



CONSTRUCTION SUMMARY
Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Ludmila Konev and Vadim Konev

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
149N / 2	MARINA (42-02) ELEV A	5-Jul-17

Ref#	Quantity - Description	Approved	Notes
2764	INCREASE CEILING HEIGHT ON MAIN FLOOR TO 10 FT INCLUDES 8 FT INTERIOR DOORS, 8 FT FRONT DOOR, REAR DOOR AND GARAGE MAIN DOOR TRANSOMS ABOVE WINDOWS WHERE POSSIBLE	05Jul17	
2765	INCREASE 3 BASEMENT WINDOWS TO 30" X 24" IN LIEU OF STANDARD	05Jul17	
2766	FIREPLACE OPTIONAL 36" (B36NTRE) GAS FIREPLACE INCLUDES STANDARD MANTLE FIREPLACE WILL COME INTO THE ROOM AS PER PLAN	05Jul17	
2767	SMOOTH CEILINGS MAIN FLOOR ONLY	05Jul17	
2768	ADD WAFFLE CEILING IN DINING ROOM INCLUDES SMOOTH FINISH BUILT INTO ROOM	05Jul17	
3207	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	05Jul17	
3208	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	05Jul17	
3323	OPTIONAL 2ND FLOOR **AS PER AGREEMENT OF PURCHASE AND SALE	05Jul17	
3808	HARDWOOD UP # 4 DINING ROOM, GREAT ROOM MAIN HALLWAY IN LIEU OF STD HARDWOOD	05Jul17	
3810	TILES DELETE ALL BATHROOM ACCESSORIES	05Jul17	
3811	TILES UP # 6 KITCHEN , FOYER,INSTALL 1/4 BRICK	05Jul17	
3812	TILES UP # 6 MASTER ENSUITE FLOOR TILE INSTALL 1/4 BRICK AND UP # 6 FLOOR TILE TO BE INSTALLED ON SHOWER WALL INSTALL VERTICAL 1/4 BRICK	05Jul17	
3813	TILES MAIN BATH UP # 4 FLOOR TILE INSTALL 1/4 BRICK UP # 3 WALL TILE INSTALL VERTICAL 1/4 BRICK	05Jul17	
3814	PAINTING STAIN INTERIOR OAK STAIRS	05Jul17	
3815	RAILING UP # 3 METAL	05Jul17	
3817	FRAMLESS GLASS MASTER ENSUITE IN LIEU OF STD FRAMED	05Jul17	
3818	PLUMBING ADD WATER LINE TO FRIDGE	05Jul17	
3819	RAISE HEIGHT OF MASTER ENSUITE VANITY TO 36"	05Jul17	
3820	CABINETS ADD BANK OF 4 DRAWERS IN MASTER ENSUITE	05Jul17	
3821	TILES UPGRADE MASTER ENSUITE SHOWER FLOOR TILE	05Jul17	
3822	ELECTRICAL SHIFT STANDARD LIGHT IN KITCHEN TO BE INSTALLED ABOVE KITCHEN ISLAND	05Jul17	
3823	PLUMBING MASTER ENSUITE OPTION # 3 CHROME STANDARD TUB AND SHOWER SET WITH OPTIONAL CEILING RAIN HEAD AND HANDHELD /SLIDE BAR (NO STANDARD HEAD) MOEN MODEL 3868EP/A725 MOEN MODEL T4171/3372	05Jul17	



CONSTRUCTION SUMMARY
Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Ludmila Konev and Vadim Konev

TEL.: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
149N / 2	MARINA (42-02) ELEV A	5-Jul-17

Ref# Quantity - Description

Approved Notes

4006	CABINETS MAIN BATH VANITY INCREASE LENGTH OF VANITY AND COUNTER TOP APPROX 3 FEET NOTE 2 SINKS	05Jul17	
4007	CABINETS MAIN BATH ADD VANITY BANK OF DRAWERS IN BETWEEN THE 2 SINKS	05Jul17	
4008	PLUMBING ADD EXTRA SINK IN MAIN BATHROOM NOTE LENGTH OF VANITY HAS INCREASED	05Jul17	

This Document is Extremely Time Sensitive - Printed 5 Jul 17 at 12:12

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC TUXEDO	H 800 BC	BIANCO SARDO	C		
Island	SHAKER PVC TUXEDO	H 800 BC	BIANCO SARDO	C		
Servery	NA					
Master Ensuite	SHAKER PVC TUXEDO	H 700 BC	NATURAL CANVAS 7022-58			
Main	SHAKER PVC TUXEDO	H 700 BC	CARRERRA BIANCO 6696-46			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	RAINFOREST DEW 17.5 X 35.5 INSTALL 1/4 BRICK UP # 6					
Basement Foyer	NA					
Powder Room	GRECO IVORY 13 X 13					
Mud Room	GRECO IVORY 13 X 13					
Main Hall	NA					
Kitchen Floor	RAINFOREST DEW 17.5 X 35.5 INSTALL 1/4 BRICK UP # 6					
Breakfast Floor	RAINFOREST DEW 17.5 X 35.5 INSTALL 1/4 BRICK UP # 6					
Kitchen Bk.Splash	NA					
Laundry	GRECO IVORY 13 X 13					
Mstr Ensuite Floor	STONERAIN POLISHED GOLD 12" X 24" INSTALL 1/4 BRICK UP # 6			PER ROY		
Mstr Ensuite Shower	STONERAIN POLISHED GOLD 12" X 24" INSTALL 1/4 BRICK VERTICAL UP # 6		NA			
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	ALMOND BEIGE MARBLE 2" X 2"					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	RONDINE FUORI STATUARIO 12" X 24" UP # 4 INSTALL 1/4 BRICK			PER ROY		
Main Bath Tub Wall	IRIS GLOSSY CREAM 10" X 16" INSTALL VERTICAL 1/4 BRICK UP # 3		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	VINTAGE SOLID SAWN RED OAK SCULPTED UVF OIL PEWTER 4 3/8" UP # 4					
Family/Great Room	VINTAGE SOLID SAWN RED OAK SCULPTED UVF OIL PEWTER 4 3/8" UP # 4					
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE SOLID SAWN RED OAK SCULPTED UVF OIL PEWTER 4 3/8" UP # 4					
Upper Hall	Opening night T-12					
Master Bedroom	Opening Night T-12					
Bedroom 2	Opening Night T-12					
Bedroom 3	Opening Night T-12					
Bedroom 4	Opening Night T-12					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF 17	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL	149N	
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 PEWTER			
White Paint Req'd	NA			
Main to 2nd Railing Details:	METAL BLACK SINGLE COLLAR W/ALT PLAIN GROOVED OAK HANDRAIL 3 1/4" SQUARE POSTS			
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	NA	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	Main	WARM GREY	
Laundry	WARM GREY	Twin	NA	
Powder Room	WARM GREY	Basement	NA	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
FIXTURES	FAUCETS	NOTES		
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK	
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	UPGRADE			
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	40-02-A MARINA	LOT: 149N		
PURCHASER(S):	Ludmila Konev Vadim Konev			
HOME #/CELL #			Purchaser Signature Date JUN 28/17	
EMAIL:			Purchaser Signature Date JUN 28/17	
DÉCOR NOTES			Purchaser Signature Date JUN 29 2017	
FOR TRADE USE			D décor Consultant Signature Date JUN 29 2017	
Any upgrades in the colour chart must be accompanied with a PES.			Vendor 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.				
*** PAGE 2 OF 2 ***				

Lot

149N

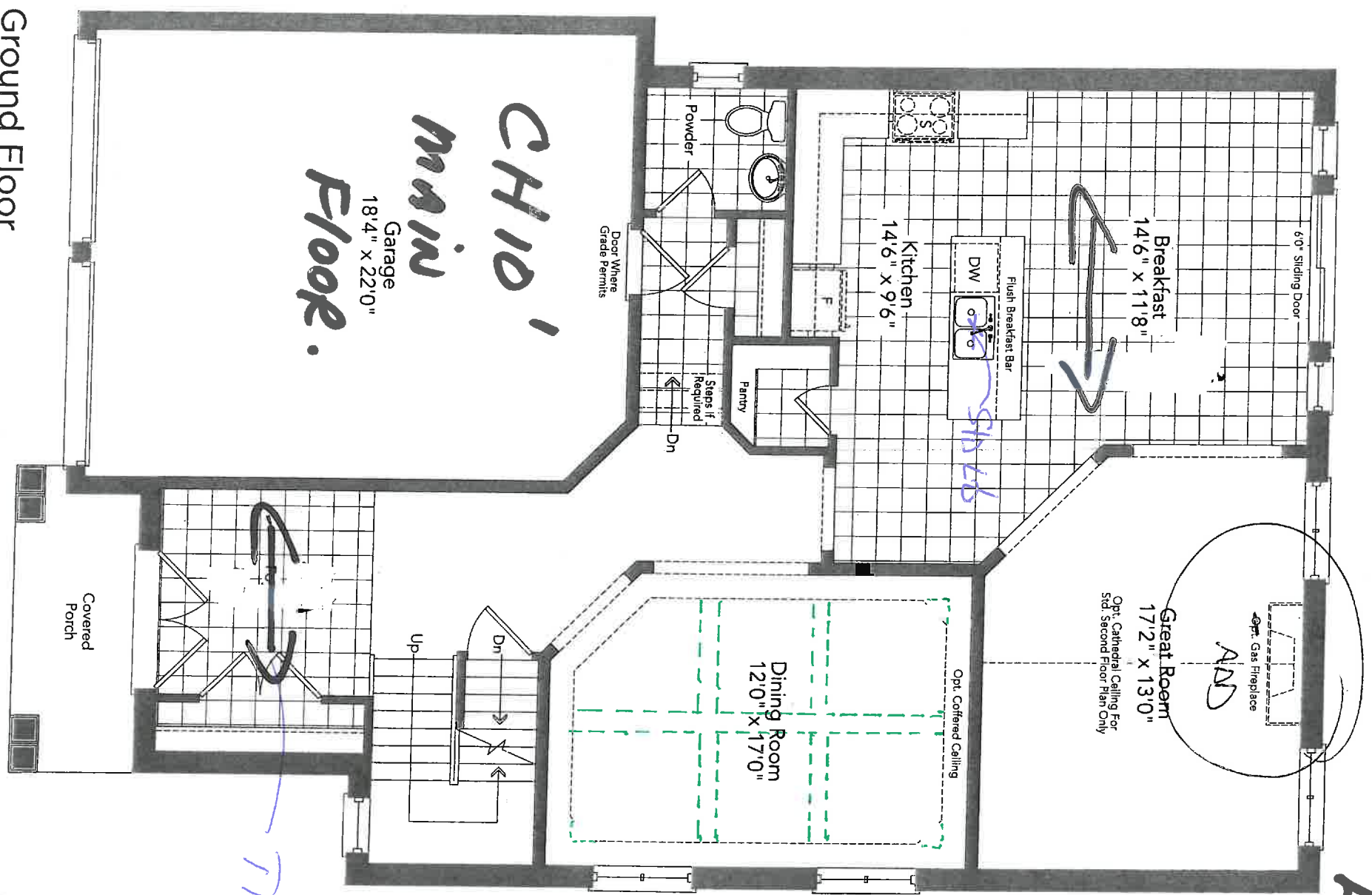
may 7/17

ADD (6 Box)
WAFLE
ceiling
smooth,
ceiling

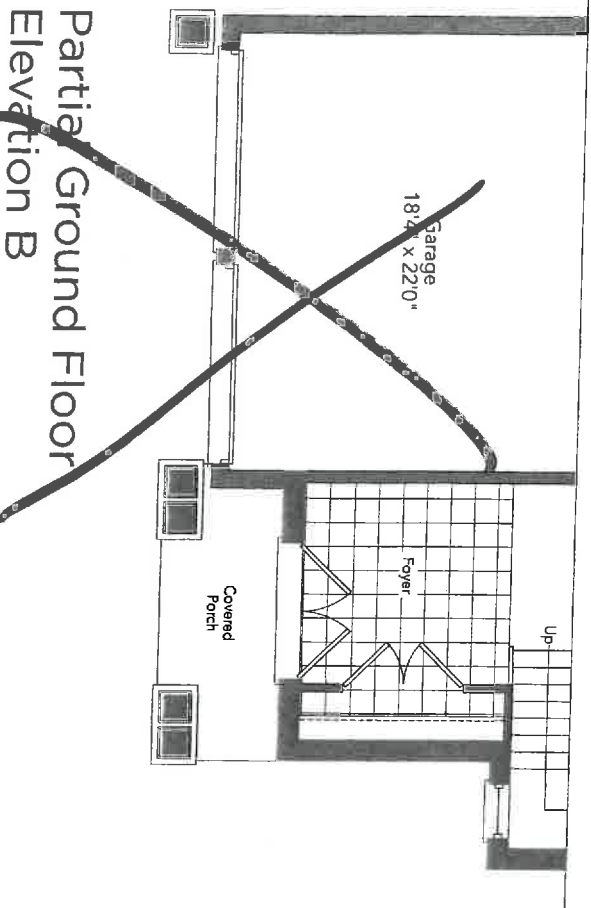
June 8/17

the VK

Tile Diagonal



Ground Floor
Elevation A



Partial Ground Floor
Elevation B

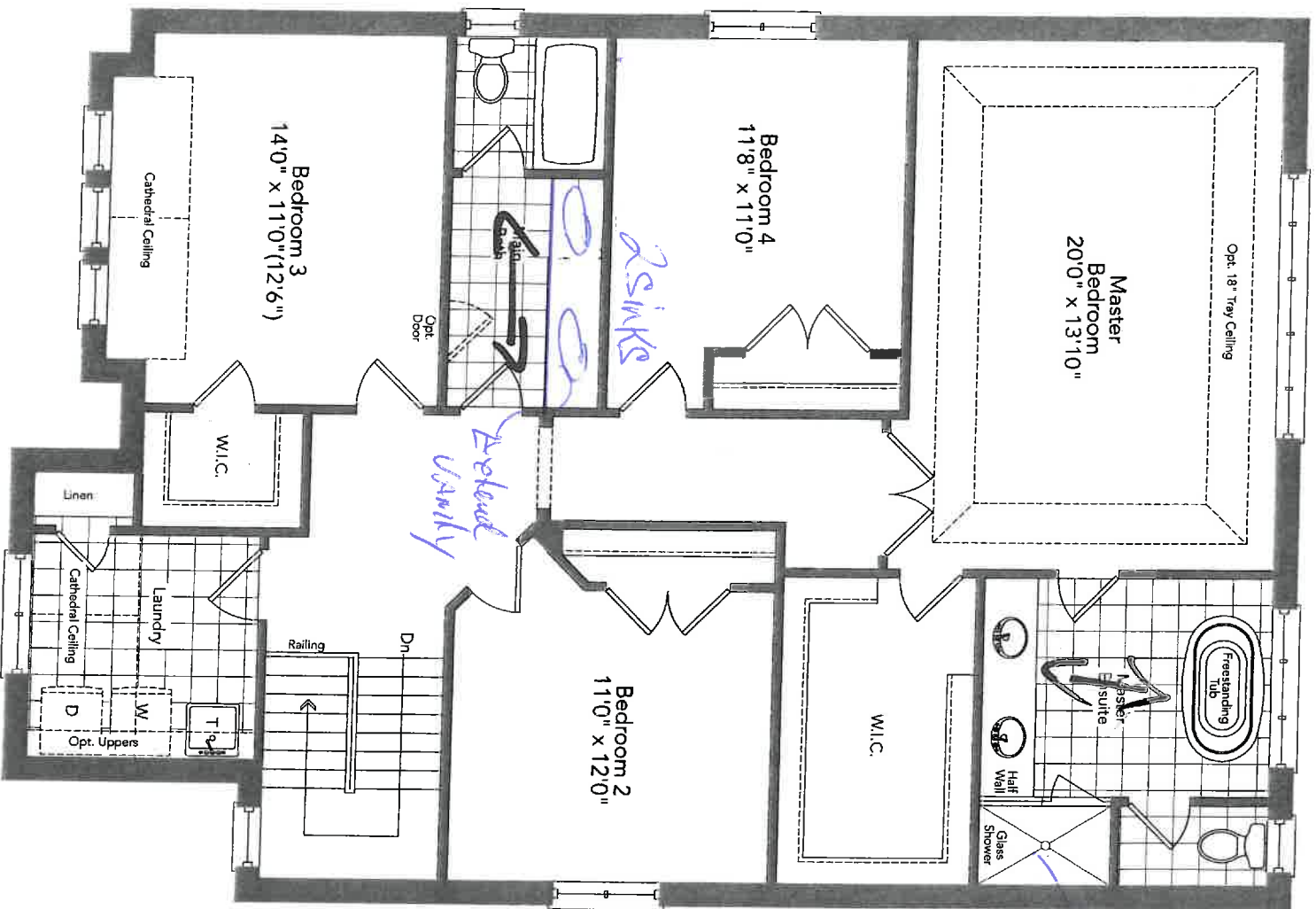
Smooth Ceilings
main floor

MARINA 42-02

VK

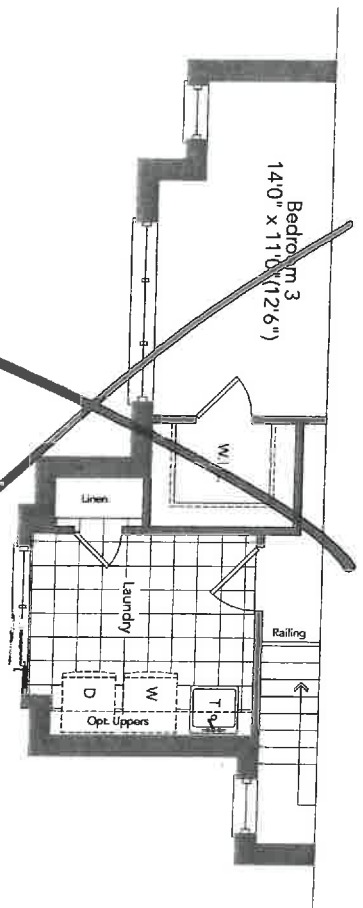
VK.

Lot
149N
may
9/17
Frameless
Glass



June 8/17
W. W.

Optional Second
Floor Plan
Elevation A



W. V.K.

MARINA 42-02

Partial Optional Second Floor Plan
Elevation B

RELEASE FORM
BRICK/Joint PATTERN INSTALLATION

LOT # 149B

PURCHASER'S NAME LUDMILA + UAN INFORMED

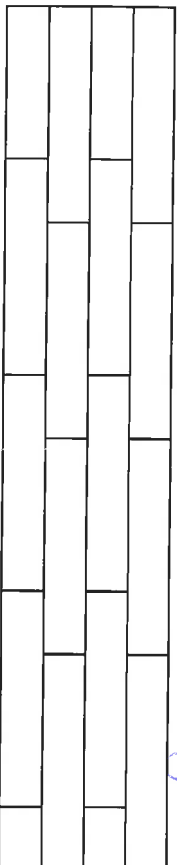
SITE NAME Travis Hill

(Large tiles installation for floor and wall) - 1/4 Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed on a 1/4 brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the 1/4 brick installation that has been recommended.

See steel for Direction of Tile



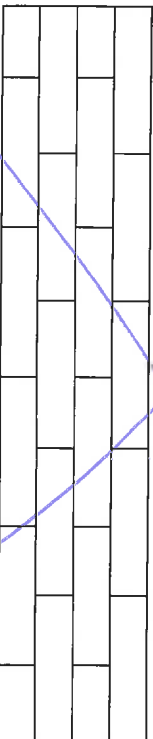
Location(s) Kitchen/BF
main

Please understand, even in using this 1/4 brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

(Small tile installation for walls) - 1/2 Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a 1/2 brick pattern.



Location(s) _____

Homeowner's Signature

Date Jun 3/17

Homeowner's Signature

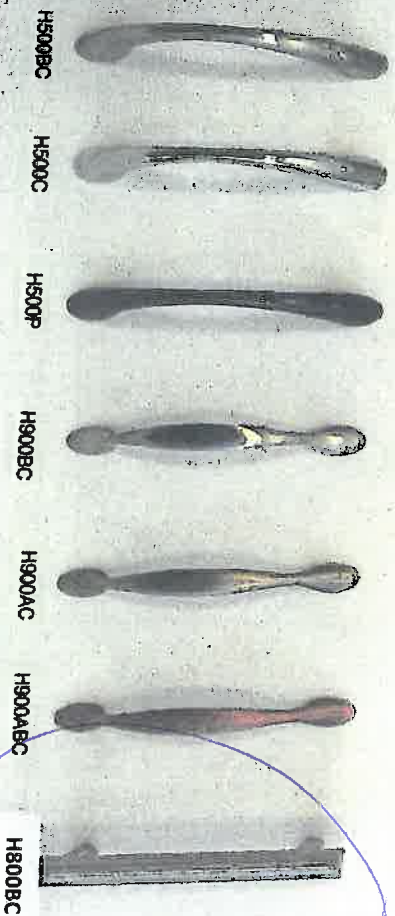
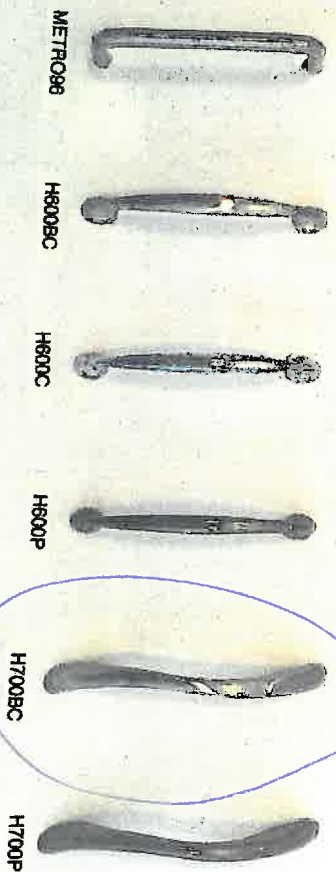
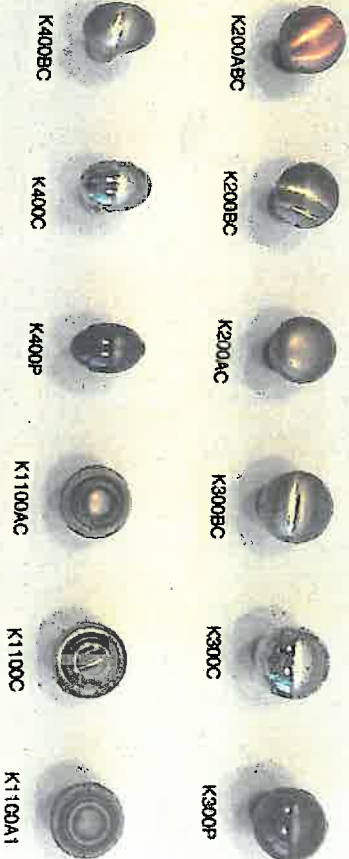
Date Jun 3/17

Décor Consultant

Date

STANDARD CABINET HARDWARE

(New Image Kitchens)



Darkrooms

W

W

W
W
W

Lab 149D

Page 8 / 17

New Image Kitchens Inc.

Scale:

Approved by:

Drawn by: MGER

Date: 24/02/17

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-02

Lot 1492

Jun 8/17

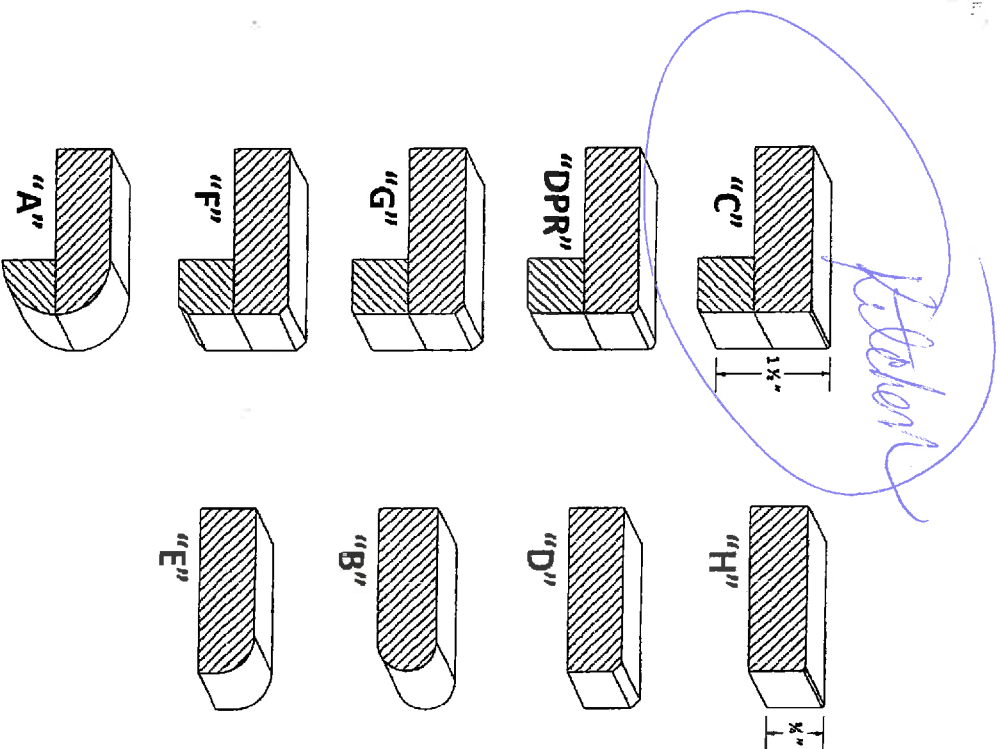
Standard Kitchen



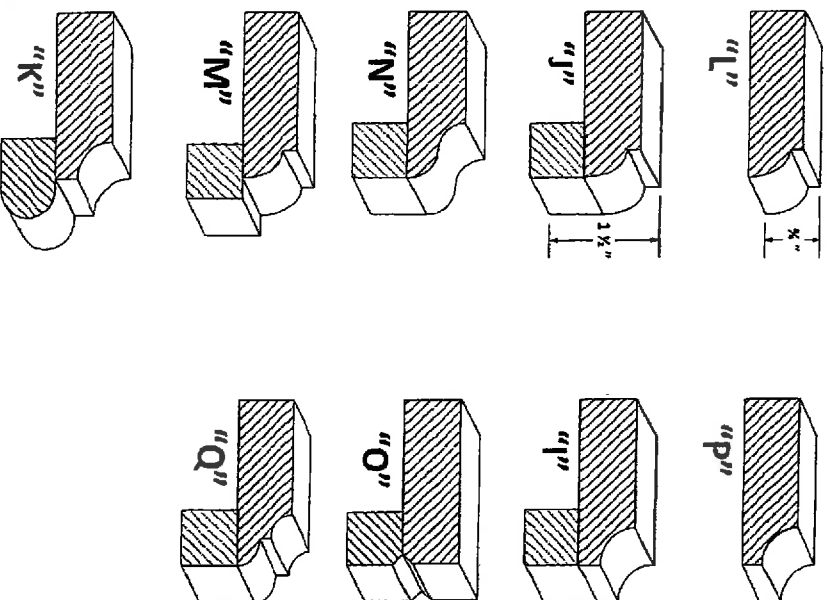
W W

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

1492
11/17/2017
W W

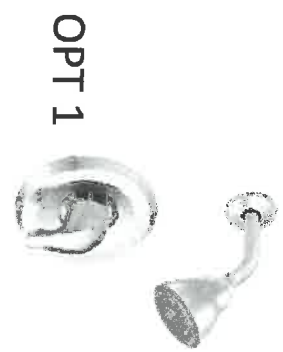
2014920

June 8/17



Shower Packages

UPGRADE



+

Standard Tub & Shower Set with Hand Held / Slide Bar

Moen 3868EP/A725
Moen T4171/3372

Price	CH	BN	hst	ist



+

Standard Tub & Shower Set with Optional Ceiling Rain Head 10"

Moen S112/L16651/ATP199
Moen T4171/3372

Price	CH	BN	ist



+

Standard Tub & Shower Set with Optional Ceiling Rain Head and Hand Held / Slide Bar (No Std Head)

Moen 3868EP/A725
Moen T4171/3372

Price	CH	BN	ist

Wk Wk

APPLIANCE SPEC INFORMATION SHEET

lot 149w

STE & LOT:

1w1s1c1

DATE:

June 8, 17

SITING:

☐ Standard

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROP IN)

☐ AMPS

☐ AMPS

☐ AMPS

☒ 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

☒ TOP LOAD

Wk 11c Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

Wk 11c **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.

Wk 11c 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.

Wk 11c 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

Date

Purchaser Signature

Date

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.

UK UK

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'.

UK UK

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.

UK UK

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.

UK UK

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.

UK UK

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.**

UK UK

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.

UK UK

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.**

UK UK

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, TARIION and/or the Builder in relation to the matter.

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

SITE

LOT

DATE