



Colours

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

PURCHASERS: Ilmor Hozyun and Svitlana Karpova

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
97 / 1	FISHER (42-05) ELEV A	16-May-17

Ref#	Quantity - Description	Approved	Notes
2547	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	
2548	BONUS: Air Conditioning (42ft and 50ft lots ONLY) 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by ¾ inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs	09May17	
2549	STAIRS - OAK STAIRS TO BASEMENT, UPGRADE STAIRS TO OAK WITH VENEER STRINGERS AND RISERS, NATURAL FINISH, INCLUDES BASEMENT FOYER, STD TILE&DOOR TO UNFINISHED BASEMENT. STD OAK PICKETS & RAILINGS WILL BE INSTALLED - NO SUPPORT POSTS OR WALLS CONFIRMED.	09May17	
2550	INTERIOR TRIM - OPT INTERIOR DOUBLE CLEAR GLASS 15 LITE FRENCH DOORS IN MAIN FLOOR DEN, INCLUDES ADDITIONAL WALL AS PER PLAN	09May17	
2551	MASTER BEDROOM - OPT TRAY CEILING **INCLUDES SMOOTH CEILING	09May17	
2552	SMOOTH CEILINGS - MAIN FLOOR	09May17	
2553	HVAC - GAS LINE TO STOVE INCL 15 AMP STD ELECTRICAL TO REMAIN	09May17	
2554	MUD ROOM REDUCE CLOSET TO STD SINGLE INTERIOR DOOR, ADD STAND ALONE LAUNDRY TUB COMPLETE WITH PLUMBING (SEE SKETCH)	09May17	
2555	PLUMBING - MASTER ENSUITE - UPGRADE TUB FAUCET TO A 4 PCE (WITH HAND SHOWER) IN LIEU OF STD 3PCE FAUCET	09May17	
2657	HARDWOOD UPGRADE # 4 GREAT ROOM, DINING ROOM, DEN, MAIN HALL IN LIEU OF STD HARDWOOD	16May17	
2658	HARDWOOD UP # 4 KITCHEN AND BREAKFAST IN LIEU OF TILE	16May17	
2659	HARDWOOD UP # 4 UPPER HALLWAY IN LIEU OF CARPET	16May17	
2660	CARPET UP # 2 MASTER BEDROOM, BEDROOM 2,3,4,	16May17	
2661	RAILING UP # 5 2 FLIGHTS FROM BASEMENT TO 2ND FLOOR	16May17	
2662	TRIM UP # 1 BASEBOARD AND TRIM	16May17	
2663	PAINTING STAIN INTERIOR OAK STAIRS FROM BASEMENT TO 2ND FLOOR	16May17	
2664	ELECTRICAL SHIFT STANDARD LIGHT IN COOKING AREA TO BE INSTALLED ABOVE ISLAND	16May17	
2665	CABINETS ADD VANITY BANK OF DRAWERS 1 SET IN TWIN BATH AND SET IN ENSUITE # 4	16May17	
2666	CABINETS RAISE HEIGHT OF MASTER ENSUITE VANITY CABINET TO 36"	16May17	
2667	CABINETS ADD BANK OF 4 DRAWERS IN MASTER ENSUITE VANITY	16May17	
2668	FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STANDARD FRAMED GLASS	16May17	
2669	PLUMBING UPGRADE TUB IN TWIN BATH AND ENSUITE 4 TO MAAX CASA AFR 5 FT TUB MODEL 101092-000-0001	16May17	

90m



COLURES

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Ref#	Quantity	Description	Approved	Notes
2670	✓	ELECTRICAL ADD 1- LED POTTLIGHT IN FAMILY ROOM ON SAME SWITCH DELETE STD LIGHT	16May17	
2671	✓	TILES DELETE ALL BATHROOM ACCESSORIES	16May17	
2672	✓	TRIM UPGRADE # 1 INTERIOR HARDWARE	16May17	
2673	✓	STAIRS TO BASEMENT REMOVE SUPPORT AND POSTS AND INSTALL HOCKEY STICKS	16May17	
2674	✓	TILES UP # 6 FOYER AND POWDER ROOM IN LIEU OF STANDARD	16May17	

This Document is Extremely Time Sensitive - Printed 16 May 17 at 9:42

for

# ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	400 SERIES PVC WHITE	H 900 BC	BIANCO SARDO	C		
Island	400 SERIES PVC TUXEDO	H 900 BC	BIANCO SARDO	C		
Servery	NA					
Master Ensuite	400 SERIES PVC WHITE	H 700 P	ELEMENTAL CONCRETE 8830-58			
Main	NA					
Twin	400 SERIES PVC TUXEDO	H 800 BC	CREAM MARFIL 4927-38			
Ensuite #4	400 SERIES PVC TUXEDO	H 800 BC	CREAM MARFIL 4927-38			
Powder Room	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	ALL IVORY LUX 24" X 24" UP # 6					
Basement Foyer	BELLINA GREY 13x13					
Powder Room	ALL IVORY LUX 24" X 24" UP # 6					
Mud Room	MALINA CARBON 13 X 13					
Main Hall	NA					
Kitchen Floor	NA					
Breakfast Floor	NA					
Kitchen Bk.Splash	NA					
Laundry	NEW ALBION GREY 13 X 13					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13			BIANC CARR		
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	BIANCA CARRERA					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	NEW ALBION TAUPE 13 X 13			BIANC CARR		
Twin Ensuite Tub Wall	NEW ALBION TAUPE 8 X 10		NA			
Ensuite #4 Bath Floor	NEW ALBION TAUPE 13 X 13					
Ensuite #4 Bath Wall	NEW ALBION TAUPE 8 X 10		NA	BIANC CARR		
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	NA					
Dining Room	VINTAGE SOLID SAWN RED OAK UFV OIL. SCULPTED HILLSIDE 4 3/8" UP # 4					
Family/Great Room	VINTAGE SOLID SAWN RED OAK UFV OIL SCULPTED HILLSIDE 4 3/8" UP # 4					
Den/Study/parlour/Library	VINTAGE SOLID SAWN RED OAK UFV OIL SCULPTED HILLSIDE 4 3/8" UP # 4					
Kitchen * (Waiver)	VINTAGE SOLID SAWN RED OAK UFV OIL SCULPTED HILLSIDE 4 3/8" UP # 4					
Main Foyer * (Waiver)	NA					
Main Hall	VINTAGE SOLID SAWN RED OAK UFV OIL SCULPTED HILLSIDE 4 3/8" UP # 4					
Upper Hall	VINTAGE SOLID SAWN RED OAK UFV OIL SCULPTED HILLSIDE 4 3/8" UP # 4					
Master Bedroom	INFINITE WISDON 2K59 HAZE # 748 UP # 2					
Bedroom 2	INFINITE WISDON 2K59 HAZE # 748 UP # 2					
Bedroom 3	INFINITE WISDON 2K59 HAZE # 748 UP # 2					
Bedroom 4	INFINITE WISDON 2K59 HAZE # 748 UP # 2					
Carpet Underpad	STANDARD					
Basement Foyer	Na					
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE	NA	
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	97	

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 HILLSIDE
White Paint Req'd	NA
Main to 2nd Railing Details: UP # 5	METAL BLACK SINGLE STAMPED W ALT DBL STAMPED OAK GROOVED HANDRAIL SQ OAK POSTS
Main to Basement Railing Details:	METAL BLACK SINGLE STAMPED W ALT DBL STAMPED OAK GROOVED HANDRAIL SQ OAK POSTS

TRIM	
Casing/Baseboards	UPGRADE # 1 STEP
Interior Doors	STANDARD
Interior Door Hardware	UPGRADE # 1 WAVE IN PEWTER
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	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Ensuite # 4	WARM GREY
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY	Basement	NA



PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUT SINK
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin	STANDARD	STANDARD	
Ensuite # 4	STANDARD	STANDARD	
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 <b>SIZE</b>	6" STANDARD		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	UPGRADE		
ELECTRICAL for Bar Fridge	NA		

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 Vendors'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	42-05-A FISHER	LOT: 97	
PURCHASER(S):	IHOR HOZYUN SVITLANA KARPOVA		
HOME #/CELL #	416 948-1777		Purchaser Signature
EMAIL:			Date

**DÉCOR NOTES**

**Purchaser 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
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10/19/17

THOMAS

APR 1

4/1/17

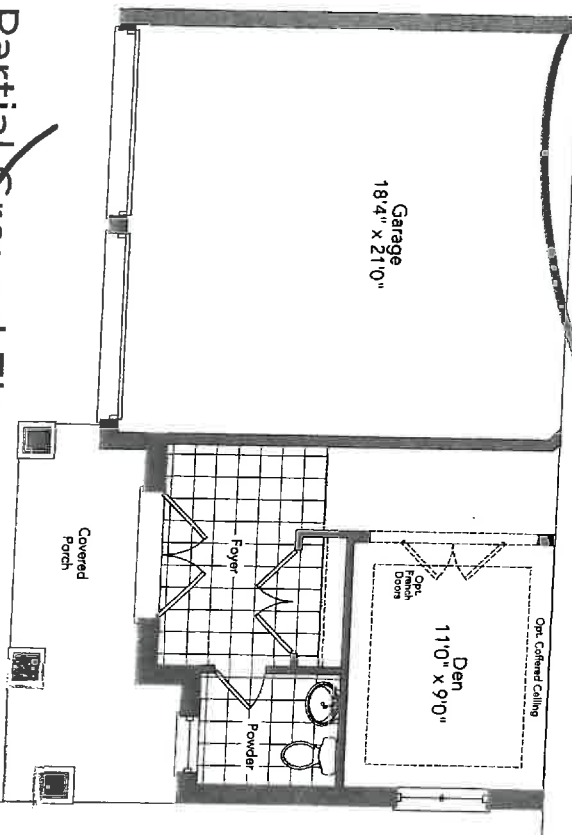
may

4/1/17

1.H. SK

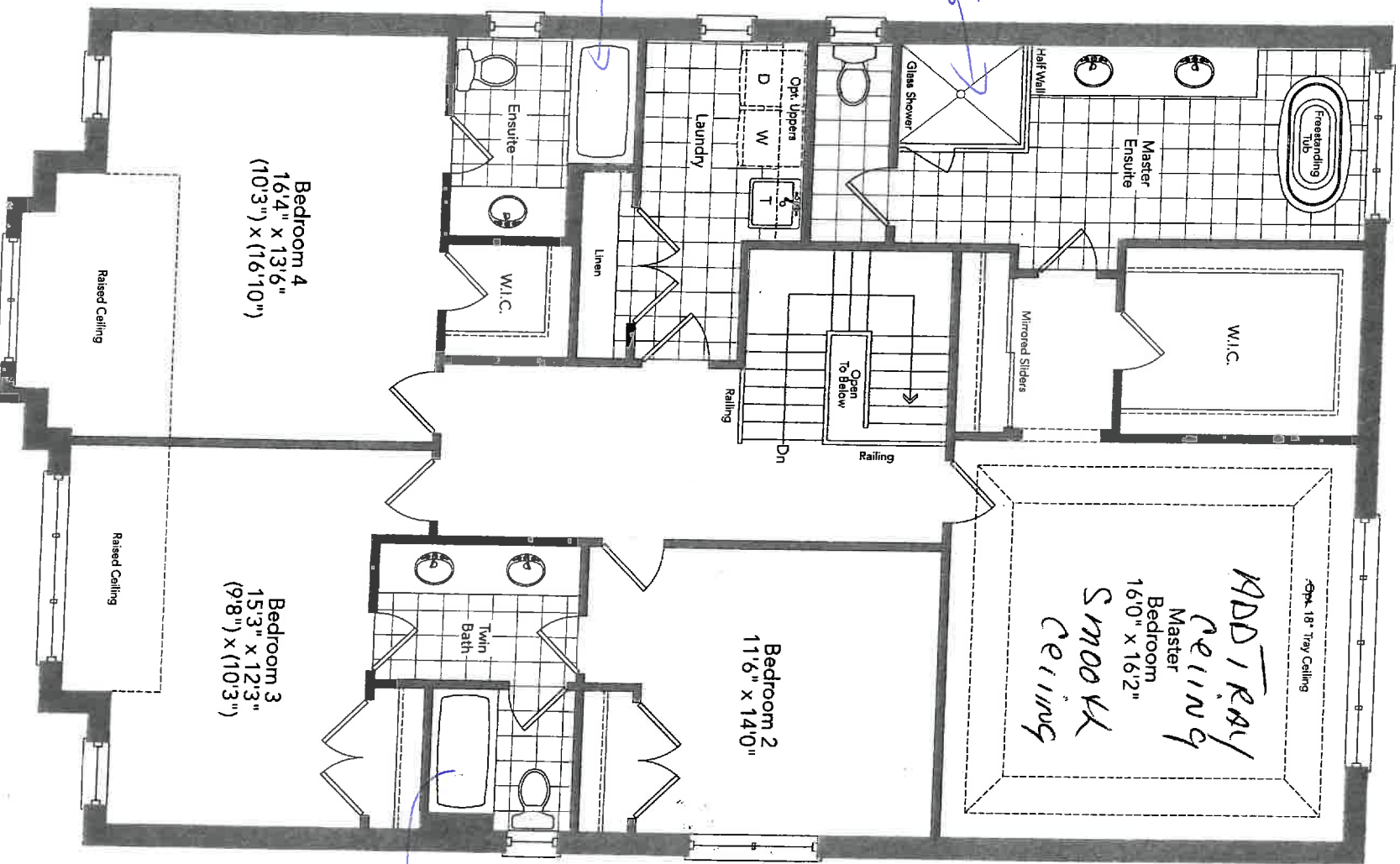


Ground Floor  
Elevation A

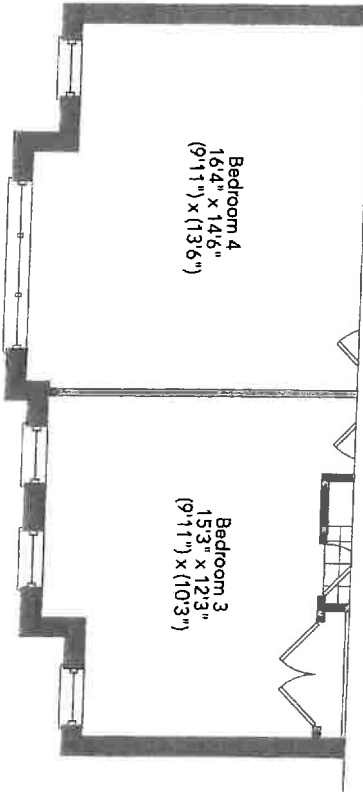


X 1.H.

X 8.K



Second Floor  
Elevation A



Lot 97  
APR...  
4/1/7

MAY  
4/1/7

I.H. S.K.  
UPGRADE  
TUB

X I.H.  
X S.K.

Partial Second Floor  
Elevation B

FISHER 42-05

New Image Kitchens Inc.

Scale:

Approved by:

Drawn by: MSER

Date: 24/02/17

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 42-05

10697

may 4/17

STANDARD

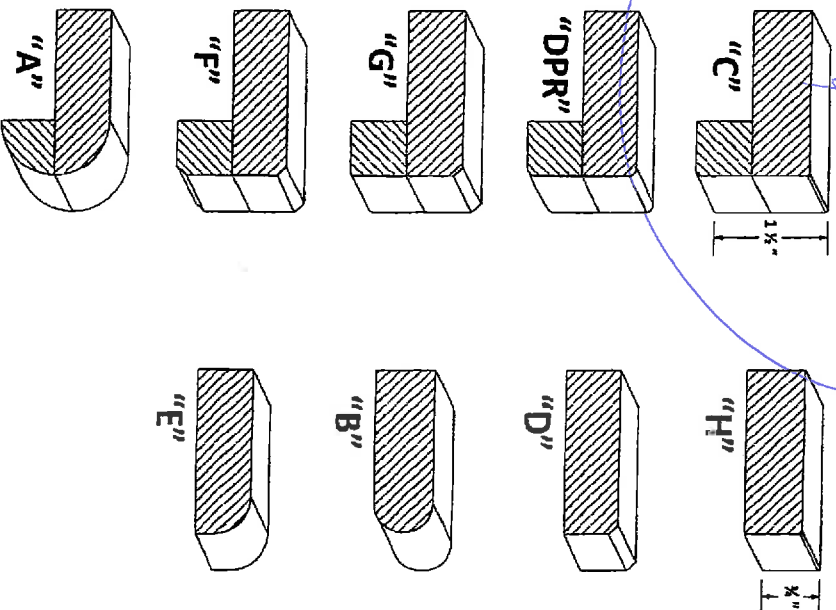


1. H. SK

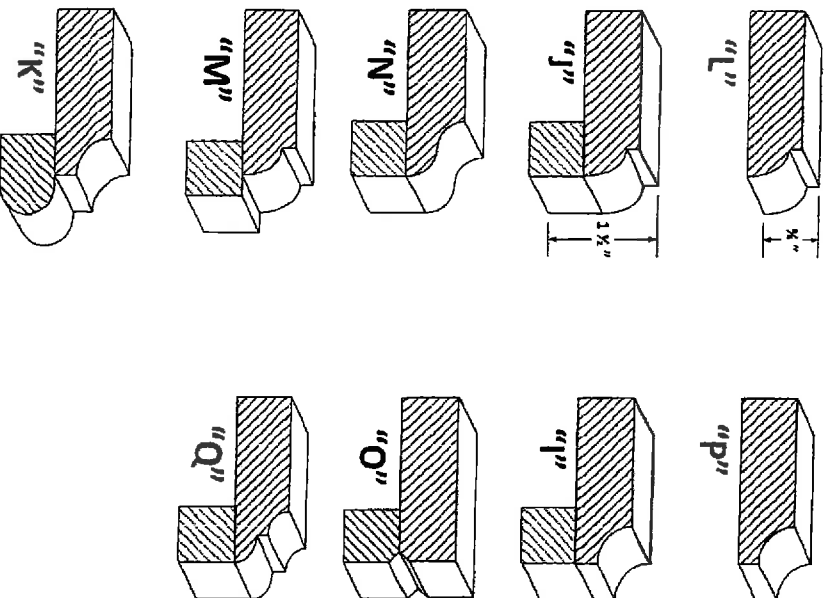
ZANCOR HOMES  
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

*Decker*



UPGRADES



LOT / SITE

*LAUSF1*  
*Lot 197*

PURCHASER SIGNATURE

*[Signature]*





## APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

97-Juniata

DATE:

May 4/17

SITING:

☐

Standard

☐

Reverse

### RANGE

- ☒ 30" (STD)  
☐ 36"  
☐ 48"  
☐ GAS

- ☐ AMPS \_\_\_\_\_  
☐ AMPS \_\_\_\_\_  
☐ AMPS \_\_\_\_\_

☐ COOKTOP (DROPIN)

☐ 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  
☒ TOP LOAD

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

1/H **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.

1/H 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.

1/H 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

[Signature]

May 4/17

Purchaser Signature

Date

[Signature]

May 4/17

ZANCOR  
HOMES

May 4/17

PRICES ARE SUBJECT TO CHANGE  
WITHOUT NOTICE E.O.E.

### TUB OPTIONS

Lot 197

**\*\* PRICES ARE IN LIEU OF STANDARD \*\***

**\*\* Whirlpool prices include electrical \*\***

**\*\*NOTE: Not all tub sizes will fit based on bathroom layouts**

### SKIRTED TUBS

Mirolin Phoenix - 5' foot	GENERAL	CASTLES ONLY
PA3060 L/R	\$	\$
Whirlpool Option L/RAW	ADD \$	\$
PA3060 L/RAW (6 Jets, 2 foot jets)		
*includes electrical		

60 x 30 x 20

Mirolin Phoenix 3 - 6' foot	GENERAL	CASTLES ONLY
PA7234 L/R		
Whirlpool Option L/RAW	ADD \$	
PA7234 L/RAW (6 Jets, 2 foot jets)		
*includes electrical		

72 x 34 x 20

Mirolin Adora 60x30 5' Foot	GENERAL	CASTLES ONLY
B0625	\$	

60 x 32 x 21

Maax Casa AFR 5' Foot	GENERAL	CASTLES ONLY
101092-000-001 L/R	\$	\$
Whirlpool Option	ADD \$	
101092-001 (4 Pro Jets)		
*includes electrical		
AeroEffect Option	ADD \$	\$
101092-103 (36 air jets)		
*includes electrical		

60 x 30 x 21

1-Extra  
1-Extra  
1-Extra

**(New Image Kitchens)**

4/17 may 2017



1. H. 20

master

14/11/20

Ensett 4



## 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 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 in fluctuation in hardwood flooring materials.

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### 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