

Site: INNISFIL

Lot: 352W

Model: FISHER 42-05 (A)

Purchaser: OLGA IGOREVNA MANKOVSKAYA

Purchaser: KONSTANTIN MOLOGUINE

Phone: 416-904-1071

Email: OLGA\_MANKOVSKAYA@HOTMAIL.COM



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
1 ELECTRICAL - ADD CAPPED ROUGHIN FOR FUTURE LIGHT IN DEN		25-Oct-21
2 ELECTRICAL - ADD (5) POTLIGHTS IN KITCHEN ON SEP SWITCH **RELOCATE STANDARD LIGHT TO BE OVER THE ISLAND		25-Oct-21
3 ELECTRICAL - ADD PLUG ABOVE OPTIONAL FIREPALCE APPRX 65 INCHES ABOVE FLOOR FOR FUTURE TELEVISION **CABLE ROUGHIN TO BE LOCATED BESIDE IT		25-Oct-21
4 MASTER ENSUITE - TILES FLOOR - UPGRADE 2		25-Oct-21
5 MASTER ENSUITE - STONE COUNTERTOP **INCLUDES OVAL UNDERMOUNT SINK		25-Oct-21
6 MASTER ENSUITE - MOEN VICHY 3 PIECE TUB FAUCET		25-Oct-21
7 MASTER ENSUITE - BANK OF DRAWERS BETWEEN SINKS		25-Oct-21
8 PLUMBING IN ALL BATHROOMS - INSTALL SHOWER HEADS NO LESS THAN 7 FEET - HOMEOWNERS ARE TALL		25-Oct-21
9 KITCHEN - FRIDGE ENCLOSURE		25-Oct-21
10 KITCHEN - 36 INCH POT DRAWERS		25-Oct-21
11 KITCHEN - BASE CORNER CABINET		25-Oct-21
12 ELECTRICAL - ADD PLUG TO ISLAND *SEE SKETCH FOR LOCATION		25-Oct-21
13 ELECTRICAL - MASTER ENSUITE - 2 BULB STRIP LIGHT ABOVE EACH SINK ON WALL		25-Oct-21
14 SMOOTH CEILINGS ON MAIN FLOOR		25-Oct-21
15 FOYER - TILES - UPGRADE 2		25-Oct-21
16 POWDER ROOM - TILES - UPGRADE 2		25-Oct-21
17 HARDWOOD - UPGRADE 1 ON MAIN FLOOR STANDARD AREAS		25-Oct-21
18 HARDWOOD - UPGRADE 1 IN KITCHEN BREAKFAST IN LIEU OF TILE		25-Oct-21
19 STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		25-Oct-21
20 ELECTRICAL - ADD (4) POTLIGHTS IN GREAT ROOM ON SEP SWITCH, STD LIGHT REMAINS		25-Oct-21
21 FIREPLACE - ELECTRICAL 50 INCH IN GREAT ROOM, COMES APPOX 8 INCHES INTO ROOM, WALL WILL BE FROM FLOOR TO CEILING *BOTTOM OF FIREPLACE TO BE 30 INCHES FROM FLOOR		25-Oct-21

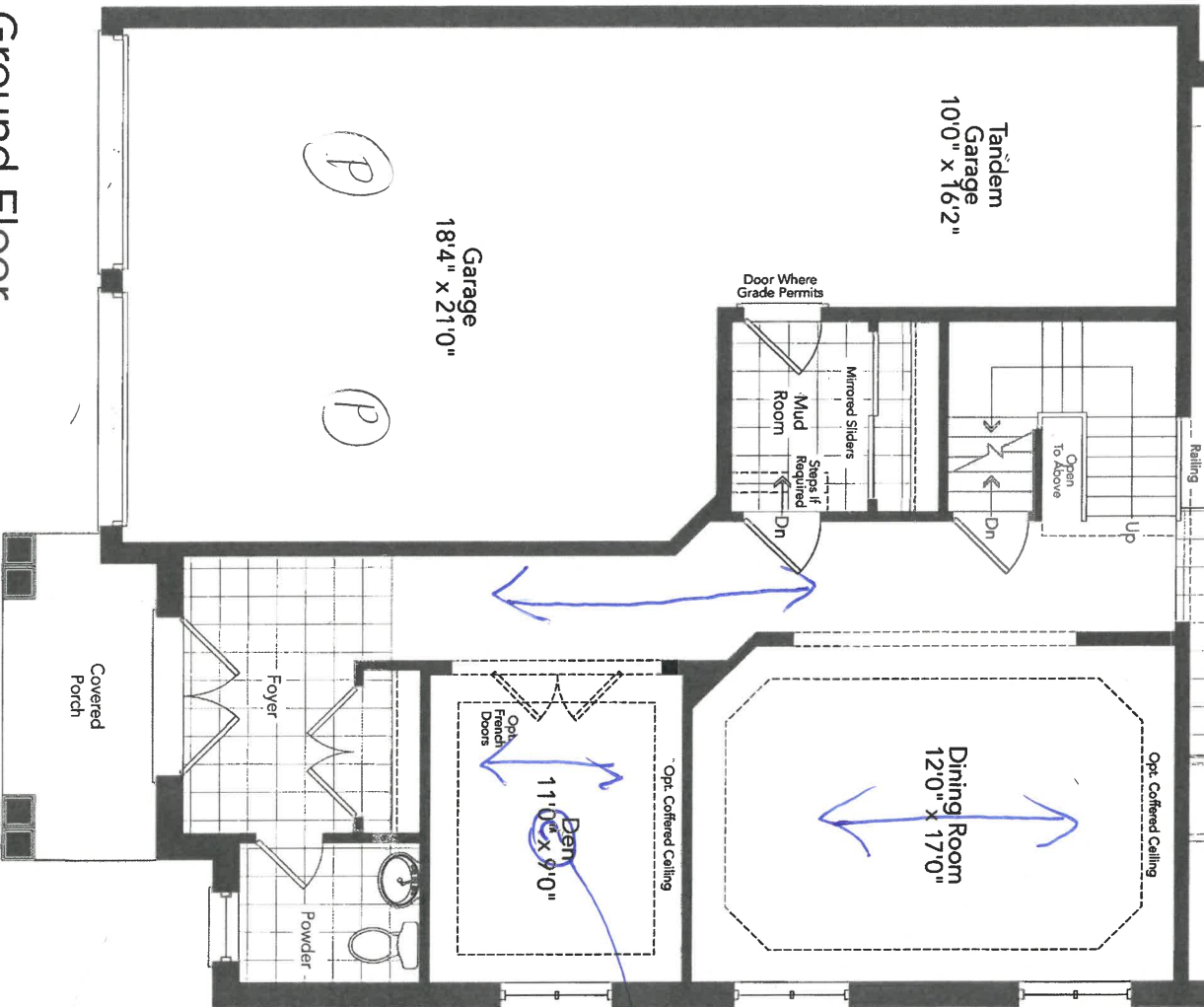
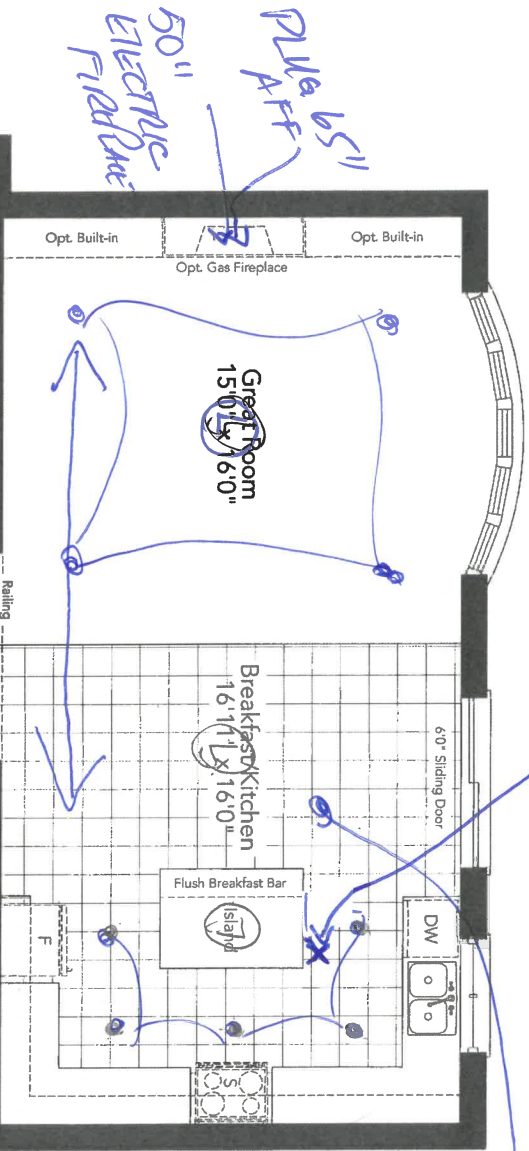
ZANCOR HOMES COLOUR CHART

ENTRANCES				
Main Foyer - FLOORING		LIVORNO 18 X 18 (2)		
Mudroom - FLOORING		MELINA ICE 13 X 13		
Side Hall - FLOORING		N/A		
Basement Foyer - FLOORING		N/A		
KITCHEN				
Kitchen - FLOORING		HARDWOOD - MIRAGE 3-5/16" OAK CASHMERE - CHARCOAL in lieu of tile		
Breakfast - FLOORING		HARDWOOD - MIRAGE 3-5/16" OAK CASHMERE - CHARCOAL in lieu of tile		
Kitchen - CABINETS		EURO HIGH GLOSS WHITE		
Island - CABINETS		EURO HIGH GLOSS WHITE		
Servery - CABINETS		N/A		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		BIANCO SARDO GRANITE		
Island - COUNTERTOP		BIANCO SARDO GRANITE		
Kitchen - BACKSPLASH		N/A		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		HARDWOOD - MIRAGE 3-5/16" OAK CASHMERE - CHARCOAL		
Main Hall - FLOORING		HARDWOOD - MIRAGE 3-5/16" OAK CASHMERE - CHARCOAL		
Dining / Living Room - FLOORING		HARDWOOD - MIRAGE 3-5/16" OAK CASHMERE - CHARCOAL		
Library / Den - FLOORING		HARDWOOD - MIRAGE 3-5/16" OAK CASHMERE - CHARCOAL		
Basement Rec Room - FLOORING		N/A		
STAIRS				
Railing Details - PICKETS		STANDARD TURNED OAK		
Railing Details - POSTS		STANDARD TURNED OAK		
Railing Details - HANDRAIL		STANDARD OVAL OAK		
Stair Stain - MAIN STAIRS		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - BASEMENT STAIRS (if applicable)		N/A		
Stair Stain - SERVICE STAIRS (if applicable)		N/A		
POWDER ROOM				
Powder Room - FLOORING		LIVORNO 18 X 18 (2)		
Powder Room - CABINETS		N/A		
Powder Room - COUNTERTOP		N/A		
Powder Room - SINK		PEDESTAL		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Master Bedroom - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 2 - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 3 - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 4 - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 5 - FLOORING		N/A		
Master Ensuite - FLOORING		LIVORNO 18 X 18 (2)		
Master Ensuite - SHOWER WALL		SPLENDOUR WHITE 8 X 10		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO OLMO CARISMA		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		BIANCO LUNA MARBLE (1)		
Master Ensuite - SINK(s)		OVAL UNDERMOUNT	Master Ensuite - FAUCET(s)	STANDARD
***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 <u>PRIOR</u> to installation.		INNISFIL 352W	KM OM	VENDOR APPROVAL
		**PAGE 1 OF 2**	PURCHASER INITIALS	

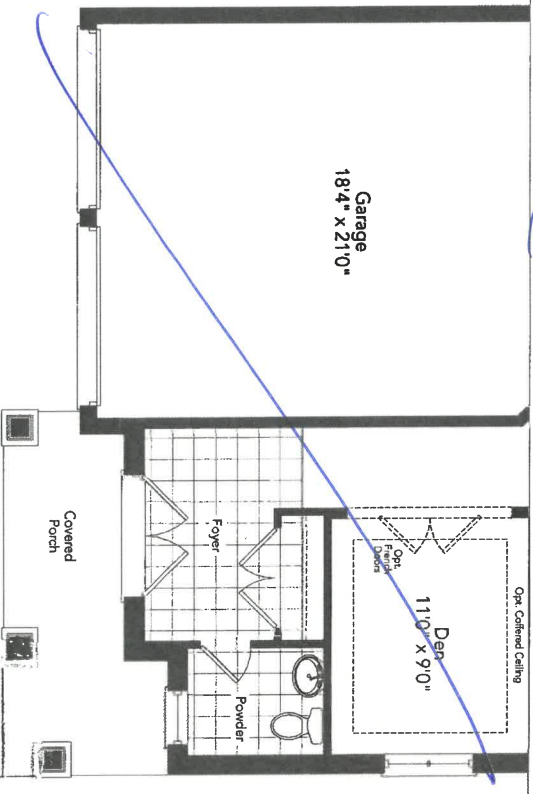


2ND FLOOR CONTINUED ...									
Main Bath - FLOORING				N/A					
Main Bath - TUB / SHOWER WALL				N/A					
Main Bath - SHOWER FLOOR				N/A					
Main Bath - SHOWER JAMB				N/A					
Main Bath - CABINETS				N/A					
Main Bath - HANDLES/KNOBS				N/A					
Main Bath - COUNTERTOP				N/A					
Main Bath - SINK(s)				Main Bath - FAUCET(s)					
Shared Bath- FLOORING				BELLINA GREY 13 X 13					
Shared Bath- TUB / SHOWER WALL				BELLINA GREY 8 X 10					
Shared Bath- SHOWER FLOOR				N/A					
Shared Bath- SHOWER JAMB				N/A					
Shared Bath- CABINETS				EURO BLACKWOOD					
Shared Bath- HANDLES/KNOBS				H800BC					
Shared Bath- COUNTERTOP				LAMINATE 5001K-07					
Shared Bath- SINK(s)	STANDARD			Shared Bath - FAUCET(s)			STANDARD		
Ensuite Bath - FLOORING				BELLINA GREY 13 X 13					
Ensuite Bath - TUB / SHOWER WALL				BELLINA GREY 8 X 10					
Ensuite Bath - SHOWER FLOOR				N/A					
Ensuite Bath - SHOWER JAMB				N/A					
Ensuite Bath - CABINETS				EURO BLACKWOOD					
Ensuite Bath - HANDLES/KNOBS				H800BC					
Ensuite Bath - COUNTERTOP				LAMINATE 5001K-07					
Ensuite Bath - SINK(s)	STANDARD			Ensuite Bath - FAUCET(s)			STANDARD		
LAUNDRY									
Laundry - FLOORING	BELLINA GREY 12 X 12			Laundry - HANDLES/KNOBS			N/A		
Laundry - CABINETS	N/A			Laundry - SINK			STANDARD		
Laundry - COUNTERTOP	N/A			Laundry - FAUCET			STANDARD		
Laundry - BACKSPLASH	N/A								
TRIM / PAINT									
Casing/Baseboards				STANDARD					
Interior Doors				STANDARD					
Interior Door Hardware				STANDARD					
PAINT - Throughout				COOL WHITE					
FIREPLACE									
Location / Insert / Mantle				50 INCH ELECTRIC FIREPLACE					
ACCESSORIES									
Mirrors	YES			BATH ACCESSORIES			DELETE		
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ	N/A			ELECTRICAL for Built-in Oven			N/A		
GAS LINE & ELECTRICAL TO STOVE	DECLINED			ELECTRICAL for Built-in Micro			N/A		
GAS LINE & ELECTRICAL TO DRYER	N/A			ELECTRICAL for Cooktop			N/A		
HOOD FAN VENT SIZE	6 INCH			ELECTRICAL for Bar Fridge			N/A		
WATERLINE to Fridge	DECLINED								
DISCLAIMER									
Any changes to the colour chart after signing are subject to a <b>\$5000</b> administration fee plus costs				KM			DM		
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				LPM			OM		
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									
SITE / LOT: INNISFIL 352W									
PURCHASER(S): OLGA IGOREVNA MANKOVSKAYA									
PURCHASER(S): KONSTANTIN MOLOGUINE									
CONTACT: 416-904-1071 OLGA_MANKOVSKAYA@HOTMAIL.COM									
Any upgrades in the colour chart must be accompanied with a Extras Form. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.									
PURCHASER SIGNATURE				Jelle					
PURCHASER SIGNATURE				Pier					
DÉCOR CONSULTANT							SIMONE		
Vendor APPROVAL				New 1/21					





Ground Floor  
Elevation A



Partial Ground Floor  
Elevation B

HARDWOOD  
KITCHEN  
BREAKFAST

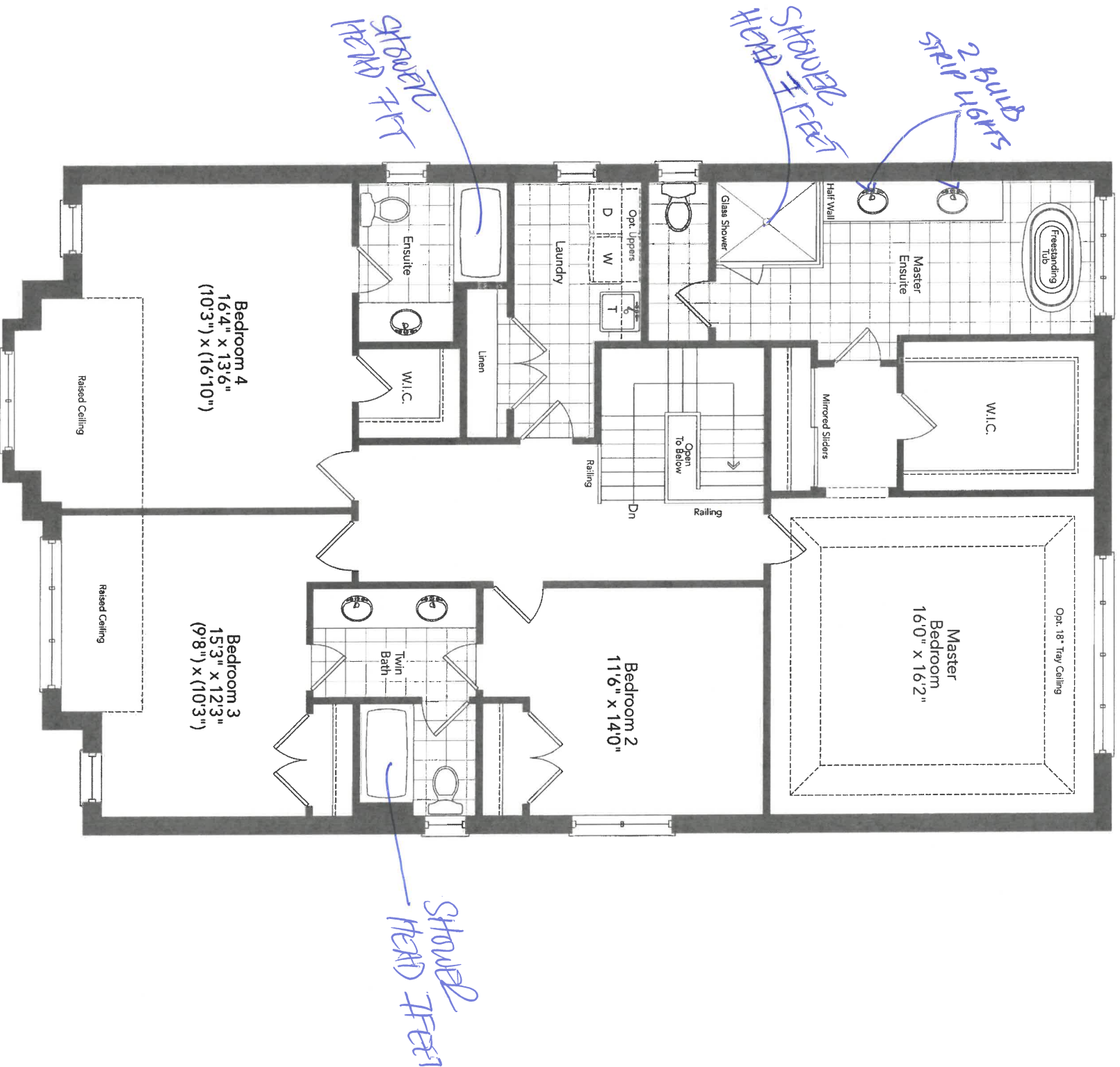
ADD  
CARPET  
ROUGH IN

Smooth  
Ceiling

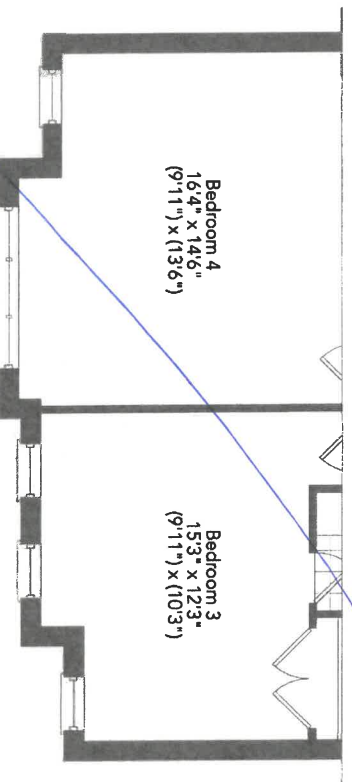
3520

FISHER 42-05  
KM QM





Second Floor  
Elevation A



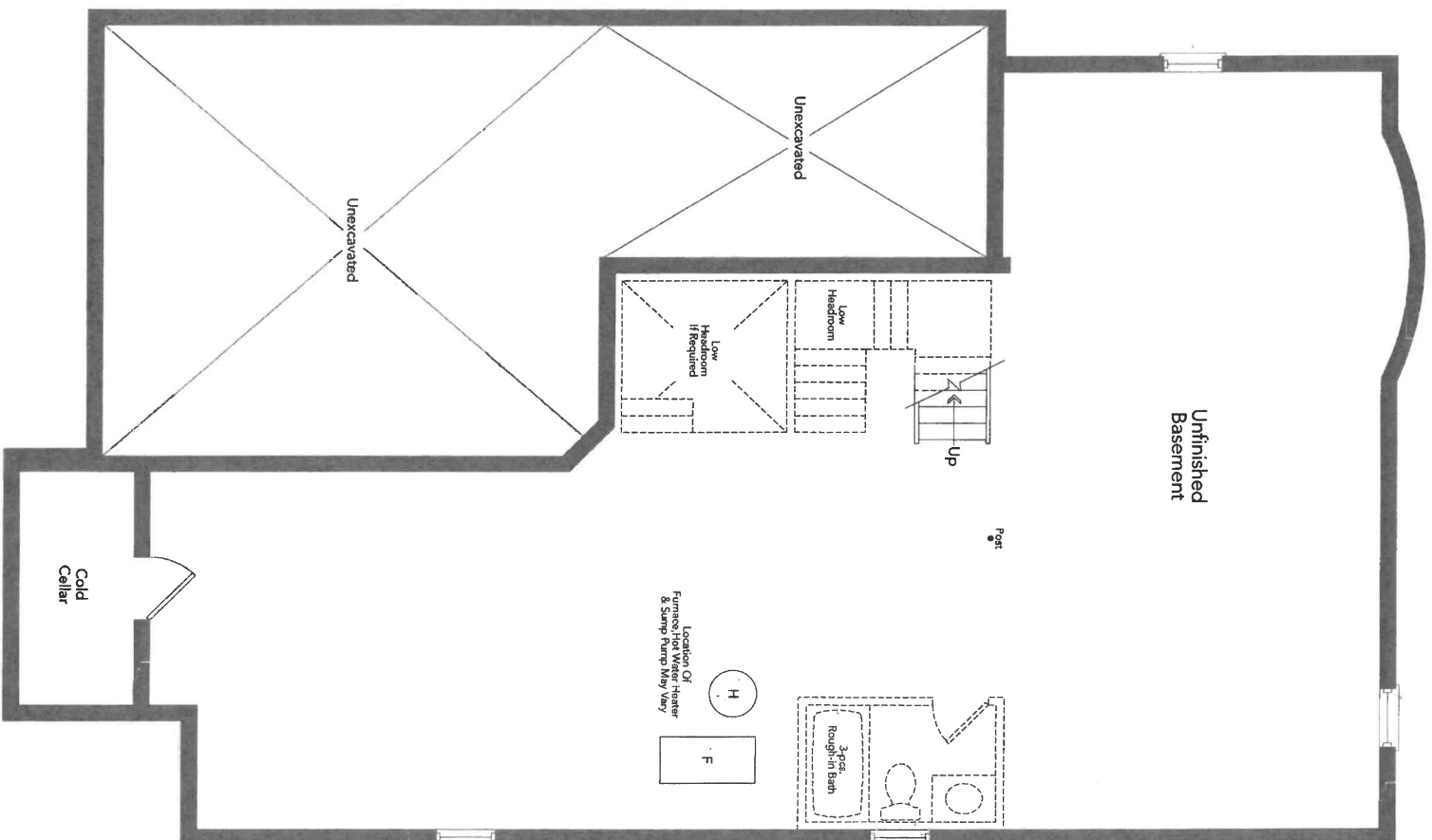
Partial Second Floor  
Elevation B

FISHER 42-05

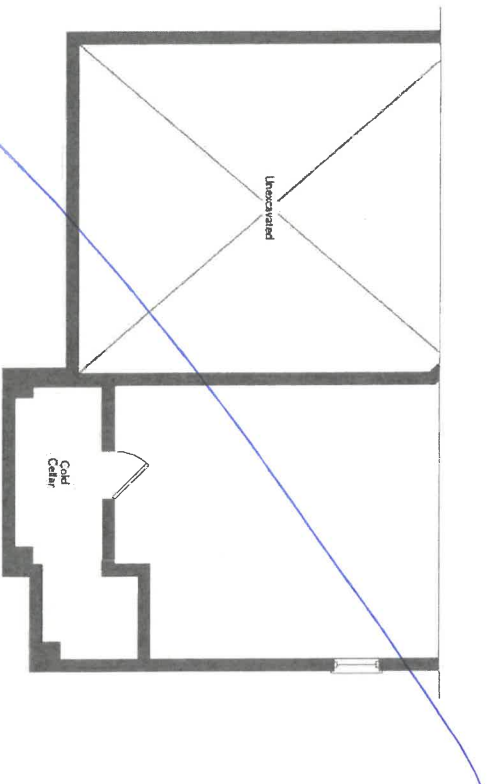
352W

KM

OM



Basement  
Elevation A



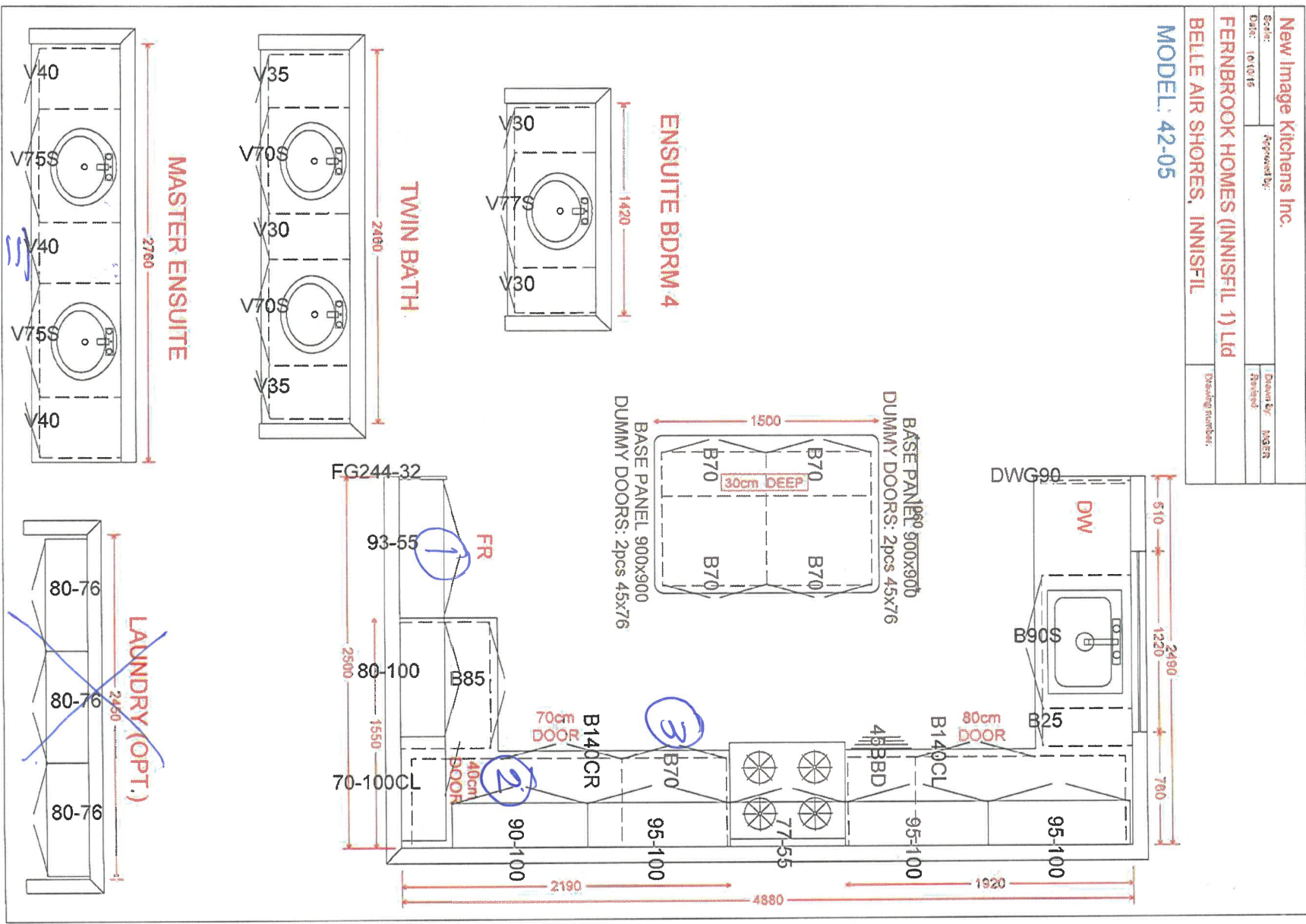
Partial Basement  
Elevation B

25200

KM OH

FISHER 42-05

MODEL: 42-05



- ① Fridge Enclosure
- ② Base Corner Pie
- ③ Pot Drawers 36"

Bank of Drawers

Oh  
Kia  
352w

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Wayne - Coast Appliance (905) 303-6909 / wwanamaker@coastappliance.com

- 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.

STANDARD APPLIANCE OPENINGS provided by Zancor:

- \*Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.
- |                      |                            |  |
|----------------------|----------------------------|--|
| ▶ Fridge Opening     | 36" x 74"                  | Accepts Standard<br>Openings **Initial |
| ▶ Stove Opening      | 30"                        |  |
| ▶ Hood Fan Opening   | 30"                        |  |
| ▶ Hood Fan & Vent    | 6" with Under Cabinet Hood |  |
| ▶ Dishwasher Opening | 24"                        |  |

OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

- \*\*Specs/Information sheets are required and it is the responsibility of the homeowner to provide this to Zancor Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**

- ▶ Upgraded Appliance Specs are 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)

- ▶ \*\*\*Specs that require changes/modifications after this date will not be accepted\*\*\*

- ▶ NOTE: Any upgraded appliances are to be paid by the Purchaser, directly to the appliances company.

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

FRIDGE UPGRADE

- |   |                           |
|---|---------------------------|
| <input type="checkbox"/> Built-in                 |                           |
| <input type="checkbox"/> Paneled                  | **Panel to match required |
| <input type="checkbox"/> Integrated / Flush Inset |                           |
| <input type="checkbox"/> Waterline to Fridge      |                           |

RANGE UPGRADE

- \*Larger hood fan CFM might be required, which need a larger vent
- |   |  |
|---|--|
| <input type="checkbox"/> Gas Line to Stove  |  |
| <input type="checkbox"/> 36" **Hood fan opening must be the same size or larger (8" vent might be required) |  |
| <input type="checkbox"/> 48" **Hood Fan opening must be the same size or larger (8" or 10" vent required)   |  |
| <input type="checkbox"/> Gas Range **gas line and electrical required & sold separately                     |  |
| <input type="checkbox"/> Induction **electrical required & sold separately                                  |  |
| <input type="checkbox"/> Cooktop (Apron Front) **Countertop Cut-out required & sold separately              |  |
| <input type="checkbox"/> Cooktop (Drop-in) **countertop Cut-out required & sold separately                  |  |

HOOD FAN & VENT UPGRADE

- |  |  |
|--|--|
| <input type="checkbox"/> 8 Inch **Required for 600 CFM           |  |
| <input type="checkbox"/> 10 Inch                                 |  |
| <input type="checkbox"/> Chimney Hood Fan **Vent must be centred |  |
| <input type="checkbox"/> Insert / Liner                          |  |

WALL OVEN/MICRO UPGRADE

- \*\*Electrical required
- |   |  |
|---|--|
| <input type="checkbox"/> Single Wall Oven **electrical required & sold separately                       |  |
| <input type="checkbox"/> Double Wall Oven **electrical required & sold separately                       |  |
| <input type="checkbox"/> Steam Oven **electrical required & sold separately                             |  |
| <input type="checkbox"/> Warming Drawer **electrical required & sold separately                         |  |
| <input type="checkbox"/> Over Then Range Microwave (OTR)  |  |
| <input type="checkbox"/> Built-In Microwave **Trim Kit required **electrical required & sold separately |  |

DATE 05/26/21

SITE INNISFIL

LOT 352W

\*\* Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.  
\*\*It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.

ZANCOR



## 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.

KM OH

**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.**

KM OH

**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.

KM OH

**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'.

KM OH

**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.

KM OH

**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.

KM OH

**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.

KM OH

**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.**

KM OH

**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.

KM OH

### 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 absorbcency in the mentioned areas, and agree to waive any claims against the Township of residence, TARIION and/or the Builder in relation to the matter. **\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

KM OH

DATE Oct 26/24

SITE INNISFIL

SITE

LOT

352W

## HOME AUTOMATION (Cable, CAT5/6, Telephone)

**INCLUDED as per Schedule A:**

- Rough-in for Central Vacuum system piped to garage
- Rough-in for telephone (2) location
- Rough-in for cable T.V. (2) location
- Rough-in for network (3) wiring (CAT5)

**Trade:**

Smart-Tech Home Automation

**Rep:**

Andrea Chow

**Phone:**

(905) 761-6469

**Email:**

[andrea@smart-tech.ca](mailto:andrea@smart-tech.ca)

**Location:**

200 Millway Avenue, Unit 8  
Concord, Ont L4K 5K8

**ACKNOWLEDGMENT:**

- I/we the Homeowner(s) have chosen to contact the Home Automation Company to select the locations of the rough-ins for Cable, CAT5, Telephone as included in our Agreement of Purchase Sale.
- I/we the Homeowner(s) will contact the trade within 4 weeks of the date of this release to select locations of the standard rough-ins review other optional products for purchase.
- Should the homeowner not make these selections within the sufficient time provided, the rough-ins as mentioned above will be installed in locations at the Vendor's discretion.

*OKM*

Homeowner(s) Initial

INNISFIL

DATE

*05/26/21*

SITE

LOT

*3520*

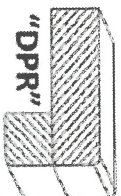


Stone Countertop Edge Profiles

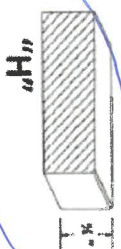
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



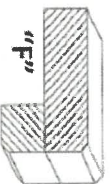
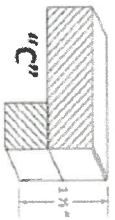
Standard Countertop Edge in Vanity



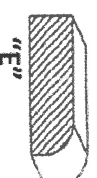
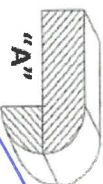
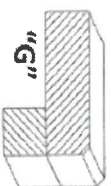
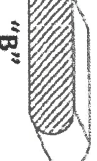
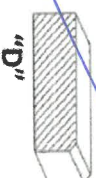
Homeowner(s) Initial KM QH

OPTION (1) EDGE FOR KITCHEN & VANITIES \$250

Optional Edge in Kitchen



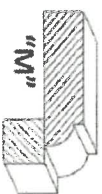
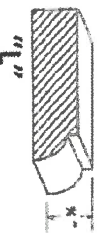
Optional Edge in Bathroom



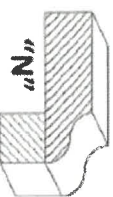
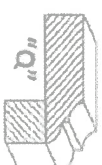
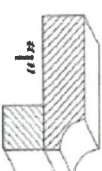
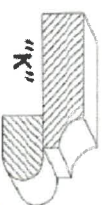
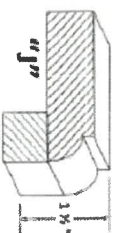
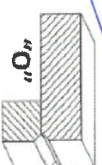
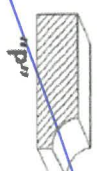
Homeowner(s) Initial \_\_\_\_\_

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial \_\_\_\_\_

DATE 01/24/21

SITE INNISFIL

LOT 352W