



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

PURCHASER: Richard Tent

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
11 / 2	The Georgian (50-02) Elev B	30-Jul-18

Ref#	Quantity - Description	Approved	Notes
5966	BONUS AS PER APS 3 pce stainless steel appliances with white top load washer & dryer Stainless steel under cabinet hood fan Decor Dollars	30Jul18	
5967	OAK STAIRS IN LIEU OF CARPET GRADE	30Jul18	
5968	KITCHEN - DEEP UPPERS ABOVE FRIDGE WITH GABLES	30Jul18	
5969	ELECTRICAL - STANDARD KITCHEN LIGHT TO BE LOCATED OVER ISLAND	30Jul18	

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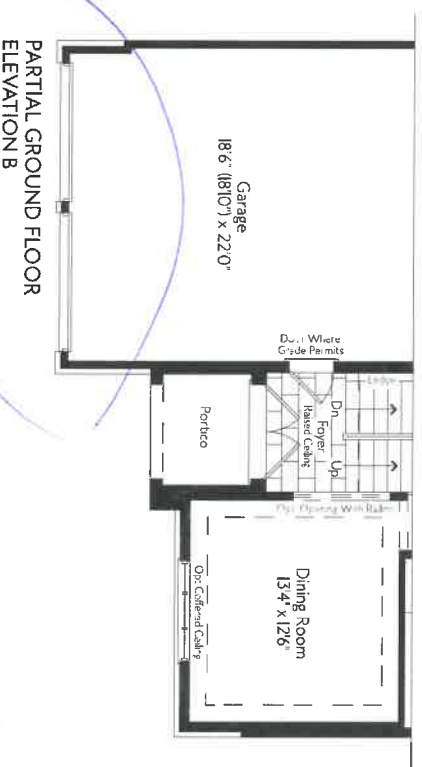
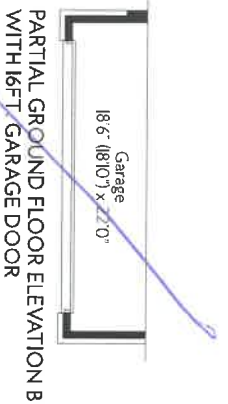
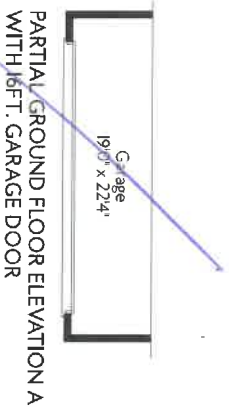
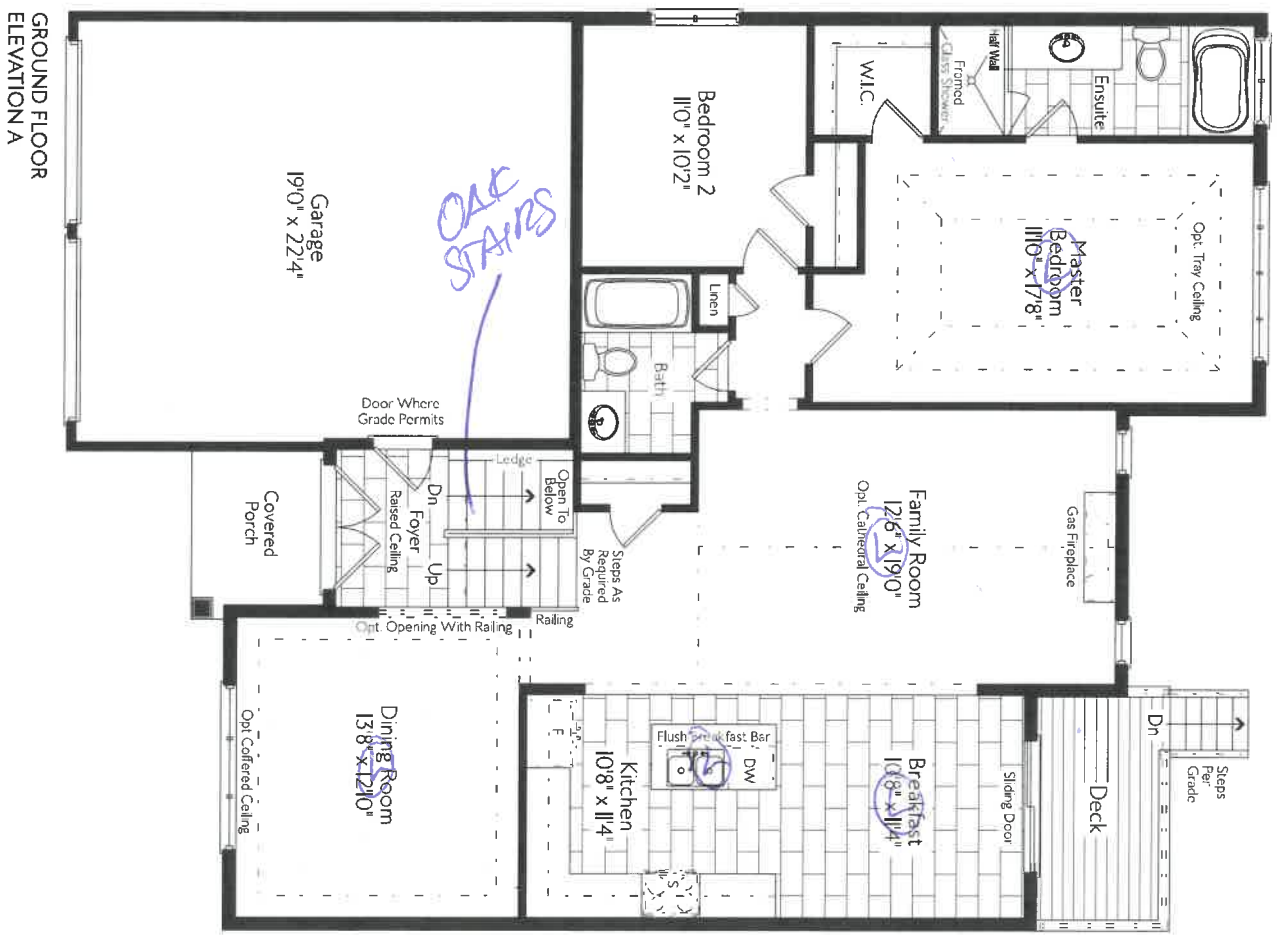
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC - TUXEDO	H800BC	4925K-07			
Island	SHAKER PVC - TUXEDO	H800BC	4925K-07			
Master Ensuite	MOSAIC OAK - TIMBER GREY	H800BC	4925K-07			
Main	SIERRA PVC - WHITE	H800BC	4925K-07			
Basement Bath	MOSAIC OAK - TIMBER GREY	H800BC	4925K-07			
TILES				INSERTS	THRESHOLDS	
Kitchen Floor	CALCATT A GRIS 20 X 20 (STD)					
Breakfast Floor	CALCATT A GRIS 20 X 20 (STD)					
Kitchen Bk.Splash	N/A					
Main Foyer	CALCATT A GRIS 20 X 20 (STD)					
Main Hall	LAMINATE					
Basement Foyer	CARPET					
Mstr Ensuite Floor	CALCATT A GRIS 20 X 20 (STD)					
Mstr Ensuite Shower Wall	UNIWALL TENDER GREY 8 X 10					
Master Shower Floor	WHITE 2 X 2					
Mstr Ensuite Shower Jamb	BIANCO CARRARA					
Main Bath Floor	CALCATT A GRIS 20 X 20 (STD)					
Main Bath Tub Wall	CINQ WHITE 8 X 10					
Basement Ensuite Floor	CALCATT A GRIS 20 X 20 (STD)					
Basement Ensuite Wall	UNIWALL TENDER GREY 8 X 10					
HARDWOOD / CARPET						
Living Room	N/A					
Dining Room	STANDARD LAMINATE - BUTTERUM OAK					
Family	STANDARD LAMINATE - BUTTERUM OAK					
Den/Study/parlour	N/A					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	STANDARD LAMINATE - BUTTERUM OAK					
Master Bedroom	OPENING NIGHT CARPET - T20					
Bedroom 2	OPENING NIGHT CARPET - T20					
Bedroom 3 BASEMENT	OPENING NIGHT CARPET - T20					
Basement Foyer	OPENING NIGHT CARPET - T20					
UNDERPAD	STANDARD					
STAIRS	OAK					
FIREPLACES						
LOCATION	FAMILY ROOM		MANTLE	NF20		
INSERT & SURROUND	N/A		HEARTH	N/A		
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	YES	Crown Moulding	N/A			
Bathroom Accessories	YES	Location	N/A			
Purchaser has reviewed the colour chart			Site/Lot			
****FOR TRADE USE****			STAYNER	11		
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

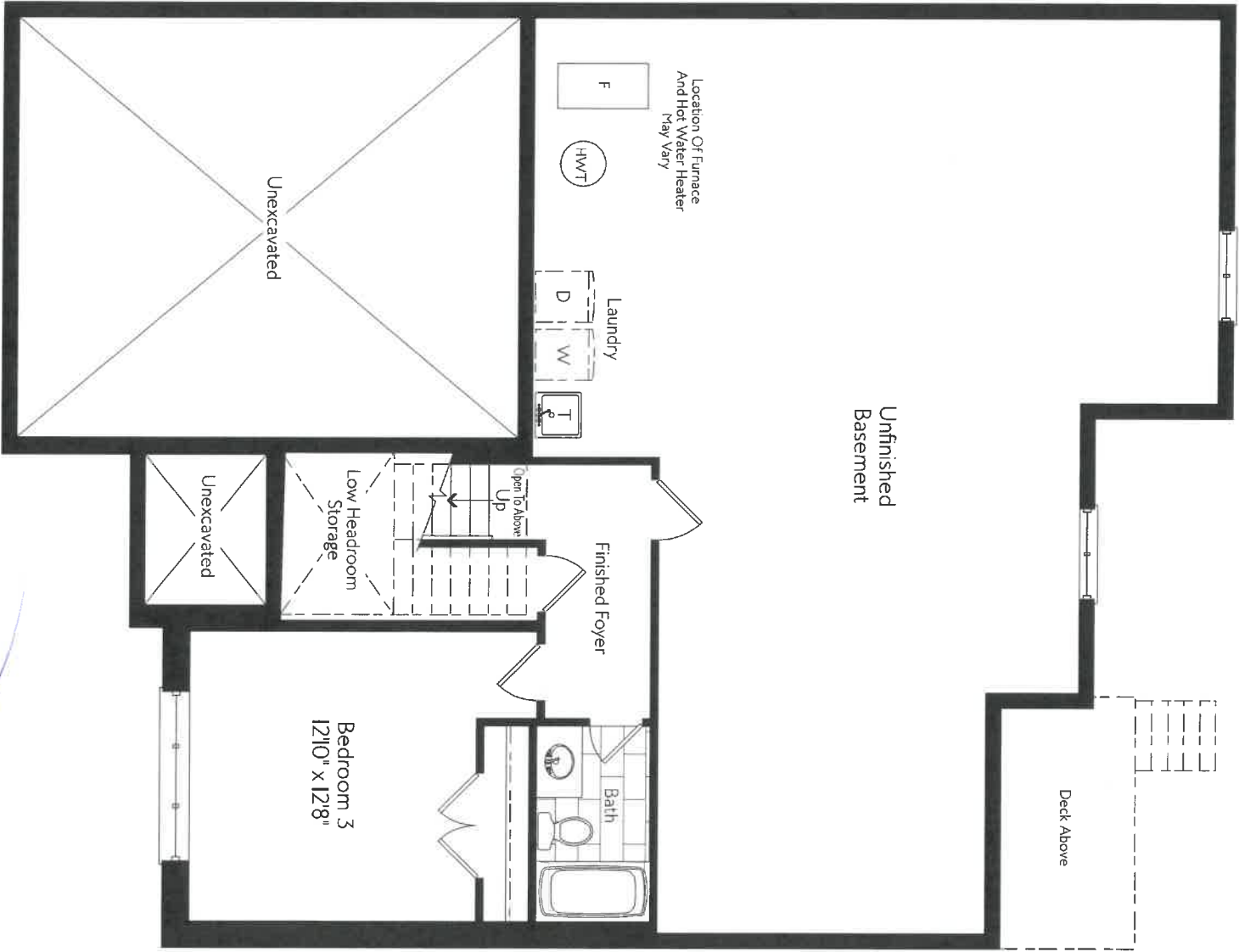
STAIRS, RAILING & PICKETS & STAIR STAIN									
Stairs (Carpet or Oak):			UPGRADE TO OAK STAIRS						
Stain:			CLEAR VARNISH ONLY						
Main to Basement Railing Details:			STANDARD TURNED OAK						
TRIM									
Casing/Baseboards			STANDARD						
Interior Doors			STANDARD						
Interior Door Hardware			STANDARD						
Exterior Door Hardware			STANDARD						
PAINT									
Kitchen/Breakfast			WARM GREY						
PLUMBING- UPGRADES TO BE DETAILED ON PES									
FIXTURES			FAUCETS			NOTES			
Kitchen			STANDARD						
Master Ensuite			STANDARD						
Main			STANDARD						
BASEMENT			STANDARD						
Other			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		DECLINED				
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: 11					
PURCHASER(S):		RICHARD TRENT		Purchaser Signature					
HOME #/CELL #				Date					
EMAIL:				JULY 25 2018					
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 GEORGIAN 50-02

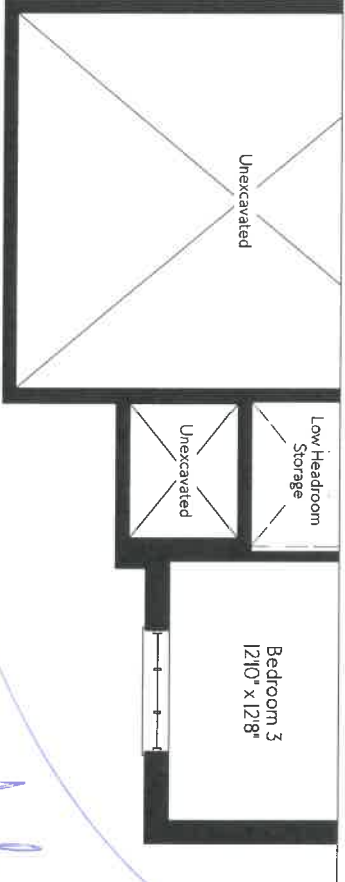


July 26/16
11 Stagner
R.

THE GEORGIAN 50-02



BASEMENT
ELEVATION A



PARTIAL BASEMENT
ELEVATION B

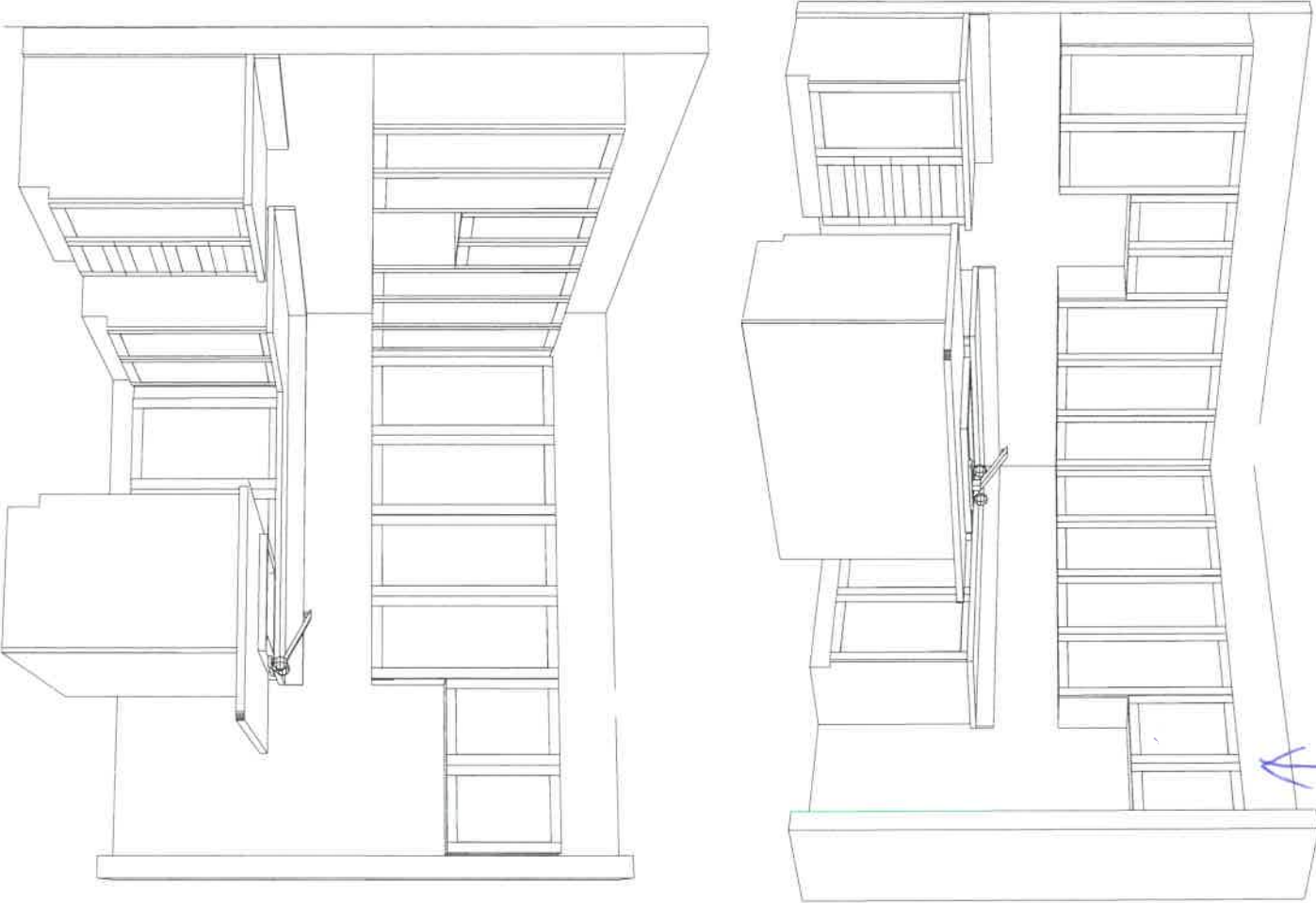
PA C

July 25/18

11 Stayner

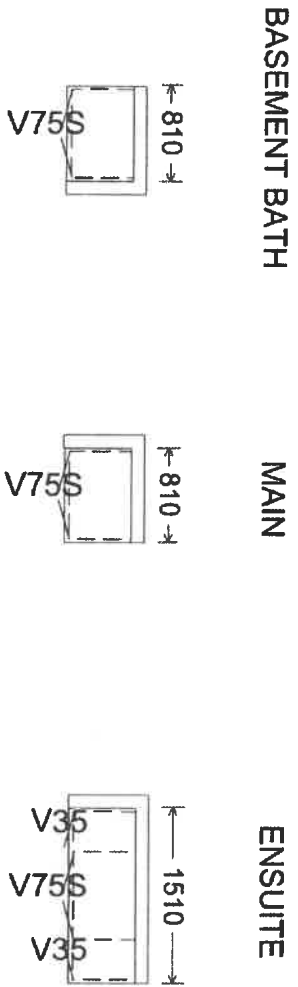
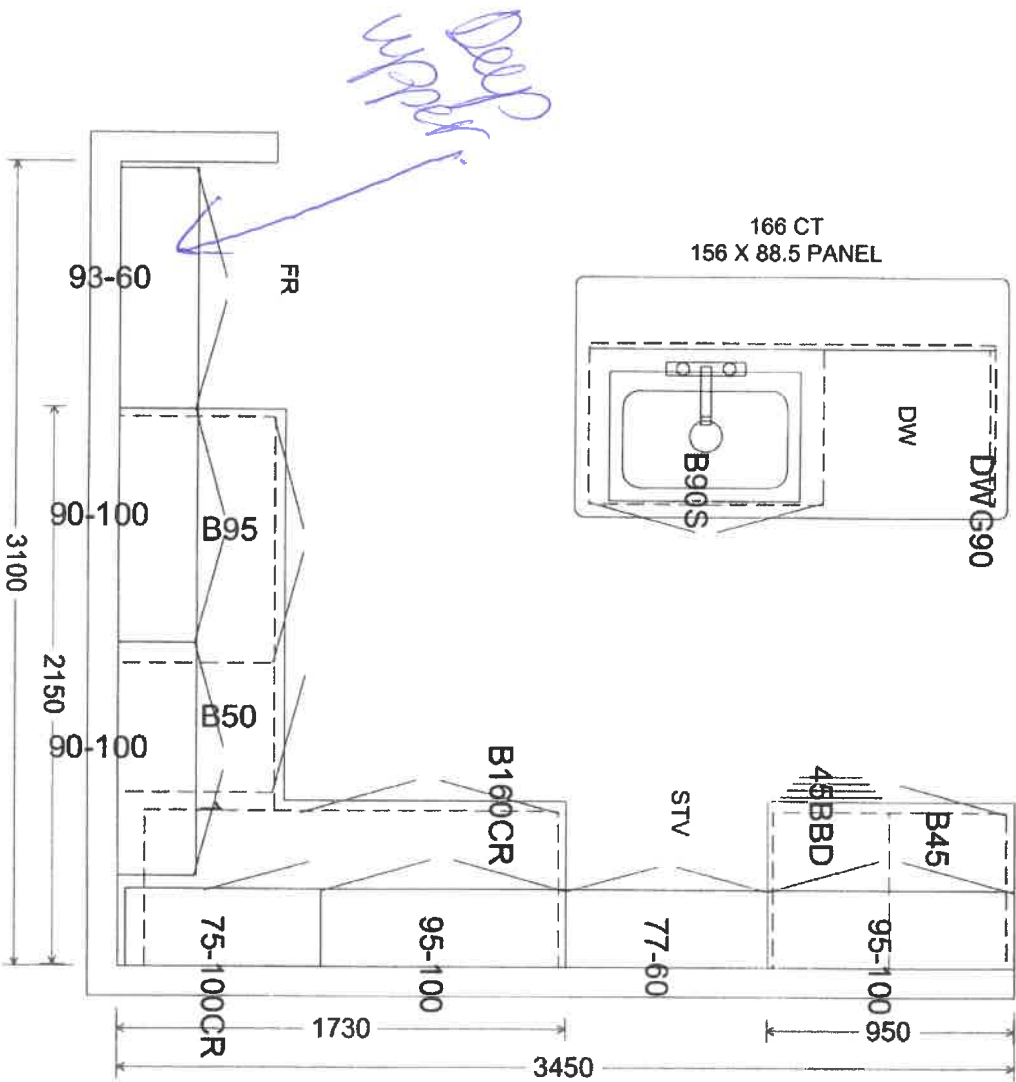
NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: VINCE	
Date: 2/12/18		Revised:	
ZANCOR HOMES			
STAYNER 50-2		Drawing number:	

Deep Upper



Lot 11 Stayner
July 25/18
PA,

NEW IMAGE KITCHENS inc			
Scale:	Approved by:	Drawn by:	VANCE
Date: 21/2/18	Reviewed:		
ZANCOR HOMES			Drawing number
STAYNER 50-2			



for 11 Stayner
July 25/18

rac

STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT 11

DATE July 25/18

pa



APPLIANCE ACKNOWLEDGEMENT

Wayne@905-3036909
1748 Creditstone

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)

11

July 25/18

** 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 11 – STAYNER (55)

DATE:

July 25/18

HOMEOWNER(S):

Edward Trent

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).

Permitted

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 25 day of July, 2018

[Signature]

Purchaser

Witness

Purchaser

Witness