



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: David Sepashvili (in Trust for Chanel S) TEL: RES.: 647-988-7473

LOT / PHASE	HOUSE TYPE	PRINT DATE
164 / 1	STARBOARD (50-02) ELEV A	1-Sep-17

Ref#	Quantity - Description	Approved	Notes
4752	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	01Sep17	
4753	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	01Sep17	
4754	SMOOTH CEILINGS ON MAIN AND SECOND FLOOR **approved as per FC	01Sep17	
4755	PLUMBING - WATERLINE TO FRIDGE *approved as per FC	01Sep17	
4756	NO STRUCTURAL CHANGES	01Sep17	
4757	ALL STANDARD FINISHES	01Sep17	


ZANCOR HOMES COLOUR CHART

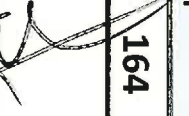
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD CONT SLAB MDF- STONE GREY	H800BC	STD BANCO SARDA	C		
Island	STD CONT SLAB MDF- STONE GREY	H800BC	STD BANCO SARDA	C		
Master Ensuite	STD CON SLA MDF VANILLA MILKSHAKE	H500C	INUKASHUK GREY P-344LM	STD		
Main	STD CON SLA MDF VANILLA MILKSHAKE	H500C	CALCUTTA MARBLE	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	GRECO CINZA 13 X 13					
Powder Room	GRECO CINZA 13 X 13					
Mud Room	GRECO CINZA 13 X 13					
Main Hall	GRECO CINZA 13 X 13					
Kitchen Floor	GRECO CINZA 13 X 13					
Breakfast Floor	GRECO CINZA 13 X 13					
Kitchen Bk-Splash	N/A					
Laundry 2nd Floor	MALENA ICE 13 X 13					
Mstr Ensuite Floor	MALENA CARBON 13 X13					
Mstr Ensuite Shower	MELENA CARBON 8 X10					
Master Shower Floor	White 2 x2					
Master Shower Jamb	BIANCO CARRARA			BIANCO CARRARA		
Main Bath Floor	MALENA ICE 13 X 13			BIANCO CARRARA		
Main Bath Tub Wall	MELENA ICE 13 X13					
HARDWOOD / CARPET						
Living Room	STD 3"1/4" NATURAL OAK HARDWOOD					
Living/Dining Room	STD 3"1/4" NATURAL OAK HARDWOOD					
Family Room	STD 3"1/4" NATURAL OAK HARDWOOD					
Den/Study/parlour/Library	N/A					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	STD 3"1/4" NATURAL OAK HARDWOOD					
Upper Hall	STD-OPENING NIGHT CARPET T-20					
Master Bedroom	STD-OPENING NIGHT CARPET T-20					
Bedroom 2	STD-OPENING NIGHT CARPET T-20					
Bedroom 3	STD-OPENING NIGHT CARPET T-20					
Bedroom 4	STD-OPENING NIGHT CARPET T-20					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	FAMILY	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		
				INNISFIL	164	

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.

\*\*\*FOR TRADE USE\*\*\*

\*\* PAGE 1 OF 2 \*\*

Purchaser Initial 

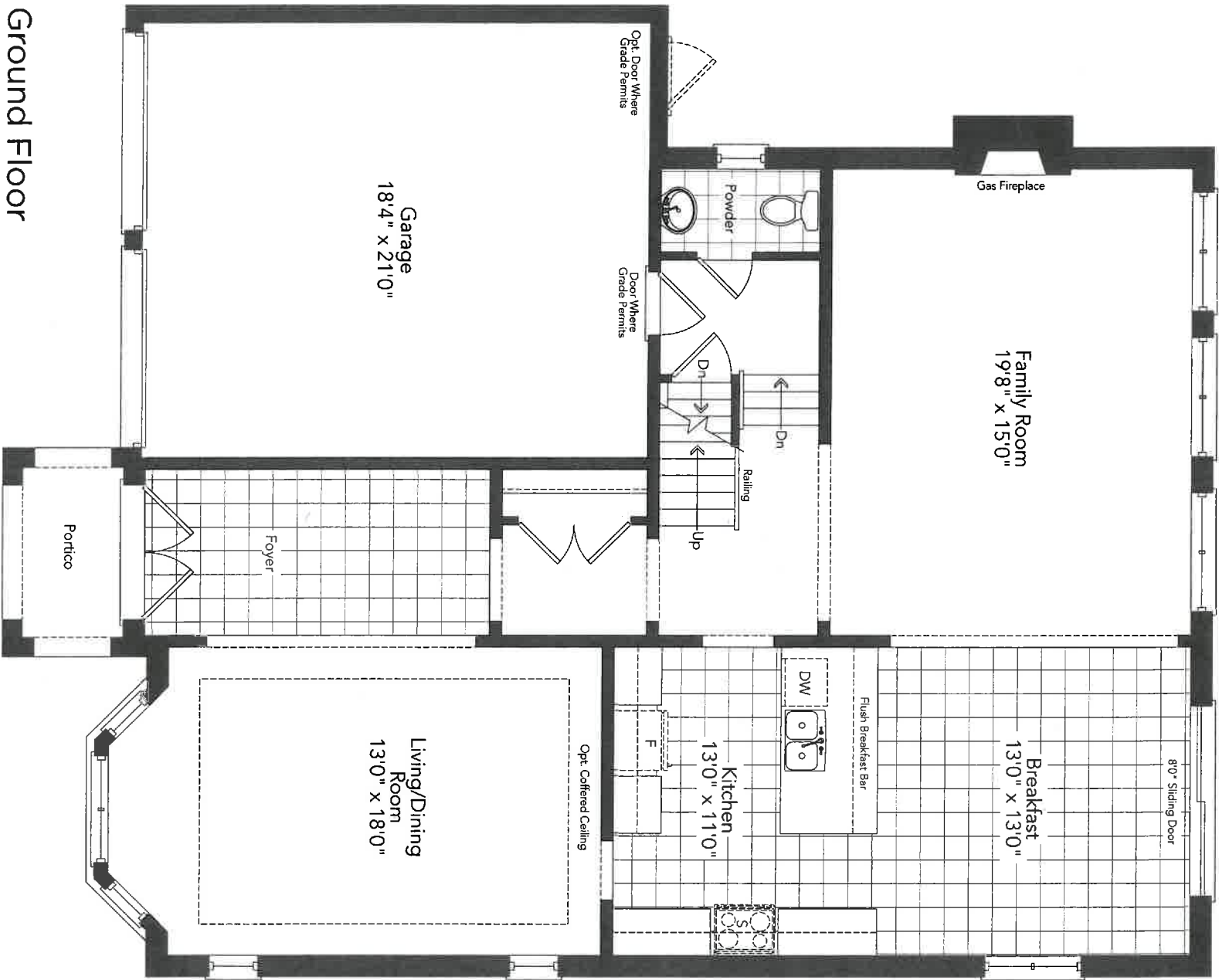
Vendor 

# ZANCOR HOMES COLOUR CHART

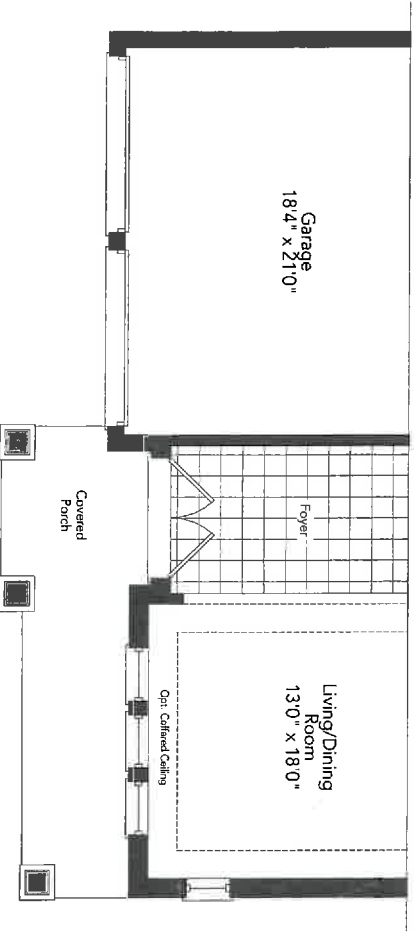
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	VARNISH ONLY		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	STANDARD		
Main to Basement Railing Details:	STANDARD		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living/Dining Room	WARM GREY	Bedroom 2	WARM GREY
		Bedroom 3	WARM GREY
Family Room	WARM GREY	Bedroom 4	WARM GREY
		Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY		
Powder Room	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	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	6"	NO	waterline for FRIDGE
ELECTRICAL for Built-in Oven	NO	NO	BUILDERS STANDARDS
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			
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.			
SITE:	INNISFIL	LOT: 164	
PURCHASER(S):			
HOME #/CELL #			
EMAIL:			
DÉCOR NOTES			
***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 APPLIANCES		Decor Consultant Signature	
Purchaser Signature		Date	
Vendo Signature		Date	

Elevation A 2789 sq.ft.

Elevation B 2736 sq.ft.



Ground Floor  
Elevation A



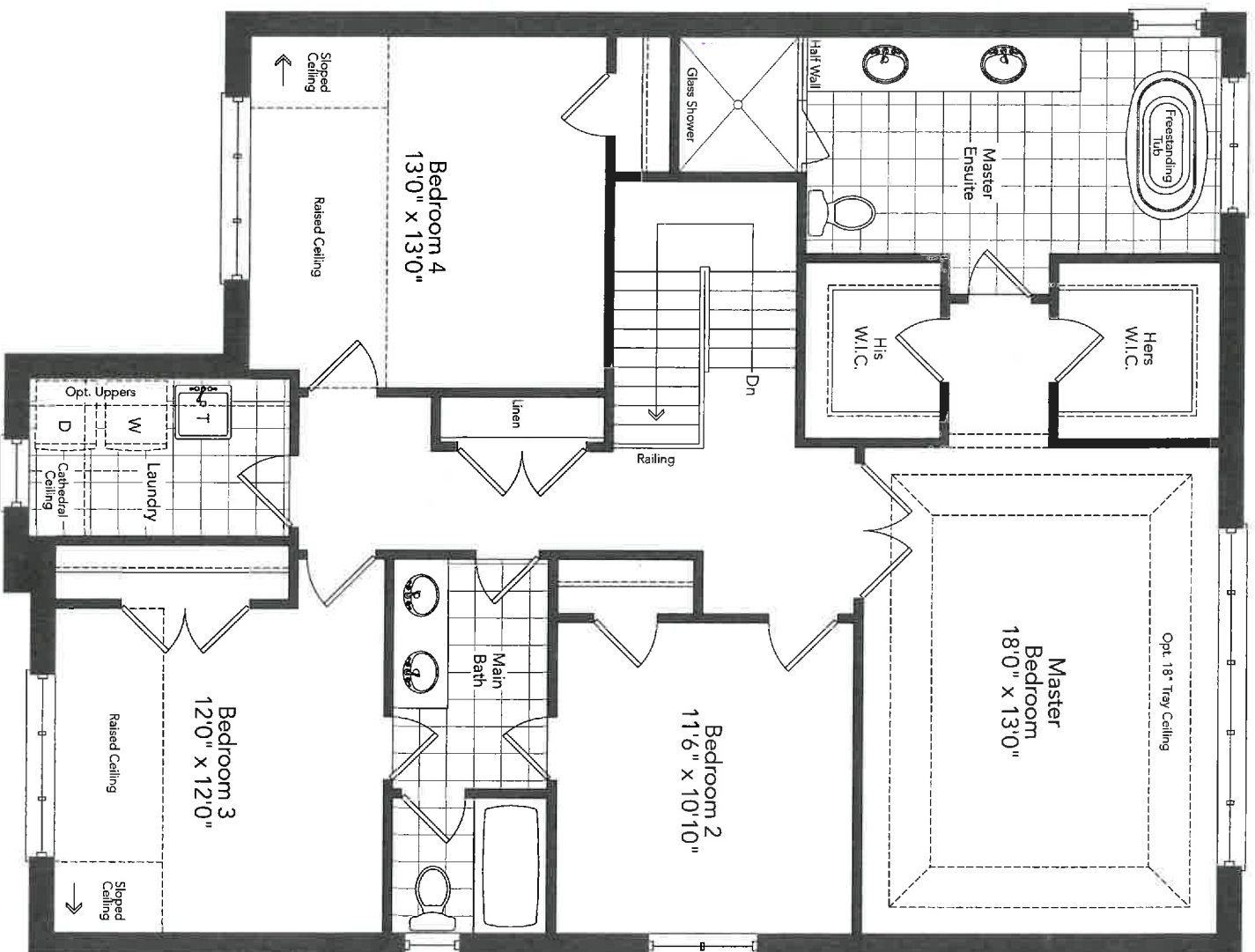
Partial Ground Floor  
Elevation B

AUG 31 2017

0.5

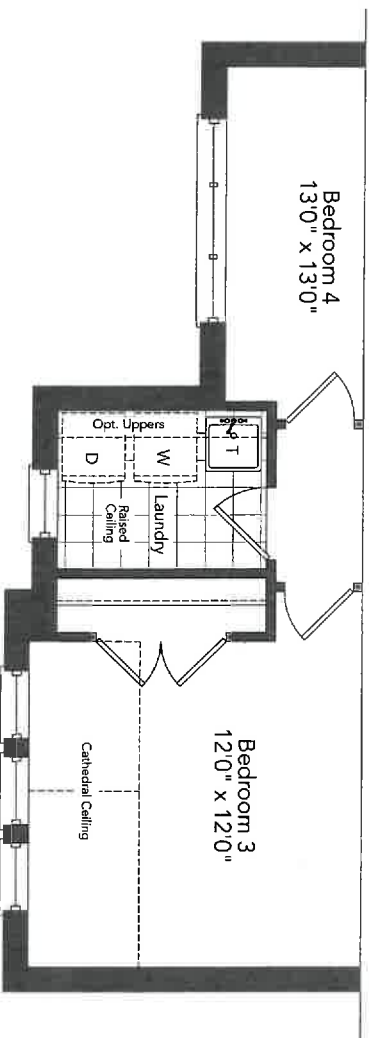
LOT 164

50-02



Second Floor  
Elevation A

AUG 3 1 2017



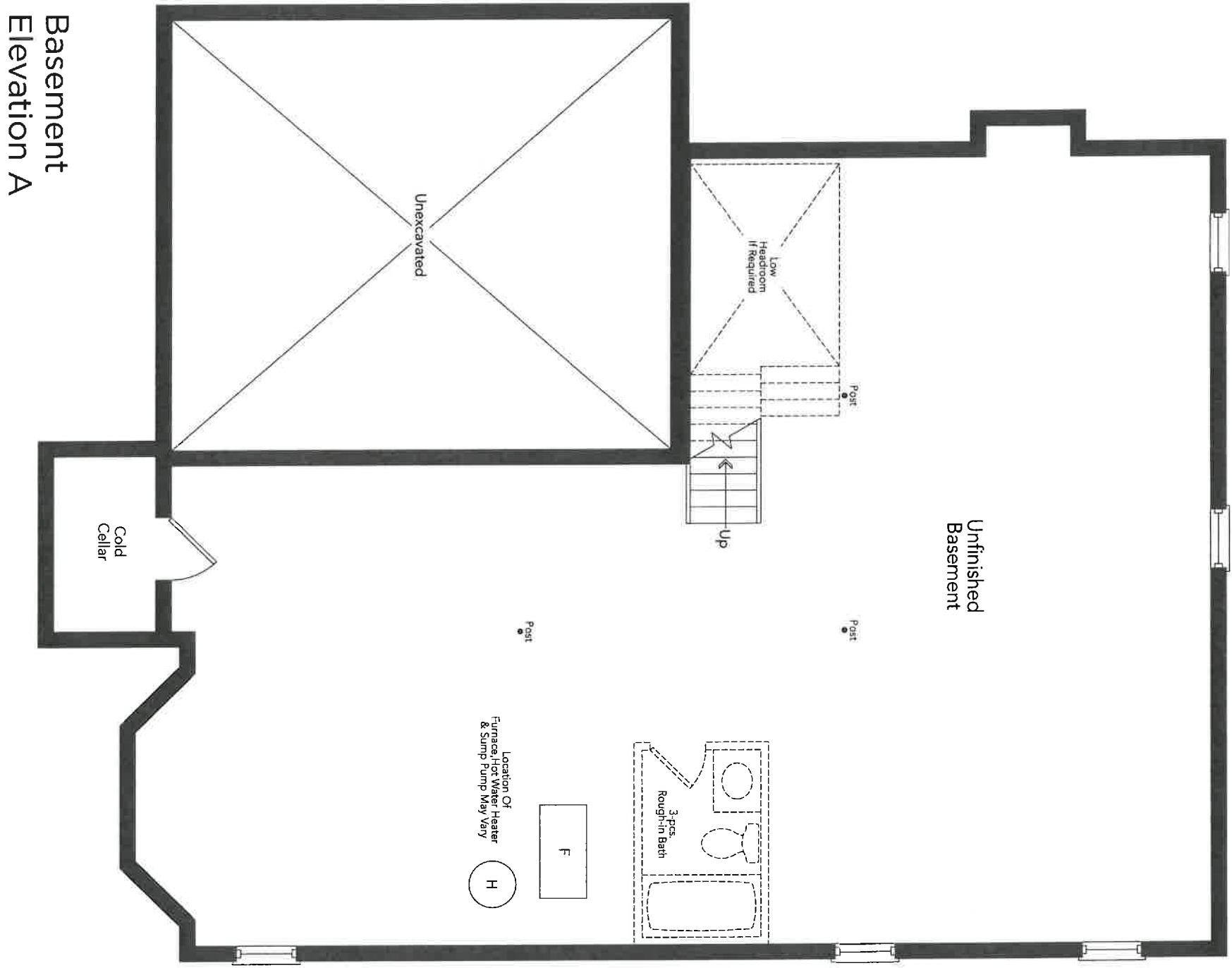
Partial Second Floor  
Elevation B

164 164

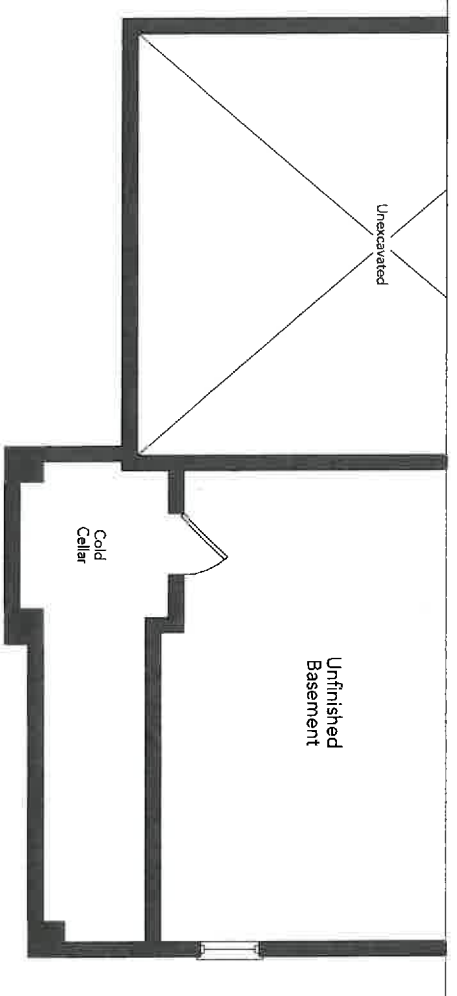
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50-02





Basement  
Elevation A



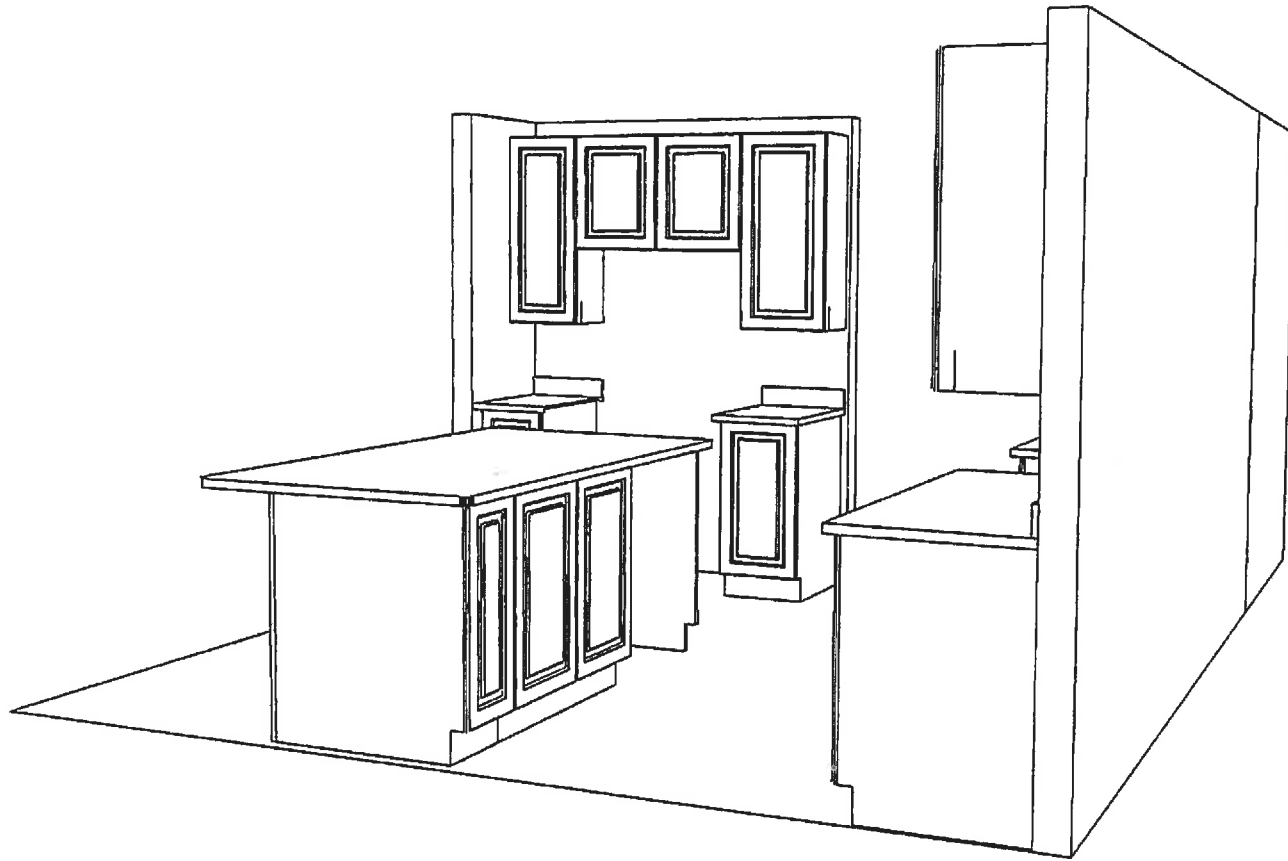
Partial Basement  
Elevation B

9.5 AUG 3 1 2017

107 164

5002

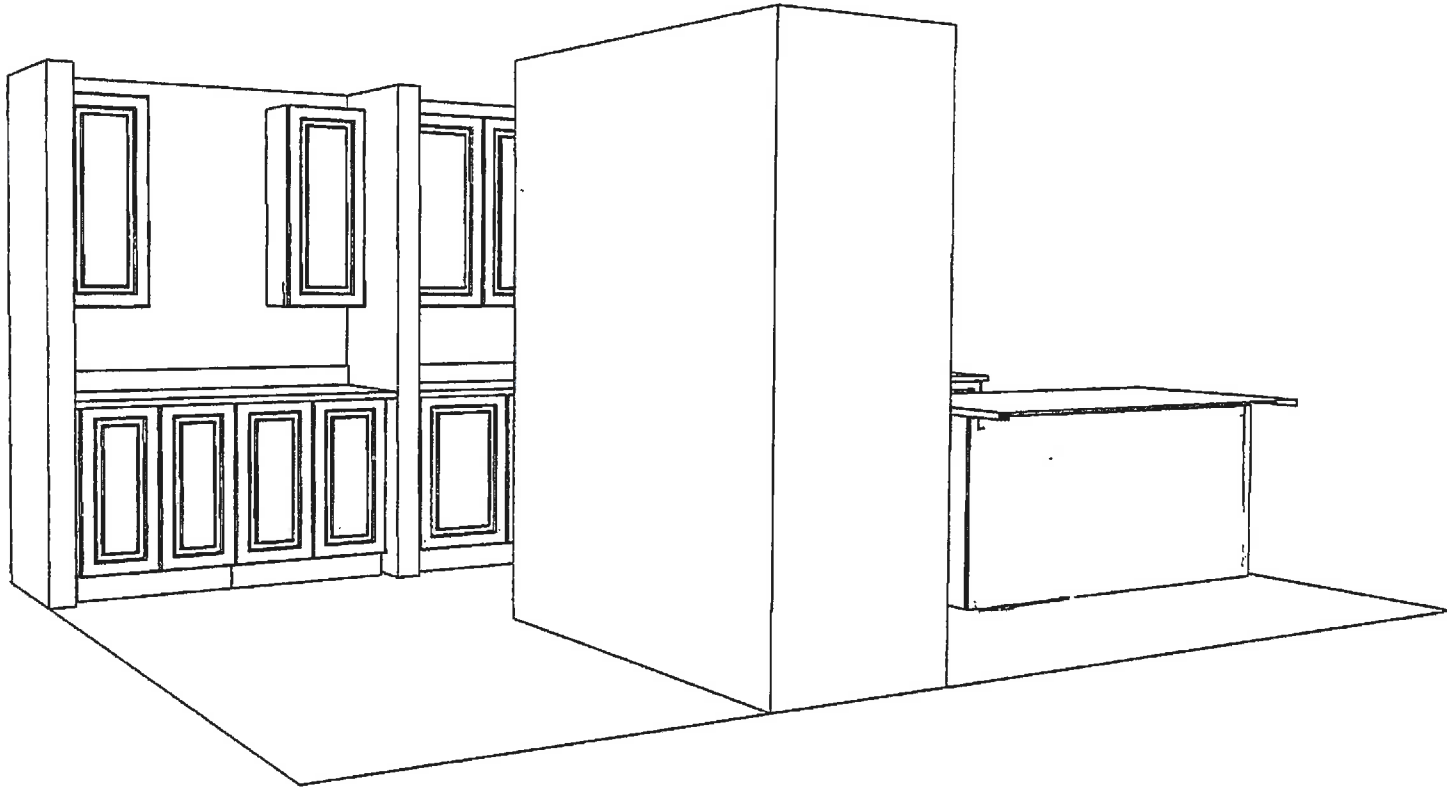
LOT 164



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05

5002



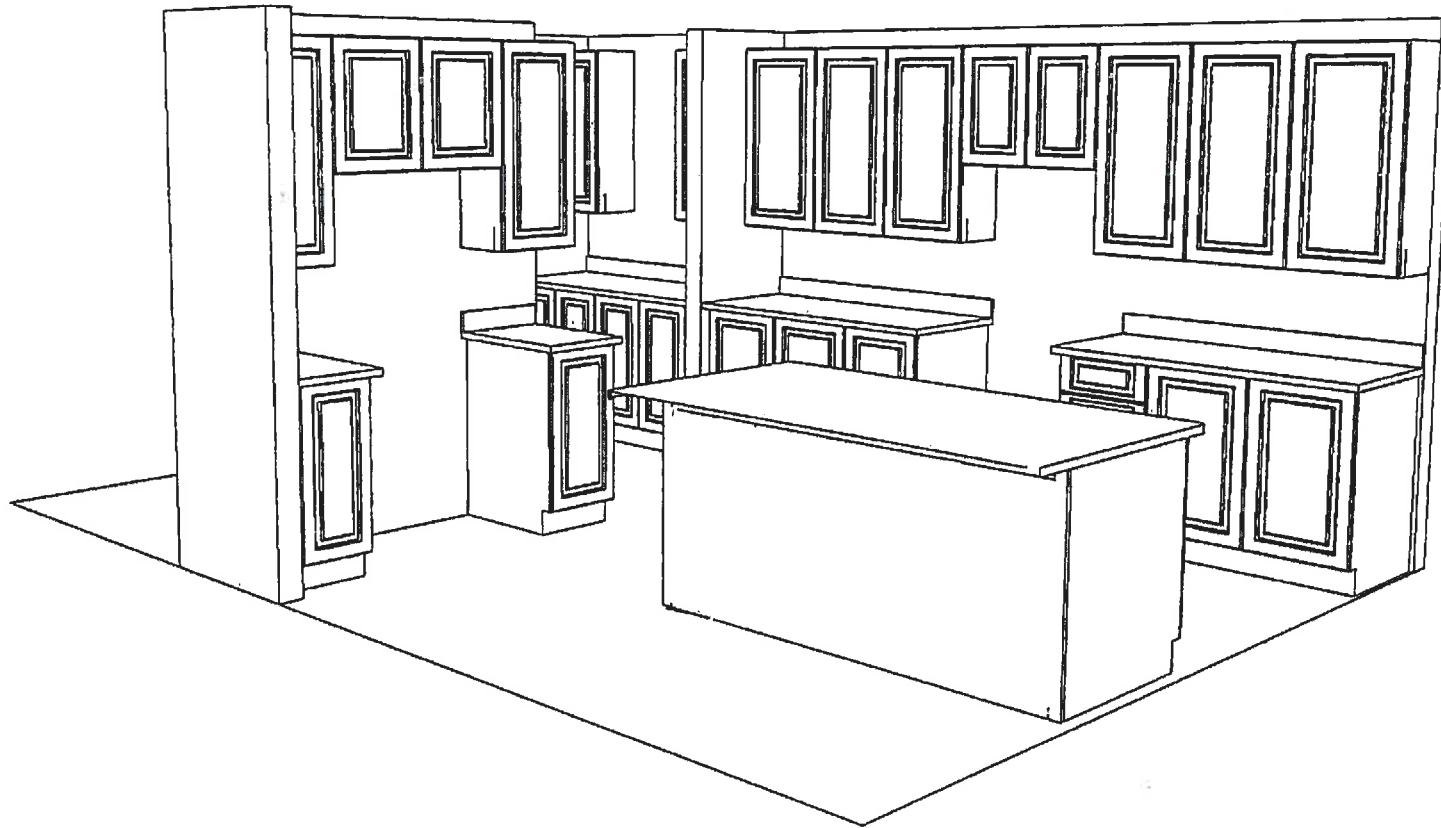
LOT 164

AUG 3 1 2017

Q5



5002



vet 164  
AUG 31 2017

45

LOT 164 (D.S.)  
Wm 1847.

## STANDARD CABINET HARDWARE

(New Image Kitchens)



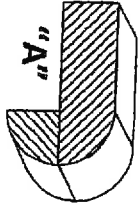
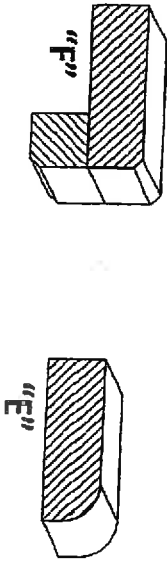
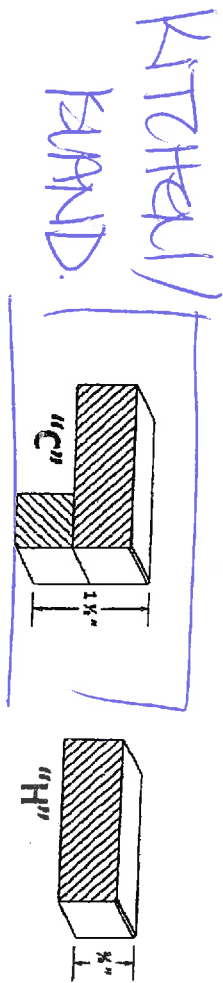
MPSR AKAITE  
and

main BHT

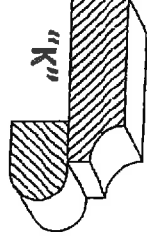
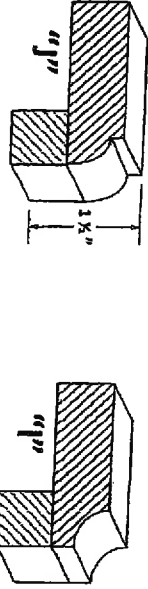
KITTEL/  
ISAARD.

ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE 1641m1811

D.S.  
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.

**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.

**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.

**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

1mm81

LOT

164

DATE





# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

164-1m1841

DATE:

Aug 28 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

D.S.

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

D.S.

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.

D.S.

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.

D.S.

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

D. Perreault

Date

Purchaser Signature

Date