



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: ANTHONY GOLDEN and ALINA GHERBEN

TEL: RES.: 416-500-5729

LOT / PHASE	HOUSE TYPE	PRINT DATE
117 / 1	HARBOUR (36-02) ELEV B	2-May-17

Ref#	Quantity - Description	Approved	Notes
1913	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")	26Apr17	
1914	BONUS: 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 with	26Apr17	
1915	BASEMENT REAR WINDOWS - ENLARGE (3) REAR WINDOWS TO 30 X 24	02May17	
1916	WATERLINE TO FRIDGE	02May17	
1917	ELECTRICAL - RELOCATE KITCHEN LIGHT TO BE OVER ISLAND AND TO REMAIN ON STANDARD SWITCH	02May17	
1918	ELECTRICAL - (6) LED POTLIGHTS IN KITCHEN ON SEP SWITCH	02May17	
1919	ELECTRICAL - CAPPED INTERIOR LIGHT ROUGH IN WITH SWITCH → GREAT ROOM	02May17	
1920	TILE - KITCHEN / BREAKFAST UPGRADE 4	02May17	
1921	TILE - FOYER UPGRADE 4	02May17	
1922	CABINETS - KITCHEN UPGRADE 1	02May17	
1923	FIREPLACE - ELECTRIC FIREPLACE IN GREAT ROOM *DIMPLEX SYNERGY BLF50 **INCLUDES ELECTRICAL) APPROX 26 INCHES FROM FINISHED FLOOR	02May17	
1924	RAILINGS - UPGRADE 3	02May17	
1925	STAIN STAIRS TO MATCH HARDWOOD	02May17	
1926	CABINETRY - KITCHEN PANTRY UPGRADE 1 - 24 INCHES DEEP	02May17	
1927	CABINETRY - MASTER ENSUITE UPGRADE 1	02May17	
1928	CABINETRY - MASTER ENSUITE - BANK OF DRAWERS (SET OF 3)	02May17	
1929	TILE - HEATED FLOOR IN MASTER ENSUITE	02May17	
1930	HARDWOOD - MAIN HALL - UPGRADE 4 (SMOOTH)	02May17	
1931	HARDWOOD - GREAT ROOM - UPGRADE 4 (SMOOTH)	02May17	
1932	CARPET - UPPER HALL - UPGRADE 2	02May17	
1933	CARPET - MASTER BED - UPGRADE 2	02May17	
1934	CARPET - BED 2 - UPGRADE 2 DUPLICATE	02May17	
1935	CARPET - BED 3 - UPGRADE 2	02May17	
1936	CARPET - BED 2 - UPGRADE 2	02May17	
1937	CARPET - UPGRADE UNDERPAD (1) TO SECOND FLOOR	02May17	
1938	SMOOTH CEILINGS ON 2ND FLOOR	02May17	



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Ref#	Quantity	Description	Approved	Notes
1939		SMOOTH CEILINGS IN FOYER, GREAT ROOM AND HALL	02May17	
1940		CABINETRY - MAIN BATH UPGRADE 2	02May17	

This Document is Extremely Time Sensitive - Printed 2 May 17 at 16:15

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS							
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE			
Kitchen	NIKI (1) COLONIAL OAK	H500BC	STD BIANCO SARDO	"F"			
Island	NIKI (1) COLONIAL OAK	H500BC	STD BIANCO SARDO	"F"			
Pantry	NIKI (1) COLONIAL OAK	H500BC	N/A	N/A			
Master Ensuite	NIKI (1) EURO MOVENO 7	H700BC	SAND FLOW 6699-46	STD			
Main	NIKI (2) EURO CARPINO	H700P	AUTUMN CARNIVAL-1877K-52	STD			
Powder Room	N/A						
Laundry	N/A						
TILES				INSERTS	THRESHOLDS		
Main Foyer	UPG (4) ALLURE GREY 12 X24						
Basement Foyer	N/A						
Powder Room	MALENA CARBON 13 X13						
Mud Room	UPG (4) ALLURE GREY 12 X24						
Main Hall	n/a						
Kitchen Floor	UPG (4) ALLURE GREY 12 X24						
Breakfast Floor	UPG (4) ALLURE GREY 12 X24						
Kitchen Bk.Splash	N/A						
Laundry	GRECO IVORY 13 X13						
Mstr Ensuite Floor	MALENA CARBON 13 X13						
Mstr Ensuite Shower	MELENA ICE 8 X 10		BIANCO CARRARA				
Master Shower Floor	WHITE 2X2						
Master Shower Jamb	BIANCO CARRARA						
Main Bath Floor	GRECO IVORY 13 X13						
Main Bath Tub Wall	MELENA IVORY 8 X10		BIANCO CARRARA				
HARDWOOD / CARPET							
Great Room	UPG (4) BAROQUE HARDWOOD 5"	21M007H					
Kitchen * (Waiver)	N/A	N/A					
Main Foyer * (Waiver)	N/A	N/A					
Main Hall	UPG (4) BAROQUE HARDWOOD 5"	54M007H					
Upper Hall	UPG (2) INFINITE WISDOM CAPE MIST #849						
Master Bedroom	UPG (2) INFINITE WISDOM CAPE MIST #849						
Bedroom 2	UPG (2) INFINITE WISDOM CAPE MIST #849						
Bedroom 3	UPG (2) INFINITE WISDOM CAPE MIST #849						
Bedroom 4	UPG (2) INFINITE WISDOM CAPE MIST #849						
Carpet Underpad	UPG (1) UNDERPAD						
FIREPLACES							
LOCATION	GREAT ROOM	ELECTRIC	DIMPLEX	SYNERGY	BLF50		
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	117	


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 AS CLOSE AS POSSIBLE		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	UPG (3) METAL (BLACK) BIRDS NEST W/ ALT PLAIN		
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
		Bedroom 2	WARM GREY
		Bedroom 3	WARM GREY
Family/Great room	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		
Powder Room	STANDARD		
Master Ensuite	STANDARD		
Main/Twin	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		
WATERLINE to Fridge	NO		UPG ON STRUCTURAL
Hood Fan Venting SIZE	YES 6"		BUILDER 'STANDARD
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	NO		
ELECTRICAL for Gas Stove / Cooktop	NO		
ELECTRICAL for Bar Fridge	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			A.G
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			A.G
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			A.G
SITE:	INNISFIL	LOT: 117	
PURCHASER(S):	ALINA GHEREBEN ANTHONY GOLDEN		
HOME #/CELL #	705-970-2341		
EMAIL:	alinagherben@gmail.com		
DÉCOR NOTES	<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>*** PAGE 2 OF 2 ***</div> </div> <div>  <div> <div>Purchaser Signature</div> <div>Date</div> </div> <div> <div>Décor Consultant Signature</div> <div>Date</div> </div> <div> <div>Vendor Signature</div> <div>Date</div> </div> </div> </div>		

Elevation A 1852 sq.ft.

Elevation B 1829 sq.ft.

FAITRY
April 24th 1868

6075
6075 North

Great Room
11'6" x 16'0"

— ELECTRIC
FIRE PLACE
APPROX 26"
FROM
FINISHED
FLOOR

Handwritten signature: *Handwritten signature*

UPR(4) Handwood

Ground Floor
Elevation A

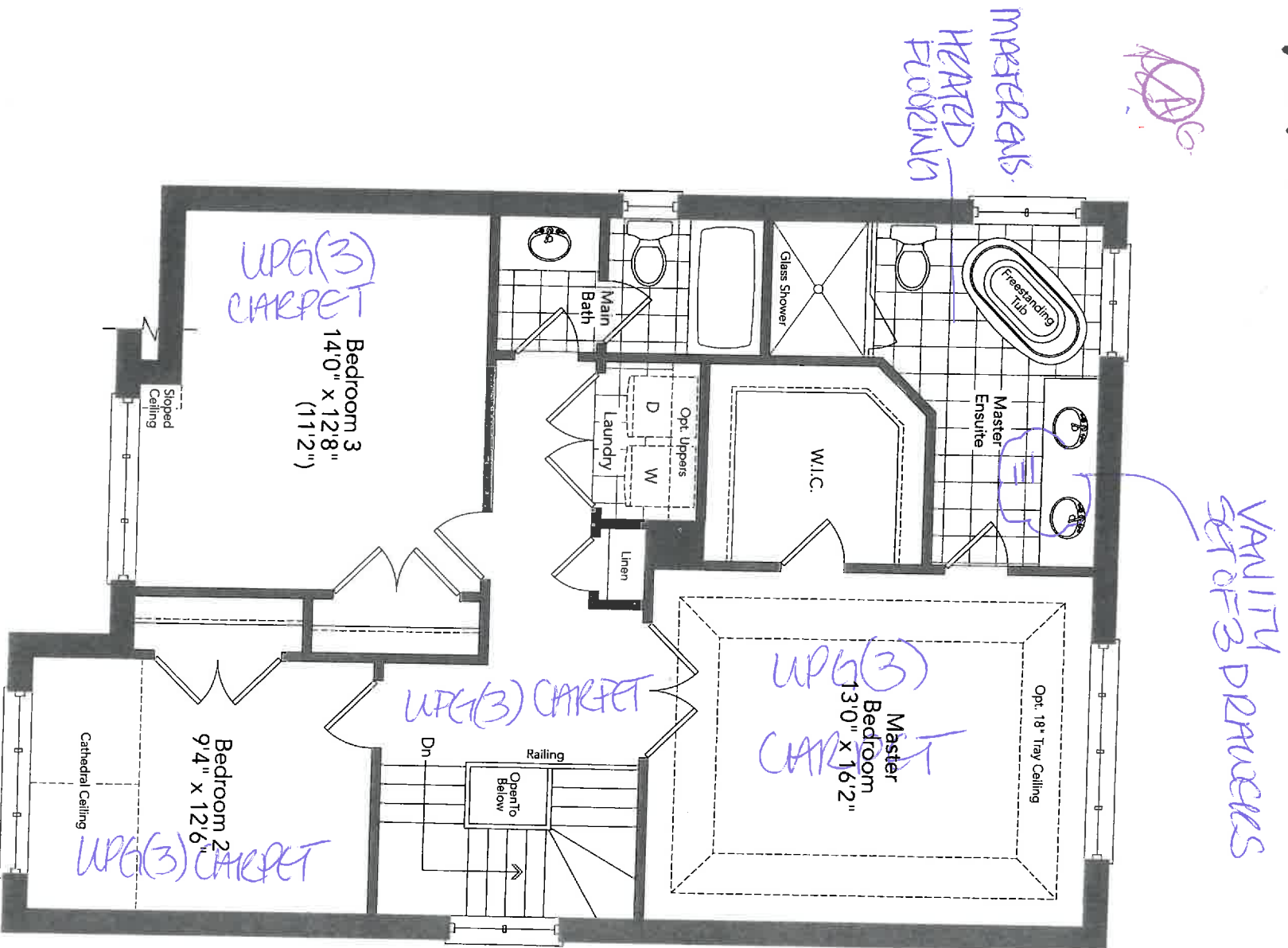
* Smooth Cell in LG
Foyer / Hallway
Child's Room

Partial Ground Floor Elevation B

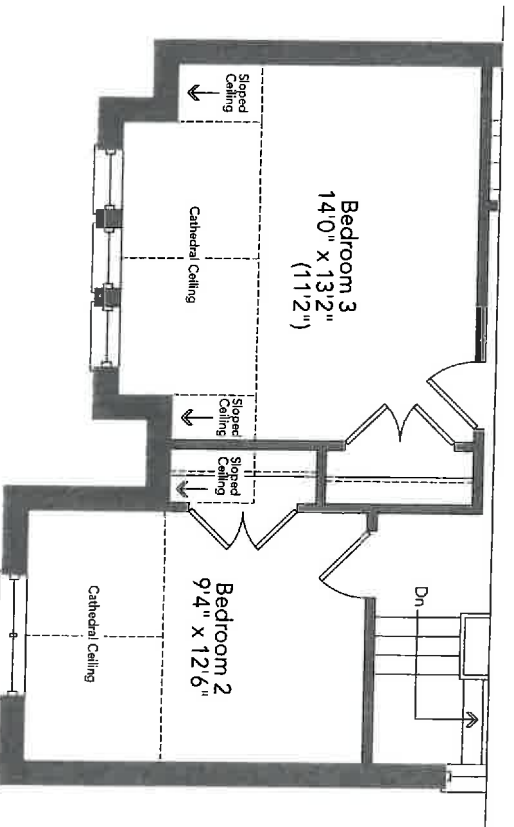
LOT 117 INITIAL

HARBOUR 36-02

LOT 117-1X116F1L



Second Floor
Elevation A



Partial Second Floor
Elevation B

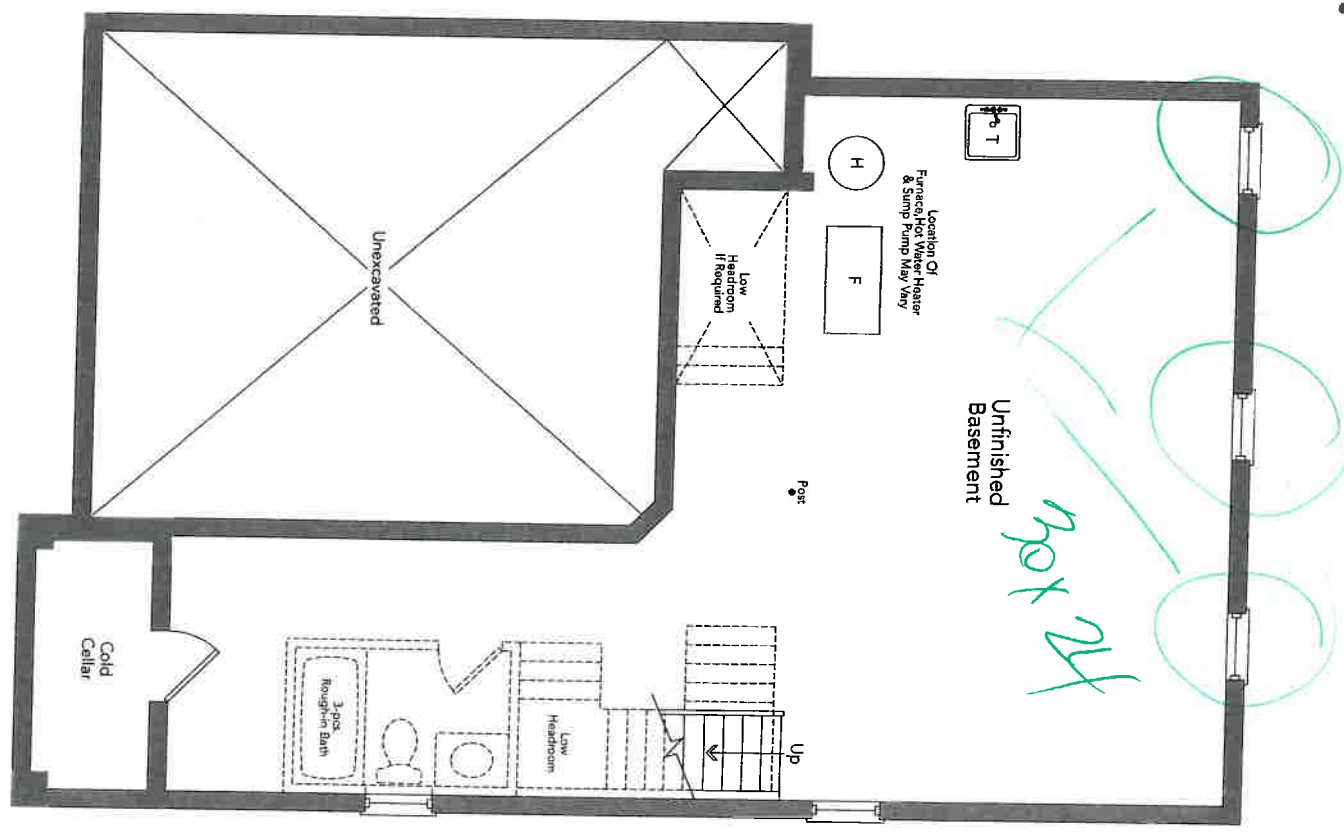
*SMOOTH CEILING
2ND FLOOR

*UPG(3) METAL
(BLACK) BLINDS NET
w/MT. FURN

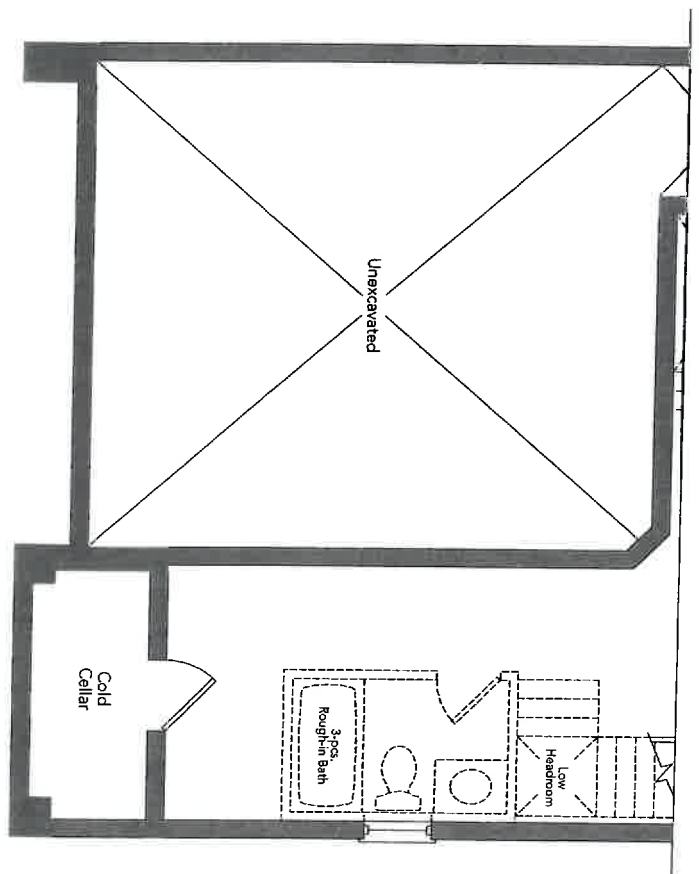
HARBOUR 36-02



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Basement
Elevation A

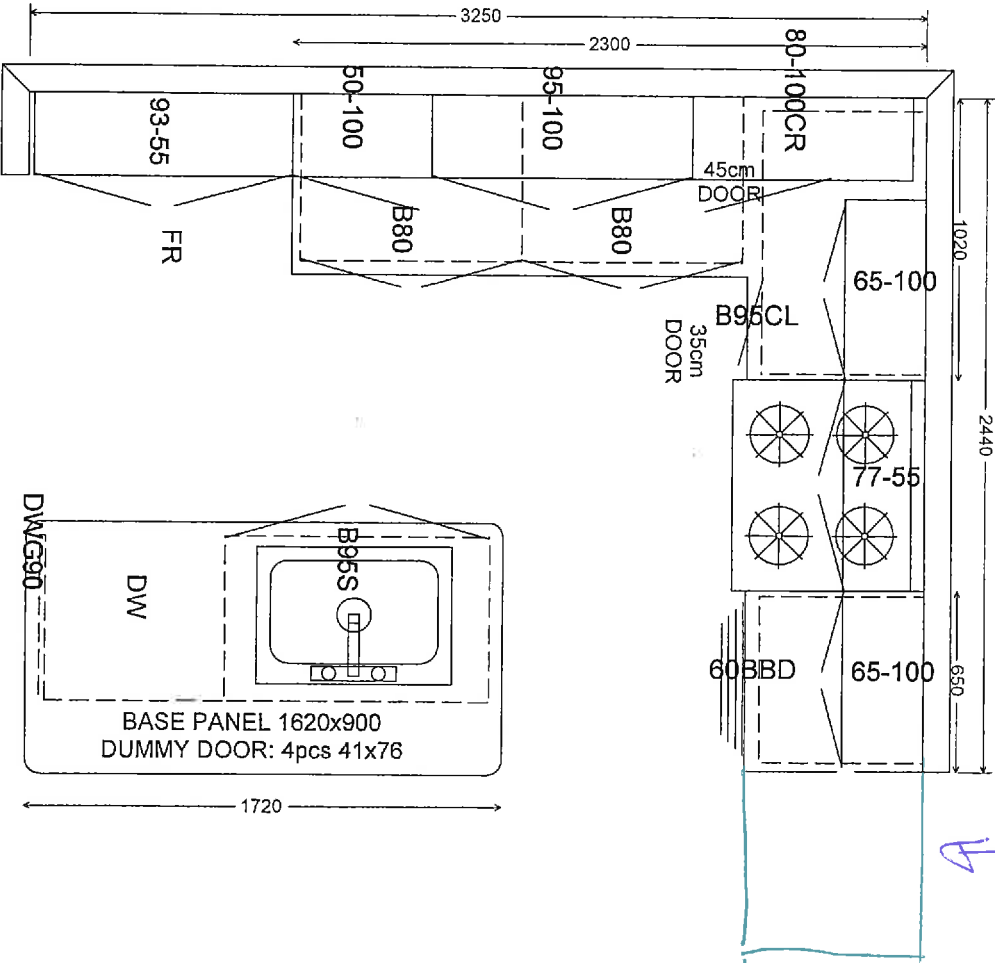


Partial Basement
Elevation B

New Image Kitchens Inc.			
Scale:	Approved by:	Drawn by:	Revised:
Date: 07/10/15		MGER	
Belle Air Shores, Innisfil		Drawing number	

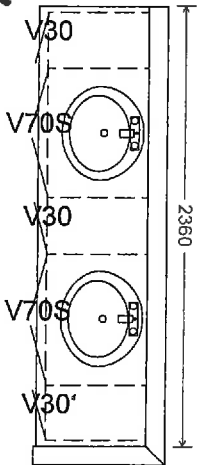
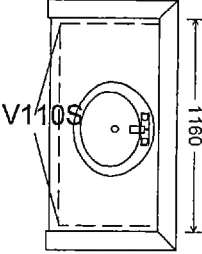
MODEL: 36-02

PAINTED
24" DEEP
(APPROX.)

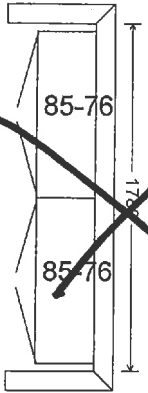


MAIN

MASTER ENSUITE



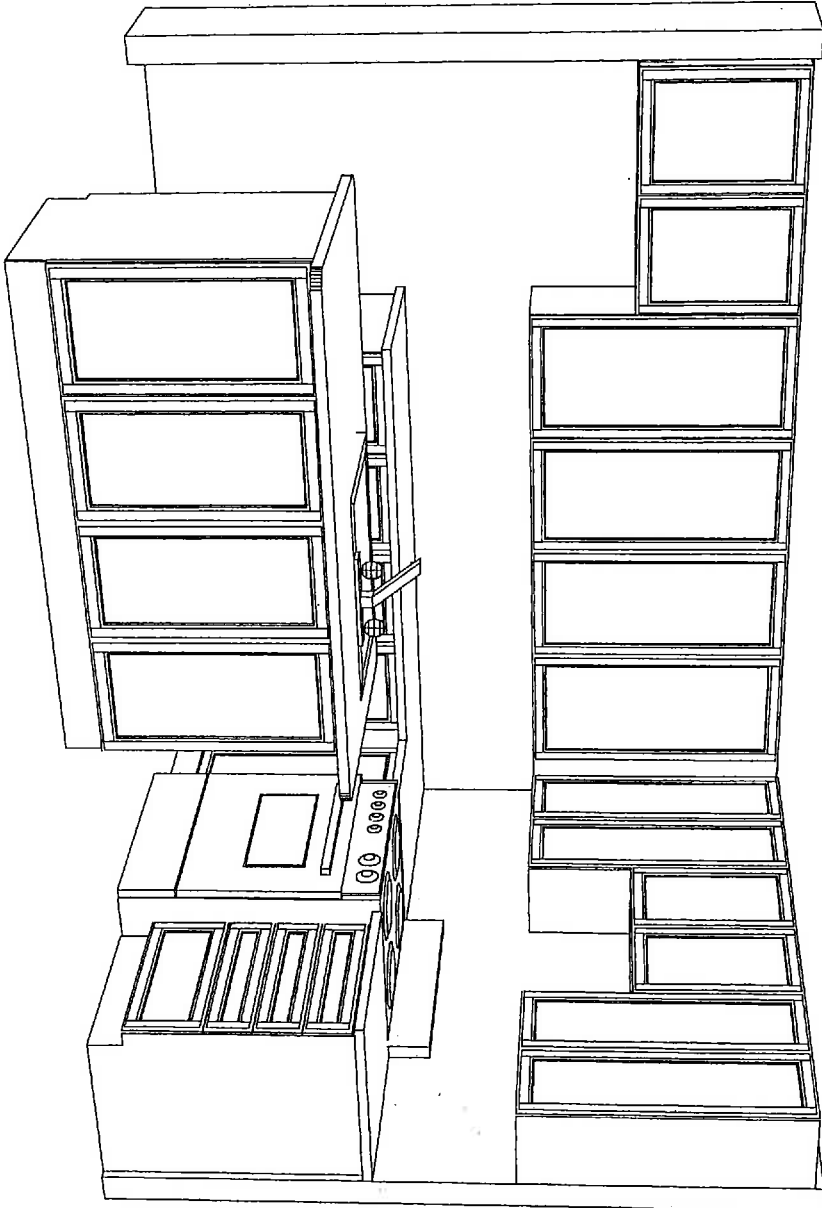
LAUNDRY (OPT.)



LOT 117 INNISFIL

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

MODEL: 36-02



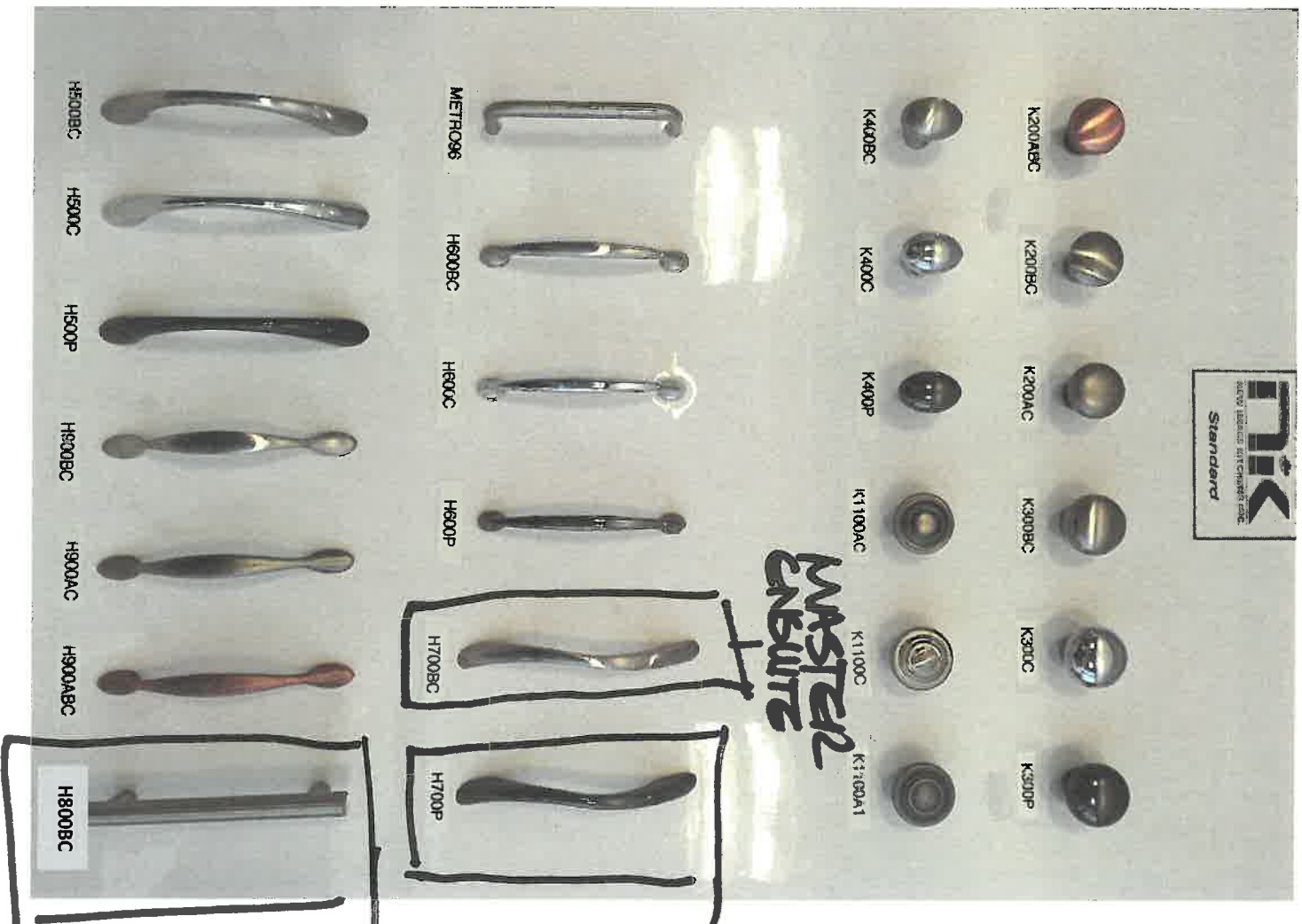
LOT 117

Disc

INNISFIL

LOT 117 - 1/11/15 F/L.

STANDARD CABINET HARDWARE
(New Image Kitchens)



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GREY ROOM

ZANCOR
HOMES

LINEAR FIREPLACES (National)

ELECTRICAL LINEAR (DIMPLEX) FIREPLACES

Purchaser Price

****No Mantle included. STONE facing not included, custom pricing required****

**Includes 15amp plug and strapping out wall*

Flushmount installation

****Height from finished floor to be indicated****

~~DIMPLEX Wilson BLF50 (19-7/16" H x 7"D x 50-5/16" W)~~

~~DIMPLEX Galveston BLF74 (19-7/16" H x 7"D x 50-5/16" W)~~



LED Flames
Glass Ember Bed
Fan Forced Heater
Glass Front is cool to touch
Green Alternative
On/Off Remote

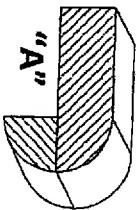
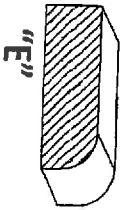
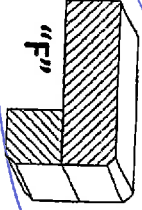
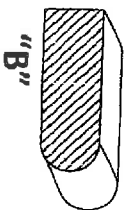
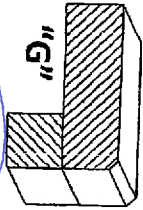
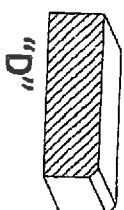
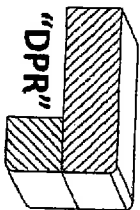
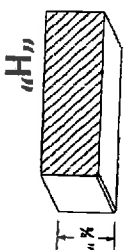
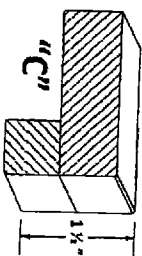
HOT 117 INKSL

Handwritten dimensions and arrows:
26"
2FT 2".

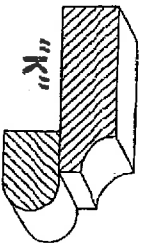
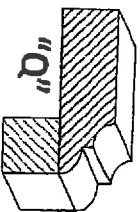
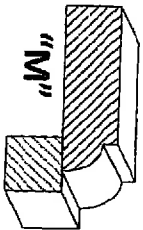
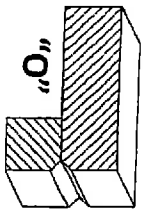
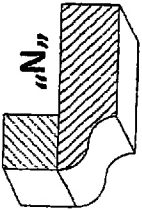
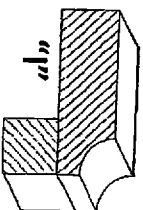
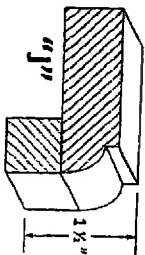
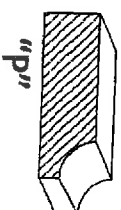
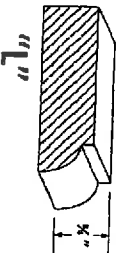
ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

Handwritten signature



UPGRADES



LOT / SITE
LOT 117 1441571C

PURCHASER SIGNATURE
5461330VE

INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD 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 **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

HARDWOOD FLOORING: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, 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 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 140155F1L

LOT 117

DATE APR 5 2017

BELE ARE
SHOWS

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

LOT 117-1K1M15K1L

DATE:

APRIL 5, 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

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

[Signature]

Date

Apr 5, 2017

Purchaser Signature

[Signature]

Date

Apr 5, 2017