



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASER: Simion Kronenfeld

TEL: RES.: 416-663-2545

LOT / PHASE	HOUSE TYPE	PRINT DATE
143N / 2	FISHER (42-05) ELEV A	20-Jun-17

Ref#	Quantity - Description	Approved	Notes
3017	NO STRUCTURAL CHANGES	20Jun17	
3578	ELECTRICAL LED POTLIGHTS 6-GREAT ROOM ON SAME SWITCH KEEP STD LIGHT 4-DINING ROOM ON SAME SWITCH KEEP STD LIGHT 5-KITCHEN ON SAME SWITCH KITCHEN SHIFT STD LIGHT TO BE INSTALLED ABOVE ISLAND 5-MAIN HALL ON SAME SWITCH DELETE STD LIGHT	20Jun17	
3579	SMOOTH CEILINGS MAIN AND 2ND FLOOR	20Jun17	
3580	UPGRADE 5 INTERIOR DOORS ON THE MAIN FLOOR TO 8 FT	20Jun17	
3581	NOTE ALL UPGRADES ARE PER AGPS	20Jun17	
4071	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	20Jun17	
4072	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	20Jun17	

This Document is Extremely Time Sensitive - Printed 20 Jun 17 at 9:37

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	MOSAIC OAK ESPRESSO STAINED	H 800 BC	BIANCO SARDO GRANITE	C		
Island	MOSAIC OAK ESPRESSO STAINED	H 800 BC	BIANCO SARDO GRANITE	C		
Service	NA			C		
Master Ensuite	CONT SLAB PVC TUXEDO	H 800 BC	PORTICO MARBLE 7735-58			
Twin Bath	CONT SLAB MDF STONE GREY	H 800 BC	ELEMENTAL CONCRETE 8830-58			
Ensuite #4	CONT SLAB MDF STONE GREY	H 800 BC	ELEMENTAL CONCRETE 8830-58			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	GRECO IVORY 13 X 13		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	GRECO IVORY 13 X 13					
Mud Room	GRECO IVORY 13 X 13					
Main Hall	NA					
Kitchen Floor	GRECO IVORY 13 X 13					
Breakfast Floor	GRECO IVORY 13 X 13					
Kitchen Bk Splash	NA					
Laundry	NEW ALBION GREY 13 X 13					
Master Ensuite Floor	LONDON BRANCO 13 X 13			BIA CAR		
Master Ensuite Shower	MALUNA ICE 8 X 10			BIA CAR		
Master Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Hamib	BIANCA CARREERA					
Twin Bath Floor	NEW ALBION GREY 13 X 13					
Twin Bath Tub Wall	NEW ALBION GREY 8 X 10					
Twin Bath Floor	NA			BIA CAR		
Twin Ensuite Tub Wall	NA					
Ensuite #4 Bath Floor	NEW ALBION GREY 13 X 13					
Ensuite #4 Bath Wall	NEW ALBION GREY 8 X 10			BIA CAR		
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Dining Room	NA					
Family/Great Room	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Den/Study/parlour/Library	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Kitchen * (Waiver)	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Main Foyer * (Waiver)	NA					
Main Hall	NA					
Upper Hall	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Master Bedroom	OPENING NIGHT CARPET T-21					
Bedroom 2	OPENING NIGHT CARPET T-21					
Bedroom 3	OPENING NIGHT CARPET T-21					
Bedroom 4	OPENING NIGHT CARPET T-21					
Carpet Underpad	OPENING NIGHT CARPET T-21					
Basement Foyer	STANDARD					
FIREPLACES						
LOCATION	NA	Opt. Surround	A	MANTLE	NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding		PLASTER MOULDING	NA	
Bathroom Accessories	STANDARD	Location			NA	
Purchaser has reviewed the colour chart						
FOR TRADE USE						
				SITE & LOT		
				INNISFIL	143N	
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	NATURAL OAK CLEAR COAT VARNISH		
White Paint Req'd	NA		
Main to 2nd Railing Details:	STANDARD		
Main to top of basement door Railing	STANDARD		
TRIM			
Casing/Basethreads	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Dining Room	WARM GREY	Bedroom 2	WARM GREY
Family/Great room	WARM GREY	Bedroom 3	WARM GREY
Den/Study	WARM GREY	Bedroom 4	WARM GREY
Main/Upper Hall	WARM GREY	Master Ens.	WARM GREY
Laundry	WARM GREY	Ens # 4	WARM GREY
Powder Room	WARM GREY	Twin Bath	WARM GREY
	WARM GREY	Basement	NA
PLUMBING - UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin BATH	STANDARD	STANDARD	
4th Ensuite	STANDARD	STANDARD	
BASEMENT	NA	STANDARD	
Other			

ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES

Appliance Package received in 'Schedule F'	YES / NO	Package Name:
GAS LINE BBQ	UPG (SEE PES)	DECLINED
WATERLINE to Fridge	STANDARD	NOTES
Hood Fan Venting SIZE	NA	
ELECTRICAL for built-in Oven	6" STANDARD	
ELECTRICAL for built-in Micro / OTR	NA	
ELECTRICAL for Gas Stove / Cooktop	NA	
ELECTRICAL for Bar Fridge	NA	

DISCLAIMER

Selections of all models are as close as possible to Builders selection but not necessarily identical due to the 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 selection before signing.

SITE: INNISFIL	42-05-A FISHER	LOT: 143N	
PURCHASER(S):	SIMON KRONENFIELD		
HOME #/CELL #	416 663 2545		
EMAIL:			

Purchaser Signature _____ Date _____

Purchaser 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.



Vendor Signature _____ Date JUN 9 9 2017

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	MOSAIC OAK ESPRESSO STAINED	H 800 BC	BIANCO SARDO GRANITE	C		
Island	MOSAIC OAK ESPRESSO STAINED	H 800 BC	BIANCO SARDO GRANITE	C		
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Master Ensuite	CONT SLAB PVC TUXEDO	H 800 BC	PORTICO MARBLE 7735-58			
Twin Bath	CONT SLAB MDF STONE GREY	H 800 BC	ELEMENTAL CONCRETE 8830-58			
	NA					
Ensuite #4	CONT SLAB MDF STONE GREY	H 800 BC	ELEMENTAL CONCRETE 8830-58			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
			INSERTS	THRESHOLDS		
Main Foyer	GRECO IVORY 13 X 13					
Basement Foyer	NA					
Powder Room	GRECO IVORY 13 X 13					
Mud Room	GRECO IVORY 13 X 13					
Main Hall	NA					
Kitchen Floor	GRECO IVORY 13 X 13					
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Laundry	NEW ALBION GREY 13 X 13			BIA CAR		
Mstr Ensuite Floor	LONDON BRANKO 13 X 13			BIA CAR		
Mstr Ensuite Shower	MALINA ICE 8 X 10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Lamb	BIANCA CARRERA					
Twin Bath Floor	NEW ALBION GREY 13 X13					
Twin Bath Tub Wall	NEW ALBION GREY 8 X 10	NA		BIA CAR		
Twin Bath Floor	NA					
Twin Ensuite Tub Wall	NA					
Ensuite # 4 Bath Floor	NEW ALBION GREY 13 X13	NA		BIA CARR		
Ensuite # 4 Bath Wall	NEW ALBION GREY 8 X 10					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
		NA				
Dining Room	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Family/Great Room	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Den/Study/parlour/Library	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE SOLID SAWN NATURAL RED OAK 3 1/4"					
Upper Hall	OPENING NIGHT CARPET T-21					
Master Bedroom	OPENING NIGHT CARPET T-21					
Bedroom 2	OPENING NIGHT CARPET T-21					
Bedroom 3	OPENING NIGHT CARPET T-21					
Bedroom 4	OPENING NIGHT CARPET T-21					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	NA	Opt. Surround	A	MANTLE	NA	
MIRRORS & ACCESSORIES						
Mirrors	STANDARD	Opt. Crown Moulding		PLASTER MOULDING	NA	
Bathroom Accessories	STANDARD	Location			NA	
Purchaser has reviewed the colour chart						
FOR TRADE USE						
					INNISFIL	143N
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

ORIGINAL COPY

ORIGINAL

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	NATURAL OAK CLEAR COAT VARNISH		
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	WARM GREY	Master Beds	WARM GREY
		Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
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Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Ens # 4	WARM GREY
Laundry	WARM GREY	Twin Bath	WARM GREY
Powder Room	WARM GREY	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin BATH	STANDARD	STANDARD	
4th Ensuite	STANDARD	STANDARD	
BASEMENT	NA	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			
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Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE: INNISFIL	42-05-A FISHER	LOT: 143N	
PURCHASER(S):	SIMON KRONENFIELD 416 663 2545		
HOME #/CELL #	<div style="border: 1px solid red; border-radius: 50%; width: 30px; height: 30px; margin: 0 auto;"></div>		
EMAIL:	<div style="border: 1px solid red; border-radius: 50%; width: 30px; height: 30px; margin: 0 auto;"></div>		
DÉCOR NOTES	<div style="display: flex; justify-content: space-between;"> <div>Purchaser Signature</div> <div>Date</div> </div>		
<div style="display: flex; justify-content: space-between;"> <div>Purchaser Signature</div> <div>Date</div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>Décor Consultant Signature</div> <div>Date</div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>Vendor Signature</div> <div>Date</div> </div>			

Any upgrades in the colour chart must be accompanied with a PES.

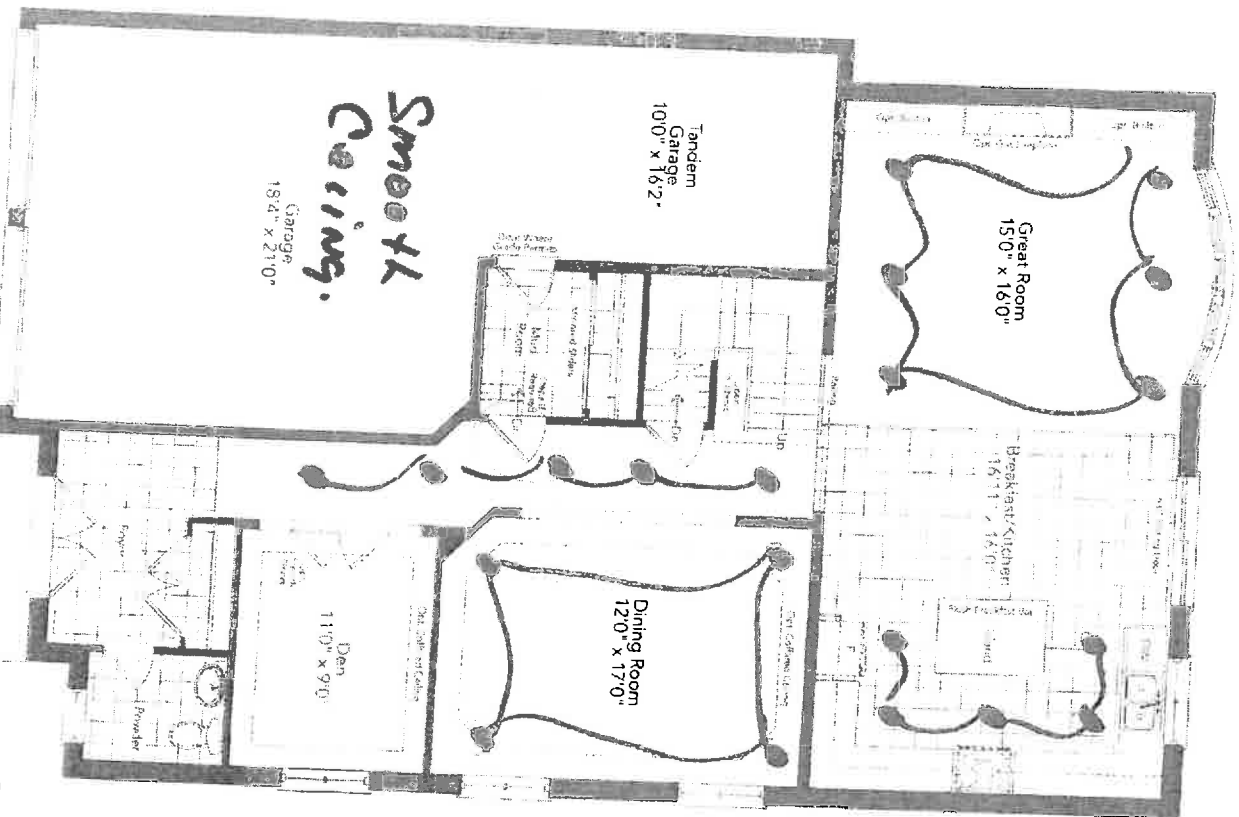
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.



JUN 09 2017

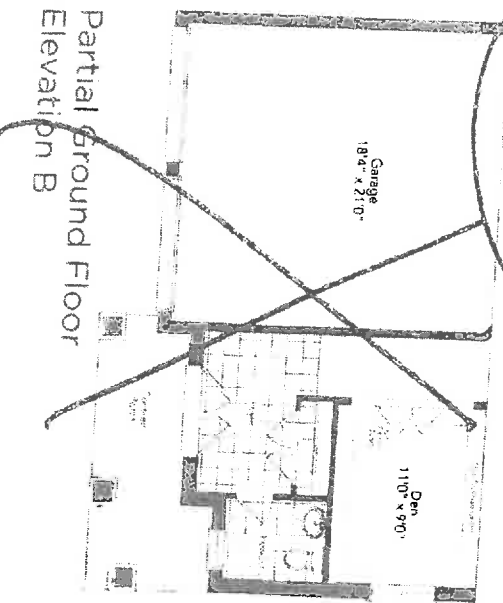
ORIGINAL COPY

Lot
1430
may
30/17



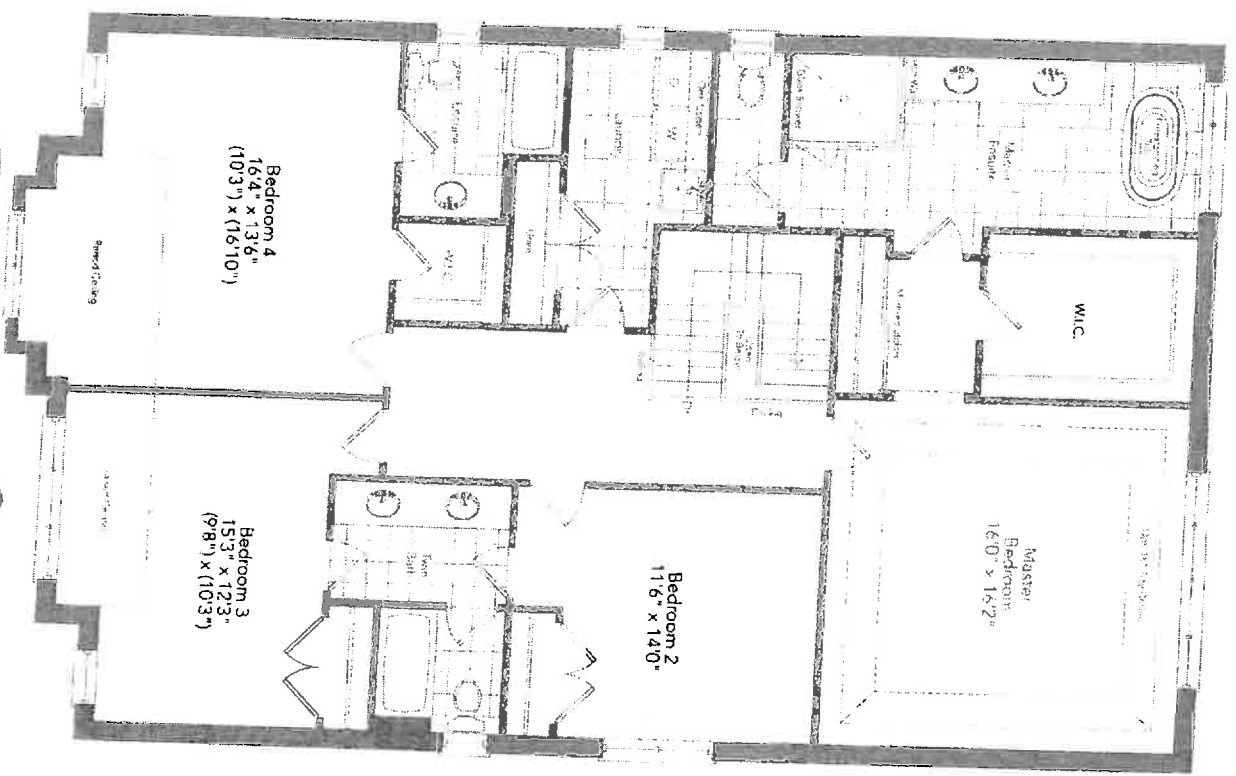
20
Portlight's

Ground Floor
Elevation A

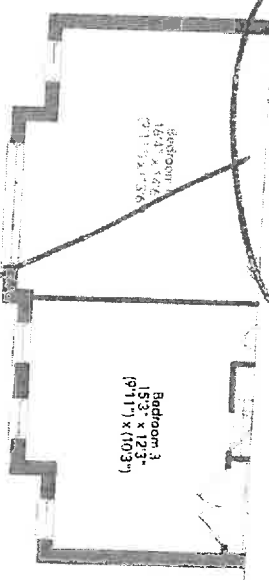


Partial Ground Floor
Elevation B

Lot
1432
may
30/17



Second Floor
Elevation A



Partial Second Floor
Elevation B

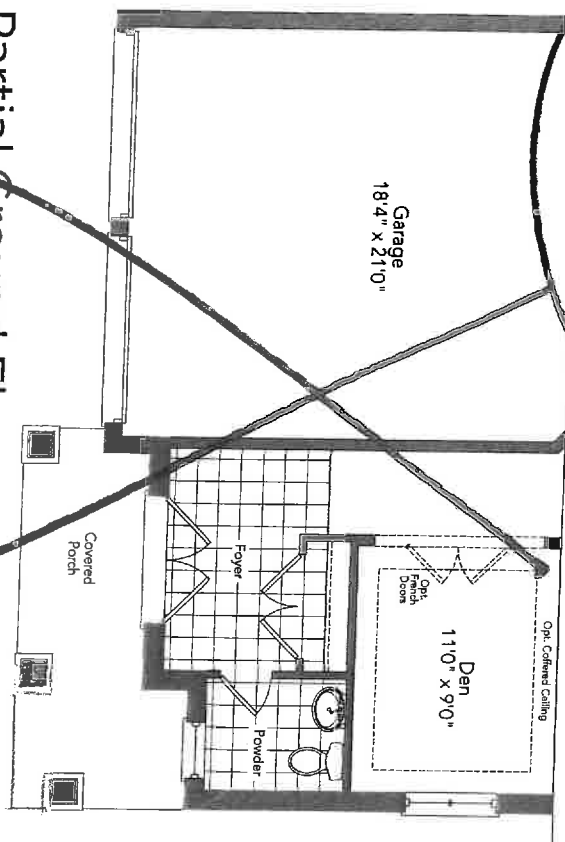
2nd Floor
Smoke
Ceiling

FISHER 42-05

Lot
1432
may
30/17



Ground Floor
Elevation A

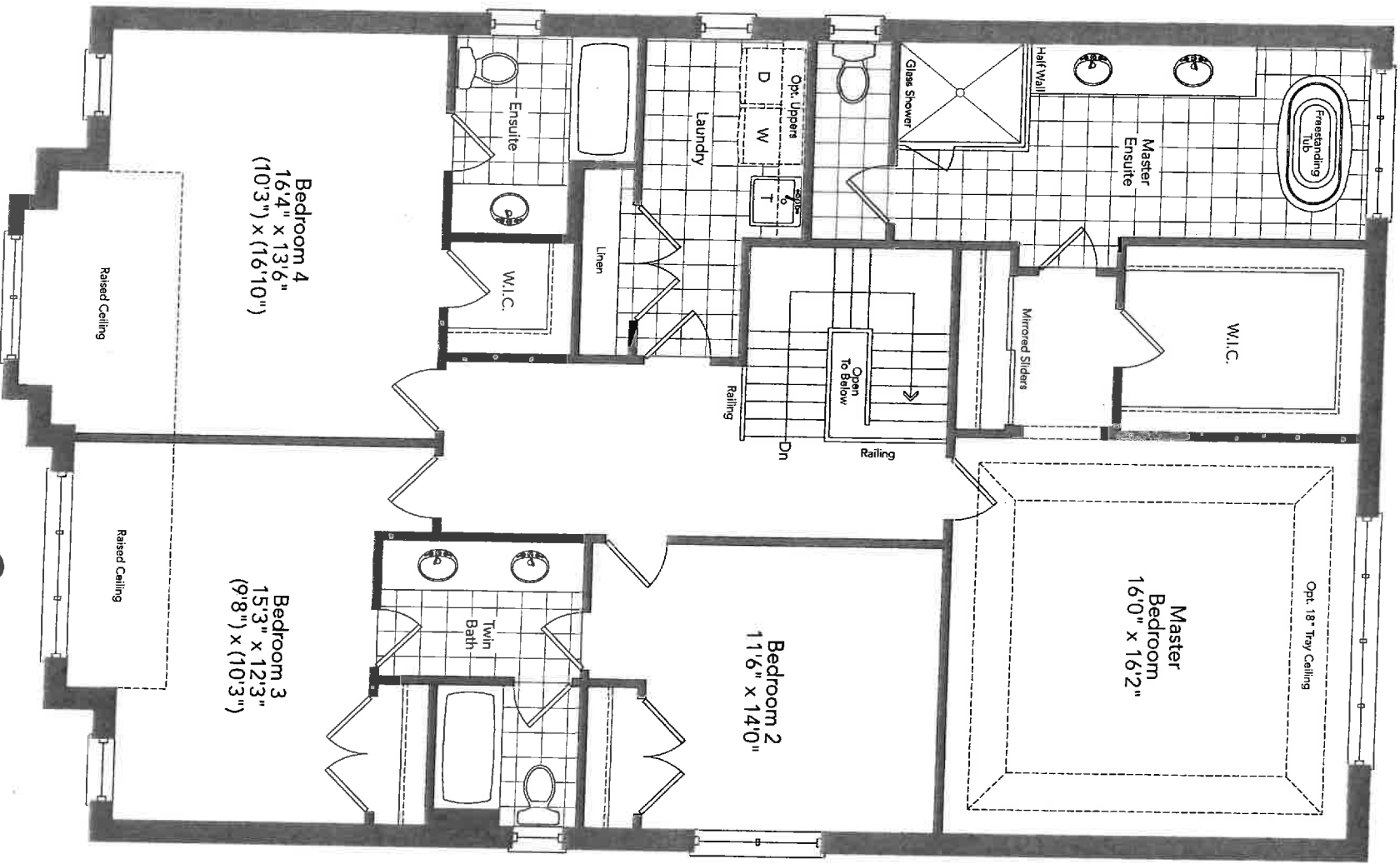


Partial Ground Floor
Elevation B

20
Potting's

FISHER 42-05

Lot
1432
may
30/17



Second Floor
Elevation A

*2nd floor
Smooth
Ceiling*

Partial Second Floor
Elevation B

FISHER 42-05



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 upgrade/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrade/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 or fluctuation in hardwood flooring materials.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrade/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrade/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, mosaic 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, TATION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE

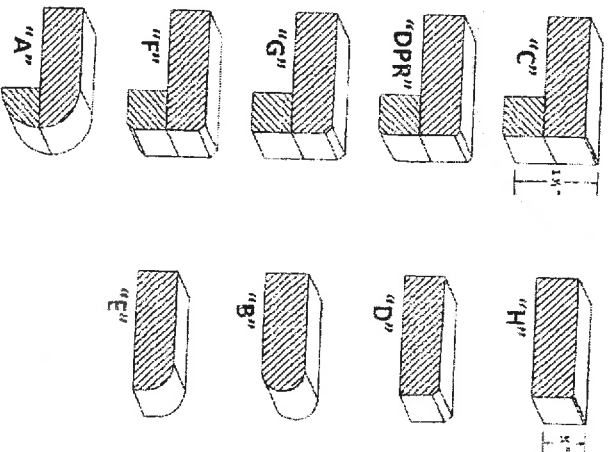
LOT

DATE

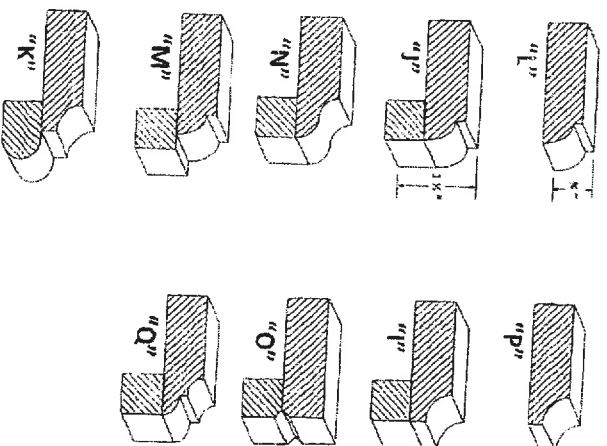
February 5, 2015

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



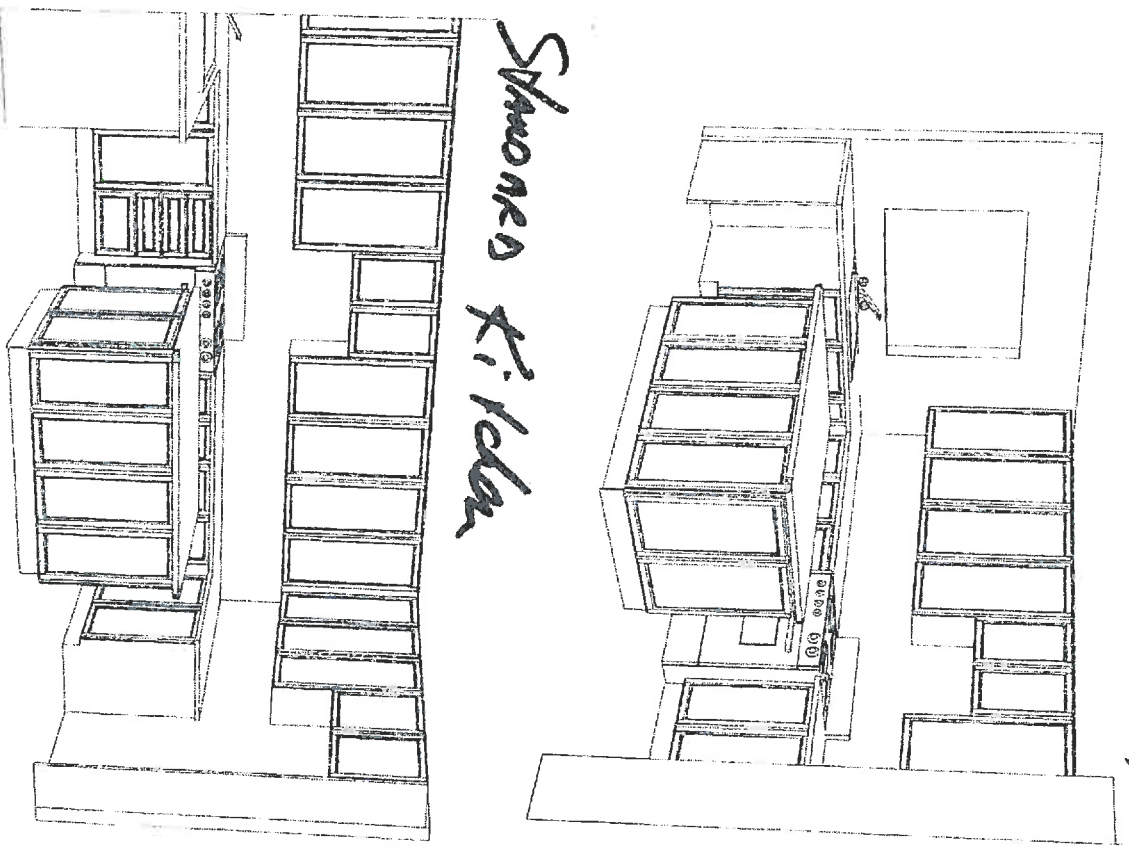
LOT / SITE

PURCHASER SIGNATURE

New Image Kitchens Inc	
Model	Specified by
Model 7000 II	Specified by
Belle Air Shores Innisfil	
Model 42-06	Specified by

Lot 1430
May 30/17

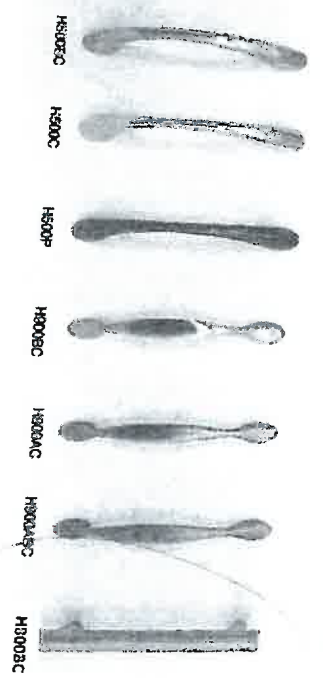
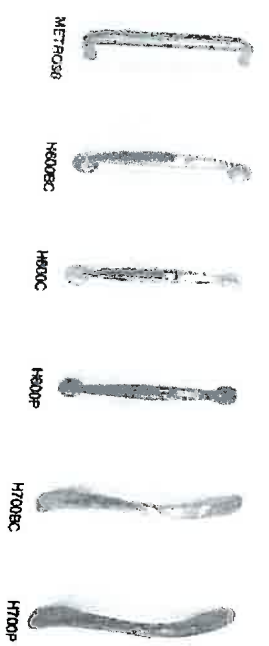
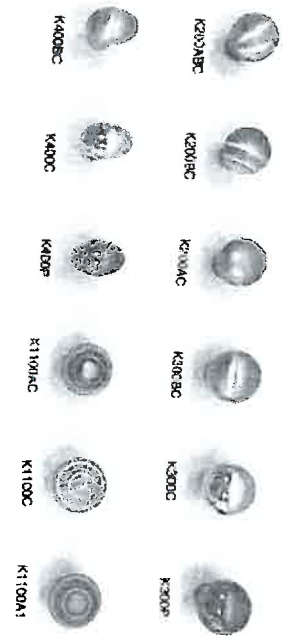
Shoreline Kitchen



S.K.

STANDARD CABINET HARDWARE

(New Image Kitchens)



S/C



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Room 2410

DATE:

SITING:

☐ Standard

☐ Reverse

RANGE

- ☐ 30" (STD)
☐ 36"
☐ 48"
☐ GAS
☐ COOKTOP (APRON)
☐ COOKTOP (DROPPIN)

☐ 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

S.K. Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

S.K. 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.

S.K. 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.

S.K. If specs not received, the standard openings as determined by Zanussi 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

Date

Purchaser Signature

Date