

Site: INNISFIL

Lot: 332W

Model: FISHER (42-05) ELEV B

Purchaser: MARK, OFORI BERKO

Purchaser: MILLE, NAA KWAKYEWAA



Phone: 416.553.3787

Email: MOB\_OFORI@HOTMAIL.COM





DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
STRUCTURALS		
1	NA	11-Nov-21
2	FROST GLASS ON FRON DOOR ( IN LIEU OF CLEAR)	11-Nov-21
3	LARGER BASEMENT WINDOWS- 30" X 24" IN LIEU OF STANDARD,IF POSSIBLE ( WINDOW WELLS MAY BE REQUIRED) - SEE SKETCH-QTY 5	11-Nov-21
4	ADDITIONAL BASEMENT WINDOW- 30" X 16" , IF POSSIBLE ( WINDOW WELLS MAY BE REQUIRED)	11-Nov-21
5	8 FOOT HIGH FRONT DOOR	11-Nov-21
6	8 FOOT HIGH SLIDING DOOR AT REAR	11-Nov-21
7	NA	11-Nov-21
8	SMOOTH CEILING ON MAIN FLOOR	11-Nov-21
9	GAS FIREPLACE- NAPOLEAN B36 DIRECT VENT 36INCH GAS FIREPLACE ( INCLUDES STANDARD MANTLE)	11-Nov-21
10	FRAMELESS GLASS SHOWER IN MASTER ENSUITE- 10MM CLEAR PLAIN GLASS	11-Nov-21
11	200 AMP SERVICE TO ELECTRICAL PANEL	11-Nov-21
12	DOUBLE DOOR WALK UP WITH CONCRETE STAIRS AND EXPOSED CONCRETE WALLS **PENDING CITY APPROVAL, IF POSSIBLE. WINDOW AREA BOW AND FOUNDATION TO BE STRAIGHTEND TO ACCOMMODATE WALK UP, IF POSSIBLE	11-Nov-21
COLOURS		
1	ELECTRICAL- PLUG ABOVE FIREPLACE FOR FUTURE TV, INSTALL 65 AFF	30-Nov-21
2	STAIN FOR STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	30-Nov-21
3	HARDWOOD- UP 1- GREAT ROOM, DEN, DINING ROOM, MAIN HALL- UP 1	30-Nov-21
4	KITCHEN TILE- 12 X 24- UP 1- STACKED	30-Nov-21
5	FOYER TILE- 12 X 24- UP 1- STACKED	30-Nov-21
6	POWDER ROOM TILE- 12 X 24- UP 1 - STACKED	30-Nov-21
7	MUDROOM TILE- 12 X 24- UP 1- STACKED	30-Nov-21
8	MASTER SHOWER FLOOR- UP 1	30-Nov-21
9	FRIDGE ENCLOSURE- DEEP UPPER AND GABLES	30-Nov-21
10	RAILING- UP 2	30-Nov-21
11	COMFORT HEIGHT- MASTER, ENSUITE, TWIN	30-Nov-21
12	WATERLINE FOR FRIDGE	30-Nov-21
13	BANK OF DRAWERS IN MASTER, ENSUITE AND TWIN	30-Nov-21

ZANCOR HOMES COLOUR CHART

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- UP 1 - STACKED		
Mudroom - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- UP 1 - STACKED		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- UP 1 - STACKED		
Breakfast - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- UP 1 - STACKED		
Kitchen - CABINETS		SIERRA WHITE PVC		
Island - CABINETS		SIERRA WHITE PVC		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		BIANCO SARDO		
Island - COUNTERTOP		BIANCO SARDO		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		KENTWOOD OAK WOLFHOUND 3 1/2" X 3/4" - UP 1		
Main Hall - FLOORING		KENTWOOD OAK WOLFHOUND 3 1/2" X 3/4" - UP 1		
Dining / Living Room - FLOORING		KENTWOOD OAK WOLFHOUND 3 1/2" X 3/4" - UP 1		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		ALL BLACK METAL- UP 2		
Railing Details - POSTS		3 1/4" SQUARE OAK POST W/ REVEAL- UP 2		
Railing Details - HANDRAIL		2 3/4" SQUARE OAK HANDRAIL- UP 2		
Stair Stain - MAIN STAIRS		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - BASEMENT STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- UP 1 - STACKED		
Powder Room - CABINETS / HANDLES		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		T03 OPENING NIGHT		
Master Bedroom - FLOORING		T03 OPENING NIGHT		
Bedroom 2 - FLOORING		T03 OPENING NIGHT		
Bedroom 3 - FLOORING		T03 OPENING NIGHT		
Bedroom 4 - FLOORING		T03 OPENING NIGHT		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		GRECO GREY 13 X 13		
Master Ensuite - SHOWER WALL		SPLENDOUR DARK GREY 8 X 10		
Master Ensuite - SHOWER FLOOR		ONTARIO SERIES HEX SNOW WHITE GLOSSY- UP 1		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO WHITE HIGH GLOSS- COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		5003-38		
Master Ensuite - SINK(s)	STD	Master Ensuite - FAUCET(s)	STD	
***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 332W		
		**PAGE 1 OF 2**	PURCHASER INITIALS	VENDOR APPROVAL



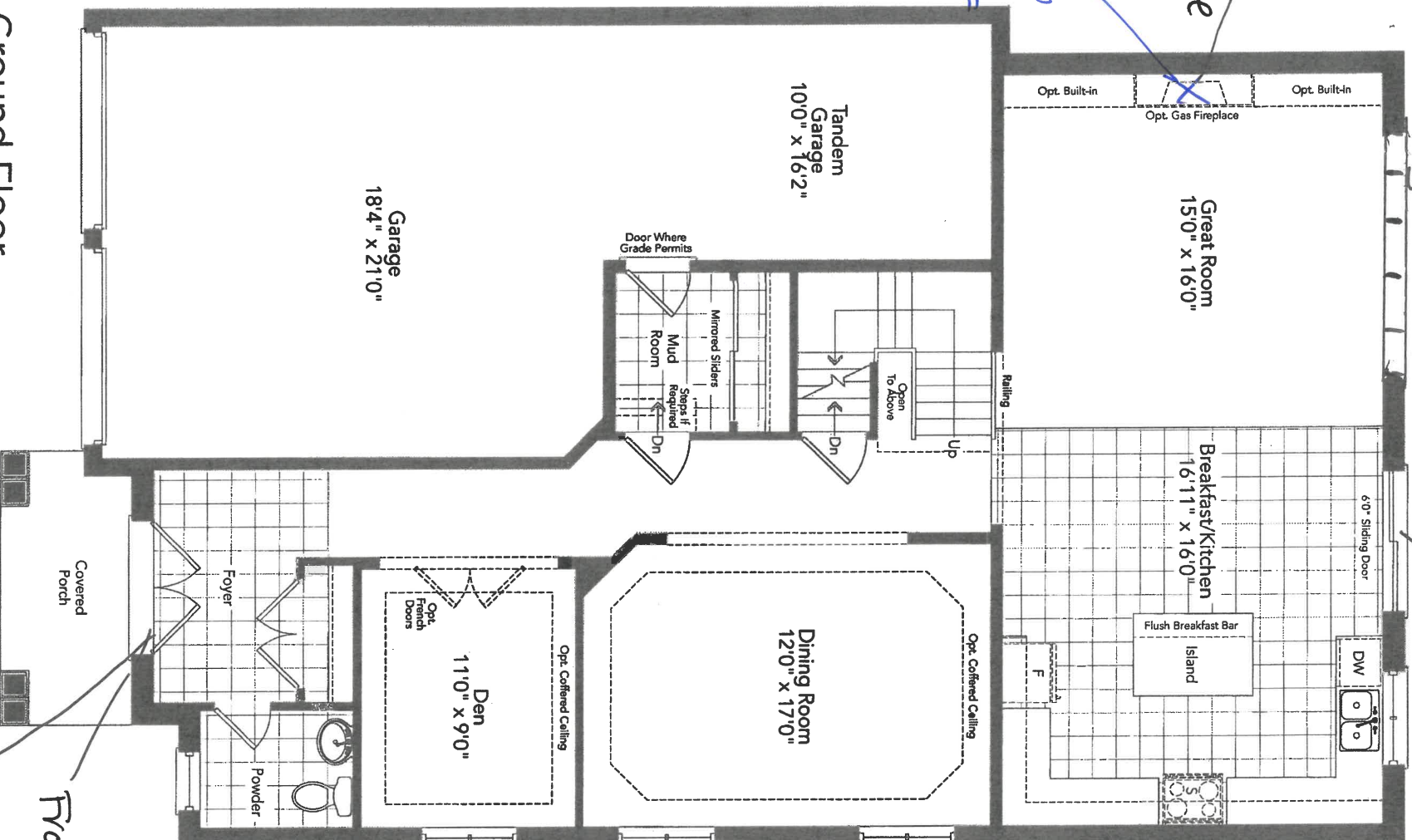
2ND FLOOR CONTINUED...									
Main Bath - FLOORING				NA					
Main Bath - TUB / SHOWER WALL				NA					
Main Bath - SHOWER FLOOR				NA					
Main Bath - SHOWER JAMB				NA					
Main Bath - CABINETS				NA					
Main Bath - HANDLES/KNOBS				NA					
Main Bath - COUNTERTOP				NA					
Main Bath - SINK(s)		NA		Main Bath - FAUCET(s)		NA			
Shared Bath - FLOORING				MALENA ICE 13 X 13					
Shared Bath - TUB / SHOWER WALL				MALENA ICE 8 X 10					
Shared Bath - SHOWER FLOOR				NA					
Shared Bath - SHOWER JAMB				NA					
Shared Bath - CABINETS				HIGH GLOSS EURO WHITE- COMFORT HEIGHT					
Shared Bath - HANDLES/KNOBS				H800BC					
Shared Bath - COUNTERTOP				4924-38					
Shared Bath - SINK(s)		STD		Shared Bath - FAUCET(s)		STD			
Ensuite Bath - FLOORING				MALENA ICE 13 X 13					
Ensuite Bath - TUB / SHOWER WALL				MALENA ICE 8 X 10					
Ensuite Bath - SHOWER FLOOR				NA					
Ensuite Bath - SHOWER JAMB				NA					
Ensuite Bath - CABINETS				HIGH GLOSS EURO WHITE- COMFORT HEIGHT					
Ensuite Bath - HANDLES/KNOBS				H800BC					
Ensuite Bath - COUNTERTOP				4924-38					
Ensuite Bath - SINK(s)		STD		Ensuite Bath - FAUCET(s)		STD			
LAUNDRY									
Laundry - FLOORING				MALENA ICE 13 X 13					
Laundry - CABINETS		NA		Laundry - HANDLES/KNOBS		NA			
Laundry - COUNTERTOP		NA		Laundry - SINK		STD			
Laundry - BACKSPLASH		NA		Laundry - FAUCET		STD			
TRIM / PAINT									
Casing/Baseboards				STD					
Interior Doors				STD					
Interior Door Hardware				STD					
PAINT - Throughout				COOL WHITE					
FIREPLACE									
Location / Insert / Mantle		✓		B36 NAPOLEAN GAS--MANTLE---NF15					
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		DO NOT INSTALL			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		DECLINED		ELECTRICAL for Built-in Oven		DECLINED			
GAS LINE & ELECTRICAL TO STOVE		DECLINED		ELECTRICAL for Built-in Micro		DECLINED			
GAS LINE & ELECTRICAL TO DRYER		DECLINED		ELECTRICAL for Cooktop		DECLINED			
HOOD FAN VENT SIZE		6" STD		ELECTRICAL for Bar Fridge		DECLINED			
WATERLINE to Fridge		YES		✓					
DISCLAIMER									
Any changes to the colour chart after signing are subject to a <b>\$5000</b> administration fee plus costs									
Purchaser has checked and acknowledged accuracy of colour and selections before signing.									
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		332W					
PURCHASER(S):		MARK, OFORI BERKO							
PURCHASER(S):		MILLE, NAA KWAKYEWA							
CONTACT:		416.553.3787		MOB_OFORI@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							
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT							
JILLIAN									
**PAGE 2 OF 2**		Vendor APPROVAL		DEC 09 2021					

Straighten windows  
for walk out

8 Foot sliding door

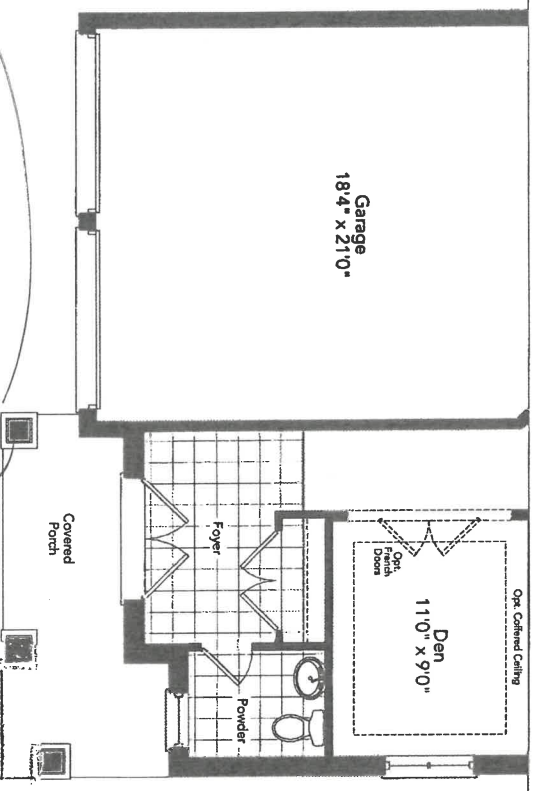
Gas  
Fireplace

plug for  
future  
TV 65" HFF



Ground Floor  
Elevation A13

Frost Free  
Door  
8 Foot High



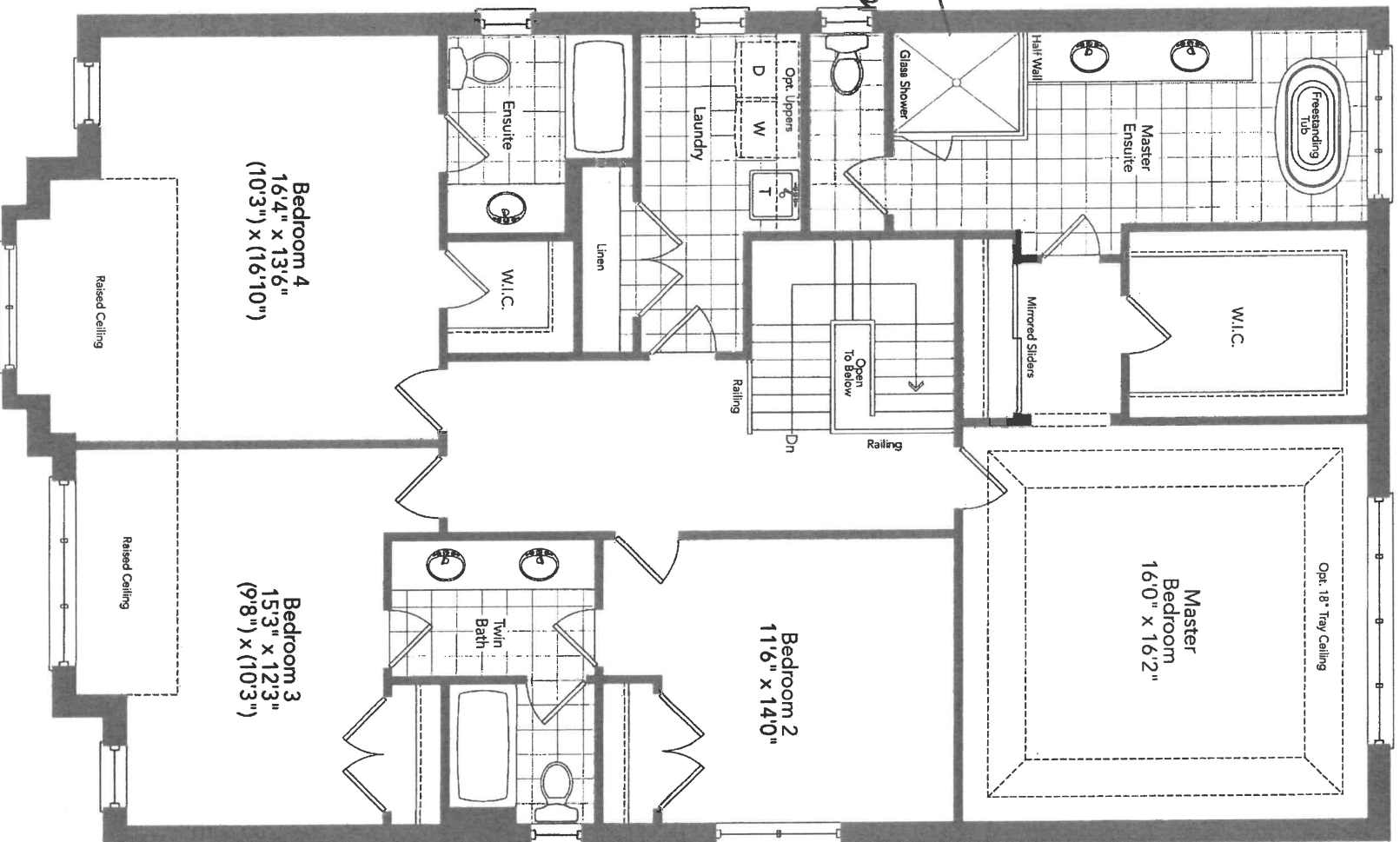
Partial Ground Floor  
Elevation B

Smooth  
Ceiling

FISHER 42-05

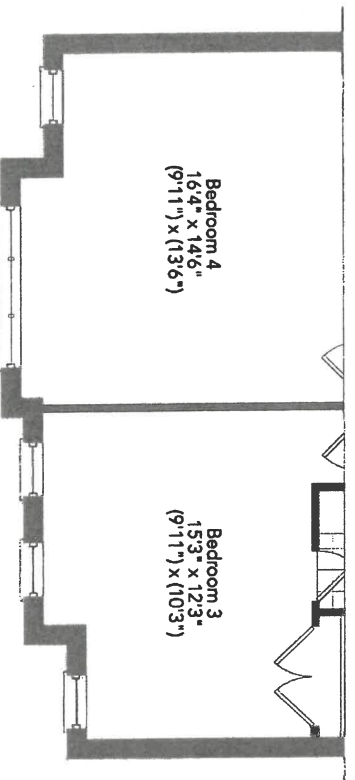
1st 332W  
Nov 14/21  
Nov 30/21





Frameless  
glass shower

Second Floor  
Elevation A *B*



Partial Second Floor  
Elevation B

*lot 332W*  
*Nov 14/21*  
*Nov 30/21*

FISHER 42-05

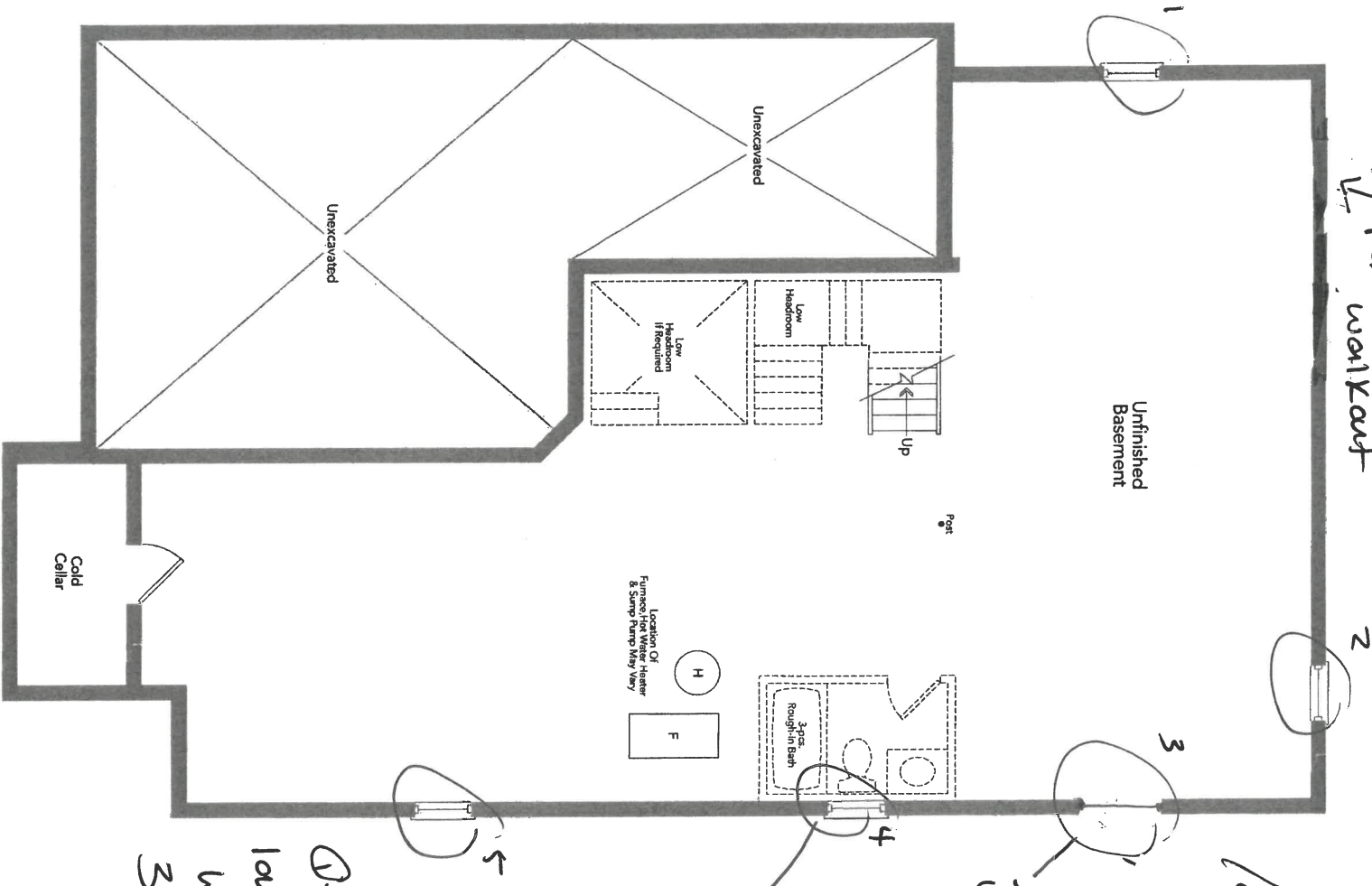
straighten wall  
 1. For double door  
 ↳ walkup

Nov 15/21

let 332M

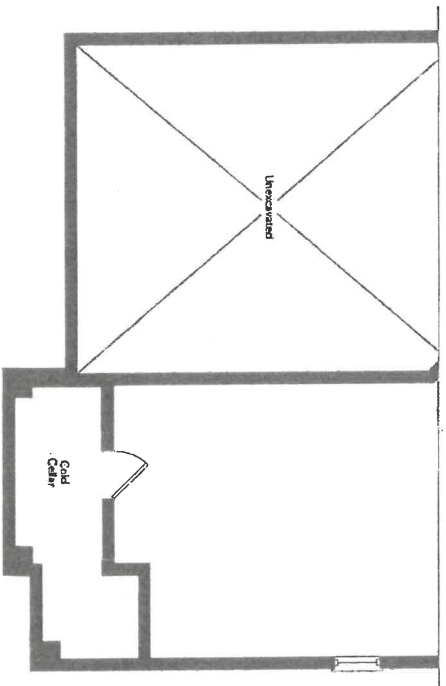
Nov 30/21

add  
 additional  
 window



Qty 5  
 larger Basement  
 windows  
 30" x 24"  
 if possible

Basement  
 Elevation A/B



Partial Basement  
 Elevation B

Double  
 door walkup  
 if possible

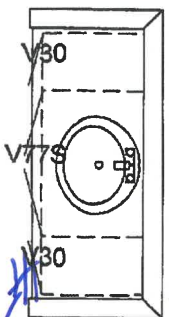
200 AMP

FISHER 42-05

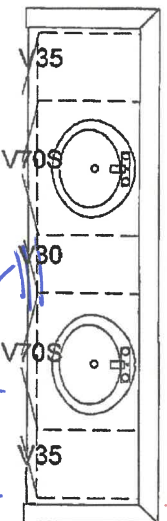
New Image Kitchens Inc.					
Client:	Project by:		Drawn by:		
Date: 10.16.18	File Name:		Drawn by number:		
FERNBROOK HOMES (INNISFIL 1) Ltd					
BELLE AIR SHORES, INNISFIL					
Model: 42-05					

① Fridges and stove

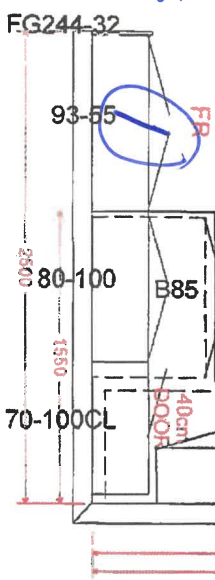
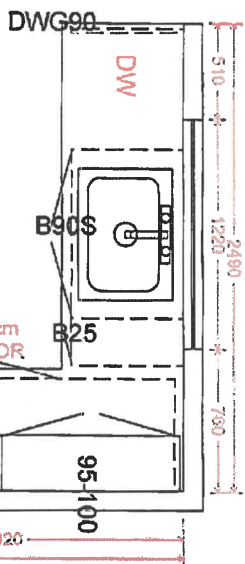
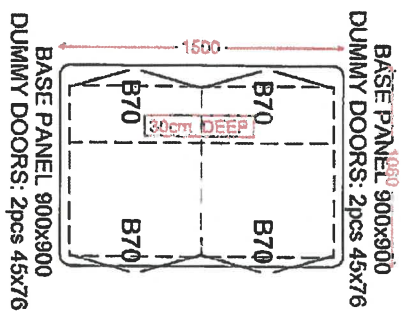
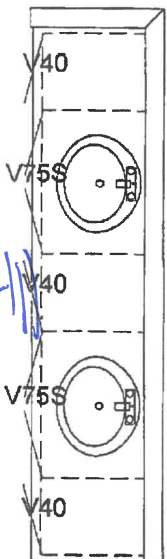
Comfort Height  
ENSUITE BDRM 4



Comfort Height  
TWIN BATH



Comfort Height  
MASTER ENSUITE



LAUNDRY (OPT.)



lot 33210  
Nov 30/21

NK

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Wayne - Coast Appliance (905) 303-6909 / [wwanemaker@coastappliance.com](mailto:wwanemaker@coastappliance.com)

- It is the Purchasers 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"
- Stove Opening 30"
- Hood Fan Opening 30"
- Hood Fan & Vent 6" with Under Cabinet Hood
- Dishwasher Opening 24"

Accepts Standard  
Openings \*\*Initial

Initial

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.**

Initial

- 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

- ☐ Built-in
- ☐ Paneled \*\*Panel to match required
- ☐ Integrated / Flush Inset
- ☒ Waterline to Fridge

RANGE UPGRADE

\*Larger hood fan CFM might be required, which need a larger vent

- ☐ Gas Line to Stove
- ☐ 36" \*\*Hood fan opening must be the same size or larger (8" vent might be required)
- ☐ 48" \*\*Hood Fan opening must be the same size or larger (8" or 10" vent required)
- ☐ Gas Range \*\*gas line and electrical required & sold separately
- ☐ Induction \*\*electrical required & sold separately
- ☐ Cooktop (Apron Front) \*\*Countertop Cut-out required & sold separately
- ☐ Cooktop (Drop-in) \*\*countertop Cut-out required & sold separately

HOOD FAN & VENT

UPGRADE

- ☐ 8 Inch \*\*Required for 600 CFM
- ☐ 10 Inch
- ☐ Chimney Hood Fan \*\*Vent must be centred
- ☐ Insert / Liner

WALL OVEN/MICRO

UPGRADE

\*\*Electrical required

- ☐ Single Wall Oven \*\*electrical required & sold separately
- ☐ Double Wall Oven \*\*electrical required & sold separately
- ☐ Steam Oven \*\*electrical required & sold separately
- ☐ Warming Drawer \*\*electrical required & sold separately
- ☐ Over The Range Microwave (OTR)
- ☐ Built-In Microwave \*\*Trim Kit required \*\*electrical required & sold separately

DATE Nov 30/21

INNISFIL

SITE

LOT 3321

\*\* 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

221 North Rivermede Road, Concord, Ontario L4K 3N7 \* T: (905) 738.7010 F: (905) 738.5948



## 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.

**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.**

**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.

**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.

### 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, TARIION and/or the Builder in relation to the matter. **\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

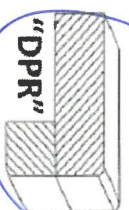
DATE Nov 30/21 SITE INNISFIL LOT 3320

Stone Countertop Edge Profiles

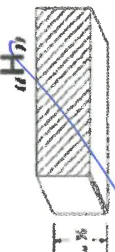
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in  
Kitchen



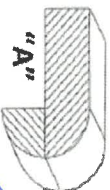
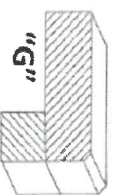
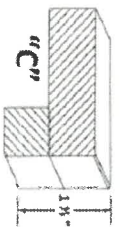
Standard Countertop Edge in  
Vanity



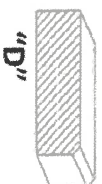
Homeowner(s) Initial *MLC jds*

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

Optional Edge in Kitchen



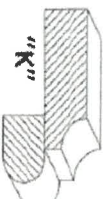
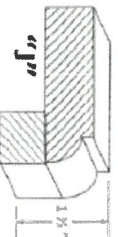
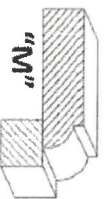
Optional Edge in Bathroom



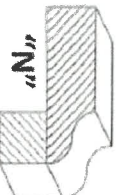
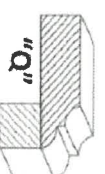
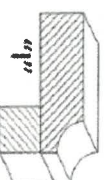
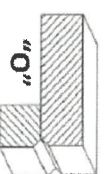
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE Nov 30/21

SITE INNISFIL

LOT

## 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.

  
Homeowner(s) Initial

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DATE

SITE

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