



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Voliya Gagnas and Boris Lupa

TEL: RES.: 416-880-8650

LOT / PHASE	HOUSE TYPE	PRINT DATE
43N / 2	STARBOARD (50-02) ELEV A	12-Jun-17

Ref#	Quantity - Description	Approved	Notes
2632	HARDWOOD UP # 1 FAMILY ROOM, LIVING/DINING. HALL IN LIEU OF STANDARD	12Jun17	
2633	HARDWOOD UP # 1 UPPER HALLWAY IN LIEU OF STD CARPET	12Jun17	
2635	TILES UP# 2 KITCHEN BACKSPLASH INSTALL STACKED	12Jun17	
2638	COUNTER TOP UP # 1 MARBLE MASTER ENSUITE INCLUDES 2 OVAL UNDERMOUNT SINKS	12Jun17	
2639	TRIM UP # 1 STEP BASEBOARD AND TRIM	12Jun17	
2640	RAILING METAL UPGRADE # 4	12Jun17	
2641	PAINTING STAIN INTERIOR OAK STAIRS	12Jun17	
2643	CABINETS FURRING PANEL AND STANDARD CROWN MOULDING TO CEILING	12Jun17	
2644	CABINETS ADD BANK OF DRAWERS IN MASTER ENSUITE	12Jun17	
2645	CABINETS 24" DEEP UPPER OVER FRIDGE 2 SIDE PANELS	12Jun17	
2646	CABINETS RAISE MASTER ENSUITE VANITY TO 36" IN HEIGHT	12Jun17	
2647	PLUMBING UPGRADE TO MOEN MASON IN CHROME (3) PAPER HOLDER MODEL 3 YB8099/YB8000 (3) 24" TOWEL BAR MODEL YB8094/YB8000 1 FOR POWDER ROOM, 1 FOR MASTER ENSUITE, 1 FOR MAIN BATH	12Jun17	
2945	SMOOTH CEILINGS MAIN FLOOR ONLY	12Jun17	
2946	UPGRADE TO 8 FT HIGH GARDEN DOORS (HINGED IN CENTRE) IN LIEU OF PATIO SLIDERS	12Jun17	
2948	SHIFT STANDARD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND	12Jun17	
2950	ELECTRICAL ROUGH IN FOR KITCHEN LIGHT VALANCE INCLUDES 1 SWITCH	12Jun17	
2951	ADD MATCHING LIGHT VALANCE IN KITCHEN	12Jun17	
3203	DELETE ALL STANDARD BATHROOM ACCESSORIES	12Jun17	
3912	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	12Jun17	
3913	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	12Jun17	

# ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC TUXEDO	H 800 BC	GIALLO ORNAMENTAL LT	G		
Island	SHAKER PVC TUXEDO	H 800 BC	GIALLO ORNAMENTAL LT	G		
Servrey	NA					
Master Ensuite	SHAKER PVC TUXEDO	H 800 BC	BIANCA CARRERERA (1)	E		
Main	SHAKER PVC WHITE	H700 P	BLACK ALCANTE 4926K-07			
Twin	NA					
Ensuite ###	NSA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALINA ICE 13 X 13					
Basement Foyer	NA					
Powder Room	MALINA ICE 13 X 13					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	MALINA ICE 13 X 13					
Breakfast Floor	MALINA ICE 13 X 13					
Kitchen Bk.Splash	C & D TENDER GREY BRIGHT 4" X 16" INSTALL STACKED UP # 2					
Laundry	MALINA CARBON 13 X 13					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13			BIANC CARR		
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERERA					
Main Bath Floor	MALINA CARBON 13 X 13			BIANC CARR		
Main Bath Tub Wall	MALINA ICE 8 X 10		NA			
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living /DiningRoom	VINTAGE U-LOC SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Family/Great Room	VINTAGE U-LOC SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall	VINTAGE U-LOC SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Upper Hall	VINTAGE U-LOC SELECT V PEARL RED OAK GRYPHON 4 1/4" UP # 1					
Master Bedroom		OPENING NIGHT T-15				
Bedroom 2		OPENING NIGHT T-15				
Bedroom 3		OPENING NIGHT T-15				
Bedroom 4		OPENING NIGHT T-15				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES						
LOCATION	FAMILY ROOM	Opt. Surround	NA	MANTLE	NF 8	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL STANDARD	location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				INNISFIL	LOT 43N	
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 TO MATCH GRYPHON		
White Paint Req'd		NA		
Main to 2nd Railing Details: UP # 4		BLACK METAL SINGLE STAMPED W/ALT PLAIN GROOVED OAK HANDRAIL SQUARE POST		
Main to top of Basement door Railing		BLACK METAL SINGLE STAMPED W/ALT PLAIN GROOVED OAK HANDRAIL SQUARE POST		
TRIM				
Casing/Baseboards		UP # 1 STEP		
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	
	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	WARM GREY	
Laundry	WARM GREY	Twin	NA	
Powder Room	WARM GREY	Basement	NA	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK	
Powder Room	STANDARD	STANDARD		
Master Ensuite	UPGRADE	STANDARD	2 OVAL UNDERMOUNT SINKS	
Main	STANDARD	STANDARD		
2nd Ensuite	NA			
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 \$55000 administration fee plus costs				
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				
SITE: INNISFIL	50-02-A STARBOARD	LOT: 43N		
PURCHASER(S):	Boris Lupa Yuliya Gagus		Purchaser Signature Date MAY 12/17	
HOME #/CELL #	416 880-8650		Purchaser Signature Date	
EMAIL:			Purchaser Signature Date	
DÉCOR NOTES			D décor Consultant Signature Date MAY 23 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

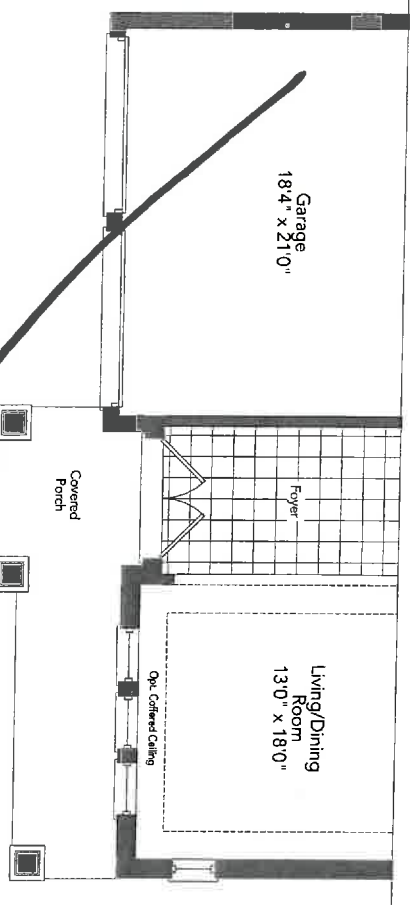


Elevation A 2789 sq.ft.  
Elevation B 2736 sq.ft.

Lot 43N.  
STARBOARD 50-02



Ground Floor  
Elevation A



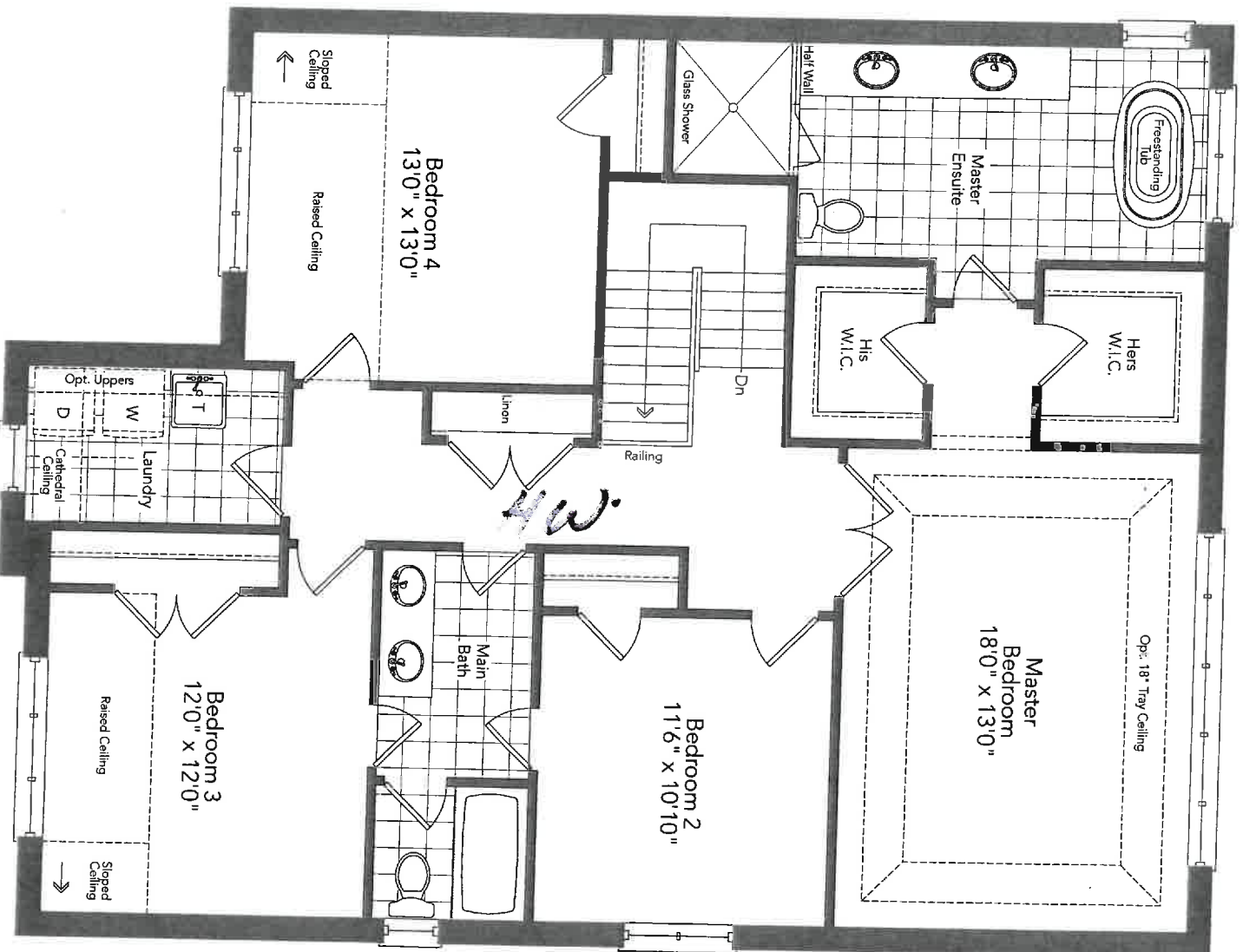
Partial Ground Floor  
Elevation B

B.L.  
y.G.

Lot 43N

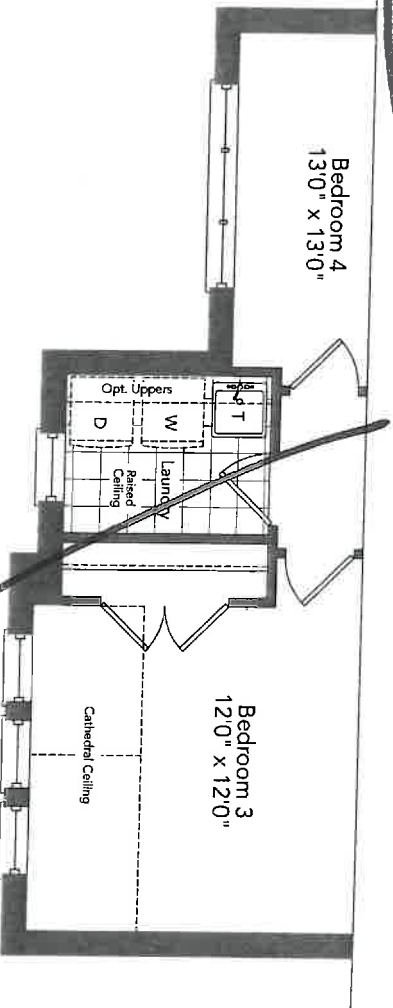
STARBOARD 50-02

may 12/17



Second Floor  
Elevation A

B.L.  
y.g.



Partial Second Floor  
Elevation B

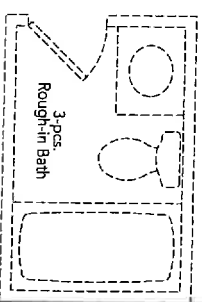
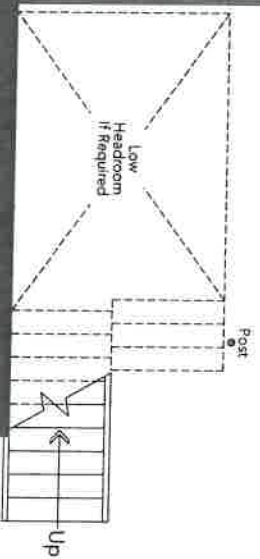
Lot 43N

STARBOARD 50-02

MR 11/17/17

No changes

Unfinished  
Basement



Location Of  
Furnace, Hot Water Heater  
& Sump Pump May Vary



Unexcavated

Cold  
Cellar

Basement  
Elevation A

Unfinished  
Basement

Cold  
Cellar

B.L.  
y.g.

Partial Basement  
Elevation B

New Image Kitchens Inc.

Scale: Approved by: MGER

Date: 2/10/17

Revised:

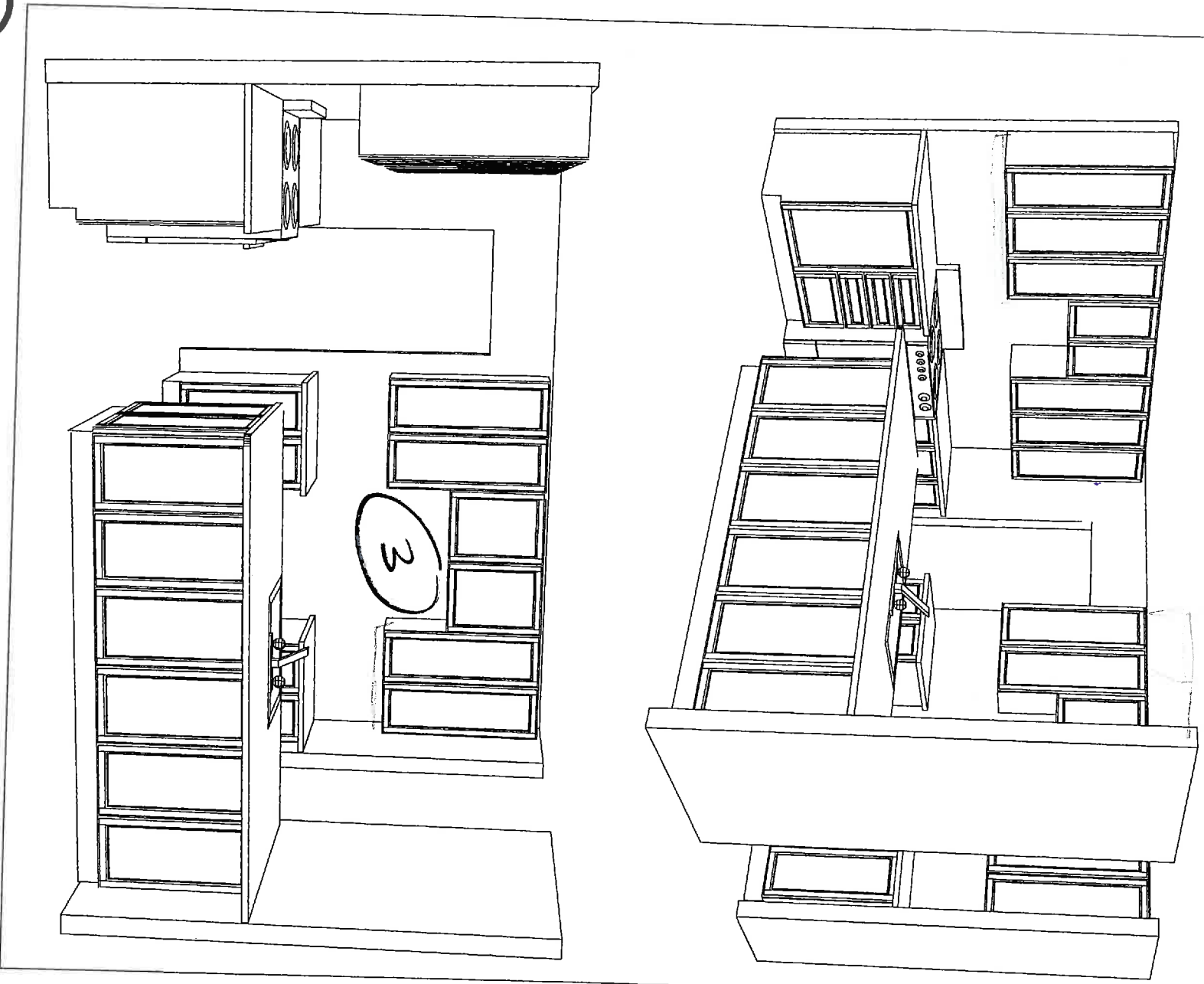
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 50-02

Lot 43N

may 17



① Furring Panel + Std Crown

to ceiling

② Light valance

BL  
Y.G.

③ 24" deep upper - 2 Panels

May 17/17

# STANDARD CABINET HARDWARE

(New Image Kitchens)

Lot 43N.



main

Kitchen  
Master

154  
y.g.



# Mason™

Traditional | Transitional | Modern

Job 4302

May 17/17



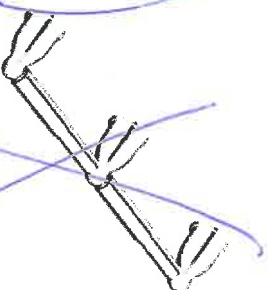
**Double Robe Hook**  
Model YB8003

Chrome  
Other



**Paper Holder**  
Model YB8099 (Roller)  
Model YB8000 (2 Posts)

Chrome  
Other



**Double Paper Holder**  
Model YB8088

Chrome



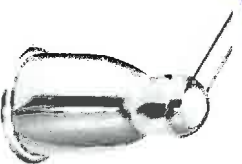
**Towel Ring**  
Model YB8086

Chrome  
Other



**18" Towel Bar**  
Model YB8098 (Bar)  
Model YB8000 (2 Posts)

Chrome  
Other



**24" Towel Bar**  
Model YB8094 (Bar)  
Model YB8000 (2 Posts)

Chrome  
Other



**FINISH OPTIONS:**

CH BC

To order, combine the model number with one of these finish letter(s):  
Chrome (CH) & Brushed Chrome (BC).

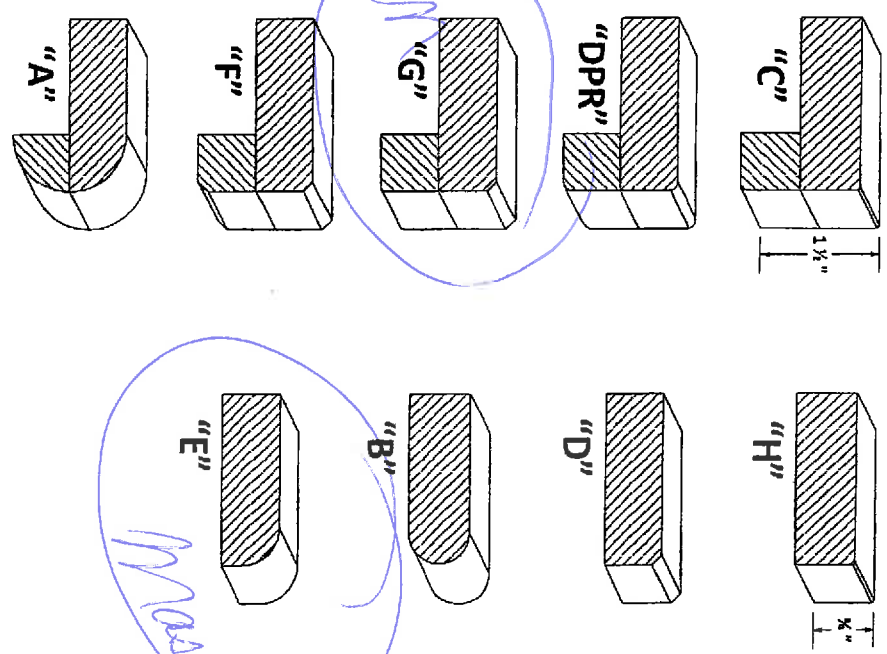
**PROOFIT™**  
INSTALLATION SYSTEM

ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

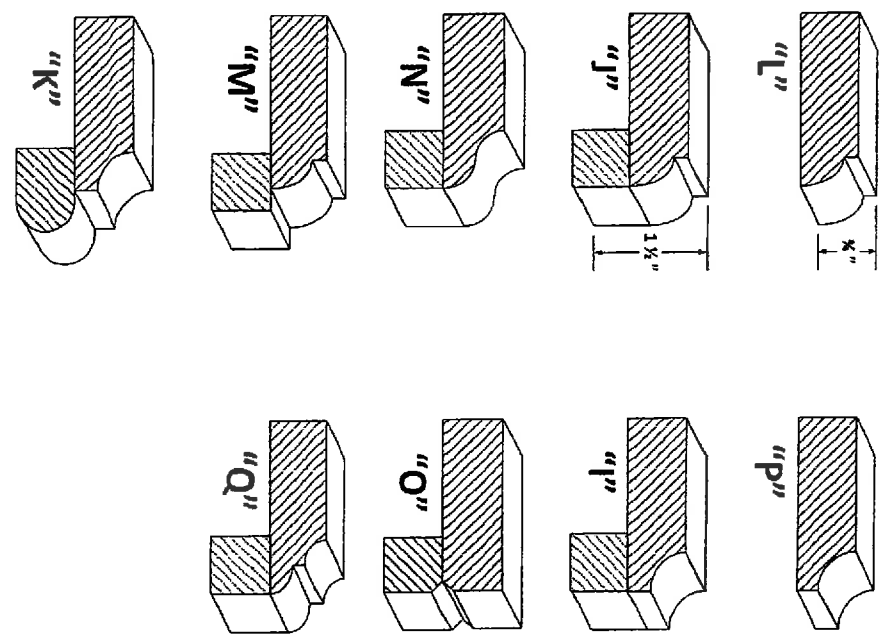
Lot 43N

May 17, 17

STANDARD



UPGRADES



LOT / SITE  
43N Davis /  
MAR 17 / 17

PURCHASER SIGNATURE  
B.L.  
y.g.

**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:

Travisell lot 43

DATE:

May 12/17

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" ☐ AMPS \_\_\_\_\_
- ☐ 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

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

Date

Purchaser Signature

Date