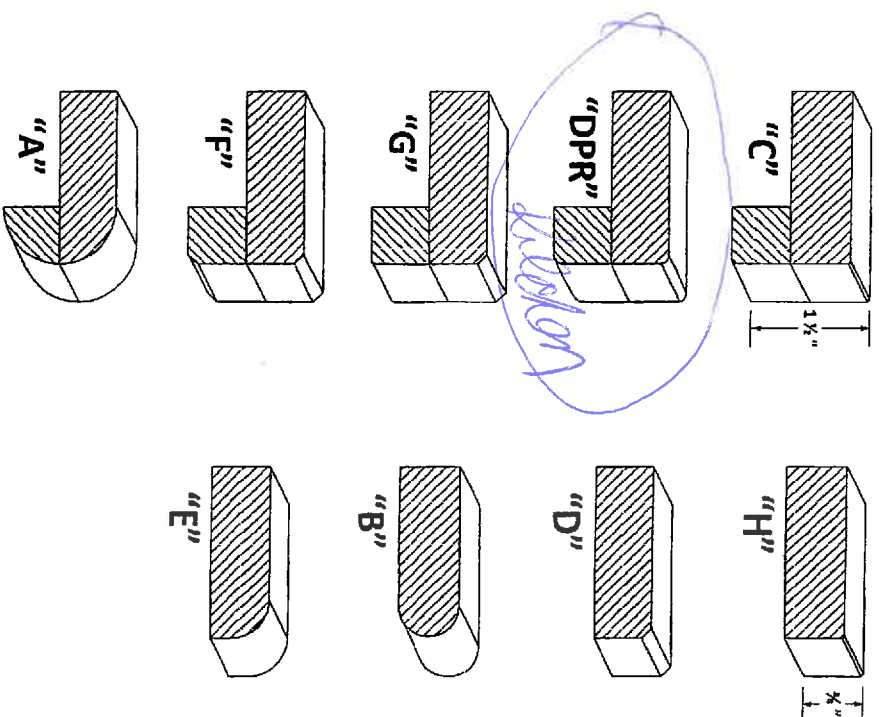


12 I-2.

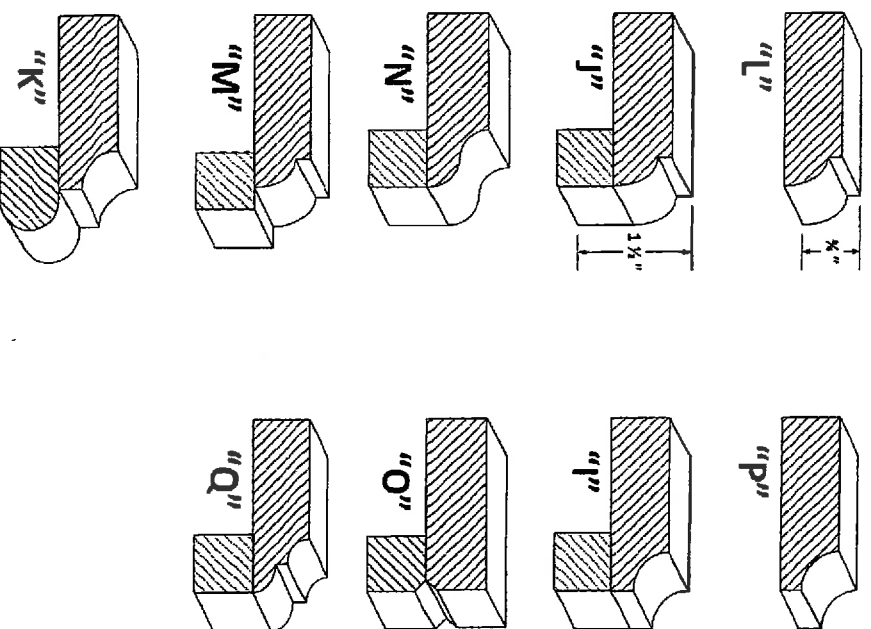
10/10
Exp # 4

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



N2

Lot 544
LOT / SITE

N2 IZ
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.

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

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

SITE

LOT

DATE

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

540 Juise/

DATE:

Juise/17

SITING:

☐ Standard

☐ Reverse

RANGE

☐ 30" (STD)

☒ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROPIN)

☐ AMPS

☐ AMPS

☐ AMPS

☒ STANDARD OPENING 36" X 72"

☐ BUILT IN FRIDGE

☐ WATERLINE REQUIRED

☐ PANELLED/INTEGRATED

☐ FLUSH INSET

REFRIGERATOR

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

N217 Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

N217 **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.

N217 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.

N217 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

Purchaser Signature

Date