



CONSTRUCTION SUMMARY

PURCHASERS: Elena Hatam and Eliahe Hatam

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

TEL: RES.: 647-554-4150

LOT / PHASE	HOUSE TYPE	PRINT DATE
52N / 2	FAIRWAY (50-08) ELEV A CORNER	4-Aug-17

Ref#	Quantity - Description	Approved	Notes
4237	STAIN INTERIOR OAK STAIRS	04Aug17	
4238	HARDWOOD UP # 1 IN LIEU OF STANDARD HARDWOOD	04Aug17	
4239	NO STRUCTURAL CHANGES	04Aug17	
4513	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	04Aug17	
4514	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\	04Aug17	

This Document is Extremely Time Sensitive - Printed 4 Aug 17 at 12:15

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	GIALLO ORNAMENTAL LT	C		
Island	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	GIALLO ORNAMENTAL LT	C		
Servery	NA					
Master Ensuite	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	ELEMENTAL CONCRETE 8830-58			
Main	NA					
Twin	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	ELEMENTAL CONCRETE 8830-58			
Ensuite #4	CONT SLAB MDF VANILLA MILKSHAKE	H 800 BC	ELEMENTAL CONCRETE 8830-58			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALINA CARBON 13 X 13					
Basement Foyer	NA					
Powder Room	MALINA CARBON 13 X 13					
Mud Room	MALINA CARBON 13 X 13					
Main Hall	MALINA CARBON 13 X 13					
Kitchen Floor	MALINA CARBON 13 X 13					
Breakfast Floor	MALINA CARBON 13 X 13					
Kitchen Bk.Splash	NA					
Laundry						
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13			BIAN CARR		
Mstr Ensuite Shower	UNIWAL TENDER GREY 8 X10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	NEW ALBION GREY 13 X 13					
Twin Ensuite Tub Wall	UNIWAL TENDER GREY 8 X10	NA		BIAN CARR		
Ensuite #4 Bath Floor	NEW ALBION GREY 13 X 13					
Ensuite #4Bath Wall	UNIWAL TENDER GREY 8 X10	NA		BIAN CARR		
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	VINTAGE RED OAK GRYPHON SELECT V PEARL 4 1/4" UP # 1					
Dining Room	VINTAGE RED OAK GRYPHON SELECT V PEARL 4 1/4" UP # 1					
Family Room	VINTAGE RED OAK GRYPHON SELECT V PEARL 4 1/4" UP # 1					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall By Dining Room	VINTAGE RED OAK GRYPHON SELECT V PEARL 4 1/4" UP # 1					
Upper Hall/Computer Nook	OPENING NIGHT T-03					
Master Bedroom	OPENING NIGHT T-03					
Bedroom 2	OPENING NIGHT T-03					
Bedroom 3	OPENING NIGHT T-03					
Bedroom 4	OPENING NIGHT T-03					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF17	
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 52N		

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 **

EH

EH

Purchaser Initial

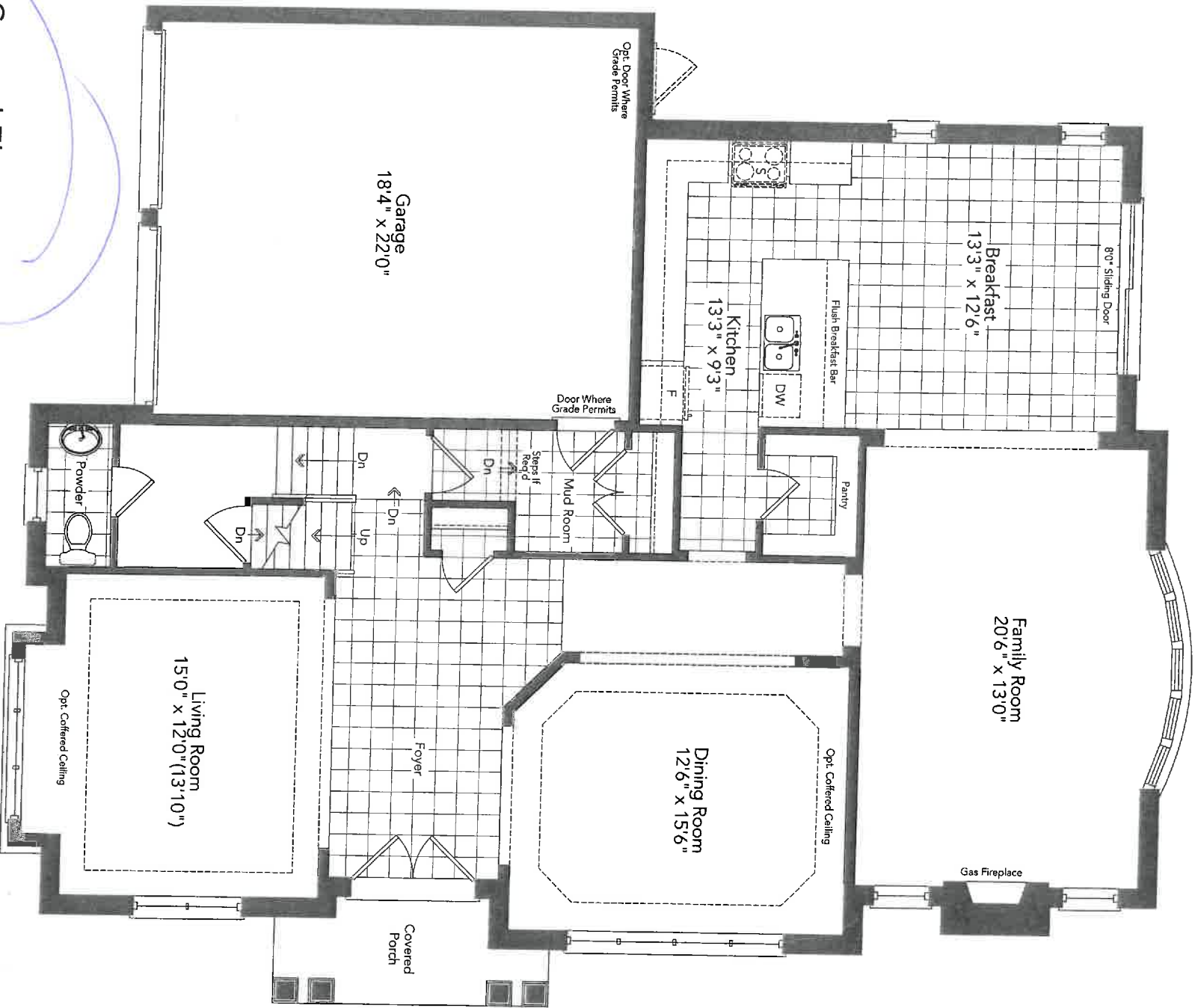
Vendor

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:		STANDARD							
Main to top of Basement door Railing		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 Room		WARM GREY		Bedroom 2		WARM GREY			
Dining 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/Computer		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 UNDERMOUNT SINK					
Powder Room	STANDARD	STANDARD							
Master Ensuite	STANDARD	STANDARD							
Twin	STANDARD	STANDARD							
Ensuite # 4	STANDARD	STANDARD							
BASEMENT	NA								
Other									
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'		YES / NO Package Name:							
GAS LINE BBQ		UPG (SEE PES)		DECLINED		NOTES			
WATERLINE to Fridge		STANDARD							
Hood Fan Venting SIZE		NA							
ELECTRICAL for Built-in Oven		6" STANDARD							
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				EH		EH		EH	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				EH		EH		EH	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				EH		EH		EH	
SITE: INNISFIL		50-08-A FAIRWAY		LOT: 52N					
PURCHASER(S):		ELAHE HATAM ELENA HATAM				Purchaser Signature Date			
HOME #/CELL #		647-554-4150				Purchaser Signature Date			
EMAIL:						Purchaser Signature Date			
DÉCOR NOTES						Purchaser Signature Date			
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 ***		ZANCOR HOMES		D décor Consultant Signature Date		Vendor Signature Date			

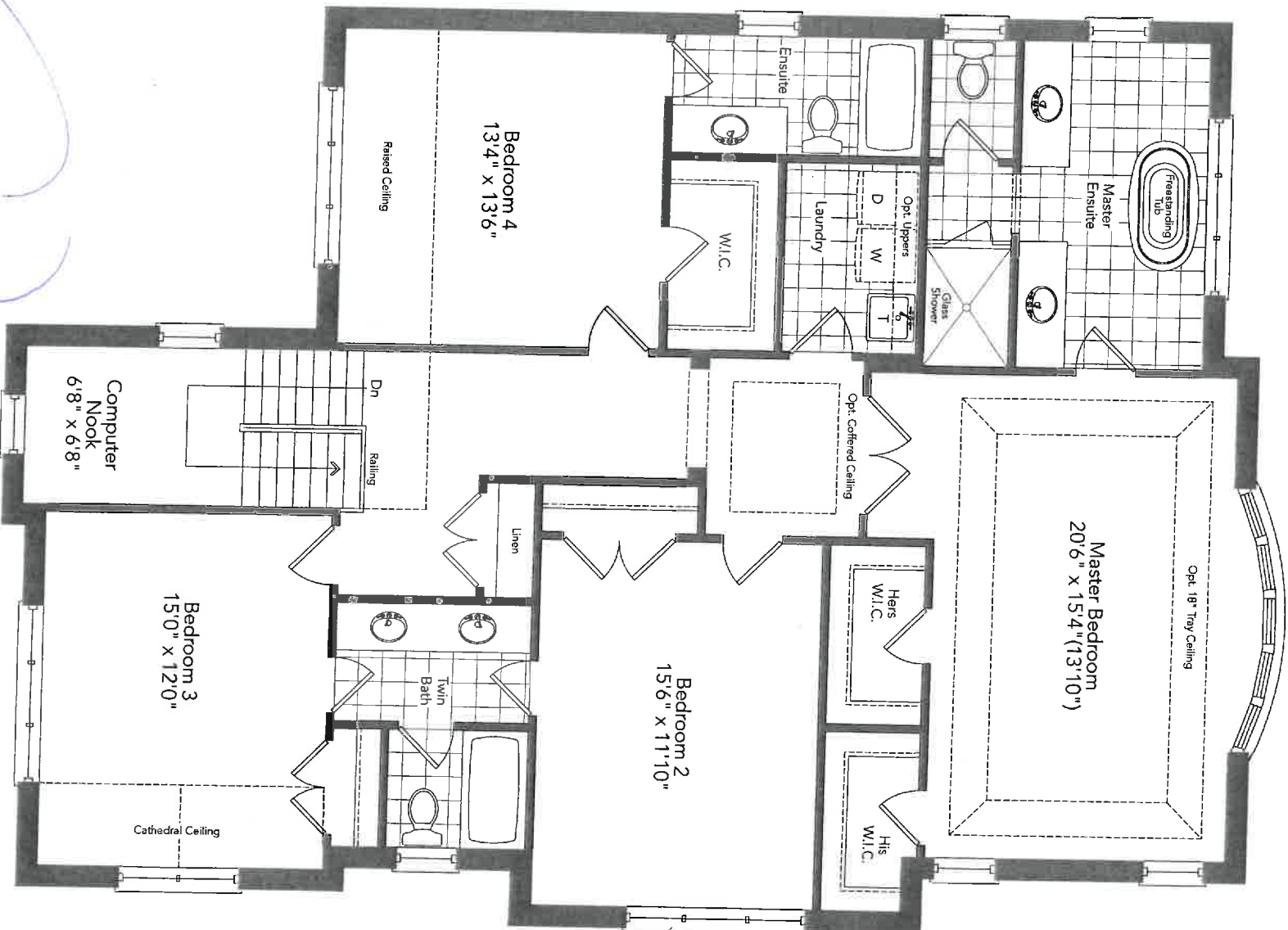
Elevation A 3364 sq.ft.
Elevation B 3340 sq.ft.

Losan
July 5/17



Ground Floor
Elevation A

Lolisa
July 5/17

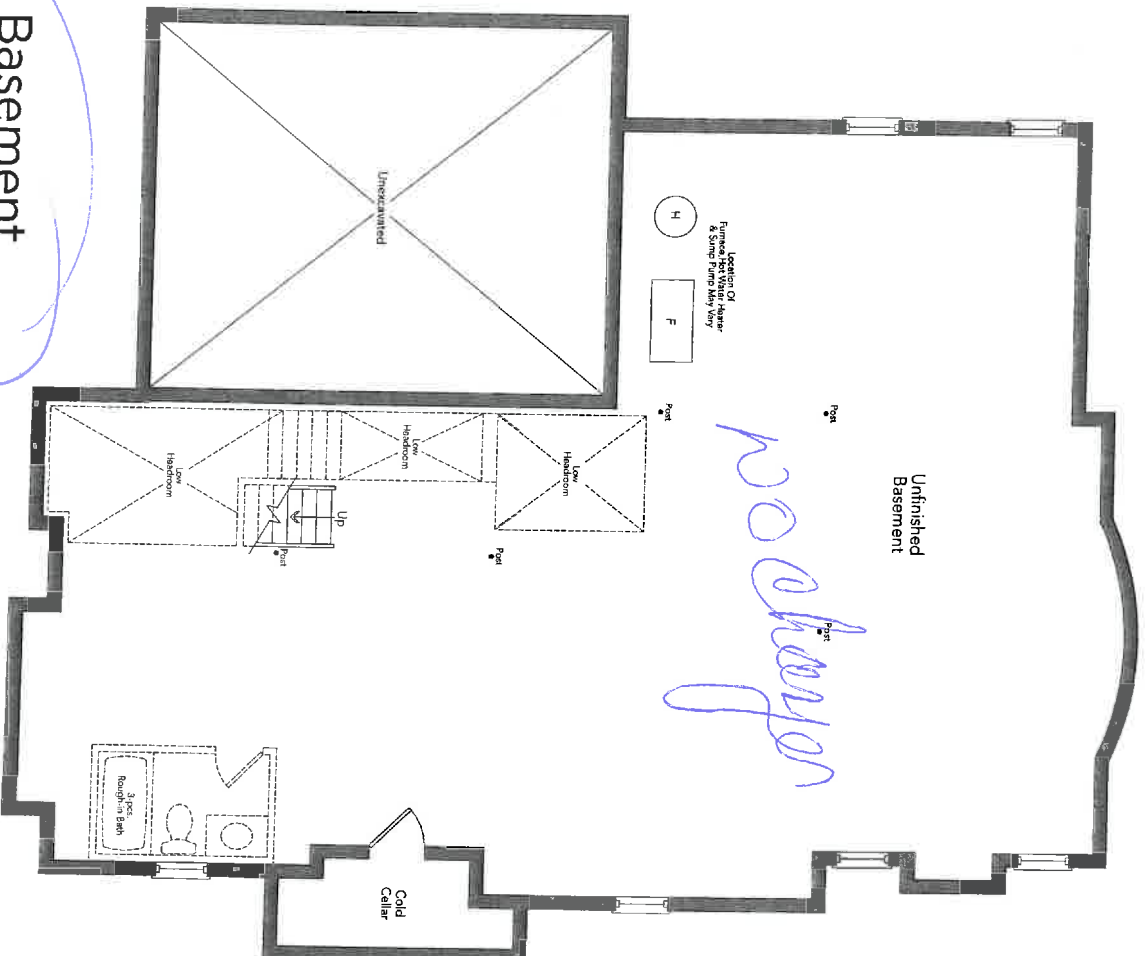


Second Floor
Elevation A

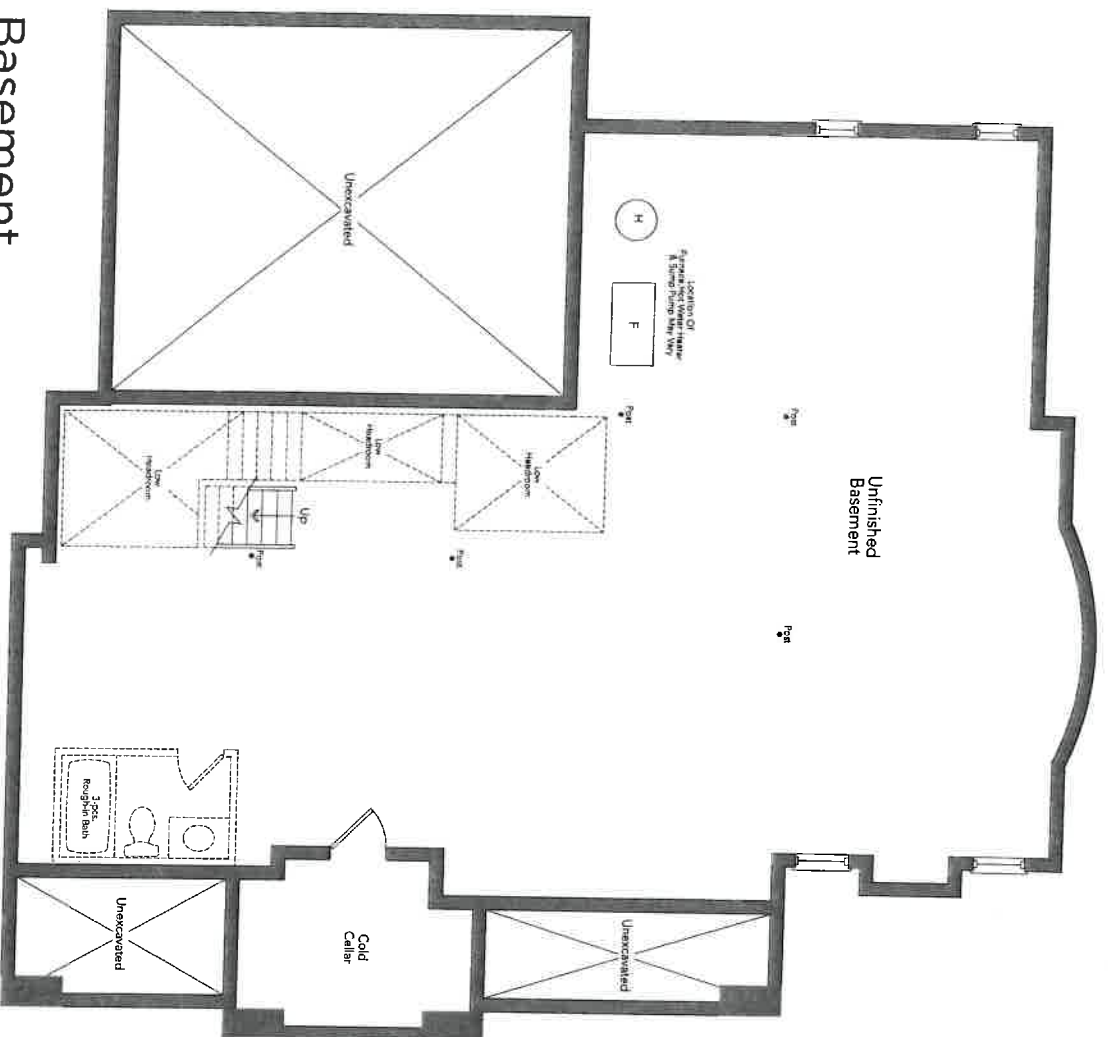
E-H
E-H

Lot 52
~

2/8/17



Basement
Elevation A



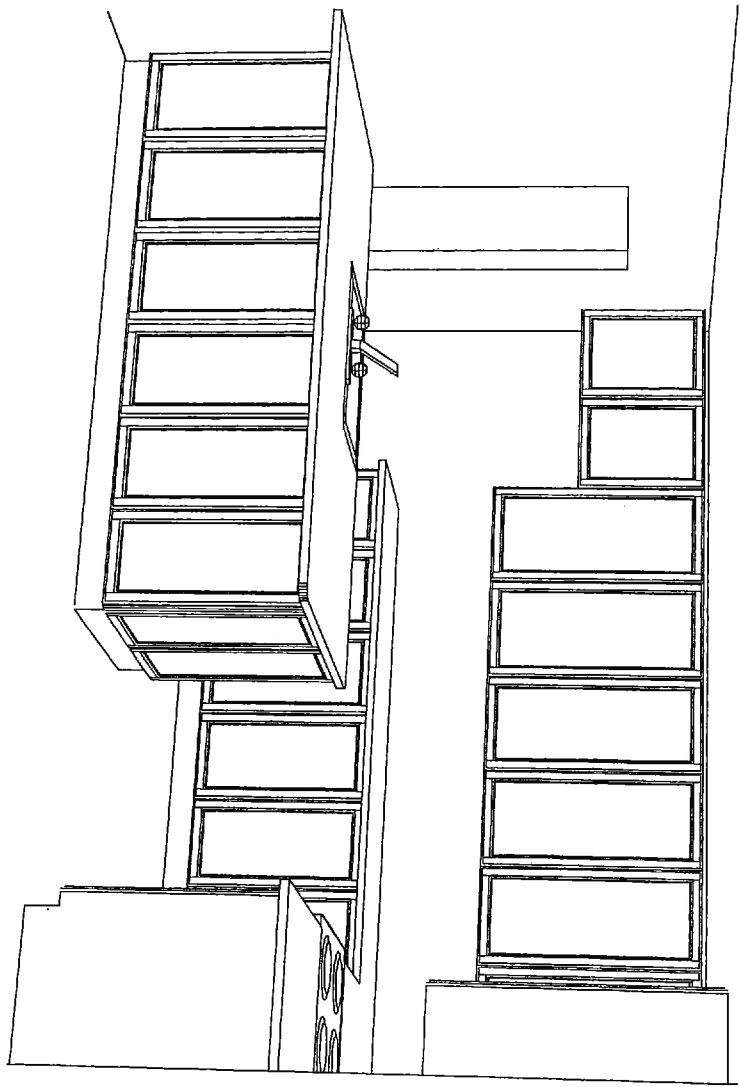
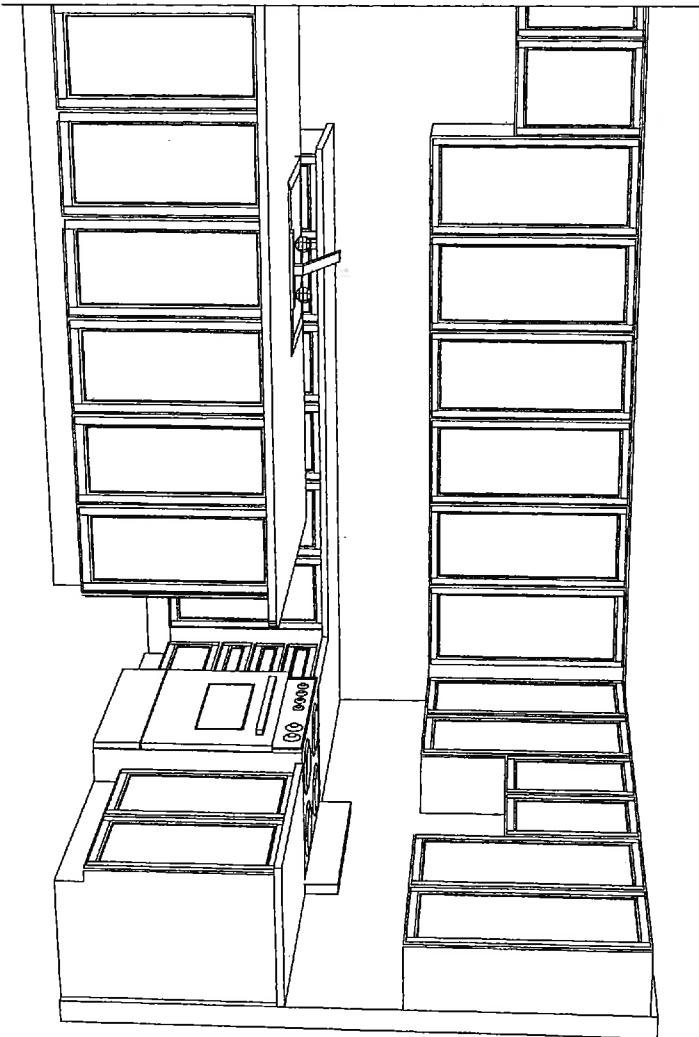
Basement
Elevation B

FAIRWAY CO. NO

E.H
E.H

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

MODEL: 50-08



Handwritten signature in blue ink.

E.H
E.H

Handwritten notes in blue ink: "holtsan" and "jelly5/17".

Lot 522

2/4/5 1/17

STANDARD CABINET HARDWARE

(New Image Kitchens)



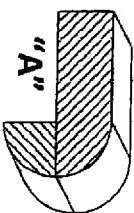
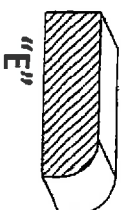
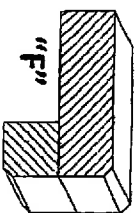
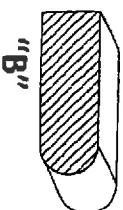
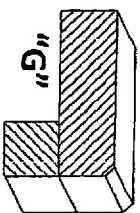
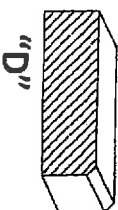
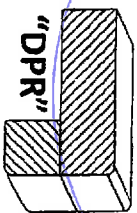
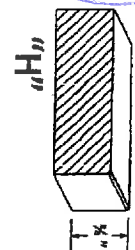
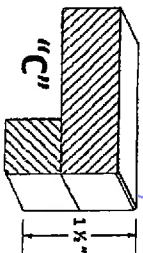
Kitchen
Bath

EH E.H

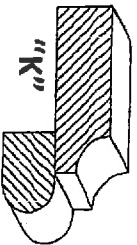
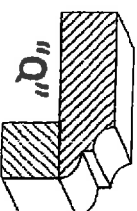
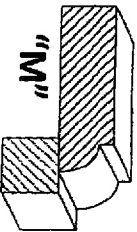
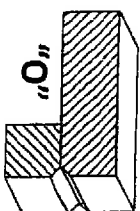
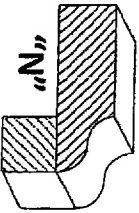
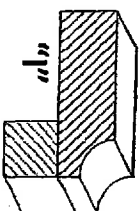
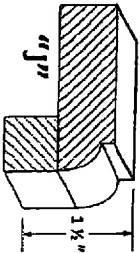
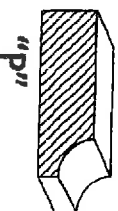
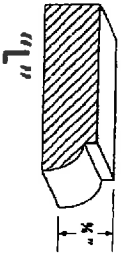
ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

Redstone



UPGRADES



U.H E.H

LOT / SITE

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

606522

STE & LOT:

CLAVIS ELL

DATE:

Aug 5-17

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

[Signature]

Date

July 5-17

Purchaser Signature

[Signature]

Date

July 5-17