



CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Yizhong Jiang and Jing Jing Zhu

TEL. RES.: 416-801-7388 BUS.: 905-503-2618

LOT / PHASE	HOUSE TYPE	PRINT DATE
151N / 2	FISHER (42-05) ELEV B	13-Jul-17

Ref#	Quantity - Description	Approved Notes	
3669	INCREASE 3 BASEMENT WINDOWS TO 30" x 24" IF POSSIBLE (LOCATION AS PER SKETCH)	13Jul17	
3670	MAIN FLOOR "SMOOTH CEILING"	13Jul17	
3671	2ND FLOOR "SMOOTH CEILING"	13Jul17	
3672	DINING ROOM - ADD OPTIONAL COFFERED CEILING	13Jul17	
3673	GREAT ROOM - ADD OPERABLE WINDOW (LOCATION AS PER SKETCH)	13Jul17	
3674	MASTER BEDROOM- ADD OPERABLE WINDOW (LOCATION AS PER SKETCH)	13Jul17	
3675	DEN - ADD OPT. INTERIOR DOUBLE CLEAR GLASS 15 LIE FRENCH DOOR,INCLUDES WAS AS PER PLAN	13Jul17	
3797	LAUNDRY ROOM - ADD STANDARD UPPERS TO LAUNDRY ROOM	13Jul17	
3798	TRIM - UPG (1) "COLONIAL STYLE" 3" CASTING AND 5"1/4" BASEBOARDS THROUGHOUT	13Jul17	
3799	UPG (4) 20 X 20 TILE IN THE FOYER, POWDER ROOM , KITCHEN & BREAKFAST AREA IN LIEU OF STANDARD TILE	13Jul17	
3800	KITCHEN ISLAND ADD CAPPED CEILING LIGHT W/ SEP SWITCH TO BE CENTERED OVER ISLAND (AS PER SKETCH)	13Jul17	
3801	KITCHEN - ADD DEEP UPPERS ABOVE FRIDGE W/ 2 GABLES	13Jul17	
3802	TWIN BATH BATHROOM ADD STD CEILING TILE ENCLOSURE	13Jul17	
3803	TWIN BATH 2 - ADD STD CEILING TILE ENCLOSURE	13Jul17	
3804	MASTER ENSUITE - ADD VANITY DRAWER (SET OF 3) (LOCATION AS PER SKETCH)	13Jul17	
3805	TWIN BATH 2 - ADD VANITY DRAWERS (SET OF 3) (LOCATION AS PER SKETCH)	13Jul17	
3806	DELETE ALL WHITE CERAMIC ACCESSORIES	13Jul17	
3807	STAIRS UPG (3) 2 RINGS (NO FLUTES), MATCHING POST AND GROOVED HANDRAIL.	13Jul17	
4168	KITCHEN ADD (1) SET OF POTS & PAN DRAWERS (AS PER LOCATION ON SKETCH)	13Jul17	
4297	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 In	13Jul17	
4298	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	13Jul17	
4299	OPTIONAL 5 BEDROOM PLAN *AS PER AGREEMENT OF PURCHASE AND SALE	13Jul17	



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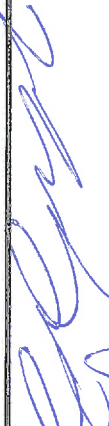







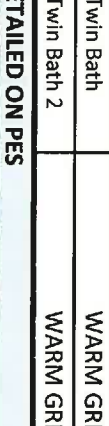


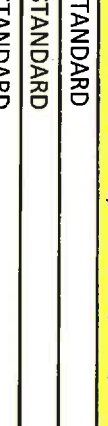
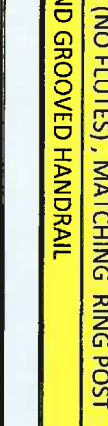
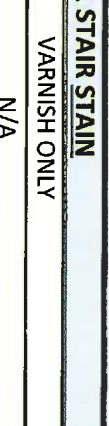

LOT / PHASE	HOUSE TYPE	PRINT DATE
15IN / 2	FISHER (42-05) ELEV B (OPT: 5 BED)	13-Jul-17

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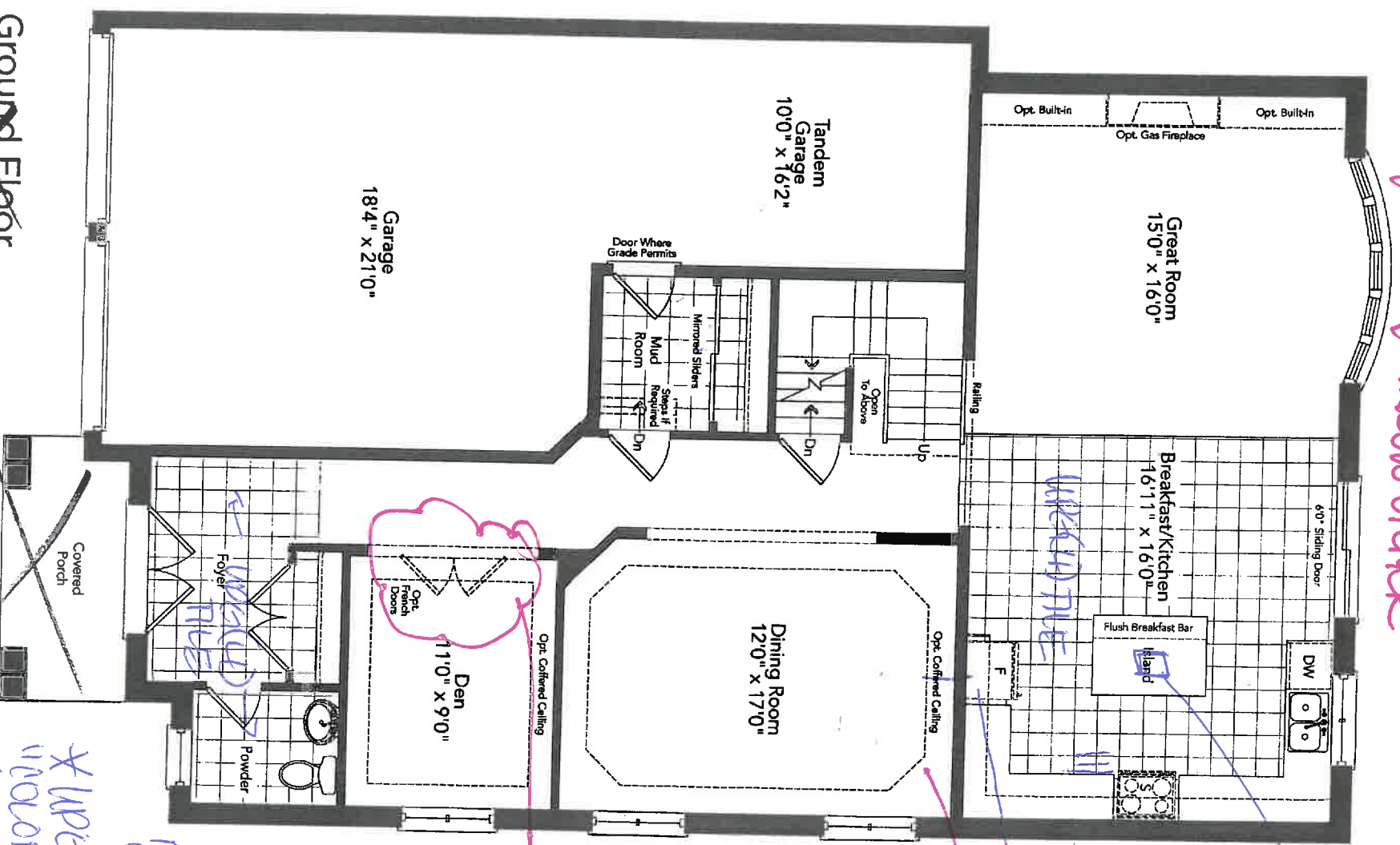
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SHAKER PVC -CHOCOLATE BROWN	H800BC	GIALLO ORNAMENTAL-LIGHT	C		
Island	STD SHAKER PVC -CHOCOLATE BROWN	H800BC	GIALLO ORNAMENTAL-LIGHT	C		
Master Ensuite	STD MOSAIC OAK -TIMBE GREY	H500BC	CALCUTTA MARBLE-4925-07	STD		
Twin Bath	STD SHAKER PVC-TUXEDO	H500BC	POLAMO POLAR-6598-46	STD		
Twin bath 2	STD 300 SERIES PVC-HONEY APPLE	H500BC	VENETIAN IVORY-4928-38	STD		
Powder Room	N/A	H800BC				
Laundry	STD 400 SERIES PVC - WHITE					
TILES						
Main Foyer	UPG (4) CALCUTTA GRIS 20 X 20 TILE		INSERTS	THRESHOLDS		
Powder Room	UPG (4) CALCUTTA GRIS 20 X 20 TILE					
Mud Room	BELLINA CREAM 13 X 13					
Main Hall	N/A					
Kitchen Floor	UPG (4) CALCUTTA GRIS 20 X 20 TILE					
Breakfast Floor	UPG (4) CALCUTTA GRIS 20 X 20 TILE					
Kitchen Bk.Splash	N/A					
Laundry 2nd Floor	NEW ALBION GREY 13 X 13					
Mstr Ensuite Floor	NEW ALBION GREY 13 X 13					
Mstr Ensuite Shower	NEW ALBION GREY 8 X 10					
Mstr Ens Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARA			BIANCO CARRARA		
Twin Bath Floor	MALENA ICE 13 X 13					
Twin Bath Tub Wall	MELENA ICE 8 X 10			BIANCO CARRARA		
Twin Bath 2 Floor	BELLINA GREY 13 X 13					
Twin Bath 2 Tub Wall	BELLINA GREY 8 X 10			BIANCO CARRARA		
HARDWOOD / CARPET						
Dining Room	STD 3"-1/4" NATURAL OAK HARD WOOD					
Great Room	STD 3"-1/4" NATURAL OAK HARD WOOD					
Den	STD 3"-1/4" NATURAL OAK HARD WOOD					
Kitchen * (Waiver)	N/A					
Main Foyer * (Waiver)	N/A					
Main Hall	STD 3"-1/4" NATURAL OAK HARD WOOD					
Upper Hall	STD-OPENING NIGHT CARPET - T07					
Master Bedroom	STD-OPENING NIGHT CARPET - T07					
Bedroom 2	STD-OPENING NIGHT CARPET - T07					
Bedroom 3	STD-OPENING NIGHT CARPET - T07					
Bedroom 4	STD-OPENING NIGHT CARPET - T07					
Bedroom 5	STD-OPENING NIGHT CARPET - T07					
Carpet Underpad	STANDARD UNDERPAD					
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 ACCESSORIES	Location				
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL	151N	
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:	VARNISH ONLY		
White Paint Req'd	N/A		
Main to 2nd Railing Details:	UPG (3) 2 RINGS (NO FLUTES) , MATCHING RING POST		
Main to Basement Railing Details:	AND GROOVED HANDRAIL		
TRIM			
Casing/Baseboards	UPG (1) "COLONIAL STYLE" 3" CASING & 5" 1/4" BASEBOARDS		
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	WARM GREY	Bedroom 5	WARM GREY
Main/Upper Hall	WARM GREY	Master Ens.	WARM GREY
Laundry 2nd Floor	WARM GREY	Twin Bath	WARM GREY
Powder Room	WARM GREY	Twin Bath 2	WARM GREY
PLUMBING- UPGRADES TO BE DETAILED ON PES			
FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD		
Powder Room	STANDARD		
Master Ensuite	STANDARD		
Twin Bath	STANDARD		
Twin 2nd Bath	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:	INNISFIL	LOT: 151N	
PURCHASER(S):	YIZHONG JIANG JING JING ZHU		
HOME #/CELL #	416-802-7388/416-528-2902		
EMAIL:	jizhong@yahoo.com		
DÉCOR NOTES			
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.			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			

ADDITIONAL
MUDROOM OPENING



ADD CAPPED
BEHIND LIGHT
W/ 5/8" SLOITCH
(TO BE CHANGED
OVER 15/16")

POSS. PAUL
DRINKS (SET OF 3)

ADD DEEP WIRE
UP 2 GROUPE

ADD CAPPED
CEILING TO
DINING ROOM

ADD OPT. INTERIOR
DOUBLE CLEAR
GLASS 15 LITE
FRENCH DOORS,
INCL. ADDITIONAL
WHL, AS PER PLAN.

* UPG(3) STAIRS
RANGLS (NO FLUTES)
MATCHING POST &
GRAINED HANDRAIL

* UPG(1) TRIM
"NOCONLY STYLE"
3" ASING & 5/16" BARN DOORS

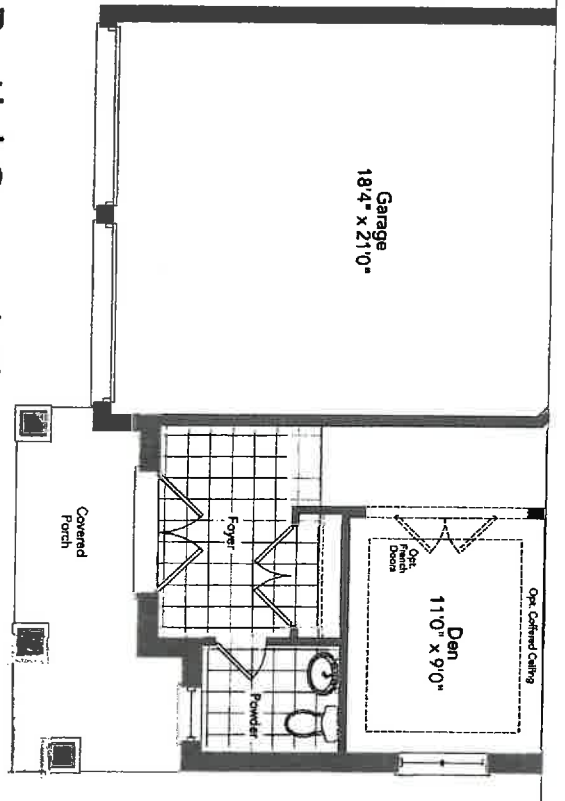
* SMOOTH CEILING
ON MAIN FLOOR

LOT 151N
1NN15F1L



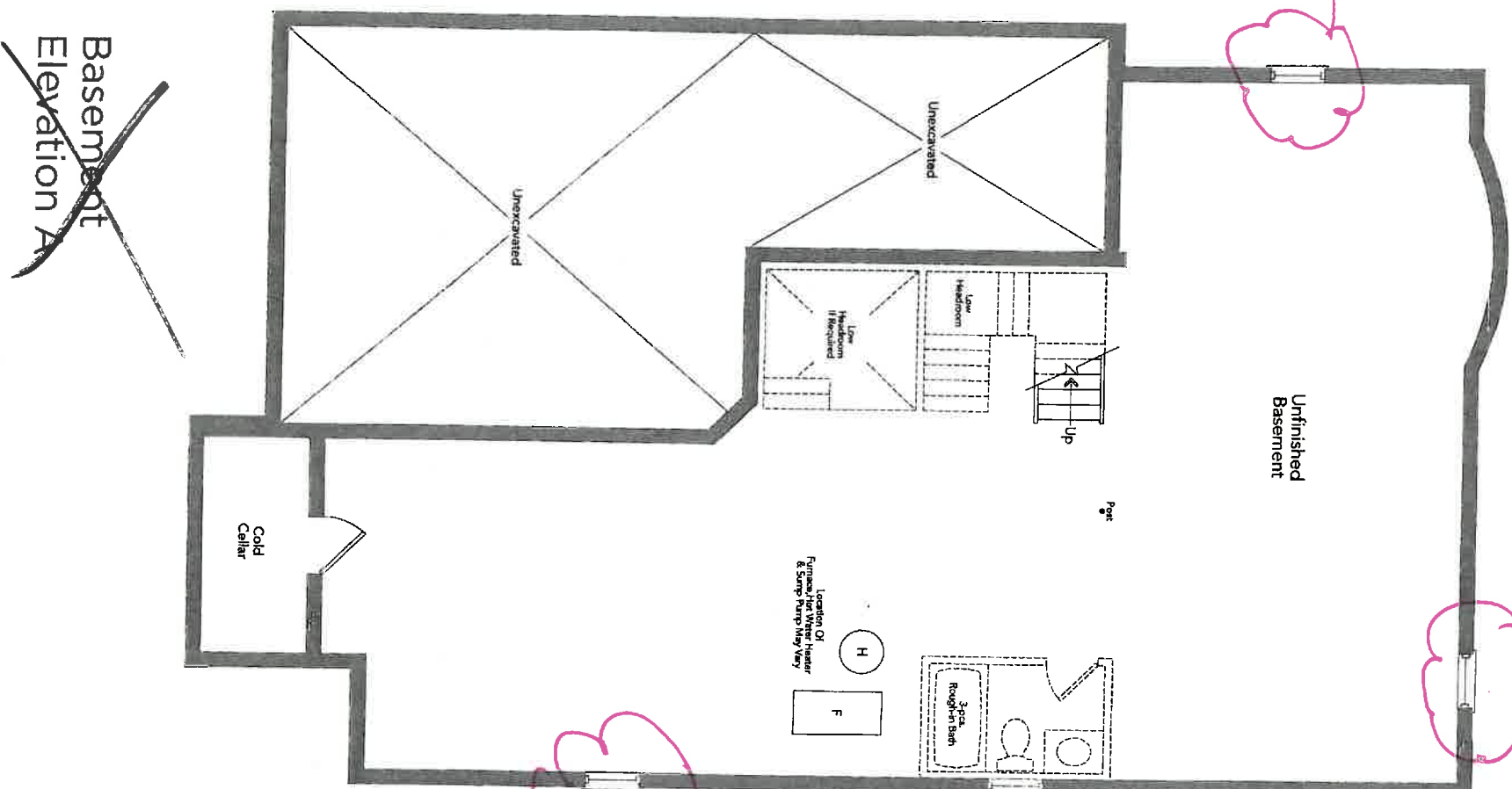
FISHER 42-05

Ground Floor
Elevation A



Partial Ground Floor
Elevation B

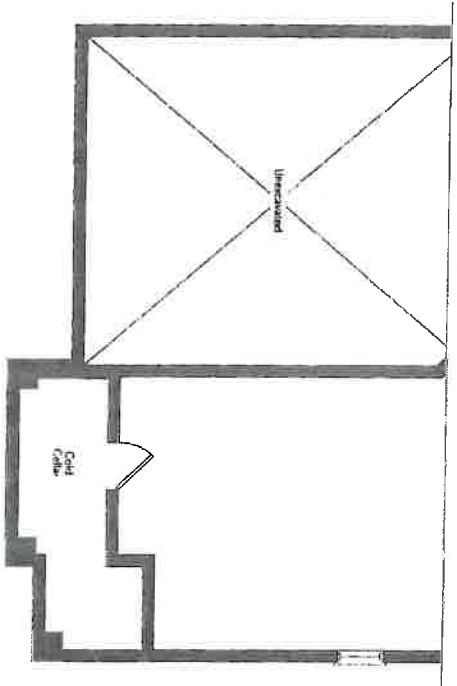
INCREASE
BASEMENT
TO 30X24
IN LUE OF
STANDARD



INCREASE
BASEMENT WINDOW
TO 30X24 IN
LUE OF
STANDARD

INCREASE
BASEMENT
WINDOW TO
30X24 IN LUE
OF STANDARD

~~Basement
Elevation A~~



Partial Basement
Elevation B

LOT 151N
IN N15E1E

FISHER 42-05

Drawn by: **MGER**
Revised:

Drawing number:

A diagram of a rectangular box with a dashed line in the center, creating two equal halves. The text "30cm DEEP" is written in the center. The label "B70" is written in each of the four corners of the box.

LAUNDRY (STD).

80-76

80-76

80-76

2450

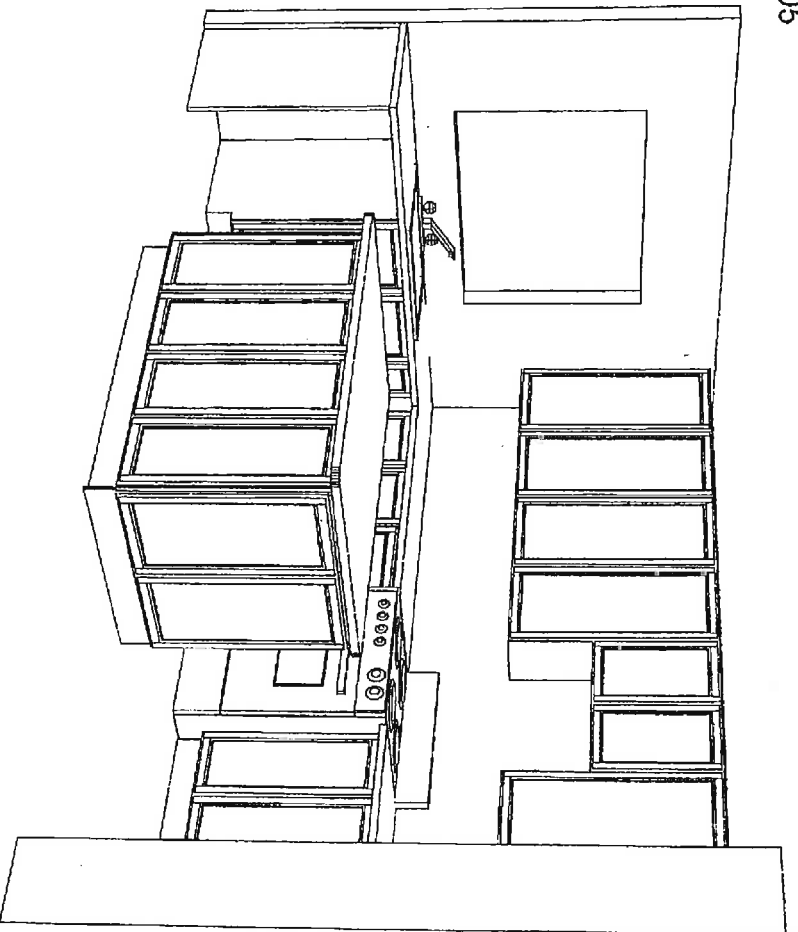
POT
PART
DRAWER
(set of
3)

LOT 151X1
1X1N1S71C

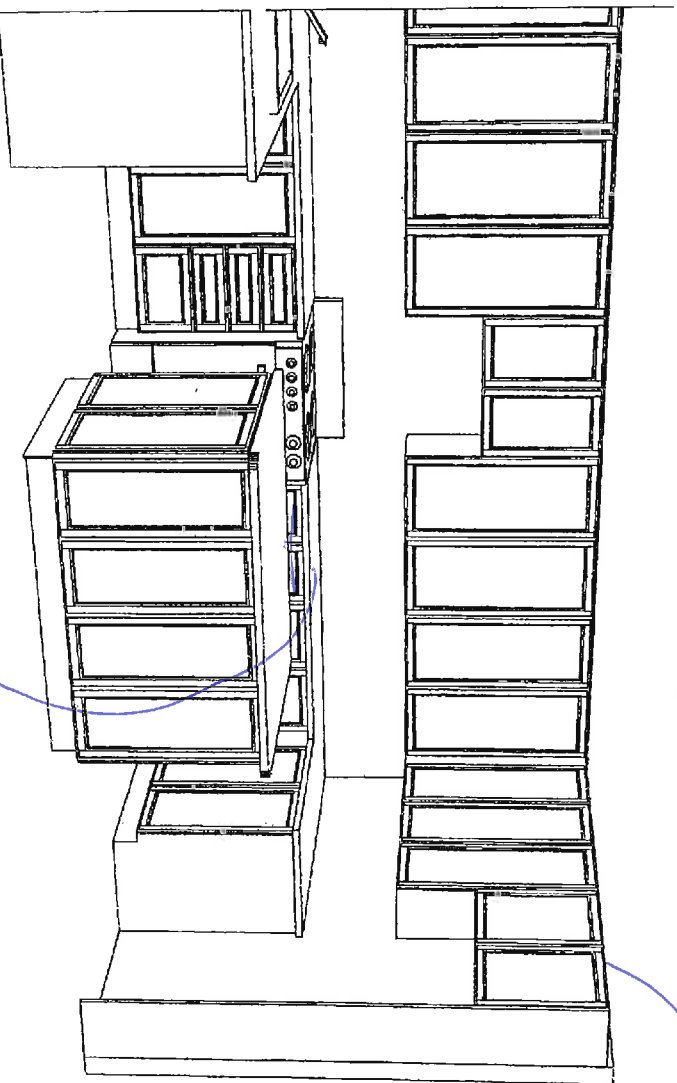
LOT 151A
INNISFIL
Ⓟ Ⓟ

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

MODEL: 42-05



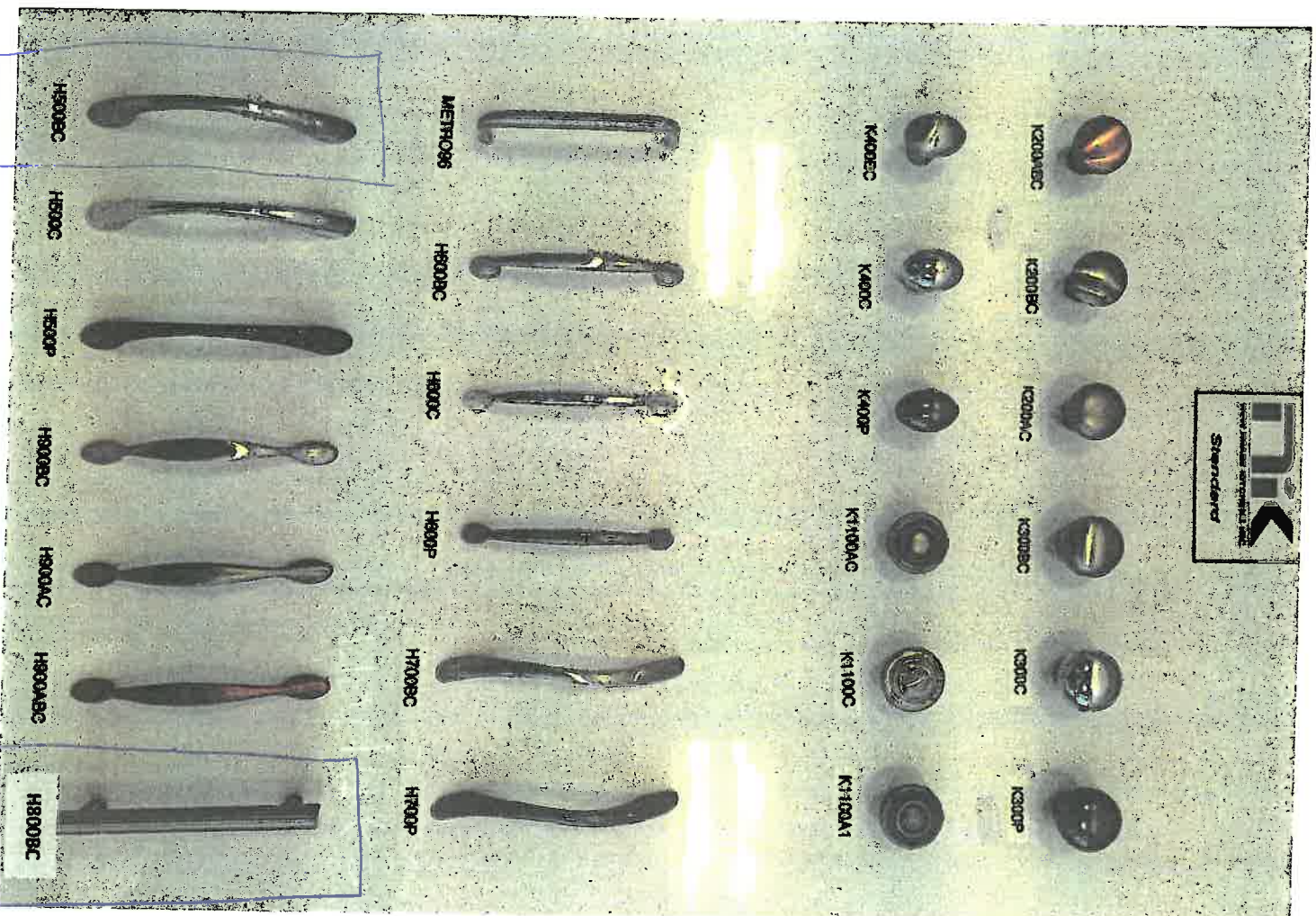
ADD
DEER
WARTS
w/ 2
CHAIRS



next to
stove - pots & pans
DRAWER (set of 3)

STANDARD CABINET HARDWARE

(New Image Kitchens)



Master suite

Twin Bath

Twin 2 Bath

Lot 151 N

1515 FL

Kitchen 1

Island

and

Laundry

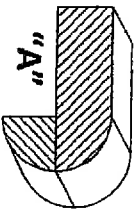
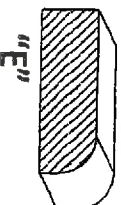
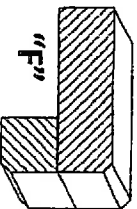
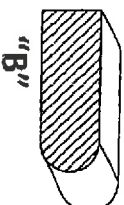
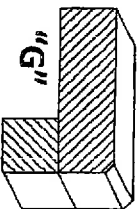
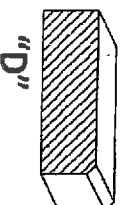
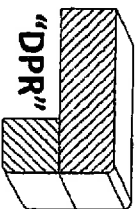
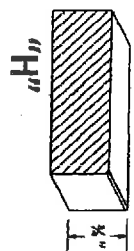
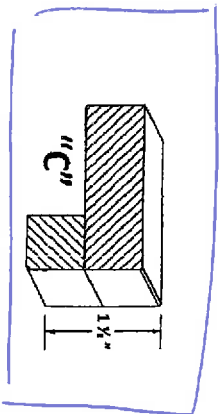
Room

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

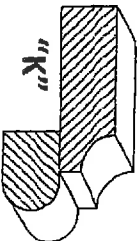
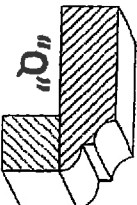
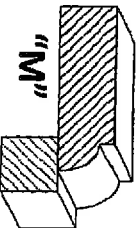
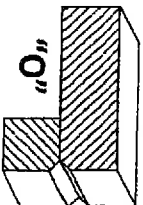
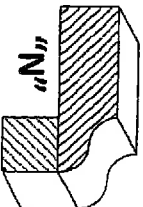
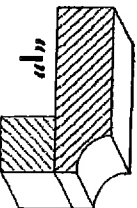
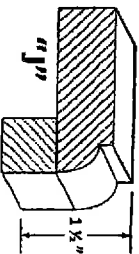
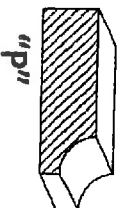
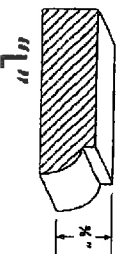
STANDARD

Kitchen -
Island.






UPGRADES



151K1-1N415F1L
LOT / SITE


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

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

SITE

100115511

LOT

151A1

DATE

June 8 2017



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

1514144187L

DATE: June 8 2017

SITING:

☒ Standard

☐ Reverse

RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROP IN)

☐ 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

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 Zanacor 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

June 8th, 2017

Purchaser Signature

[Signature]

Date

June 8th, 2017