



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Aliausina Sheviardak and Vladimir Sheviardak

TEL: RES.: 905-728-6902

LOT / PHASE	HOUSE TYPE	PRINT DATE
201 / 1	WAYPOINT (42-04) ELEV A	19-May-17

Ref#	Quantity - Description	Approved	Notes
2788	GREAT ROOM - INSTALL FIREPLACE- MANTELN17	19May17	
2789	GREAT ROOM - RELOCATE FIREPLACE IN BETWEEN WINDOWS (AS PER SKETCH)	19May17	
2791	UPG (3) METAL (BLACK) BIRDSNEST W. ALT. PLAIN. GROOVED HANDRAIL AND SQUARE OAK POST	19May17	
2794	KITCHEN - WATERLINE FOR FRIDGE	19May17	
2795	UPG (2) HARDWOOD MAIN FLOOR, MAIN HALL, DEN, DINING RM, GREAT RM	19May17	
2796	STAIRS - STAINING OF THE STAIRS TO MATCH HARDWOOD FLOOR AS CLOSE AS POSSIBLE	19May17	
2797	UPG (2) HARDWOOD IN UPPER HALL	19May17	
2798	MASTER ENSUITE GRANITE COUNTERTOP INCL (2) UNDERMOUNT SINKS AND STANDARD 3" BACKSPLASH	19May17	
2799	TWIN BATH GRANITE COUNTERTOP INCL (2) UNDERMOUNT SINKS AND STANDARD 3" BACKSPLASH	19May17	
2800	ENSUITE BATH GRANITE COUNTERTOP INCL. (1) UNDERMOUNT SINK AND STANDARD 3" BACKSPLASH	19May17	
2801	CAPPED CEILING LIGHT W/SEP. SWITCH OVER KITCHEN ISLAND	19May17	
2802	UPG (4) 20 X20 TILE IN KITCHEN / BREAKFAST AREA IN LIEU OF STANDARD	19May17	
2803	UPG (4) 20 X20 TILE IN FOYER IN LIEU OF STANDARD	19May17	
3073	TILES - DELETE ALL BATHROOM ACCESSORIES	19May17	
3319	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	19May17	
3320	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 stair	19May17	

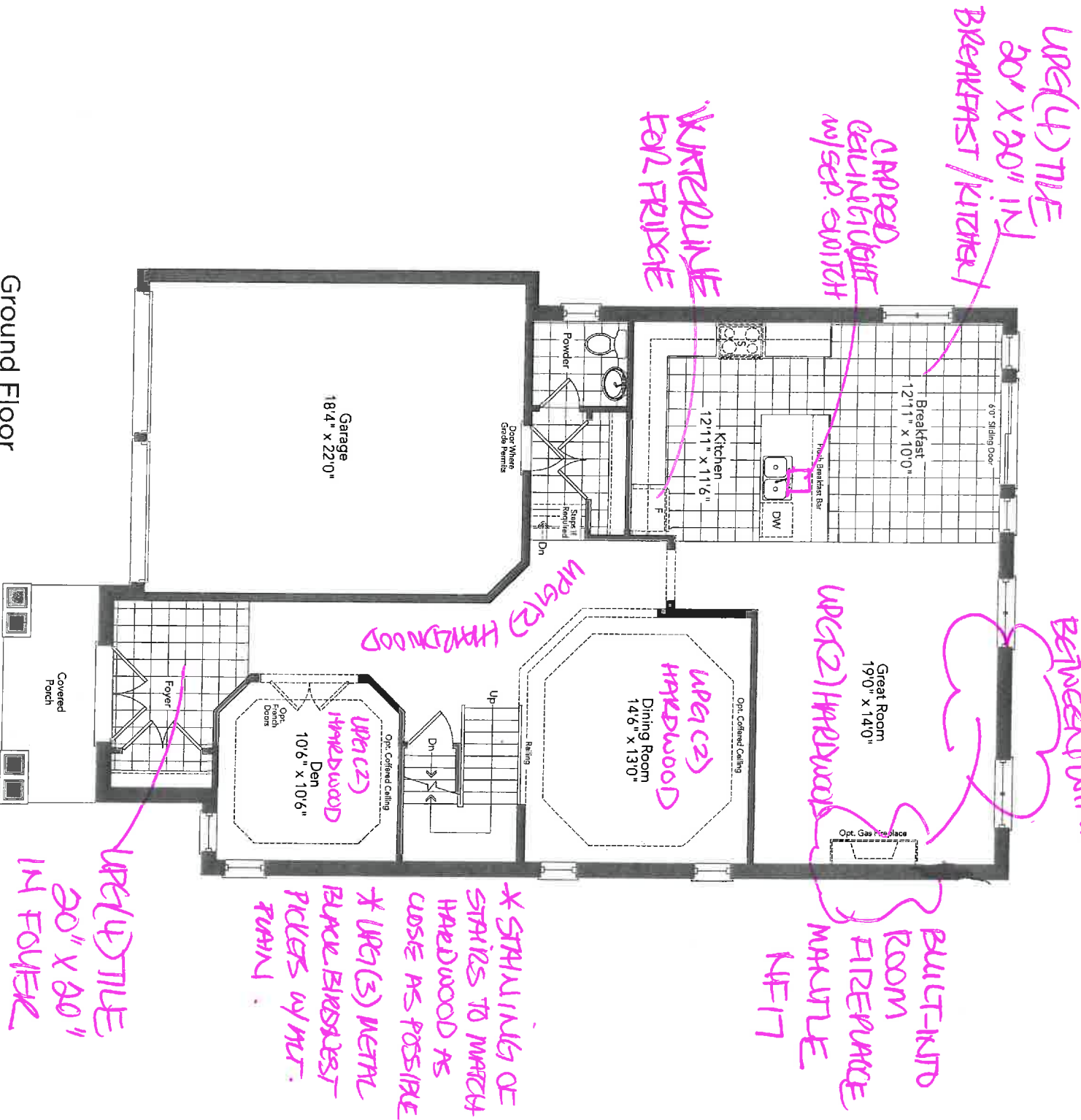
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERRA PVC-WHITE	H800BC	BIANCO SARDO-GRANITE	C		
Island	STD SIERRA PVC-WHITE	H800BC	BIANCO SARDO-GRANITE	C		
Master Ensuite	STD SHAKER PVC- TUXEDO	H500BC	CREAMA NOVA MABLE	44		
ENSUITE	STD SHAKER PVC- TUXEDO	H500BC	BIANCO SARDO	44		
Twin	STD SHAKER PVC- TUXEDO	H500BC	BIANCO SARDO-GRANITE	44		
Powder Room	N/A					
Laundry	N/A					
TILES				INSERTS	THRESHOLDS	
Main Foyer	UPG (4) 20 X 20 CALACUTTA GRIS				METAL	
Powder Room	NEW ALIBON GREY 13 X 13					
Mud Room	NEW ALIBON GREY 13 X 13					
Main Hall	N/A					
Kitchen Floor	UPG (4) 20 X 20 CALACUTTA GRIS					
Breakfast Floor	UPG (4) 20 X 20 CALACUTTA GRIS					
Kitchen Bk.Splash	N/A					
Laundry	NEW ALIBON GREY 13 X 13				METAL	
Mstr Ensuite Floor	BELLINA GREY 13 X 13					
Mstr Ensuite Shower	BELLINA GREY 8 X10					
Master Shower Floor	WHITE 2 X 2					
Master Shower jamb	PERLATO ROYALE				PERLATO ROYALE	
Ensuite Bath Floor	NEW ALIBON GREY 13 X 13					
Ensuite Bath Tub Wall	UNIWALL TENDER GREY 8 X10				BIANCO CARRARA	
Twin Bath Floor	NEW ALIBON GREY 13 X 13					
Twin Ensuite Tub Wall	UNIWALL TENDER GREY 8 X10				BIANCO CARRARA	
HARDWOOD / CARPET						
Dining Room	UPG (2) 3"-1/4" ANTIQUE BROWN OAK HARDWOOD -SAWN					
Great Room	UPG (2) 3"-1/4" ANTIQUE BROWN OAK HARDWOOD -SAWN					
Den	UPG (2) 3"-1/4" ANTIQUE BROWN OAK HARDWOOD -SAWN					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	UPG (2) 3"-1/4" ANTIQUE BROWN OAK HARDWOOD -SAWN					
Upper Hall	UPG (2) 3"-1/4" ANTIQUE BROWN OAK HARDWOOD -SAWN					
Master Bedroom	STD-OPENING NIGHT CARPET	T-21				
Bedroom 2	STD-OPENING NIGHT CARPET	T-21				
Bedroom 3	STD-OPENING NIGHT CARPET	T-21				
Bedroom 4	STD-OPENING NIGHT CARPET	T-21				
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE		NF17
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	YES		Opt. Crown Moulding			N/A
Bathroom Accessories	DELETE ALL ACCESSORIES		location			
Purchaser has reviewed the colour chart				SITE & LOT		
****FOR TRADE USE****				INNISFIL		201
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

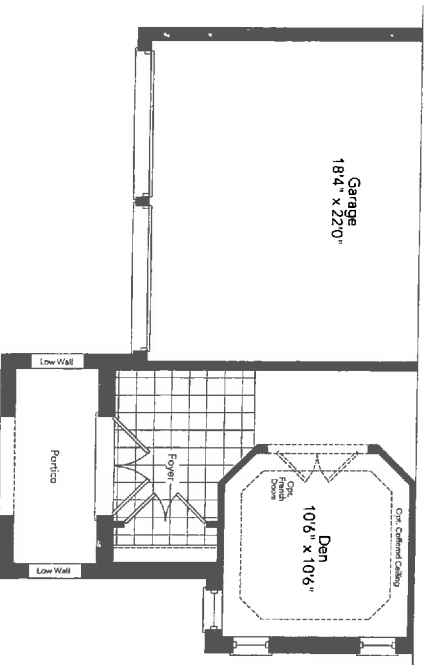
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN TO MATCH FLOOR AS CLOSE AS POSSIBLE		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	UPG (3) METAL (BLACK) BIRDNEST W/ALT. PLAIN, GROOVED HANDRAIL & SQUARE POST		
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
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Great room	WARM GREY	Bedroom 4	WARM GREY
Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Ensuite Bath	WARM GREY
Laundry	WARM GREY	Twin Bath	WARM GREY
Powder Room	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	standard	standard	
Master Ensuite	undermount	standard	upgraded to marble countertop
Twin Bath	undermount	standard	upgraded to marble countertop
Ensuite Bath	undermount	standard	upgraded to marble countertop
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	no	✓	upgrade
Hood Fan Venting SIZE	Yes 6"	✓	Builder s 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			
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	LOT: 201	
PURCHASER(S):	ALIAUTSINA SHEVIARDAK ULADZIMIR SHEVIARDAK		
HOME #/CELL #	905-728-6902		
EMAIL:	allashey@hotmail.com		
DÉCOR NOTES	Purchaser Signature Date		
FOR TRADE USE			
Any upgrades in the colour chart must be accompanied with a PES.		Décor Consultant Signature	Date
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		MAY 12 2017	
*** PAGE 2 OF 2 ***		Vendor Signature	Date

Elevation A 2994 sq.ft.
Elevation B 2965 sq.ft.



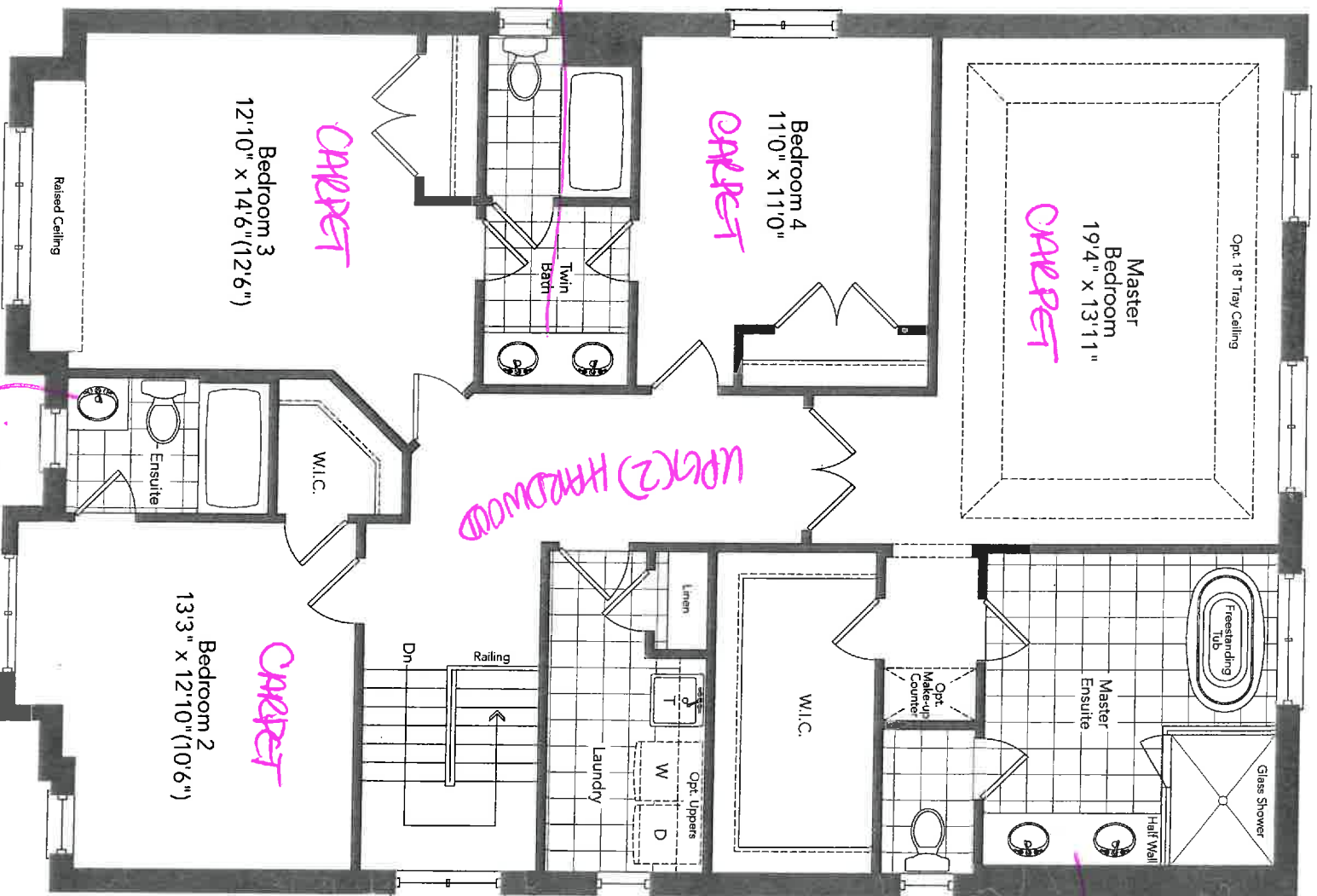
Ground Floor
Elevation A



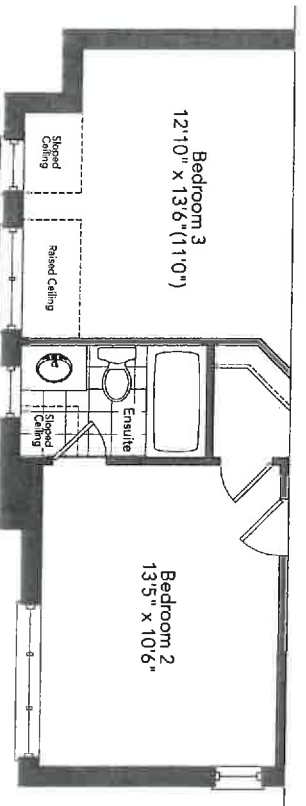
Partial Ground Floor
Elevation B

LOT 201-1N14E1L

WAYPOINT 42-04



Second Floor
Elevation A



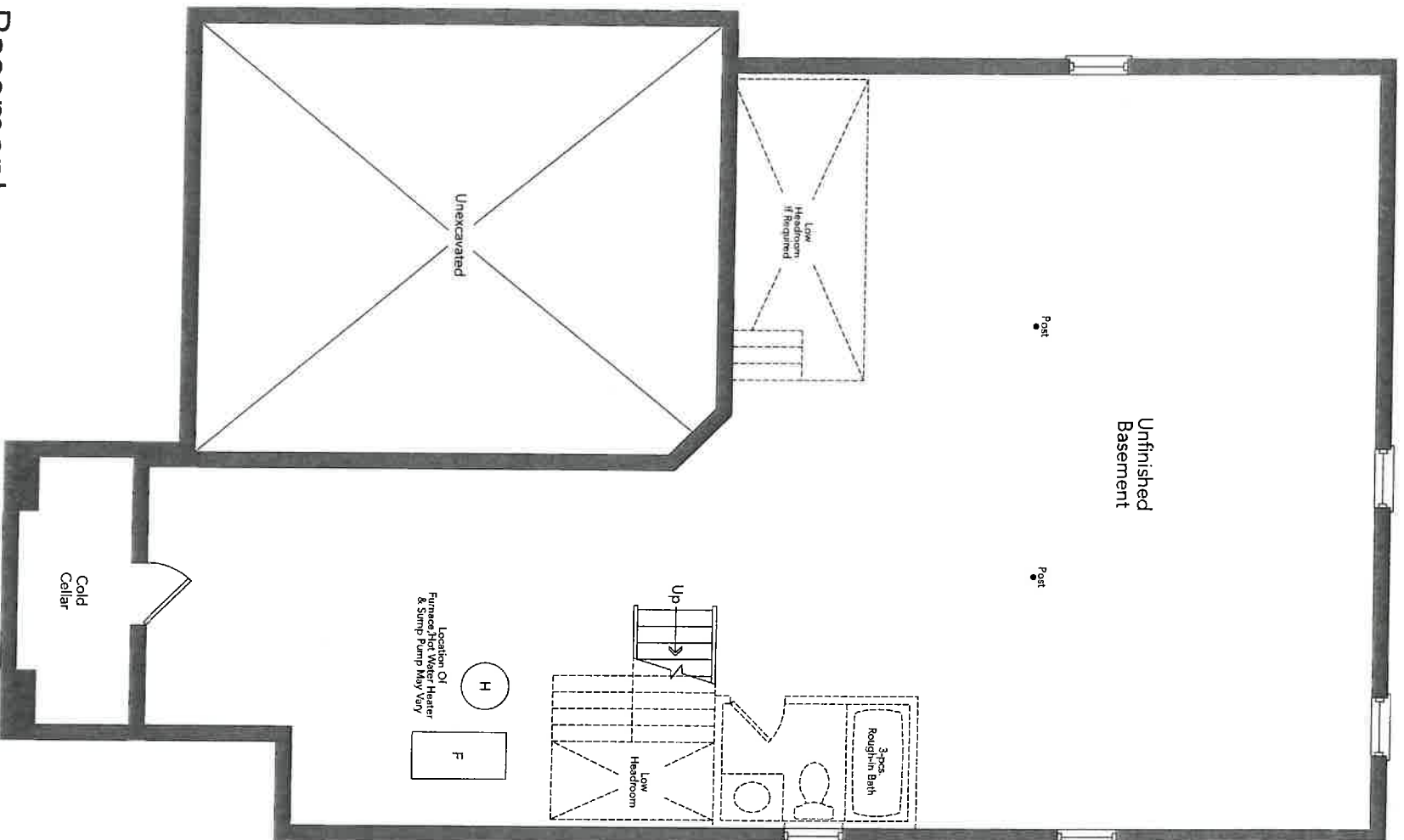
Partial Second Floor
Elevation B

45

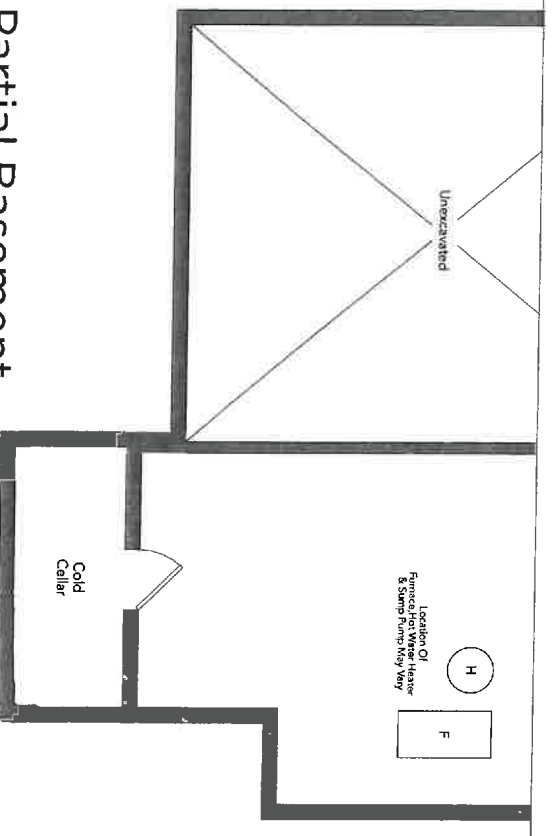
47

WAYPOINT 42-04

LOT 201-KUNSFIL



Basement
Elevation A



Partial Basement
Elevation B

US

05

LOT 201 NW 1/4 SEC 42-04

New Image Kitchens Inc.

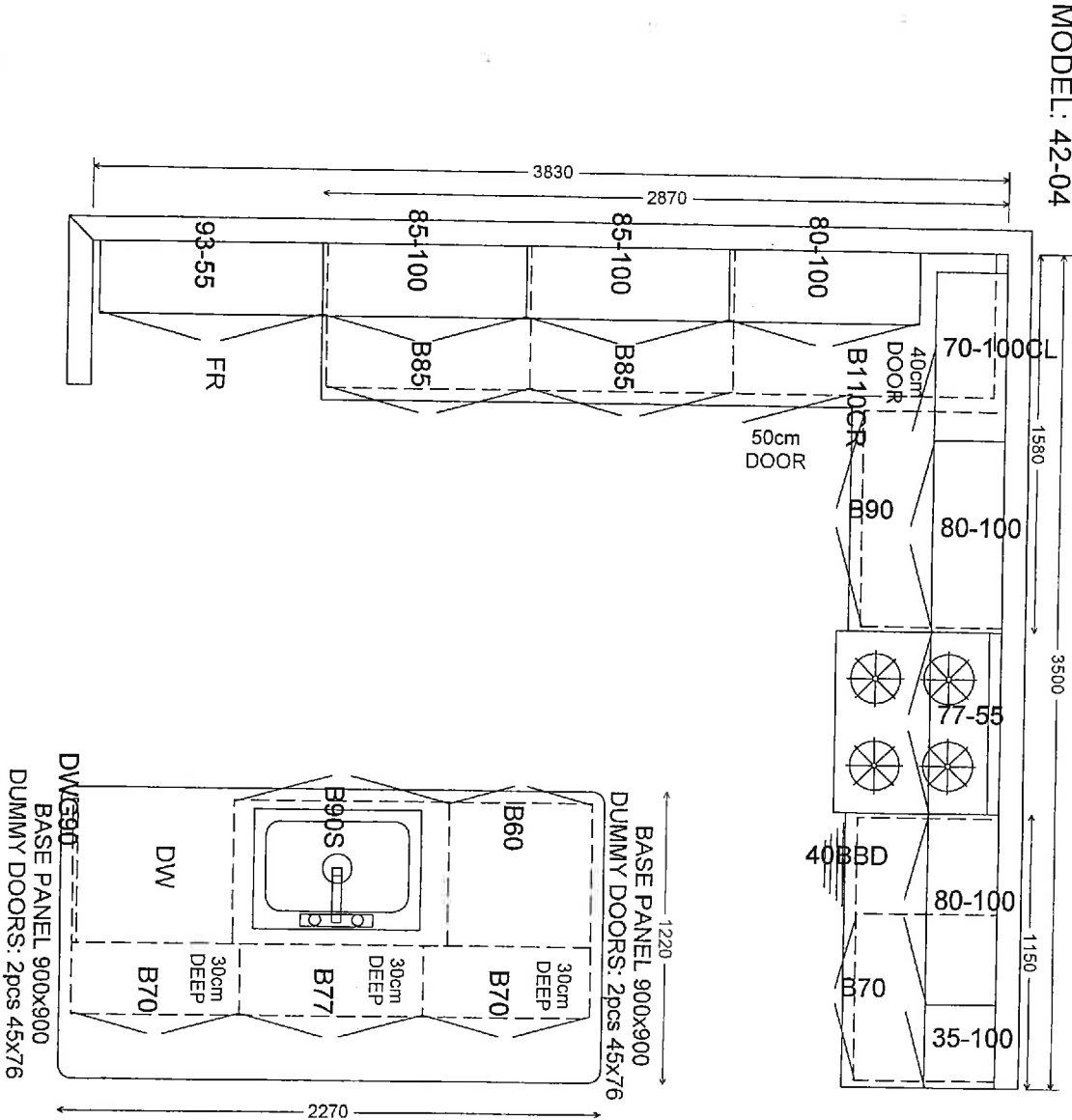
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Date: 10/10/15

Drawn by: MGER
Revised:

BELLE AIR SHORES, INNISFIL

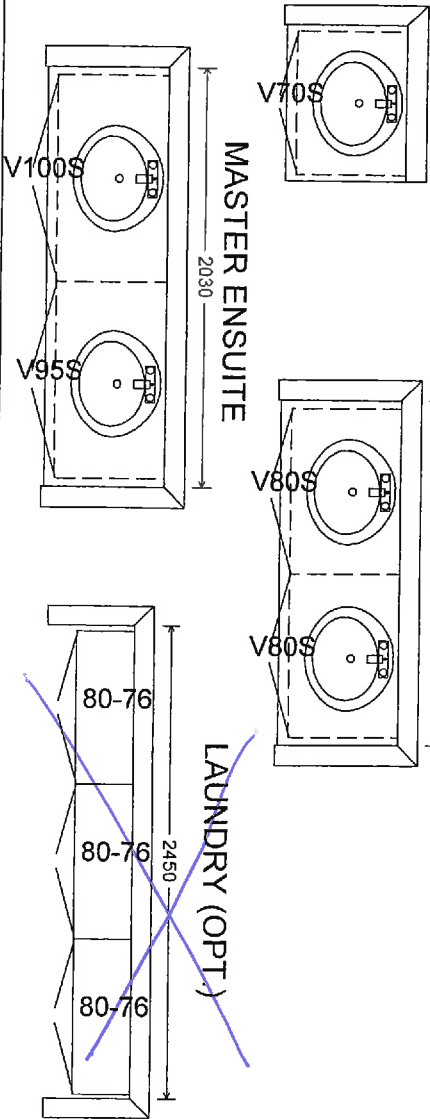
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MODEL: 42-04



ENSUITE BDRM 2

TWIN BATH



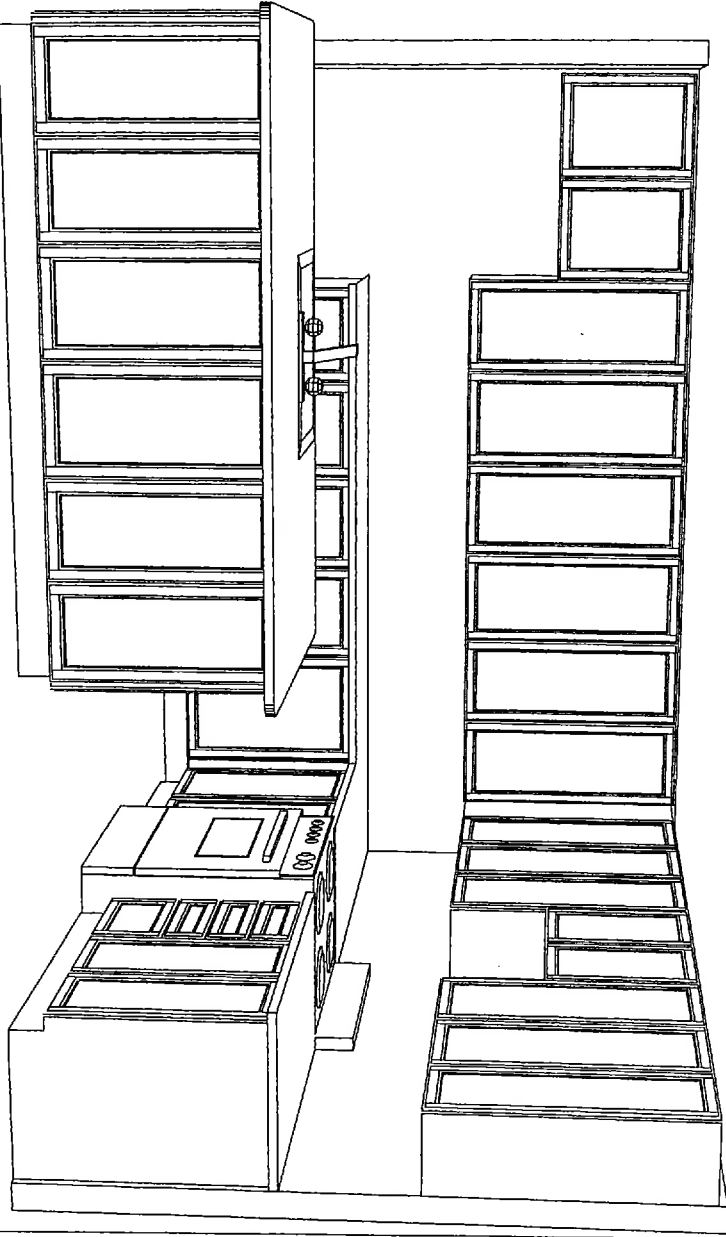
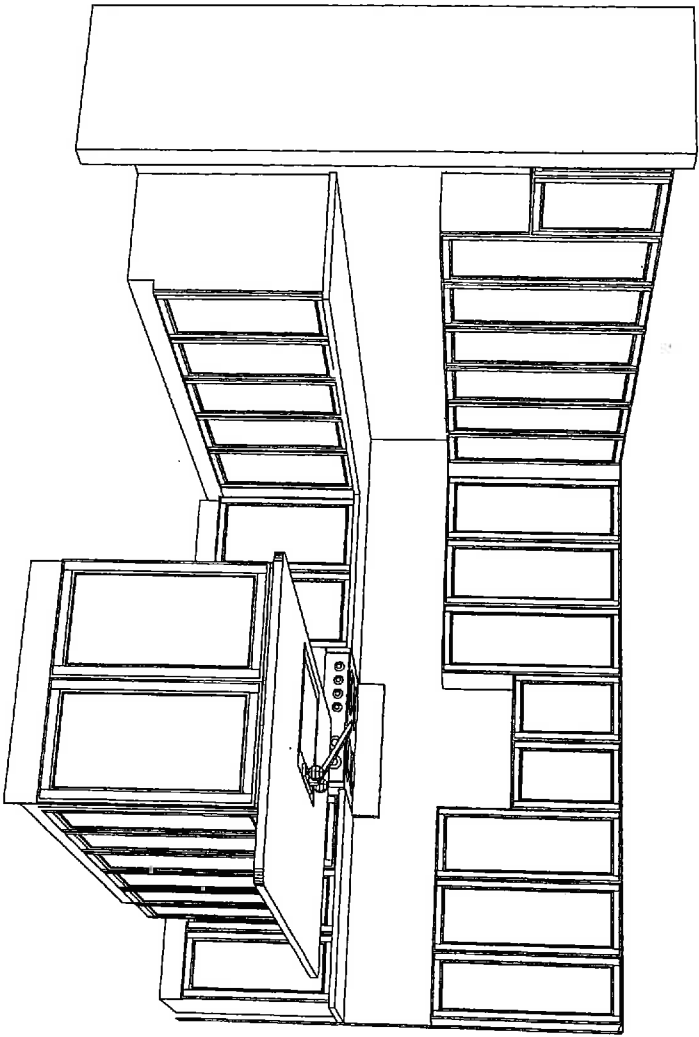
LOT 201
INNISFIL

US

US

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

MODEL: 42-04



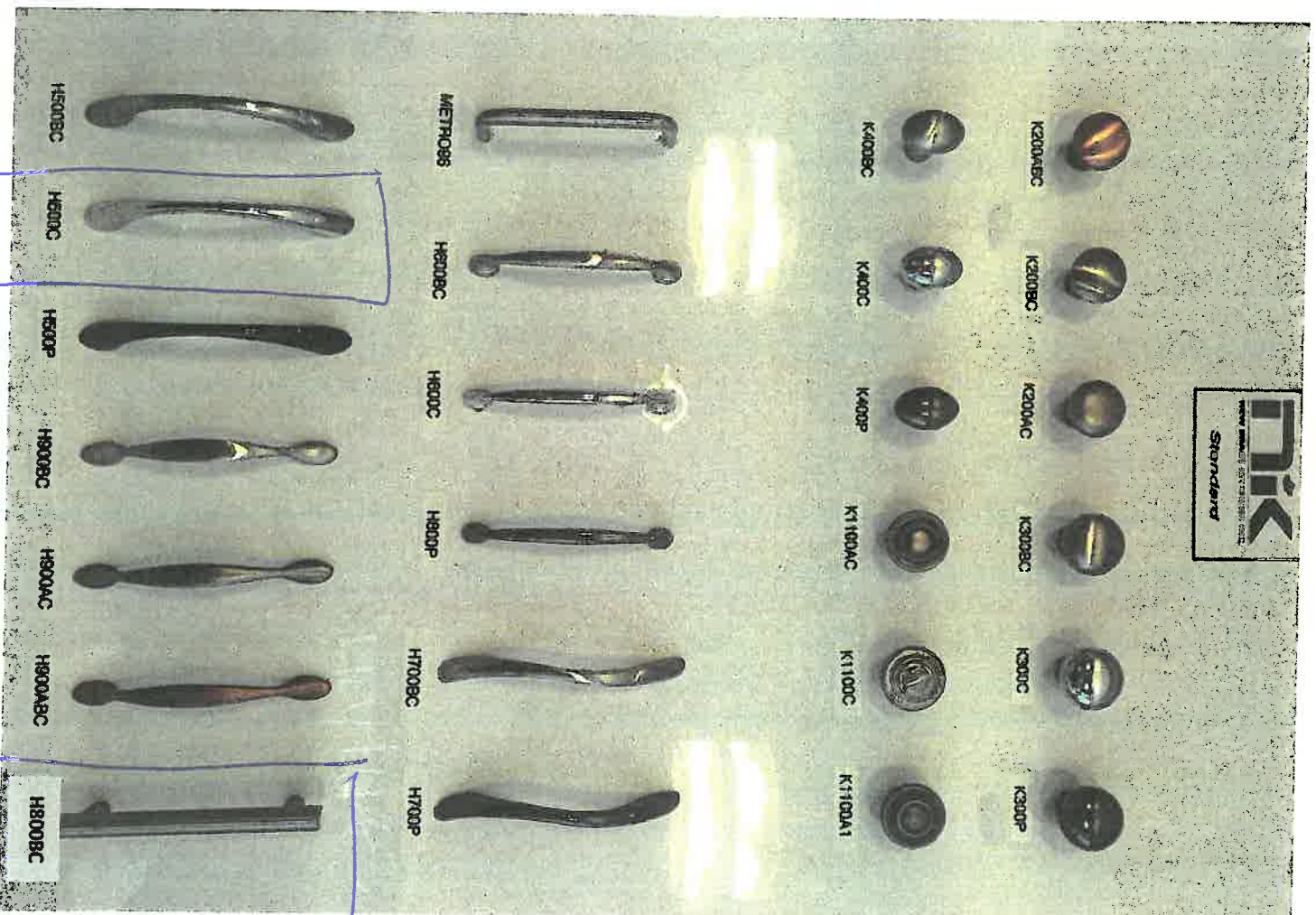
HOT 201
INNISFIL

US

US

STANDARD CABINET HARDWARE

(New Image Kitchens)



Masterclass

Exhibit

Twin 1877H

Kitchen / Island

65

08

LOT 201
11/18/11

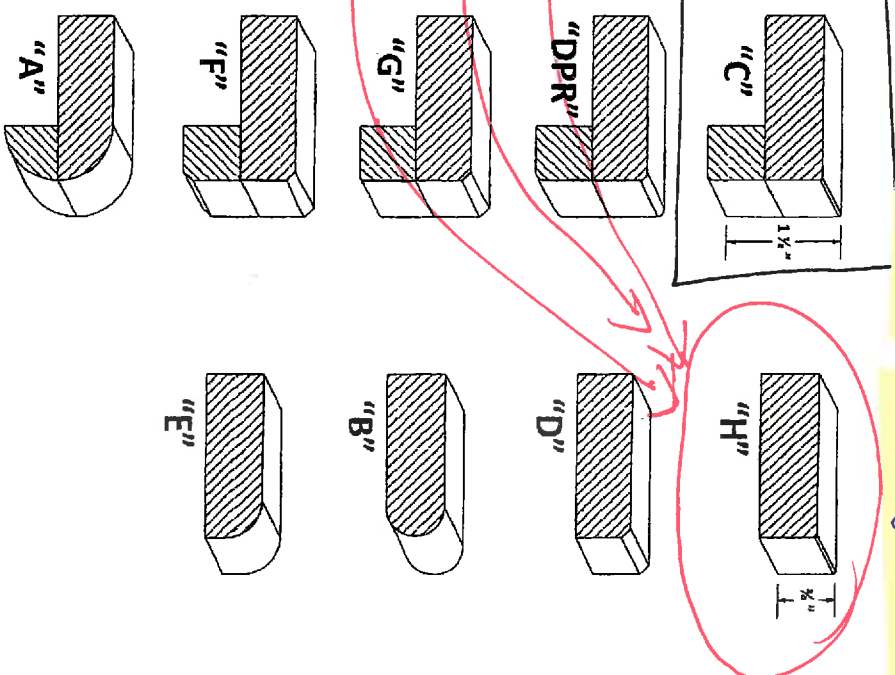
EDGE

STANDARD

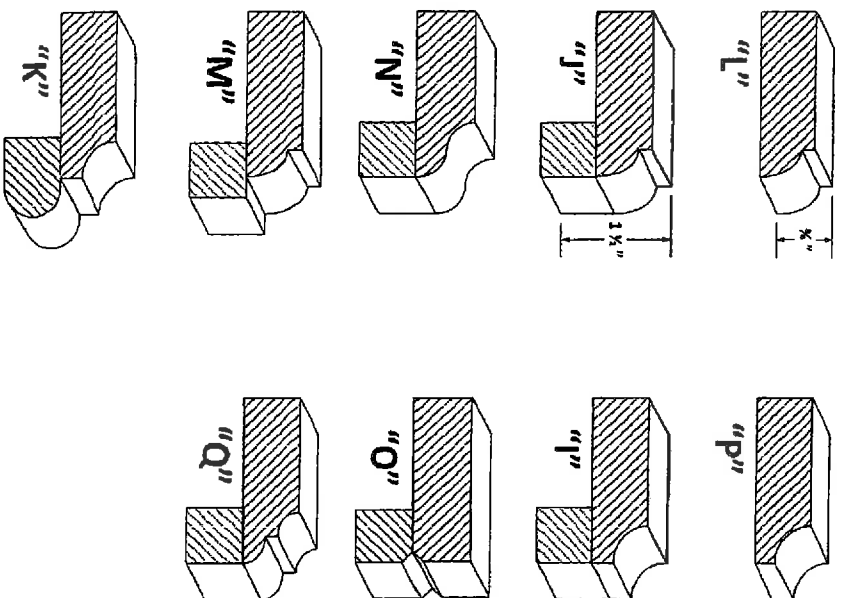
STD Kitchen
↓
Judgment

STD Vanities
↓
only

* Kitchen Island
* Master En suite
* Twin Bath
* En suite



UPGRADES



201-14141571

LOT / SITE

PURCHASER SIGNATURE

US

US

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.

US 45

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.**

US 45

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.

US 45

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'.

US 45

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.

US 45

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.

US 45

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.

US 45

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.**

US 45

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."

US 45

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 188716 201

LOT 201

DATE MAY 10 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT: MAYBEL 201

DATE: MAY 10 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
☐ 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 X. [Signature] Date MAY 10 2017

Purchaser Signature X. [Signature] Date MAY 10 2017