



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

PURCHASERS: Khalid Tahir and Karim Tahir

TEL: RES: 289-684-2715

LOT / PHASE	HOUSE TYPE	PRINT DATE
80N / 2	BREAKER (50-05) ELEV A	14-Jul-17

Ref#	Quantity - Description	Approved	Notes
3648	ELECTRICAL - UPGRADE TO 200AMP ✓	14Jul17	
3649	ADD GARAGE MAN DOOR TO EXTERIOR AT SIDE OF HOME IN LIEU OF WINDOW IN MUD ROOM NOTE 1-2 RISERS, COACH LIGHT ✓	14Jul17	
3650	ADD INTERIOR DOOR AT THE TOP OF THE MUD ROOM LANDING, SHIFT STAIRS OVER AND ADD WALL TO ACCOMODATE (SEE SKETCH) ✓	14Jul17	
3651	INCREASE THE HEIGHT OF 13 INTERIOR DOORS ON THE MAIN FLOOR TO 8FT IN LIEU OF STANDARD ✓	14Jul17	
4009	FOYER AND POWDER ROOM UPG (4) 20" X 20" TILES IN LIEU OF STANDARD ✓	14Jul17	
4010	KITCHEN/BREAKFAST & SERVERY UPG (4) 20" X 20" TILE IN LIEU OF STANDARD ✓	14Jul17	
4011	LED POTLIGHTS (1)- FAMILY ROOM IN FRONT OF FIREPLACE, ON SEP. SWITCH, KEEP STANDARD LIGHT ✓ (1)- KITCHEN ON SEP. /SWITCH, CENTER STANDARD LIGHT OVER ISLAND W/STD. SWITCH TO REMAIN (2) - KITCHEN/BREAKFAST ON SAME SWITCH DELETE STD LIGHT	14Jul17	
4012	LED POTLIGHT ✓ (1)- LIVING ROOM ON SEP. / SWITCH (SEE SKETCH FOR LOCATION)	14Jul17	
4013	LED POTLIGHT ✓ (1) -DEN ON SEP./SWITCH (SEE SKETCH FOR LOCATION)	14Jul17	
4015	KITCHEN ✓ ADD WATER LINE TO FRIDGE	14Jul17	
4016	✓ STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	14Jul17	
4017	DEN, MAIN HALLWAY, LIVING/DINING ROOM & FAMILY ROOM UPG (1) HARDWOOD IN LIEU OF STANDARD HARDWOOD ✓ (U-LOC)	14Jul17	
4050	EXTERIOR LED POTLIGHT ✓ ADD (1) POTLIGHT TO SOFFIT W/SEP. SWITCH (LOCATION AS PER SKETCH)	14Jul17	
4097	LED POTLIGHT ✓ ADD (1) - FOYER FRONT CLOSET INTALL POTLIGHT W/SEP. SWITCH (AS PER LOCATION ON SKETCH)	14Jul17	
4098	LED POTLIGHT ✓ ADD (1) 2ND HALLWAY CLOSET NEAR STAIRS W/SEP. SWITCH (AS PER LOCATION ON SKETCH)	14Jul17	
4120	✓ 2ND FLOOR HALLWAY IN FRONT ON LINEN CLOSET ADD (1) POTLIGHT , TO REMAIN ON STANDARD SWITCH AND STANDARD LIGHT TO REMAIN	14Jul17	
4312	BONDS: 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	



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4313	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 10:22

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERRA PVC-WHITE	H800BC	BIANCO SARDO	G		
Island	STD SIERRA PVC-WHITE	H800BC	BIANCO SARDO	G		
Servery	STD SIERRA PVC-WHITE	H800BC	BIANCO SARDO	G		
Master Ensuite	STD 400 SERIES PVC - WHITE	H500C	ELEMENTAL CONCRETE-8830-58	STD		
Ensuite Bathroom	STD 400 SERIES PVC - WHITE	H500P	PALOMA DARK GREY-6366-46	STD		
Twin Bathroom	STD 400 SERIES PVC - WHITE	H500P	PALOMA DARK GREY-6366-46	STD		
Powder Room	N/A					
Laundry 2nd Floor	N/A					
TILES						
Main Foyer	UPG (4) CALCUTTA GRIS 20" X 20"		INSERTS	THRESHOLDS		
Mud Room	NEW ALIBON GREY 13" X 13"					
Powder Room	UPG (4) CALCUTTA GRIS 20" X 20"					
Servery	UPG (4) CALCUTTA GRIS 20" X 20"					
Kitchen / Breakfast Floor	UPG (4) CALCUTTA GRIS 20" X 20"					
Pantry / Servery Floor	UPG (4) CALCUTTA GRIS 20" X 20"					
Kitchen Back Splash	N/A					
Laundry (2nd Floor)	NEW ALIBON GREY 13" X 13"					
Mstr Ensuite Floor	MALENA ICE 13"X 13"					
Mstr Ensuite Shower Wall	MELENA ICE 8"X 10"					
Master Shower Floor	WHITE 2" X 2"					
Master Shower Jamb	BIANCO CARRARA			BIANCO CARRARA		
Twin Bath Floor	MALENA ICE 13"X 13"					
Twin Ensuite Tub Wall	MELENA CARBON 8"X 10"			BIANCO CARRARA		
Ensuite Bath Floor	MALENA ICE 13"X 13"					
Ensuite Bath Wall	MELENA CARBON 8"X 10"			BIANCO CARRARA		
HARDWOOD / CARPET						
Living/Dining Room	UPG (1) 4"-1/4" U-LOC COLLECTION , V-PEARL OAK GRYPHON					
Family Room	UPG (1) 4"-1/4" U-LOC COLLECTION , V-PEARL OAK GRYPHON					
Den	UPG (1) 4"-1/4" U-LOC COLLECTION , V-PEARL OAK GRYPHON					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG (1) 4"-1/4" U-LOC COLLECTION , V-PEARL OAK GRYPHON					
Upper Hall	STD OPENING NIGHT CARPET - T15					
Master Bedroom	STD OPENING NIGHT CARPET - T15					
Bedroom 2	STD OPENING NIGHT CARPET - T15					
Bedroom 3	STD OPENING NIGHT CARPET - T15					
Bedroom 4	STD OPENING NIGHT CARPET - T15					
Carpet Underpad	STANDARD UNDERPAD					
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	N/A	MANTLE	NF8	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding	N/A			
Bathroom Accessories	YES	Location				
Purchaser has reviewed the colour chart		SITE & LOT				
FOR TRADE USE		INNISFIL			80N	

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	STANDARD		
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
Living/Dining Room	WARM GREY	Bedroom 2	WARM GREY
Pantry/Servery Room	WARM GREY	Bedroom 3	WARM GREY
Family Room	WARM GREY	Bedroom 4	WARM GREY
Den	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Ensuite Bath	WARM GREY
Laundry	WARM GREY	Twin Bath	WARM GREY
Powder Room	WARM GREY		

PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD		
Powder Room	STANDARD		
Master Ensuite	STANDARD		
Twin Bathroom	STANDARD		
2nd Ensuite Bathroom	STANDARD		
Servery Room	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 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.

	INITIALS
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SITE:	INNISFIL	LOT: 80N	
PURCHASER(S):	KARIM TAHIR KHALID TAHIR		
HOME #/CELL #	426-821-8484/289-684-2715	Purchaser Signature	Date JUL 27 2017
EMAIL:	katahir@gmail.com/khalid.tahir@medpo rtal.ca		Date JUL 27 2017
DÉCOR NOTES		Purchaser Signature	Date JUL 27 2017

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.

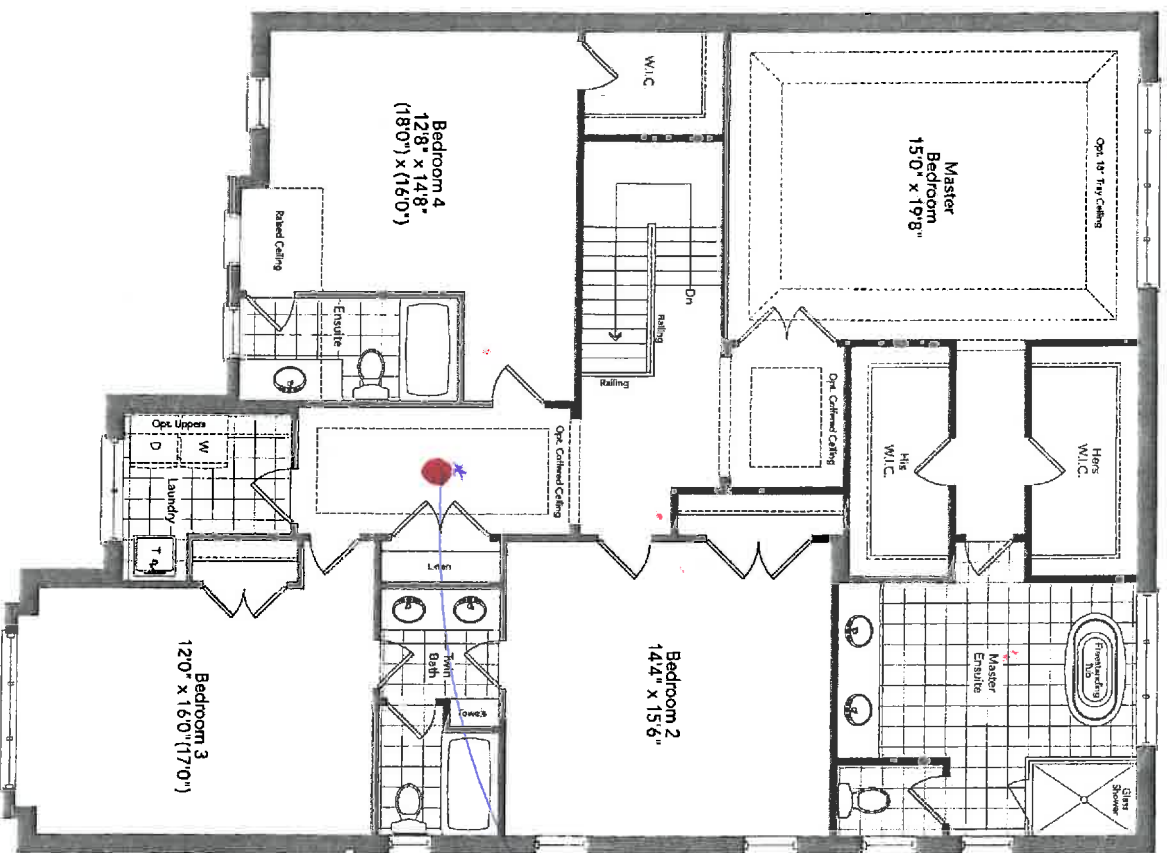


*** PAGE 2 OF 2 ***		Vendor Signature	Date JUL 06 2017
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Décor Consultant Signature
JUL 27 2017

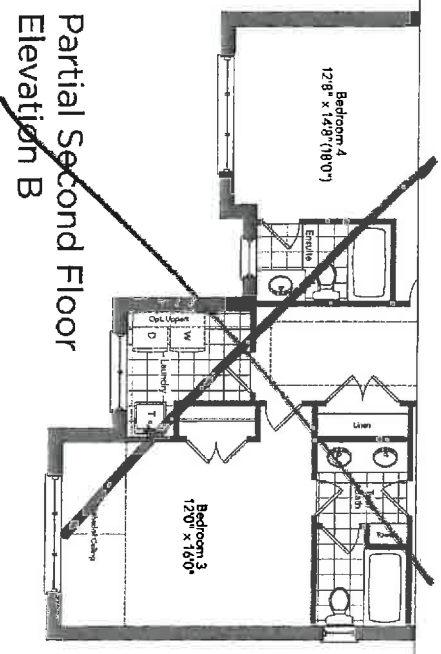
Vendor Signature
JUL 06 2017

2ND FLOOR

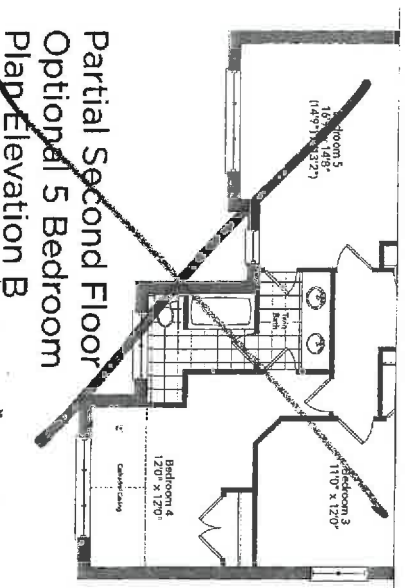


Second Floor
Elevation A

ADD(1)
POTLIGHT
TO STD. SWITCH
STD LIGHT
NO REMAINING
*REMOVE
POTLIGHT IN
FRONT OF
CLOSET



Partial Second Floor
Elevation B



Partial Second Floor
Optional 5 Bedroom
Plan Elevation B

LOT 804
INLUSH
BREAKER 50-05

LOT 80N

CD POTLIGHT 10/SEP
SWITCH IN SOFFIT

152

Breaker

3684 sq.ft. - Optional Second Floor Plan 3407 sq.ft. / Optional 5 Bedroom Plan 3684 sq.ft.

3648 sq.ft. - Optional Second Floor Plan 3371 sq.ft. / Optional 5 Bedroom Plan 3648 sq.ft.



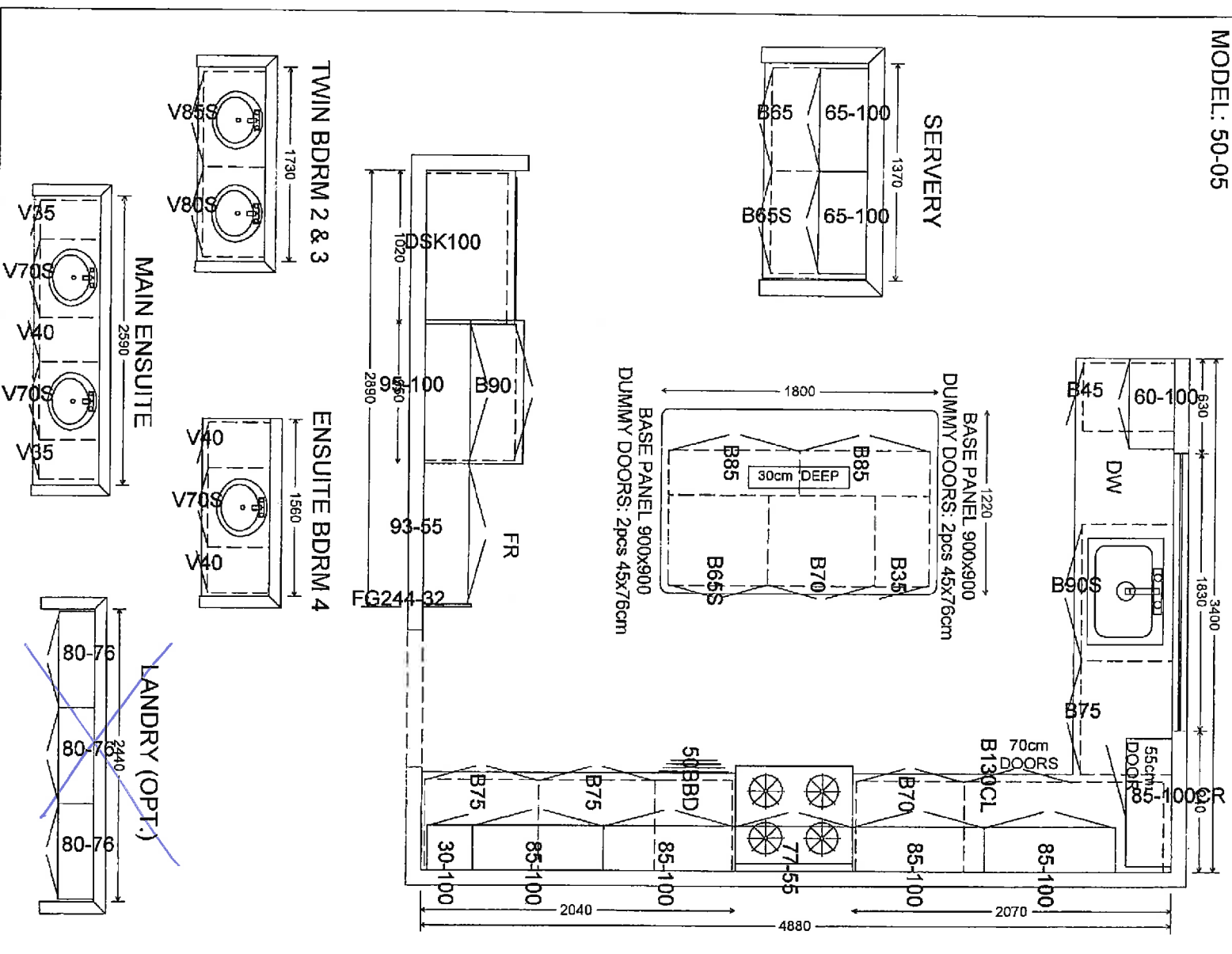
1 - 3684 sq.ft.

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

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

Drawing number: **BELLE AIR SHORES, INNISFIL**

MODEL: 50-05



10T 201-144151L

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

MODEL: 50-05



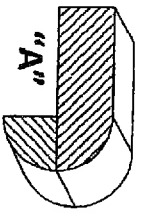
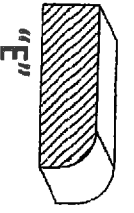
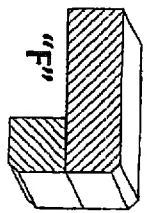
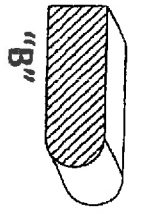
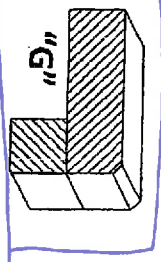
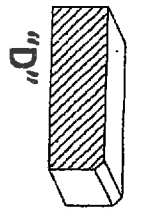
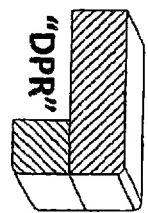
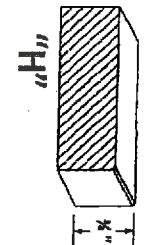
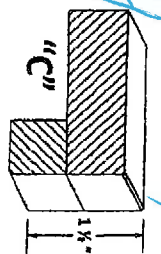
✓ LOT 80N - INNISFIL

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

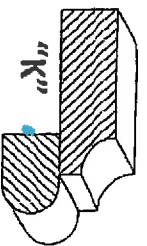
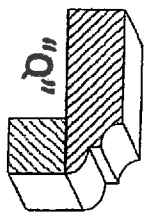
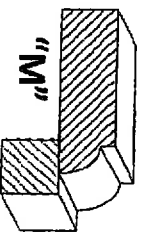
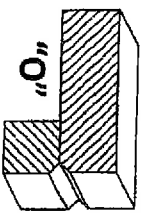
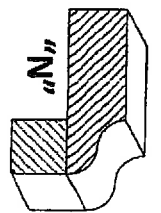
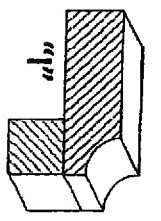
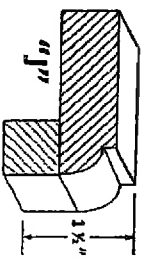
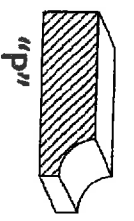
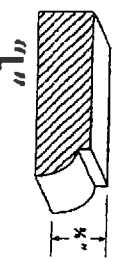
STANDARD

KITCHEN /
BATHROOM /
SINK

BATHROOM Vanity



UPGRADES



801-1111571

LOT / SITE

PURCHASER SIGNATURE
Lea Davis

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 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.

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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 14415511

LOT 80N1

DATE June 27, 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

100-511 6701

DATE: June 27. 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

X. Le'au Bar'

Date

June 27. 2017

Purchaser Signature

X. Le'au Bar'

Date

June 27. 2017