

Site: INNISFIL

Lot: 350W

Model: FISHER 42-05 ELEV B OPTIONAL 5 BEDROOM

Purchaser: SONIA AGGARWAL

Purchaser: 0

Phone: 647-963-9966


Email: sonia.aggarwal@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	(4) LARGER BASEMENT WINDOWS 30 X 24 IN LIEU OF STANDARD (WINDOW WELLS MAY BE REQUIRED)	NOV 23, 021
2	FRAMLESS GLASS SHOWER (CLEAR) ENCLOSURE IN MASTER ENSUTE	NOV 23, 021
3	GAS FIREPLACE NAPOLEAN B 36 DIRECT VENT 36" GAS FIREPLACE (INCLUDES STANDSRD MANTLE)	NOV 23, 021
4	ELECTRICAL ADD A PLUG ABOVE THE FIREPLACE BESIDE CABLE FOR FUTURE TV	NOV 23, 021
5	ADD A PLUG ON THE KITCHEN ISLAND ON EXISTING CIRCUIT	NOV 23, 021
6	ADD (1) CAPPED LIGHT ON A SEPARATE SWITCH ABOVE KITCHEN ISLAND CENTERED	NOV 23, 021
	COLOURS	
1	BANK OF DRAWERS IN MASTER, TWIN 2/3 and TWIN 4/5	NOV 23, 021
2	TRIM- CONTEMPORARY UP 1	NOV 23, 021
3	KITCHEN TILE- UP 1- 12 X 24- BRICKED	NOV 23, 021
4	KITCHEN COUNTERTOP- UP 2	NOV 23, 021
5	FOYER TILE- UP 1- 12 X 24- BRICKED	NOV 23, 021
6	MUD ROOM TILE UP 1- 12 X 24- BRICKED	NOV 23, 021
7	POWDER ROOM TILE- UP 1- 12 X 24- BRICKED	NOV 23, 021
8	STAIN FOR THE STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	NOV 23, 021
9	HARDWOOD- UPPER HALL- UP 3	NOV 23, 021
10	HARDWOOD- GREAT ROOM, DEN, DINING ROOM, MAIN HALL- UP 3	NOV 23, 021
11	MASTER BATH FLOOR- UP 1- 12 X 24- STACKED	NOV 23, 021
12	MASTER BATH SHOWER WALL UP 1- VERTICAL STACKED	NOV 23, 021
13	MASTER BATH SHOWER FLOOR- UP 1	NOV 23, 021
14	COMFORT HEIGHT- MASTER	NOV 23, 021
15	RAILING- UP 2	NOV 23, 021
16	KITCHEN- FRIDGE ENCLOSURE	NOV 23, 021

ZANCOR HOMES COLOUR CHART

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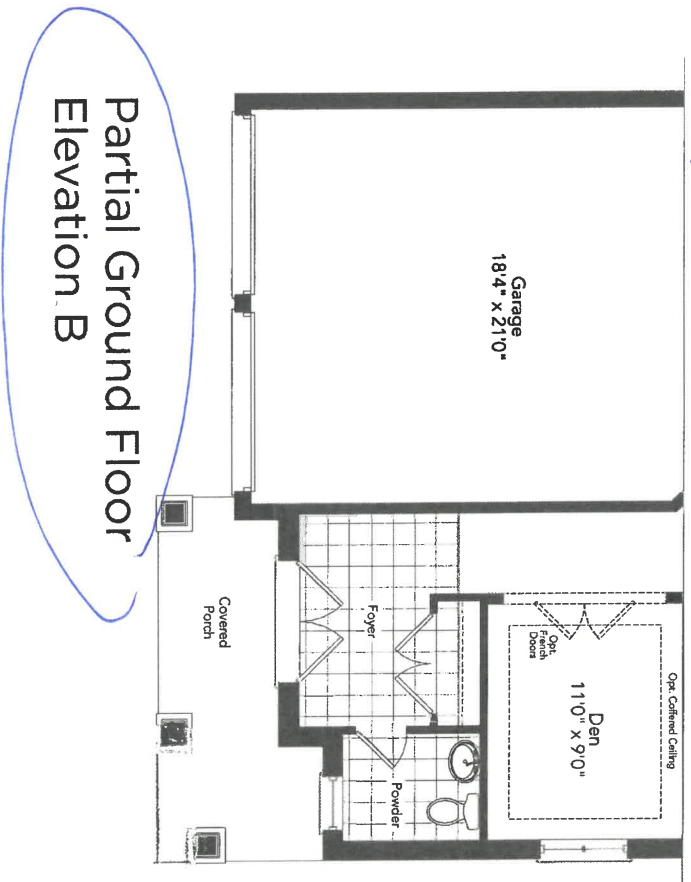
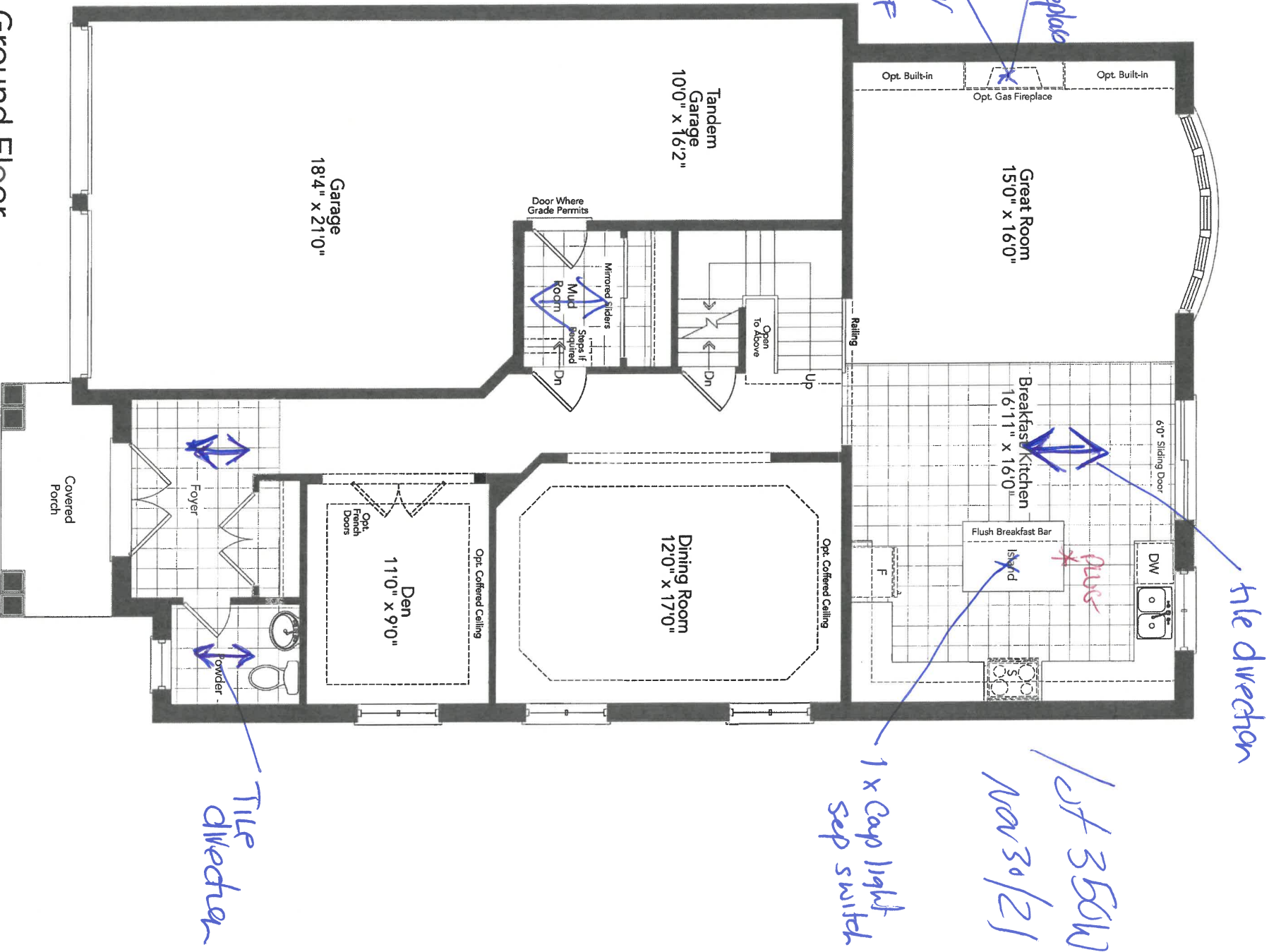
ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- UP 1- BRICKED		
Mudroom - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- UP 1- BRICKED		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- UP 1- BRICKED		
Breakfast - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- UP 1- BRICKED		
Kitchen - CABINETS		SIERRA WHITE PVC		
Island - CABINETS		SIERRA WHITE PVC		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		DINOS GRIS- UP 2		
Island - COUNTERTOP		DINOS GRIS- UP 2		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		NORTHERN SOLID SAWN SCULPTED SCULPTED UVF RED OAK- 5" ANGORA- UP 3		
Main Hall - FLOORING		NORTHERN SOLID SAWN SCULPTED SCULPTED UVF RED OAK- 5" ANGORA- UP 3		
Dining / Living Room - FLOORING		NORTHERN SOLID SAWN SCULPTED SCULPTED UVF RED OAK- 5" ANGORA- UP 3		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		ALL PLAIN 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 PENTELLIC GREY 12 X 24- UP 1- BRICKED		
Powder Room - CABINETS / HANDLES		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		NORTHERN SOLID SAWN SCULPTED SCULPTED UVF RED OAK- 5" ANGORA- UP 3		
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		T03 OPENING NIGHT		
Master Ensuite - FLOORING		LOFT WHITE 12 X 24- UP 1- STACKED		
Master Ensuite - SHOWER WALL		LOFT WHITE 12 X 24- UP 1- STACKED VERTICAL		
Master Ensuite - SHOWER FLOOR		ONTARIO HEX SERIES TAUPE MATTE - UP 1		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO BLACKWOOD- COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		P-344-CA		
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 350W	A.G	
		PURCHASER INITIALS	VENDOR APPROVAL	

ZANCOR HOMES COLOUR CHART

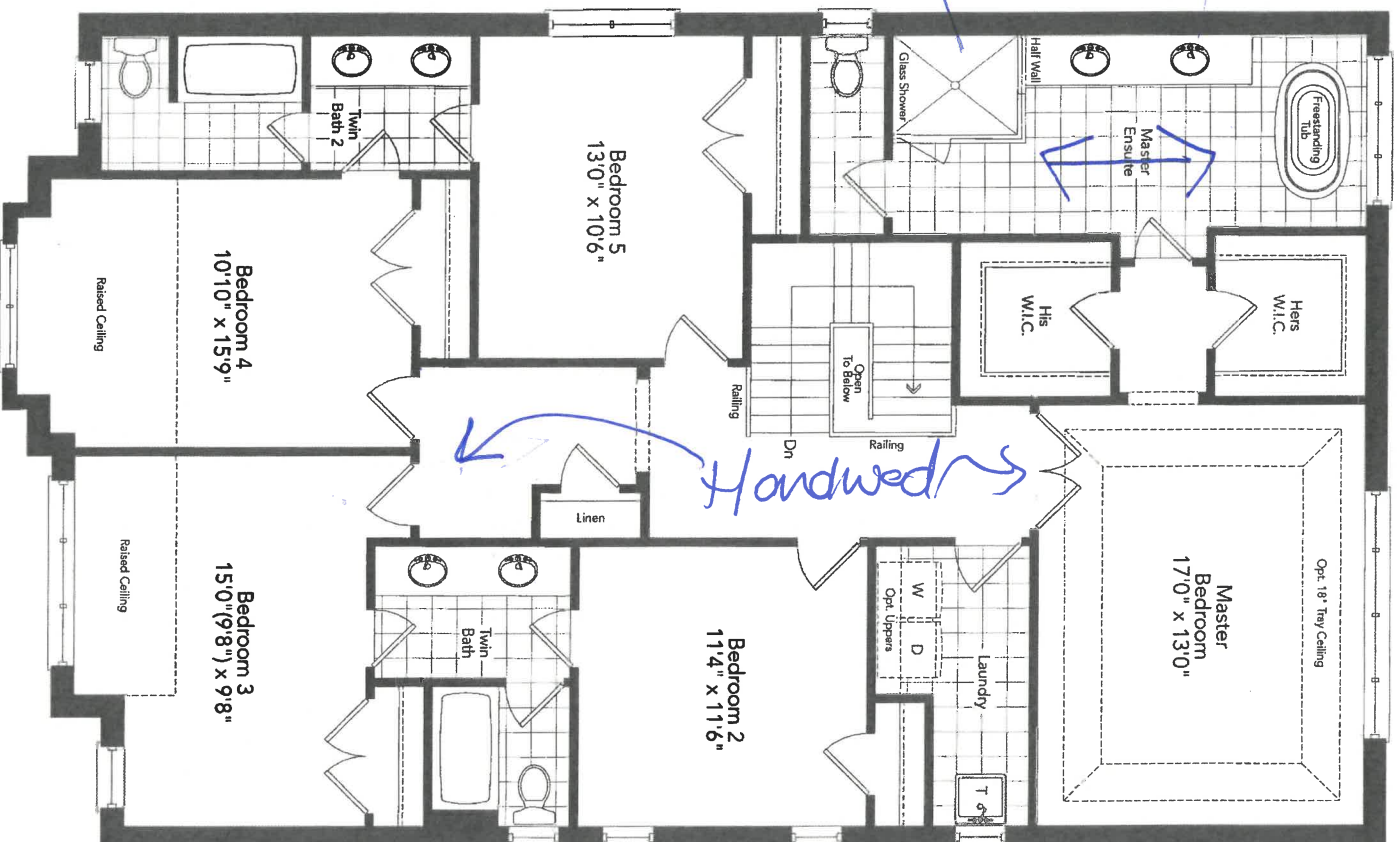
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2ND FLOOR CONTINUED...									
Main Bath - FLOORING				NA					
Main Bath - TUB / SHOWER WALL				NA					
Main Bath - SHOWER FLOOR				NA					
Main Bath - SHOWER JAMB				NA					
Main Bath - CABINETS				NA					
Main Bath - HANDLES/KNOBS				NA					
Main Bath - COUNTERTOP				NA					
Main Bath - SINK(s)		NA		Main Bath - FAUCET(s)		NA			
TWIN 2/3 Bath- FLOORING				CINQ GREY 13 X 13					
TWIN 2/3 Bath- TUB / SHOWER WALL				CINQ GREY 8 X 10					
TWIN 2/3 Bath- SHOWER FLOOR				NA					
TWIN 2/3 Bath- SHOWER JAMB				NA					
TWIN 2/3 Bath- CABINETS				EURO OLMO CARISMA					
TWIN 2/3 Bath- HANDLES/KNOBS				H800BC					
TWIN 2/3 Bath- COUNTERTOP				4945-38					
TWIN 2/3 Bath- SINK(s)		STD		Shared Bath - FAUCET(s)		STD			
TWIN 4/5 Bath - FLOORING				MALENA ICE 13 X 13					
TWIN 4/5 Bath - TUB / SHOWER WALL				CINQ GREY 8 X 10					
TWIN 4/5 Bath - SHOWER FLOOR				NA					
TWIN 4/5 Bath - SHOWER JAMB				NA					
TWIN 4/5 Bath - CABINETS				EURO STORM					
TWIN 4/5 Bath - HANDLES/KNOBS				H800BC					
TWIN 4/5 Bath - COUNTERTOP				4886-38					
TWIN 4/5 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 - BACKSPASH		NA		Laundry - FAUCET		STD			
TRIM / PAINT									
Casing/Baseboards				UP 1- CONTEMPORARY					
Interior Doors				STD					
Interior Door Hardware				STD					
PAINT - Throughout				WARM GREY					
FIREPLACE									
Location / Insert / Mantle				GAS- NAPOLEAN B36-----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		DECLINED							
		DISCLAIMER				INITIALS			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						A.h			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						A.h			
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		350W					
PURCHASER(S):		SONIA AGGARWAL							
PURCHASER(S):		0							
CONTACT:		647-963-9966		sonia.aggarwal@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				KATHERINE			
		Vendor APPROVAL				DEC 09 2021			

gas fireplace
#836
plug for
TV
65 APF

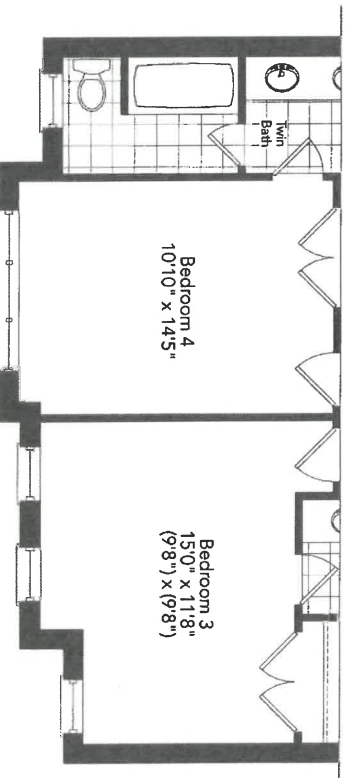


FISHER 42-05



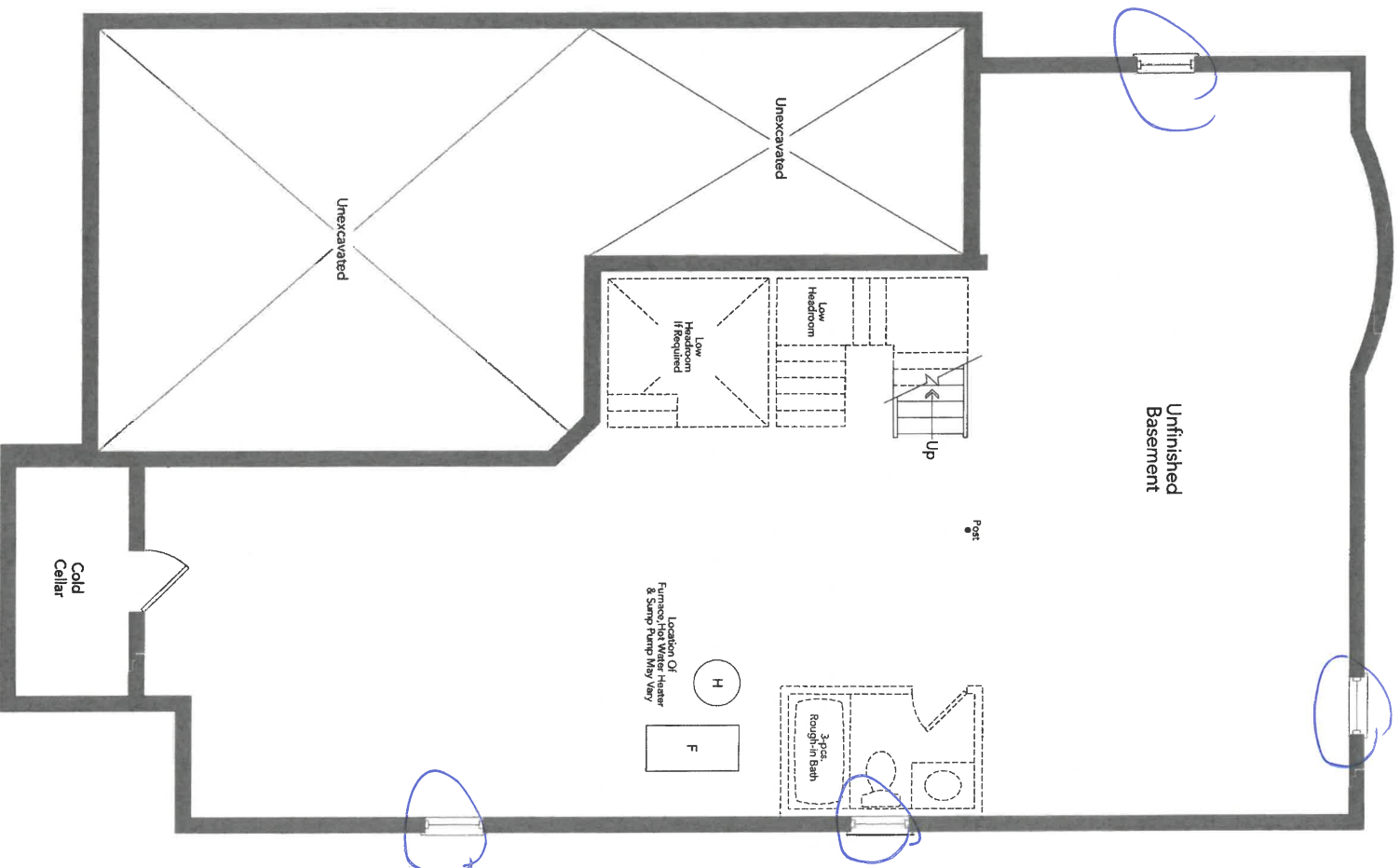
1st 350w
new 30/21

Second Floor
Optional 5 Bedroom Plan
Elevation A



Partial Second Floor
Optional 5 Bedroom Plan
Elevation B

A.h.

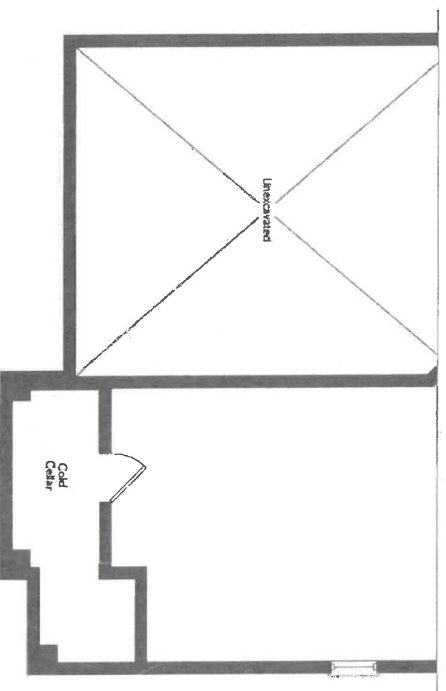


Unfinished
Basement

lot 3500
Nov 30/21

4 x larger
windows
30' x 24'
if possible

Basement
Elevation A



Partial Basement
Elevation B

A.S.

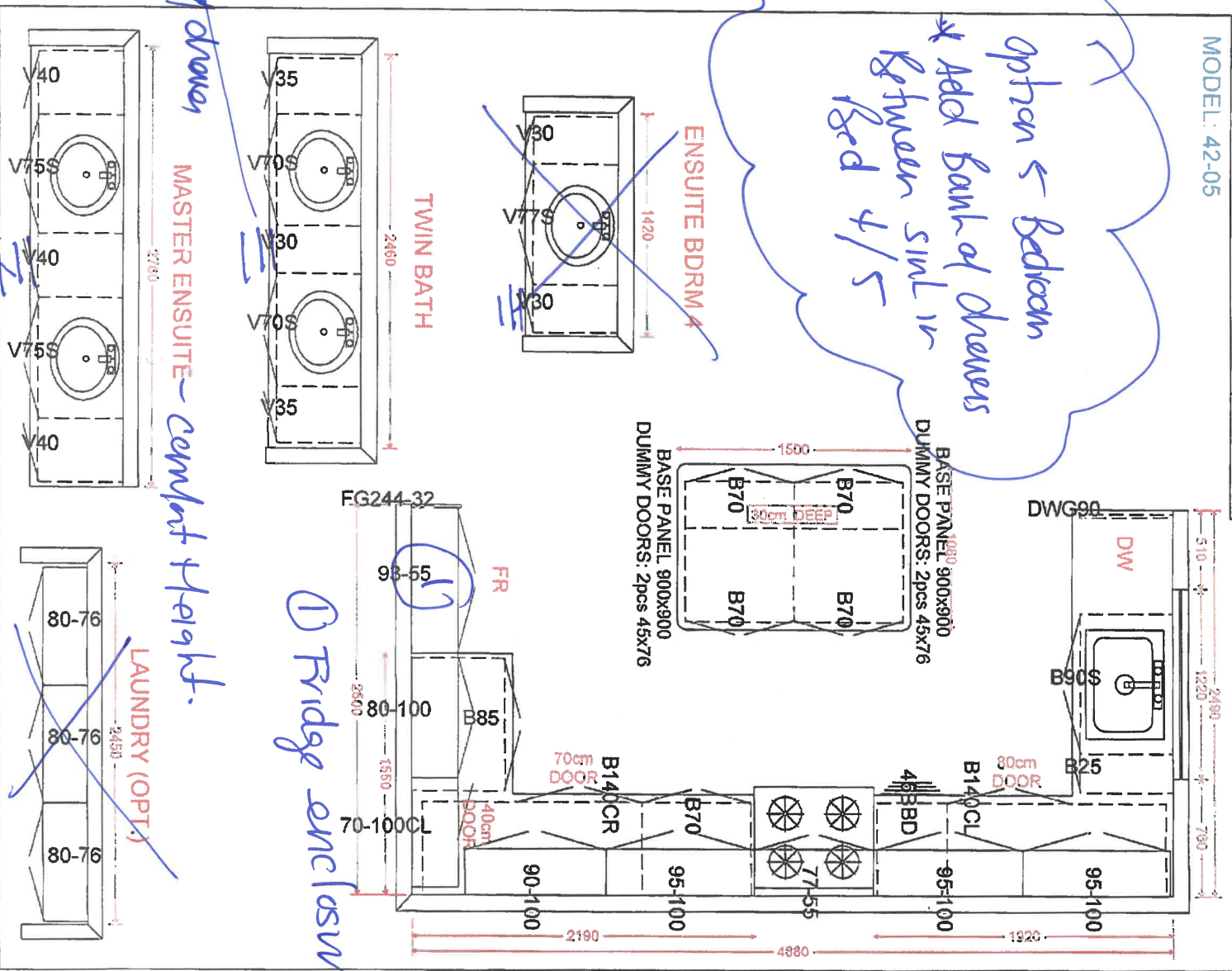
FISHER 42-05

New Image Kitchens Inc.		
Drawn:	Approved by:	Designed by: ROSEB
DATE: 10/01/18		BY: MJD
FERNBROOK HOMES (INNISFIL, 1) Ltd		
BELLE AIR SHORES, INNISFIL		
Drawn by: MJD		

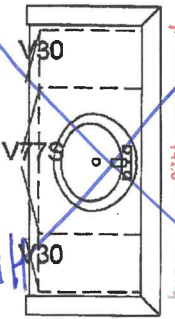
MODEL: 42-05

lot 350W
Nov 30/21

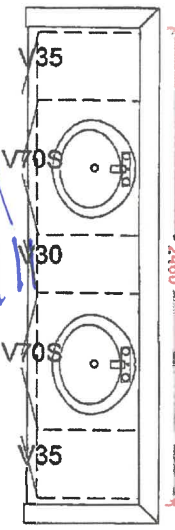
option ← Bedroom
* Add Bank of drawers
Between sink &
Bed 4/5



ENSUITE BDRM 4

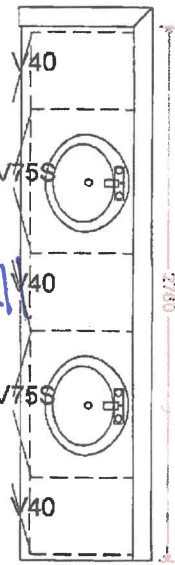


TWIN BATH

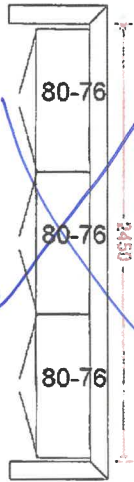


Bank of drawers

MASTER ENSUITE - Comfort Height



LAUNDRY (OPT.)



① Fridge enclosure

Bank of drawers

A.h.

APPLIANCE ACKNOWLEDGEMENT

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

A.h

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.

INITIAL

A.h

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 Then Range Microwave (OTR)
- ☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

DATE 11/02/21

INNISFIL

SITE

LOT

306 W

** 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

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

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.

A.H.
Homeowner(s) Initial

DATE Nov 21/21

SITE INNISFIL

LOT 306W

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.

A.h

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.**

A.h

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.

A.h

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'.

A.h

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.

A.h

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.

A.h

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.

A.h

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.**

A.h

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.

A.h

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****

A.h

DATE Nov 2 / 21

SITE INNISFIL

LOT 306h

BRICK/JOINT PATTERN INSTALLATION RELEASE FORM

Brick installation requires an ADDITIONAL CHARGE and must be included on the extras if selected

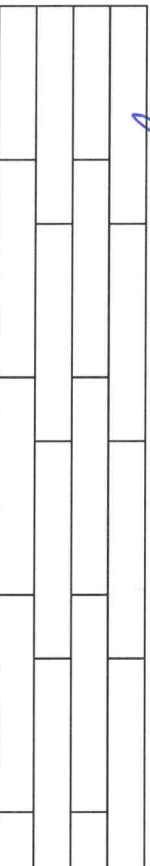
(Large tiles installation for floor and wall) – ¼ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed in a ¼ brick pattern, to try to avoidlippage. Below you will find a layout of the ¼ brick installation that has been recommended.

LOCATIONS:

Entry, Kitchen, Mud, Pander



Please understand, even in using this ¼ brick installation, there may still be minimal lippage which cannot fully be eliminated.

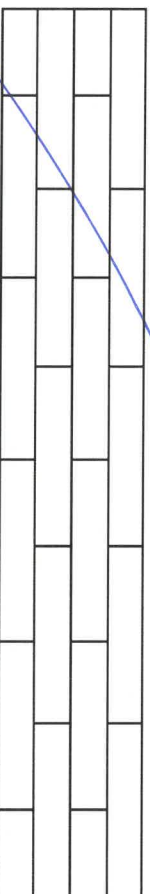
Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

A.h
Homeowner(s) Initial

(Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.

LOCATIONS:



Homeowner(s) Initial

DATE

Nov 30/21

SITE

INNISFIL

LOT

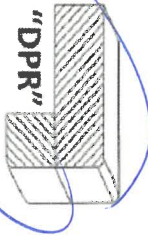
350n

Stone Countertop Edge Profiles

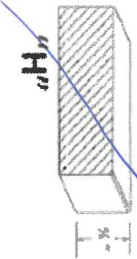
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



Standard Countertop Edge in
Vanity

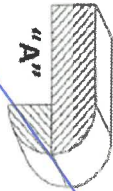
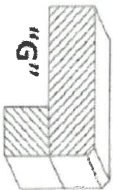
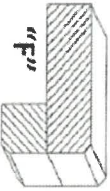
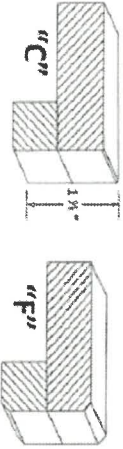


A.S.

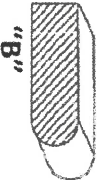
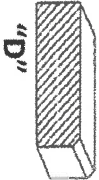
Homeowner(s) Initial

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

Optional Edge in Kitchen



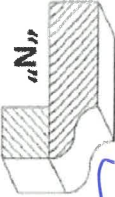
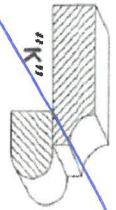
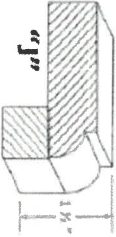
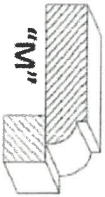
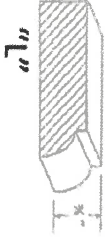
Optional Edge in Bathroom



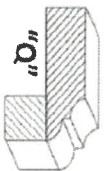
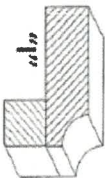
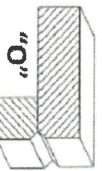
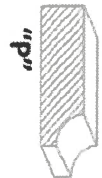
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE Nov 2/21

SITE INNISFIL

LOT 306 W