



PURCHASER: Ashif Firoz Kassam

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

TEL: RES.: 416-666-3249 BUS.: 647-272-4437

LOT / PHASE	HOUSE TYPE	PRINT DATE
144N / 2	MARINA (42-02) ELEV A	4-Aug-17

Ref#	Quantity - Description	Approved	Notes
3619	INCREASE THE HEIGHT OF THE 6 INTERIOR DOORS ON THE MAIN FLOOR TO 8 FT HIGH	04Aug17	
3845	TILES UPGRADE # 5 FLOOR TILES INSTALL 1/4 BRICK FOYER, POWDER, MUD ROOM, KITCHEN, BREAKFAST	04Aug17	
3846	TILES UPGRADE # 4 MASTER ENSUITE FLOOR TILE INSTALL 1/4 BRICK UP# 4 FLOOR TILE TO BE INSTALLED ON SHOWER WALL HORIZONTAL 1/4 BRICK	04Aug17	
3847	TILES MAIN BATH UP# 4 FLOOR TILE INSTALL 1/4 BRICK UP # 4 FLOOR TILE INSTALL ON TUB WALL HORIZONTAL 1/4 BRICK	04Aug17	
3848	HARDWOOD UP # 1 DINING ROOM, GREAT ROOM, MAIN HALLWAY IN LIEU OF STD HARDWOOD	04Aug17	
3853	CABINETS KITCHEN UPGRADE # 1	04Aug17	
3854	CABINETS MASTER ENSUITE UP # 1 VANITY	04Aug17	
3855	CABINETS MAIN BATH UP # 2 VANITY	04Aug17	
3856	CABINETS KITCHEN ADD FURRING PANEL, AND CROWN MOLDING TO CEILING	04Aug17	
3857	CABINETS KITCHEN ADD 24" DEEP UPPER OVER FRIDGE WITH SIDE PANELS	04Aug17	
3858	CABINETS ALLOW FOR FREE STANDING CHIMNEY HOOD	04Aug17	
3859	CABINETS KITCHEN ADD BASE PIE CUT CABINET	04Aug17	
3860	CABINETS KITCHEN ADD 1 SET OF POT AND PAN DRAWERS	04Aug17	
3862	FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STD FRAMED GLASS	04Aug17	
3863	PLUMBING KITCHEN UPGRADE SINK TO BLANCO QUATRUS R 15 U SUPER SINGLE # 401518 IN LIEU OF STANDARD	04Aug17	
3864	PLUMBING ADD WATER LINE TO FRIDGE	04Aug17	
3871	TILES DELETE ALL STANDARD BATHROOM ACCESSORIES	04Aug17	
4121	CABINETS UPGRADE CABINET HARDWARE KITCHEN AND MAIN BATH VANITY	04Aug17	
4122	CABINETS MOVE STANDARD BANK OF DRAWERS IN KITCHEN	04Aug17	
4123	STAIN INTERIOR OAK STAIRS	04Aug17	
4167	COUNTER TOP KITCHEN UPGRADE # 1 GRANITE COUNTER TOP	04Aug17	
4515	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	04Aug17	



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(087, 2ND FLR)

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4516	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	04Aug17	
4517	OPTIONAL 2ND FLOOR *AS PER AGREEMENT OF PURCHASE AND SALE	04Aug17	

This Document is Extremely Time Sensitive - Printed 4 Aug 17 at 12:49

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER MDF ALMOND (1)	H 1200 BC	GIALLO ORNAMENTAL (1)	C		
Island	SHAKER MDF ALMOND (1)	H 1200 BC	GIALLO ORNAMENTAL (1)	C		
Servery	NA					
Master Ensuite	RALEIGH MAPLE ESPRESSO STAIN (2)	H 500 C	CREMA MARFIL 4927-38			
Main	RALEIGH MAPLE TIMBER GREY (2)	K1800 ORB	LIMESTONE 7264-58			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	ROMA PETRA 12" X 24" UP 5	INSTALL 1/4 BRICK	UP # 5			
Basement Foyer	NA					
Powder Room	ROMA PETRA 12" X 24" UP 5	INSTALL 1/4 BRICK	UP # 5			
Mud Room	ROMA PETRA 12" X 24" UP 5	INSTALL 1/4 BRICK	UP # 5			
Main Hall	NA					
Kitchen Floor	ROMA PETRA 12" X 24" UP 5	INSTALL 1/4 BRICK	UP # 5			
Breakfast Floor	ROMA PETRA 12" X 24" UP 5	INSTALL 1/4 BRICK	UP # 5			
Kitchen Bk.Splash	NA					
Laundry	MALINA ICE 13 X 13					
Mstr Ensuite Floor	RONDINE FUORI CALCATTIA 12" X 24"	INSTALL 1/4 BRICK	UP # 4			PER ROY
Mstr Ensuite Shower	RONDINE FUORI CALCATTIA 12" X 24"	INSTALL HORIZONTAL 1/4 BRICK	UP # 4	NA		
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X2 WHITE					
Master Shower Jamb	PERLATO ROYALE					
Main Bath Floor	RONDINE FUORI GRIGIO TUNDRA 12 X 24	UP # 4	INSTALL 1/4 BRICK			PER ROY
Main Bath Tub Wall	RONDINE FUORI GRIGIO TUNDRA 12 X 24	UP # 4	INSTALL HORIZONTAL 1/4 BRICK	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 U-LOC SELECT V PEARL RED OAK	GRYPHON	UP # 1			
Family/Great Room	VINTAGE U-LOC SELECT V PEARL RED OAK	GRYPHON	UP # 1			
Den/Study/parlour/Library	NA					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	VINTAGE U-LOC SELECT V PEARL RED OAK	GRYPHON	UP # 1			
Upper Hall	OPENING NIGHT T-21					
Master Bedroom	OPENING NIGHT T-21					
Bedroom 2	OPENING NIGHT T-21					
Bedroom 3	OPENING NIGHT T-21					
Bedroom 4	NA					
Carpet Underpad	NA					
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	LOT 144N	

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

JUL 13 2017

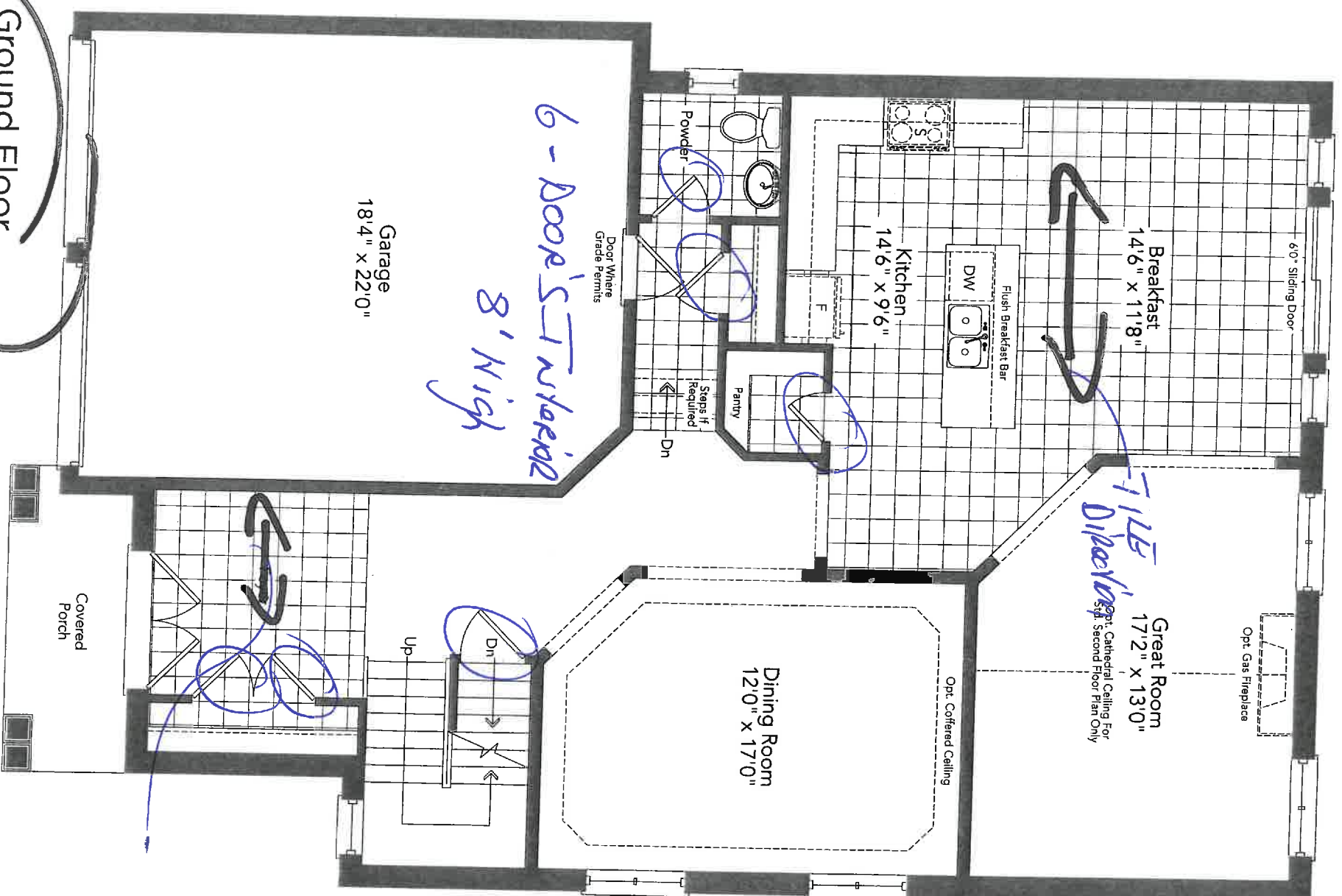
PAGE 1 OF 2

6/27/2017

ZANCOR HOMES COLOUR CHART

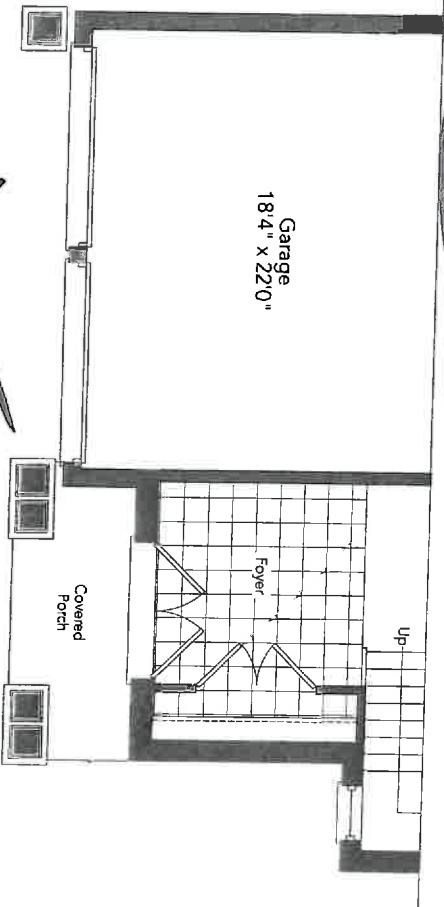
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN OAK STAIRS TO MATCH GRYPHON			
White Paint Req'd	NA			
Main to 2nd Railing Details:	STANDARD			
Main to Basement Railing Details:	NA			
TRIM				
Casing/Baseboards	STANDARD			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
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	NA	
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	
	FIXTURES	FAUCETS	NOTES	
Kitchen	UPGRADE	STANDARD	R 15 U SUPER SINGLE BLANCO QUATRUS	
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: 144N		
PURCHASER(S):	ASHIF FIROZ KASSAM			
	647-272 4437			
HOME #/CELL #			Purchaser Signature	
EMAIL:			Date	
DÉCOR NOTES		Purchaser Signature		
		Date		
FOR TRADE USE		Purchaser Signature		
Any upgrades in the colour chart must be accompanied with a PES.		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.		Décor Consultant Signature		
		Date		
*** PAGE 2 OF 2 ***		Vendor Signature		
		Date		

Job 1444 N
Done 1/17
27



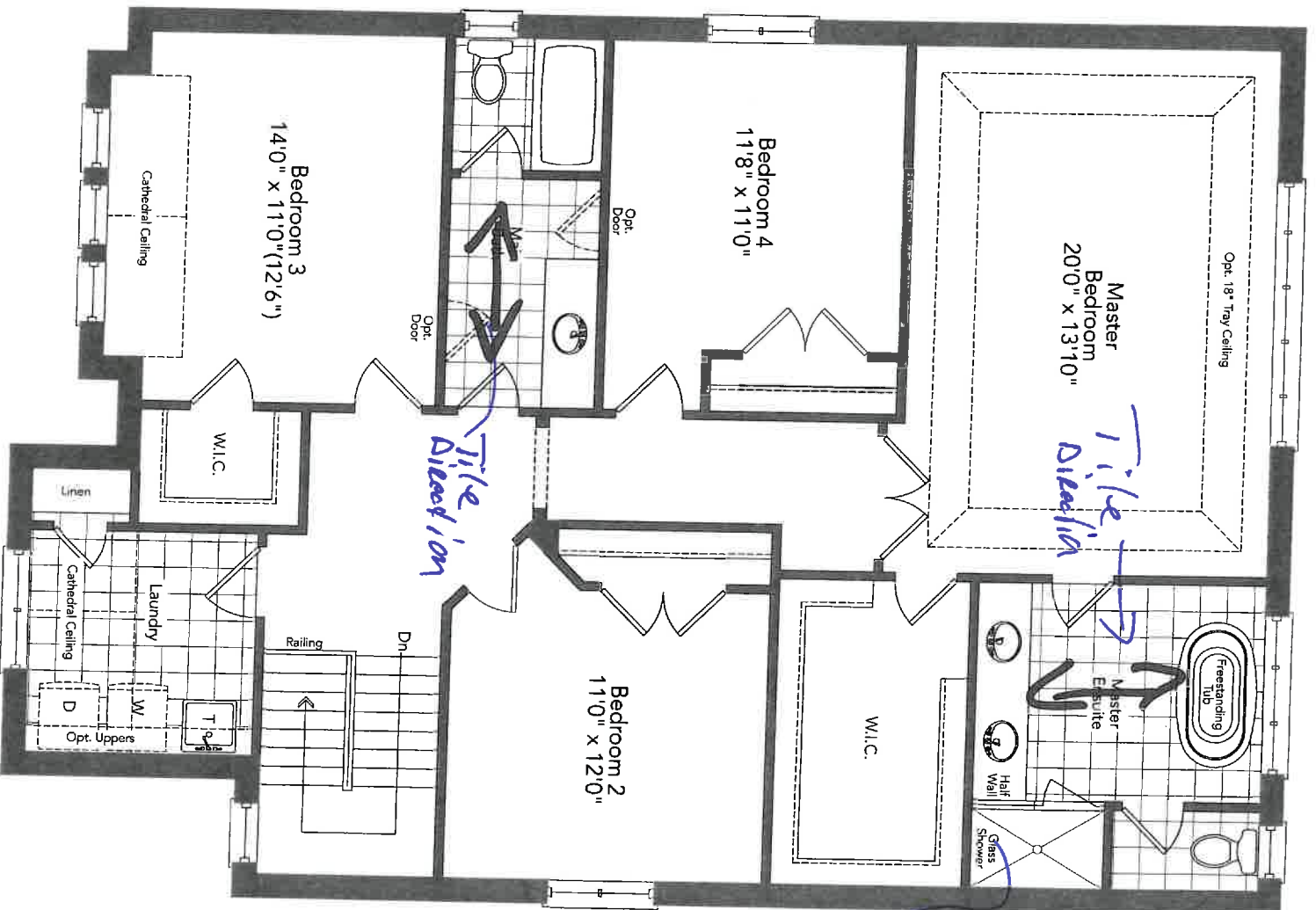
Tile Direction

Ground Floor Elevation A



Partial Ground Floor Elevation B

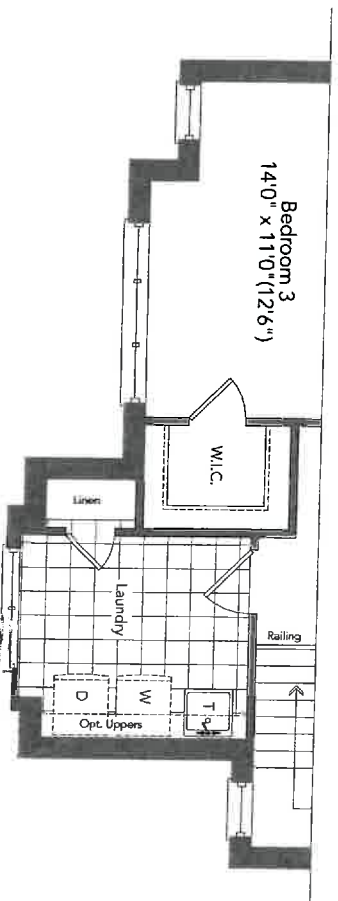
MARINA 42-02



Lot 1444N
June 17
27
Freemur R.I.A.C.S.

Optional Second Floor Plan Elevation A

✱



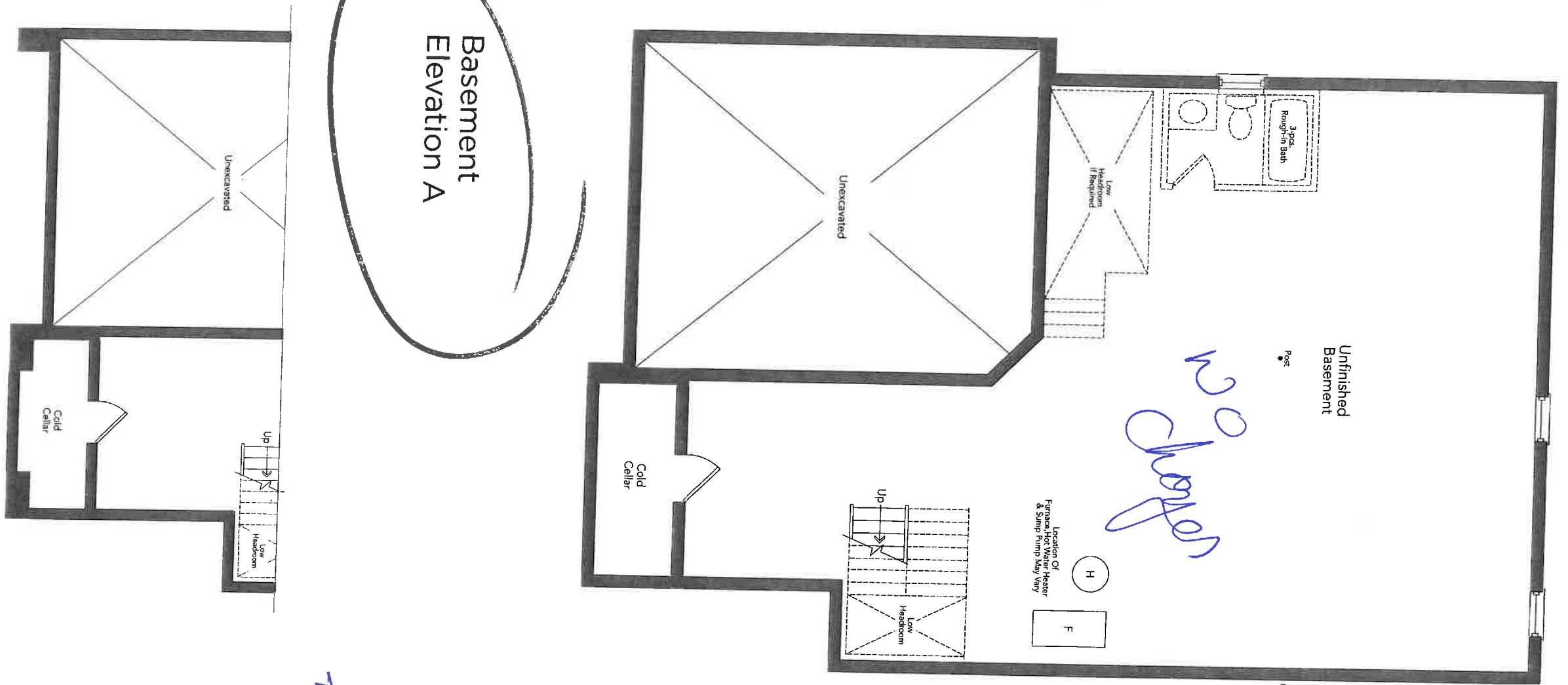
MARINA 42-02

Partial Optional Second Floor Plan Elevation B

Lot
1440
done
27/17

no changes

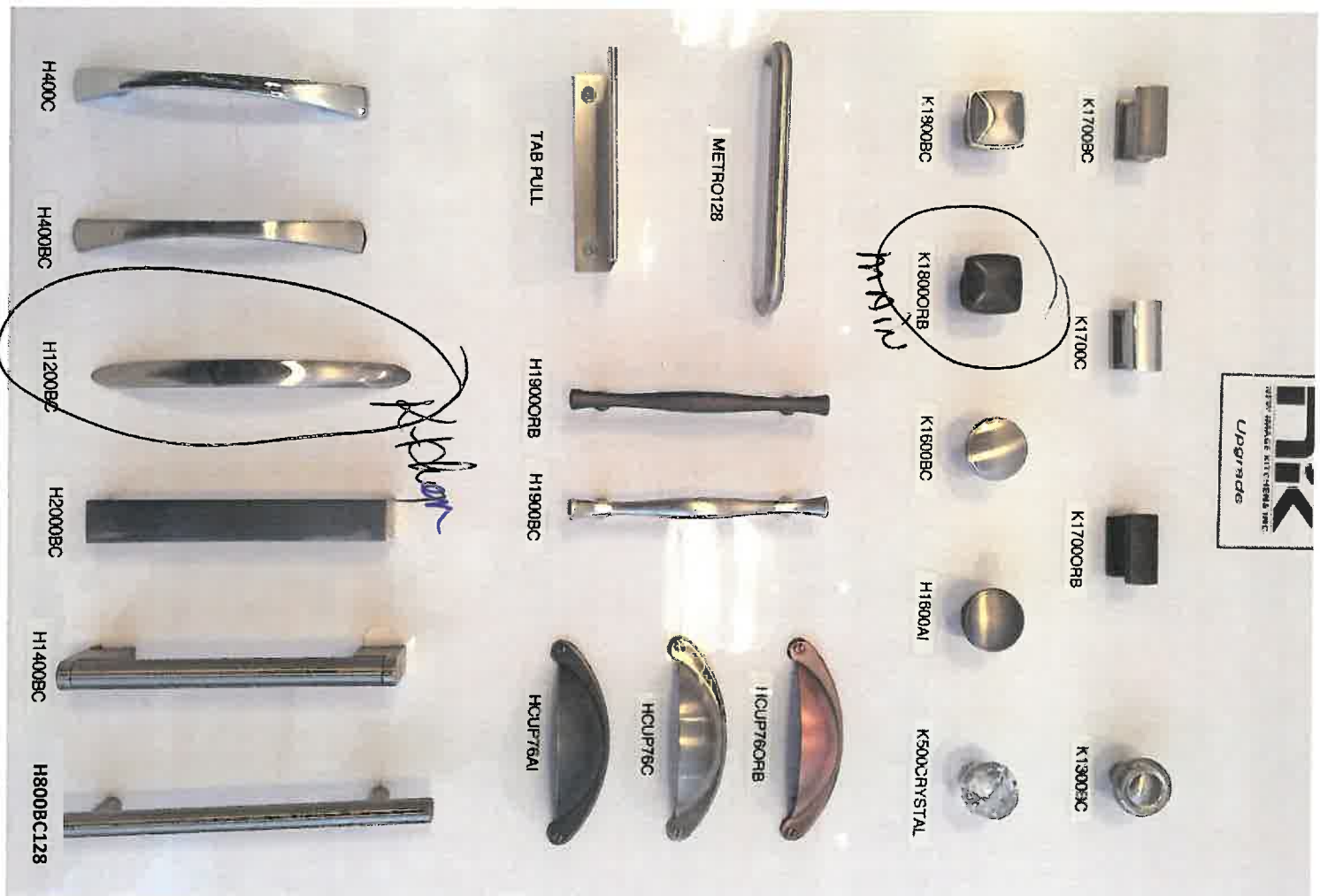
Basement
Elevation A



★

Lot 144A.

UPGRADE CABINET HARDWARE
\$500 (Kitchen) / \$150 per Bathroom
New Image Kitchens

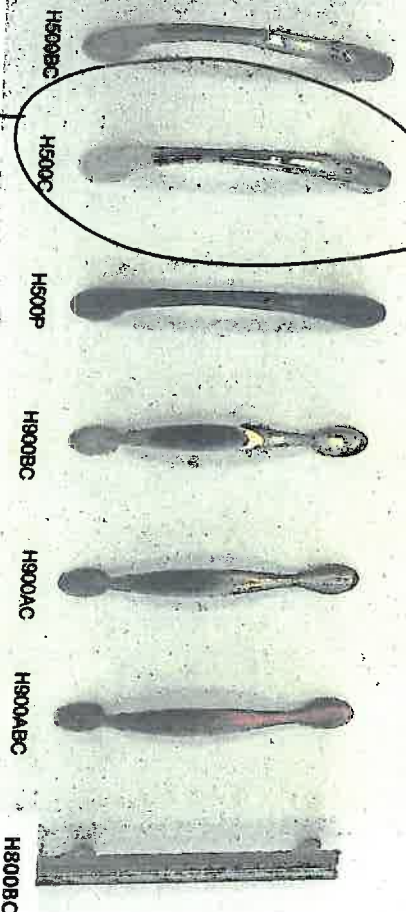
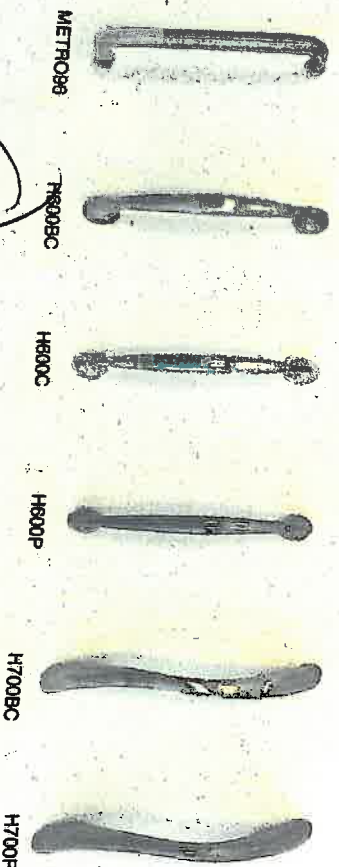
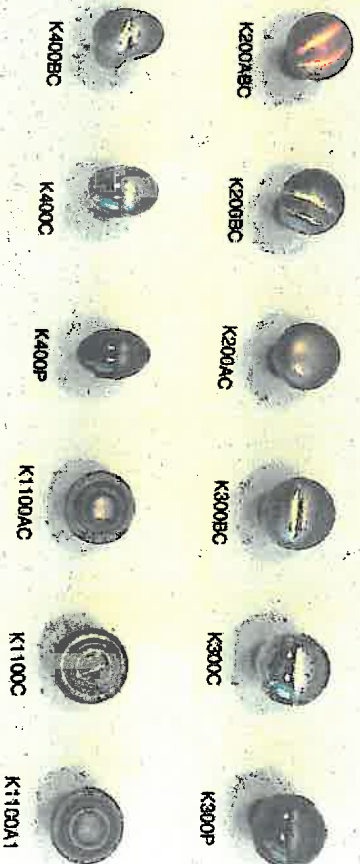


A

Lot 1442

STANDARD CABINET HARDWARE

(New Image Kitchens)



Handy

A

New Image Kitchens Inc.

Scale:
Date: 2/10/17

Approved by:

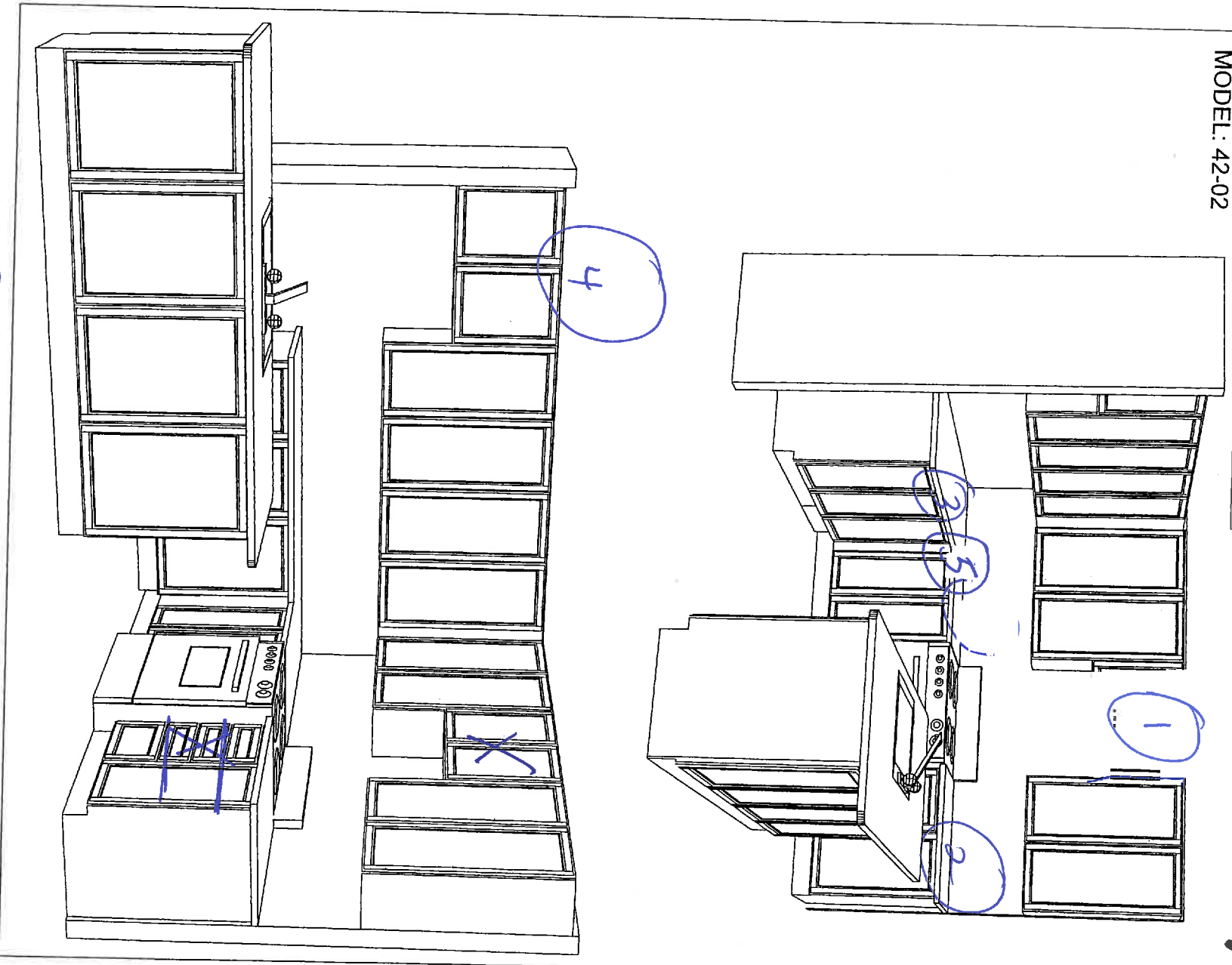
Drawn by: MGER

Revised

BELLE AIR SHORES, INNISFIL

Drawing number

MODEL: 42-02



1 leave space for chimney hood fan

2 Pot Pan Drawers.

3 Standard Bank of Drawers.

4 24" Deep w/lin our fridge / side panel's

5 Base Piece.

6 Fridge Panel / Crown to Ceiling

Lot 144N

June 27/17

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 upgrades 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 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.

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 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 10015711

LOT 1442

DATE Jan 27/10



APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

601144N
CINISIL

DATE:

June 27/17

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

needs spec.

☒ 6 INCH (STD)

☐ 8 INCH

☐ 10 INCH

DISHWASHER

☒ 24" (STD SIZE)

LAUNDRY

☐ FRONT LOADING SIDE BY SIDE

☐ STACKABLE

☐ TOP LOAD

Spec to follow

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

A **NOTE:** It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications after closing.

A 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.

A 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 27/17

Purchaser Signature

Date