



PURCHASER: Pallavi Janakan

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

TEL: RES.: 647-963-4918 BUS.: 647-967-4912

LOT / PHASE 35N / 2	HOUSE TYPE Choose Model	PRINT DATE 4-Aug-17
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Ref#	Quantity - Description	Approved	Notes
3280	TILES UP#2 KITCHEN BACKSPLASH INSTALL STACKED EXTRA TILE BEHIND CHIMNEY ✓	04Aug17	
3281	✓ RAILING UPGRADE # 3 OAK	04Aug17	
3282	✓ OAK STAIRS LEFT UNFINISHED	04Aug17	
3283	✓ FIREPLACE UPGRADE MANTLE IN FAMILY ROOM TO VILLA NOVA INCLUDES HEARTH	04Aug17	
3285	✓ TRIM UP # 1 STEP INTERIOR BASEBOARD AND TRIM	04Aug17	
3288	ELECTRICAL ✓ SHIFT STANDARD LIGHT IN KITCHEN TO BE INSTALLED ABOVE KITCHEN ISLAND	04Aug17	
3289	✓ ELECTRICAL LED POTLIGHTS -1- LIVING ROOM ON SEPARATE SWITCH	04Aug17	
3292	✓ ADD FRAMLESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STANDARD FRAMED GLASS	04Aug17	
3293	✓ SMOOTH CEILINGS MAIN FLOOR ONLY	04Aug17	
3294	✓ ELECTRICAL ADD PLUG ON KITCHEN ISLAND	04Aug17	
3295	ELECTRICAL ✓ ADD 140 V FOR BUILT IN WALL OVEN ADD 15 AMP SEPARATE CIRCUIT FOR MICROWAVE	04Aug17	
3297	✓ PLUMBING ADD WATER LINE TO FRIDGE	04Aug17	
3299	PLUMBING MASTER ENSUITE OPTIONN # 3 STANDARD TUB AND SHOWER SET WITH OPTIONAL RAIN SHOWER HEAD AND HAND HELD/WITH SLIDE BAR (NOTE NO STANDARD SHOWER HEAD) ✓ MOEN 3868EP/A725 CHROME MOEN T 4171/3372	04Aug17	
3301	✓ CABINETS MATCHING LIGHT VALANCE (NO ELECTRICAL)	04Aug17	
3302	CABINETS MOVE STANDARD BANK OF DRAWERS TO ISLAND ✓ ADD 2 SETS OF POT AND PAN DRAWERS	04Aug17	
3303	✓ CABINETS ADD RISER AND CROWN MOULDING TO CEILING INCLUDES ACROSS WINDOW	04Aug17	
3304	✓ CABINETS ADD WINDOW VALANCE ACROSS KITCHEN WINDOW WITH SOFFIT PANEL	04Aug17	
3305	✓ CABINETS ADD BUILT IN WALL OVEN CABINET WITH POT DRAWER BELOW	04Aug17	
3306	✓ CABINETS ADD DOUBLE RECYCLE BINS	04Aug17	
3307	✓ CABINETS DELETE UPPER OVER STOVE AND ALLOW FOR FREE STANDING CHIMNEY HOOD INSTALL CROWN ACROSS	04Aug17	
3308	CABINETS ✓ ADD VANITY BANK OF DRAWERS IN MASTER ENSUITE	04Aug17	
3309	CABINETS ADD OPTIONAL LAUNDRY ROOM UPPER CABINETS ✓ ADD LAUNDRY SINK BASE CABINET INCLUDES COUNTER TOP	04Aug17	



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35N / 2	Choose Model	4-Aug-17

Ref#	Quantity - Description	Approved	Notes
3552	TILES DELETE ALL BATHROOM ACCESSORIES	04Aug17	
3553	MASTER BEDROOM WALK IN CLOSET REMOVE WALL BETWEEN HERS & HIS CLOSET MAKING 1 LARGE CLOSET WITH DOUBLE DOORS SEE SKETCH	04Aug17	STRUCTURAL
3554	PLUMBING UPGRADE KITCHEN SINK TO BLANCO QUATRUS R15 U SUPER SINGLE MODEL # 401518	04Aug17	
4518	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	
4519	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	

This Document is Extremely Time Sensitive - Printed 4 Aug 17 at 13:20

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CONT SLAB PVC CHOCOLATE BROWN	H 700 BC	BIANCO SARDO	C		
Island	CONT SLAB PVC CHOCOLATE BROWN	H 700 BC	BIANCO SARDO	C		
Servery	NA					
Master Ensuite	300 SERIES PVC CHOCOLATE BROWN	K 400 BC	BORDEAUX JUPARNA 4929-38			
Main	NA					
Twin	SHAKER PVC TUXEDO	K 400 BC	AUTUMN CARNIVAL 1877K-52			
Ensuite #2	SHAKER PVC TUXEDO	K 400 BC	AUTUMN CARNIVAL 1877K-52			
Powder Room	NA					
Laundry	SIERRA WHITE PVC	H 700 P	CALCATTIA MARBLE 4925K-07			
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	NEW ALBION GREY 13 X 13					
Basement Foyer	NA					
Powder Room	NEW ALBION GREY 13 X 13					
Mud Room	NEW ALBION GREY 13 X 13					
Main Hall	NA					
Kitchen Floor	NEW ALBION GREY 13 X 13					
Breakfast Floor	NEW ALBION GREY 13 X 13					
Kitchen Bk.Splash	C & D ARCTIC WHITE BRIGHT 4" X 16" INSTALL STACKED UP # 2		Incl Chelmsford			
Laundry	NEW ALBION GREY 13 X 13					
Mstr Ensuite Floor	NEW ALBION TAUPE 13 X 13					
Mstr Ensuite Shower	NEW ALBION TAUPE 8 X 10	NA				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower jamb	PERLATO ROYALE					
Main Bath Floor	NA					
Main Bath Tub Wall	NA					
Twin Bath Floor	BELLINA GREY 13 X 13					PER ROY
Twin Ensuite Tub Wall	BELLINA GREY 8 X 10	NA				
Ensuite #2 Bath Floor	BELLINA GREY 13 X 13					PER ROY
Ensuite #2 Bath Wall	BELLINA GREY 8 X 10	NA				
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room	STANDARD NATURAL OAK 3 1/4"					
Dining Room	STANDARD NATURAL OAK 3 1/4"					
Family/Great Room	STANDARD NATURAL OAK 3 1/4"					
Den/	STANDARD NATURAL OAK 3 1/4"					
Kitchen *(Waiver)	NA					
Main Foyer *(Waiver)	NA					
Main Hall	STANDARD NATURAL OAK 3 1/4"					
Upper Hall	OPENING NIGHT T-03					
Master Bedroom	OPENING NIGHT T-03					
Bedroom 2	OPENING NIGHT T-03					
Bedroom 3	OPENING NIGHT T-03					
Bedroom 4	OPENING NIGHT T-03					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	FAMILY ROOM	HEARTH	HS	MANTLE	VILLA NOVA /NLS	
MIRRORS & ACCESSORIES				PLASTER MOULDING		
Mirrors	STANDARD	Opt Crown Moulding		NA		
Bathroom Accessories	DELLETE ALL	Location		NA		
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL LOT 35N		

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:	OAK STAIRS LEFT UNFINISHED		
White Paint Req'd	NA		
Main to 2nd Railing Details:	2 RINGS NO FLUTES OAK, GROOVED OAK HANDRAIL , MATCHING POST UP # 3		
Main to top of Basement door Railing	2 RINGS NO FLUTES OAK, GROOVED OAK HANDRAIL , MATCHING POST UP # 3		
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 Room	WARM GREY	Bedroom 2	WARM GREY
Dining Room	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 # 2	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	BLANCO QUATRUS R 15 # 401518
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Twin	STANDARD	STANDARD	
2nd Ensuite	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	UPGRADE		
Hood Fan Venting SIZE	6" STANDARD		
ELECTRICAL for Built-in Oven	UPGRADE		
ELECTRICAL for Built-in Micro	UPGRADE		
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	RIDGE 50-4-A	LOT: 35N	
PURCHASER(S):	PALLAVI JANAKAN 647-967 4912		
HOME #/CELL #		Purchaser Signature Date	
EMAIL:		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.			
ZANCOR HOMES		Décor Consultant Signature Date	
Vendor Signature		Date	

may 26/17

Lot 35N

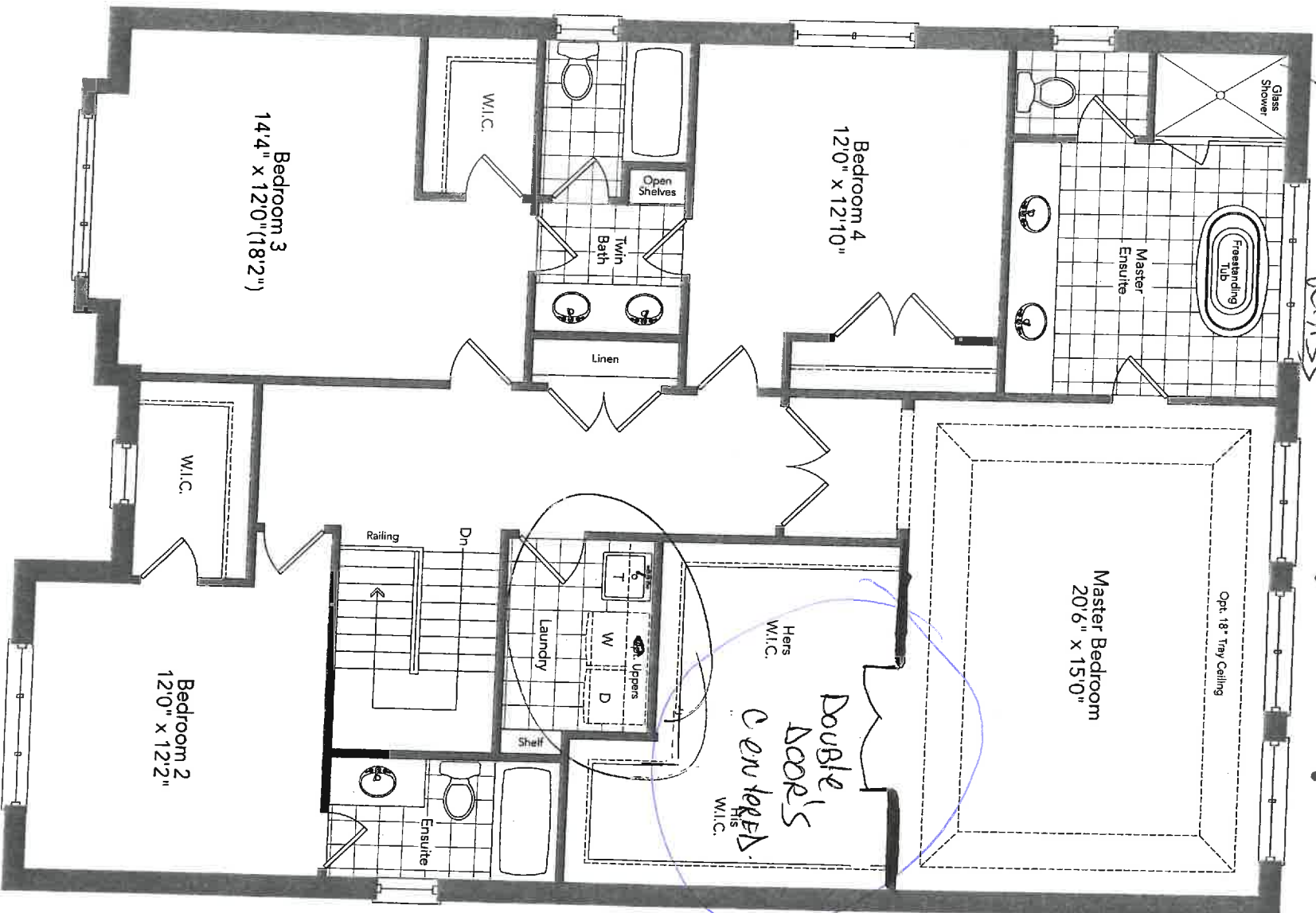


Optional Ground Floor Plan
Elevation A

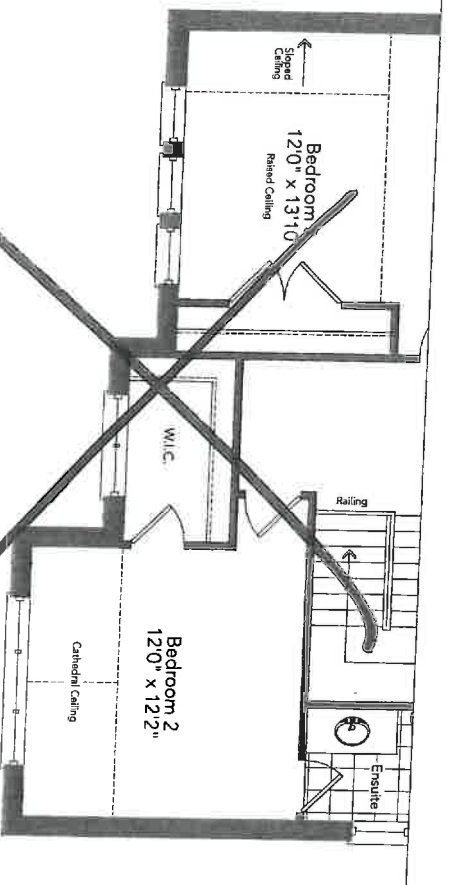
PS

Frameless
Glass

may 2017 201350



Second Floor
Elevation A



Partial Second Floor
Elevation B

RIDGE 50-04

2



5

RIDE SOOT

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MSER

Revised:

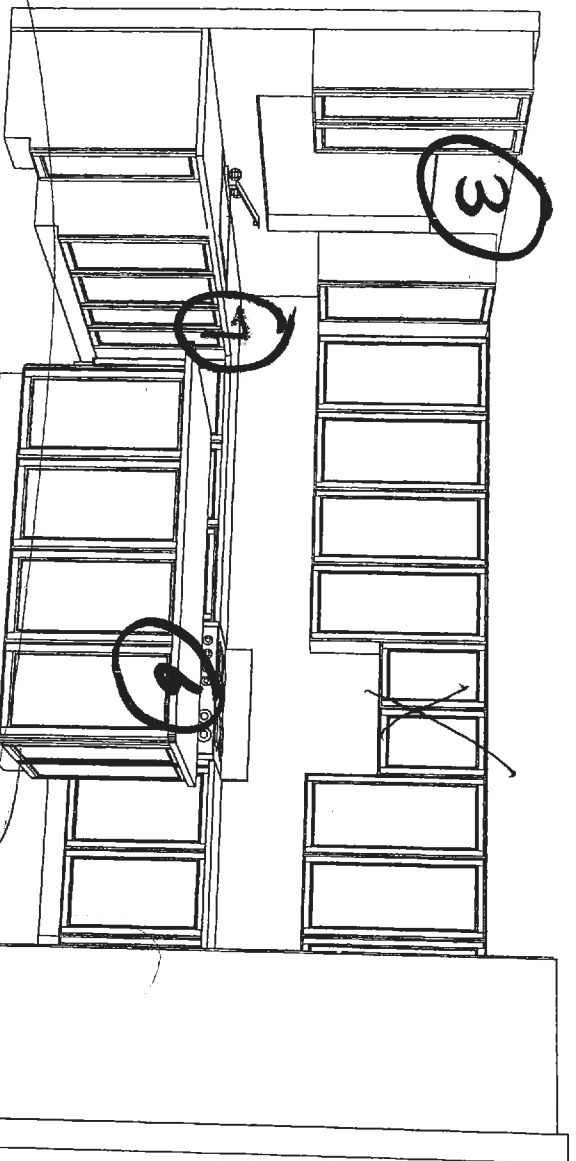
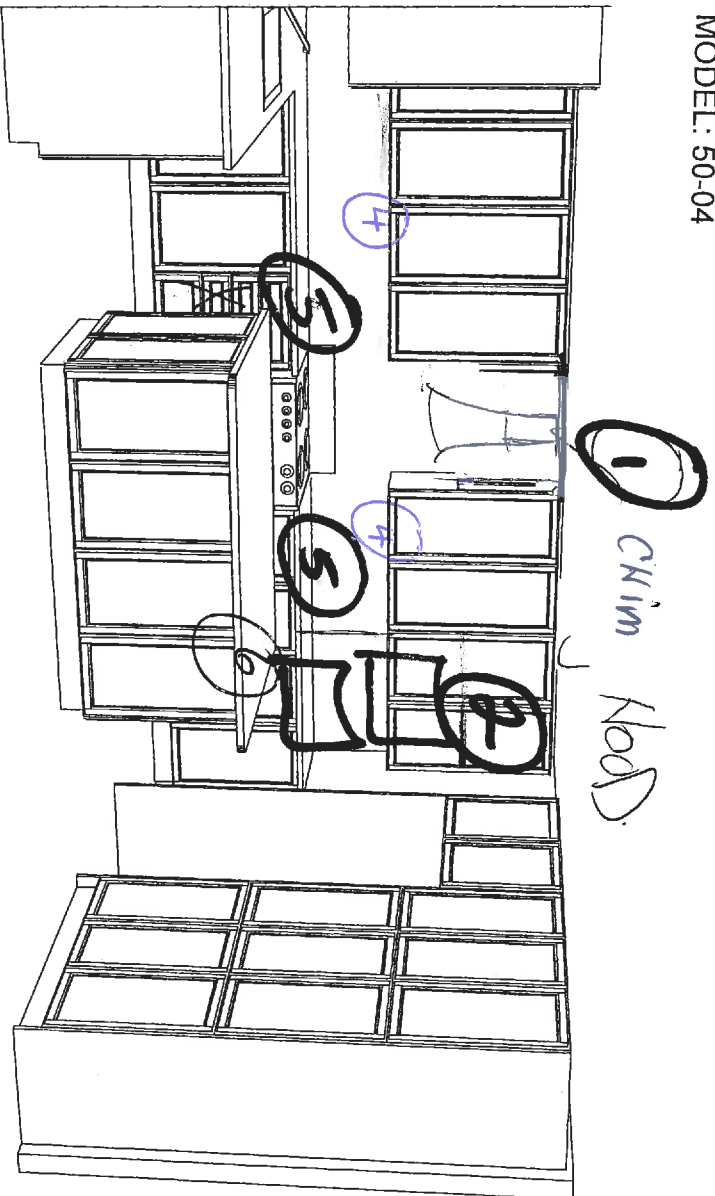
BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 50-04

Lot 35 N

May 26/17



- 1 leave Space Chemistry Hood - Install crown across
- 2 Built in wall oven / microwave / Pot & Below
- 3 window valance. built. soft fabric panel / 7 Double P's Rec. Bus
- 4 light valance / no electrical
- 5 2-sets of Pot Drawers
- 6 move BD to Islands

Lot 3510

may 26/17

STANDARD CABINET HARDWARE

(New Image Kitchens)



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Buy it for looks. Buy it for life.

Lot 3512

Shower Packages

UPGRADE

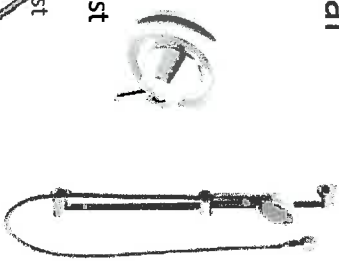


11/17/2014

Standard Tub & Shower Set with
Hand Held / Slide Bar

Moen 3868EP/A725
Moen T4171/3372

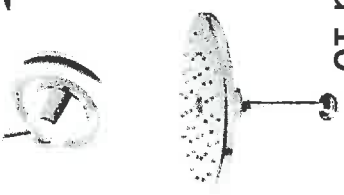
Price CH
BN + hst



~~Standard Tub & Shower Set with
Optional Ceiling Rain Head 10"~~

~~Moen S112/A116651/AT2199
Moen T4171/3372~~

~~Price Ct. + hst
BN + hst~~



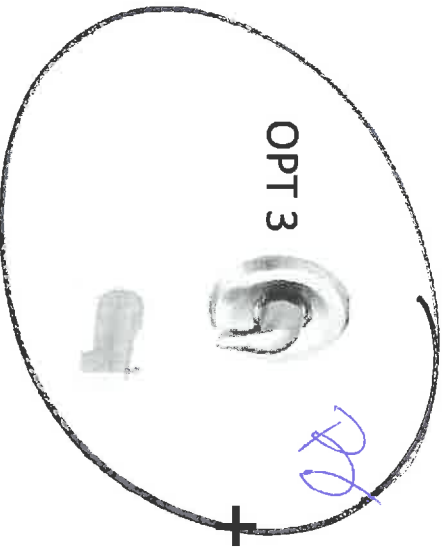
OPT 2



OPT 1



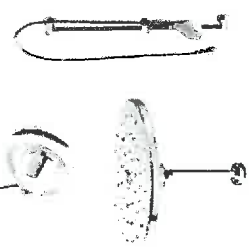
OPT 3



Standard Tub & Shower Set with
Optional Ceiling Rain Head and
Hand Held / Slide Bar (No Std Head)

Moen 3868EP/A725
Moen T4171/3372

Price CH
BN + hst



Master



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

35A

PLAN No.

HOMEOWNER(S)

Pavla & Jovan

CIVIC ADDRESS

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, _____ (City) _____ and the Town of Mississauga, of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

I/We read and understand the above terms and conditions.

Dated at Mississauga, this 26 day of May, 2014.

Purchaser

Pavla

Jovan

Witness

Purchaser

Witness

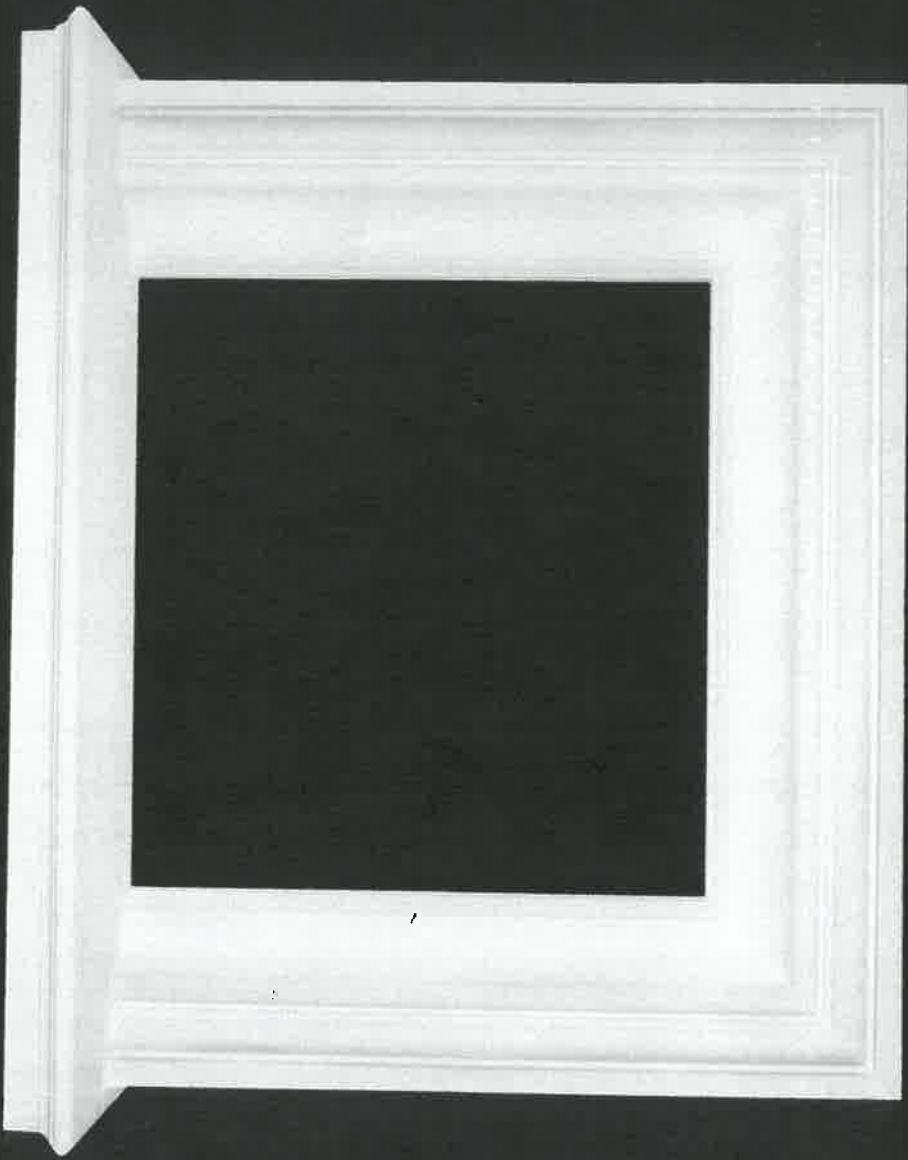


Da Vinci Fireplace Mantels

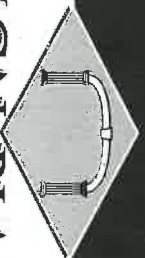
VILLA NOVA

Classic Series

The Villa Nova impresses with its smooth, contoured design. The clean one piece mantel accentuates the simplicity of this design.



*printing process colour may vary from the actual model colour



DESIGN PLASTER
MOULDINGS®

Architectural Elegance

Heckel

38

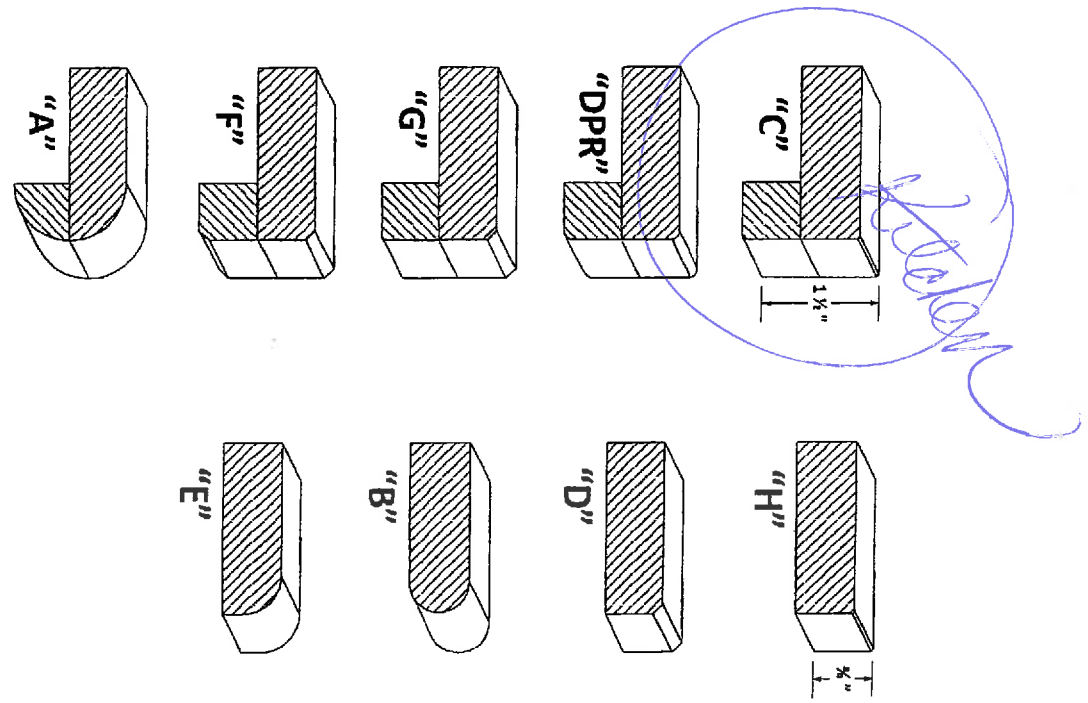
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may 26/17

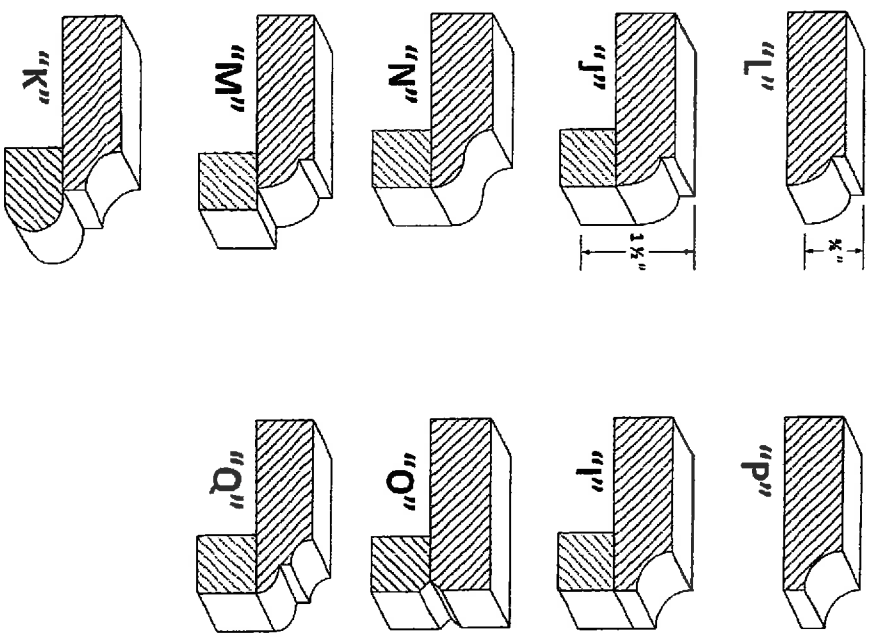
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ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



35N
M 0926/17
LOT / SITE
ZANCOR HOMES

PURCHASER SIGNATURE
[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.

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 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

LOT

DATE