



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

647983481

PURCHASERS: Doris Langenbach

TEL: RES.: 4

LOT / PHASE	HOUSE TYPE	PRINT DATE
6 / 2	The Castle (50-05) Elev B Opt Grnd FLR - 16' Garag	27-Aug-18

Ref#	Quantity - Description	Approved	Notes
6121	ADD WINDOW IN KITCHEN (SEE NEW KITCHEN LAYOUT FOR LOCATION)	27Aug18	
6122	KITCHEN - REVISED LAYOUT INCLUDES ONE FOOT OF ADDITIONAL CABINETRY SHIFT FRIDGE TO END OF WALL CLOSEST TO HALL RELOCATE SINK AND DISHWASHER TO BE UNDER NEW WINDOW ON EXTERIOR WALL RELOCATE STOVE ***DELETE ISLAND	27Aug18	
6123	KITCHEN - 36 INCH STOVE OPENING	27Aug18	
6124	GAS LINE TO STOVE ***INCLUDES 15 AMP PLUG	27Aug18	
6125	SMOOTH CEILINGS THROUGHOUT	27Aug18	
6126	ELECTRICAL - MASTER ENSUITE PLUG ON EACH WALL APPROX 30 INCHES ABOVE EACH SINK FOR FUTURE BACK LIT MIRRORS	27Aug18	
6127	REINFORCE CENTRE LIGHTS IN ALL BEDROOMS AND FOYER	27Aug18	
6128	ELECTRICAL - ADD ONE LIGHT ABOVE EACH SINK IN MASTER ENSUITE, STANDARD LIGHT OT BE ABOVE OTHER SINK	27Aug18	
6129	HVAC - LINESET ROUGHIN FOR FUTURE AIR CONDITIONER	27Aug18	
6130	3 PCE ROUGH-IN IN BASEMENT ***SEE SKETCH FOR LOCATION	27Aug18	
6131	ELECTRICAL - INSTALL 2 CAPPED WALL SCONCES IN MASTER BEDROOM ON THREE WAY SWITCH **SESKETCH	27Aug18	
6132	ELECTRICAL - INSTALL CAPPED LIGHT OVER TUB IN MASTER ENSUITE ON SEP SWITCH	27Aug18	
6133	ELECTRICAL - ADD 9 LED POTLIGHTS IN KITCHEN, ***THE ONE ABOVE THE SINK TO BE ON SEPARATE SWITCH **DELETE STD LIGHT	27Aug18	
6134	STAIRS - ONE RISER AT FOYER TO MAIN HALL, INSTALL OAK	27Aug18	
6135	FRAMELESS GLASS SHOWER IN MASTER ENSUITE	27Aug18	
6136	DELETE CERAMIC ACCESSORIES	27Aug18	
6137	DELETE MIRROR IN MASTER ENSUITE ONLY	27Aug18	
6138	TILES - ADD TILES TO TUB CEILING IN ENSUITE 4 & SHARED BATHROOM	27Aug18	
6139	LAUNDRY - SWITCH LOCATION OF WASHER AND TUB SINK	27Aug18	
6140	KITCHEN - UPGRADE 1 CABINETS IN KITCHEN	27Aug18	
6141	KITCHEN - DEEP UPPEERS ABOVE FRIDGE PANTRY IN LIEU OF UPPEERS/LOWERS BESIDE FRIDGE POTS & PANS DRAWERS **RELOCATE STANDARD BANK OF DRAWERS	27Aug18	
6142	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR	27Aug18	
6143	RAILINGS - SQUARE OAK WITH SQUARE OAK POST	27Aug18	



CONSTRUCTION SUMMARY

PURCHASERS: Doris Langenhach

TEL: RES.: 416-8437

The Villages in Stayner - Zancor Homes (Stayner) Limited

LOT / PHASE	HOUSE TYPE	PRINT DATE
6 / 2	The Castle (50-05) Elev B Opt Grnd FLR - 16' Garag	27-Aug-18

Ref#	Quantity - Description	Approved	Notes
6144	MASTER ENSUITE - WHITE QUARTZ SHOWER JAMB	27Aug18	
6145	DECOR DOLLARS	27Aug18	
6146	BONUS 3 pce stainless steel appliances with white top loading wahscr and dryer Stainless steel under cabinet hood fan Decor Dollars **As per Schedule E in APS	27Aug18	
6147	16 foot garage *as per schedule E in APS	27Aug18	

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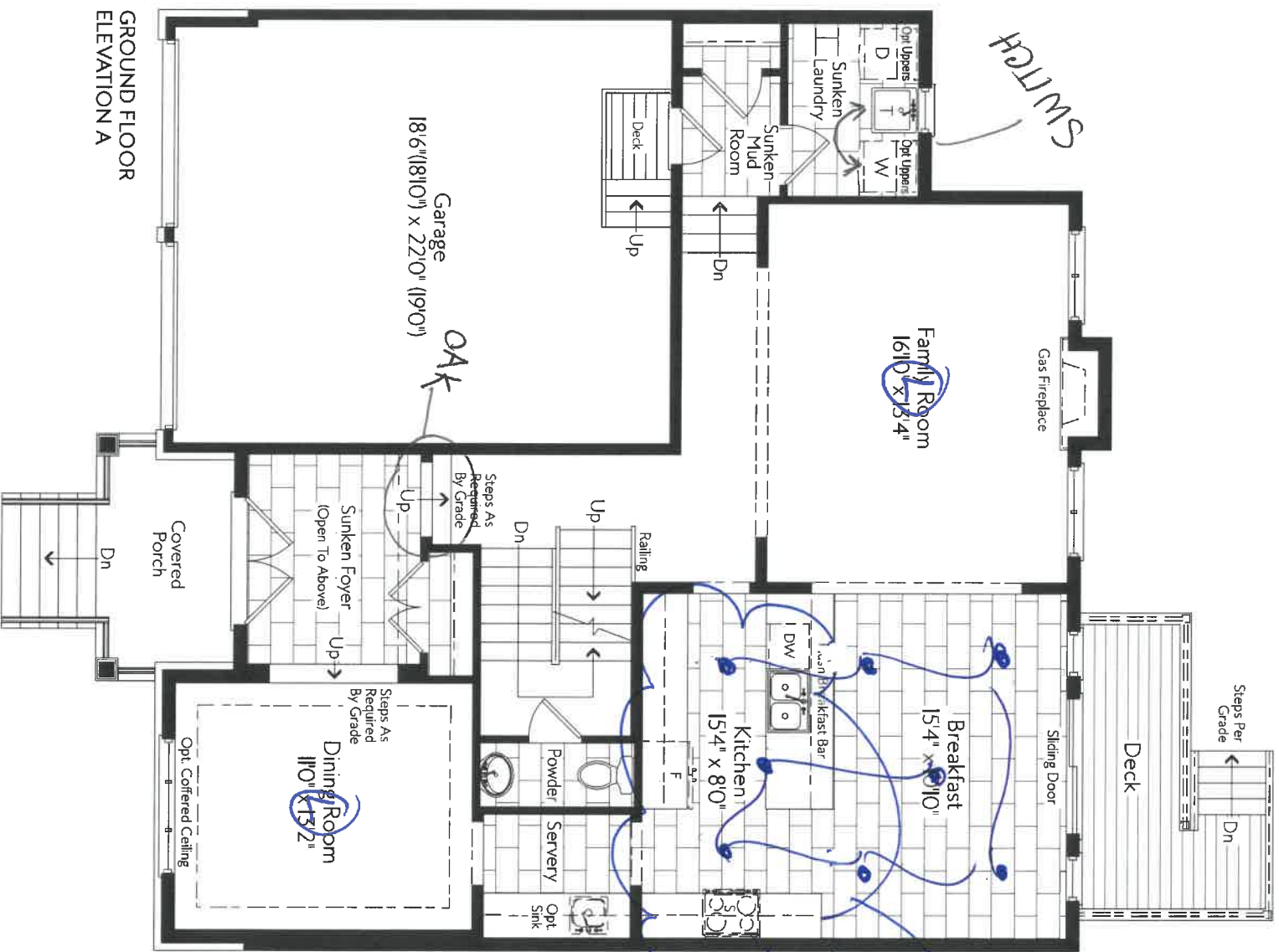
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	SIERRA MDF - GLACIER (1)	H800BC ✓	4925K-07 ✓		
Island	DELETED				
Master Ensuite	400 SERIES PVC - WHITE	K400BC	4925K-07		
SHARED BATH	400 SERIES PVC - WHITE		4925K-07		
Ensuite	400 SERIES PVC - WHITE	↓ ↓ ↓	4925K-07		
Laundry	N/A		N/A		
TILES					
Kitchen Floor	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)		INSERTS	THRESHOLDS	
Breakfast Floor	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)				
Kitchen Bk.Splash	N/A				
Main Foyer	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)				
Main Hall	LAMINATE				
Powder Room	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)	✓			
Laundry	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)				
Mud Room	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)	✓			
Mstr Ensuite Floor	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)	✓			
Mstr Ensuite Shower Wall	CINQ WHITE 8 X 10 **INSTALL HORIZONTAL	✓			
Master Shower Floor	WHITE 2 X 2	✓			
Mstr Ensuite Shower Lamb	WHITE QUARTZ				
SHARED Bath Floor	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)	✓			
SHARED Bath Tub Wall	CINQ WHITE 8 X 10 **INSTALL HORIZONTAL	✓			
Ensuite Floor	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)	✓			
Ensuite Wall	CINQ WHITE 8 X 10 **INSTALL HORIZONTAL	✓			
HARDWOOD / CARPET					
Living Room	N/A				
Dining Room	LAMINATE - SANDY VALLY OAK	✓			
Family	LAMINATE - SANDY VALLY OAK	✓			
Main Hall	LAMINATE - SANDY VALLY OAK	✓			
Upper Hall	CARPET - OPENING NIGHT T21				
Master Bedroom	CARPET - OPENING NIGHT T21				
Bedroom 2	CARPET - OPENING NIGHT T21				
Bedroom 3	CARPET - OPENING NIGHT T21				
Bedroom 4	CARPET - OPENING NIGHT T21				
Basement Foyer	CARPET - OPENING NIGHT T21				
UNDERPAD	STANDARD				
STAIRS	CARPET GRADE				
FIREPLACES					
LOCATION	FAMILY ROOM	MANTLE	NF8		
INSERT & SURROUND	N/A	HEARTH	N/A		
MIRRORS & ACCESSORIES		PLASTER MOULDING			
Mirrors	SEE EXTRAS	Crown Moulding	N/A		
Bathroom Accessories	SEE EXTRAS	Location	N/A		
Purchaser has reviewed the colour chart			Site/Lot		
FOR TRADE USE			STAYNER	6	
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.					
** PAGE 1 OF 2 **			Purchaser Initial	Vendor	

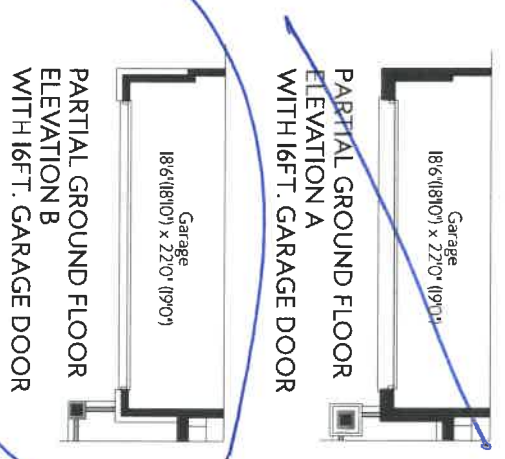
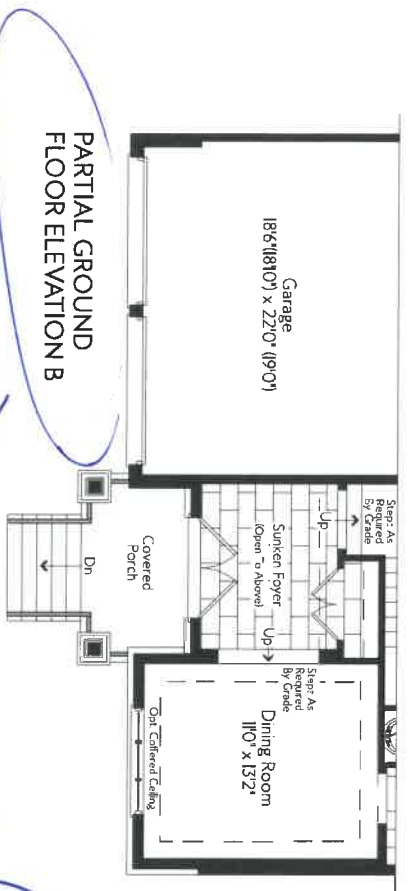
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN					
Stairs (Carpet or Oak):			CARPET GRADE		
Stain:			VARNISH ONLY		
Main to 2nd Railing Details:			UPGRADE 1 - SQUARE 1-3/4		
Main to Basement Railing Details:			UPGRADE 1 - SQUARE 1-3/4		
TRIM					
Casing/Baseboards			STANDARD		
Interior Doors			STANDARD		
Interior Door Hardware			STANDARD		
Exterior Door Hardware			STANDARD		
PAINT					
Kitchen/Breakfast			BIRCH WHITE		
PLUMBING- UPGRADES TO BE DETAILED ON PES					
	FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD	STANDARD			
Powder Room	STANDARD	STANDARD			
Master Ensuite	STANDARD	STANDARD			
Main	STANDARD	STANDARD			
Ensuite	STANDARD	STANDARD			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES					
Appliance Package received in 'Schedule E'					
		YES / NO		Package Name:	
	UPG (SEE PES)	DECLINED	NOTES		
GAS LINE	YES				
WATERLINE to Fridge	NO				
Hood Fan Venting SIZE	6 INCH				
ELECTRICAL for Built-in Oven	NO				
ELECTRICAL for Built-in Micro / OTR	NO				
ELECTRICAL for Gas Stove / Cooktop	NO				
ELECTRICAL for Bar Fridge	NO				
DISCLAIMER			INITIALS		
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					
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.					
SITE:	STAYNER	LOT: 6			
PURCHASER(S):	DORIS LANGENBACH		Doris Langenbach AUG 24 2018		
HOME #/CELL #			Purchaser Signature		
EMAIL:			Date		
DÉCOR NOTES			Purchaser Signature		
			Date		
FOR TRADE USE			DÉCOR CONSULTANT SIGNATURE		
Any upgrades in the colour chart must be accompanied with a PES.			Date		
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			Vendor Signature		
*** PAGE 2 OF 2 ***			Date		

THE CASTLES 50-05



revised
see kitchen
ADD window
see kitchen
layout



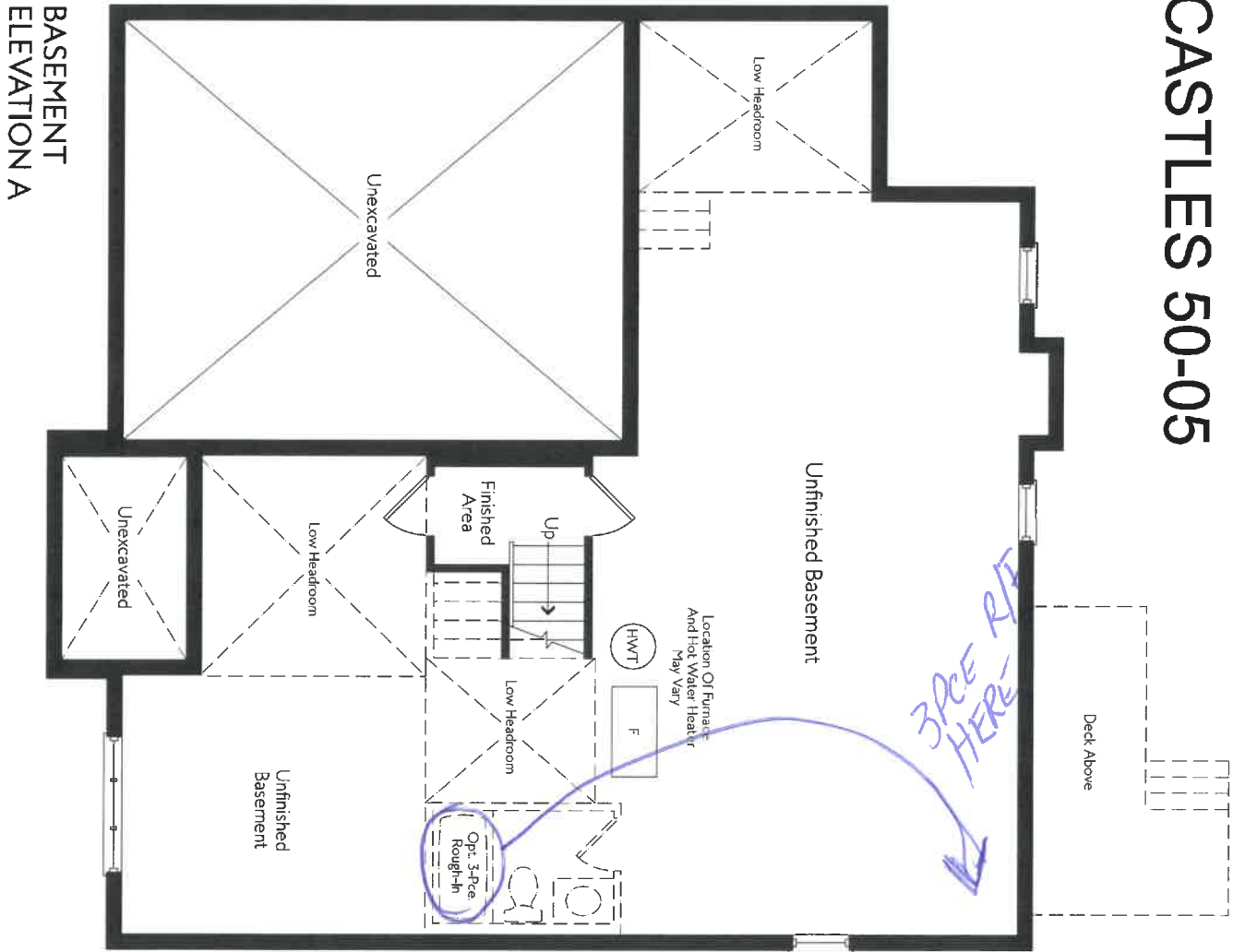
lot 6 shown
Aug 24/18

THE CARING ON



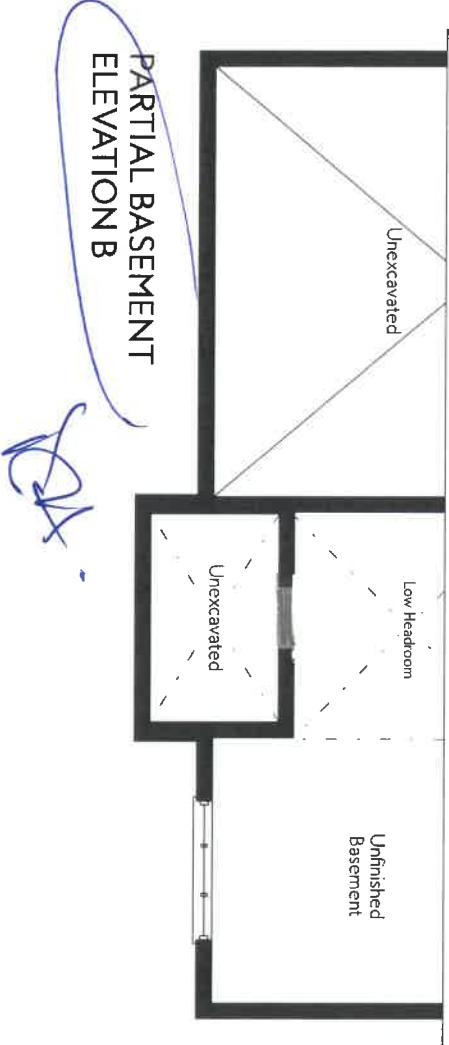
Lot 6 Shaper
Aug 24/18 ~~24~~

THE CASTLES 50-05



BASEMENT
ELEVATION A

Lot 6 Stager
Aug 27/18



NEW IMAGE KITCHENS

Scale:

Approved by:

Drawn by: **FERNANDA**

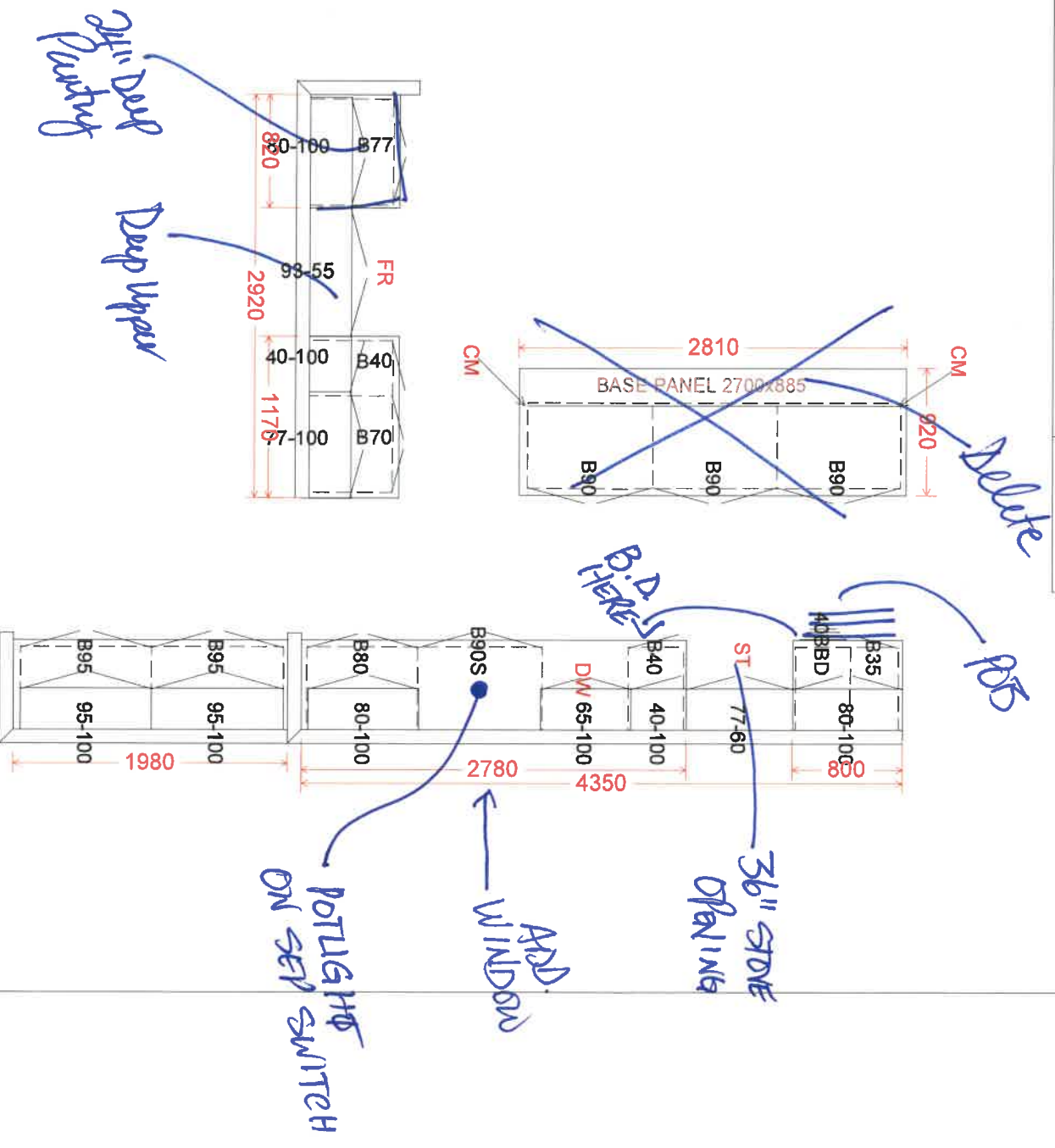
Date: 07/27/18

Revised:

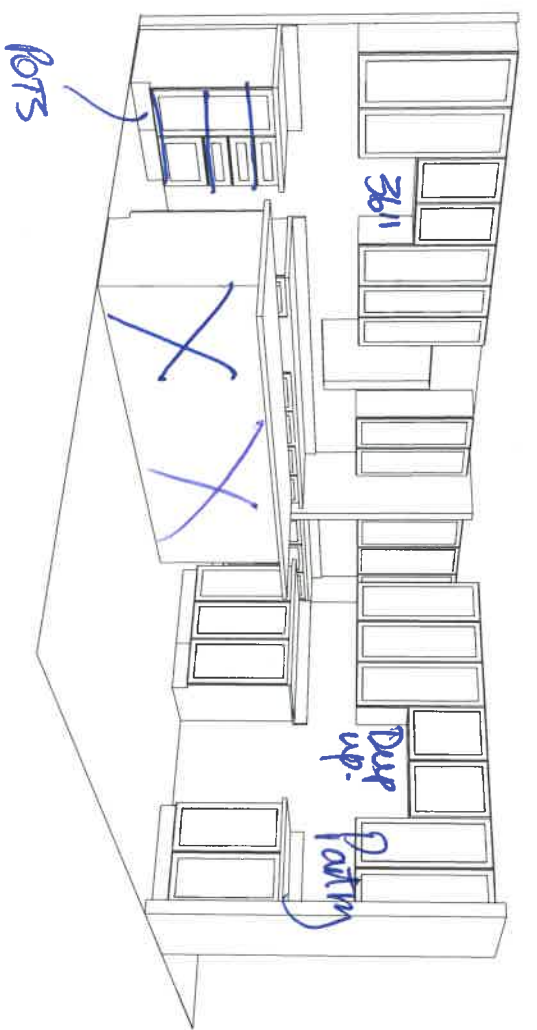
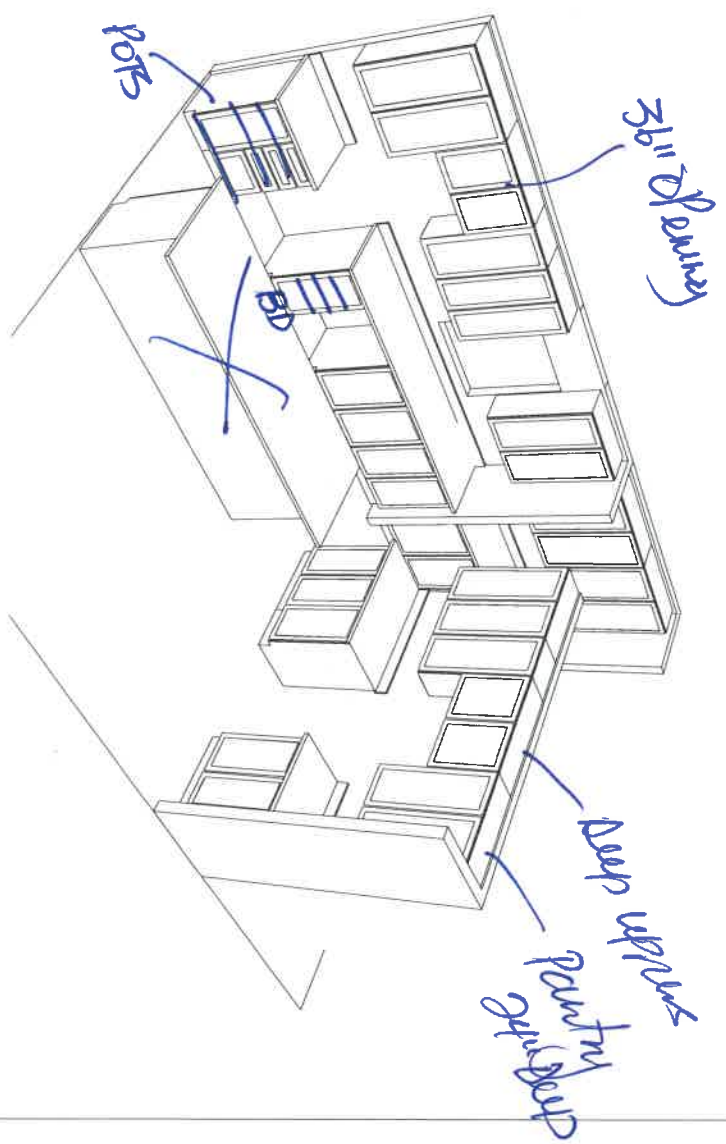
ZANCOR HOMES

CHALLENGES

Drawing number:



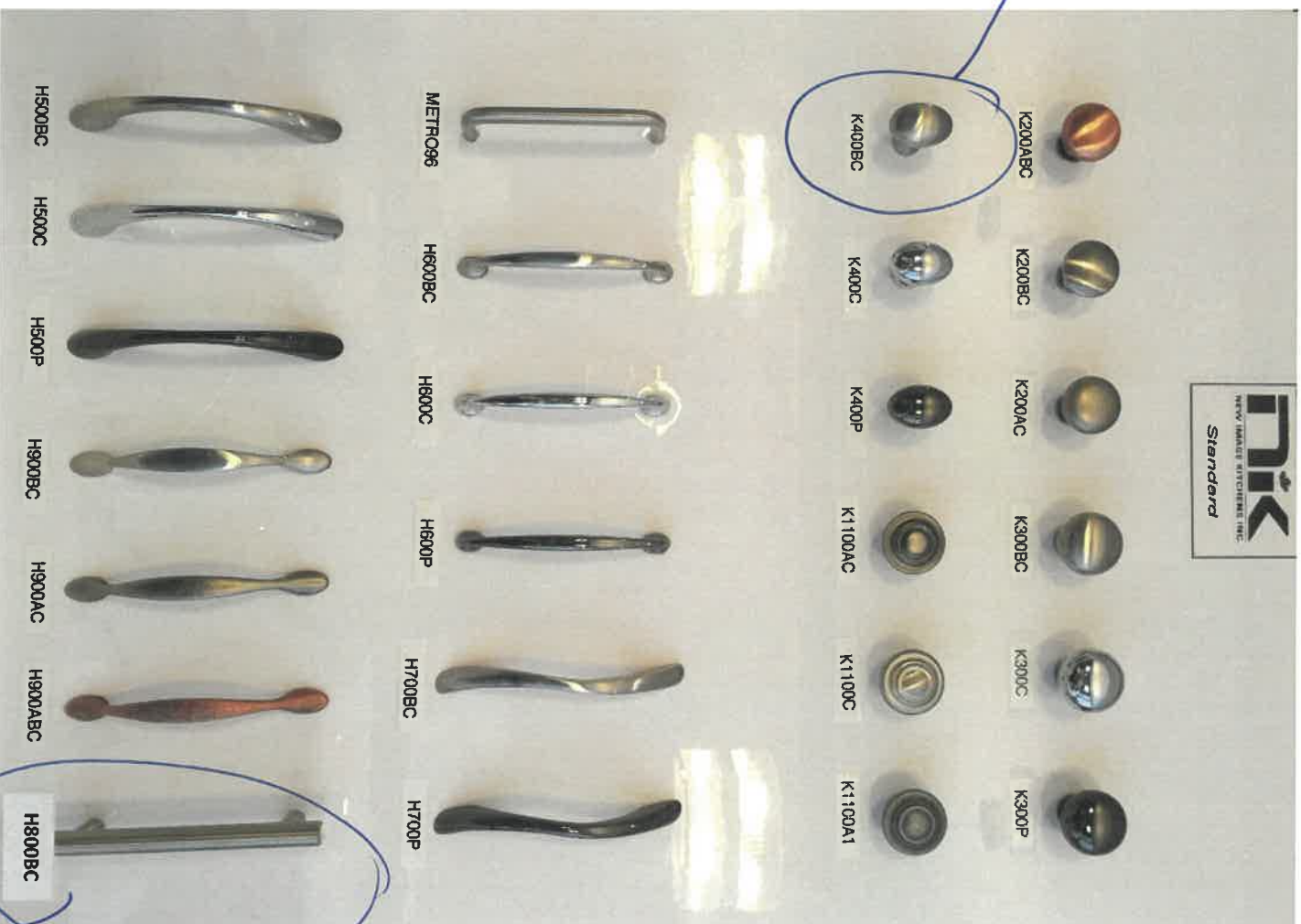
NEW IMAGE KITCHENS			
Scale:	Approved by:		Drawn by: FERNANDA
Date: 07/27/18	ZANCOR HOMES		Revised:
STAYNER LOT 6			
Drawing number:			



Lot 6 Stayner
 Aug 24/18
 FSA

STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT 6

DATE Aug 24/18

Kitchen

Kitchen



APPLIANCE ACKNOWLEDGEMENT

Wayne @ Coast Appliances
905-303-6909

1748 Creditstreet Unit 1

- ▶ 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 provide Zancor Homes with the correct specification for each appliance where it exceeds the standard openings. Zancor Homes will not be responsible for appliances not fitting due to late changes.

- ▶ 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 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 ACCEPTED BY PURCHASER:

St. Hensford
HOMEOWNER SIGNATURE

- ▶ **Fridge** ▶ 36" (+/-) x 74" (+/-)
**Space above the fridge is required due to proper air flow
- ▶ **Stove** ▶ 30"
- ▶ **Dishwasher** ▶ 24"
- ▶ **Hood Fan Opening** ▶ 30"
- ▶ **Hood fan Vent** ▶ 6"

Appliance Specs are DUE (if not received during appointment)
2 WEEKS FROM SIGNED DATE ABOVE

Specs that require changes/modifications after this date will not be accepted

UPGRADE APPLIANCE OPENING REQUIREMENTS:

St. Hensford
HOMEOWNER SIGNATURE

- ☐ Built-In
- ☐ Paneled / Integrated
- ☐ Flush Inset
- ☐ Water Line Required

FRIDGE

- ☒ 36"
- ☐ 48"
- ☐ Gas
- ☐ Induction
- ☐ Cooktop (Apron front)
- ☐ Cooktop (Dropin)

RANGE

**Cut-out charge required for cooktop

- ☒ Under Cabinet
- ☒ 6 Inch
- ☐ Chimney (centre vent)
- ☐ 8 Inch
- ☐ Insert / Liner
- ☐ 10 Inch

HOOD FAN &

VENT

- ☐ Single Oven
- ☐ Over the Range Microwave
- ☐ Double Oven
- ☐ Built-in Microwave (*trim kit required)
- ☐ Steam Oven
- ☐ Warming Drawer

MICRO

DATE June 26/18 STAYNER (55) LOT 6

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

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

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****

STAYNER (55)

SITE

LOT

DATE



WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

LOT 6 – STAYNER (55)

DATE:

Aug 24 / 18

HOMEOWNER(S):

Doris Langenbach

I/We the purchaser/s for the above-mentioned property understand that the installation of a garage man door is determined from the final siting / elevations that are established from site plan engineering. The garage man door indicated on the floor plan for your lot will be installed only if grade permits. Should grade not permit, the following choices will be made available as an alternative solution.



Garage man door confirmed and will be installed (as per ^{preliminary} final siting).

It is now confirmed that installation of garage man door is **NOT POSSIBLE** due to grade.
Please select one of the following (2) options:

☐

Option 1 > Purchaser accepts the garage man door is not possible and will not be installed. Purchaser(s) will be issued a credit of **\$400** on closing.

☐

Option 2 > Door, hardware, electrical etc...will be installed. A railing/guard will be installed across the door opening with no steps or deck to grade. It will be the purchaser(s) responsibility to have steps and deck installed after closing. The purchaser(s) are aware that installation of deck/steps may encroach into the garage obstructing parking of a vehicle.

I/We take full responsibility for the installation of the stairs and/or deck that is required to accommodate a garage man door and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by the purchaser(s) trades/contractors hired is not warrantable under the Builder or covered by TARION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, City and the Town from any and all damages, loss or injury however arising, which we may have hereafter with reference to the above.

I/We read and understand the above terms and conditions.

Dated at King this 24 day of Aug, 20 18

Doris Langenbach

Purchaser

Witness

Purchaser

Witness