


Site: INNISFIL
Lot: 56W
Model: LEEWARD 42-08 (B) OPT. GROUND FLOOR
Purchaser: ANDREW & JANNET KOVATS
Phone/Email: 416-568-2970 / 416-272-5295
AKOVATS@BRABENDERTI.COM / JAKOVATS@ROGERS.COM



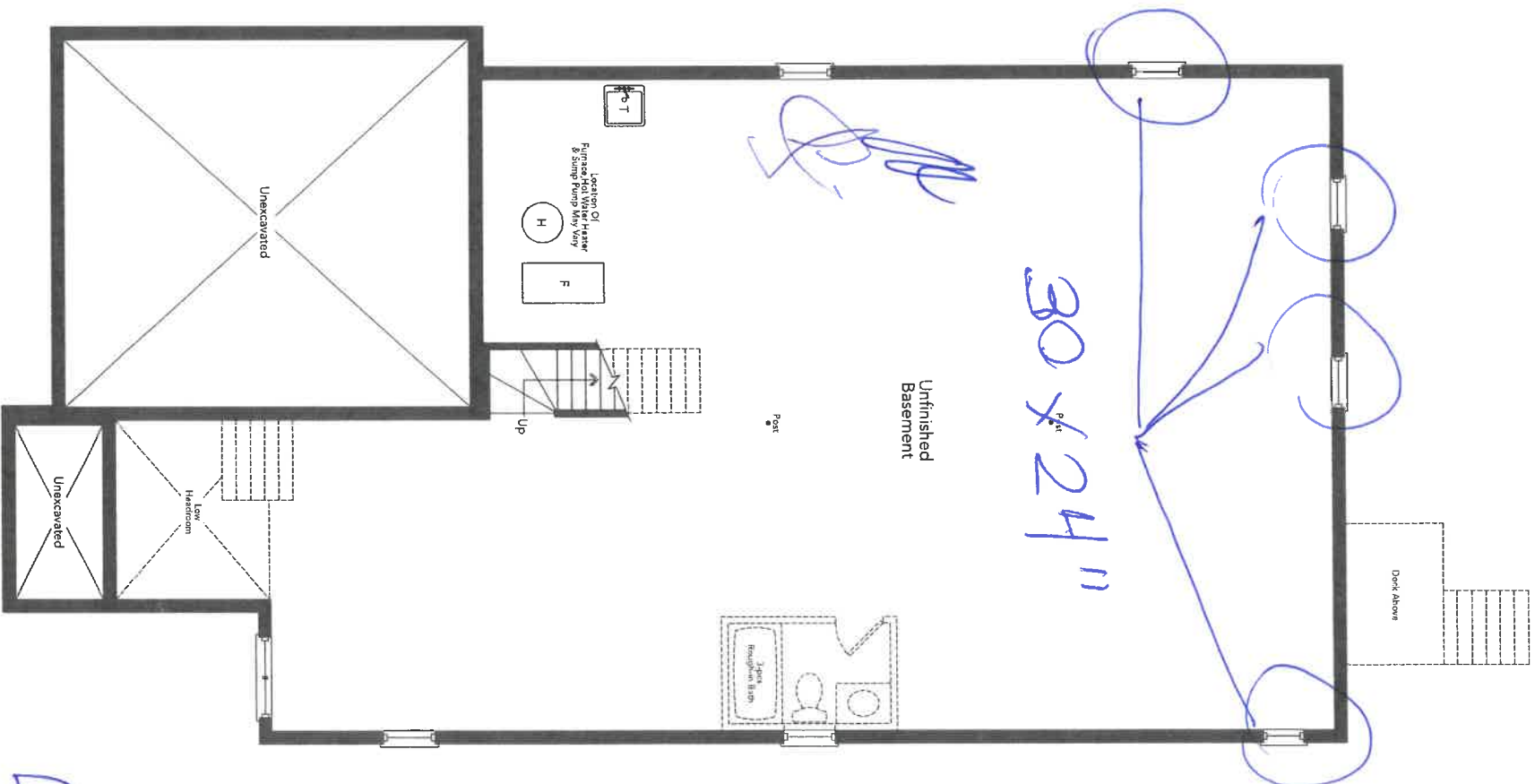
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
STRUCTURALS		
#1	SMOOTH CEILING ON MAIN FLOOR	JUNE 4 2020
#2	36 INCH GAS FIREPLACE IN GREAT ROOM WITH STANDARD MANTLE	JUNE 4 2020
#3	GARAGE INSULATION TO FRAMED EXTERIOR WALLS ONLY FOR NON-HABITABLE AREAS	JUNE 4 2020
#4	ELECTRICAL - PLUG FOR TV IN GREAT ROOM APPROX 5'5" ABOVE FLOOR, STANDARD CABLE ROUGHIN TO BE LOCATED BESDIE IT.	JUNE 4 2020
#5	7 FOOT INTERIOR DOORS	JUNE 4 2020
#1	LARGER BASEMENT WINDOWS (4) 30 X 24 **APPROVED BY DD	JUNE 23 2021
COLOURS		
#2	FRAMELESS GLASS SHOWER IN MASTER ENSUITE	JUNE 23 2021
#3	ELECTRICAL - ADD (4) POTLIGHTS IN KITCHEN ON SEP SWITCH **STANDARD LIGHT IS CENTRED OVER THE ISLAND	JUNE 23 2021
#4	ELECTRICAL - ADD STRIP LIGHTING IN KITCHEN TO UNDERSIDE OF CABINETS	JUNE 23 2021
#5	WATERLINE TO THE FRIDGE	JUNE 23 2021
#6	ELECTRICAL - ADD (4) POTLIGHTS IN GREAT ROOM, DELETE THE STANDARD LIGHT	JUNE 23 2021
#7	KITCHEN - VALANCE	JUNE 23 2021
#8	KITCHEN BACKSPLASH - UGPRADE 2 **includes BEHIND CHIMNEY	JUNE 23 2021
#9	KITCHEN - TWO TONE **ISLAND A DIFFERENT COLOUR & STYLE	JUNE 23 2021
#10	CABINETS - MASTER & MAIN - COMFORT HEIGHT VANITY	JUNE 23 2021
#11	KITCHEN - FRIDGE ENCLOSURE	JUNE 23 2021
#12	KITCHEN - CORNER BASE CABINET	JUNE 23 2021
#13	KITCHEN - OPTIONAL 5 FOOT PANTRY/BROOM (4 DOORS WIDE) (24 INCHES DEEP) ***NOTE - END TO BE A BROOM CLOSET, REMAINING (3 DOORS) TO BE PANTRY	JUNE 23 2021
#14	KITCHEN - ADD GLASS CABINETS (X2) BESIDE STOVE, ABOVE WINE OPENING **NCLUDES GLASS SHELVES IN EACH	JUNE 23 2021
#15	KITCHEN - ADD DUMMY DOORS TO EXPOSED SIDE OF UPPER AND LOWER WHERE PANTRY IS	JUNE 23 2021
#16	KITCHEN - ADD 2 BIN GARBAGE PULL OUT **REQUESTING IN ISLAND IF POSSIBLE	JUNE 23 2021
#17	ELECTRICAL - ADD PUCK LIGHTS INSIDE GLASS CABINETS ON SEP SWITCH	JUNE 23 2021
#18	KITCHEN - ADD MATCHING CROWN MOULDING	JUNE 23 2021
#19	KITCHEN - OPENING FOR WINE FRIDGE BESIDE THE STOVE ***RELOCATE STANDARD BANK OF DRAWERS **INCLUDES ELECTRICAL	JUNE 23 2021
#20	KITCHEN - COOKTOP WITH POT DRAWERS BELOW **INCLUDE CUTOUT	JUNE 23 2021
#21	KITCHEN WITH BUILT IN OVEN/MICROWAVE BESID FRIDGE	JUNE 23 2021
#22	ELECTRICAL FOR WALL OVEN AND MICRO & COOKTOP	JUNE 23 2021
#19	HARDWOOD - UPGRADE 1 IN GREAT ROOM, HALL & FAMILY ROOM	JUNE 23 2021
#20	HARDWOOD - IN BEDROOMS IN LIEU OF CARPET	JUNE 23 2021
#21	MASTER ENSUITE - UPGRADE 1 COUNTERTOP MARBLE **INCLUDES OVAL UNDERMOUNT	JUNE 23 2021
#22	MAIN BATH - UPGRADE 1 MARBLE COUNTERTOP **INCLUDES OVAL UNDERMOUNT SINK	JUNE 23 2021
#23	MAIN BATH - FRAMELESS GLASS SHOWER IN LIEU OF TUB, INCLUDES SHOWER POTLIGHT	JUNE 23 2021
#24	TILES ON DIAGONAL IN FOYER, KITCHEN BREAKFAST, MAIN BATH FLOOR AND MASTER ENSUITE FLOOR	JUNE 23 2021

ZANCOR HOMES COLOUR CHART

PRINTED 2021-05-27, 4:09 PM

ENTRANCES				
Main Foyer - FLOORING		CINQ BLACK 13 X 13	DIAGONAL	
Mudroom - FLOORING		N/A		
Side Hall - FLOORING		N/A		
Basement Foyer - FLOORING		N/A		
KITCHEN				
Kitchen - FLOORING		GRECO GREY 13 X 13	DIAGONAL	
Breakfast - FLOORING		GRECO GREY 13 X 13	DIAGONAL	
Kitchen - CABINETS		400 SERIES PVC - WHITE		
Island - CABINETS		SIERRA MDF - STONE GREY (1)		
PANTRY - CABINETS		400 SERIES PVC - WHITE		
Kitchen - HANDLES/KNOBS		K1100AC		
Kitchen - COUNTERTOP		BIANCO SARDO GRANITE		
Island - COUNTERTOP		BIANCO SARDO GRANITE		
Kitchen - BACKSPLASH		COLOURS & DIMENSIONS MATTE BLACK 4 X 16 (2) **STACKED		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining Room - FLOORING		HARDWOOD - VINTAGE OAK GOTHAM 3-1/4" (PEARL) (1)		
Living Room - FLOORING		HARDWOOD - VINTAGE OAK GOTHAM 3-1/4" (PEARL) (1)		
Great Room - FLOORING		HARDWOOD - VINTAGE OAK GOTHAM 3-1/4" (PEARL) (1)		
Library / Den - FLOORING		N/A		
Basement Rec Room - FLOORING		N/A		
STAIRS				
Railing Details - PICKETS		N/A		
Railing Details - POSTS		N/A		
Railing Details - HANDRAIL		N/A		
Stair Stain - MAIN STAIRS		N/A		
Stair Stain - BASEMENT STAIRS (if applicable)		N/A		
Stair Stain - SERVICE STAIRS (if applicable)		N/A		
POWDER ROOM				
Powder Room - FLOORING		N/A		
Powder Room - CABINETS		N/A		
Powder Room - COUNTERTOP		N/A		
Powder Room - SINK		N/A		
Powder Room - FAUCET		N/A		
2ND FLOOR				
Hall - FLOORING		HARDWOOD - VINTAGE OAK GOTHAM 3-1/4" (PEARL) (1)		
Master Bedroom - FLOORING		HARDWOOD - VINTAGE OAK GOTHAM 3-1/4" (PEARL) (1)		
Bedroom 2 - FLOORING		HARDWOOD - VINTAGE OAK GOTHAM 3-1/4" (PEARL) (1)		
Bedroom 3 - FLOORING		HARDWOOD - VINTAGE OAK GOTHAM 3-1/4" (PEARL) (1)		
Bedroom 4 - FLOORING		N/A		
Bedroom 5 - FLOORING		N/A		
Master Ensuite - FLOORING		MALINA ICE 13 X 13	DIAGONAL	
Master Ensuite - SHOWER WALL		SPELNDOUR WHITE 8 X 10		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		400 SERIES PVC - WHITE		
Master Ensuite - HANDLES/KNOBS		K1100AC		
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 PRIOR to installation.		INNISFIL	56W	
		PAGE 1 OF 2		
		PURCHASER INITIALS	VENDOR APPROVAL	

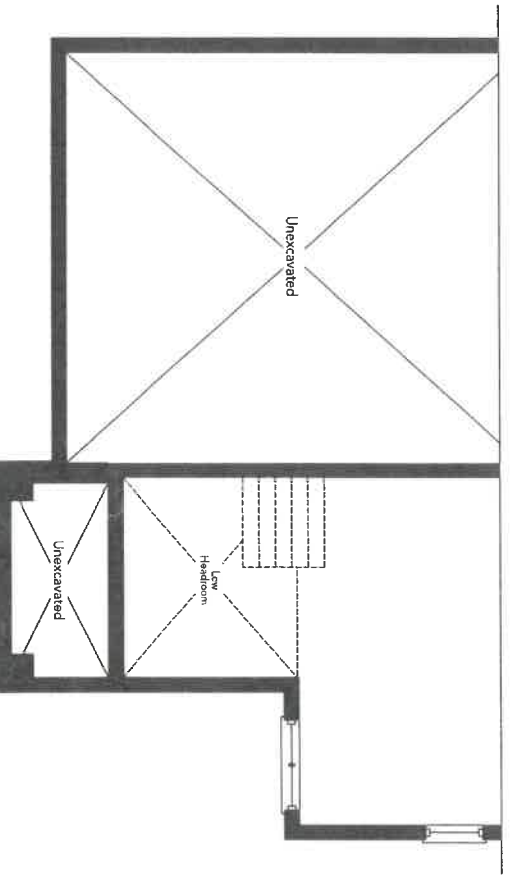
2ND FLOOR CONTINUED...									
Main Bath - FLOORING					MALINA ICE 13 X 13		DIAGRAM		
Main Bath - TUB / SHOWER WALL					SPELNDOUR WHITE 8 X 10				
Main Bath - SHOWER FLOOR					N/A				
Main Bath - SHOWER JAMB					N/A				
Main Bath - CABINETS					400 SERIES PVC - WHITE				
Main Bath - HANDLES/KNOBS					K1100AC				
Main Bath - COUNTERTOP					BIANCO LUNA MARBLE (1)				
Main Bath - SINK(S)	OVAL UNDERMOUNT		Main Bath - FAUCET(S)		STANDARD				
Shared Bath - FLOORING					N/A				
Shared Bath - TUB / SHOWER WALL					N/A				
Shared Bath - SHOWER FLOOR					N/A				
Shared Bath - SHOWER JAMB					N/A				
Shared Bath - CABINETS					N/A				
Shared Bath - HANDLES/KNOBS					N/A				
Shared Bath - COUNTERTOP					N/A				
Shared Bath - SINK(S)			Shared Bath - FAUCET(S)						
Ensuite Bath - FLOORING					N/A				
Ensuite Bath - TUB / SHOWER WALL					N/A				
Ensuite Bath - SHOWER FLOOR					N/A				
Ensuite Bath - SHOWER JAMB					N/A				
Ensuite Bath - CABINETS					N/A				
Ensuite Bath - HANDLES/KNOBS					N/A				
Ensuite Bath - COUNTERTOP					N/A				
Ensuite Bath - SINK(S)			Ensuite Bath - FAUCET(S)						
LAUNDRY									
Laundry - FLOORING	MALINA ICE 13 X 13				Laundry - HANDLES/KNOBS		N/A		
Laundry - CABINETS	N/A				Laundry - SINK		N/A		
Laundry - COUNTERTOP	N/A				Laundry - FAUCET		N/A		
Laundry - BACKSPLASH	N/A								
TRIM / PAINT									
Casing/Baseboards					STANDARD				
Interior Doors	***COOL WHITE***				STANDARD STYLE - 7 FEET HIGH				
Interior Door Hardware	email confirmation from homeowner.				STANDARD				
PAINT - Throughout					STANDARD				
FIREPLACE									
Location / Insert / Mantle				36 INCH GAS FIREPLACE - NF8 MANTLE					
ACCESSORIES									
Mirrors	YES		BATH ACCESSORIES		DELETE				
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ	N/A		ELECTRICAL for Built-in Oven		YES				
GAS LINE & ELECTRICAL TO STOVE	N/A		ELECTRICAL for Built-in Micro		YES				
GAS LINE & ELECTRICAL TO DRYER	N/A		ELECTRICAL for Cooktop		YES				
HOOD FAN VENT SIZE	6 INCH		ELECTRICAL for Bar Fridge		YES				
WATERLINE to Fridge	YES								
DISCLAIMER									
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs									
Purchaser has checked and acknowledged accuracy of colour and selections before signing.									
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 Vendors selection must be accepted by the purchaser									
SITE / LOT:									
INNISFIL LOT 56W									
PURCHASER(S):									
ANDY KOVATS									
PURCHASER(S):									
JANNET KOVATS									
CONTACT:									
416-568-2970 / 416-272-5295 AKOVATS@BRABENDERTI.COM / JAKOVATS@ROGERS.COM									
****FOR TRADE USE****									
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.									
SIGNATURES / DATE									
PURCHASER SIGNATURE					[Signature]				
PURCHASER SIGNATURE					[Signature]				
DÉCOR CONSULTANT					SIMONE				
Vendor APPROVAL					[Signature] June 29/21				



30' x 24'

56w

Basement
Elevation A & C



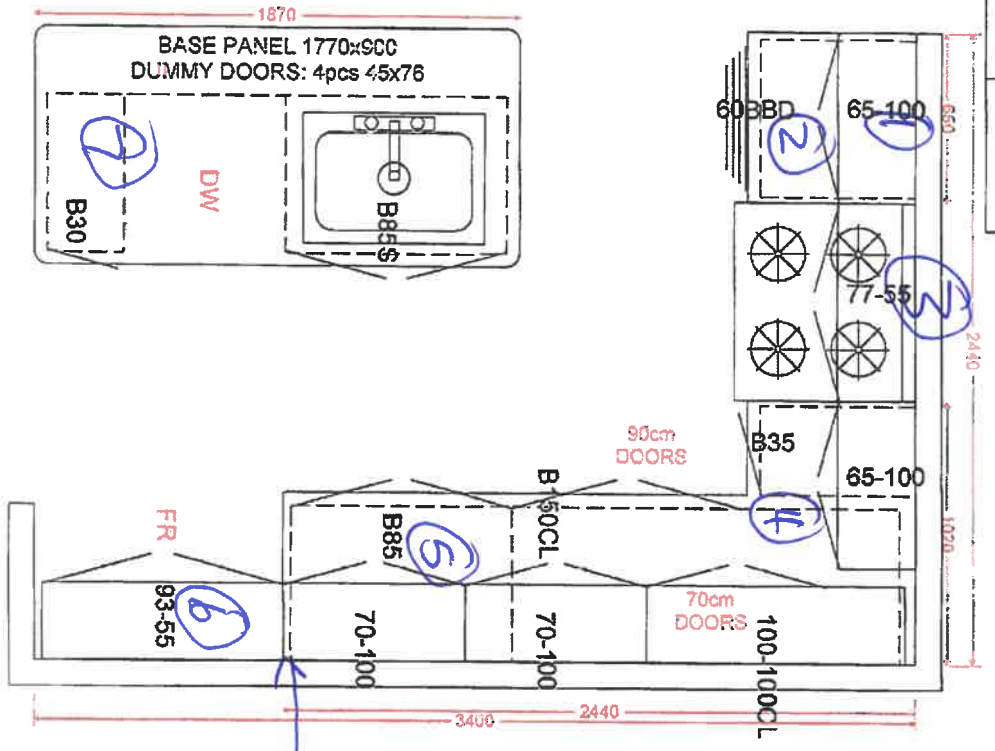
Partial Basement
Elevation B

Handwritten signature

New Image Kitchens Inc.	
DATE: 10.10.15	APPROVAL:
FERNBROOK HOMES (INNISFIL 1) Ltd	
BELLE AIR SHORES, INNISFIL	

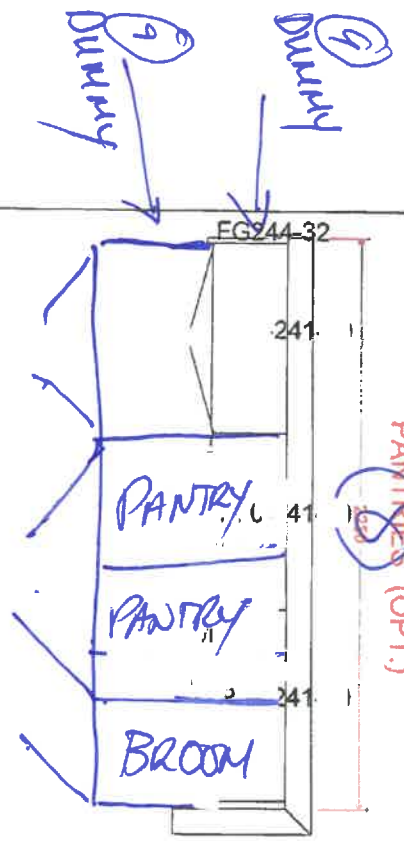
MODEL: 42-08

- ① GLASS DOORS w/ glass sleeves
- ② WINE OPENING
- ③ COCKTOP
- ④ COFFEE CABINET
- ⑤ WINE OVER/UNDER
- ⑥ FRIDGE ENCLOSURE
- ⑦ 2 BIN RECYCLABLE
- ⑧ PANTRY/BROOM/WINE + LOWERS



DOUBLE GARAGE

PANTRIES (OPT.)



LAUNDRY (OPT.)



500 (mish)

APPLIANCE ACKNOWLEDGEMENT



CONTACT: Wayne @ Coast Appliances (905) 303-6909 / 1748 Creditstone, Unit 1, Concord

- ▶ **Appliance Specs are DUE 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.
- ▶ 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 are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

STANDARD OPENINGS ACKNOWLEDGED BY PURCHASER:

- INITIAL WCF
- Fridge Opening ▶ 36" X 74" **Size is (+/-) & space above the fridge is required due to proper air flow
 - Stove Opening ▶ 30"
 - Hood Fan Opening ▶ 30"
 - Hood Fan Vent ▶ 6"
 - Dishwasher Opening ▶ 24"

UPGRADED APPLIANCES BELOW (Check applicable)

It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance that has been upgraded. Zancor Homes will not be responsible for appliance requirements based on upgrades if specs have not been provided to the builder.

INITIAL WCF

FRIDGE

- ☐ Built-In ☐ Flush Inset
- (Spec's Required) ☐ Paneled / Integrated ☒ Water Line

RANGE

- ☐ 36" ☐ 48" ☐ 60" ☒ 66" ☐ 72" ☐ 78" ☐ 84" ☐ 90" ☐ 96" ☐ 102" ☐ 108" ☐ 114" ☐ 120"
- (Spec's Required) ☐ 48" ☐ 60" ☒ 66" ☐ 72" ☐ 78" ☐ 84" ☐ 90" ☐ 96" ☐ 102" ☐ 108" ☐ 114" ☐ 120"
- **Larger CFM may be required with these appliances**
- ☐ Gas ☐ Electric ☐ Induction
- **Countertop Cut-out charge required for cooktop

HOOD FAN &

- ☒ Under Cabinet (Standard) ☒ 6 Inch (Standard)
- VENT ☐ Chimney (centre vent) ☐ 8 Inch
- (Spec's Required) ☐ Insert / Liner ☐ 10 Inch

WALL OVEN &

- ☒ Single Oven ☐ Warming Drawer
- MICRO ☐ Double Oven ☐ Over the Range Microwave
- (Spec's Required) ☐ Steam Oven ☒ Built-in Microwave (*trim kit required)

Bar Fridge

DATE May 27/24

SITE Imish

LOT 56W

** 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.

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

SITE

LOT

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738-7010 F: (905) 738-5948

HOME AUTOMATION (Cable, CAT5/6, Telephone)

OPTION 1:

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.

Trade: Smart-Tech Home Automation
Phone: (905) 761-6469

Rep: Kris

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

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.

KAC
Homeowner(s) Initial

OPTION 2:

I/we the Homeowner(s) have chosen to not contact the home automation company. I/we the Homeowner(s) have selected the locations for the standard rough-ins for Cable, CAT5, Telephone that are included in the ~~Agreement of Purchase and Sale~~ directly with a décor rep.

AK
Homeowner(s) Initial

DATE May 27/21

SITE 1m1st/1

LOT 5610

Stone Countertop Edge Profiles

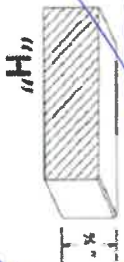
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



Standard Countertop Edge in
Vanity

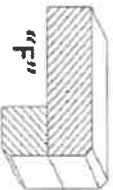
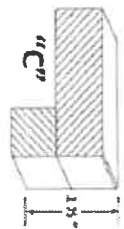


Homeowner(s) Initial

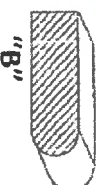
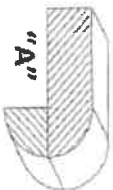
SEA

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

Optional Edge in Kitchen



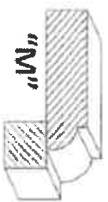
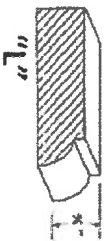
Optional Edge in Bathroom



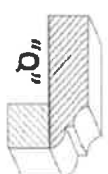
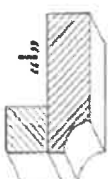
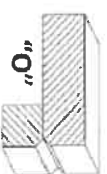
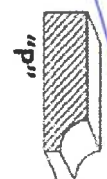
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

SEW

DATE

SITE

LOT

May 27/21

Instal