



CONSTRUCTION SUMMARY

PURCHASER: **IVETTA AND MARINA BALAYANTS**  
Belle Aire Shores - Zancor Homes (Innisfil) Ltd.  
TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
228-2 / 1	SLATE (TH-03) ELEV A	9-May-17

Ref#	Quantity - Description	Approved	Notes
2445	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	09May17	
2446	BONUS: 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by 7/4 inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs	09May17	
2447	TRIM - INTERIOR DOORS - ADD OPT DOOR TO THE DEN (SEE SKETCH FOR SWING OF DOOR)	09May17	
2542	HARDWOOD - UPGRADE #3 - GREAT ROOM, HALL BY STAIRS AND DEN	09May17	
2543	HARDWOOD - UPGRADE #3 - UPPER HALLWAY IN LIEU OF CARPET	09May17	
2544	PAINT - STAIN OAK STAIRS	09May17	
2545	TILES - DELETE ALL BATHROOM ACCESSORIES	09May17	
2546	MIRRORS - DELETE ALL BATHROOM MIRRORS	09May17	

This Document is Extremely Time Sensitive - Printed 9 May 17 at 13:19

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CONT SLAB MDF STONE GREY	H 700 P	BIANCO SARDO STD			
Island	CONT SLAB MDF STONE GREY	H 700 P	BIANCO SARDO STD			
Servery	NA					
Master Ensuite	CONT SLAB PVC TUXEDO	K 300 P	JAMOCA GRANITE 7734-58			
Main	CONT SLAB PVC ALMOND	K 200 ABC	ST LAWRENCE BEDROCK P 277 LM			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	MALINA CARBON 13 X 13					
Basement Foyer	NA					
Powder Room	MALINA CARBON 13 X 13					
Main Hall	NA					
Kitchen Floor	MALINA CARBON 13 X 13					
Breakfast Floor	MALINA CARBON 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	SAVANA BEIGE 13 X 13					
Mstr Ensuite Floor	RUSTIC CHARCOAL 13 X 13			PER ROY		
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	SAVANA BEIGE 13 X 13			PER ROY		
Main Bath Tub Wall	NEW ALBION BEIGE 8 X 10	NA				
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room		NA				
Dining Room		NA				
Family/Great Room	SOLID SAWN SELECT V WHITE OAK 3 1/4" GOTHAM PEARL UP # 3-					
Den/	SOLID SAWN SELECT V WHITE OAK 3 1/4" GOTHAM PEARL UP # 3-					
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall By Stairs	SOLID SAWN SELECT V WHITE OAK 3 1/4" GOTHAM PEARL UP # 3-					
Upper Hall	SOLID SAWN SELECT V WHITE OAK 3 1/4" GOTHAM PEARL UP # 3-					
Master Bedroom		OPENING NIGHT T-17				
Bedroom 2		OPENING NIGHT T-17				
Bedroom 3		OPENING NIGHT T-17				
Bedroom 4		NA				
Carpet Underpad		STANDARD				
Basement Foyer		NA				
FIREPLACES				MANTLE	NA	
LOCATION	NA	Opt. Surround	NA			
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	DELETE ALL	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL	Location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
***FOR TRADE USE***				INNISFIL		228-2
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

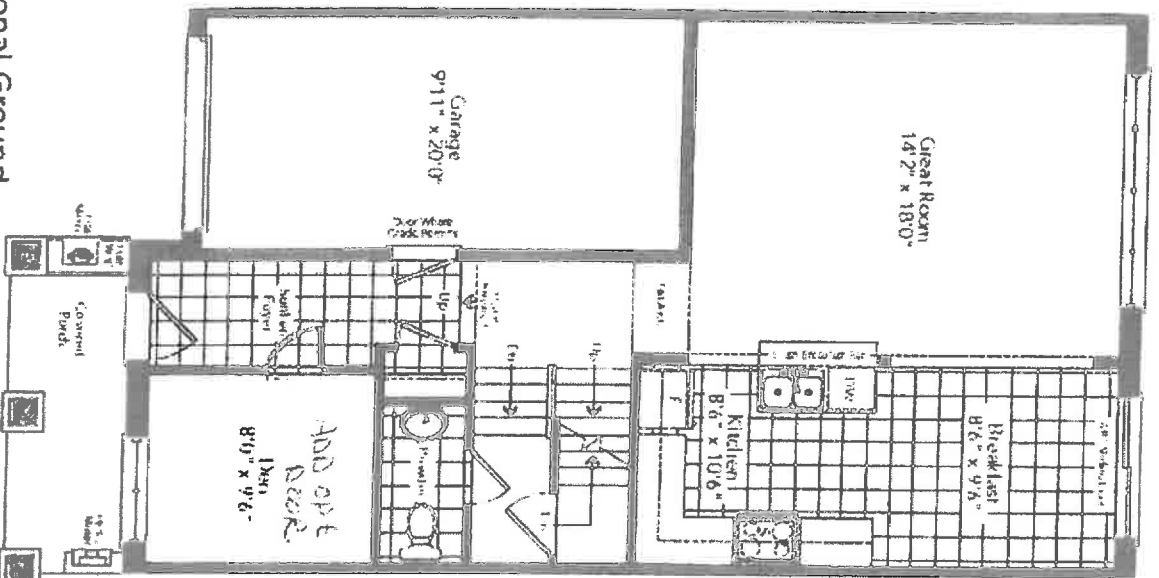
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN OAK STAIRS GOTHAM		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD		
Main to top of Basement door Railing	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
Living Room	NA	Bedroom 2	BIRCH WHITE
Dining Room	NA	Bedroom 3	BIRCH WHITE
Family/Great room	BIRCH WHITE	Bedroom 4	NA
Den/Study	BIRCH WHITE	Master Ens.	BIRCH WHITE
Main/Upper Hall	BIRCH WHITE	Main	BIRCH WHITE
Laundry	BIRCH WHITE	Twin	NA
Powder Room	BIRCH WHITE	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	STANDARD	
2nd Ensuite	NA		
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			
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	TH-03-A SLATE	LOT: 228-2	
PURCHASER(S):	OPTIONAL GR FLOOR IVETTA BALAYANTS		
	MARINA BALAYANTS		
HOME #/CELL #	416 834-9683'		
DÉCOR NOTES		Purchaser Signature	Date
		Décor Consultant Signature	Date
***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

Lot 228-2

TH-03

The Slate A *mmr 4/17*



Optional Ground  
Floor  
Elevation A

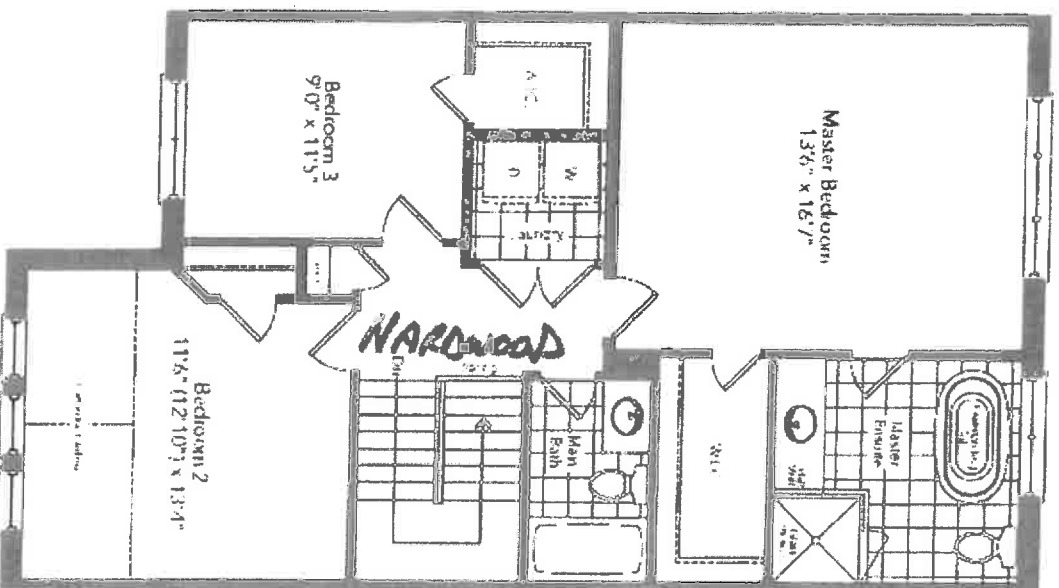
*x I.B.*

*mmr 3/17.*

Lot 227.2

TH-03

The Slate - ~~A~~ MAR 4/17



Second Floor  
Elevation A

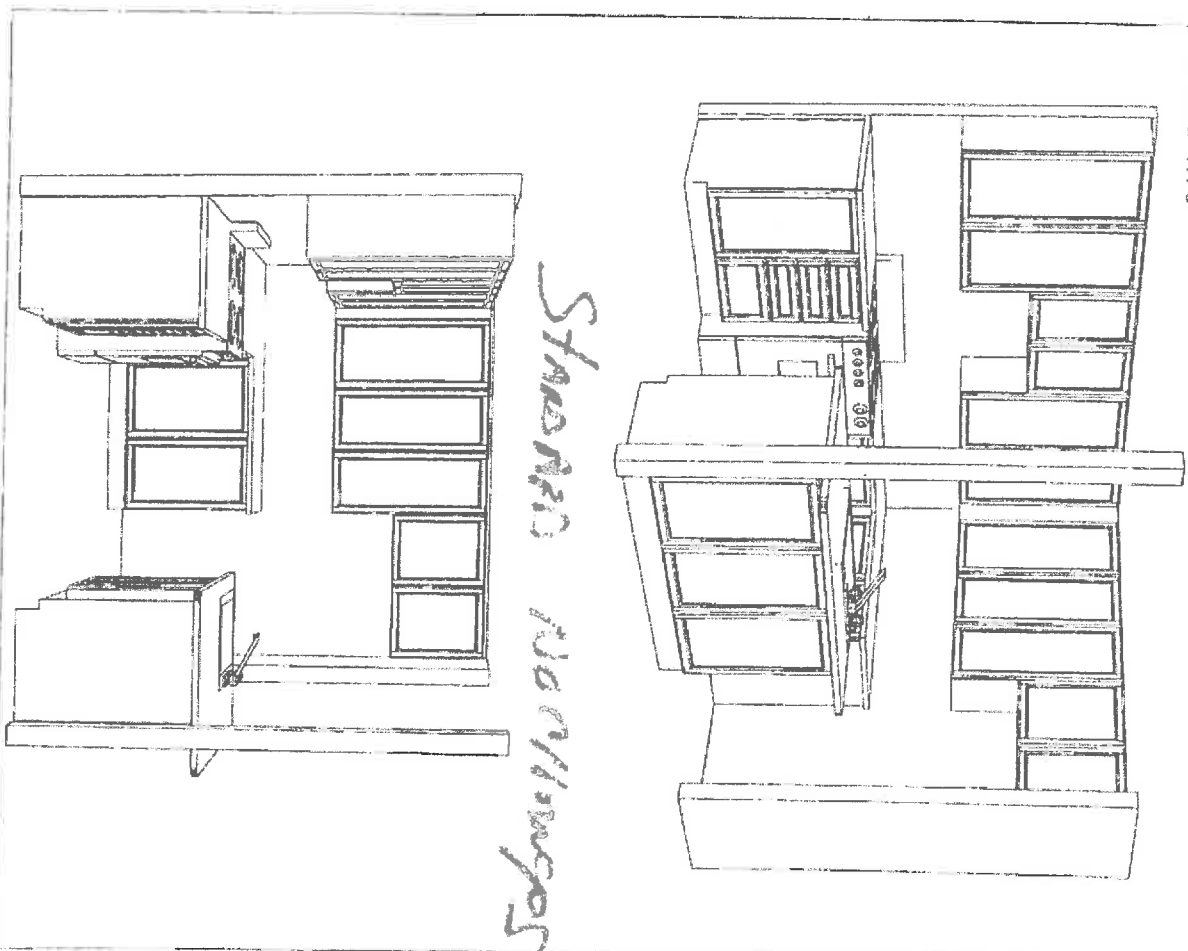
11' 0"  
11' 0"

March 31/17

I.B.  
I.B.  
x

Lot 228-2  
March 31/17

NEW Image Kitchens Inc.									
<table border="1"> <tr> <td>DATE</td> <td>1/25/87</td> </tr> <tr> <td>TIME</td> <td>1:00 PM</td> </tr> </table>	DATE	1/25/87	TIME	1:00 PM	<table border="1"> <tr> <td>DATE</td> <td>1/25/87</td> </tr> <tr> <td>TIME</td> <td>1:00 PM</td> </tr> </table>	DATE	1/25/87	TIME	1:00 PM
DATE	1/25/87								
TIME	1:00 PM								
DATE	1/25/87								
TIME	1:00 PM								
Belle Air Shores, Innisfil									
MODEL: TH-3									
Drawing No. 204									

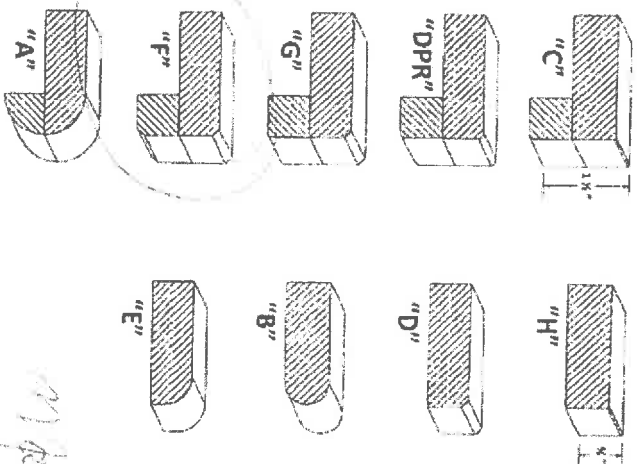


L.B.

22

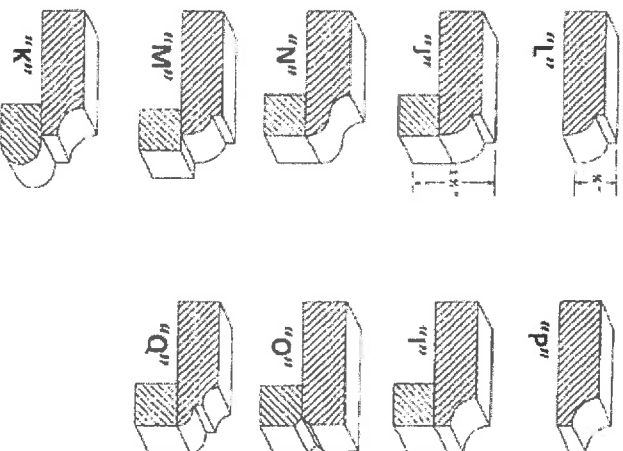
ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



7/26/17

UPGRADES



X

LOT / SITE

10100000

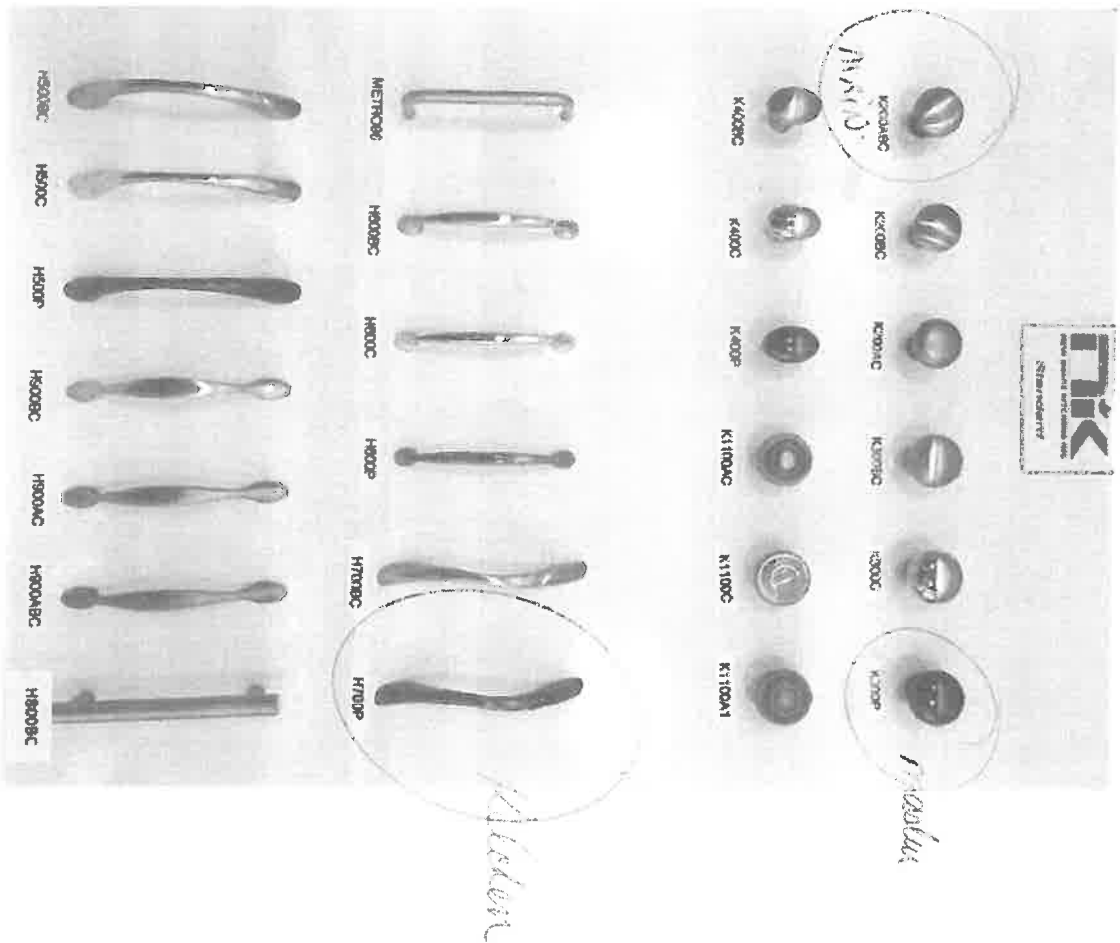
PURCHASER SIGNATURE

I.B.

100225-2  
replaced 4/17

# STANDARD CABINET HARDWARE

(New Image Kitchens)



m.b.  
I.B.



**ZANCOR**  
HOMES

**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 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 finishes 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 bedrooms, 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

February 5, 2015



## APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

2222 Laurel

DATE:

10/12/17

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

10/12/17

Purchaser Signature

*[Signature]*

Date

10/12/17