



Reselections

CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Arkadi Kaspin and Alexey Kaspin

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
83N / 2	MASTHEAD (42-06) ELEV A	10-Dec-18

Ref#	Quantity - Description	Approved	Notes
3127	NO STRUCTURAL CHANGES	06Jun17	
3469	UPG (6) 24 X 24 "ALL WHITE LUX " TILES - RESELECTION FOYER, POWDER ROOM, BREAKFAST/KITCHEN, MASTER ENSUITE, ENSUITE 2 BATH, TWIN BATH AND LAUNDRY /MUD ROOM ** GROUT TO MATCH AS CLOSE AS POSSIBLE**	06Jun17	***KITCHEN / BREAKFAST HAS BEEN RESELECTED TO BE HARDWOOD AS OF DEC 4 2018
3470	UPG (5) 5" MIRAGE COLLECTION CHATEAU - CASHMERE UPPER HALL, GREAT ROOM, DEN, DINING ROOM, KIDS PLAY ROOM, MAIN HALL.	06Jun17	
3471	STAINING OF THE STAIRS TO MATCH AS CLOSE AS POSSIBLE	06Jun17	
3472	POTS & PANS DRAWERS (SET OF 3) (LOCATION AS PER SKETCH)	06Jun17	
3474	MASTER ENSUITE VANITY SET OF 3 DRAWERS (LOCATION AS PER SKETCH)	06Jun17	
3475	TWIN BATH VANITY SET OF 3 DRAWERS (LOCATION AS PER SKETCH)	06Jun17	
3476	EXTERIOR 6 POTLIGHTS INSTALLED IN SOFFIT (LOCATION AS PER SKETCH) WITH SEPARATE SWITCH	06Jun17	
3477	UPG (1) MASTER ENSUITE WALL 8 X 12 TILE	06Jun17	
3478	UPG (1) TWIN BATH WALL TILE 8 X 12	06Jun17	
3479	UPG (1) ENSUITE WALL 8 X 12 TILE	06Jun17	
3480	DELETE UPPERS CABINETS & HOOD FAN ABOVE STOVE FOR FUTURE CHIMNEY HOOD FAN. CENTER VENT FROM LEFT TO RIGHT - NO CHARGE	06Jun17	
3483	DELETE ALL WHITE CERAMIC ACCESSORIES	06Jun17	
3610	MASTER ENSUITE *UPGRADE* SHOWER JAMB IN LIEU OF STANDARD COLOR: "WHITE QUARTZ"	06Jun17	
3611	GREAT ROOM - INSTALL GAS FIREPLACE - INCLUDES STANDARD MANTEL "NF-17 STYLE". FIREPLACE WILL COME INTO ROOM, AS PER PLAN	06Jun17	
3731	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	06Jun17	
3732	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	06Jun17	
6464	TILES - DELETE TILES IN KITCHEN & BREAKFAST AREA **THIS IS DUE TO RESELECTION, HOMEOWNER WILL BE INSTALLING HARDWOOD	10Dec18	
6465	HARDWOOD - INSTALL UPGRADE 5 HARDWOOD IN KITCHEN & BREAKFAST IN LIEU OF TILES **THIS IS A LATE CHANGE DUE TO A TILE RESELECTION THAT IS REQUIRED	10Dec18	



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6466	RESELECTION - Mayfair Callacuta Polished 24x24 (upg 6) in lieu of the All Over Lux series in locations as per colour chart Foyer, Laundry, powder, main hall, master ensuite, twin, ensuite	10Dec18	

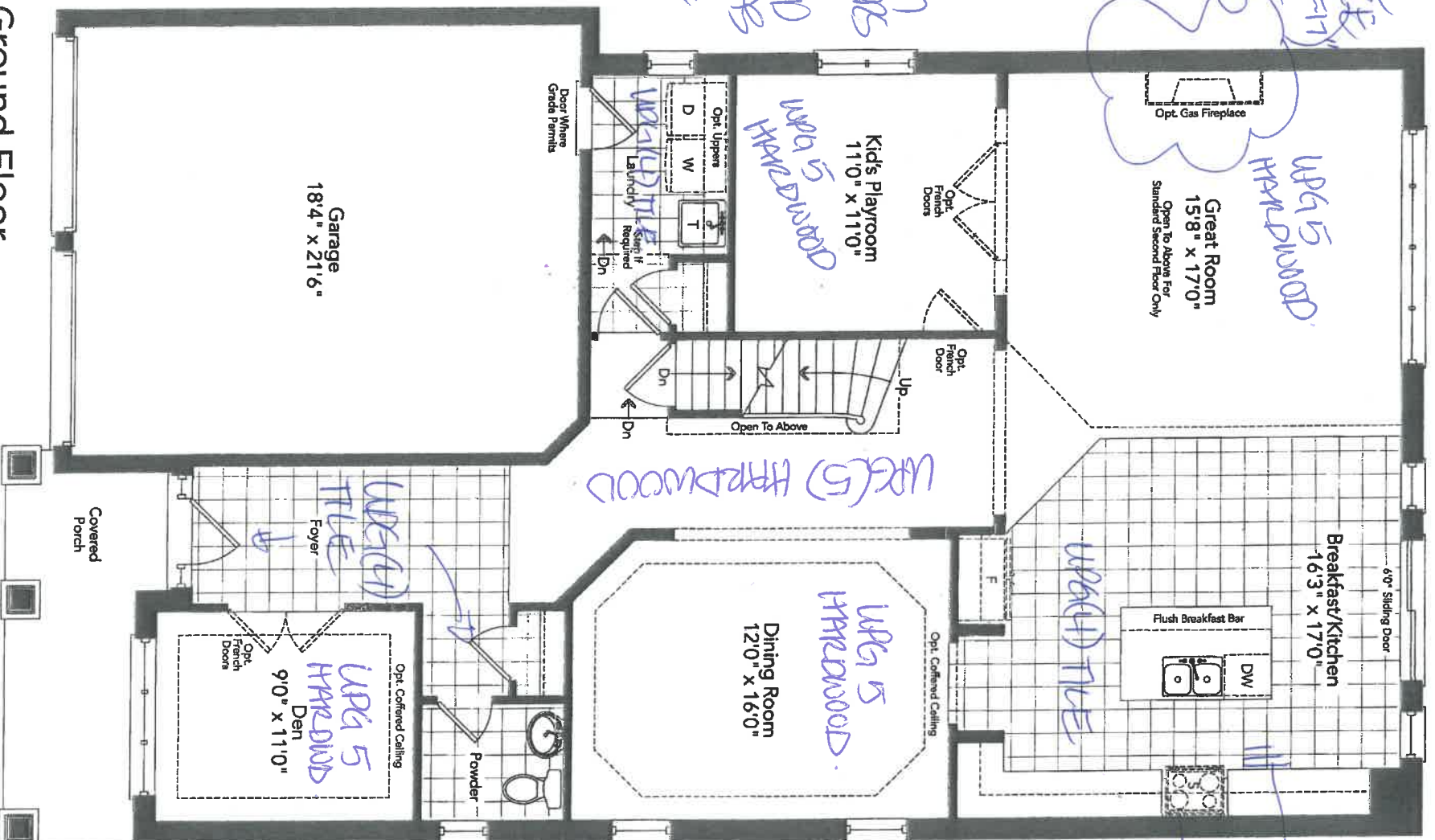
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ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERRA PVC WHITE	H800BC	STD. GIALLO ORNIMENTAL LIGHT	G		
Island	STD SIERRA PVC WHITE	H800BC	STD. GIALLO ORNIMENTAL LIGHT	G		
Master Ensuite	STD SHAKER PVC- TUXEDO	H500C	PALOMA POLAR-6698-46	STD		
Ensuite (2nd floor)	STD SHAKER PVC- TUXEDO	H500C	PALOMA POLAR-6698-46	STD		
Twin Bath	STD SHAKER PVC- TUXEDO	H500C	PALOMA POLAR-6698-46	STD		
Powder Room	n/a					
Laundry	n/a					
TILES			INSERTS	THRESHOLDS		
Main Foyer	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Powder Room	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Laundry Room (main fl.)	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Main Hall	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Kitchen Floor	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Breakfast Floor	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Kitchen Bk.Splash	N/A					
Mstr Ensuite Floor	UPG (6) ALL WHITE LUX 24"X 24" TILE					
Mstr Ensuite Shower Wall	UPG (1) WHITE WEAVE 8 X 12 White					
Master Shower Floor	WHITE 2" X 2"					
Master Shower Jamb	WHITE QUARTZ SHOWER JAMB					BIANCO CARRARA
Twin Bath Floor	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Twin Ensuite Tub Wall	UPG (1) WHITE WEAVE 8 x 12 White					BIANCO CARRARA
Ensuite Bath Floor	UPG (6) ALL WHITE LUX 24" X 24" TILE					
Ensuite Bath Wall	UPG (1) WHITE WEAVE 8 x 12 White					BIANCO CARRARA
ALL FLOOR TILES HAVE BE RESELECTED TO MAYFAIR CALCATA POLISHED 24 X 24 DEC 6/19						
HARDWOOD / CARPET						
Den	UPG (5) 5" MIRAGE COLLECTION - CHATEAU OAK - CASHMERE					
Dining Room	UPG (5) 5" MIRAGE COLLECTION - CHATEAU OAK - CASHMERE					
Great Room (open to above)	UPG (5) 5" MIRAGE COLLECTION - CHATEAU OAK - CASHMERE					
Kids Play Room	UPG (5) 5" MIRAGE COLLECTION - CHATEAU OAK - CASHMERE					
Kitchen *(Waiver) / BREAK	UPG 5 MIRAGE CHATEAU OAK - CASHMERE					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG (5) 5" MIRAGE COLLECTION - CHATEAU OAK - CASHMERE					
Upper Hall	UPG (5) 5" MIRAGE COLLECTION - CHATEAU OAK - CASHMERE					
Master Bedroom	STD OPENING NIGHT CARPET - T21					
Bedroom 2	STD OPENING NIGHT CARPET - T21					
Bedroom 3	STD OPENING NIGHT CARPET - T21					
Bedroom 4	STD OPENING NIGHT CARPET - T21					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE	NF 17	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding		N/A		
Bathroom Accessories	DELETE ALL WHITE ACCESSORIES	Location				
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL	83N	
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.				AK		
** PAGE 1 OF 2 **				Purchaser Initial	Vendor	

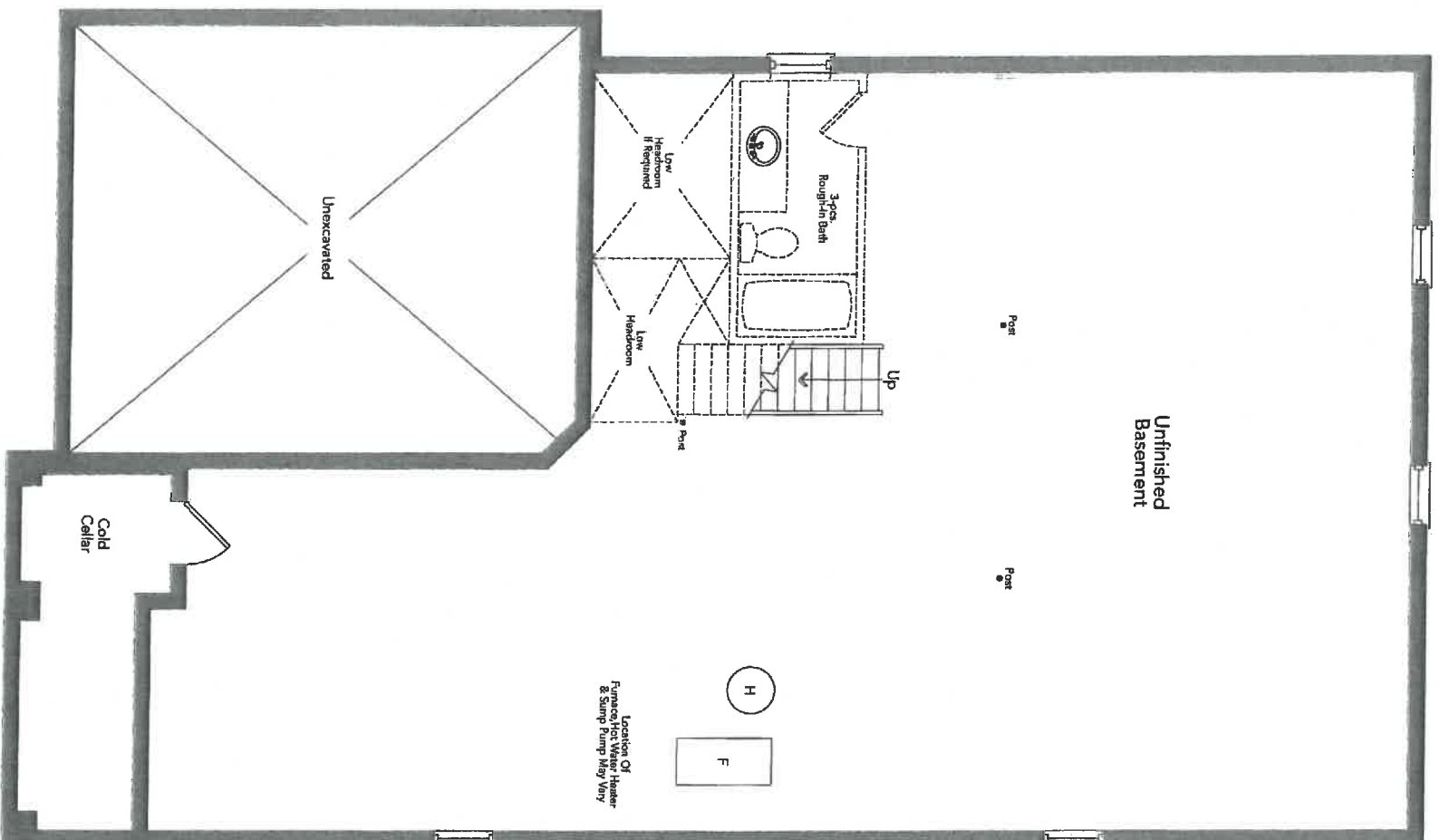
ZANCOR HOMES COLOUR CHART

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:	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	BIRCH WHITE	Master Beds	BIRCH WHITE	
Foyer	BIRCH WHITE	Bedroom 2	BIRCH WHITE	
Dining Room	BIRCH WHITE	Bedroom 3	BIRCH WHITE	
Great room	BIRCH WHITE	Bedroom 4	BIRCH WHITE	
Kids Play Room	BIRCH WHITE	Master Ens.	BIRCH WHITE	
Main/Upper Hall	BIRCH WHITE	Ensuite Bath	BIRCH WHITE	
Laundry/Mud Room	BIRCH WHITE	Twin Bath	BIRCH WHITE	
Powder Room	BIRCH WHITE	Den	BIRCH WHITE	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD			
Powder Room	STANDARD			
Master Ensuite	STANDARD			
Twin Bathroom	STANDARD			
Ensuite 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 STANDARD	
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 Vendors selection must be accepted by the purchaser			AK	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			AK	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			AK	
SITE:	INNISFIL	LOT: 83N		
PURCHASER(S):	ALEXEY KASPIN	<div> <div>  </div> <div> MAY 31 2017 </div> </div>		
HOME #/CELL #	416-571-8828	<div> <div> Purchaser Signature </div> <div> Date </div> </div>		
EMAIL:	alexkaspin@hotmail.com	<div> <div> Purchaser Signature </div> <div> Date </div> </div>		
DÉCOR NOTES	<div> <div> Purchaser Signature </div> <div> Date </div> </div>			
<div> <div> ***FOR TRADE USE*** </div> <div> Any upgrades in the colour chart must be accompanied with a PES. </div> <div> It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation. </div> <div>  </div> <div> <div> Décor consultant Signature </div> <div> Date </div> </div> <div>  </div> <div> JUN 01 2017 </div> <div> <div> Vendor Signature </div> <div> Date </div> </div> </div>				

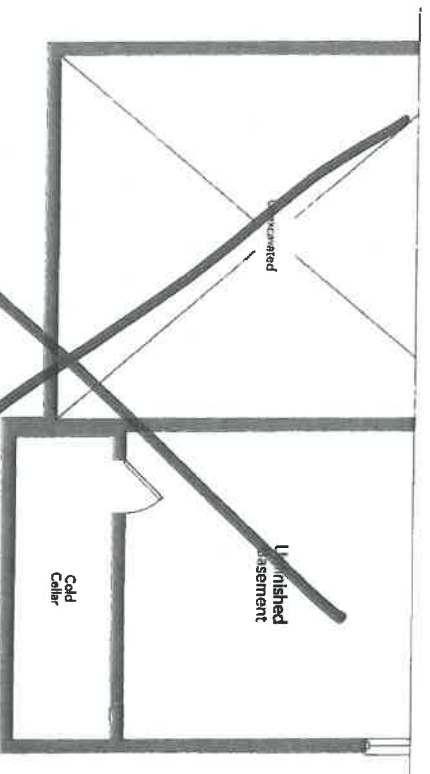


XSTMMNIN6
OF THE SPMS
TO MATCH
HANDWROD
PBLUSE RB
POSSIBLE

PETS APPAL
 DRAWERS
 (CAT = 3)
 REMOVE
 UPPERCASE
 STORE FOR
 FUTURE HOLD
 PAN.



Basement
Elevation A



Partial Basement
Elevation B

AV

LOT 83N

MASTHEAD 42-06
INM15FIL

The Masthead

ELEV. A.

LOT 83A - INITIAL

AK

AK

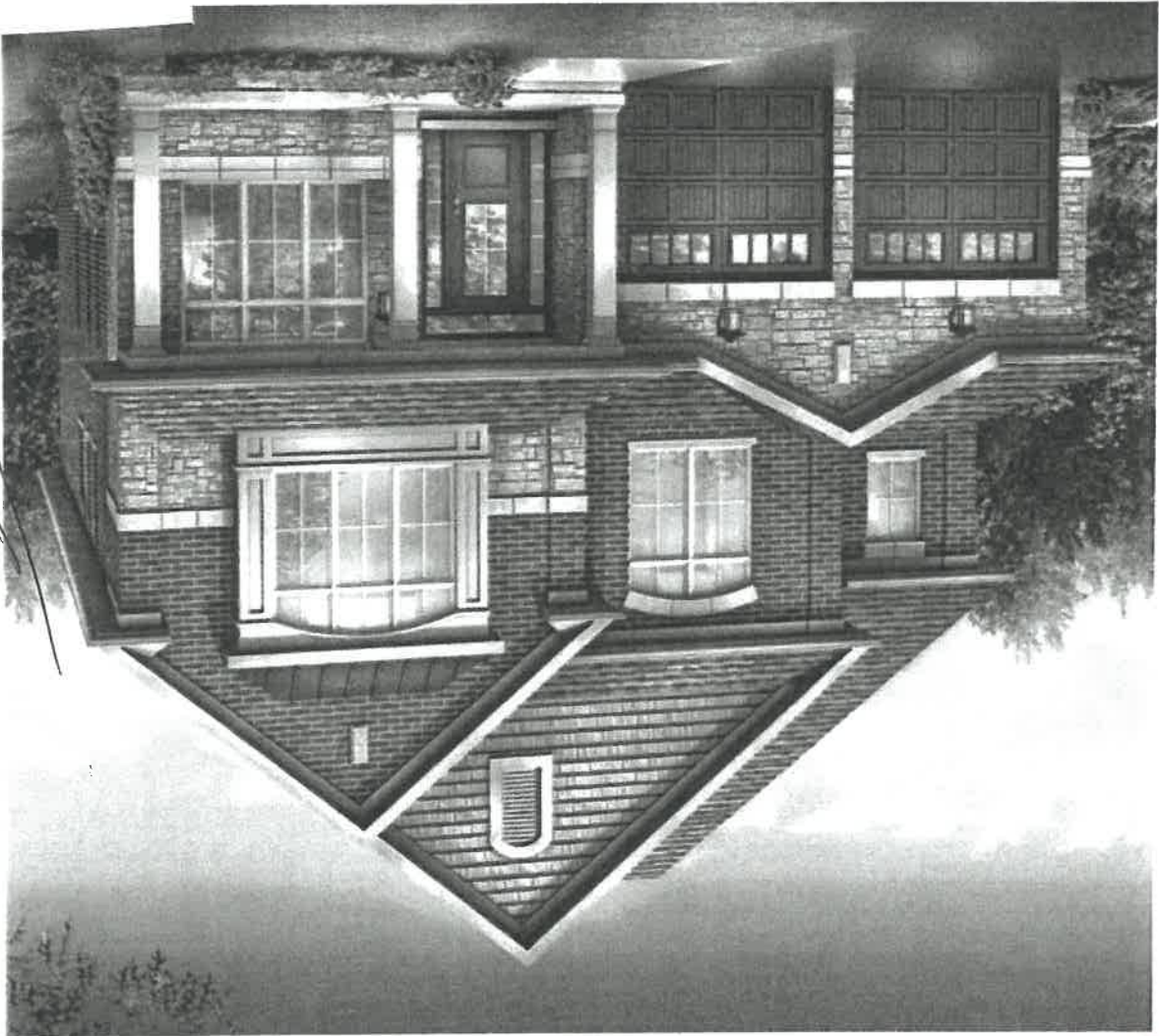
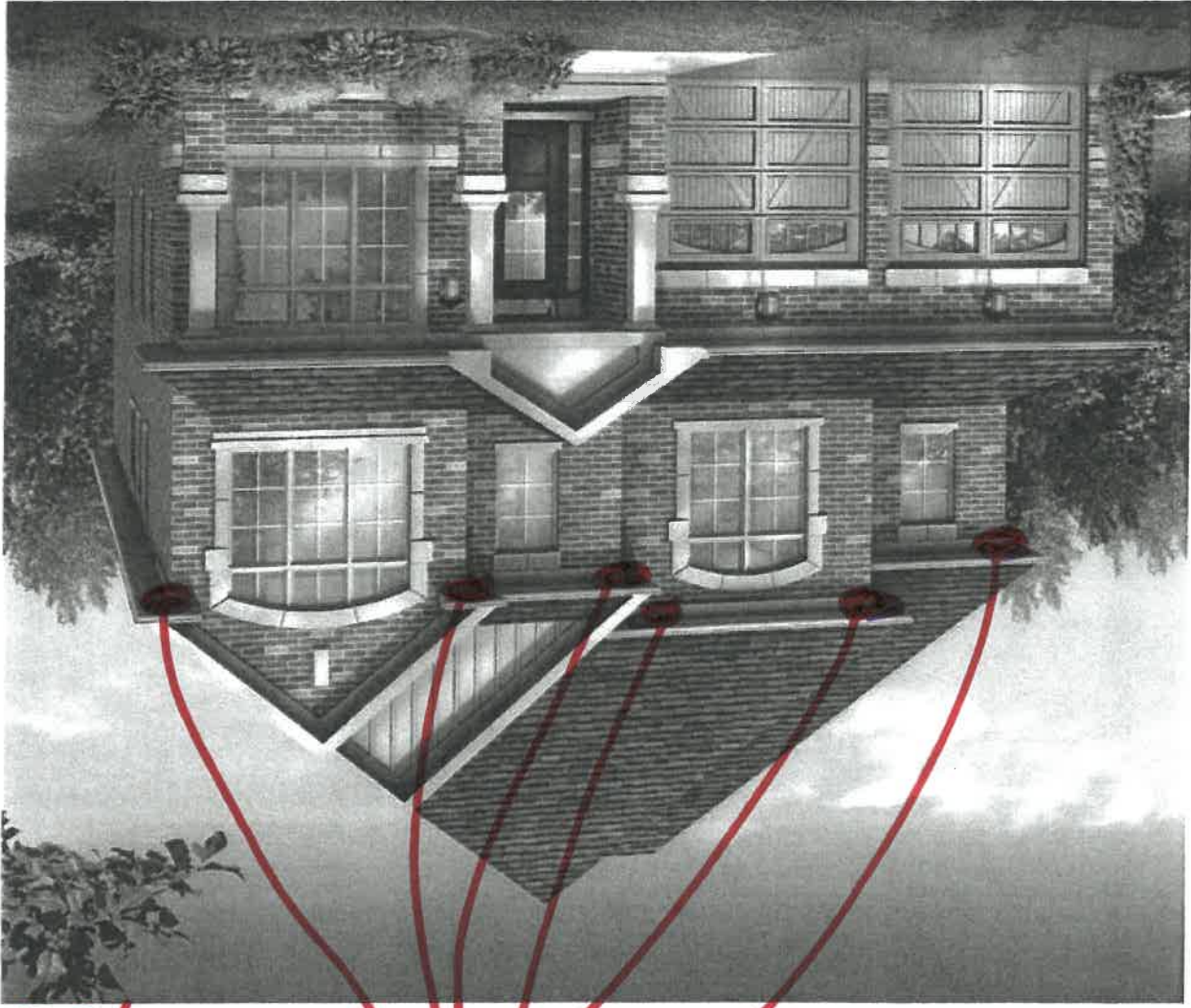
EXTERIOR

6 EXTERIOR LIGHT
IN 60 FT

ON SEP/SWITCH

Elevation A 3049 sq.ft. - Optional 5 Bedroom Floor Plan 3800 sq.ft.

Elevation B 3097 sq.ft. - Optional 5 Bedroom Floor Plan 3348 sq.ft.



LOT 831
INNISFIL

AK

New Image Kitchens Inc.

Scale:

Approved by:

Drawn by: MGER

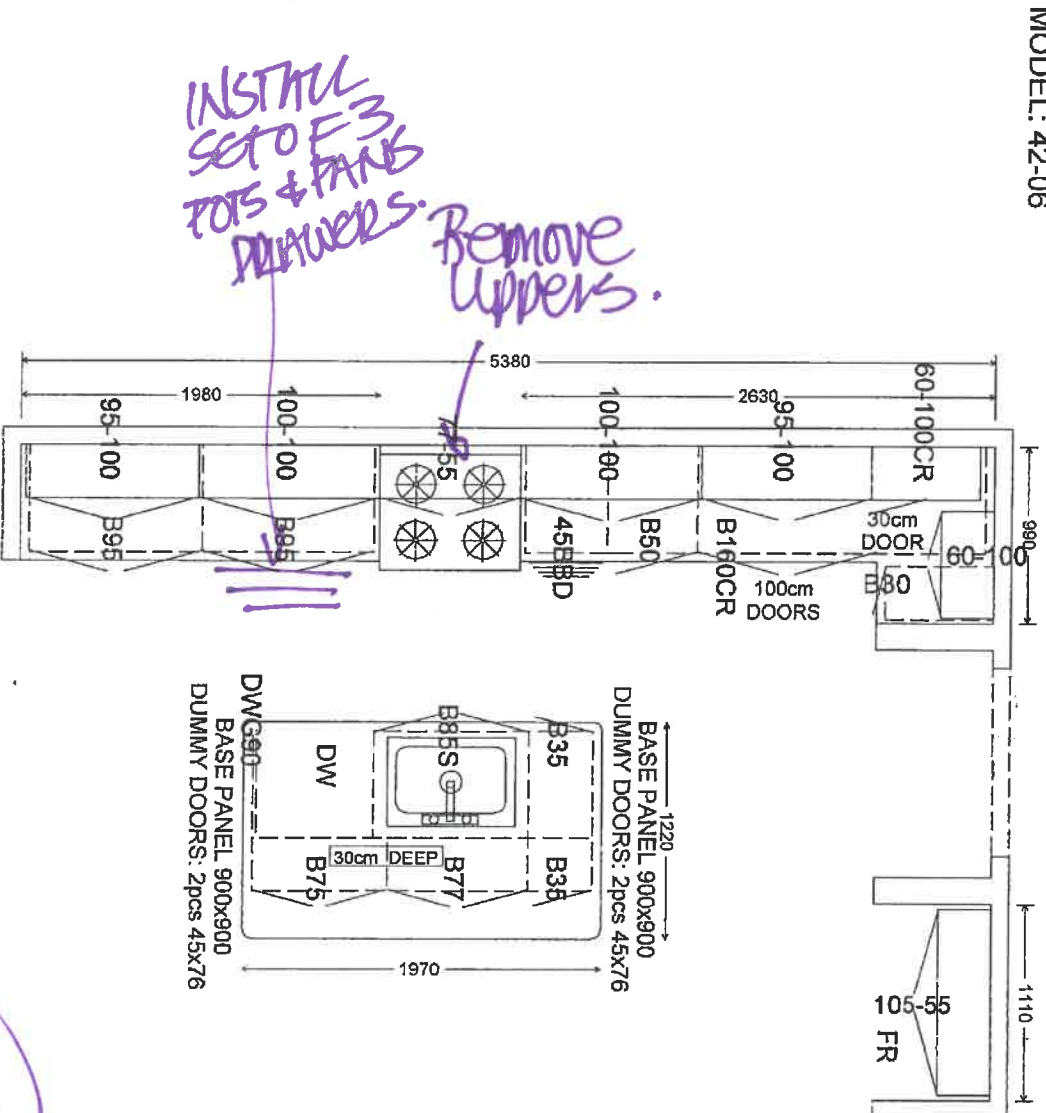
Date: 10/10/15

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-06



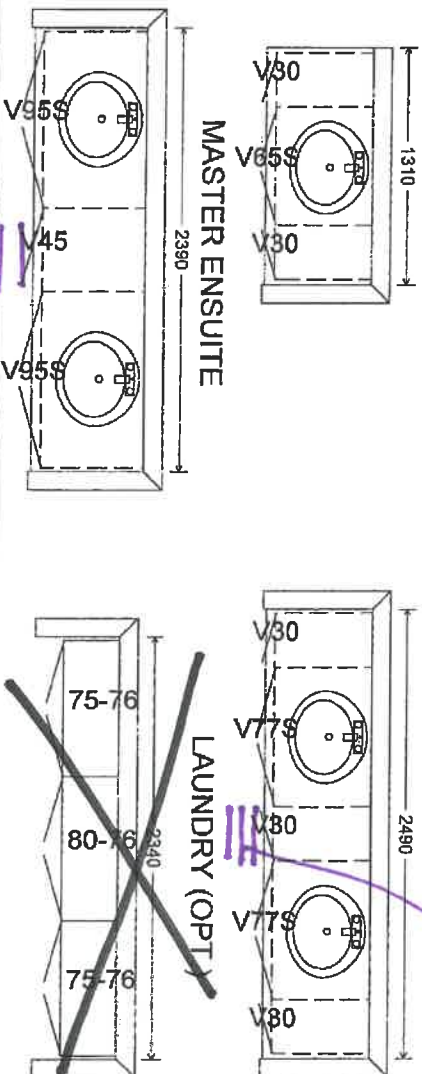
INSTALL
SET OF 3
TOTS & PANS
DRAWERS.
Remove
Uppers.

ENSUITE BDRM 2

MASTER ENSUITE

TWIN BATH

LAUNDRY (OPT)



(SET OF 3)
VANITY
DRAWERS

(SET OF 3)
VANITY
DRAWERS.

Scale:	Approved by:	Drawn by: MGER
Date: 24/02/17		Revised:

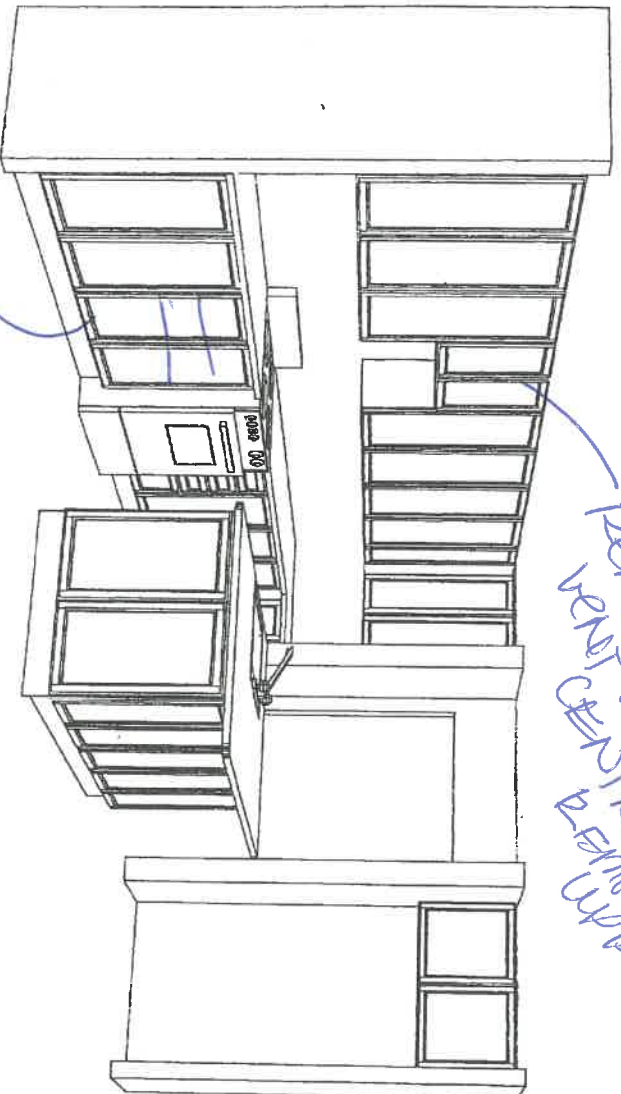
Approved by:

Drawn by: **MGER**

Reviewed:

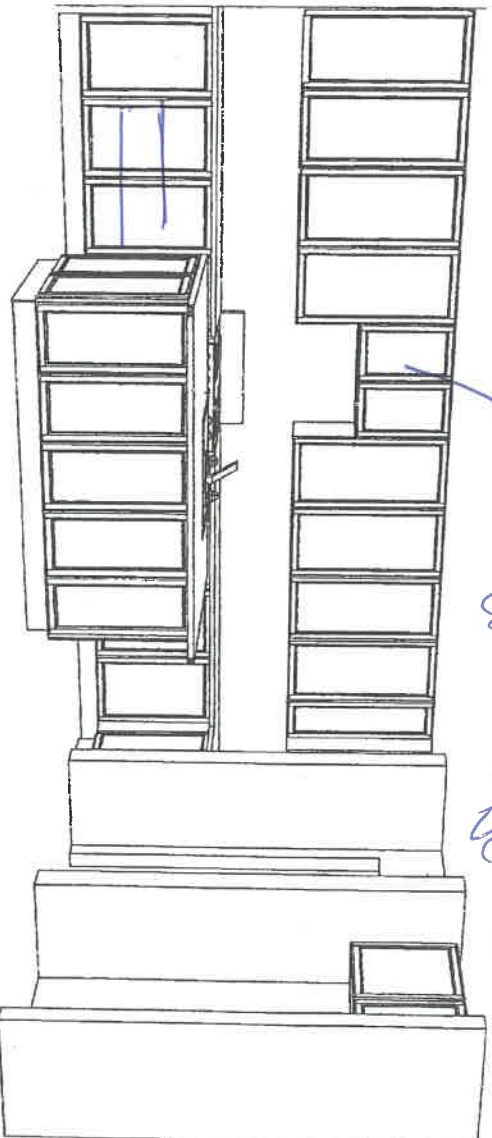
Drawing number:

Demond, Doreen
C/O Mrs. R. E. Demond
Up. 100



FOTS & PAX
DRAWERS

Remove uppercase
from feature word
FAN TO BE
VOLT CENTERED



LOT 83N
INDUSIL

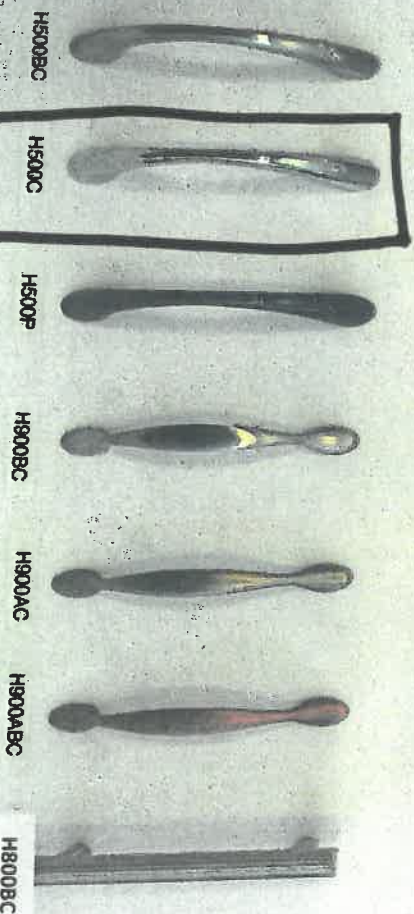
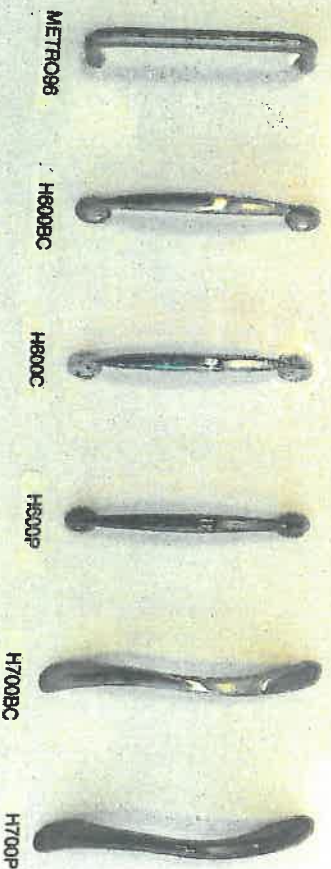
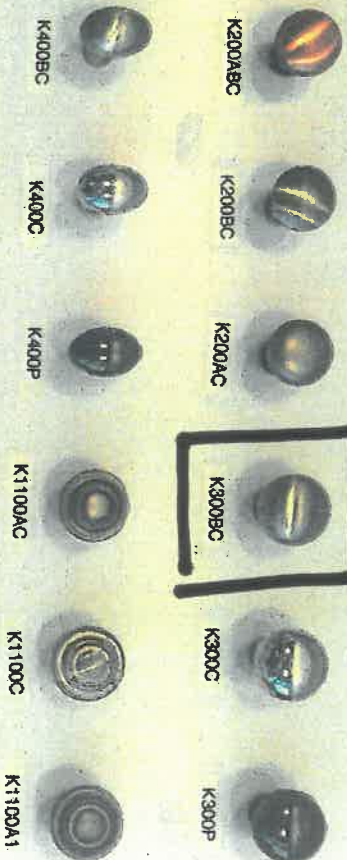
天

STANDARD CABINET HARDWARE

(New Image Kitchens)



KITCHEN/
BATH



MASTER KITCHEN
BATH
4 NEW BATH

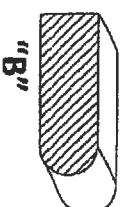
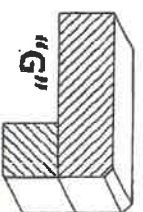
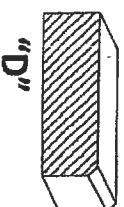
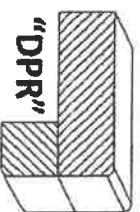
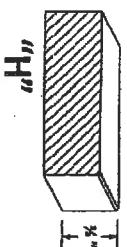
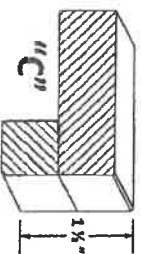
WTSN
MUSIL

ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

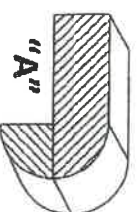
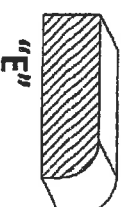
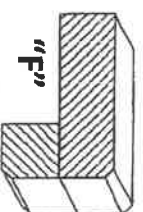
STANDARD

KITCHEN BATHROOM

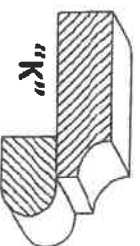
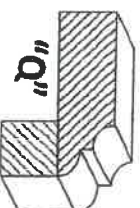
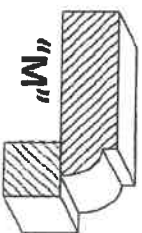
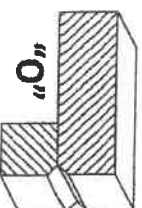
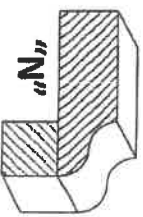
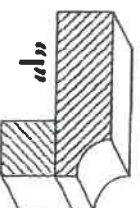
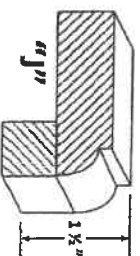
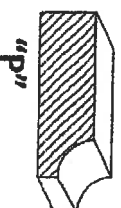
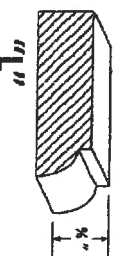


AK

KITCHEN / ISLAND



UPGRADES



LOT / SITE

LOT 831 INUSIL

AK

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 14415511

LOT 03N

DATE MAY 31, 2017.

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

83N-1N187L

DATE:

May 31, 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

AK

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

AK

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.

AK

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.

AK

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 AK

Date

Purchaser Signature

Date