



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

PURCHASERS: Mariana Gendelman and Alexander Gendelman

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
150N / 2 ✓	REGATTA (42-03) ELEV A ✓	4-Aug-17

Ref#	Quantity - Description	Approved	Notes
3070 ✓	MASTER BEDROOM CLOSET CLOSE OFF OPENING FROM BEDROOM INTO CLOSET , REMOVE WALL IN CLOSET TO MAKE ONE LARGE CLOSET	05Jul17	
3071 ✓	1 EXTRA WINDOW OPERATOR IN MASTER BEDROOM	05Jul17	
3072 ✓	FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STANDARD FRAMED	05Jul17	
4077 ✓	HARDWOOD UPGRADE # 1 LIVING/DINING ROOM, MAIN HALLWAY GREAT ROOM	04Aug17	
4078 ✓	PAINTING STAIN INTERIOR OAK STAIRS	04Aug17	
4079 ✓	RAILINGS UPGRADE # 3 METAL PICKETS	04Aug17	
4080 ✓	TRIM UPGRADE # 1 INTERIOR BASEBOARD AND CASING	04Aug17	
4081 ✓	COUNTER TOP KITCHEN UPGRADE # 1 QUARTZ	04Aug17	
4082 ✓	CABINETS KITCHEN UP # 1	04Aug17	
4087 ✓	CABINETS ADD 2 CLEAR GLASS DOORS IN KITCHEN	04Aug17	
4088 ✓	CABINETS MASTER ENSUITE ADD VANITY BANK OF 3 DRAWERS	04Aug17	
4089 ✓	TILES UPGRADE # 4 INSTALL STACKED FOYER, MUD ROOM, POWDER ROOM, KITCHEN AND BREAKFAST	04Aug17	
4090 ✓	TILE MASTER ENSUITE FLOOR INSTALL STACKED UP # 4 FLOOR TILE	04Aug17	
4091 ✓	PLUMBING KITCHEN MOEN SOAP DISPENSER MODEL #3944 IN CHROME INSTALL TO THE LEFT OF THE KITCHEN FAUCET	04Aug17	
4093 ✓	TILE DELETE ALL STANDARD BATHROOM ACCESSORIES	04Aug17	
4094 ✓	ELECTRICAL SHIFT STANDARD LIGHT IN KITCHEN COOKING AREA TO BE INSTALLED ABOVE KITCHEN ISLAND	04Aug17	
4095 ✓	PAINT SMOOTH CEILINGS MAIN FLOOR ONLY	04Aug17	
4229 ✓	BONUS: Granite kitchen countertops with undermount sink 3 Piece stainless steel appliances with white top leading washer and dryer Stainless steel under cabinet hood fan Extended uppers in kitchen (39-1/2") BBQ Gas line	05Jul17	
4230 ✓	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	05Jul17	

# ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA MDF WHITE UP # 1	H 800 BC	K319 (1)	C		
Island	SIERRA MDF WHITE UP # 1	H 800 BC	K319 (1)	C		
Servery	NA					
Master Ensuite	CONT SLAB OAK NEW GREY	H 500 BC	BRONZITE 4971K-52			
Main	CONT SLAB MDF STONE GREY	K 400BC	PORTICO MARBLE 7735-58			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	RONDINE FUORI GRIGIO TUNDRA 12" X 24"	INSTALL STACKED UP # 4				
Basement Foyer	NA					
Powder Room	RONDINE FUORI GRIGIO TUNDRA 12" X 24"	INSTALL STACKED UP # 4				
Mud Room	RONDINE FUORI GRIGIO TUNDRA 12" X 24"	INSTALL STACKED UP # 4				
Main Hall	NA					
Kitchen Floor	RONDINE FUORI GRIGIO TUNDRA 12" X 24"	INSTALL STACKED UP # 4				
Breakfast Floor	RONDINE FUORI GRIGIO TUNDRA 12" X 24"	INSTALL STACKED UP # 4				
Kitchen Bk.Splash	NA					
Laundry	MALINA ICE 13 X 13					
Mstr Ensuite Floor	RONDINE FUORI STATUARIO 12" X 24"	INSTALL STACKED UP # 4				
Mstr Ensuite Shower	UNIWAL TENDER GREY 8 X 10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERA					
Main Bath Floor	MALINA ICE 13 X 13					
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 /Dining Room	VINTAGE U-LOC SELECT V PEARL HARD MAPLE 4 1/4"	PEGASUS UP # 1				
Great Room	VINTAGE U-LOC SELECT V PEARL HARD MAPLE 4 1/4"	PEGASUS UP # 1				
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall	VINTAGE U-LOC SELECT V PEARL HARD MAPLE 4 1/4"	PEGASUS UP # 1				
Upper Hall		OPENING NIGHT T--20				
Master Bedroom		OPENING NIGHT T--20				
Bedroom 2		OPENING NIGHT T--20				
Bedroom 3		OPENING NIGHT T--20				
Bedroom 4		NA				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE		NA
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding			NA	
Bathroom Accessories	DELETE ALL STANDARD	Location			NSA	
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				INNISFIL		150N
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 PEGASUS										
White Paint Req'd		NA										
Main to 2nd Railing Details:		METAL BLACK SINGLE COLLAR W/ALT PLAIN GROOVED OAK HANDRAIL 3 1/4" OAK POSTS										
Main to top of Basement door Railing		METAL BLACK SINGLE COLLAR W/ALT PLAIN GROOVED OAK HANDRAIL 3 1/4" OAK POSTS										
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								
Living/Dining Room	WARM GREY	Bedroom 2		WARM GREY								
		Bedroom 3		WARM GREY								
Family/Great room	WARM GREY	Bedroom 4		NA								
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 /SOAP DISPENSER								
Powder Room	STANDARD	STANDARD										
Master Ensuite	STANDARD	STANDARD										
Main	STANDARD	STANDARD										
2nd Ensuite	NA											
BASEMENT	NA											
Other	NA											
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES												
		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 <b>\$5000</b> administration fee plus costs												
Purchaser has checked and acknowledged accuracy of colour and selections before signing.												
SITE: INNISFIL	42-03-A REGATTA	LOT: 150N										
PURCHASER(S):	Marianna Gendelman Alexander Gendelman											
HOME #/CELL #	647-801-0806											
EMAIL:												
DÉCOR NOTES			Purchaser Signature		Date		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.			ZANCOR HOMES		Décor Consultant Signature		Date		Vendor Signature		Date	
							JUL 13 2017					
*** PAGE 2 OF 2 ***												

May 15/17

Elevation B 2740 sq.ft.

11-6



11/16,  
Dresden

H. G.

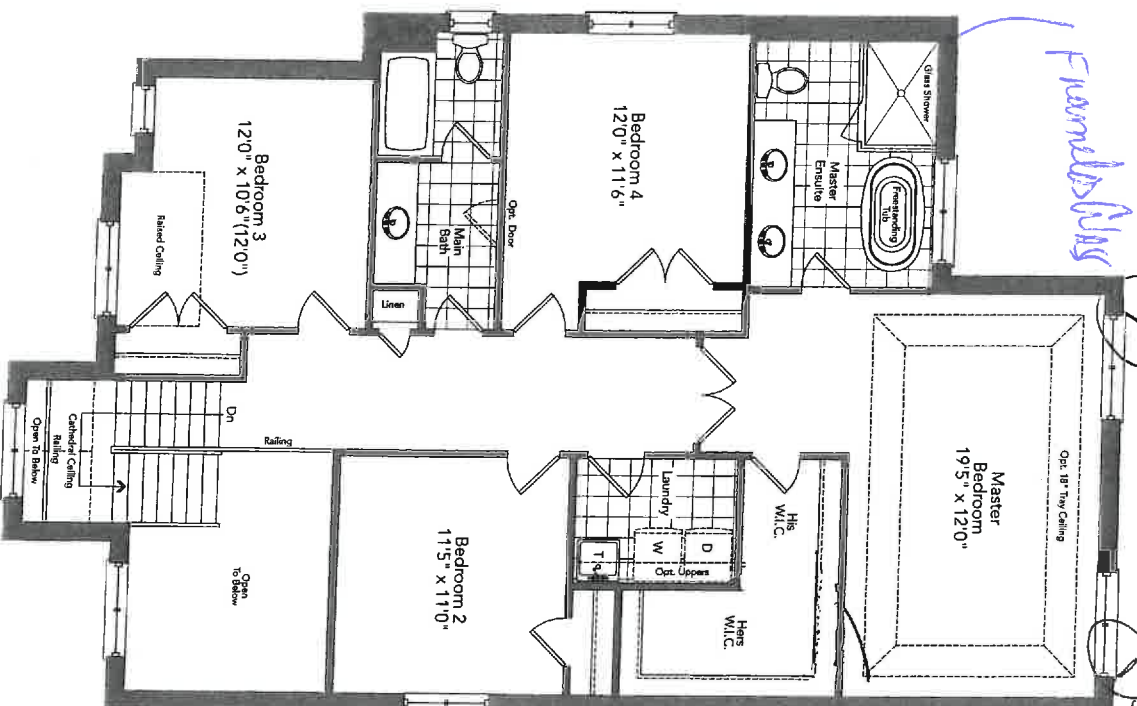
# REGATTA 42-03

Lotison

May 15/17

Be the open 102

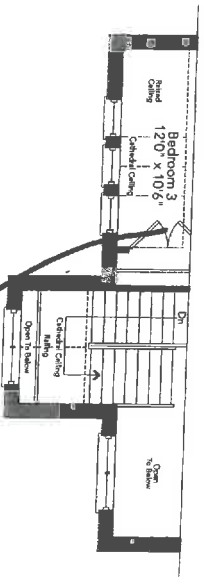
Fireplace



Close opening  
+ Removable

Second Floor  
Elevation A

AG  
M. G.



Partial Second Floor  
Elevation B

July 5/17  
AG  
M. G.

REGATTA 42-03

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MGER

Revised:

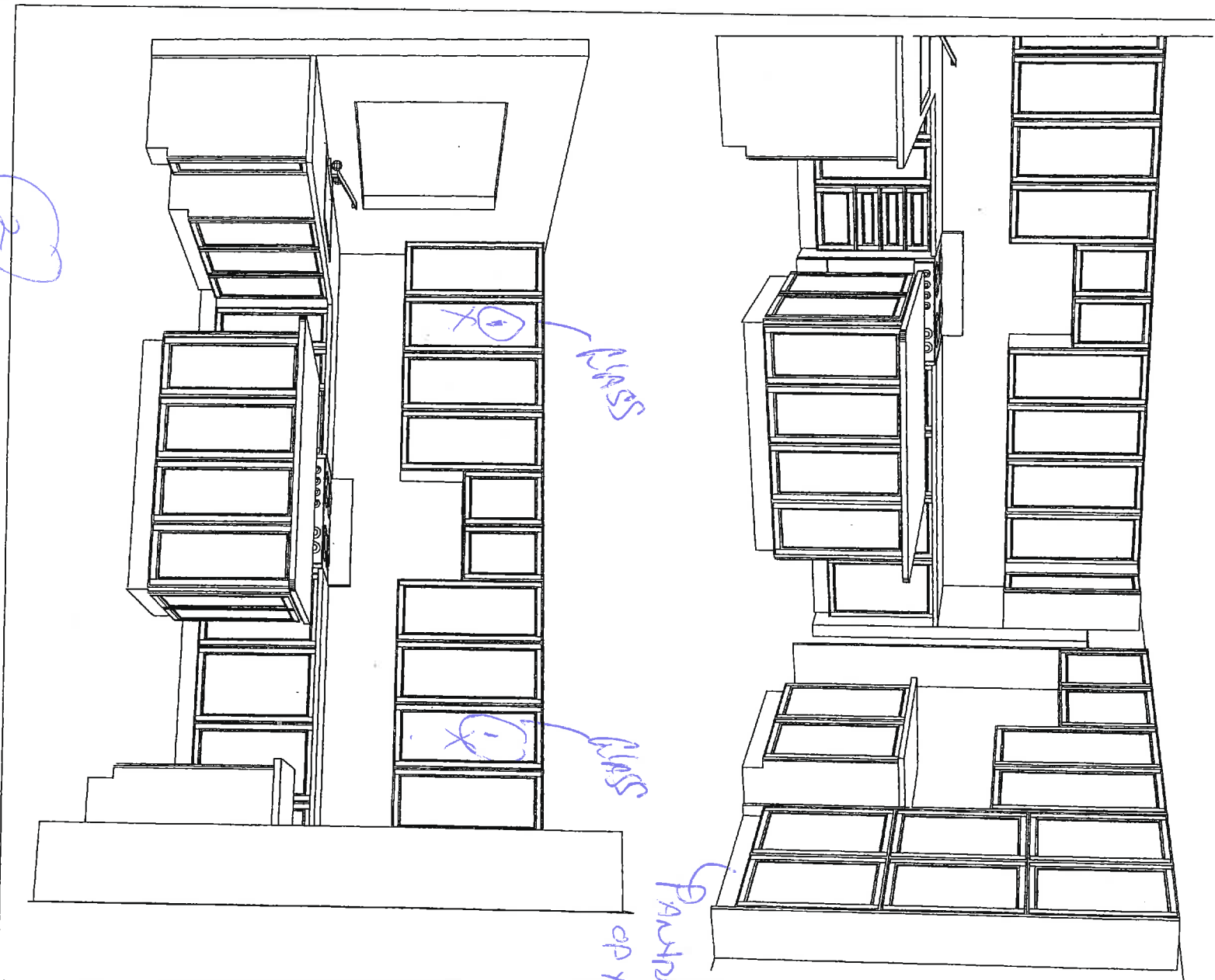
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-03

Lot 15013

Johns/17



1 clear glass doors

AG

116



## APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

James Rd 101500

DATE:

June

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

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

M. G. AC **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.

M. G. AC 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.

M. G. AC 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 \_\_\_\_\_

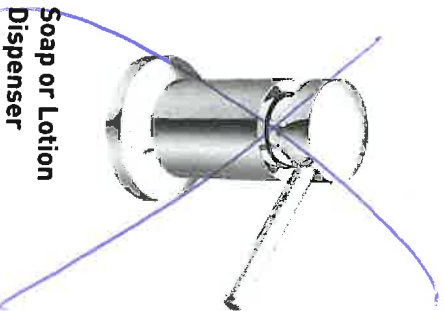


# Soap or Lotion Dispensers

*Lotion*  
*July 5/17*

Traditional Transitional Modern

*However you define your faucet's style,  
you can assure a coordinated look with Moen soap dispensers.*



**Soap or Lotion  
Dispenser**

Model 3942  
Not available in ORB  
Chrome - \$215.13  
Other - \$240.89

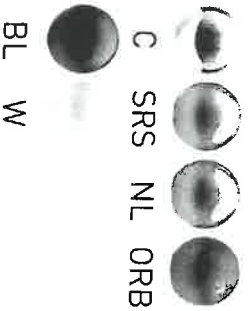


**Soap or Lotion  
Dispenser**

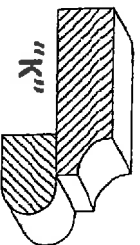
Model 3944  
Not available in BL or W  
Chrome - \$215.13  
Other - \$240.89

*AG 11.6*

## FINISH OPTIONS:



To order, combine the model number with one of these finish letter(s):  
LifeShine® Classic Stainless (CSL), Spot Resist™ Stainless (SRS),  
Oil Rubbed Bronze (ORB), Matte Black (BL) & Glacier (W).  
To order Chrome (C) model, use model number only.



LOT / SITE

*Jamesell Lohison*  
*July 5/17*

PURCHASER SIGNATURE

*AG 11.6*



**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