



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

PURCHASER: Yuri Kaspin

TEL: RES.: 416-890-7885

LOT / PHASE	HOUSE TYPE	PRINT DATE
142N / 2	MASTHEAD (42-06) ELEV A ✓	13-Jul-17

Ref#	Quantity - Description	Approved	Notes
3746	KITCHEN SINK UPG TO BLANCO QUATRUS R15 U SUPER SINGLE MODEL NUMBER 401518 ✓	13Jul17	
3747	GREAT ROOM--INSTALL GAS FIREPLACE - INCLUDES STANDARD MANTEL "NF 8 STYLE" FIREPLACE WILL COME INTO ROOM , AS PER PLAN ✓	13Jul17	
3748	KITCHEN - ADD STD CROWN MOULDING TO KITCHEN CABINETS ✓	13Jul17	
3749	KITCHEN - POTS & PANS DRAWERS SET OF 3 (SEE SKETCH FOR LOCATION) ✓	13Jul17	
3750	MASTER ENSUITE VANITY SET OF 3 DRAWERS (LOCATION AS PER SKETCH) ✓	13Jul17	
3751	TWIN BATH VANITY SET OF 3 DRAWERS (LOCATION AS PER SKETCH) ✓	13Jul17	
3752	EXTERIOR 6 POTLIGHTS INSTALLED IN SOFFIT (LOCATION AS PER SKETCH) WITH SEPARATE SWITCH ✓	13Jul17	
3753	KITCHEN - DELETE UPPER CABINETS ABOVE STOVE AND CENTER 6" VENT TO ACCOMODATE FUTURE CHIMNEY HOOD FAN. ✓	13Jul17	
3754	MASTER ENSUITE SHOWER FLOOR UPG (5) 2 X 2 MARBLE TILE (BLANCO CARRARA POLISHED MARBLE) ✓	13Jul17	
3755	UPPER HALL WAY - UPG (4) HARDWOOD IN LIEU OF CARPET ✓	13Jul17	
3756	MAIN FLOOR, UPG (4) HARDWOOD IN MAIN HALL, GREAT ROOM, KID'S PLAY ROOM,DEN AND DINING ROOM ✓	13Jul17	
3757	UPG (6) 24 X 24 " ALL WHITE LUX" TILES FOYER, POWDER ROOM, BREAKFAST/KITCH, MASTER ENSUITE, ENSUITE 2 BATH, TWIN BATH AND LAUNDRY /MUD ROOM ** GROUT TO MATCH AS CLOSE AS POSSIBLE" & ** TILE TO BE INSTALL. CLOSE IF POSSIBLE" ✓	13Jul17	
3758	STAINING OF THE STAIRS TO MATCH AS CLOSE AS POSSIBLE ✓	13Jul17	
3759	FOYER EXTENSION OF 24 X 24 TILE INTO MAIN HALL (AS PER SKETCH) ✓	13Jul17	
3760	NO STRUCTURAL CHANGES ✓	13Jul17	
3761	DELETE ALL WHITE CERAMIC ACCESSORIES ✓	13Jul17	
3978	MASTER BEDROOM, BEDROOM 2, BEDROOM3 AND BEDROOM 4 UPG (1) CARPET "CITYVIEW" IN ALL BEDROOMS IN LIEU OF STANDARD CARPET ✓	13Jul17	
3979	KITCHEN KNOB REQUEST IF POSSIBLE ALL DRAWERS IN KITCHEN ONLY TO HAVE TWO KNOBS IN LIEU OF ONE (AS PET SKETCH ON POT & PAN DRAWERS AND SET OF DRAWERS BY STOVE ONLY) ✓	13Jul17	
4303	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") BBO Gas line	13Jul17	



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4304	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	13Jul17	

This Document is Extremely Time Sensitive - Printed 13 Jul 17 at 17:22

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD SIERRA PVC -WHITE	K300BC	BIANCO SARDO -STD GRANITE	C		
Island	STD 400 SERIES PVC WHITE	K300BC	BIANCO SARDO -STD GRANITE	C		
Master Ensuite	STD SHAKER PVC -TUXEDO	K300BC	CALCUTTA MARBLE -4925K-07	STD		
Ensuite	STD SHAKER PVC -TUXEDO	K300BC	CALCUTTA MARBLE -4925K-07	STD		
Twin Bath 2	STD SHAKER PVC -TUXEDO	K300BC	CALCUTTA MARBLE -4925K-07	STD		
Powder Room	N/A					
Laundry	N/A					
TILES						
Main Foyer	UPG (6) ALL WHITE LUX 24" X 24"		INSERTS	THRESHOLDS		
Foyer Extension	UPG (6) ALL WHITE LUX 24" X 24"					
Powder Room	UPG (6) ALL WHITE LUX 24" X 24"					
Laundry Room (main floor)	UPG (6) ALL WHITE LUX 24" X 24"					
Main Hall	UPG (6) ALL WHITE LUX 24" X 24"					
Breakfast Floor	UPG (6) ALL WHITE LUX 24" X 24"					
Kitchen Bk. Splash	UPG (6) ALL WHITE LUX 24" X 24"					
	N/A					
Master Ensuite Floor	UPG (6) ALL WHITE LUX 24" X 24"					
Master Ensuite Shower Wall	UNI/WALL WHITE 8" X 10"					
Master Ens Shower Floor	BIANCO CARRARA MARBLE 2" X 2" -POLISHED MOSIAC					
Master Shower Jamb	BIANCO CARRARA			BIANCO CARRAR		
Ensuite Bath Floor	UPG (6) ALL WHITE LUX 24" X 24"					
Ensuite Bath Tub Wall	UNI/WALL WHITE 8" X 10"			BIANCO CARRAR		
Twin Bath 2 Floor	UPG (6) ALL WHITE LUX 24" X 24"					
Twin Bath 2 Tub Wall	UNI/WALL WHITE 8" X 10"			BIANCO CARRAR		
HARDWOOD / CARPET						
Dining Room	UPG (4) 5" OAK HARDWOOD -SAWN WIRE BRUSHED - VENUS					
Great Room	UPG (4) 5" OAK HARDWOOD -SAWN WIRE BRUSHED - VENUS					
Den	UPG (4) 5" OAK HARDWOOD -SAWN WIRE BRUSHED - VENUS					
Kitchen *(Walner)	N/A					
Main Foyer *(Walner)	N/A					
Main Hall	UPG (4) 5" OAK HARDWOOD -SAWN WIRE BRUSHED - VENUS					
Upper Hall	UPG (4) 5" OAK HARDWOOD -SAWN WIRE BRUSHED - VENUS					
Master Bedroom	UPG (1) CITYVIEW CARPET - 917 DOWNTOWN					
Bedroom 2	UPG (1) CITYVIEW CARPET - 917 DOWNTOWN					
Bedroom 3	UPG (1) CITYVIEW CARPET - 917 DOWNTOWN					
Bedroom 4	UPG (1) CITYVIEW CARPET - 917 DOWNTOWN					
Carpet Underpad	STANDARD UNDERPAD					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	N/A	MANTLE		NP8
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES				PLASTER MOULDING		
MIRRORS	YES	Opt. Crown Moulding				
Bathroom Accessories	DELETE ALL ACCESSORIES	location				
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL		142N

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.

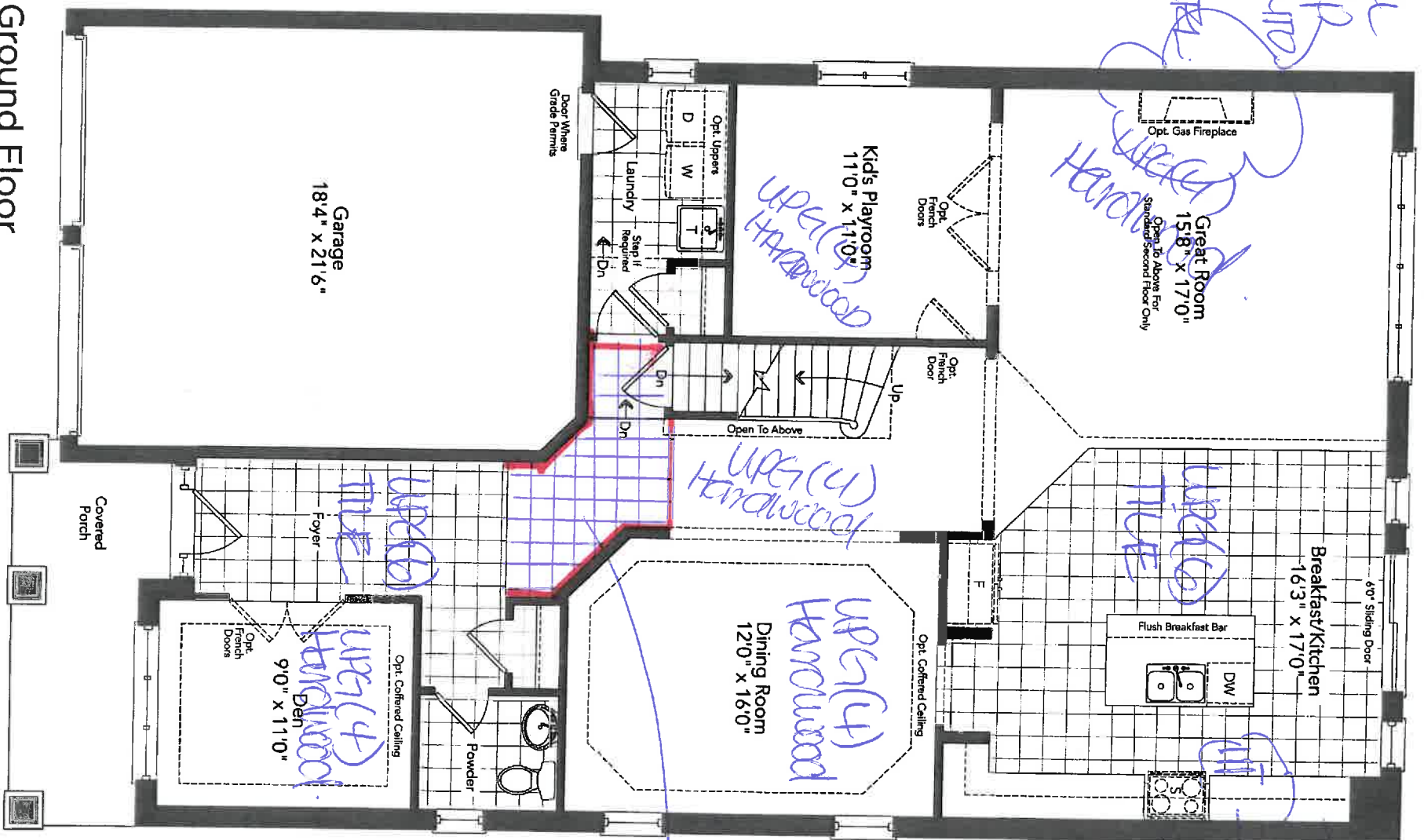
416

JUN 29 2017

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE			
White Paint Req'd	STANDARD			
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	BIRCH WHITE	Master Beds	BIRCH WHITE	
Foyer	BIRCH WHITE	Bedroom 2	BIRCH WHITE	
Dining Room	BIRCH WHITE	Bedroom 3	BIRCH WHITE	
Great room	BIRCH WHITE	Bedroom 4	BIRCH WHITE	
Den	BIRCH WHITE	Master Ens.	BIRCH WHITE	
Main/Upper Hall	BIRCH WHITE	Ensuite	BIRCH WHITE	
Laundry	BIRCH WHITE	Twin Bath 2	BIRCH WHITE	
Powder Room	BIRCH WHITE			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	SINK UPGRADE	STANDARD	UPG SINK BLANCO QUATRUS R15 U SUPER SINGLE MODEL # 401518	
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Ensuite Bath	STANDARD	STANDARD		
Twin Bath 2	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		✓		
WATERLINE to Fridge		✓		
Hood Fan Venting SIZE	YES 6"	✓	BUILDERS STANDARD	
ELECTRICAL for Built-in Oven		✓		
ELECTRICAL for Built-in Micro / OTR		✓		
ELECTRICAL for Gas Stove / Cooktop		✓		
ELECTRICAL for Bar Fridge		✓		
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 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	LOT: 142N		
PURCHASER(S):	YURI KASPIN		Purchaser Signature Date JUN 14 2017	
HOME #/CELL #	416-890-7885		Purchaser Signature Date	
EMAIL:	URRAKASPIN@GMAIL.COM		Purchaser Signature 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 ***			DÉcor Consultant Signature Date JUN 29 2017	
			Vendor Signature Date	

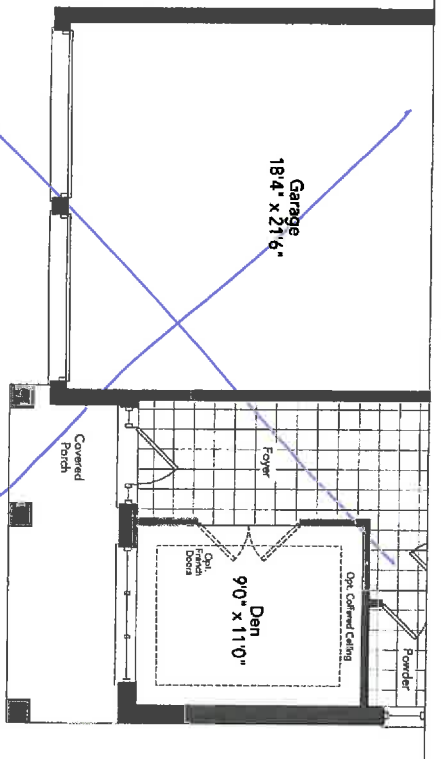
INSTALL
GAS F/P
BUILT-IN
ROOM
STD. MATH



STD UPER
CEILING MULTIPLE
POSSIBLE
DEVICES
(SET OF 3).
DEVE
UPPER CREATS
FOR FUTURE
CRIMINAL
FAN.

UPG(6)
9'0" x 11'0"
ALL WHITE LK
TILE
GREAT TO
MATCH AS
MOST AS
POSSIBLE
* Foyer
* Powder RM
* Kitchen/
Breakfast
* Laundry RM
MUD RM

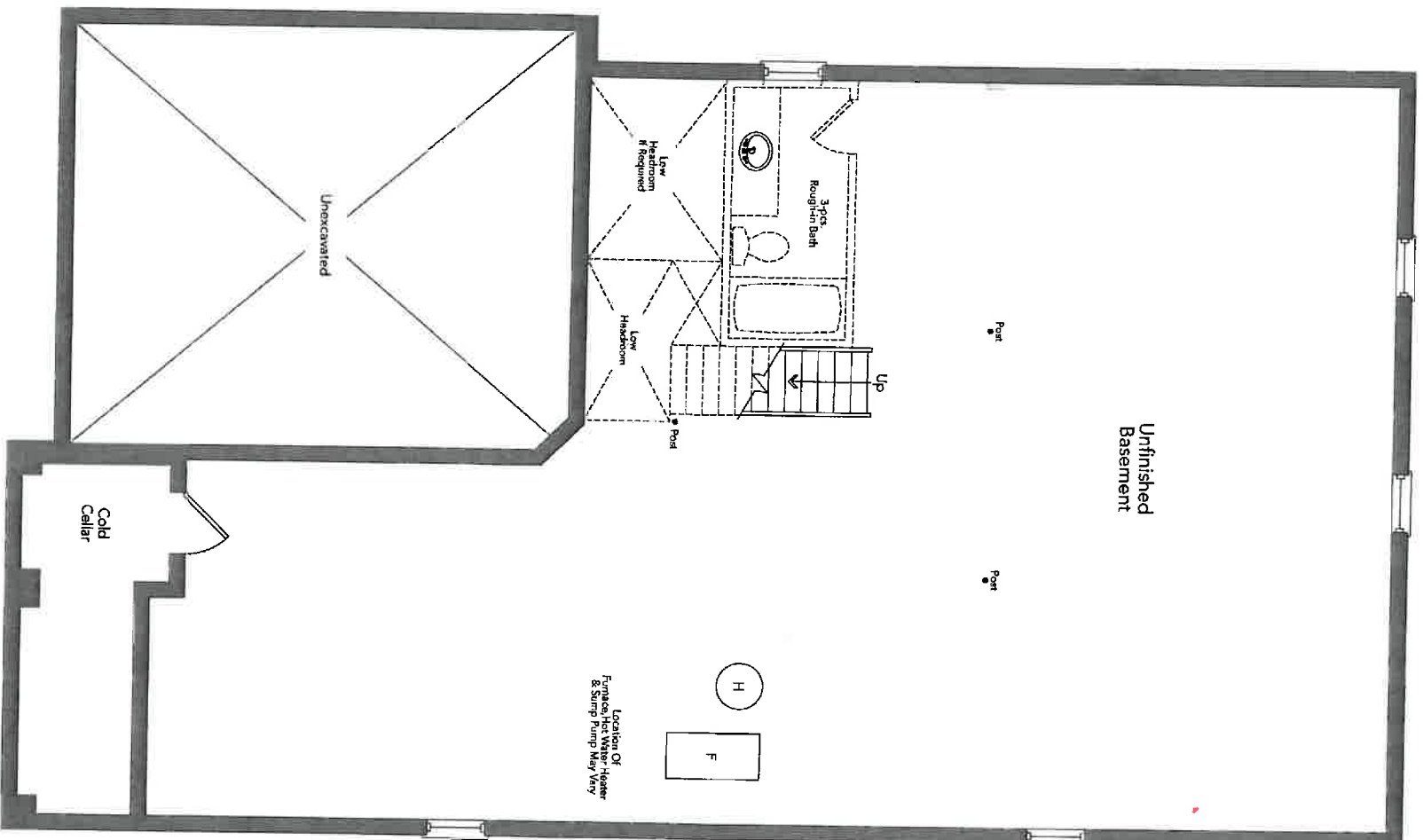
Ground Floor
Elevation A



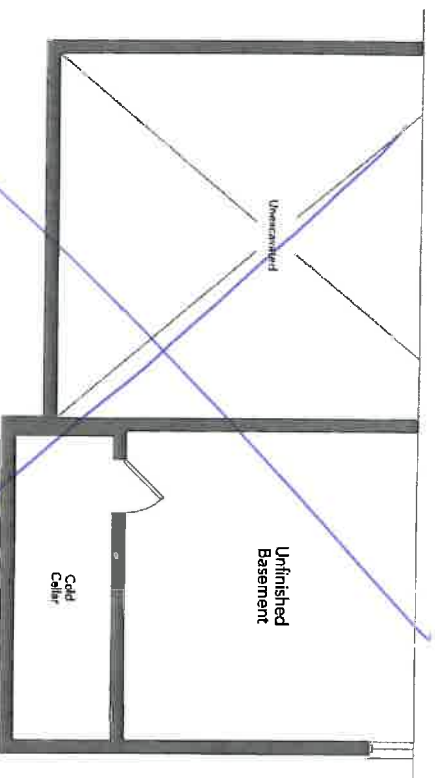
Partial Ground Floor
Elevation B

* STAIRS OF STAIRS
TO MATCH AS
MUCH AS POSSIBLE

KOT 142K
IN KIFIL
MASTHEAD 42-06



Basement
Elevation A



Partial Basement
Elevation B

LOT 142X1
11X15F1L
YK

MASTHEAD 42-06

EXTERIOR The Masthead 'A'

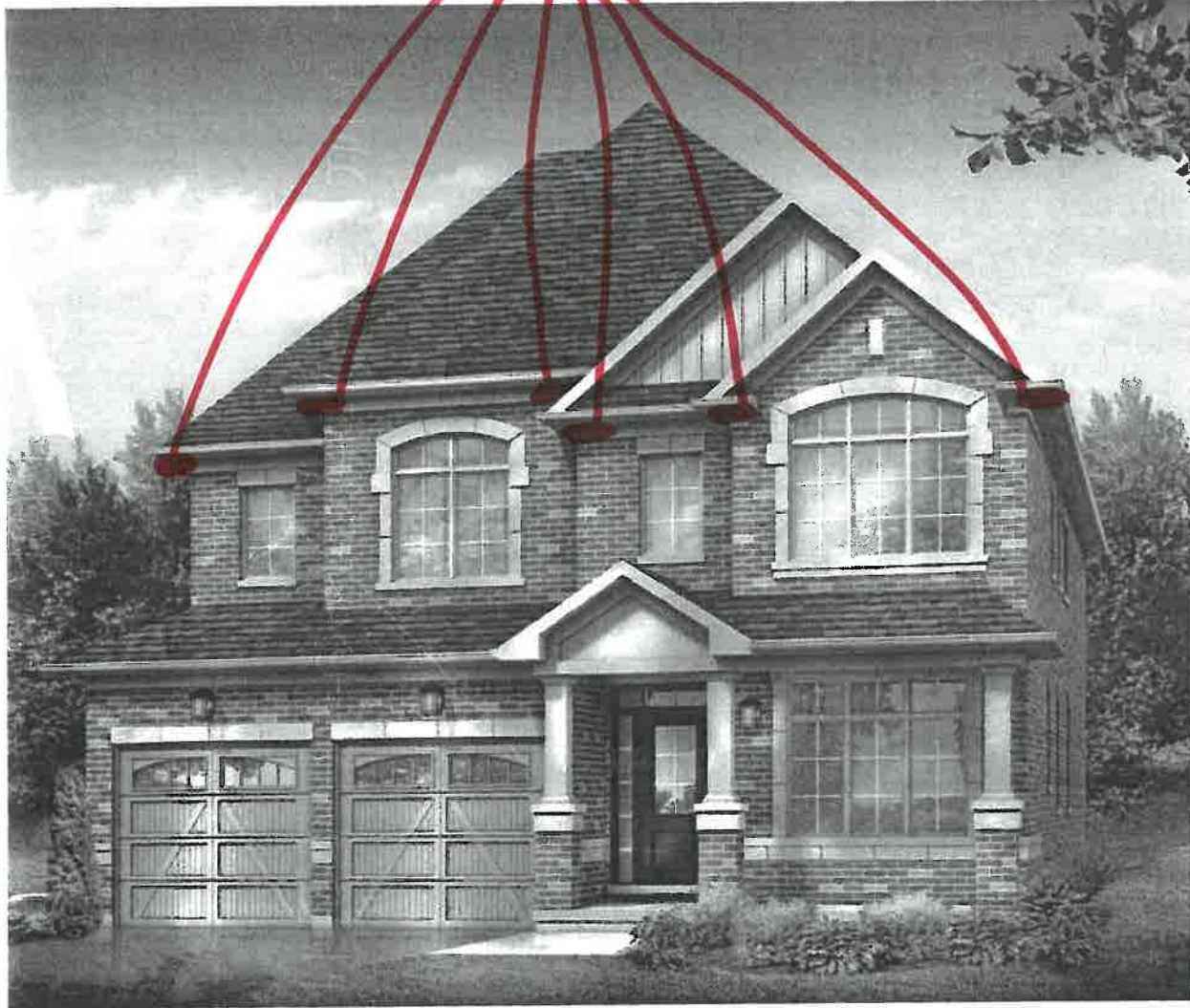
LOT 142N-111N13F1L



6 EXTERIOR POTLIGHTS
INSTALL IN SOFFIT
ON SEP./SWITCH

Elevation A 3049 sq.ft. – Optional 5 Bedroom Floor Plan 3300 sq.ft.

Elevation B 3097 sq.ft. – Optional 5 Bedroom Floor Plan 3348 sq.ft.





Drawn by: MGER
Revised:

Drawing number:

Decker



* APD TMO ends

Diet for
uppers food
future food
fun



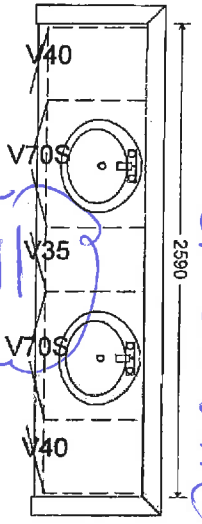
BURNING QUARTZES R15 u
SUPER SINKUE model # 401518

HOTEL
INNISFIL (12)

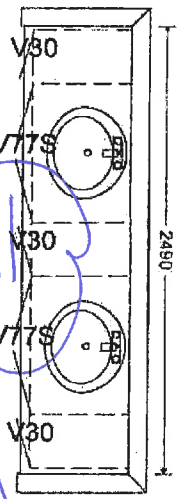
New Image Kitchens Inc.			
Scale:	Approved by:		Drawn by: MJE
Date: 10/10/15	Revised:		Drawing Number:
BELLE AIR SHORES, INNISFIL			
MODEL: 42-06 (OPT. SECOND FLOOR)			

MASTER
ENSUITE
CENTER
VANITY
DRAWERS
(SET OF 3)

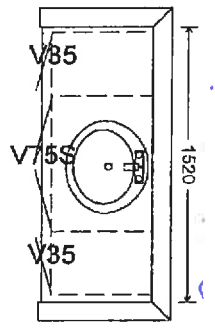
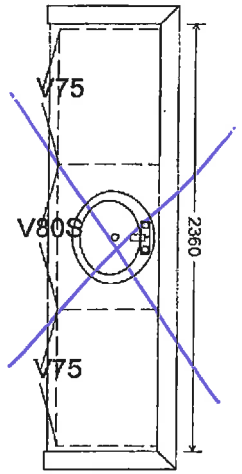
MASTER ENSUITE



TWIN BATH 2. TWIN BATH
ENSUITE BDRM 4 &
DRAWERS
(SET OF 3)



ENSUITE BDRM 2.

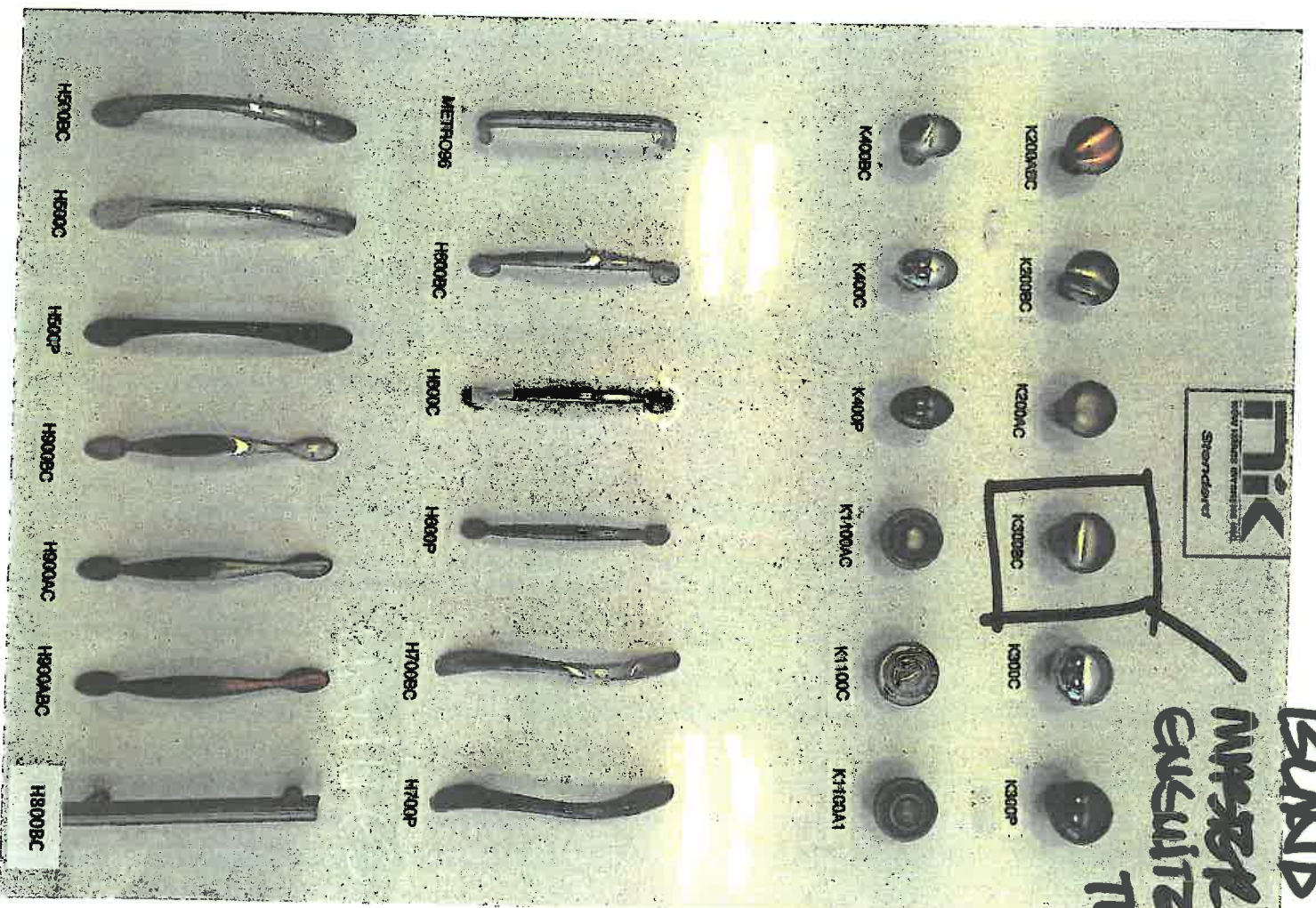


STANDARD CABINET HARDWARE

(New Image Kitchens)

KITCHEN
BATH

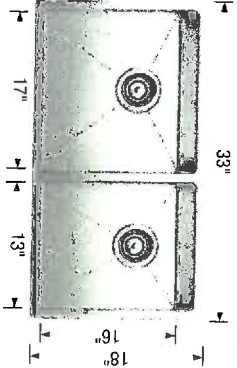
MASTER SUITE
EXECUTIVE AND
TWIN BATH

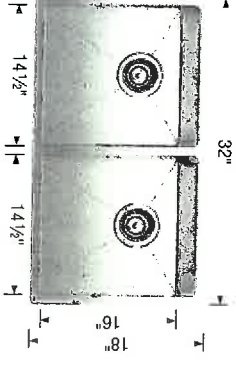


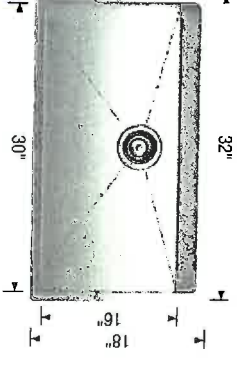
YIC
HOT 142N
INM/SFIL.

BLANCO QUATRUS™ R15
Undermount

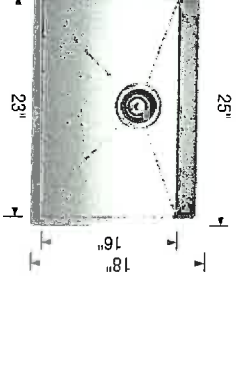
LOT 1424
INMISEIL

BLANCO QUATRUS™ R15 U 1¾		Optional Accessories	
	Sink Specifications	Model N°	
	Undermount	401520	
	Minimum Cabinet Size*	406451	Grid (LB)
	Bowl Depth	406450	Grid (SB)
	Cubed Weight	406345	Ash Cutting Board
		406344	Workstation
		517666	CapFlow™
		230694	Magnetic Caddy

BLANCO QUATRUS™ R15 U 2		Optional Accessories	
	Sink Specifications	Model N°	
	Undermount	401519	
	Minimum Cabinet Size*	406454	Grid
	Bowl Depth	406345	Ash Cutting Board
	Cubed Weight	406344	Workstation
		517666	CapFlow™
		230694	Magnetic Caddy

BLANCO QUATRUS™ R15 U SUPER SINGLE		Optional Accessories	
	Sink Specifications	Model N°	
	Undermount	401518	
	Minimum Cabinet Size*		
	Bowl Depth		
	Cubed Weight		

YK

BLANCO QUATRUS™ R15 U 1 MEDIUM		Optional Accessories	
	Sink Specifications	Model N°	
	Undermount	401517	
	Minimum Cabinet Size*	406452	Grid
	Bowl Depth	406345	Ash Cutting Board
	Cubed Weight	406344	Workstation
		517666	CapFlow™
		230694	Magnetic Caddy

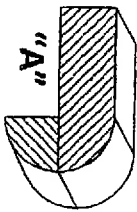
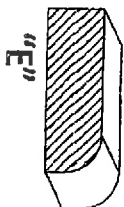
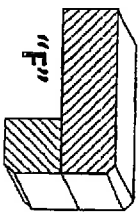
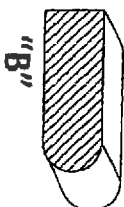
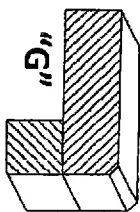
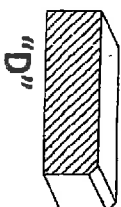
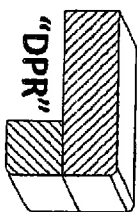
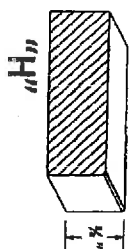
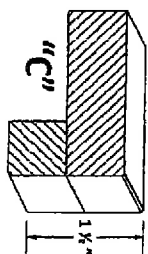
* Depending on cabinet construction, a different cabinet size may be required. Consult the cabinet manufacturer. See page 160 for important installation information.

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

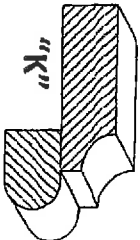
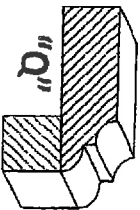
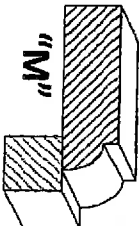
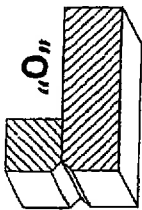
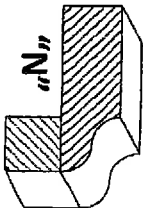
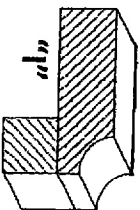
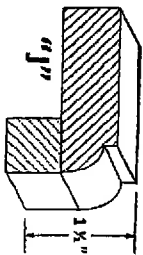
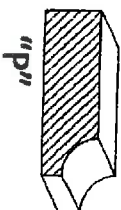
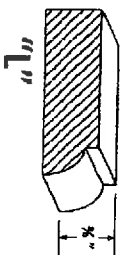
STANDARD

KITCHEN /
BATH

KL



UPGRADES



LOT / SITE
LOT 142X11N187L

PURCHASER SIGNATURE

KL

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.**

YK

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.

YK

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'.

YK

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.

YK

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.

YK

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.

YK

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.**

YK

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.

YK

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.

YK

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

SITE 1441571C

LOT 14241

DATE JUNE 14 2017

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

100812 LOT 142A

DATE:

June 14, 2017

SITING:

☐

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

☐ 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

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.

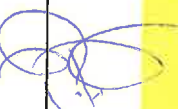
If specs not received, the standard openings as determined by Zancor Homes will be provided. If rework/repair is required due to late specs received, additional costs will be applied.

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



Date

June 14, 2017

Purchaser Signature

Date