



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.


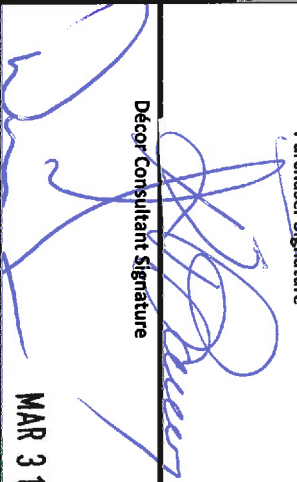
PURCHASERS: Elena Brainen and MICHAEL BRAIMAN

TEL: RES.: 416-918-9302

LOT / PHASE	HOUSE TYPE	PRINT DATE
103 / 1	TILLER (42-09) ELEV A CORNER	27-Apr-17

Ref#	Quantity - Description	Approved	Notes
2150	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	27 Apr 17	
2153	BONUS: Air Conditioning (42ft and 50ft lots ONLY) 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by ¾ inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs	27 Apr 17	
2154	NO STRUCTURAL CHANGES	27 Apr 17	
2155	NO CHANGES FOR INTERIOR FINISHES - ALL STANDARD	27 Apr 17	

INCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	NATURAL OAK CLEAR VARNISH		
White Paint Req'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 Vendor's selection must be accepted by the purchaser		W414	E.B.
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs		W414	E.B.
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		W414	E.B.
SITE: INNISFIL	42-09-A TILLER	LOT: 103	
PURCHASER(S):	Michael Braiman Elena Braiman		
HOME #/CELL #	416 918 9302		
EMAIL:			
DÉCOR NOTES	Purchaser Signature		Date
	Purchaser Signature		Date
	Décor Consultant Signature		Date
<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>		<div> <div>  </div> <div>MAR 31 2018</div> </div>	
*** PAGE 2 OF 2 ***		Vendor Signature Date	

INCOR HOMES COLOUR CHART

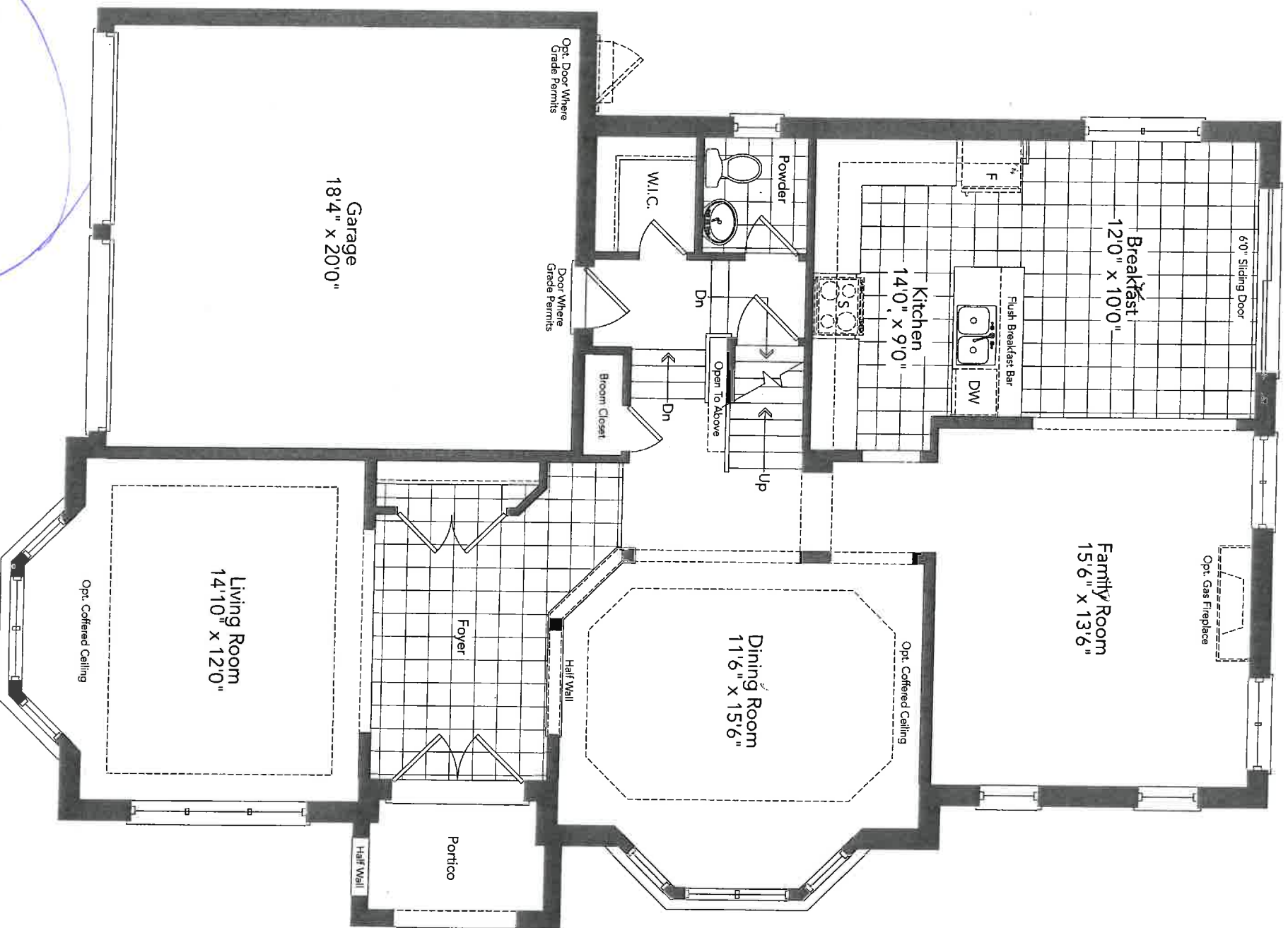
N						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	300 SERIES PVC TUXEDO	H 800 BC	GIALLO ORNAMENTAL LIGHT	C		
Island	300 SERIES PVC TUXEDO	H 800 BC	GIALLO ORNAMENTAL LIGHT	C		
Servery	NA					
Master Ensuite	300 SERIES PVC TUXEDO	H800 BC	CALCATTA MARBLE 4925K-07			
Main	NA					
Twin	CONT SLAB PVC TUXEDO	H800 BC	WHITE JURPANA 4931K-52			
Ensuite #4	CONT SLAB PVC TUXEDO	H 800 BC	WHITE JURPANA 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	PLASTER MOULDING			
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		

MAR 31 2018

Elevation A 2795 sq.ft.

Elevation B 2768 sq.ft.

Lot 103
March 28/17



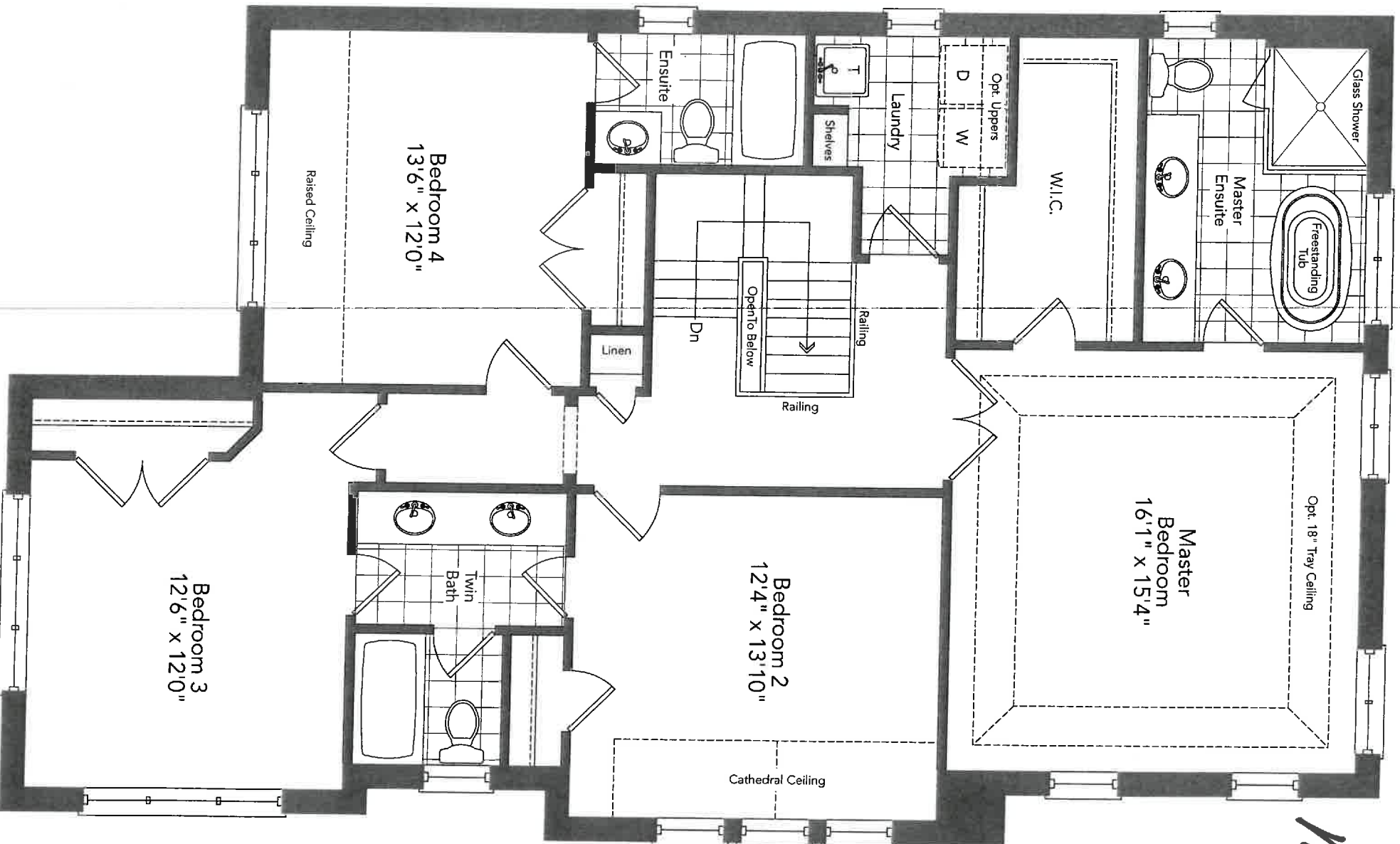
Ground Floor
Elevation A

TILLER 42-09

C.B.
14/5

Lot 103

Mark
28/17



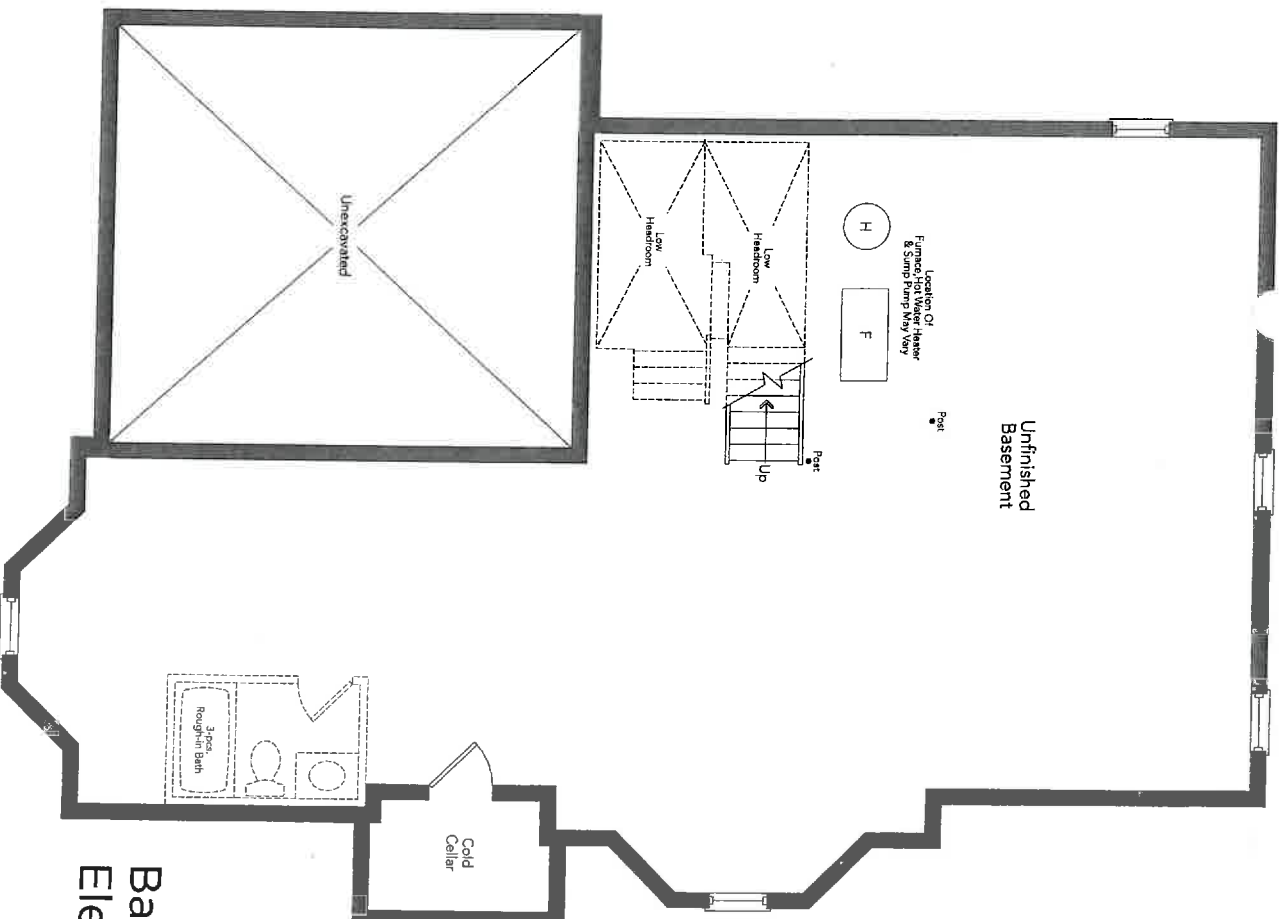
Second Floor
Elevation A

C.B. AB

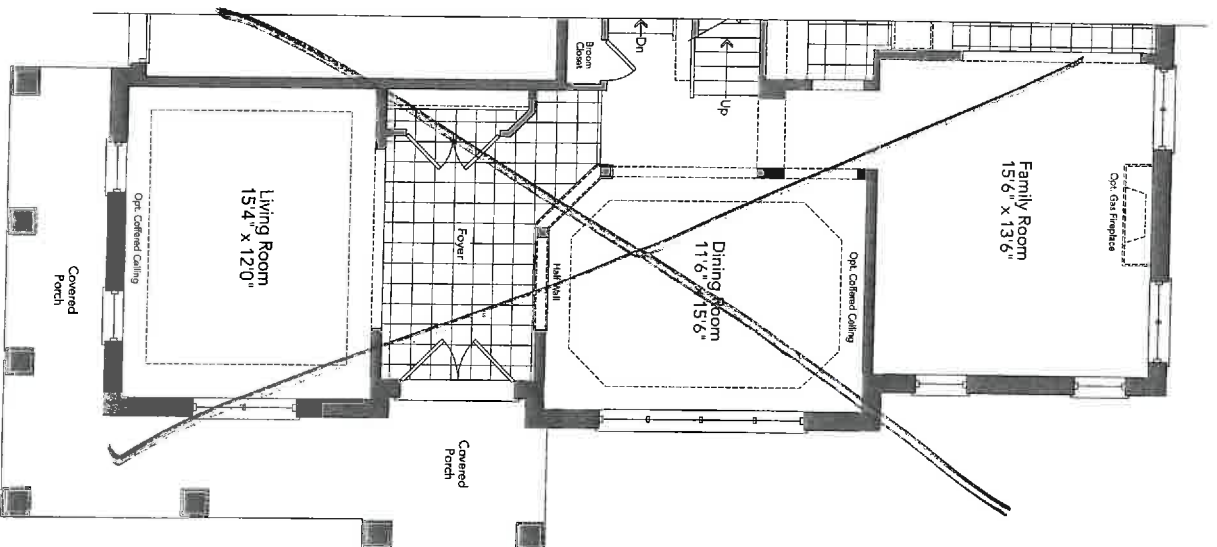
Lot 103

mpa 9/17

ma 28/17



Basement Elevation A



Partial Ground Floor Elevation B

TILLER 42-09

CB-
pms

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MSER

Revised:

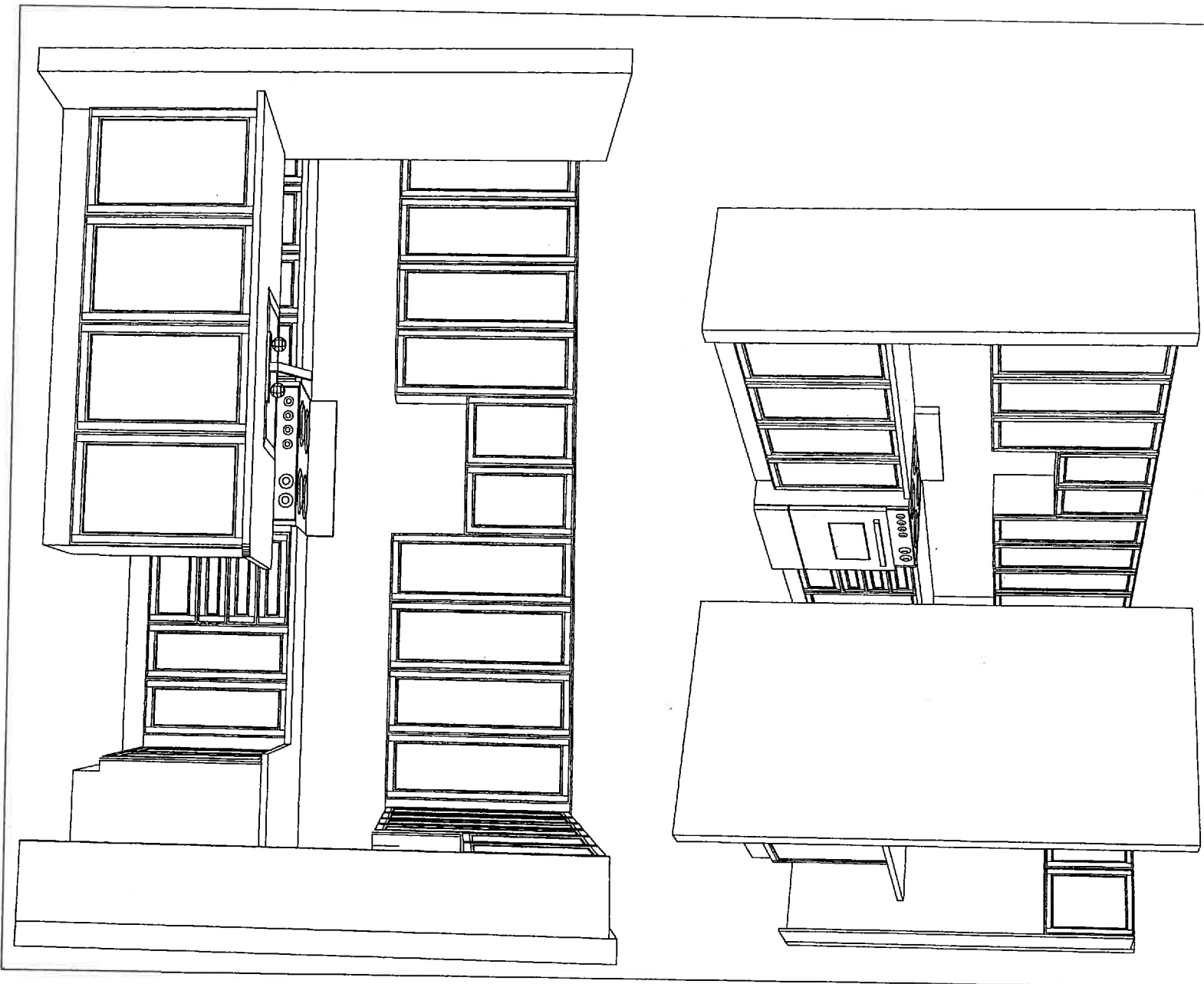
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-09

208103

mpack 28/17



no changes

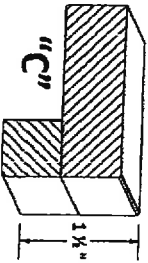
E.B. MB

108103

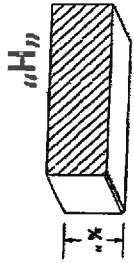
ZANCOR HOMES
Maud 28/17
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

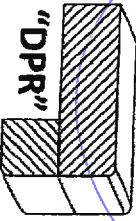
1414px



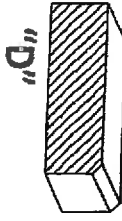
"C"



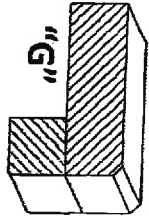
"H"



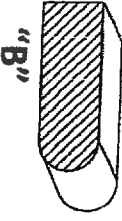
"DPR"



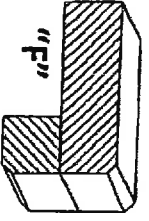
"D"



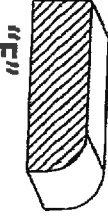
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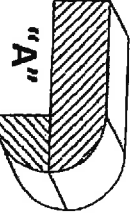
"B"



"F"



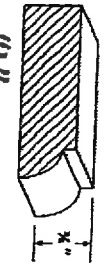
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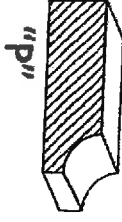
"A"

E.B. MB

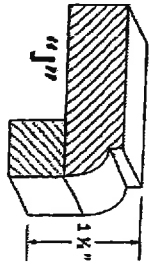
UPGRADES



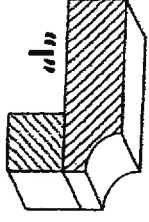
"L"



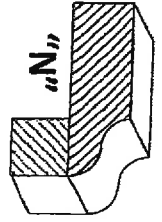
"P"



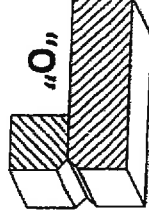
"J"



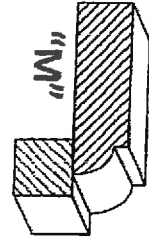
"P"



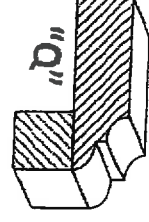
"N"



"O"



"M"



"Q"

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

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

108103
Lewisville

DATE:

12/14/2017

SITING:

☐ Standard

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROP IN)

☐ 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