



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

PURCHASERS: Jennifer Buffett and Maria Roque

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
7 / 2	The Georgian (50-02) Elev B	14-Aug-18

Ref#	Quantity	Description	Approved	Notes
6083		OAK STAIRS IN LIEU OF CARPET GRADE	14Aug18	
6084		SMOOTH CEILINGS THROUGHTOUT	14Aug18	
6085		MASTER ENSUITE - DOUBLE SINKS IN LIEU OF SINGLE	14Aug18	
6086		KITCHEN ISLAND - ENLARGE ISLAND BY ADDING 1 FOOT IN LENGTH; DEEPEN BY ADDING 12 INCH DEEP BASE CABINETS TO BACK OF ISLAND; ADDITIONAL LAMINATE TOP TO ACCOMODATE. BREAKFAST BAR TO REMAIN	14Aug18	
6087		KITCHEN DRAWING - FINAL DRAWING TO BE SIGNED BY PURCHASER	14Aug18	
6088		KITCHEN STOVE WALL - CREATE/ADD TWO OOR PANTRY AT END OF STOVE WALL	14Aug18	
6089		KITCHEN - DEEP UPPERS WITH GABLES	14Aug18	
6090		KITCHEN - POT DRAWERS BESIDE STOVE	14Aug18	
6091		KITCHEN - VALANCE STRIP TO THE TOP SIDE OF UPPER CABINETS (6 INCHES WIDE)	14Aug18	
6092		KITCHEN - VALANCE STRIP TO THE BOTTOM SIDE OF UPPER CABINETS IN KITCHEN **ELECTRICAL SOLD SEPARATELY	14Aug18	
6093		ELECTRICAL - STRIP LIGHTING TO UNDERSIDE OF KITCHEN CABINETS	14Aug18	
6094		ELECTRICAL - CAPPED LIGHT ABOVE TUB IN MASTER ON SEP SWITCH	14Aug18	
6095		ELECTRICAL - ADD 1 CAPPED LIGHT CENTRED ON WALL ABOVE SECOND SINK; TO BE SWITCH ON WITH THE STANDARD LIGHT THAT IS CENTRED ABOVE THE OTHER SINK	14Aug18	
6096		ELECTRICAL REQUEST - CAN THE STANDARD GF I IN THE MASTER ENSUITE BE LOCATED CLOSEST TO THE TOILET SIDE OF THE VANITY, IF POSSIBLE	14Aug18	
6097		MASTER ENSUITE - VANITY TO BE KITCHEN HEIGHT	14Aug18	
6098		RAILINGS - UPGRADE 1 SQUARE PICKET (1-3/4") WITH SQUARE POST	14Aug18	
6099		FRAMELESS GLASS SHOWER IN MASTER ENSUITE	14Aug18	
6100		TRIM - ADD CLEAR GLASS SHAKER DOOR FROM HALL INTO DINING ROOM	14Aug18	
6101		MASTER CLOSET - DOUBLE HANGING WIRE	14Aug18	
6102		GARAGE OPENER (CHAIN) WITH REMOTES **INCLUDES ONE KEY PAD	14Aug18	
6103		LAMINATE - UPGRADE COLOUR ON MAIN FLOOR	14Aug18	
6104		LAMIANTE - IN KITCHEN BREAKFAST IN LIEU OF TILE IN MASTER BEDROOM & BED 2 IN LIEU OF CARPET IN BASEMENT FOYER IN LIEU OF CARPET	14Aug18	
6105		FINISH LAUNDRY AREA IN BASEMENT WITH TILES, COUNTERTOP & CABINETS ***SEE DRAWING	14Aug18	
6106		DOUBLE DOOR CLOSET IN HALL IN LIEU OF SINGLE	14Aug18	
6107		DELETE MIRRORS	14Aug18	
6108		DELETE CERAMIC ACCESSORIES	14Aug18	



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6109		MASTER ENSUITE - ADD BANK OF DRAWERS	14Aug18	
6110		ELECTRICAL - ADD (4) LED POTLIGHTS ON SEP SWITCH IN KITCHEN ***STD TO BE INSTALLED OVER ISLAND (4) LED POTS ON SEP SWITCH IN FAMILY ROOM, STD TO REMAIN	14Aug18	
6111		STAIN STAIRS - COLOUR TO BE GOTHAM ***DIFFERENT COLOUR FROM LAMINATE	14Aug18	
6112		WATERLINE TO FRIDGE	14Aug18	
6113		TILES - UPGRADE 6 T OFOYER ***TWO FULL TILES IN THE CENTRE	14Aug18	
6114		INCREASE 10 INTERIOR DOORS ON MAIN FLOOR TO BE 8 FOOT HIGH **NOTE THAT THE ARCHWAY TO MASTER BEDROOM ENTRY IS TO BE 8 FEET HIGH AS WELL	14Aug18	
6115		***NOTE - HOMEOWNER WILL HAVE UNTIL THE END OF AUGUST TO UPGRADE TO A STONE COUNTERTOP FOR THE KITCHEN. THEY WILL BE VISITING INTERSTONE TO LOOK AT OPTIONS. SHOULD A SELECTION NOT BE MADE, THE STANDARD LAMINATE WILL BE INSTALLED AS PER COLOUR CHART.	14Aug18	
6116		DECOR DOLLARS	14Aug18	
6117		DISCOUNT AS PER FC	14Aug18	
6118		BONUS INCLUDED as per Schedule E 3 pce stainless steel appliances ith white top loading washer and dryer Stainless steel under cabinet hood fan Decor Dollars	14Aug18	

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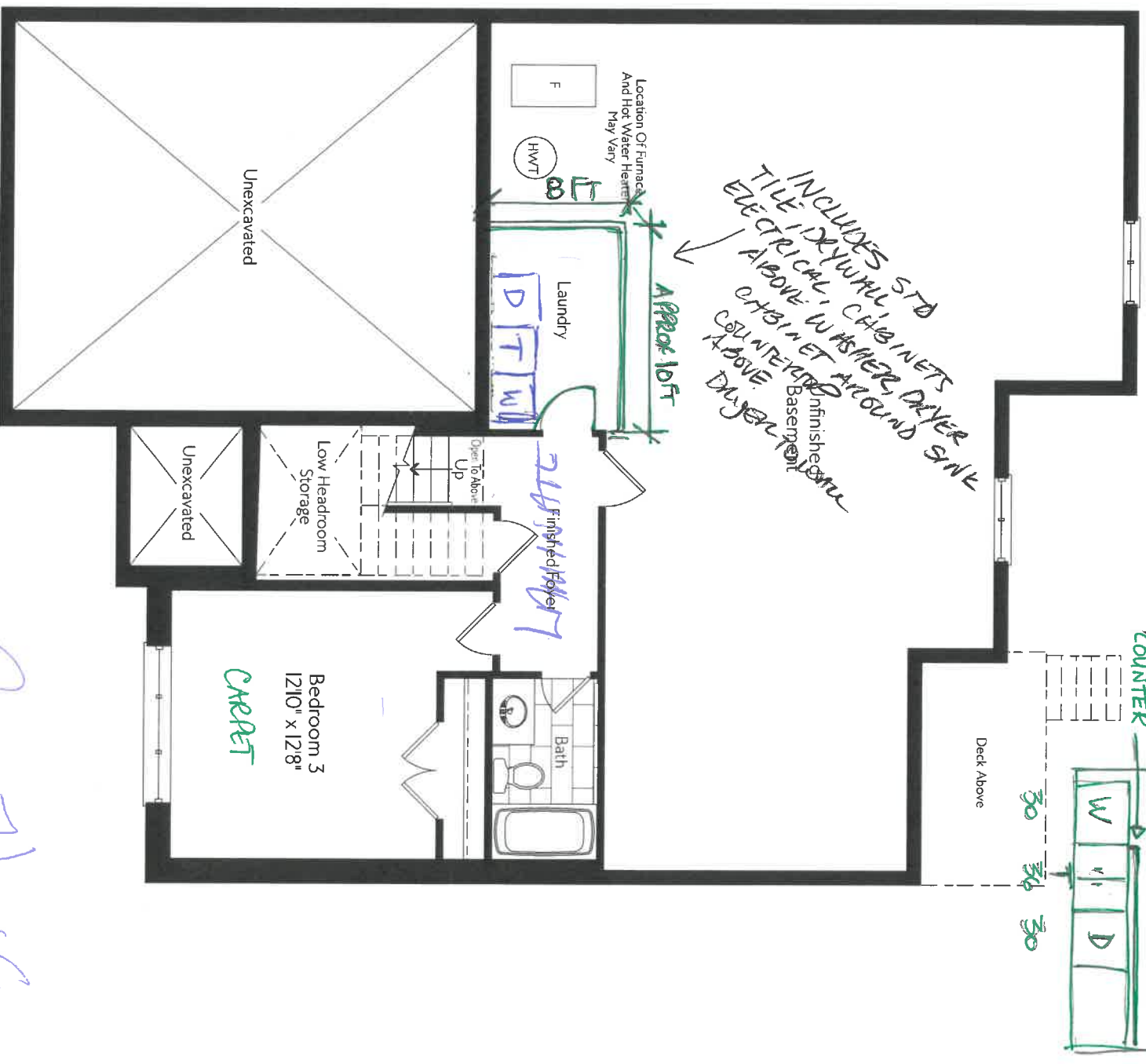
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA PVC - SHITE		4925K-07			
Island	SIERRA PVC - SHITE		4925K-07			
Master Ensuite	SIERRA PVC - SHITE		4925K-07			
Main	EURO SLAB - HIGH GLOSS WHITE		4886-38			
Laundry BASEMENT	SIERRA PVC - SHITE		WHITE LAMINATE			
Basement Bath	SIERRA PVC - SHITE		4925K-07			
TILES				INSERTS	THRESHOLDS	
Kitchen Floor	LAMINATE					
Breakfast Floor	LAMINATE					
Kitchen Bk.Splash	N/A					
Main Foyer	ALL OVER LUX - GREY 24 X 24 (6)					
Main Hall	LAMINATE					
Laundry BASEMENT	GRECO CINZA 13 X 13					
Basement Foyer	LAMINATE					
Mstr Ensuite Floor	ALLURE GREY 12 X 24 **STACKED (STD)					
Mstr Ensuite Shower	CINQ WHITE 8 X 10 **HORIZONTAL					
Mstr Ensuite Tub Wall	ALLURE GREY 12 X 24 **STACKED (STD)					
Mstr Ensuite Tub Deck	ALLURE GREY 12 X 24 **STACKED (STD)					
Master Shower Floor	WHITE 2 X 2 / BIANCO CARRARA JAMB					
Main Bath Floor	ALLURE GREY 12 X 24 **STACKED (STD)					
Main Bath Tub Wall	MELINA ICE 8 X 10 **HORIZONTAL					
Basement Ensuite Floor	ALLURE GREY 12 X 24 **STACKED (STD)					
Basement Ensuite Wall	UNIWALL WHITE 8 X 10 **HORIZONTAL					
HARDWOOD / CARPET						
Living Room	N/A					
Dining Room	LAMINATE - UPGRADE COLOUR TO HAZELWOOD OAK TL21016					
Family/Great Room	LAMINATE - UPGRADE COLOUR TO HAZELWOOD OAK TL21016					
Den/Study/parlour						
Kitchen/BREAK *(Waiver)	LAMINATE - UPGRADE COLOUR TO HAZELWOOD OAK TL21016					
Main Foyer *(Waiver)						
Main Hall	LAMINATE - UPGRADE COLOUR TO HAZELWOOD OAK TL21016					
Upper Hall						
Master Bedroom	LAMINATE - UPGRADE COLOUR TO HAZELWOOD OAK TL21016					
Bedroom 2	LAMINATE - UPGRADE COLOUR TO HAZELWOOD OAK TL21016					
Bedroom 3 BASEMENT	CARPET - OPENING NIGHT T20					
Carpet Underpad	STANDARD					
Basement Foyer	LAMINATE - UPGRADE COLOUR TO HAZELWOOD OAK TL21016					
STAIRS	OAK					
FIREPLACES						
LOCATION	FAMILY ROOM		MANTLE	NF8		
INSERT & SURROUND	N/A		HEARTH	N/A		
MIRRORS & ACCESSORIES						
Mirrors	DELETE	Crown Moulding	N/A			
Bathroom Accessories	DELETE	Location	N/A			
Purchaser has reviewed the colour chart			Site/lot			
FOR TRADE USE			STAYNER	7		
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		

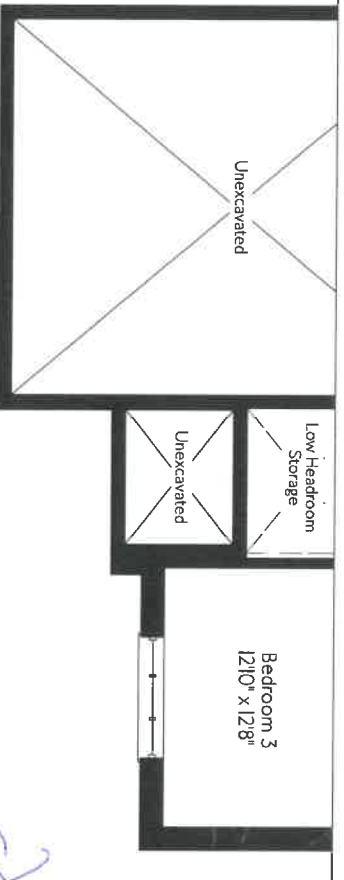
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain / Species:		UPGRADE TO OAK							
Main to 2nd Railing Details:		STAIN STAIRS - GOTHAM ***DIFFERENT THAN LAMINATE COLOUR							
Main to Basement Railing Details:		UPGRADE 1 - 1-3/4" SQUARE PICKET, SQUARE POST							
WHITE Paint Req'd & Where:		N/A							
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
Kitchen/Breakfast		WARM GREY							
PLUMBING- UPGRADES TO BE DETAILED ON PES									
FIXTURES		FAUCETS		NOTES					
Kitchen	STANDARD	STANDARD							
Master Ensuite	STANDARD	STANDARD							
Main	STANDARD	STANDARD							
2nd Ensuite	N/A	N/A							
BASEMENT	STANDARD	STANDARD							
Other	N/A	STANDARD							
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'		YES / NO Package Name:							
GAS LINE		UPG (SEE PES)		DECLINED		NOTES			
WATERLINE to Fridge		NO							
Hood Fan Venting SIZE		YES							
ELECTRICAL for Built-in Oven		6 INCH							
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						GR			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						GR			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						GR			
SITE:		STAYNER		LOT: 7		Digitally signed by Grace Roque Date: 2018.08.02 22:53:28 -04'00'			
PURCHASER(S):		JENNIFER BUFETT MARIA D. G. ROQUE				Purchaser Signature Date			
HOME #/CELL #		416-918-6897 / 416-602-8344				Purchaser Signature Date			
EMAIL:						Purchaser Signature Date			
DÉCOR NOTES						Purchaser Signature Date			
FOR TRADE USE									
Any upgrades in the colour chart must be accompanied with a PES.						Décor Consultant Signature		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		Date	
*** PAGE 2 OF 2 ***									

THE GEORGIAN 50-02



BASEMENT
ELEVATION A



PARTIAL BASEMENT
ELEVATION B

Smooth corners

1 step up to
of
for

7 STAYNER

THE GEORGIAN 50-02

Elevation A & B 1810 Sq.Ft.

Includes 363 Sq.Ft. Finished Basement



ELEVATION B

All renderings are Artist's Conception only.

Handwritten signature in blue ink.

* FINAL DWG TO BE SIGNED OFF BY PURCHASER.

BREAKFAST BAR TO REMAIN

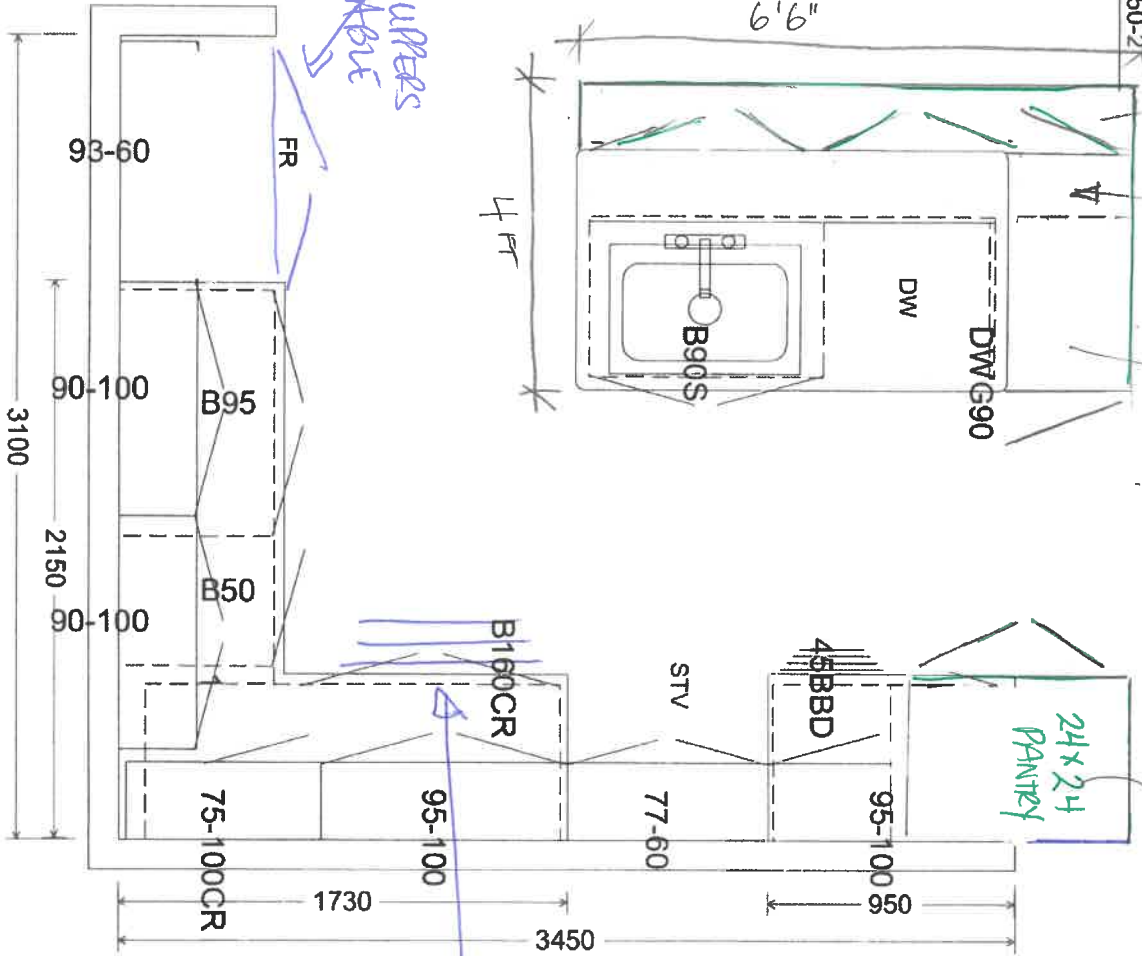
ADD 12" DEEP BASE CABINETS TO BACK OF ISLAND

EXTEND ISLAND BY APPROX 1 FT

24x24 PANTRY

NEW IMAGE KITCHENS Inc
 Scale: 3/12/18
 Date: 3/12/18
 Approved by:
 ZANCOR HOMES
 STAYNER 50-2

OVERALL
 8'12" IS
 APPROX



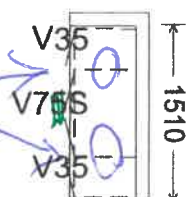
POT
 DRAWERS

DEEP UPPER
 W/ EXTEND

BASEMENT BATH

MAIN

ENSUITE



- VANCE AT BOTTOM SIDE OF UPERS
 - VANCE 6" HIGH TO TOP SIDE
 - VANCE OF UPPER CABINETS

- DOUBLE SINKS
 - BANK OF DRAWERS IN CENTRE
 - KITCHEN HEIGHT

JP

LOT 7 Stayner July 6/18

STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT 7

DATE June 20/16

ALL

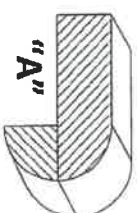
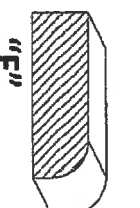
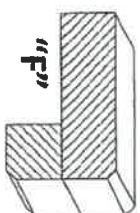
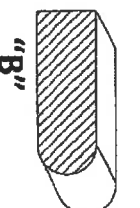
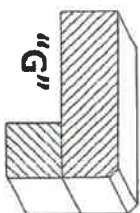
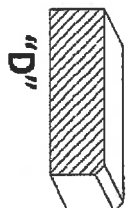
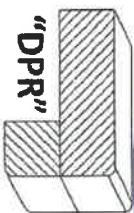
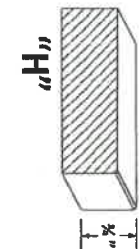
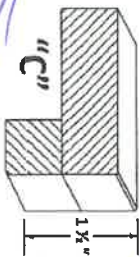
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ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD
KITCHENS

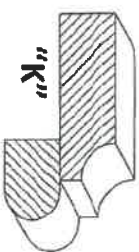
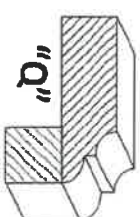
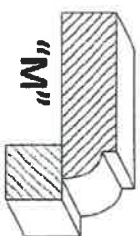
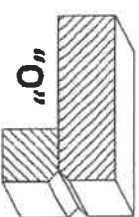
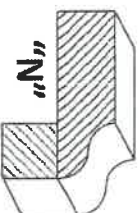
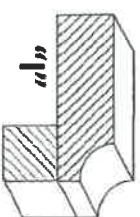
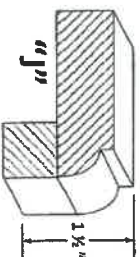
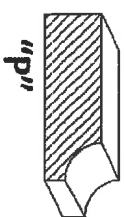
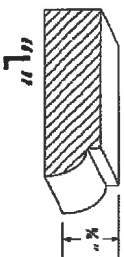
STANDARD
VANITIES

Handwritten initials



UPGRADE
KITCHENS

UPGRADE
VANITIES



Only 6/18

STAYNER (55) -

LOT

Handwritten number 7

PURCHASER SIGNATURE



APPLIANCE ACKNOWLEDGEMENT

Wagga Coast
905-303 6909
1748 Oceditsford Rd
Maple/Dat

- ▶ 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:

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:

HOMEOWNER SIGNATURE

☐ Built-In

☐ Paneled / Integrated

☐ Flush Inset

☐ Water Line Required

FRIDGE

☐ 36"

☐ Cooktop (Apron front)

☐ 48"

☐ Cooktop (Dropin)

☐ Gas

**Cut-out charge required for cooktop

☐ Induction

RANGE

HOOD FAN &

☒ Under Cabinet

☒ 6 Inch

☐ Chimney (centre vent)

☐ 8 Inch

☐ Insert / Liner

☐ 10 Inch

VENT

☐ Single Oven

☐ Over the Range Microwave

☐ Double Oven

☐ Built-in Microwave (*trim kit required)

WALL OVEN &

MICRO

☐ Steam Oven

☐ Warming Drawer

DATE

SITE

LOT

STAYNER (55)

4

** 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, TARION 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 7 – STAYNER (55)

DATE:

July 6/18

HOMEOWNER(S):

RODNEY BURFETT

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 final siting).

Ref: 11/18/18

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 TARIION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARIION, 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 6 day of July, 20 18

Purchaser

Mark Burfett

Witness

Purchaser

Sharon

Witness