

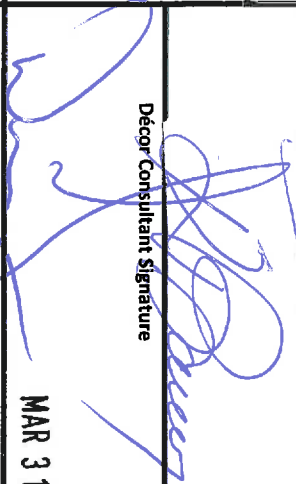


INNISFIL - PHASE 1

Item #	Construction Details INNISFIL - PHASE 1 - Lot 103 Model Type & Elevation : 42-09 TILLER ELEVATION A - CORNER Purchasers Names : MICHAEL BRAIMAN AND ELENA BRAIMAN		
		Date	Note
Included	Granite Kitchen Countertops with Undermount Sink		BONUS PACKAGE
Included	3 piece stainless steel kitchen appliances with white top loading washer and dryer		BONUS PACKAGE
Included	Air Conditioning unit (42' and 50' ONLY)		BONUS PACKAGE
Included	Stainless Steel Under Cabinet Hood Fan		BONUS PACKAGE
Included	3 1/4" x 3/4" Natural prefinished Engineered Hardwood flooring on main floor in non tiled areas as per plan		BONUS PACKAGE
Included	9' main floor ceilings, 8 ft ceilings on second and basement		BONUS PACKAGE
Included	Extended Upper Cabinets in Kitchen (39-1/2")		BONUS PACKAGE
Included	Natural Finish Oak Stairs with Oak Pickets from main to second floor with oak treads, oak veneer stringers and risers to finished areas, as per plan		BONUS PACKAGE
1/	NO STRUCTURAL CHANGES	16-Mar-17	STRUCTURALS
2/	NO CHANGES FOR INTERIOR FINISHES - ALL STANDARD	31-Mar-17	COLOURS



ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		NATURAL OAK CLEAR VARNISH							
White Paint Red'd		NA							
Main to 2nd Railing Details:		STANDARD							
Main to Basement Railing Details:		NA							
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	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	STANDARD								
Powder Room	STANDARD								
Master Ensuite	STANDARD								
Twin	STANDARD								
Ensuite # 4	STANDARD								
BASEMENT	NA								
Other									
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 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 Vendors'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	42-09-A TILLER	LOT: 103							
PURCHASER(S):	Michael Braiman Elena Braiman								
HOME #/CELL #	416 918 9302								
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.									
*** PAGE 2 OF 2 ***			Vendor Signature						
			Date						

ZANCOR HOMES COLOUR CHART

N						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC TUXEDO	H 800 BC	GIALLO ORNAMENTAL LIGHT	C		
Island	300 SERIES PVC TUXEDO	H 800 BC	GIALLO ORNAMENTAL LIGHT	C		
Servrey	NA					
Master Ensuite	300 SERIES PVC TUXEDO	H800 BC	CALCATTIA MARBLE 4925K-07			
Main	NA					
Twin	CONT SLAB PVC TUXEDO	H800 BC	WHITE JURRPANA 4931K-52			
Ensuite #4	CONT SLAB PVC TUXEDO	H 800 BC	WHITE JURRPANA 4931K-52			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALINA IVORY 13 X 13					
Basement Foyer	NA					
Powder Room	MALINA IVORY 13 X 13					
Mud Room	NA					
Main Hall	NA					
Kitchen Floor	MALINA IVORY 13 X 13					
Breakfast Floor	MALINA IVORY 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	GRECO IVORY 13 X 13					
Mstr Ensuite Floor	MALINA CARBON 13 X 13					
Mstr Ensuite Shower	MALINA CARBON 8 X 10	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	GRECO IVORY 13 X 13					
Twin Ensuite Tub Wall	CORTE MILA SILVER 8 X 10		YES			
Ensuite # 4 Bath Floor	GRECO IVORY 13 X 13					
Ensuite # 4 Bath Wall	CORTE MILA SILVER 8 X 10		YES			
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	VINTAGE SOLID SAWN NATURAL OAK 3 1/4"					
Dining Room	VINTAGE SOLID SAWN NATURAL OAK 3 1/4"					
Family Room	VINTAGE SOLID SAWN NATURAL OAK 3 1/4"					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Off Powder Room	VINTAGE SOLID SAWN NATURAL OAK 3 1/4"					
Main Hall By Stairs	VINTAGE SOLID SAWN NATURAL OAK 3 1/4"					
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	OPENING NIGHT T -20					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	STANDARD	location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL 103		

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.

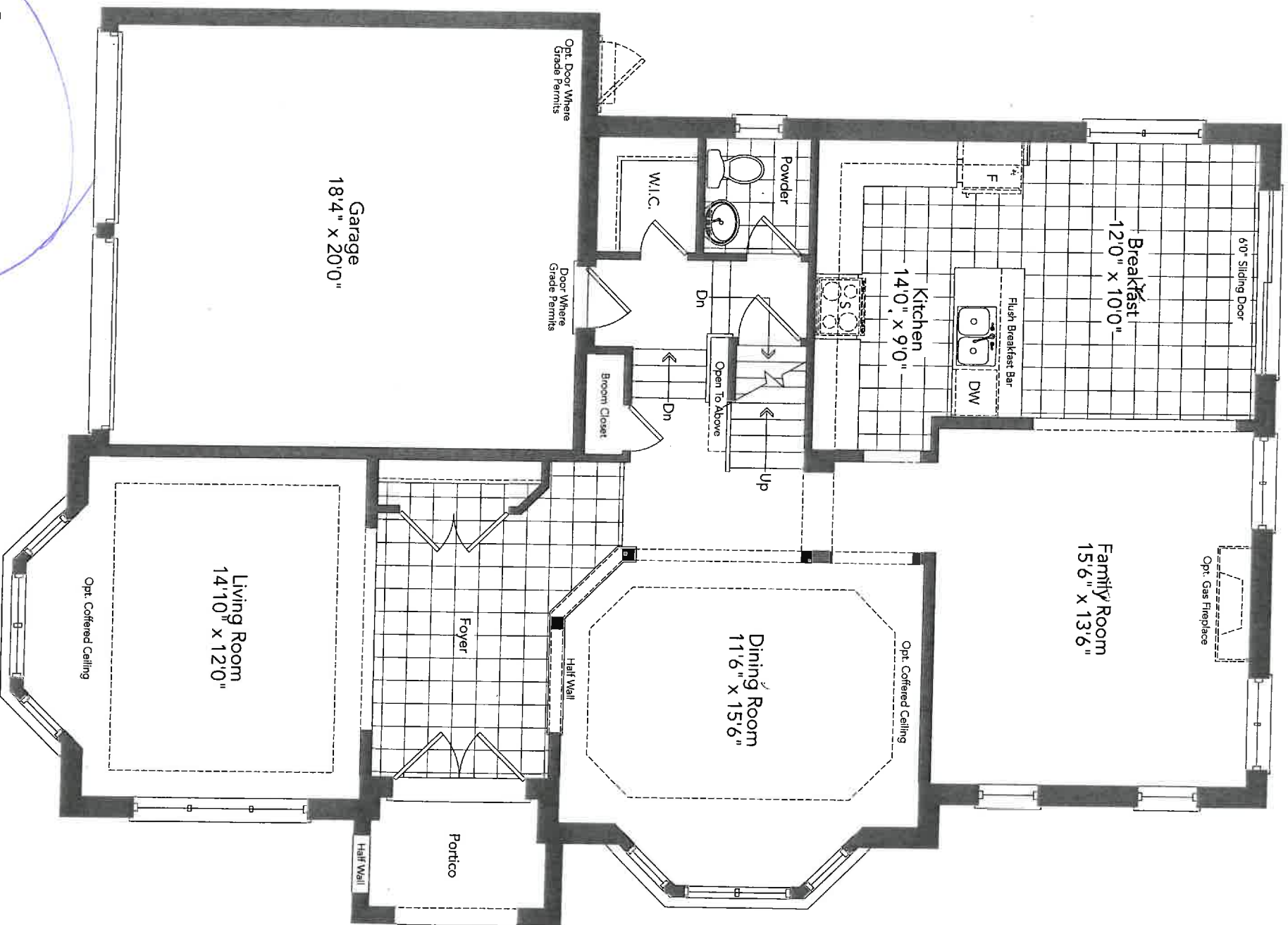
** PAGE 1 OF 2 **

Purchaser Initial Vendor

Elevation A 2795 sq.ft.

Elevation B 2768 sq.ft.

20103
Mead 28/17



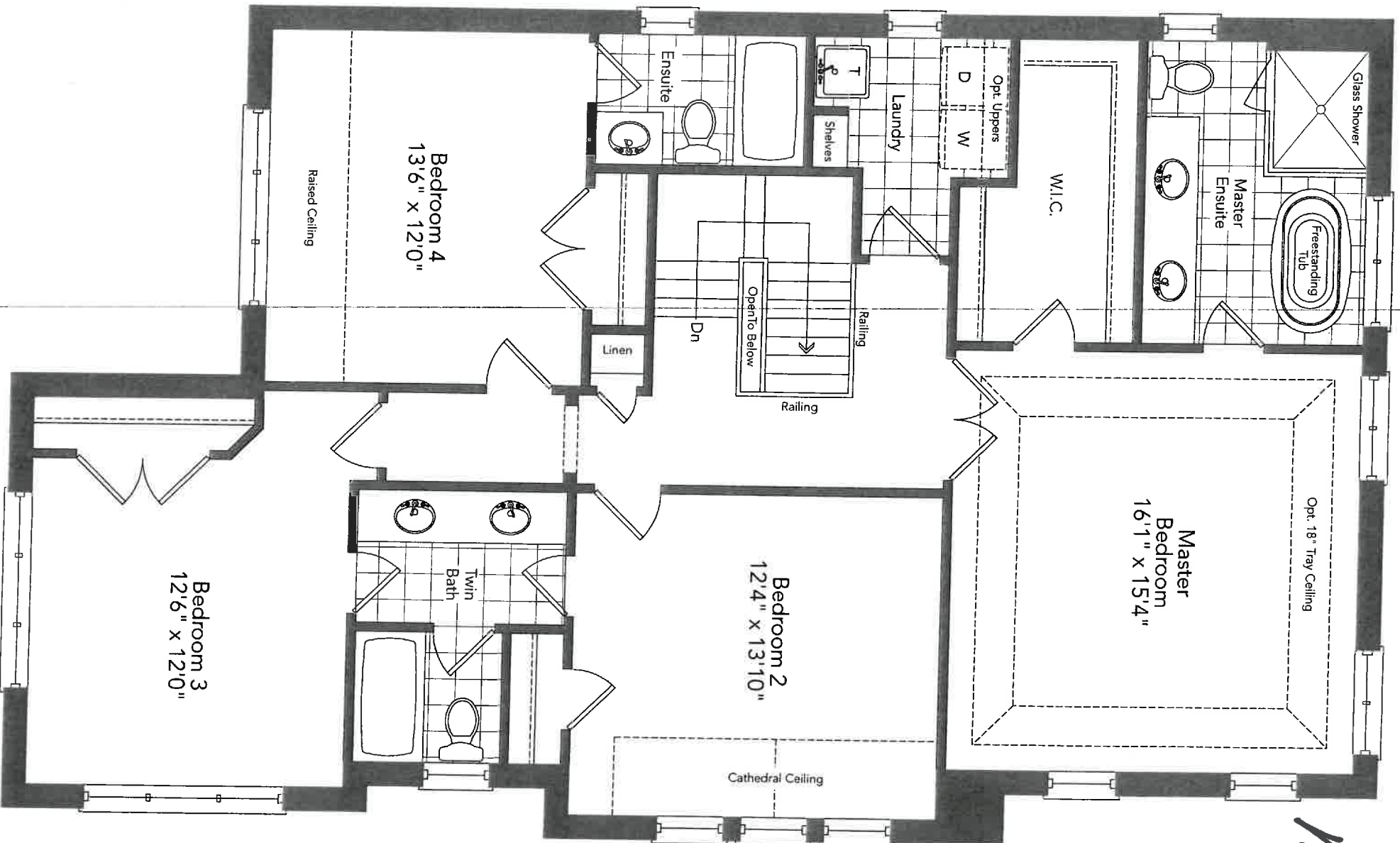
Ground Floor
Elevation A

TILLER 42-09

E.B.
11/15

Lot 103

Mauk
28/17



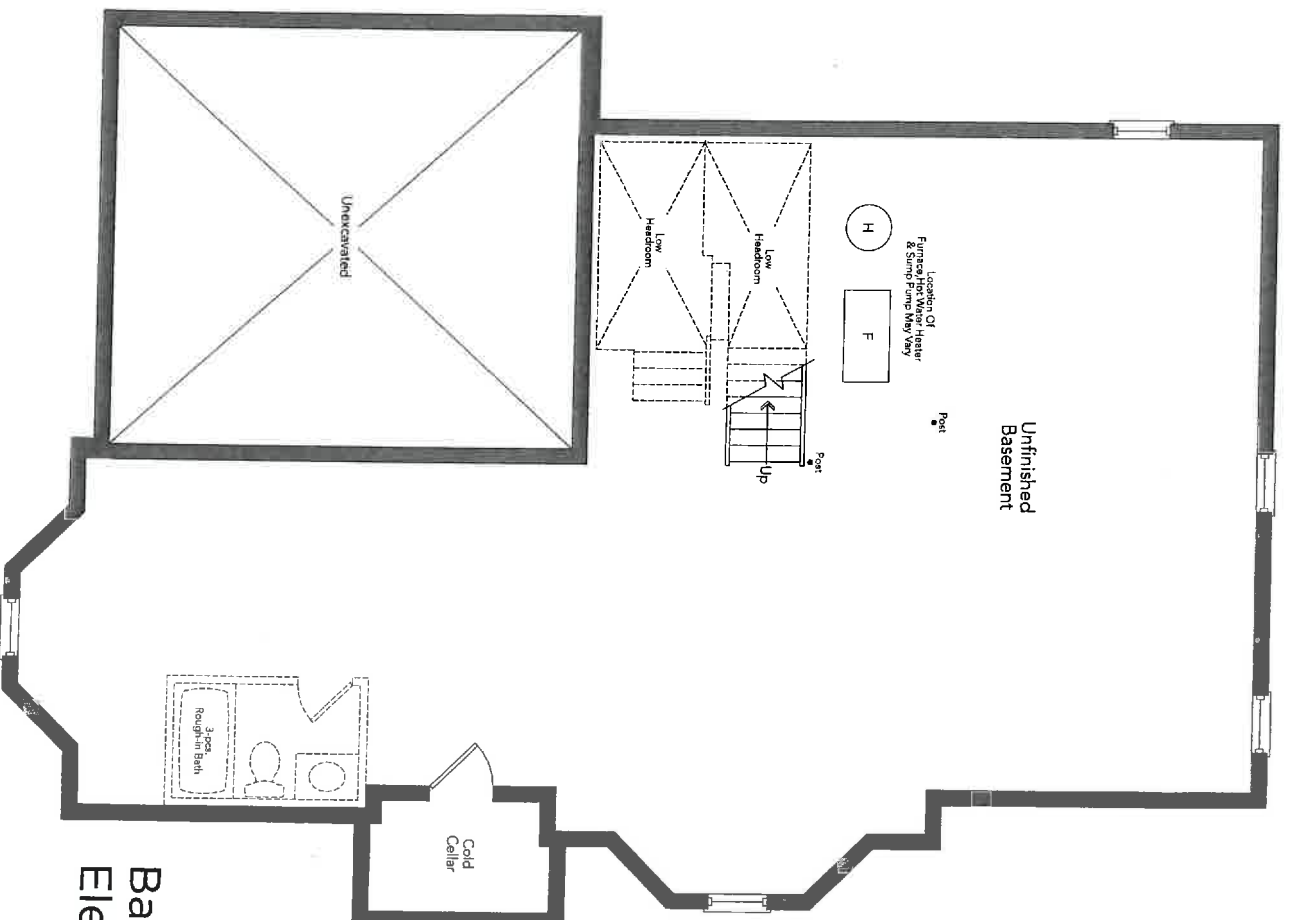
Second Floor
Elevation A

C.B. AB

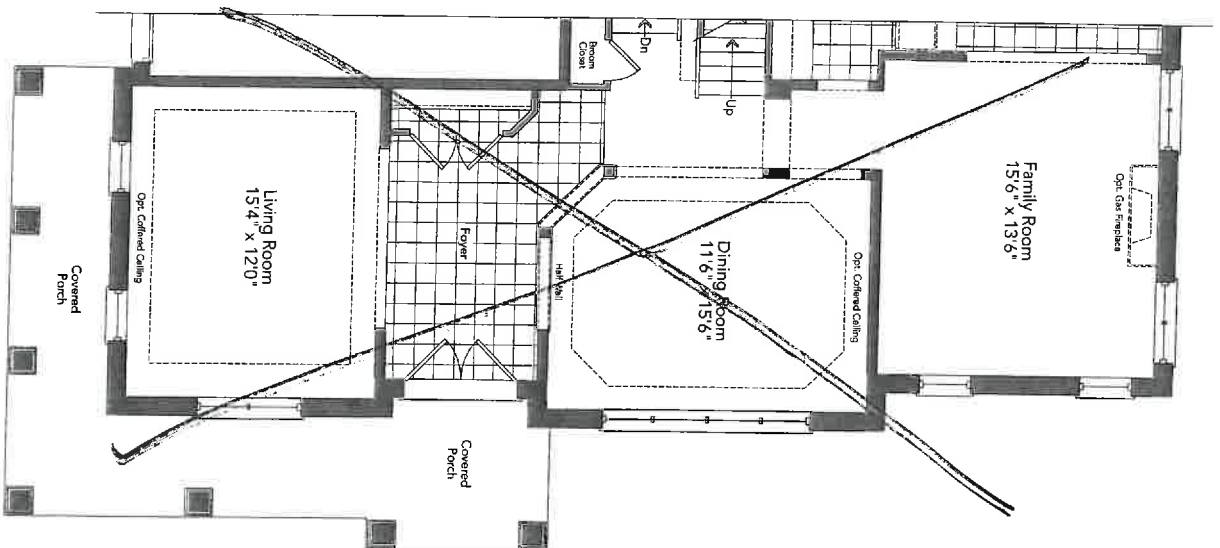
Lot 103

mpa 9/17

ma 28/17



Basement Elevation A



Partial Ground Floor Elevation B

TILLER 42-09

CB-
pvt

New Image Kitchens Inc.

Scale:
Date: 24/02/17

Approved by:

Drawn by: MGER
Revised:

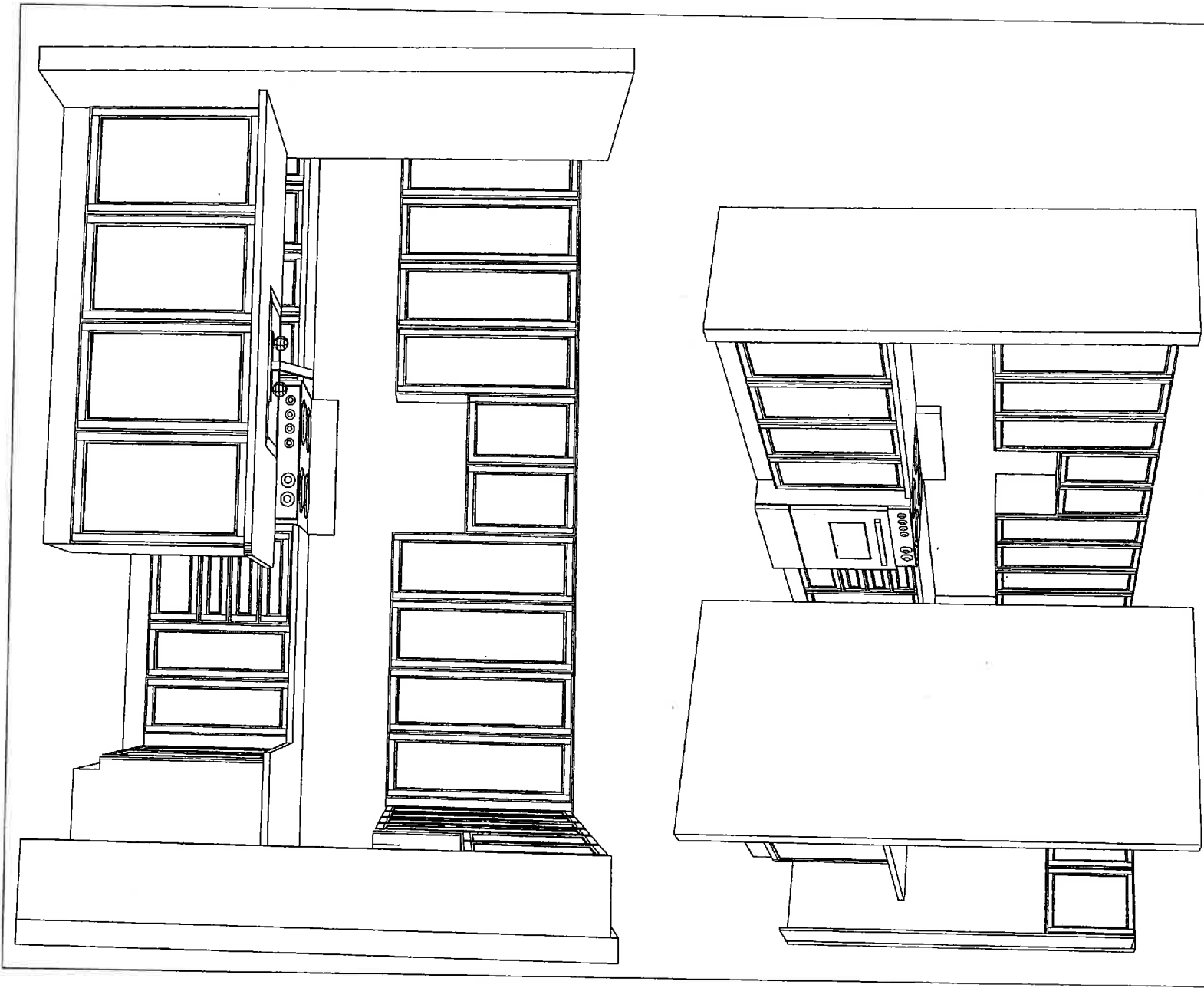
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-09

Lot 103

mpack 28/17



no changes

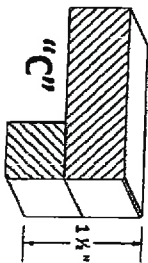
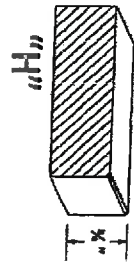
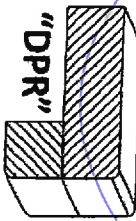
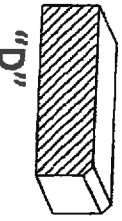
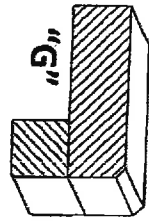

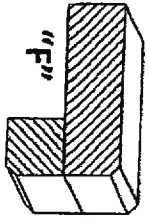

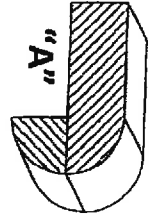
E.B. MB

108103

ZANCOR HOMES
Maud 28/17
EDGE PROFILES (INTERSTONE / REDSTONE)

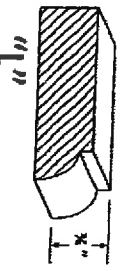
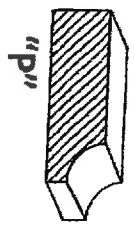
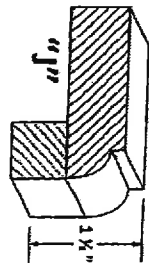
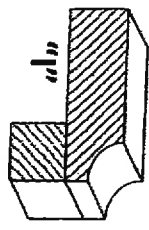
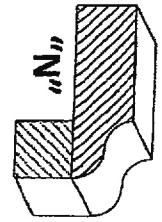
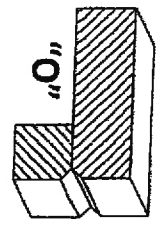
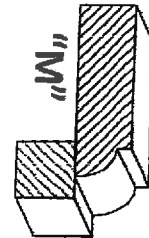
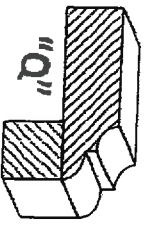
STANDARD

Handwritten: 1414px

 "C" 1 1/2"	 "H" x"
 "DPR"	 "D"
 "G"	 "B"
 "F"	 "E"
 "A"	

Handwritten: E.B. MB

UPGRADES

 "L" x"	 "P"
 "J" 1 1/2"	 "Q"
 "N"	 "O"
 "M"	 "Q"

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

108103
Lewisville

DATE:

12/14/2017

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

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

MB & B **NOTE:** It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications after closing.

MB & B 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.

MB & B 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

12/14/2017

Purchaser Signature

[Signature]

Date

12/14/2017

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