

Site: INNISFIL

Lot: 331W

Model: FAIRWAY 50-08 B CORNER

Purchaser: Yashdeep S Shinde

Purchaser: Dipali Yashdeep Shinde

Phone: 416 518-1982



Email: yashdeepshinde1@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	9 FT BASEMENT	09-Nov-21
2	200 AMP SERVICE	09-Nov-21
3	(3) LARGER BASEMENT WINDOWS 30 X 24 IF POSSIBLE WINDOW WELLS MAY BE REQUIRED	09-Nov-21
4	NA	09-Nov-21
5	EGRESS WINDOW IF POSSIBLE WINDOW WELL MAY BE REQUIRED	09-Nov-21
6	SINGLE DOOR WALK UP WITH CONCRETE STAIRS AND EXPOSED CONCRETE WALLS PENDING CITY APPROVAL	09-Nov-21
	COLOURS	
1	TILES UP # 5 FOYER	09-Nov-21
2	RAILING UP # 4	09-Nov-21
3	HARDWOOD UP #2 FAMILY ROOM,MAIN HALL. LIVING/DINING ROOM	09-Nov-21
4	STAIN OAK STAIRS	09-Nov-21
5	MASTER ENSUITE CABINET UP # 1	09-Nov-21
6	KITCHEN CABINETS UP # 1	09-Nov-21
7	BUILT IN OVEN WITH POT DRAWER BELOW	09-Nov-21
8	COOK TOP CABINET WITH POT DRAWER BELOW	09-Nov-21
9	FRIDGE ENCLOSURE	09-Nov-21
10	BASE PIE CUT	09-Nov-21
11	DELETE CABINET ABOVE STOVE FOR FUTURE CHIMNEY HOOD CENTER VENT	09-Nov-21
12	KITCHEN SINK PRECUS U SUPER SINGLE SILIGRANTE METALLIC GREY	09-Nov-21
13	KITCHEN COUNTER TOP UP # 2	09-Nov-21
14	KITCHEN QUARTZ BACKSPLASH INCL BEHIND CHIMNEY HOOD	09-Nov-21
15	COUNTER TOP CUT OUT FOR COOK TOP	09-Nov-21
16	ELECTRICAL 40 AMP FOR OVEN	09-Nov-21
17	GAS LINE COOK TOP INCL 15 AMP	09-Nov-21
18	WATER LINE TO FRIDGE	09-Nov-21
19	UP # 2 TRIM	09-Nov-21
20	ELECTRICAL ADD (1) CAPPED LIGHT ABOVE KITCHEN ISLAND ON SEPARATE SWITCH	09-Nov-21

ZANCOR HOMES COLOUR CHART

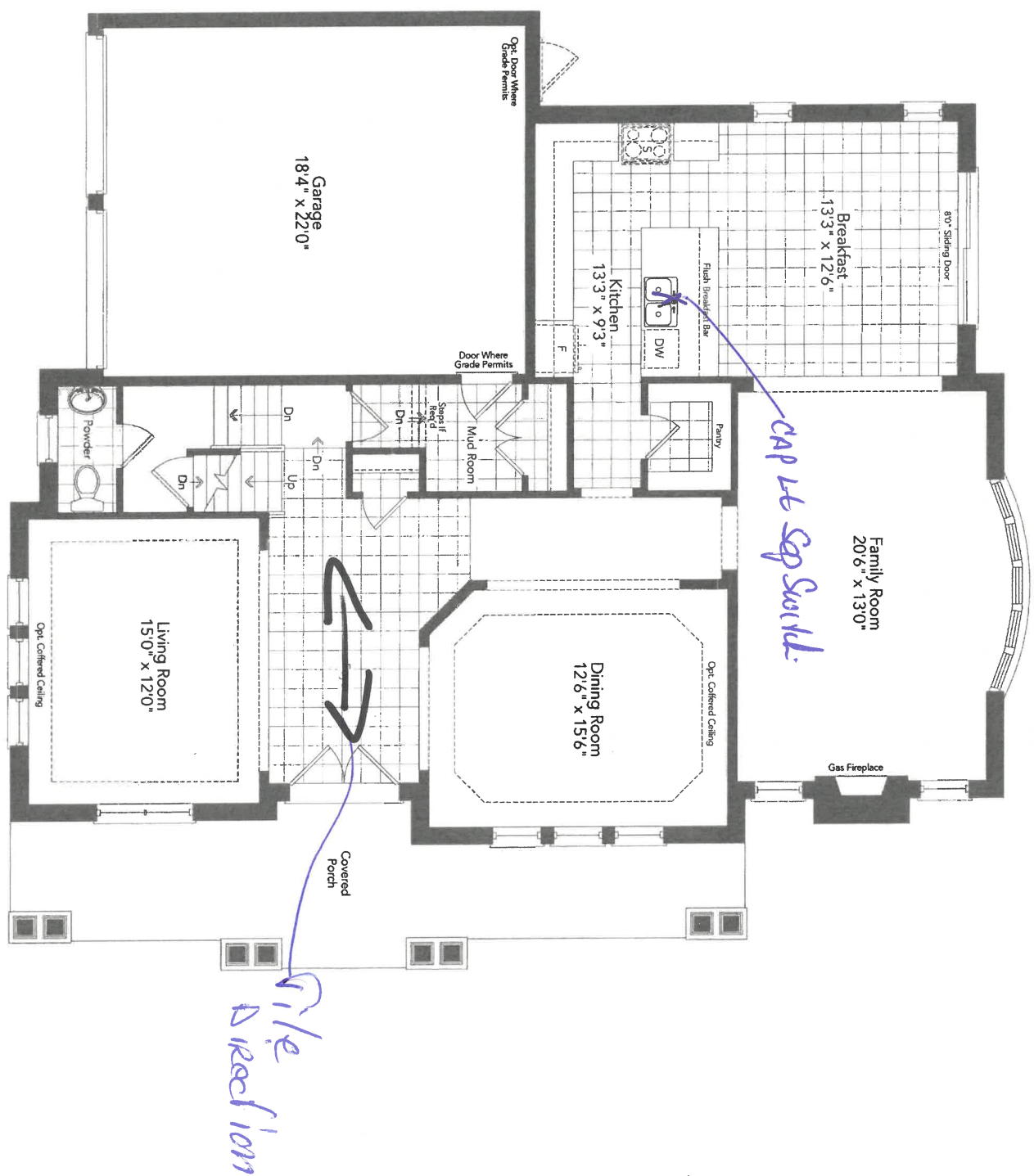
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ENTRANCES				
Main Foyer - FLOORING	BIANCO LUNA 12 X 24 INSTALL STACKED UP # 5			
Mudroom - FLOORING	GRECO GREY 13 X 13			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	GRECO GREY 13 X 13			
Breakfast - FLOORING	GRECO GREY 13 X 13			
Kitchen - CABINETS	CAMBRIDGE MAPLE NEW GREY UP # 1			
Island Cabinets	CAMBRIDGE MAPLE NEW GREY UP # 1			
Servery - CABINETS	NA			
Kitchen - HANDLES/KNOBS	H-800-BC			
Kitchen - COUNTERTOP	CARRARRA WHITE UP # 2			
Island - COUNTERTOP	CARRARRA WHITE UP # 2			
Kitchen - BACKSPLASH	CARRERRA WHITE UP # INCL BEHIND CHIMNEY			
Kitchen - SINK	BIANCO SUPER SINGLE SILIGRANT PRECIS METALLIC GREY # 409596			
Kitchen - FAUCET	STANDARD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	KENTWOOD BRUSHED OAK STONECROP 5" X 3/4" UP # 2			
Main Hall - FLOORING	KENTWOOD BRUSHED OAK STONECROP 5" X 3/4" UP # 2			
Dining / Living Room - FLOORING	KENTWOOD BRUSHED OAK STONECROP 5" X 3/4" UP # 2			
Library / Den - FLOORING	NA			
Basement Rec Room - FLOORING	NA			
STAIRS				
Railing Details - PICKETS	ROUND FORGED W/ALT DBL FORGED BLACK METAL UP # 4			
Railing Details - POSTS	3 1/4" SQUARE OAK POST WITH BEVEL			
Railing Details - HANDRAIL	2 3/4" GROOVED OAK HANDRAIL			
Stair Stain - MAIN STAIRS	STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Stair Stain - BASEMENT STAIRS (if applicable)	NA			
POWDER ROOM				
Powder Room - FLOORING	GRECO GREY 13 X 13			
Powder Room - CABINETS / HANDLES	NA			
Powder Room - COUNTERTOP	NA			
Powder Room - SINK	STANDARD			
Powder Room - FAUCET	STANDARD			
2ND FLOOR				
Upper Hall - FLOORING	OPENING NIGHT T-03			
Master Bedroom - FLOORING	OPENING NIGHT T-03			
Bedroom 2 - FLOORING	OPENING NIGHT T-03			
Bedroom 3 - FLOORING	OPENING NIGHT T-03			
Bedroom 4 - FLOORING	OPENING NIGHT T-03			
Bedroom 5 - FLOORING	NA			
Master Ensuite - FLOORING	KEATON ICE 13 X 13			
Master Ensuite - SHOWER WALL	KEATON ICE 8 X 10			
Master Ensuite - SHOWER FLOOR	2 X 2 WHITE			
Master Ensuite - SHOWER JAMB	BIANCA CARRERRA			
Master Ensuite - CABINETS	EURO ADAMELLO UP # 1			
Master Ensuite - HANDLES/KNOBS	H 500-BC			
Master Ensuite - COUNTERTOP	HIVERNA P 948 CA			
Master Ensuite - SINK(s)	STANDARD	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 331W		
		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		MALINA ICE 13 X 13		
Shared Bath - TUB / SHOWER WALL		MALINA ICE 8 X 10		
Shared Bath - SHOWER FLOOR		NA		
Shared Bath - SHOWER JAMB		NA		
Shared Bath - CABINETS		EURO BLACKWOOD		
Shared Bath - HANDLES/KNOBS		H-500-BC		
Shared Bath - COUNTERTOP		4925K-07 CALACATTA MARBLE		
Shared Bath - SINK(s)	STANDARD	Shared Bath - FAUCET(s)	STANDARD	
Ensuite Bath - FLOORING		MALINA ICE 13 X 13		
Ensuite Bath - TUB / SHOWER WALL		MALINA ICE 8 X 10		
Ensuite Bath - SHOWER FLOOR		NA		
Ensuite Bath - SHOWER JAMB		NA		
Ensuite Bath - CABINETS		EURO BLACKWOOD		
Ensuite Bath - HANDLES/KNOBS		H-500-BC		
Ensuite Bath - COUNTERTOP		4925K-07 CALACATTA MARBLE		
Ensuite Bath - SINK(s)	STANDARD	Ensuite Bath - FAUCET(s)	STANDARD	
LAUNDRY				
Laundry - FLOORING		MALINA ICE 13 X 13		
Laundry - CABINETS	NA	Laundry - HANDLES/KNOBS	NA	
Laundry - COUNTERTOP	NA	Laundry - SINK	STANDARD	
Laundry - BACKSPLASH	NA	Laundry - FAUCET	STANDARD	
TRIM / PAINT				
Casing/Baseboards		UP # 2 CONTEMPORARY WITH BEVEL		
Interior Doors		STANDARD		
Interior Door Hardware		STANDARD		
PAINT - Throughout		WARM GREY		
FIREPLACE				
Location / Insert / Mantle		STANDARD MANTLE NF 8		
ACCESSORIES				
Mirrors	STANDARD	BATH ACCESSORIES	DELETE ALL	
APPLIANCE REQUIREMENTS				
GAS LINE TO BBQ	DECLINED	ELECTRICAL for Built-in Oven/MMW	YES	
GAS LINE & ELECTRICAL TO S <i>COOK TOP</i>	YES	ELECTRICAL for Built-in Micro	NA	
GAS LINE & ELECTRICAL TO DRYER	DECLINED	ELECTRICAL for Cooktop	NA	
HOOD FAN VENT SIZE	6" STANDARD	ELECTRICAL for Bar Fridge	DECLINED	
WATERLINE to Fridge	UPGRADE			
DISCLAIMER		INITIALS		
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs		<i>YH</i> <i>YH</i>		
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		<i>YH</i> <i>YH</i>		
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		331W	
PURCHASER(S):	Yashdeep S Shinde			
PURCHASER(S):	Dipali Yashdeep Shinde			
CONTACT:	416 518-1982	yashdeepshinde1@hotmail.com	SIGNATURES / DATE	
<i>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.</i>				
	PURCHASER SIGNATURE		<i>[Signature]</i> <i>Nov 9/21</i>	
	PURCHASER SIGNATURE		<i>[Signature]</i>	
	DÉCOR CONSULTANT		KATHERINE	
Vendor APPROVAL		<i>[Signature]</i> <i>Nov 17/21</i>		

Lot 331a

Nov 9/21



Ground Floor
Elevation B

Handwritten initials in blue ink.

Lot 33143

Nov 9/21



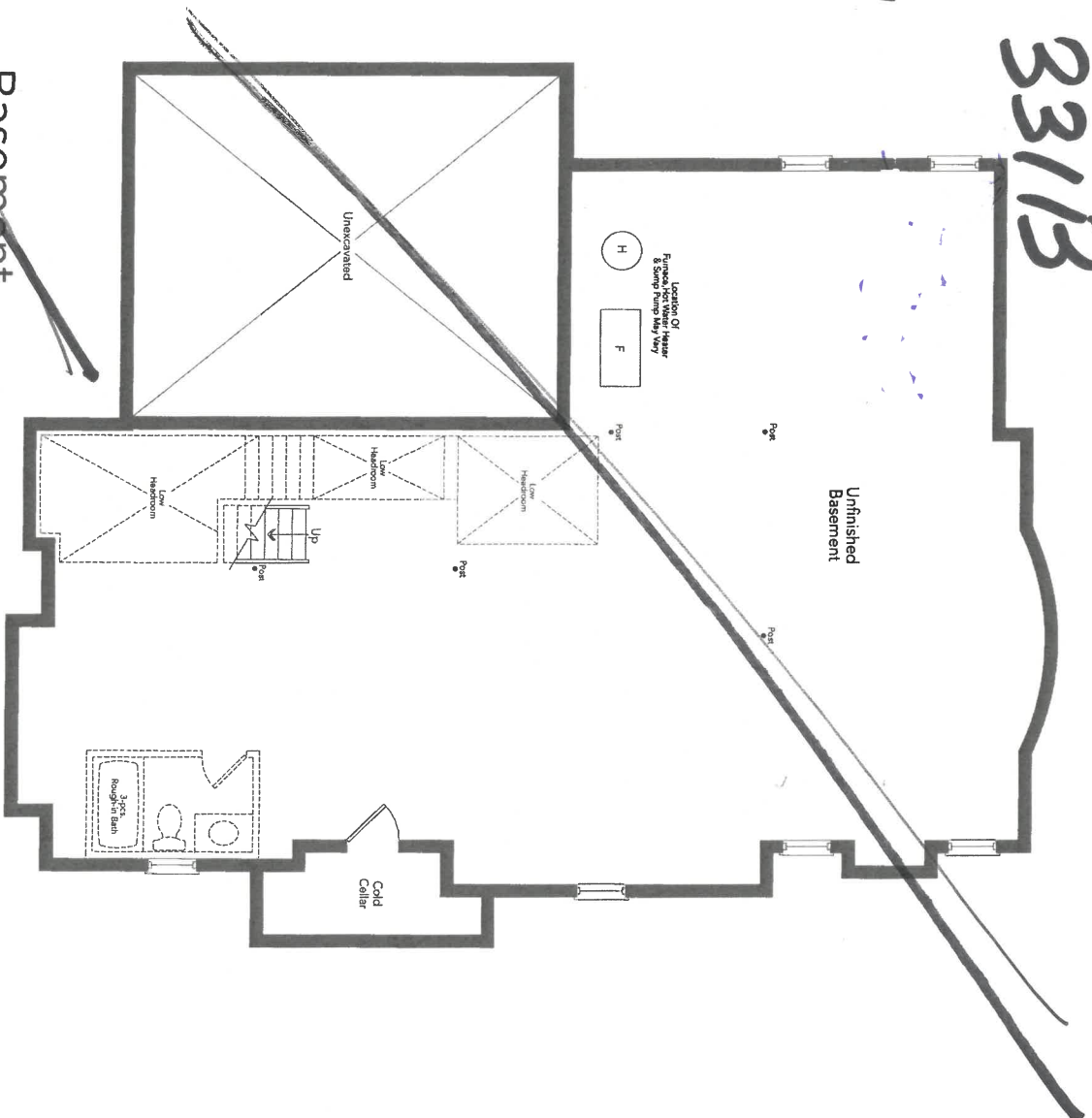
Second Floor
Elevation B

Handwritten signature

Lot 331B

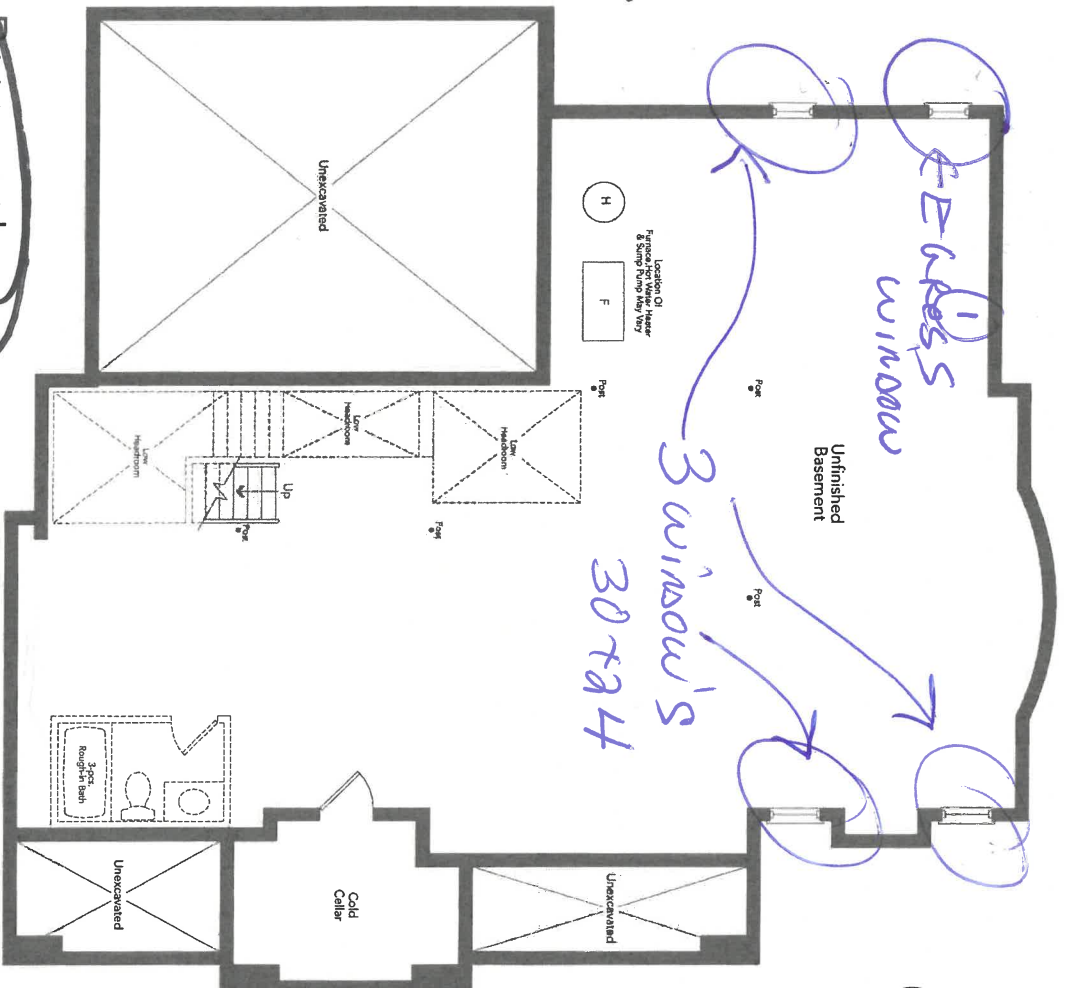
Nov 9
2021

~~Basement
Elevation A~~



Single
Door
Walk-
up

Basement
Elevation B



CH
9'
High

200AMP

FAIRWAY 50-08

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.


Homeowner(s) Initial

INNISFIL

DATE 

SITE

LOT

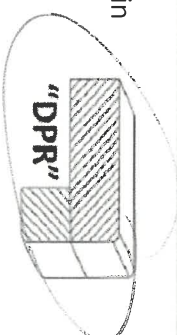


Stone Countertop Edge Profiles

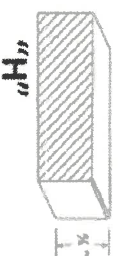
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



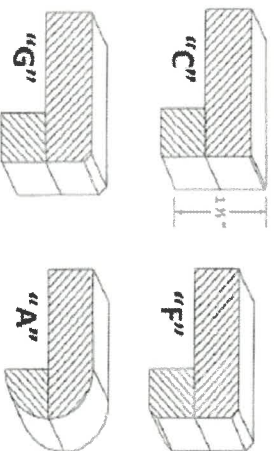
Standard Countertop Edge in
Vanity



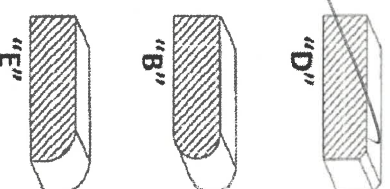
Homeowner(s) Initial *JK*

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

Optional Edge in Kitchen



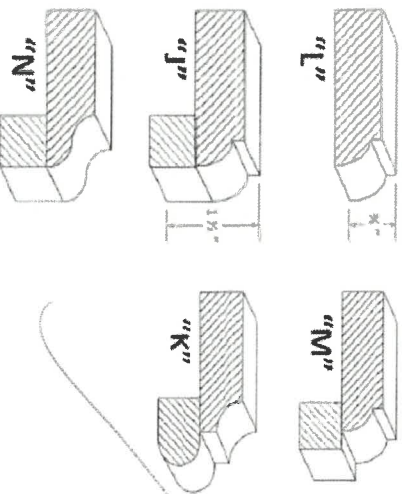
Optional Edge in Bathroom



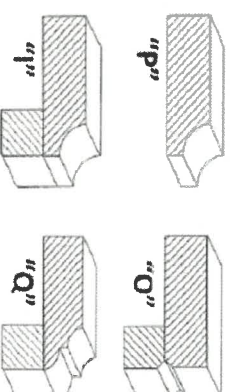
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE Nov 9/19

SITE INNISFIL

LOT 33111

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Wayne - Coast Appliance (905) 303-6909 / wwanemaker@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"
- Stove Opening 30"
- Hood Fan Opening 30"
- Hood Fan & Vent 6" with Under Cabinet Hood
- Dishwasher Opening 24"

Accepts Standard
Openings **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

WJ

- 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 *W MICRO*
- ☐ 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 *Nov 9/24* SITE *INNISFIL* LOT *3314*

** Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.

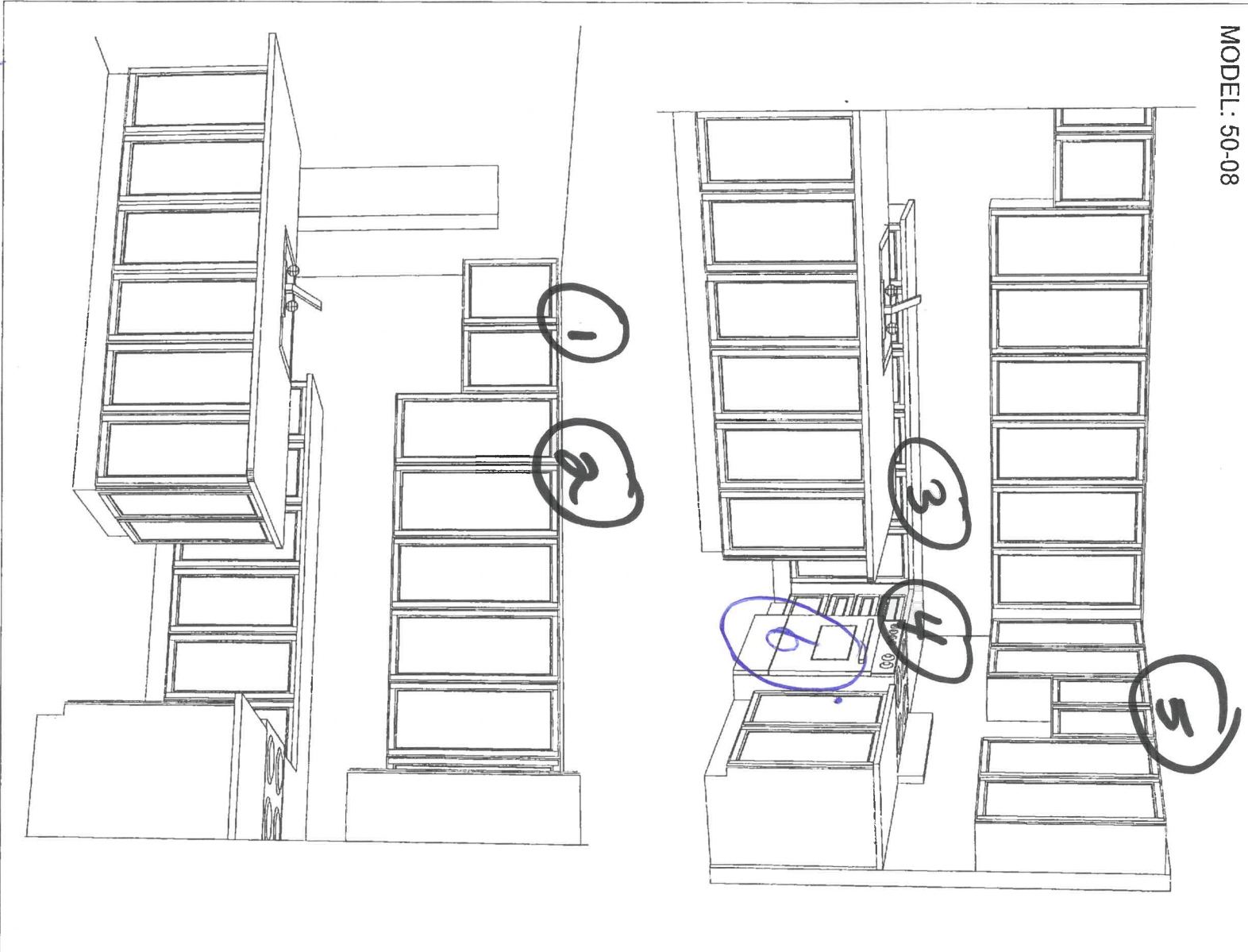
**It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.

ZANCOR

L01331a
rev 9/21

New Image Kitchens Inc.			
Scale:	Approved by:	Drawn By: MSER	
Date: 24/02/17		Revised:	
BELLE AIR SHORES, INNISFIL		Drawing number:	

MODEL: 50-08



182
for

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 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****

DATE 12/09/21

SITE INNISFIL

LOT 3314