



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Vladimir Dageev and Irina Semanova

TEL: RES.: 905-707-9471

LOT / PHASE	HOUSE TYPE	PRINT DATE
87N / 2	REGATTA (42-03) ELEV A	16-Jun-17

Re#	Quantity	Description	Approved	Notes
3209	UPG (3)	3-1/4" OAK HARDWOOD- ECLIPSE IN LIVING/DINING RM, GREAT RM AND MAIN HALL	16Jun17	
3210	KITCHEN	- WATER LINE FOR FRIDGE	16Jun17	
3211	STANDARD CABINETRY	CROWN MOULDING	16Jun17	
3212	STD KITCHEN CABINETRY	- LIGHT VALANCE	16Jun17	KITCHEN
3213	STD CABINETRY	- DEEEP UPPERS ABOVE FRIDGE W/ 2 CABLES	16Jun17	KITCHEN
3214	STAINING OF THE STAIRS	TO MATCH AS CLOSE AS POSSIBLE	16Jun17	
3215	MASTER ENSUITE	- FRAMELESS GLASS SHOWER	16Jun17	
3216	MASTER ENSUITE VANITY	ADD A BANK OF DRAWERS (SET OF 3)	16Jun17	
3217	UPG (4)	TILE CALACUTTA GRIS 20 X 20 IN THE FOYER, POWDER ROOM, MUD ROOM, KITCHEN/BREAKFAST AREA	16Jun17	
3218	DELETE ALL	WHITE ACCESSORIES	16Jun17	
3219	NO STRUCTURAL	CHANGES	16Jun17	
4045	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	16Jun17	
4046	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 stairs	16Jun17	

This Document is Extremely Time Sensitive - Printed 16 Jun 17 at 16:18

Carol's

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERRA PVC- WHITE	H800BC	STD BIANCO SARDO GRANITE	4		
Island	STD SIERRA PVC- WHITE	H800BC	STD BIANCO SARDO GRANITE	4		
Master Ensuite	STD 400 SERIES PVC - WHITE	H800BC	CALCUTTA MARBLE 4925K-07	STD		
Main	STD 400 SERIES PVC - WHITE	H800BC	CALCUTTA MARBLE 4925K-07	STD		
Powder Room	n/a					
Laundry	n/a					
TILES				INSERTS	THRESHOLDS	
Main Foyer	UPG (4) CALACUTTA GRIS 20X 20					
Powder Room	UPG (4) CALACUTTA GRIS 20 X 20					
Mud Room	UPG (4) CALACUTTA GRIS 20 X 20					
Main Hall	N/A					
Kitchen Floor	UPG (4) CALACUTTA GRIS 20 X 20					
Breakfast Floor	UPG (4) CALACUTTA GRIS 20 X 20					
Laundry	MALENA ICE 13 X 13					
Mstr Ensuite Floor	MAELENA ICE 13 X 13					
Mstr Ensuite Shower	MELENA ICE 8 X 10					
Master Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARA		BIANCO CARRARA			
Main Bath Floor	MALENA ICE 13 X 13					
Main Bath Tub Wall	MELENA ICE 8 X 10		BIANCO CARRARA			
HARDWOOD / CARPET						
Living/Dining Room	UPG (3) 3"-1/4" OAK HARDWOOD - ECLIPSE					
Great Room	UPG (3) 3"-1/4" OAK HARDWOOD - ECLIPSE					
Kitchen *(Waiver)		N/A				
Main Foyer *(Waiver)		N/A				
Main Hall	UPG (3) 3"-1/4" OAK HARDWOOD - ECLIPSE					
Upper Hall	STD OPENING NIGHT CARPET - T04					
Master Bedroom	STD OPENING NIGHT CARPET - T04					
Bedroom 2	STD OPENING NIGHT CARPET - T04					
Bedroom 3	STD OPENING NIGHT CARPET - T04					
Bedroom 4	STD OPENING NIGHT CARPET - T04					
Carpet Underpad	STANDARD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE	N/A	
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	YES	Opt. Crown Moulding		N/A		
Bathroom Accessories	DELETE ALL WHITE ACCESSORIES	location		N/A		
Purchaser has reviewed the colour chart				SITE & LOT		
				INNISFIL	87N	

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.

\*\*\*FOR TRADE USE\*\*\*

\*\* PAGE 1 OF 2 \*\*

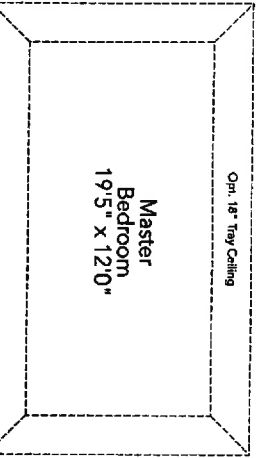
Purchaser Initial Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	STANDARD		
Main to Basement Railing Details:	STANDARD		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	OSTER WHITE	Master Beds	OSTER WHITE
		Bedroom 2	OSTER WHITE
Dining/Living Room	OSTER WHITE	Bedroom 3	OSTER WHITE
Great room	OSTER WHITE	Bedroom 4	OSTER WHITE
		Master Ens.	OSTER WHITE
Main/Upper Hall	OSTER WHITE	Main	OSTER WHITE
Laundry	OSTER WHITE		
Powder Room	OSTER WHITE		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	STANDARD	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	NO	
WATERLINE to Fridge	NO	NO	
Hood Fan Venting SIZE	Yes 6"	NO	Builders Standard
ELECTRICAL for Built-in Oven	NO	NO	
ELECTRICAL for Built-in Micro / OTR	NO	NO	
ELECTRICAL for Gas Stove / Cooktop	NO	NO	
ELECTRICAL for Bar Fridge	NO	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:	INNSFIL	LOT: 87N	
PURCHASER(S):	VKADUNUR DAGAEV		
HOME #/CELL #	905-707-9471		
EMAIL:	vladd8@gmail.com		
DÉCOR NOTES	Purchaser Signature		
***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.			
ZANCOR HOMES		Décor Consultant Signature	Date
		Vendor Signature	Date

3

Master



\* DELETE ALL WHITE ALCOHOLS.



15072

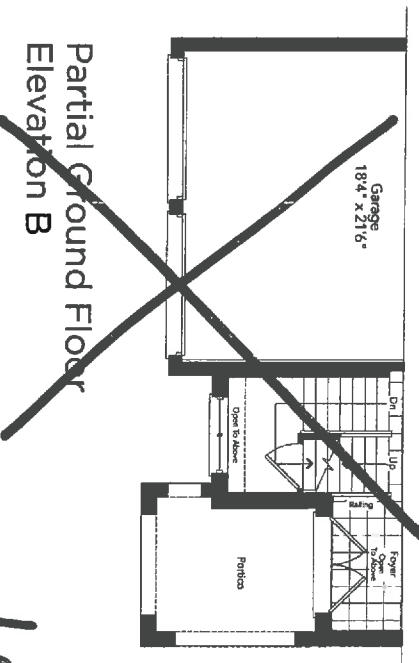
12N15F1L



Elevation A 2762 sq.ft.  
Elevation B 2740 sq.ft.



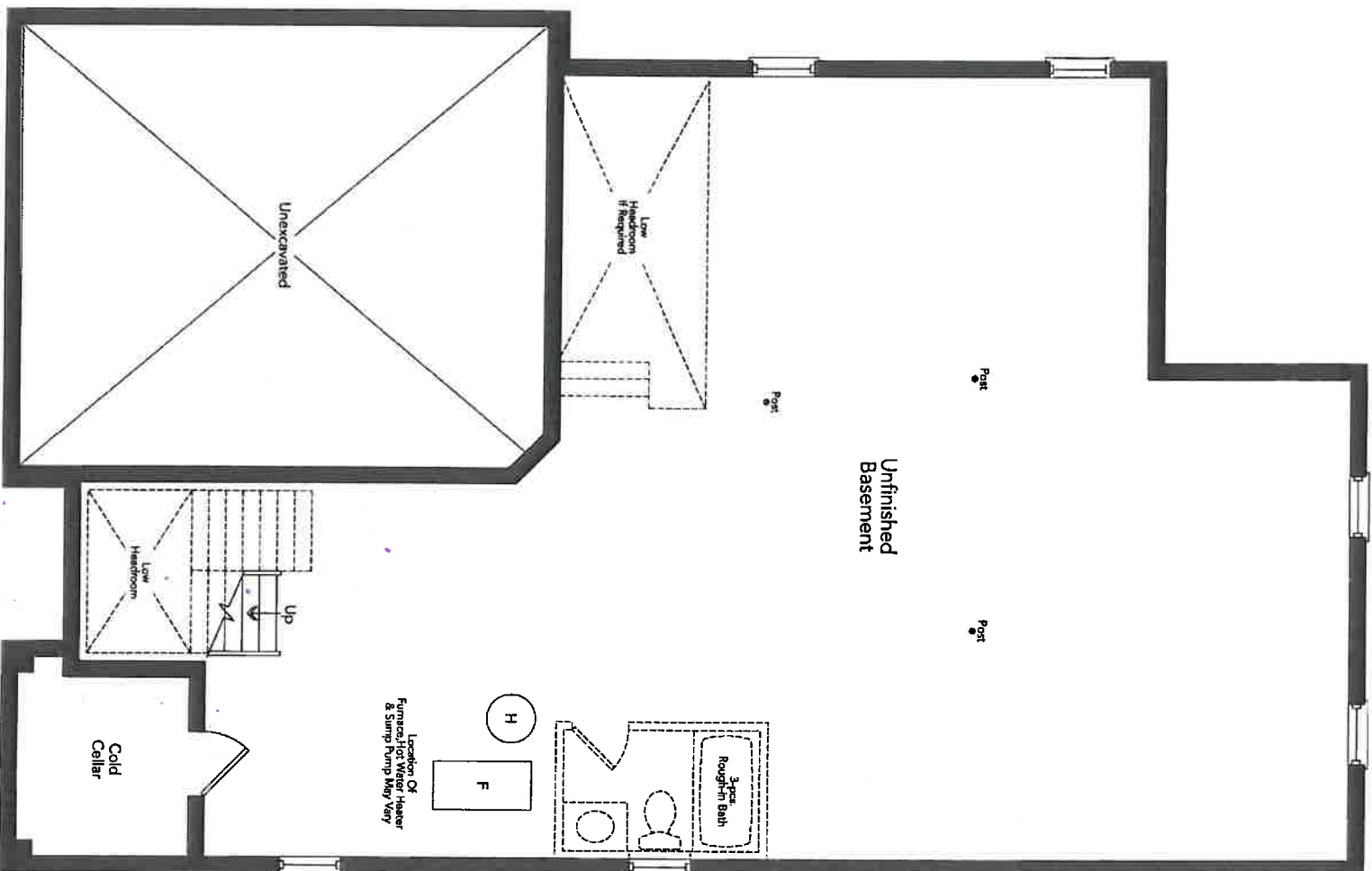
Ground Floor  
Elevation A



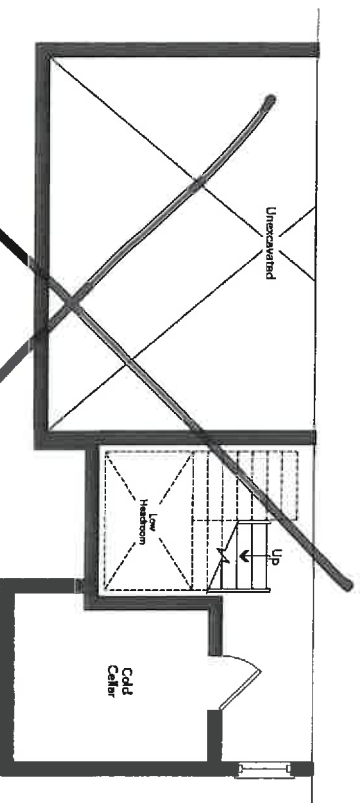
\*STAIRING OF  
STAIRS TO MATCH  
HARDWOOD AS  
MUCH AS POSSIBLE  
\* UP(4) TILE 20'20  
IN FOYER, MUDRM,  
POWDER RM,  
KITCHEN/  
LOT 87N  
REGATTA 42-03 BLENDED  
INNUFIL

- INSTALL  
WATERLINE  
FOR FAUCETS  
- INSTALL  
DEEP WAREWASHERS  
ABOVE FAUCETS  
W/ 2 GRABERS

KITCHEN! ADD:  
- LIGHT FIXTURE  
- CROWN MOULDING



Basement  
Elevation A



Partial Basement  
Elevation B

LOT 87N

REGATTA 42-03

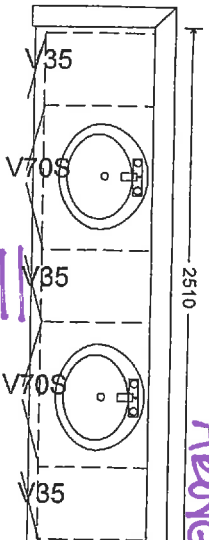
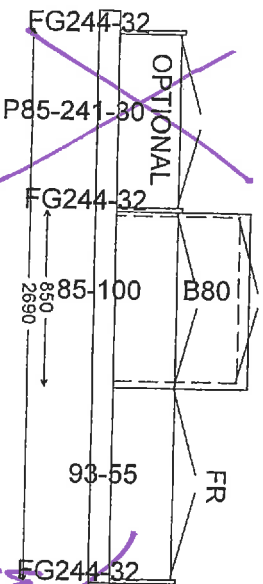
INNUFEL

105

**WILSON**

**Drawing number:**

ADD:  
light balance  
+  
crown moulding



60-  
WATERLUNG FOR  
HIDE + DEEP WOUNDS  
MASTER ENSUITE

Diagram of a three-tier laundry rack. The dimensions are 80-76 for the height of each tier and 2440 for the total height. The text "LAUNDRY (OPT.)" is written vertically next to the dimensions. A large "X" is drawn over the diagram.

→ ADD TO COUNTER OF VANITY (BANK OF DRAVERS (set of 3)).

LOT 874 INUSF1L

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

MODEL: 42-03

ADD: ~~WATERLINE~~ FOR  
FRIDGE AND  
DEEP FREEZERS WITH  
(2) GARBLERS

ADD TO KITCHEN CABINETS:  
LIGHT VARIANCE  
+ CEILING MOUNT

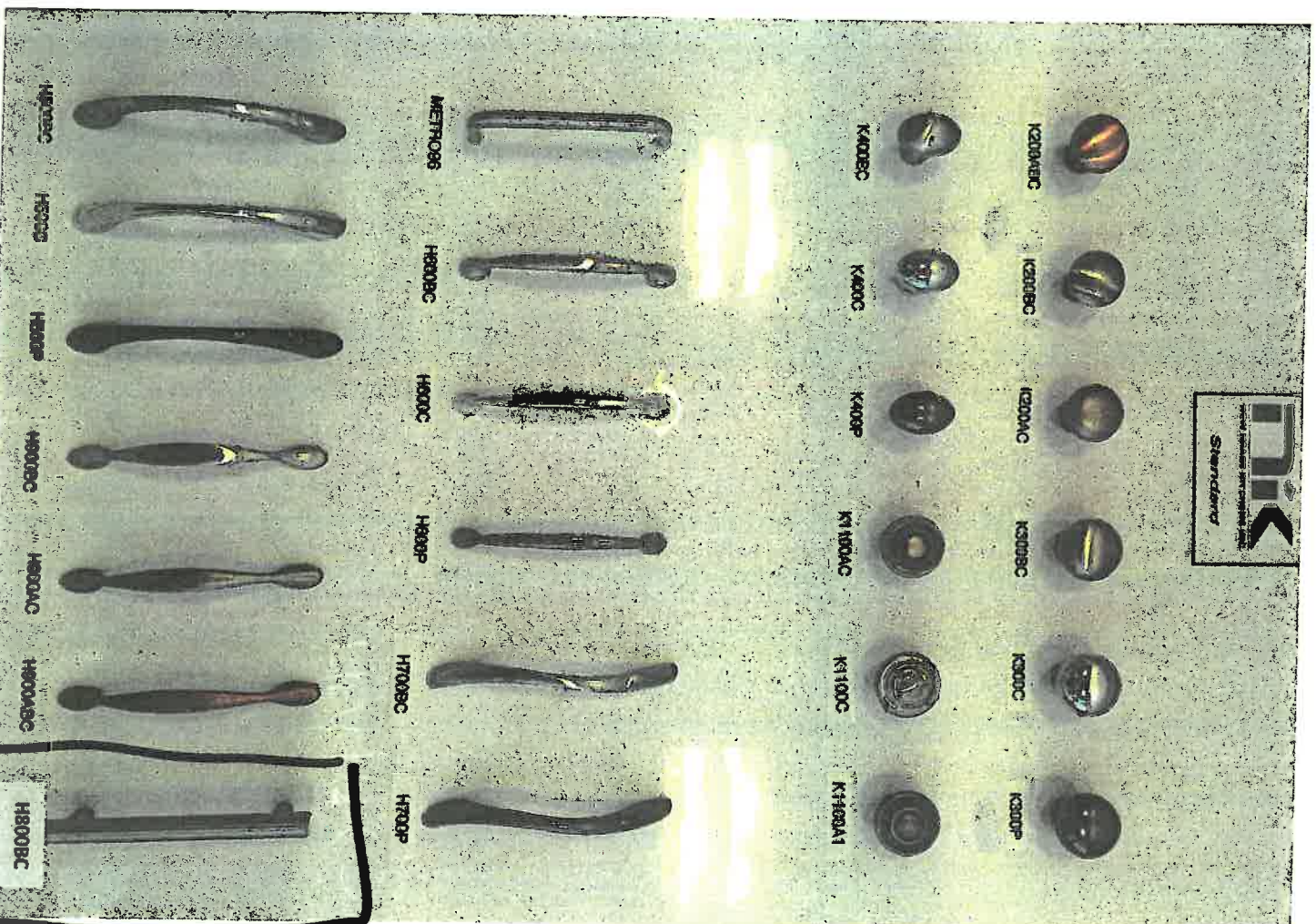


Lot 87N INNISFIL



# STANDARD CABINET HARDWARE

(New Image Kitchens)



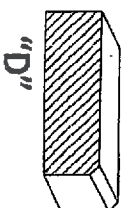
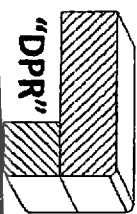
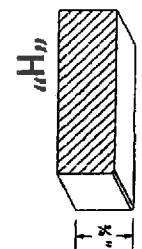
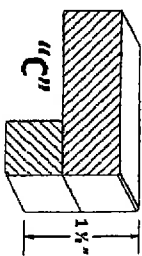
AB  
Lot 87N  
UNUSUAL.

- Kitchen/Island
- Master ensuite
- Main Bath.

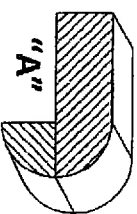
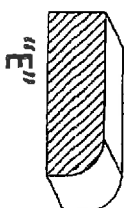
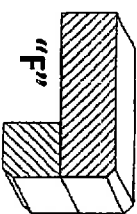
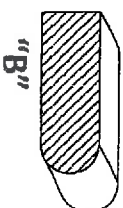
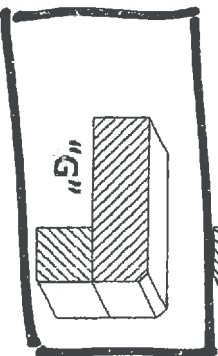
ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

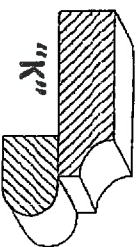
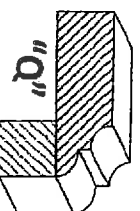
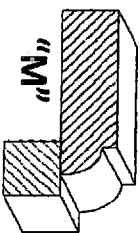
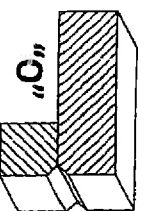
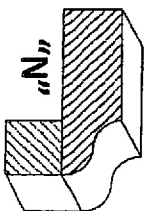
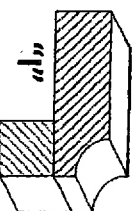
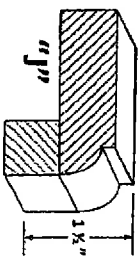
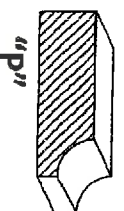
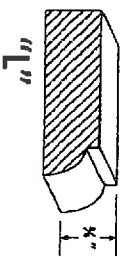
AP



KITCHEN/  
ISLAND



UPGRADES



811-1445-11  
LOT / SITE

AP

PURCHASER SIGNATURE



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.

**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.**

**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.

**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.

**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:

**14415-FL 871J**

DATE:

**MAY 31 2017**

SITTING:

☒ 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  
☐ PANELLIED/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  
☒ TOP LOAD

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

Purchaser Signature

Date