



SEE ITEM # 5576

CONSTRUCTION SUMMARY

Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

PURCHASERS: Georgios and Alexandra Tzimas and Vena Tzimas and Andrew Pozzebon

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
132N / 2	MAINSTAY (42-01) ELEV B	11-Dec-17

Ref#	Quantity - Description	Approved	Notes
2770	FIREPLACE STANDARD 36 " (B36NTR) GAS FIREPLACE INCLUDES PAINT GRADE MANTLE FIREPLACE WILL COME INTO THE ROOM **INCLUDED AS PER AGREEMENT OF PURCHASE AND SALE	30Jul17	
3778	HARDWOOD UP # 1 GREAT ROOM AND DEN	13Jul17	
3779	HARDWOOD UP # 1 UPPER HALLWAY IN LIEU OF STD CARPET	13Jul17	
3780	PLUMBING ADD WATER LINE TO FRIDGE	13Jul17	
3781	TILES DELETE ALL BATHROOM ACCESSORIES	13Jul17	
3782	MIRRORS DELETE MIRROR IN MASTER ENSUITE AND POWDER ROOM ONLY	13Jul17	
3783	DELETE CLOSET RACKS IN MASTER BEDROOM HIS & HER CLOSET	13Jul17	
3784	PLUMBING UPGRADE TO MASON IN CHROME PAPER HOLDER MODEL YB8099/YB8000 24" TOWEL BAR MODEL YB8094/YB8000 3 SETS IN TOTAL 1 MASTER ENSUITE/1 MAIN BATH /1 POWDER ROOM	13Jul17	
3785	PAINTING STAIN INTERIOR OAK STAIRS	13Jul17	
3786	CABINETS 2 TONE ALL UPPERS WHITE PANTRY WHITE ALL BASES STONE GREY	13Jul17	
3787	CABINETS UP # 1	13Jul17	
3788	ELECTRICAL SHIFT STANDARD LIGHT IN KITCHEN TO BE INSTALLED ABOVE KITCHEN ISLAND ADD 1 CAPPED LIGHT ABOVE KITCHEN ISLAND ON SAME SWITCH AS STANDARD LIGHT	13Jul17	
3789	CABINETS ADD 36" WIDE PANTRY 12 " DEEP	13Jul17	
3790	CABINETS 24" DEEP UPPER OVER FRIDGE WITH SIDE PANEL	13Jul17	
3791	ADD BASE PIR CUT CORNER CABINET	13Jul17	
3792	CABINETS UPPER ANGLE CORNER WITH CLEAR GLASS	13Jul17	
3793	CABINETS ADD 1 SET OF POT AND PAN DRAWERS	13Jul17	
3794	CABINETS ADD VANITY BANK OF DRAWERS IN MASTER IN BETWEEN 2 SINKS	13Jul17	
4070	RAILINGS UPGRADE # 3 METAL PICKETS	13Jul17	
4174	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	30Jun17	



Get 172M 5576.

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4175	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	30Jul17	
4267	ALL UPGRADES INCLUDED IN PURCHASE PRICE	13Jul17	
5576	ELECTRICAL - PLUG ABOVE OPTIONAL FIREPLACE 5.5 FEET *Required as per smart tech	11Dec17	

This Document is Extremely Time Sensitive - Printed 11 Dec 17 at 16:36

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species:	STAIN TO MATCH GRYPHON	
White Paint Req'd	NA	
Main to 2nd Railing Details:	METAL BLACK SINGLE COLLAR W/ALT PLAIN GROOVED OAK HANDRAIL 3 1/4 SQ. OAK POSTS	
Main to Basement Railing	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/Dining Room	NA	Bedroom 2	WARM GREY
Family/Great room	WARM GREY	Bedroom 3	WARM GREY
Den/Study	WARM GREY	Bedroom 4	NA
Main/Upper Hall	WARM GREY	Master Ens.	WARM GREY
Laundry	WARM GREY	Main	WARM GREY
Powder Room	WARM GREY	Twin	NA
		Basement	NA

PLUMBING- UPGRADES TO BE DETAILED ON PES

	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	STANDARD	DOUBLE UNDERMOUNT SINK
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	STANDARD	
2nd Ensuite	NA		
BASEMENT	NA		
Other	NA		

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

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	42-01-B MAINSTAY	LOT: 132N			
PURCHASER(S):	VENA TZIMAS				
HOME #/CELL #	ANDREW POZZEBON				
EMAIL:					
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.

*** PAGE 2 OF 2 ***

Purchaser Signature	Date
Décor Consultant Signature	Date
Vendor Signature	Date

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
ALL UPBERS&PANTRY	SHAKER MDF WHITE (1)	H 800 BC	BIANCO SARDO	C		
ALL BASES	SHAKER MDF STONE GREY (1)	H 800 BC	BIANCO SARDO	C		
Servery	NA					
Master Ensuite	CONT SLAB MDF STONE GREY	H 800 BC	FROSTY WHITE 1573-60			
Main	CONT SLAB MDF STONE GREY	H 800 BC	FROSTY WHITE 1573-60			
Twin	NA					
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES				INSERTS	THRESHOLDS	
Main Foyer	LONDON BRANCO 13 X 13					
Basement Foyer	NA					
Powder Room	LONDON BRANCO 13 X 13					
Mud Room	LONDON BRANCO 13 X 13					
Main Hall	NA					
Kitchen Floor	LONDON BRANCO 13 X 13					
Breakfast Floor	LONDON BRANCO 13 X 13					
Kitchen Bk.Splash	NA					
Laundry	GRECO CHINZA 13 X 13					
Mstr Ensuite Floor	MALINA ICE 13 X13			BIANC CARR		
Mstr Ensuite Shower	MALINA ICE 8 X 10	N/A				
Mstr Ens Tub Wall/Deck	NA					
Master Shower Floor	2 X 2 WHITE					
Master Shower Jamb	BIANCO CARRERRA					
Main Bath Floor	MALINA ICE 13 X 13			BIANC CARR		
Main Bath Tub Wall	MALINA ICE 8 X 10	N/A				
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 /Dining Room	NA					
Great Room	VINTAGE OAK U-LOC SELECT V PEARL GRYPHON 4 1/4 " UP # 1					
Den	VINTAGE OAK U-LOC SELECT V PEARL GRYPHON 4 1/4 " UP # 1					
Kitchen *(Waiver)	VINTAGE OAK U-LOC SELECT V PEARL GRYPHON 4 1/4 " UP # 1					
Main Foyer *(Waiver)	NA					
Main Hall	NA					
Upper Hall	VINTAGE OAK U-LOC SELECT V PEARL GRYPHON 4 1/4 " UP # 1					
Master Bedroom	OPENING NIGHT T-20					
Bedroom 2	OPENING NIGHT T-20					
Bedroom 3	OPENING NIGHT T-20					
Bedroom 4	NA					
Carpet Underpad	STANDARD					
Basement Foyer	NA					
FIREPLACES						
LOCATION	GREAT ROOM	Opt. Surround	NA	MANTLE	NF 20	
MIRRORS & ACCESSORIES						
Mirrors	DELETE MASTER/POWDER	Opt. Crown Moulding	NA			
Bathroom Accessories	DELETE ALL	Location	NA			
Purchaser has reviewed the colour chart				SITE & LOT		
FOR TRADE USE				INNISFIL 132N		

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**** PAGE 1 OF 2 ****

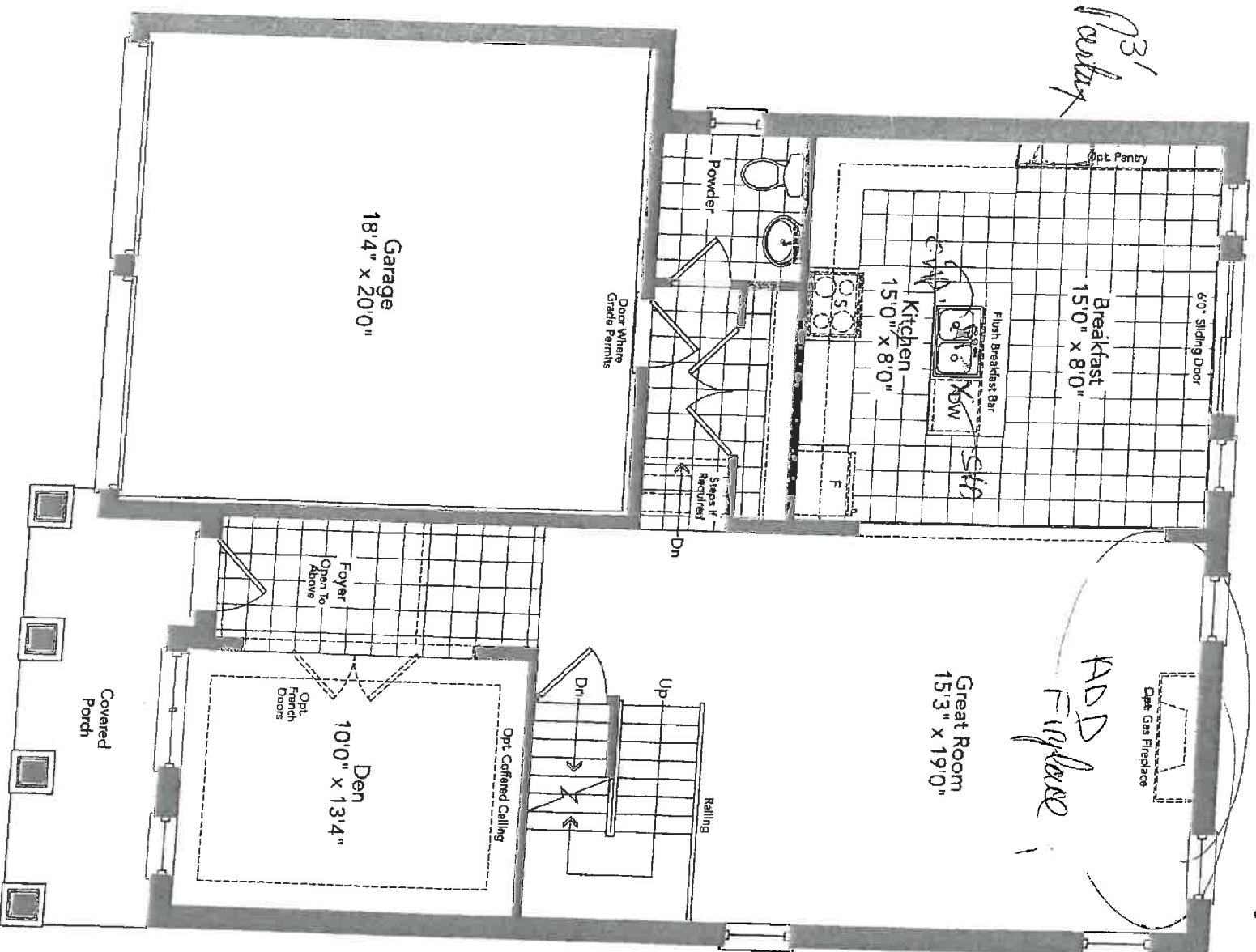
Purchaser Initial

Vendor

Elevation A 2225 sq.ft.
Elevation B 2281 sq.ft.

Lot 132A)

May 17/17



Ground Floor
Elevation A

X G.I.
X R.
X A.
X [Signature]
June 7/17
X G.I.
X G.I.
X [Signature]
X R.

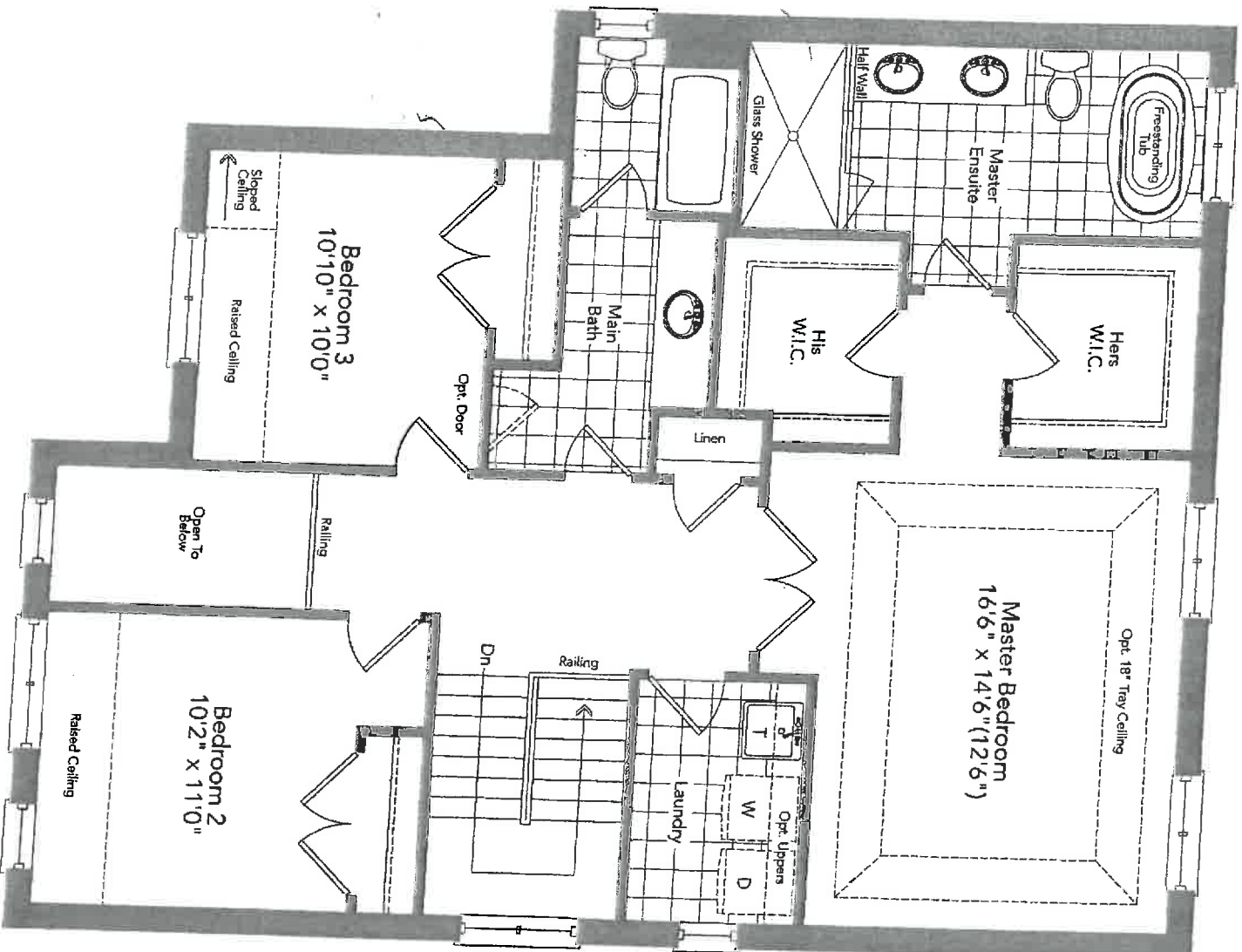
Partial Ground Floor
Elevation B

MAINSTAY 42-01

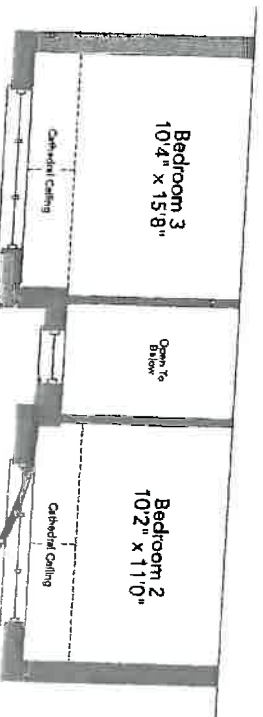
FC

Lot 1322

7/19



Second Floor
Elevation A



Partial Second Floor
Elevation B

x

x

x

x

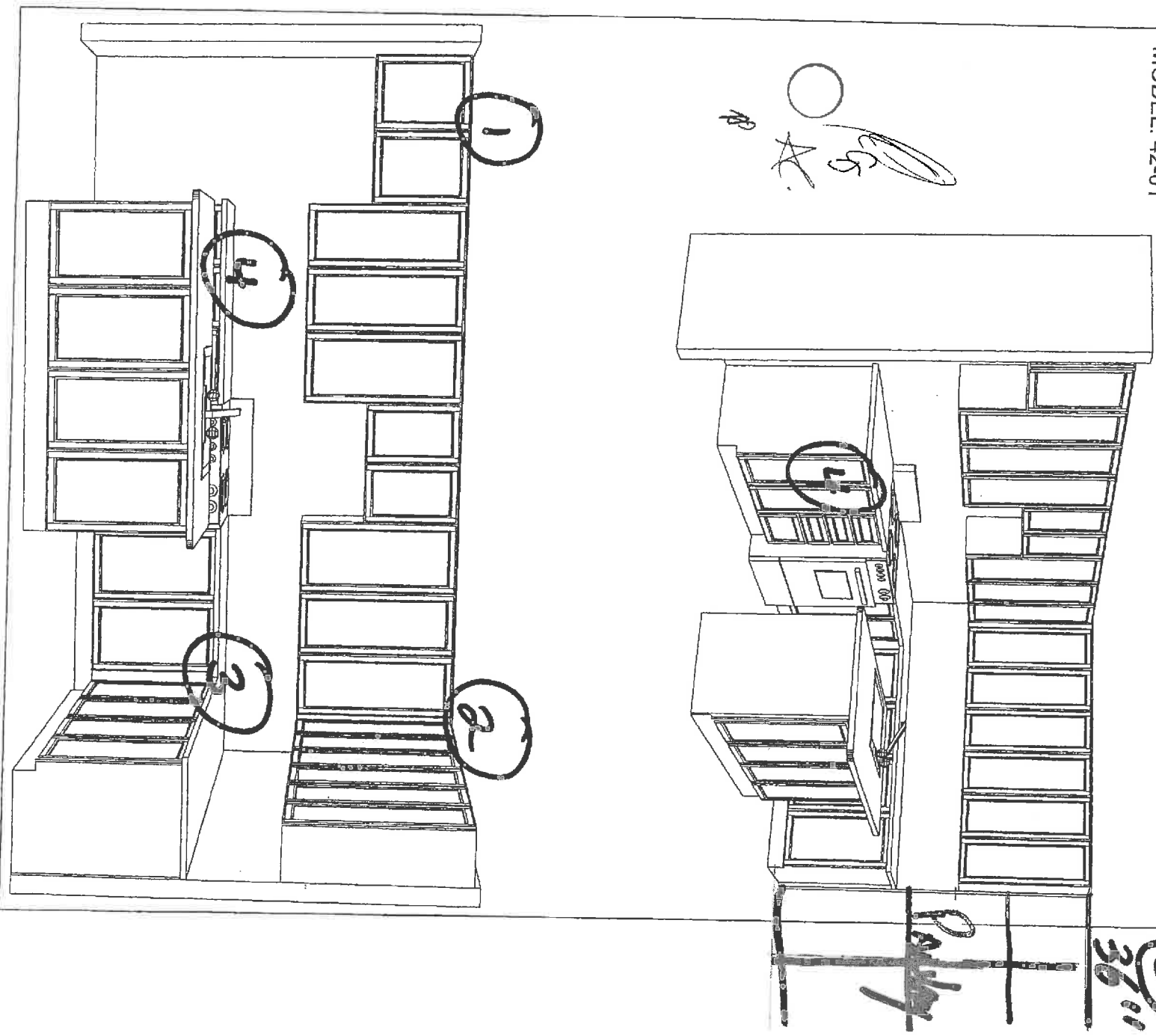
Lot 1322

June 7/19

- 1 24" deep upper cabinet
fridge / sink area
- 2 upper angle corner
cabinet
- 3 Base Picet.
- 4 Gate Pin Drawers
- 5 36" wide pantry
12" deep

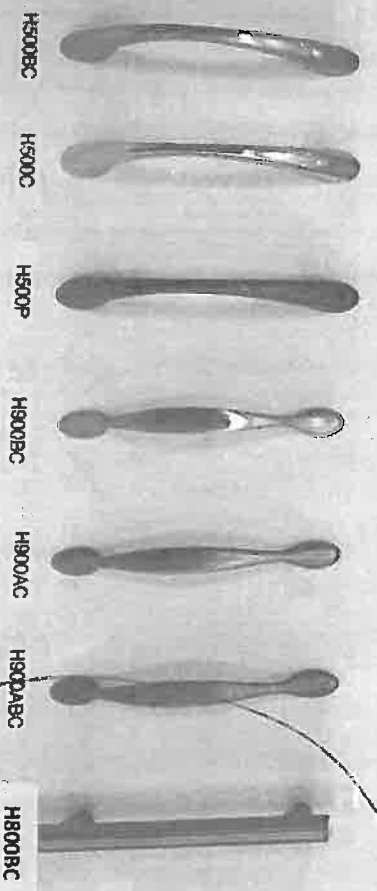
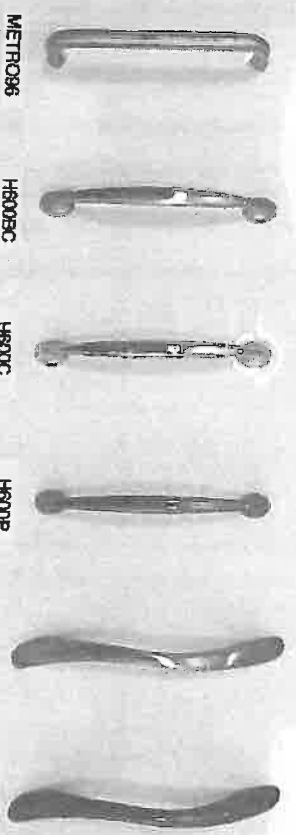
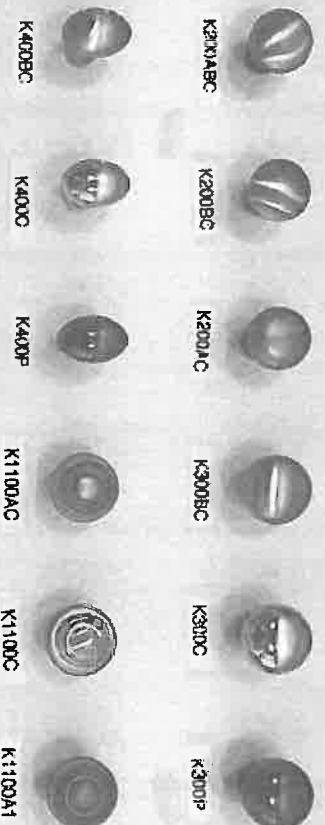
New Image Kitchens Inc.	
Scale:	Approved by:
Date: 24/02/17	Drawn by: MGER
	Revised:
BELLE AIR SHORES, INNISFIL	Drawing number:
MODEL: 42-01	

Handwritten signature and initials.



STANDARD CABINET HARDWARE

(New Image Kitchens)



Handwritten notes:
Kokodan
Bryll's
H800BC

Handwritten initials: PR, AS, KB

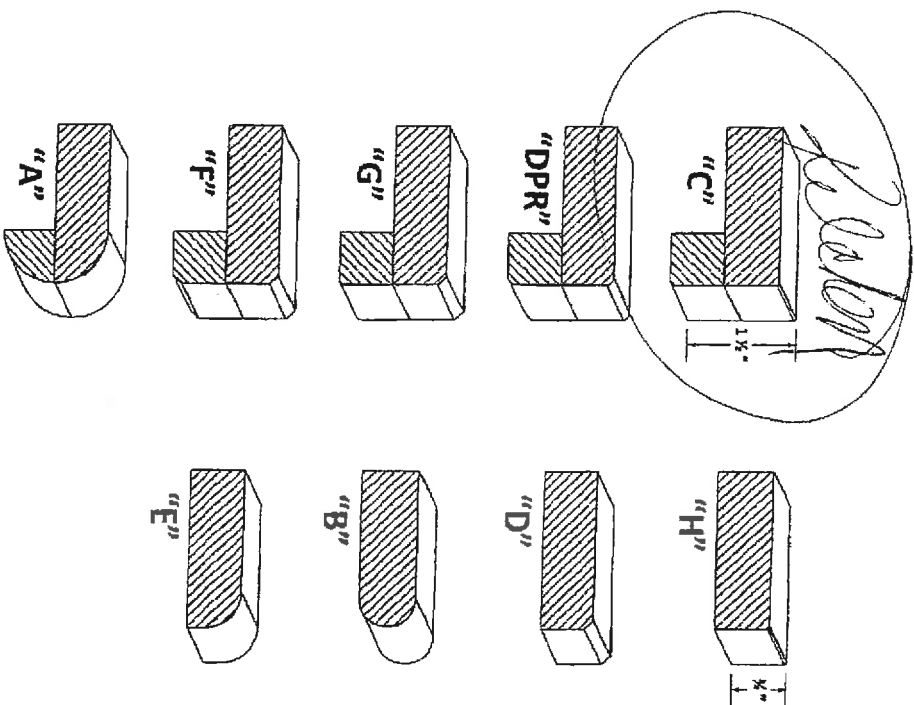


Handwritten notes:
Lot 1322
June 7/17

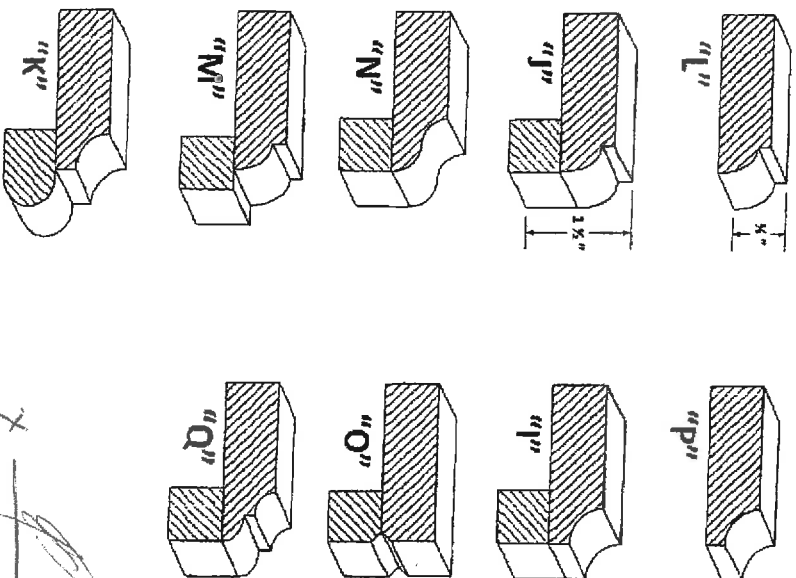
ZANCOR HOMES

EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE
 1100 SFC / JWC / 13
 Lot 13320

PURCHASER SIGNATURE
 X [Signature]
 X [Signature]
 X [Signature]
 X [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.

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 or 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

February 5, 2015

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Lansdale 101302

DATE:

Dec 2/17.

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

- ☒ 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 Manufacturer's 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.

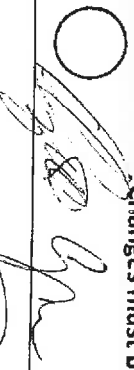
If specs not received, the standard openings as determined by Zancor Homes will be provided. If rework/repair is required due to late specs received, additional costs will be applied.

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

Dec 5/17

Purchaser Signature



Date

Dec 5/17