



PURCHASER: Aati Siddiqi

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

TEL: RES: 416-786-7885

LOT / PHASE	HOUSE TYPE	PRINT DATE
139N / 2	BREAKER (50-05) ELEV B	13-Jul-17

Ref#	Quantity - Description	Approved	Notes
3180	ADD GARAGE MAIN DOOR TO EXTERIOR AT SIDE OF HOME IN LIEU OF WINDOW IN MUD ROOM NOTE 1-2 RISERS, COACH LIGHT	13Jul17	
3181	ADD INTERIOR DOOR AT THE TOP OF THE MUD ROOM LANDING, SHIFT STAIRS OVER AND ADD WALL TO ACCOMODATE SEE SKETCH	13Jul17	
3182	SMOOTH CEILING MAIN FLOOR ONLY	13Jul17	
3183	INCREASE THE HEIGHT OF 13 INTERIOR DOORS ON THE MAIN FLOOR TO 8 FT IN LIEU OF STANDARD	13Jul17	
3184	DELETE ALL STANDARD BATHROOM ACCESSORIES	13Jul17	
3185	DELETE ALL STANDARD BATHROOM MIRRORS	13Jul17	
3186	TILES UPGRADE # 5 FLOOR TILE IN KITCHEN AND BREAKFAST	13Jul17	
3187	TILE UP # 5 FOYER AND POWDER ROOM	13Jul17	
3188	HARDWOOD UP # 1 DEN, HALLWAY, LIVING/DINING ROOM, FAMILY ROOM IN LIEU OF STD HARDWOOD	13Jul17	
3189	TRIM UP # 1 STEP BASEBOARD AND TRIM	13Jul17	
3190	STAIN INTERIOR OAK STAIRS, TREADS, RISERS, POSTS, HANDRAIL, STRINGERS PAINT PICKETS WHITE ***PAINT GRADE PICKETS	13Jul17	* PAINT GRADE PICKETS *
3191	ELECTRICAL ADD PLUG ON KITCHEN ISLAND	13Jul17	
3192	LED POTLIGHTS (WARM LIGHTS) 10 - FAMILY ROOM ON SEPARATE SWITCH KEEP STD LIGHT 8- KITCHEN ON SEPARATE SWITCH SHIFT STANDARD LIGHT IN KITCHEN TO BE INSTALLED ABOVE ISLAND 6- KITCHEN BREAKFAST ON SAME SWITCH DELETE STD LIGHT	13Jul17	
3193	LED POLLIGHTS (WARM) 10-LIVING DINING ROOM ON SEPARATE SWITCH 1-CAPPED LIGHT IN LIVING ROOM ON SEPARATE SWITCH NOTE: CENTRE THE LIGHTS IN DINING ROOM AND LIVING ROOM	13Jul17	
3194	LED POTLIGHTS 1-SERVERY ON SAME SWITCH DELETE STD LIGHT 8- DEN ON SEPARATE SWITCH KEEP STD LIGHT 5- FOYER ON SAME SWITCH CENTRE STANDARD LIGHT IN FOYER WITH POTLIGHTS	13Jul17	
3195	LED POTLIGHTS 7- MAIN FLOOR HALLWAY ON SAME SWITCH DELETE STD LIGHT NOTE LINE UP POTLIGHTS IN HALL WITH BREAKFAST AREA ALL POTLIGHTS ON MAIN FLOOR TO BE SPACED EVENLY	13Jul17	
3196	ELECTRICAL ADD 1 CAPPED LIGHT ABOVE TUB IN MASTER ENSUITE ON SAME SWITCH AS VANITY LIGHT 2- CAPPED LIGHTS ABOVE EACH SINK IN MASTER ENSUITE ON SAME SWITCH DELETE STD LIGHT INSTALL AT STD HEIGHT ABOVE SINKS	13Jul17	
3197	FRAMLESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STD	13Jul17	
3198	CABINETS RAISE HEIGHT OF VANITY IN MASTER ENSUITE TO 36"	13Jul17	
3199	CABINETS ADD BANK OF 4 DRAWERS IN MASTER ENSUITE	13Jul17	
3200	TILES MASTER ENSUITE UP # 4 FLOOR TILE INSTALL STACKED UP # 4 FLOOR TILES TO BE INSTALLED ON SHOWER WALL HORIZONTAL STACKED	13Jul17	



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Ref#	Quantity - Description	Approved	Notes
3201 ✓	COUNTER TOP MASTER ENSUITE UP #1 QUARTZ INCLUDES 2 OVAL UNDERMOUNT SINKS	13Jul17	
3202 ✓	ELECTRICAL UPGRADE TO 200 AMP	13Jul17	
3379 ✓	TILES UPGRADE #2 KITCHEN BACKSPLASH INSTALL 1/4 BRICK	13Jul17	
3380 ✓	ELECTRICAL ROUGH IN ONLY FOR LIGHT VALANCE WITH SEPARATE SWITCH 1 - KITCHEN 1 - SERVERY	13Jul17	
3381 ✓	CABINETS ADD MATCHING LIGHT VALANCE KITCHEN AND SERVERY	13Jul17	
3382 ✓	CABINETS 1 SET POT AND PAN DRAWERS	13Jul17	
3383 ✓	CABINETS DOUBLE RECYCLE BINS	13Jul17	
3384 ✓	CABINETS ADD 24" DEEP UPPER OVER FRIDGE WIT 2 SIDE PANELS	13Jul17	
4305 ✓	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	13Jul17	
4306 ✓	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 17:43

ZANCOR HOMES COLOUR CHART

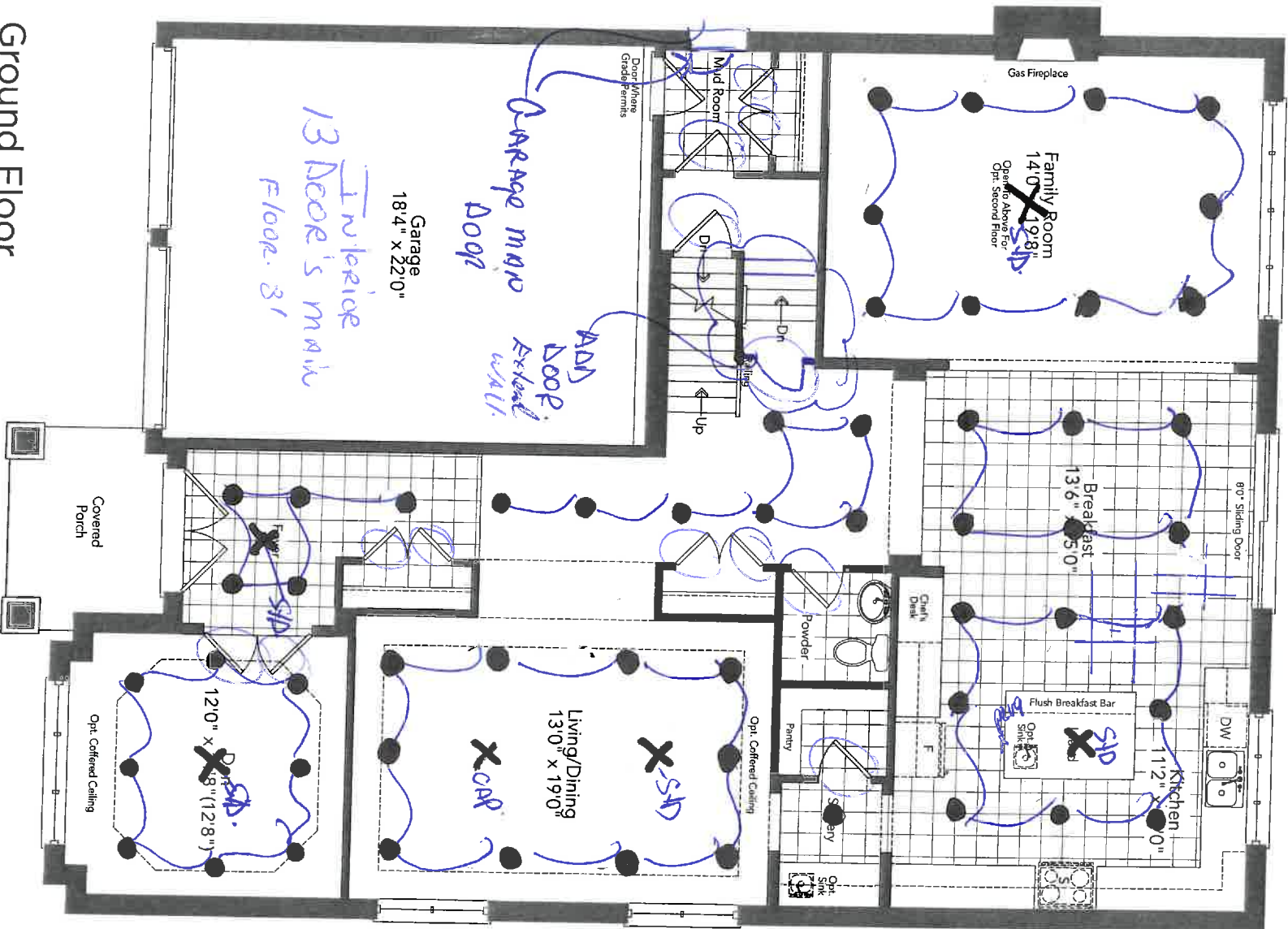
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA PVC WHITE	H 800 BC	BIANCO SARDO	C		
Island	SIERRA PVC WHITE	H 800 BC	BIANCO SARDO	C		
Servery	SIERRA PVC WHITE	H 800 BC	BIANCO SARDO			
Master Ensuite	SIERRA PVC WHITE	H 800 BC	K 319 (1) QUARTZ	H		
Main	NA					
Twin	SIERRA PVC WHITE	H 800 BC	PORTICO MARBLE 7735-58			
Ensuite #4	SIERRA PVC WHITE	H 800 BC	PORTICO MARBLE 7735-58			
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	BURSAK WHITE 24" X 24" UP # 5		✓			
Basement Foyer	NA					
Powder Room	BURSAK WHITE 24" X 24" UP # 5		✓			
Mud Room	GRECO IVORY 13 X 13					
Main Hall	NA					
Kitchen Floor	BURSAK WHITE 24" X 24" UP # 5		✓			
Breakfast Floor	BURSAK WHITE 24" X 24" UP # 5		✓			
Kitchen Bk.Splash	C 7 D TENDER GREY BRIGHT 4 X 16 1/4 BRICK UP # 2					
Laundry	MALINA ICE 13 X 13					
Mstr Ensuite Floor	SILKSTONE GRIGIO 12 X 24 INSTALLED STACKED UP # 4			BIAN CARR		
Mstr Ensuite Shower	SILKSTONE GRIGIO 12 X 24 INSTALLED HORIZONTAL STACKED UP # 4	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCA CARRERRA					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	MALINA ICE 13 X 13			BIAN CARR		
Twin Ensuite Tub Wall	MALINA ICE 8 X 10	NA				
Ensuite #4 Bath Floor	MALINA ICE 13 X 13			BIAN CARR		
Ensuite #4 Bath Wall	MALINA ICE 8 X 10	NA				
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living/Dining Room	VINTAGE U-LOC SELECT V PEARL RED OAK 4 1/4" GRYPHON UP # 1					
Family/Great Room	VINTAGE U-LOC SELECT V PEARL RED OAK 4 1/4" GRYPHON UP # 1					
Den	VINTAGE U-LOC SELECT V PEARL RED OAK 4 1/4" GRYPHON UP # 1					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE U-LOC SELECT V PEARL RED OAK 4 1/4" GRYPHON UP # 1					
Upper Hall	OPENING NIGHT T -20					
Master Bedroom	OPENING NIGHT T -20					
Bedroom 2	OPENING NIGHT T -20					
Bedroom 3	OPENING NIGHT T -20					
Bedroom 4	OPENING NIGHT T -20					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF8	
MIRRORS & ACCESSORIES						
Mirrors	DELETE ALL	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL	location		NA		
Purchaser has reviewed the colour chart						
SITE & LOT						
FOR TRADE USE				INNISFIL	139N	
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.						
			AS			
			Purchaser Initial	Vendor		

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		STAIN OAK STAIRS, TREADS RISERS, POSTS HANDRAIL STRINGERS							
White Paint Req'd		PAINT PICKETS WHITE							
Main to 2nd Railing Details:		STANDARD *PAINT GRADE PICKETS							
Main to top of Basement door Railing		STANDARD							
TRIM									
Casing/Baseboards		UP # 1 STEP							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
Kitchen/Breakfast	WARM GREY	Master Beds		WARM GREY					
Living/Dining Room	WARM GREY	Bedroom 2		WARM GREY					
		Bedroom 3		WARM GREY					
Family/Great room	WARM GREY	Bedroom 4		WARM GREY					
Den	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 UNDERMOUNT SINK					
Powder Room	STANDARD	STANDARD							
Master Ensuite	UPGRADE	STANDARD		2 OVAL UNDERMOUNT SINKS					
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 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				AS					
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				AS					
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				AS					
SITE: INNISFIL	50-5 BREAKER	LOT: 139N							
PURCHASER(S):	AALI SIDDIQI								
	416 786,7885								
HOME #/CELL #			Purchaser Signature						
EMAIL:			Date						
DÉCOR NOTES				Purchaser Signature			Date		
FOR TRADE USE				Purchaser Signature			Date		
Any upgrades in the colour chart must be accompanied with a PES.				Decor Consultant 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		
*** PAGE 2 OF 2 ***									

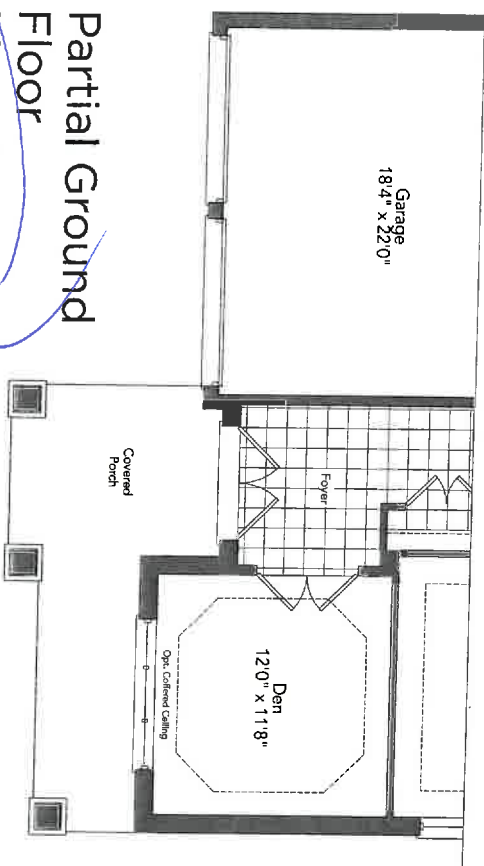
Lot 139N

may
25/17



Ground Floor
Elevation A

Partial Ground
Floor
Elevation B



* All Potting's sheets
Evenly As Possible

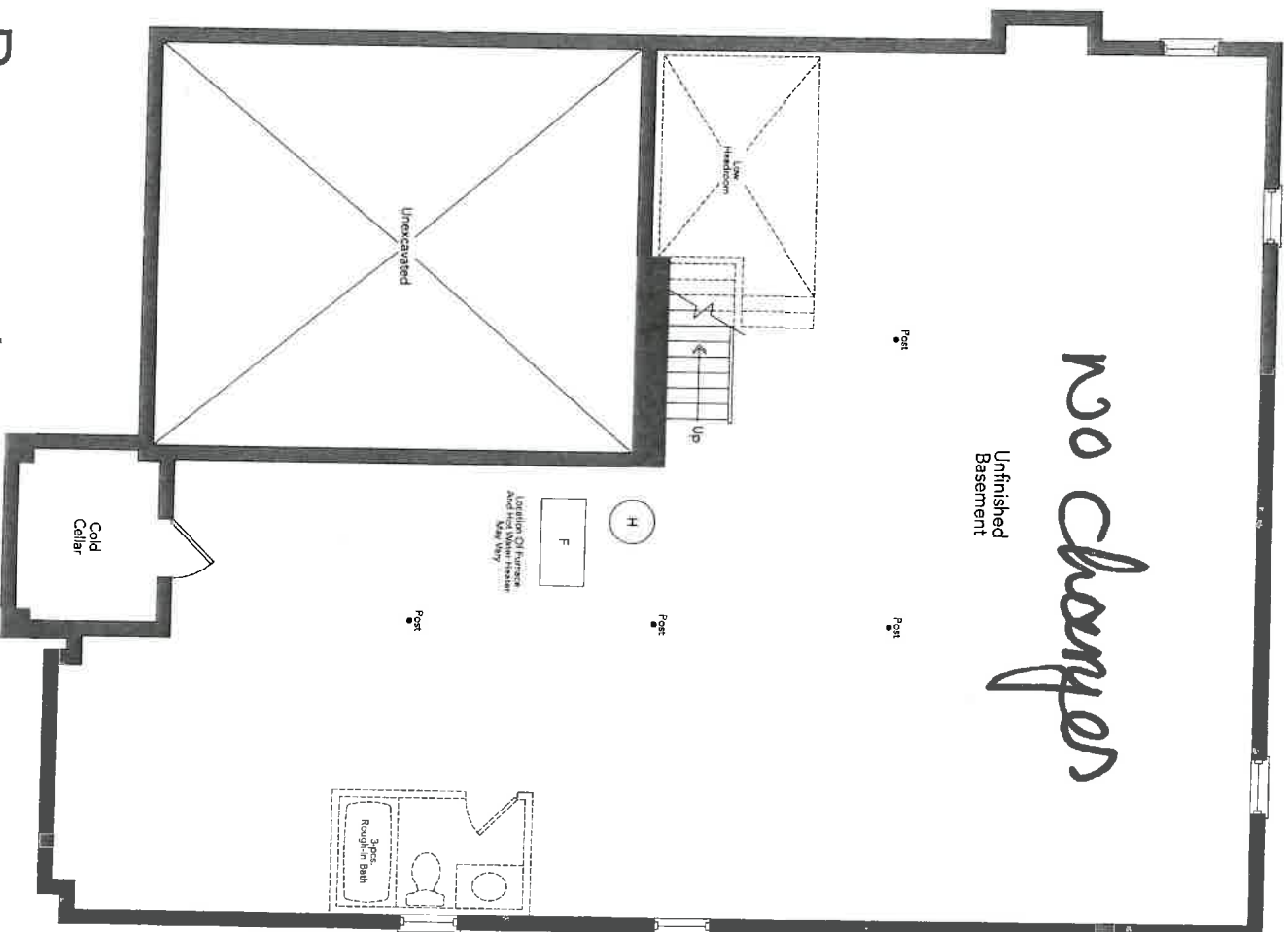
BREAKER 50-05

AS

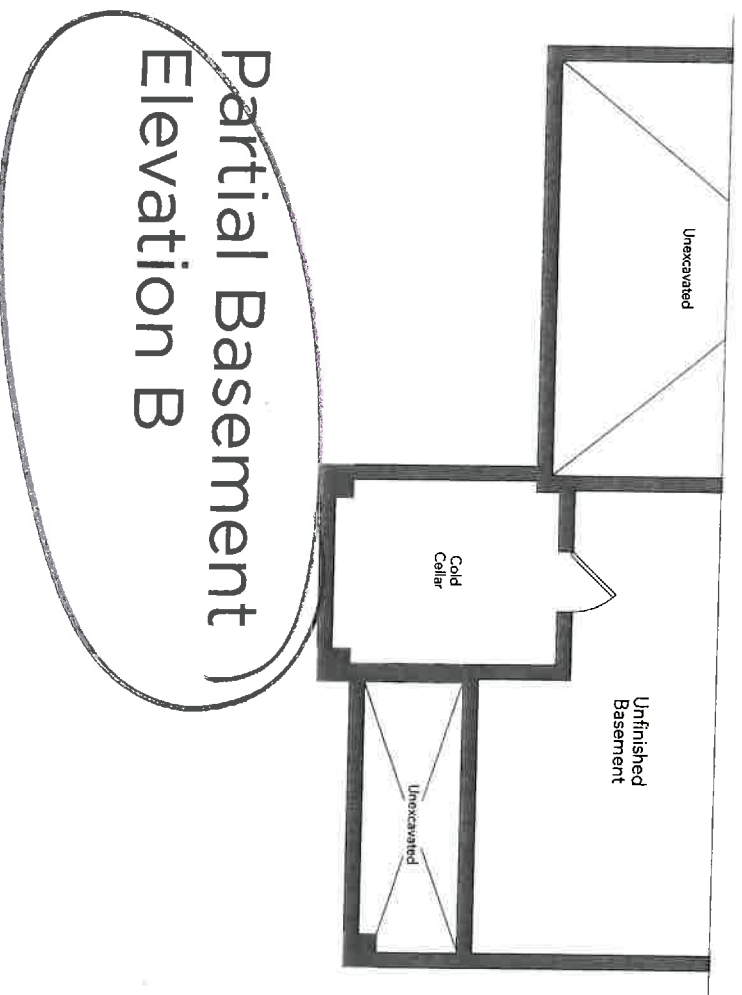
MA423/17

Lab139

2



Basement
Elevation A



AS

BREAKER 50-05

New Image Kitchens Inc.

Scale: Approved by: Drawn by: MGER
Date: 24/02/17 Revised:

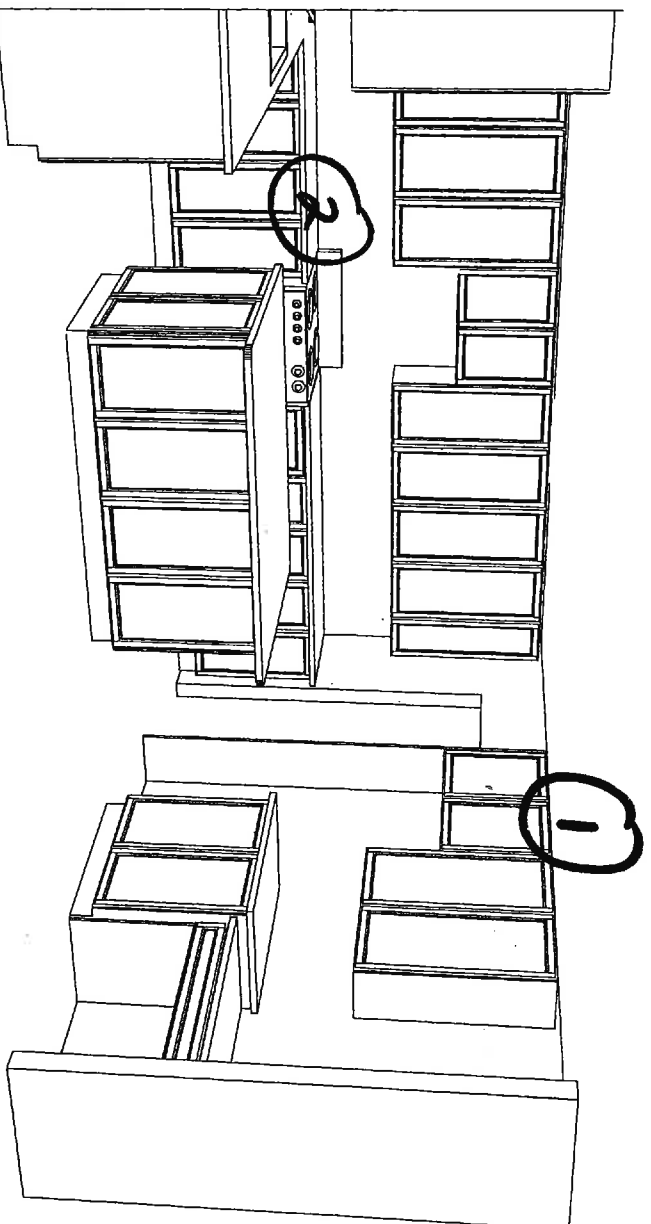
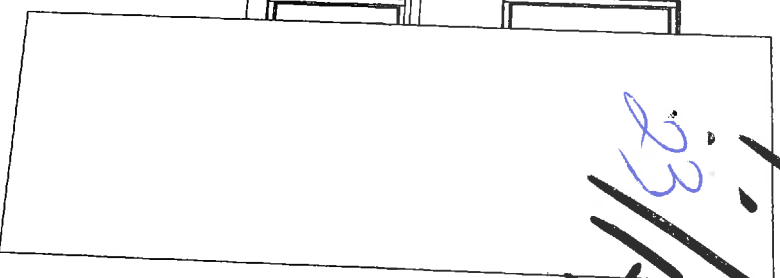
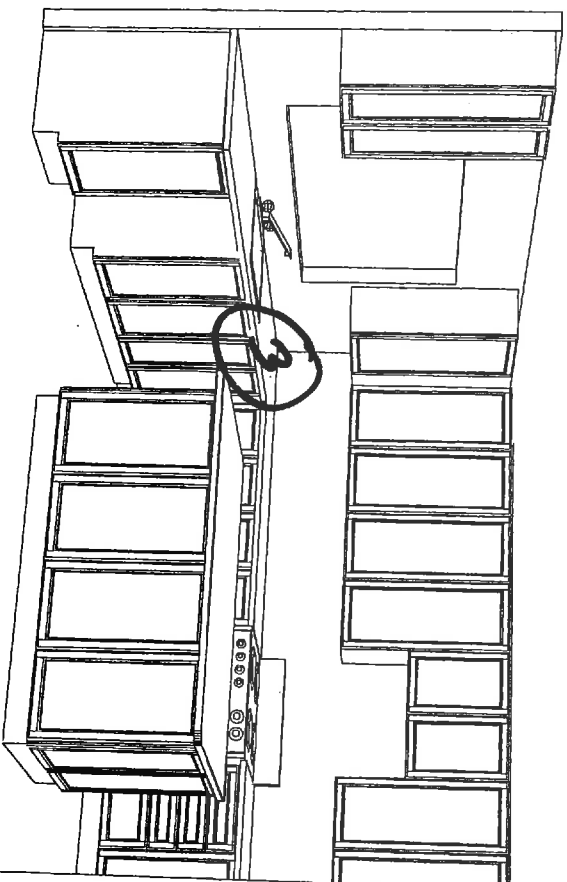
BELLE AIR SHORES, INNISFIL Drawing number:

MODEL: 50-05

lot 139A

may

23/17



- ① 24" Deep upper & lower
- ② Pot + Pan Racks Kitchen
- ③ Double Keyle Buis
- ④ Light valance.

STANDARD CABINET HARDWARE

(New Image Kitchens)



Lo 61392

27/09/2017

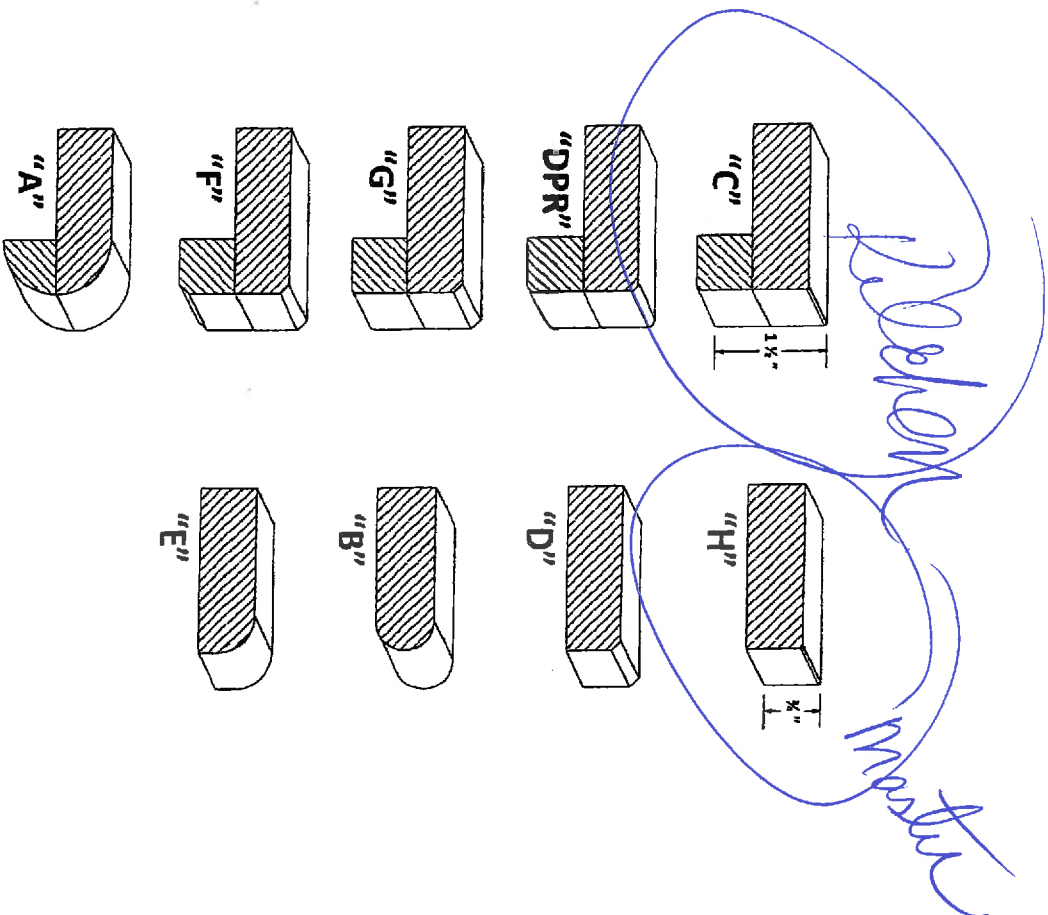
Kitchen

Back.

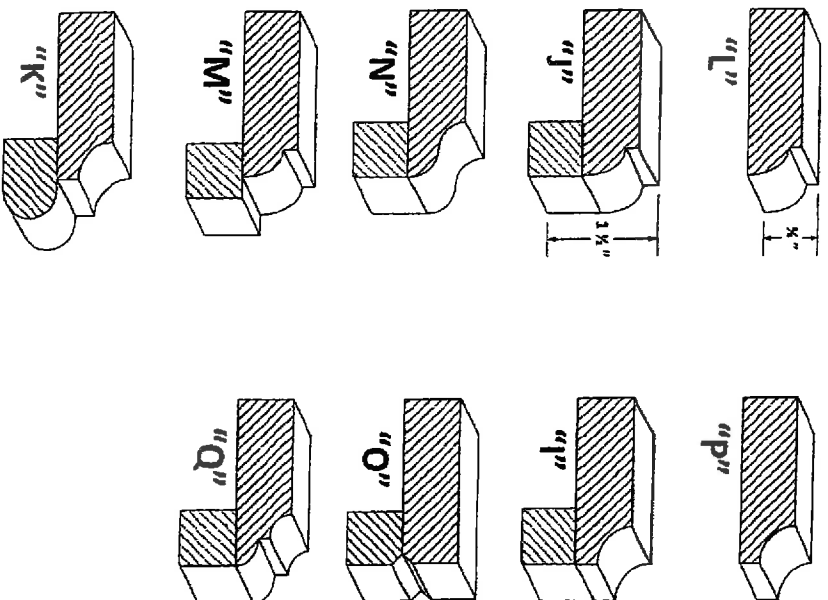
AS

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



1390 JAVIS FC
LOT / SITE May 23 / 17

PURCHASER SIGNATURE

ZANCOR
HOMES

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.

AS

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'.

AS

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.

AS

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.

AS

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.

AS

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.**

AS

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.

AS

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.**

AS

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

February 5, 2015

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Travis Rd. 10139N

DATE:

May, 23/17

SITTING:

☐ 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

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

AS **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.

AS 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.

AS 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 _____