



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

PURCHASER: Jun Olexeych Nelyubin

TEL: RES.: 416-562-9385

LOT / PHASE	HOUSE TYPE	PRINT DATE
129N / 2	FISHER (42-05) ELEV A	14-Jul-17


Ref#	Quantity - Description	Approved	Notes
3736	KITCHEN - ADD GAS LINE TO STOVE (INCL. 15AMP, AS PER CODE, 40AMP WILL REMAIN)	16Jun17	
4035	SMOOTH CEILINGS ON MAIN FLOOR ONLY	14Jul17	
4036	UPG (4) TILES 20" X 20" IN; KITCHEN/BREAKFAST AREA	14Jul17	
4037	UPG (4) TILE 20" X 20" IN; FOYER	14Jul17	
4038	UPG (4) TILE 20" X 20" IN; MUD ROOM	14Jul17	
4039	UPG (1) TILE 20" X 20" IN; POWDER ROOM	14Jul17	
4040	STAINING OF STAIRS TO MATCH AS CLOSE AS POSSIBLE	14Jul17	
4041	UPPER HALL - UPG (2) HARDWOOD IN LIEU OF CARPET	14Jul17	
4042	UPG (2) HARDWOON ON MAIN FLOOR, DEN, DINING ROOM, MAIN HALL AND GREAT ROOM	14Jul17	
4047	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	16Jun17	
4048	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	16Jun17	
4049	OPTIONAL 2ND FLOOR, 5 BEDROOM **AS PER AGREEMENT OF PURCHASE AND SALE	16Jun17	
4309	DELETE CERAMIC ACCESSORIES	14Jul17	

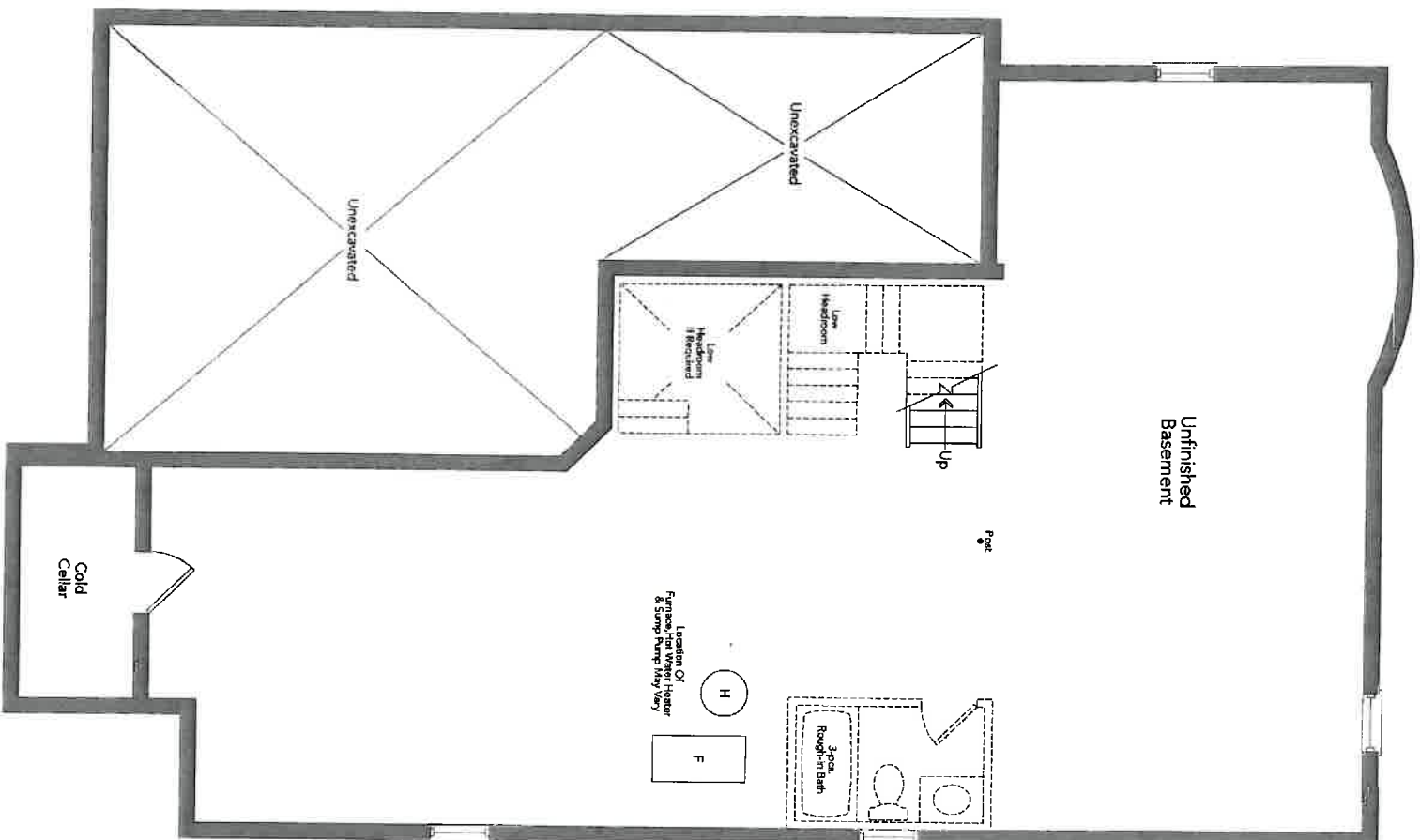
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ZANCOR HOMES COLOUR CHART

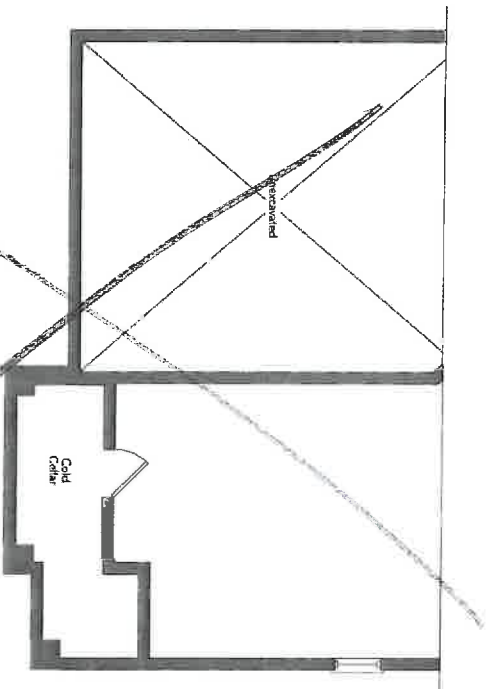
CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	STD 400 SERIES PVC-WHITE	H500BC	BIANCO SARDA GRANITE -STD	C	
Island	STD 400 SERIES PVC-WHITE	H500BC	BIANCO SARDA GRANITE -STD	C	
Master Ensuite	STD- SIERRA PVC -WHITE	H500BC	ARENGENTO ROMANO -6697-46	STD	
Twin Bath	STD- SIERRA PVC -WHITE	H500BC	ELEMENTAL CONCRETE-8830-58	STD	
Twin Bath 2	STD- SIERRA PVC -WHITE	H500BC	ELEMENTAL CONCRETE-8830-58	STD	
Powder Room	N/A				
Laundry	N/A				
Basement Bath					
TILES					
Main Foyer	UPG (4) APRICOT IVORY 20" X 20"		INSERTS	THRESHOLDS	
Laundry Room 2nd Floor	GRECO CINZA 13" X 13"				
Powder Room	UPG (4) APRICOT IVORY 20" X 20"				
Mud Room	UPG (4) APRICOT IVORY 20" X 20"				
Main Hall	N/A				
Kitchen Floor	UPG (4) APRICOT IVORY 20" X 20"				
Breakfast Floor	UPG (4) APRICOT IVORY 20" X 20"				
Kitchen Bk.Splash	N/A				
Mstr Ensuite Floor	MALENA ICE 13" X 13"				
Mstr Ensuite Shower	MELENA ICE 8" X 10"				
Mstr Ens Shower Floor	WHITE 2" X 2"				
Master Shower Jamb	BIANCO CARRARA			BIANCO CARRARA	
Twin Bath Floor	GRECO CINZA 13" X 13"				
Twin Bath Tub Wall	UNIWALL -TENDER GREY 8" X 10'			BIANCO CARRARA	
Twin Bath 2 Floor	GRECO CINZA 13" X 13"				
Twin Bath 2 Tub Wall	UNIWALL -TENDER GREY 8" X 10'			BIANCO CARRARA	
HARDWOOD / CARPET					
Dining Room	UPG (2) 3" 1/4" ANTIQUE BROWN OAK HARDWOOD				
Great Room	UPG (2) 3" 1/4" ANTIQUE BROWN OAK HARDWOOD				
Den	UPG (2) 3" 1/4" ANTIQUE BROWN OAK HARDWOOD				
Kitchen *(Waiver)	N/A				
Main Foyer *(Waiver)	N/A				
Main Hall	UPG (2) 3" 1/4" ANTIQUE BROWN OAK HARDWOOD				
Upper Hall	UPG (2) 3" 1/4" ANTIQUE BROWN OAK HARDWOOD				
Master Bedroom	STD- OPENING NIGHT -T20				
Bedroom 2	STD- OPENING NIGHT -T20				
Bedroom 3	STD- OPENING NIGHT -T20				
Bedroom 4	STD- OPENING NIGHT -T20				
Bedroom 5	STD- OPENING NIGHT -T20				
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 CERAMIC ACCESSORIES	Location			
Purchaser has reviewed the colour chart			SITE & LOT		
FOR TRADE USE			INNISFIL	129N	
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:	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	WARM GREY	Master Beds	WARM GREY	
		Bedroom 2	WARM GREY	
Dining Room	WARM GREY	Bedroom 3	WARM GREY	
Great room	WARM GREY	Bedroom 4	WARM GREY	
Den	WARM GREY	Bedroom 5	WARM GREY	
Main/Upper Hall	WARM GREY	Master Ens.	WARM GREY	
Laundry - 2nd Floor	WARM GREY	Twin Bath	WARM GREY	
Powder Room	WARM GREY	Twin 2nd Bath	WARM GREY	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD			
Powder Room	STANDARD			
Master Ensuite	STANDARD			
Twin Bath	STANDARD			
Twin 2nd Bath	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	YES	NO	FOR STOVE/KITCHEN	
WATERLINE to Fridge	NO	NO		
Hood Fan Venting SIZE	YES 6"	NO	BUILDER'S 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				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.				IN
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				IN
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				IN
SITE:	INNISFIL	LOT: 129N		
PURCHASER(S):	JURI, OLEXIEVYCH NELYUBIN			
HOME #/CELL #	416-562-9385			
EMAIL:	YURI@TRADERSFORUM.CA			
DÉCOR NOTES	<div> <div>Purchaser Signature</div> <div>Date</div> </div> <div> <div>Purchaser Signature</div> <div>Date</div> </div>			
<div> <div>***FOR TRADE USE***</div> <div> Any upgrades in the colour chart must be accompanied with a PES. </div> <div> 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. </div> </div> <div>  </div> <div> <div> <div>Décor Consultant Signature</div> <div>Date</div> </div> <div> <div>Vendor Signature</div> <div>Date</div> </div> </div>				



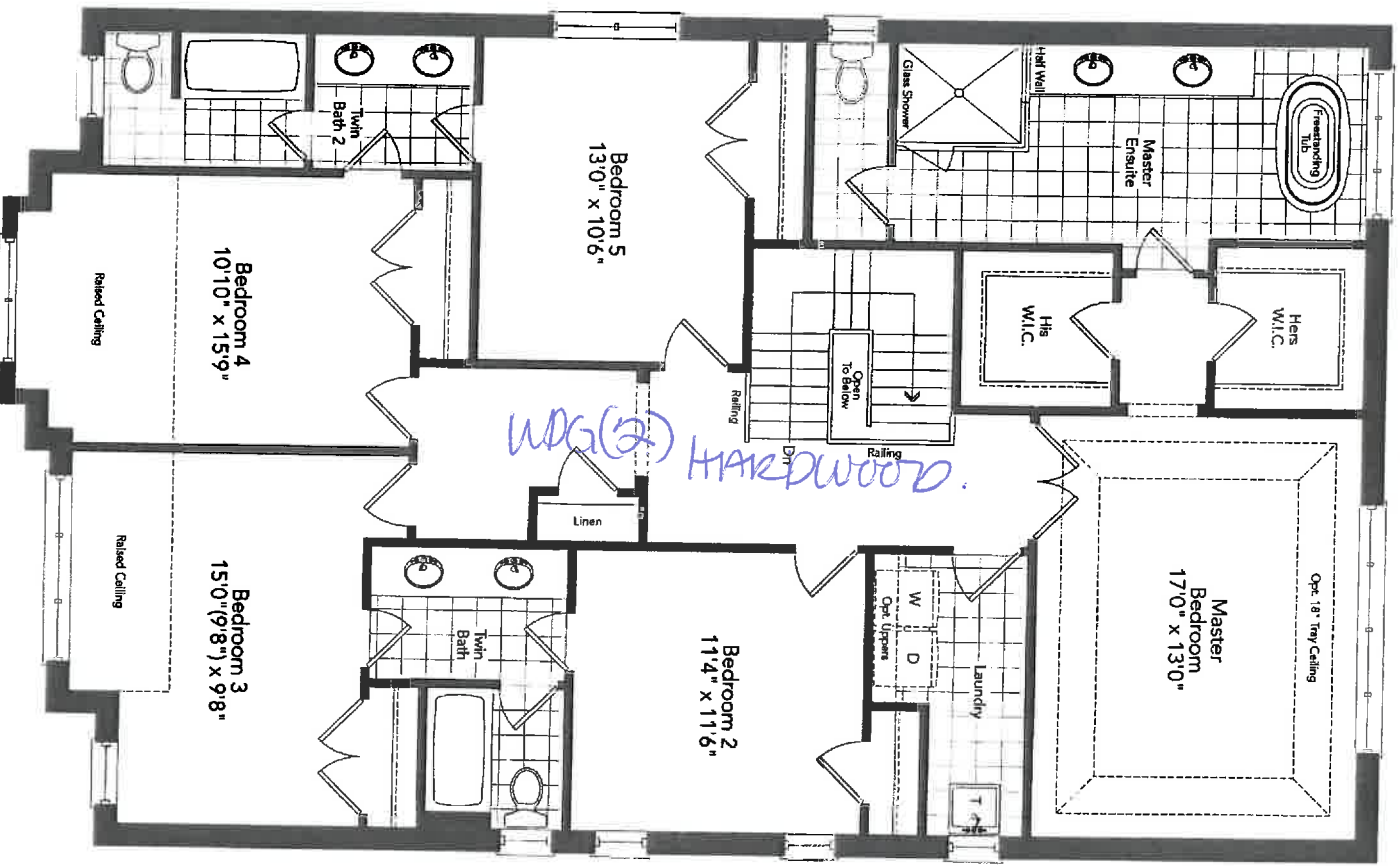
Basement
Elevation A



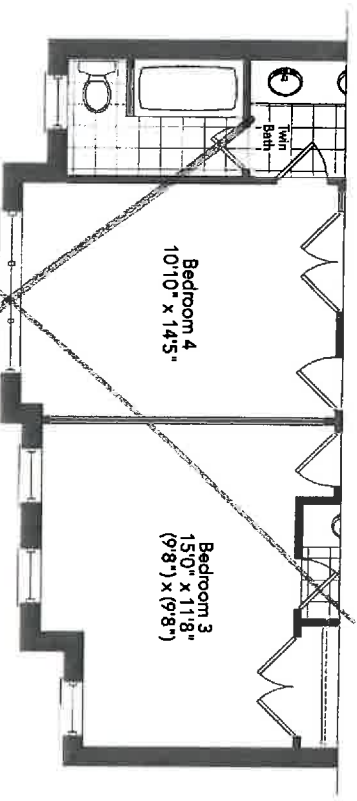
Partial Basement
Elevation B

1294
1441872

FISHER 42-05



Second Floor
Optional 5 Bedroom Plan
Elevation A

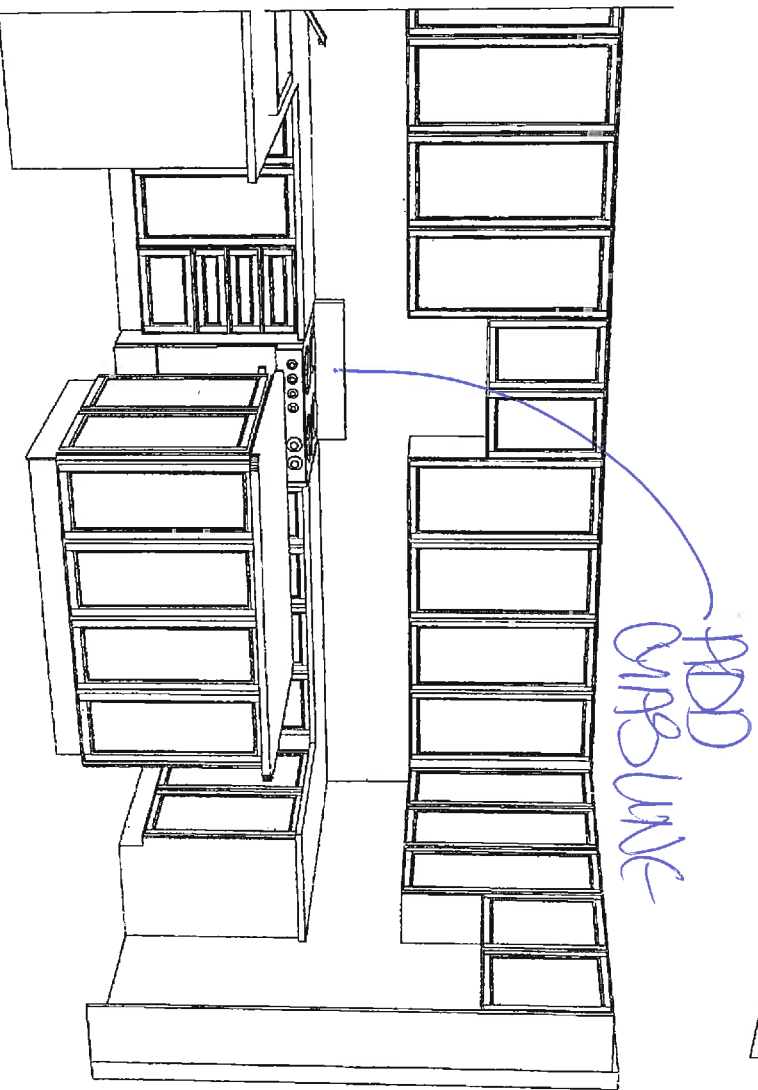
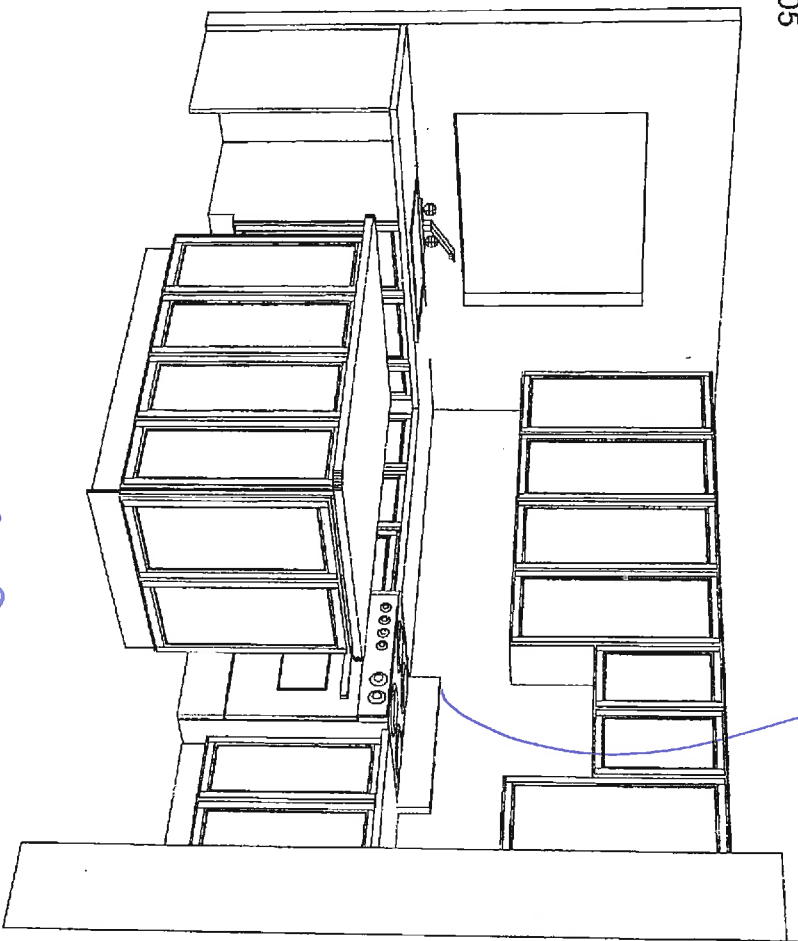


~~Partial Second Floor
Optional 5 Bedroom Plan
Elevation B~~

50 129K
1N11S71-

New Image Kitchens Inc.	
Scale:	Approved By:
Date: 24/02/17	Drawn By: J. SER.
	Revised:
BELLE AIR SHORES, INNISFIL	Drawing Number:

MODEL: 42-05



LOT 129A
INNISFIL

Revised:

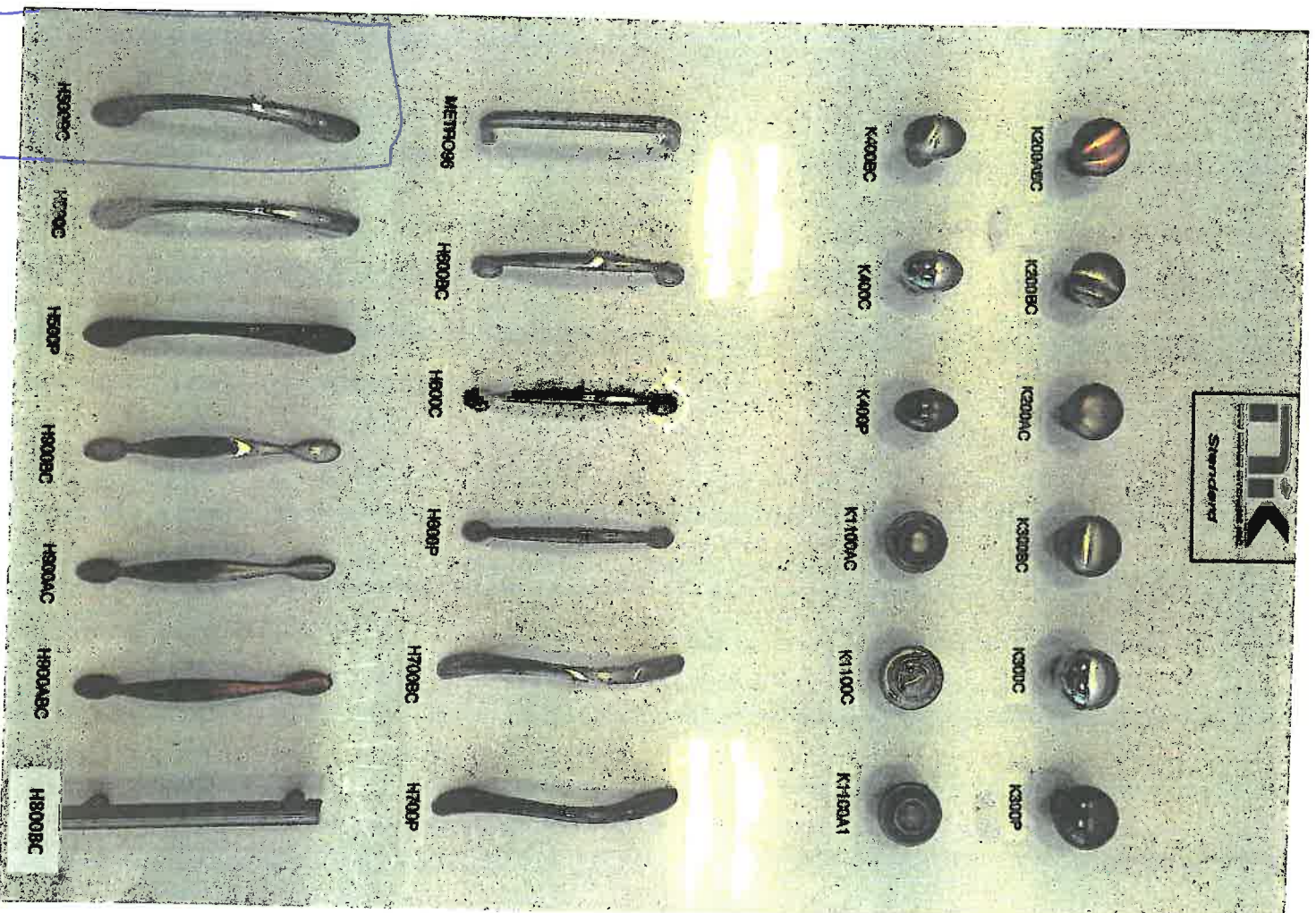
Drawing number:

~~LAUNDRY (OPT.)~~

12/18/17

STANDARD CABINET HARDWARE

(New Image Kitchens)



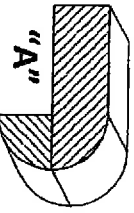
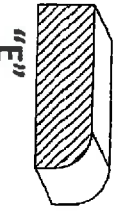
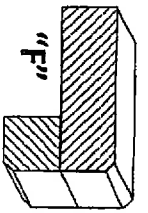
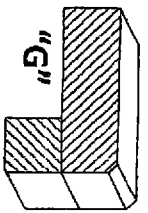
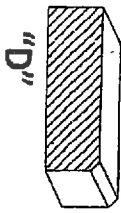
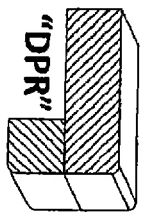
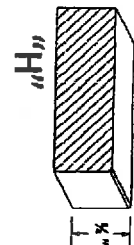
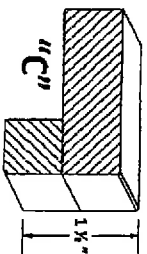
③ Kitchen /
Island, master ensuite
twin bath
twin bath 2.
KUNISFL

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

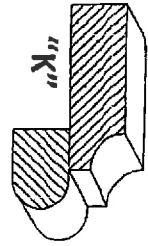
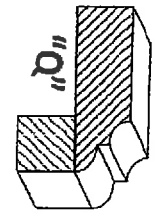
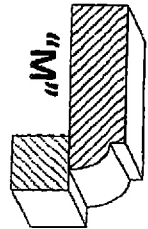
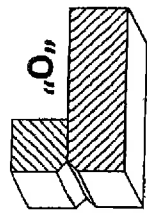
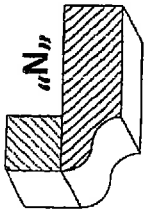
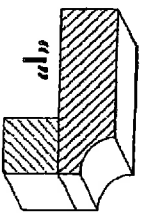
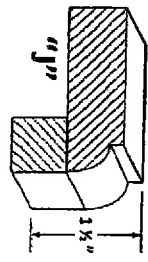
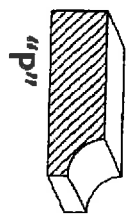
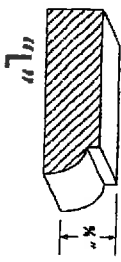
STANDARD

KITCHEN /
BATH

(2)



UPGRADES



1294144157AL
LOT / SITE

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.

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.**

IN

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.

IN

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'.

IN

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.

IN

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.

IN

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.

IN

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.**

IN

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.

IN

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****

IN

11415414
SITE

LOT 12914

DATE JUL 16, 2017



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1415 E L LOT 12A1

DATE:

June 16 2017

SITING:

☒ Standard

☐ Reverse

RANGE

- ☒ 30" (STD)
- ☐ 36"
- ☐ 48"
- ☐ GAS
- ☐ AMPS
- ☐ COOKTOP (APRON)
- ☐ AMPS
- ☐ COOKTOP (DROP IN)
- ☐ 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

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

June 16 2017

Purchaser Signature

Date