



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Helena Gold and Ronen Gold

TEL: RES.: 416-704-5384 BUS.: 416-741-9559

LOT / PHASE	HOUSE TYPE	PRINT DATE
133N / 2	FISHER (42-05) ELEV A	30-Jun-17

Ref#	Quantity - Description	Approved	Notes
3586	1ST FLOOR SMOOTH CEILINGS	30Jun17	
3587	MASTER ENSUITE SHOWER FRAMELESS GLASS SHOWER IN LIEU OF STANDARD	30Jun17	
3588	UPG (1) "STEP STYLE" BASEBOARDS AND CASINGING	30Jun17	
3589	UPG (4) METAL BLACK SINGLE COLLAR W/ALT DOUBLE, W/SQUARE OAK POST & GROOVED OAK HANDRAIL	30Jun17	
3590	STAINING OF THE STAIRS TO MATCH THE HARDWOOD AS CLOSE AS POSSIBLE	30Jun17	
3592	UPG (3) HARDWOOD ON THE MAIN FLOOR, GREAT ROOM, DEN AND DINING ROOM IN LIEU OF STANDARD HARDWOOD	30Jun17	
3593	KITCHEN STD CABINETRY ADD DEEP UPPERS WITH (2) GABLES	30Jun17	
3594	ADD VANITY DRAWERS TO THE MASTER ENSUITE (LOCATION AS PER SKETCH)	30Jun17	
3595	ADD VANITY DRAWERS TO TWIN BATHROOM (LOCATION AS PER SKETCH)	30Jun17	
3596	ADD VANITY DRAWERS TO MAIN BATH (LOCATION AS PER SKETCH)	30Jun17	
3612	2ND - 2nd FLOOR SMOOTH CEILINGS	30Jun17	
3613	DEN - ADD OPTIONAL INTERIOR DOUBLE CLEAR GLASS 15 LITE "FRENCH DOORS", ** INCLUDES ADDITIONAL WALL, AS PER PLAN	30Jun17	
3614	8FT INTERIOR DOORS ON MAIN FLOOR IN LIEU OF STANDARD DOORS INCREASE HEIGHT FOR (7) INTERIOR DOORS	30Jun17	
3615	KITCHEN ISLAND ADD CAPPED INTERIOR ROUGH-IN LIGHT OVER ISLAND W/SEP. SWITCH (AS PER SKETCH) ** ISLAND LIGHT TO BE CENTERED ACROSS FROM BREAKFAST CEILING LIGHT (AS PER SKETCH)	30Jun17	
4176	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	30Jun17	
4177	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	30Jun17	
4178	OPTIONAL 2ND FLOOR, 5 BEDROOM **AS PER AGREEMENT OF PURCHASE AND SALE	30Jun17	

This Document is Extremely Time Sensitive - Printed 30 Jun 17 at 12:41

STRUCTURES + COLOURS

ZANCOR HOMES COLOUR CHART




CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD 400 SERIES PVC- WHITE	H800BC	NEW CALEDONIA GRANITE	G		
Island	STD 400 SERIES PVC- WHITE	H800BC	NEW CALEDONIA GRANITE	G		
Master Ensuite	STD SHAKER PVC-TUXEDO	H800BC	KALAHARI TOPAZ-4588K-07	STD		
Main	STD-CONT SLAB MDF -STONE GREY	H800BC	PORTAL MARBLE7735-58	STD		
Twin	STD-CONT SLAB MDF -STONE GREY	H800BC	PORTAL MARBLE7735-58	STD		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	CINQ WHITE 13" X 13"			METAL		
Powder Room	CINQ WHITE 13" X 13"					
Mud Room	CINQ WHITE 13" X 13"					
Main Hall	N/A					
Kitchen Floor	CINQ WHITE 13" X 13"					
Breakfast Floor	CINQ WHITE 13" X 13"					
Kitchen Bk.Splash	N/A					
Laundry 2nd Floor	CINQ WHITE 13" X 13"					
Mstr Ensuite Floor	BELLINA GREY 13 " X 13"					
Mstr Ensuite Shower	BELLINA GREY 8" X 10"					
Mstr Shower Floor	WHITE 2 X 2					
Master Shower Jamb	PERLATO ROYALE			PERLATO ROYALE		
Main Bath Floor	CINQ WHITE 13" X 13					
Main Bath Tub Wall	CINQ WHITE 8" X 10"			PERLATO ROYALE		
Twin Bath Floor	CINQ WHITE 13" X 13					
Twin Ensuite Tub Wall	CINQ WHITE 8" X 10"			PERLATO ROYALE		
HARDWOOD / CARPET						
Dining Room	UPG (3) 3"-1/4" VINTAGE V-SEMI-GLOSS OAK HARDWOOD - ECLIPSE					
Great Room	UPG (3) 3"-1/4" VINTAGE V-SEMI-GLOSS OAK HARDWOOD - ECLIPSE					
Den	UPG (3) 3"-1/4" VINTAGE V-SEMI-GLOSS OAK HARDWOOD - ECLIPSE					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG (3) 3"-1/4" VINTAGE V-SEMI-GLOSS OAK HARDWOOD - ECLIPSE					
Upper Hall	STANDARD OPENING NIGHT CARPET - T04					
Master Bedroom	STANDARD OPENING NIGHT CARPET - T04					
Bedroom 2	STANDARD OPENING NIGHT CARPET - T04					
Bedroom 3	STANDARD OPENING NIGHT CARPET - T04					
Bedroom 4	STANDARD OPENING NIGHT CARPET - T04					
Bedroom 5	STANDARD OPENING NIGHT CARPET - T04					
Carpet Underpad	STANDARD UNDERPAD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding		N/A		
Bathroom Accessories	DELET ALL WHITE ACCESSORIES	Location				
Purchaser has reviewed the colour chart			SITE & LOT			
FOR TRADE USE			INNISFIL			
			133N			

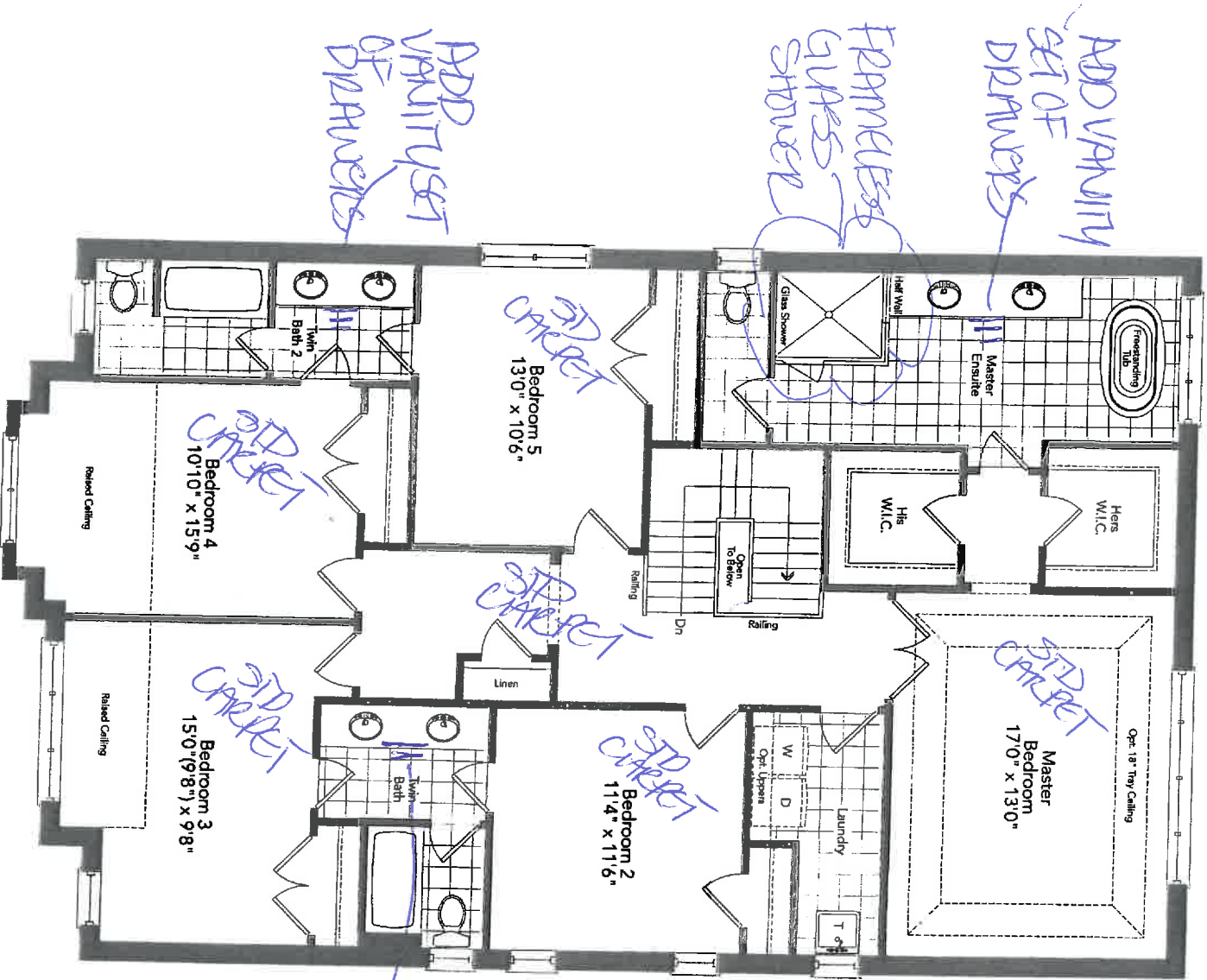
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

** PAGE 1 OF 2 **

Purchaser Initial Vendor

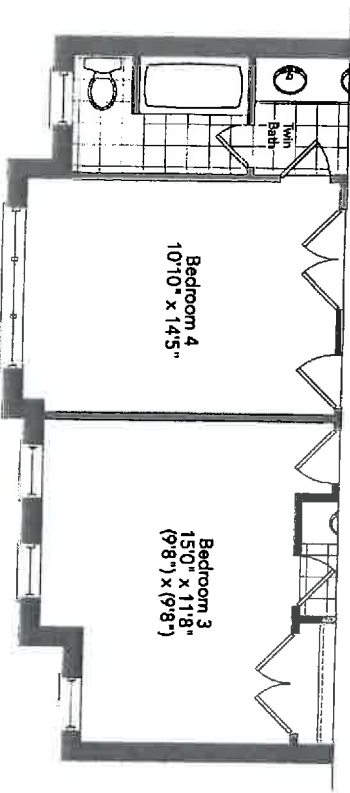
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE			
White Paint Req'd	N/A			
Main to 2nd Railing Details:	UPG (4) METAL BLACK SINGLE COLLAR W/ALT. DOUBLE,			
Main to Basement Railing Details:	W/SQUARE OAK POST & GROOVED OAK HANDRAIL			
TRIM				
Casing/Baseboards	UPG (1) STEP STYLE 3" CASING & 5"-1/4" BASEBOARD			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY	
Main Hall	WARM GREY	Bedroom 2	WARM GREY	
Dining Room	WARM GREY	Bedroom 3	WARM GREY	
Family/Great room	WARM GREY	Bedroom 4	WARM GREY	
Den	WARM GREY	Bedroom 5	WARM GREY	
Upper Hall	WARM GREY	Main Bathroom	WARM GREY	
Laundry 2nd Floor	WARM GREY	Twin Bathroom	WARM GREY	
Powder Room	WARM GREY	Master Ensuite	WARM GREY	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD			
Powder Room	STANDARD			
Master Ensuite	STANDARD			
Main Bathroom	STANDARD			
Twin Bathroom	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 standards	
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		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: 133N		
PURCHASER(S):	RONEN GOLD HELENA GOLD			
HOME #/CELL #	905-738-5096		Purchaser Signature _____ Date _____	
EMAIL:	rgold3355@gmail.com/hvgold08@gmail.com			
DÉCOR NOTES	***FOR TRADE USE*** Any upgrades in the colour chart must be accompanied with a PES.		Purchaser Signature _____ Date _____	
				
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			Décor Consultant Signature _____ Date _____	
*** PAGE 2 OF 2 ***			Vendor Signature _____ Date _____	



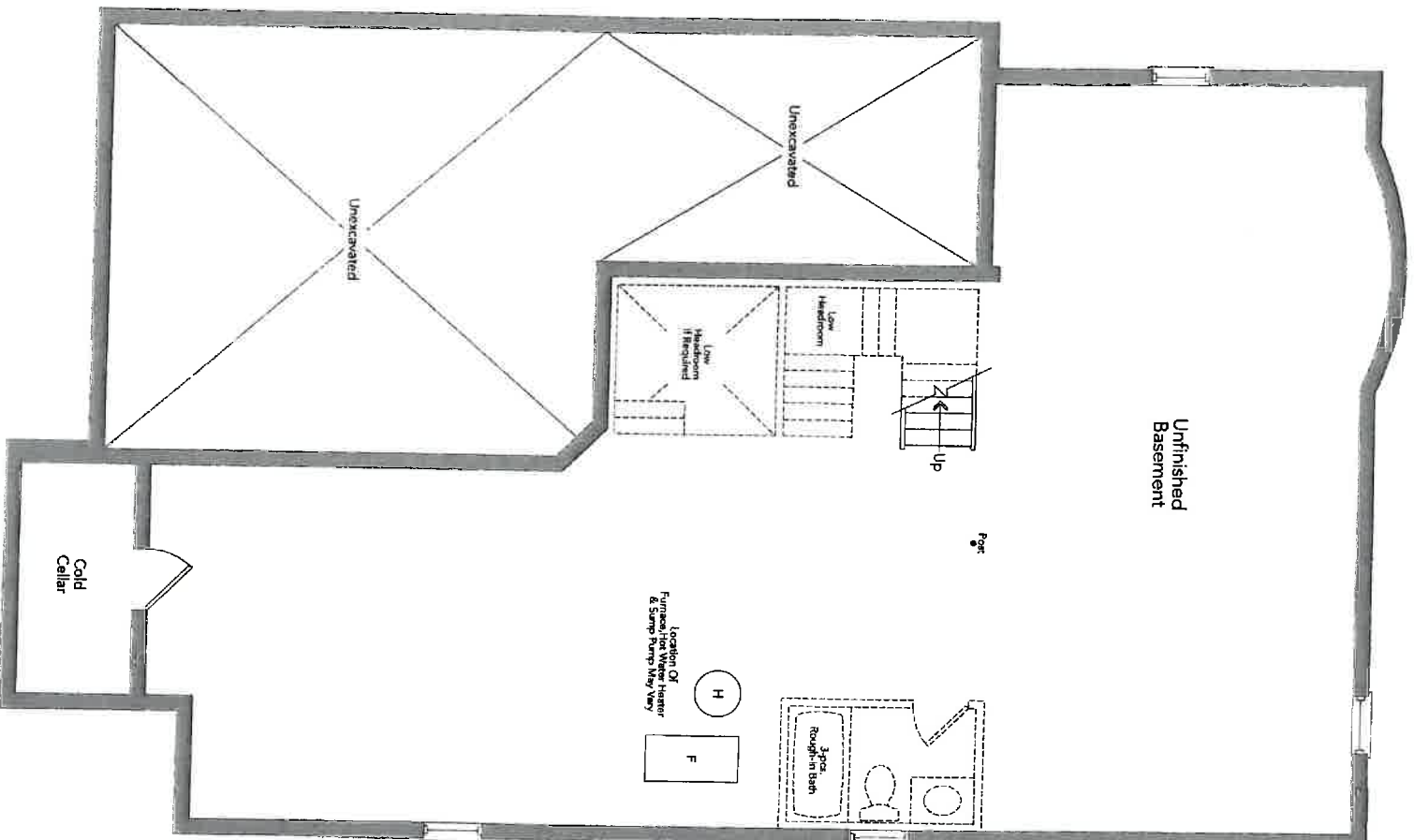
Second Floor
Optional 5 Bedroom Plan
Elevation A

*SMOOTH
CEILING
2ND FLOOR

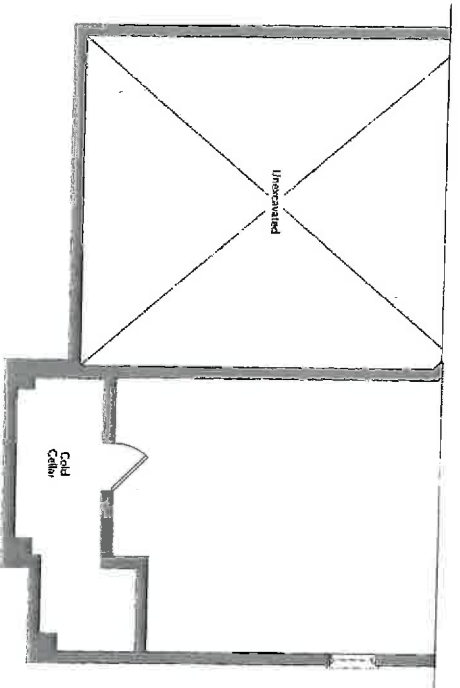


Partial Second Floor
Optional 5 Bedroom Plan
Elevation B

FISHER 42-05



Basement
Elevation A



Partial Basement
Elevation B

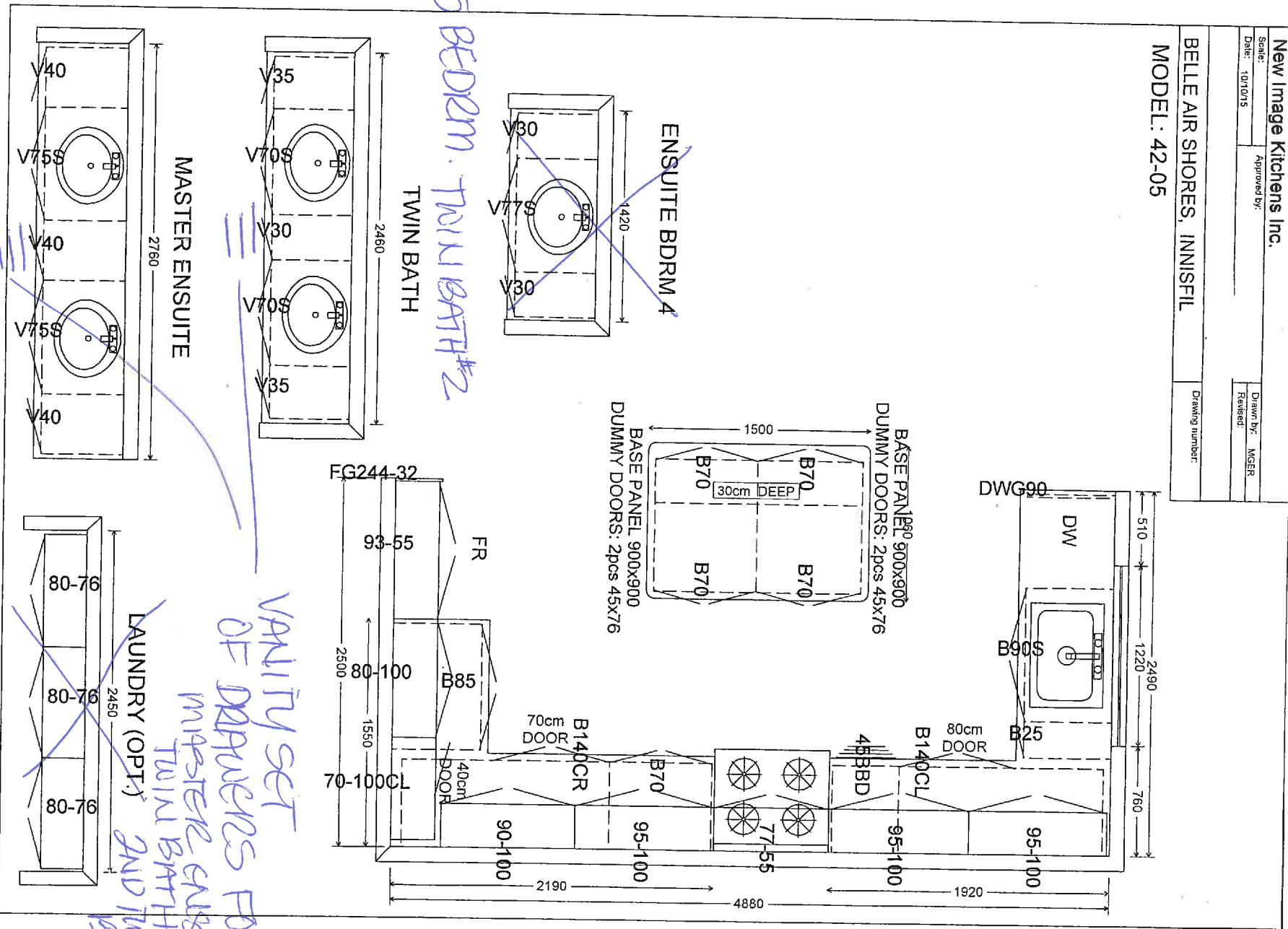
~~KS
HH~~

LOT B3N1
14441571L

FISHER 42-05

New Image Kitchens Inc.	
Scale:	Approved by:
Date: 10/10/15	Drawn by: MGER
	Revised:
Drawing number:	

BELLE AIR SHORES, INNISFIL
MODEL: 42-05



OPT. 5 BDRM. TWIN BATH #2

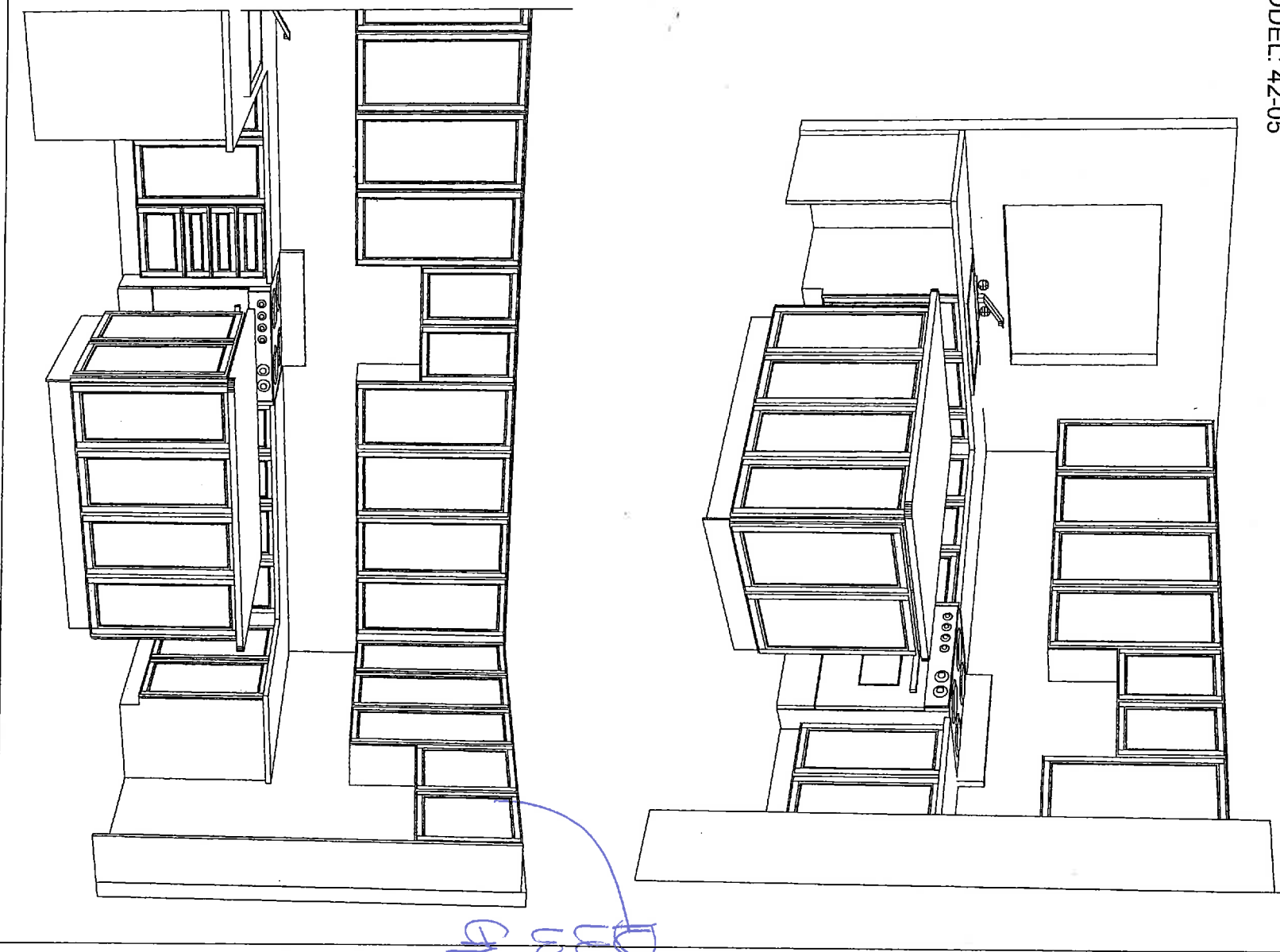
VANITY SET
OF DRAWERS FOR
MASTER ENSUITE
TWIN BATH &
LAUNDRY (OPT.)
AND TWIN
BATH.

PC 119

LOT B3X1 - INNISFIL

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

MODEL: 42-05

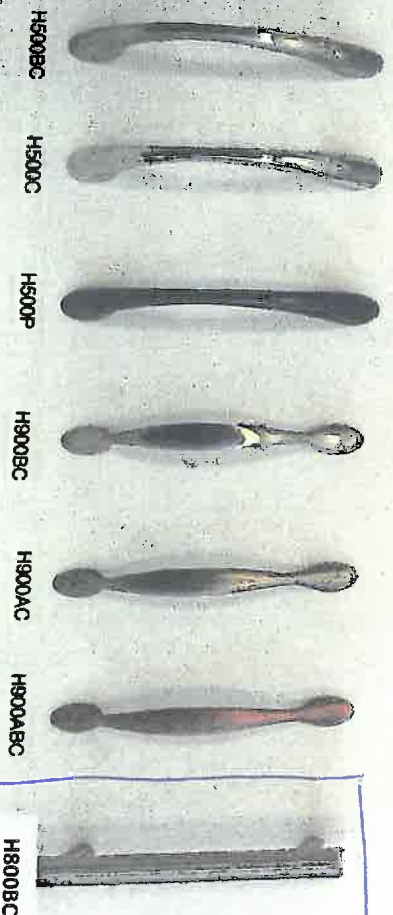
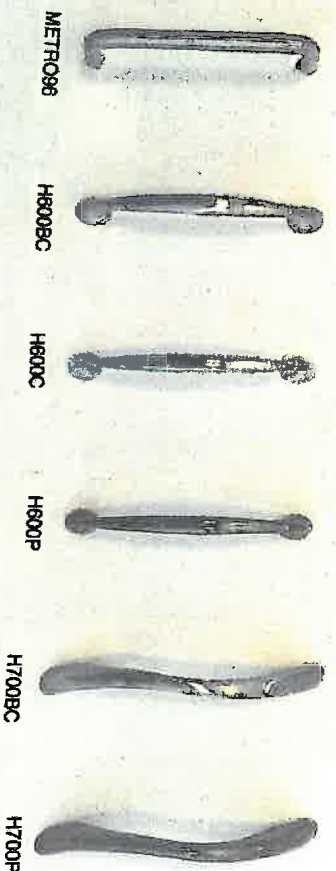
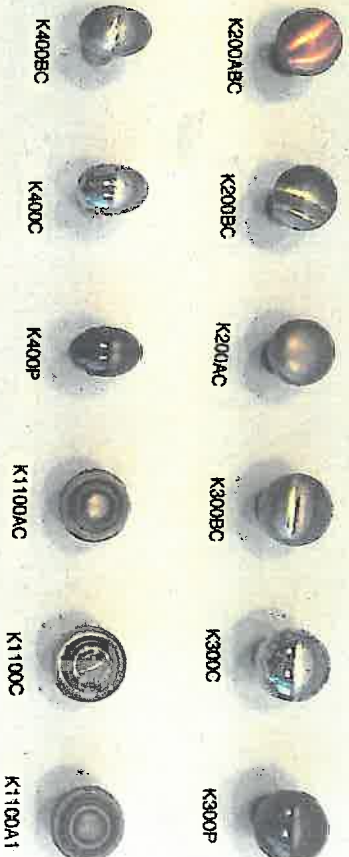


DEEP
UPPERS
w/ (2)
APPLS

~~RG 116~~ UT 133N-1XN15F12

STANDARD CABINET HARDWARE

(New Image Kitchens)



~~PLS~~
 LOT 1334
 INNSAIL

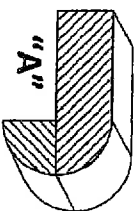
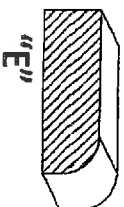
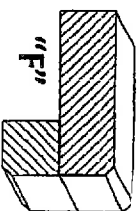
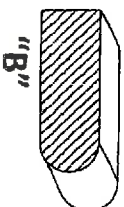
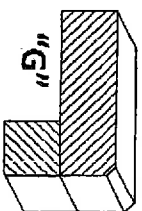
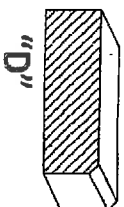
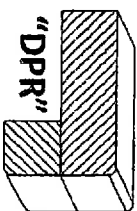
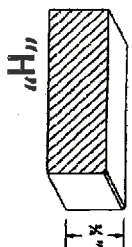
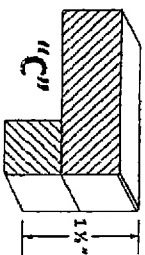
- Kitchen Island
 - Main Bath
 - Main Bath (2)

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

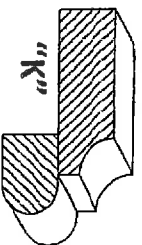
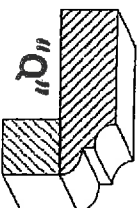
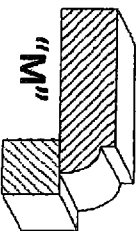
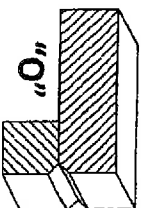
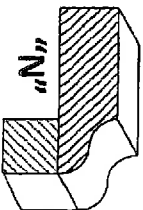
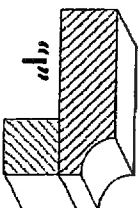
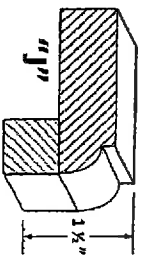
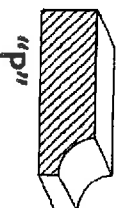
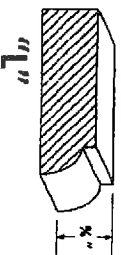
KITCHEN/
ISLAND

BATHROOMS



KITCHEN/
ISLAND

UPGRADES



LOT / SITE

13341-1411571C

PURCHASER SIGNATURE

~~KG~~
~~HUE~~

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 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, TARIION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE

10N1541C

LOT

133N1

DATE

MAY 30 2017.

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1ND184K LOT 1384

DATE:

MAY 30, 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

(RG)

Date

MAY 30, 2017

Purchaser Signature

(MG)

Date

MAY 30, 2017