



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

705-500-2052

TEL:

PURCHASERS: Thi Khuynh Nguyen and Vu Van Nguyen

LOT / PHASE	HOUSE TYPE	PRINT DATE
18 / 2	The Blue (50-01) Elev A Opt Grnd FLR - 16' Garage	18-Jul-18

Ref#	Quantity	Description	Approved	Notes
5831		BONUS IN APS 3 pce stainless steel appliances with white top loading washer and dryer Stainless steel under cabinet hood fan Decor Dollars	13Jul18	
5832	40	AMP PLUG IN BASEMENT, IF POSSIBLE, LOCATION AS PER SKETCH	13Jul18	
5833	15	AMP PLUG FOR FUTURE FRIDGE IN BAEMENT, IF POSSIBLE, LOCATION AS PER SKETCH	13Jul18	
5834		RELOCATE WASHER, DRYER AND SINK IN BASEMENT IF POSSIBLE, LOCATION AS PER SKETCH	13Jul18	
5835		PLUMBING ROUGH IN FOR FUTURE SINK IN BASEMENT IF POSSIBLE, LOCATION AS PER SKETCH	13Jul18	
5836		LAMINATE - UPGRADE COLOUR ON MAIN FLOOR FAMILY ROOM	13Jul18	
5837		HOMEOWNER IS AWARE THAT THE COLOUR OF THE HANDRAIL, PICKETS AND STRINGERS WILL NOT MATCH THE UPGRADE LAMINATE FLOORING COLOUR	13Jul18	
5923	16	FOOT GARAGE *As per APS	18Jul18	

This Document is Extremely Time Sensitive - Printed 18 Jul 18 at 9:19

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC - TUXEDO (STD)	H800BC	4925K-07			
Island	SHAKER PVC - TUXEDO (STD)	H800BC	4925K-07			
Master Ensuite	SHAKER PVC - TUXEDO (STD)	H800BC	4925K-07			
Main	SHAKER PVC - TUXEDO (STD)	H800BC	4925K-07			
Laundry Basement	N/A	N/A	N/A			
Basement Bath	SHAKER PVC - TUXEDO (STD)	H800BC	4925K-07			
TILES						
Kitchen Floor	CALCATTA GRIS 20 X 20 (STD)		INSERTS	THRESHOLDS		
Breakfast Floor	CALCATTA GRIS 20 X 20 (STD)					
Kitchen Bk.Splash	N/A					
Main Foyer	CALCATTA GRIS 20 X 20 (STD)					
Main Hall	N/A					
Powder Room	N/A					
Laundry Basement	N/A					
Mud Room	N/A					
Basement Foyer	CARPET					
Mstr Ensuite Floor	CALCATTA GRIS 20 X 20 (STD)					
Mstr Ens Tub Deck, Wall	CALCATTA GRIS 20 X 20 (STD)					
Mstr Ensuite Shower Wall	MELINA CARBON 8 X 10					
Master Shower Floor	WHITE 2 X 2					
Mstr Ensuite Shower Lamb	BIANCO CARRARA					
Main Bath Floor	CALCATTA GRIS 20 X 20 (STD)					
Main Bath Tub Wall	MELINA CARBON 8 X 10					
Basement Ensuite Floor	CALCATTA GRIS 20 X 20 (STD)					
Basement Ensuite Wall	MELINA CARBON 8 X 10					
HARDWOOD / CARPET						
Living Room	N/A					
Dining Room	N/A					
Family	LAMINATE - UPGRADE COLOUR - MIDNIGHT OAK					
Den/Study/parlour	N/A					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	N/A					
Upper Hall	N/A					
Master Bedroom	OPENING NIGHT - T03					
Bedroom 2	OPENING NIGHT - T03					
Bedroom 3 Basement	OPENING NIGHT - T03					
Basement Foyer	OPENING NIGHT - T03					
UNDERPAD	STANDARD					
STAIRS	OPENING NIGHT - T03					
FIREPLACES						
LOCATION	FAMILY ROOM		MAINTLE	NF8		
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		18	
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		

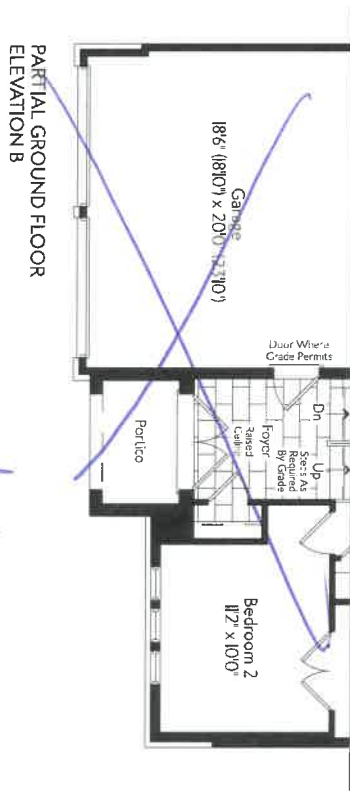
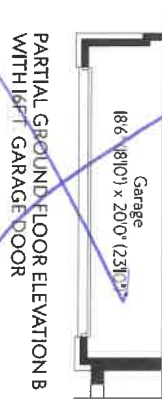
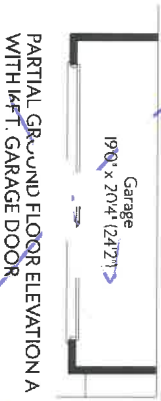
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stairs (Carpet or Oak):		CARPET GRADE STAIRS		
Stain:		VARNISH ONLY		
Main to 2nd Railing Details:		N/A		
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 Bath	STANDARD			
Other	N/A	N/A		
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	NO			
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: 18		
PURCHASER(S):	VAN NGUYEN THI NGUYEN		JULY 3 2018	
HOME #/CELL #	705-500-2052		Date	
EMAIL:	PHUONGXA58@YAHOO.COM		Date	
DÉCOR NOTES		Date		
FOR TRADE USE		Date		
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.		Date		
*** PAGE 2 OF 2 ***		Date		

THE BLUE 50-01



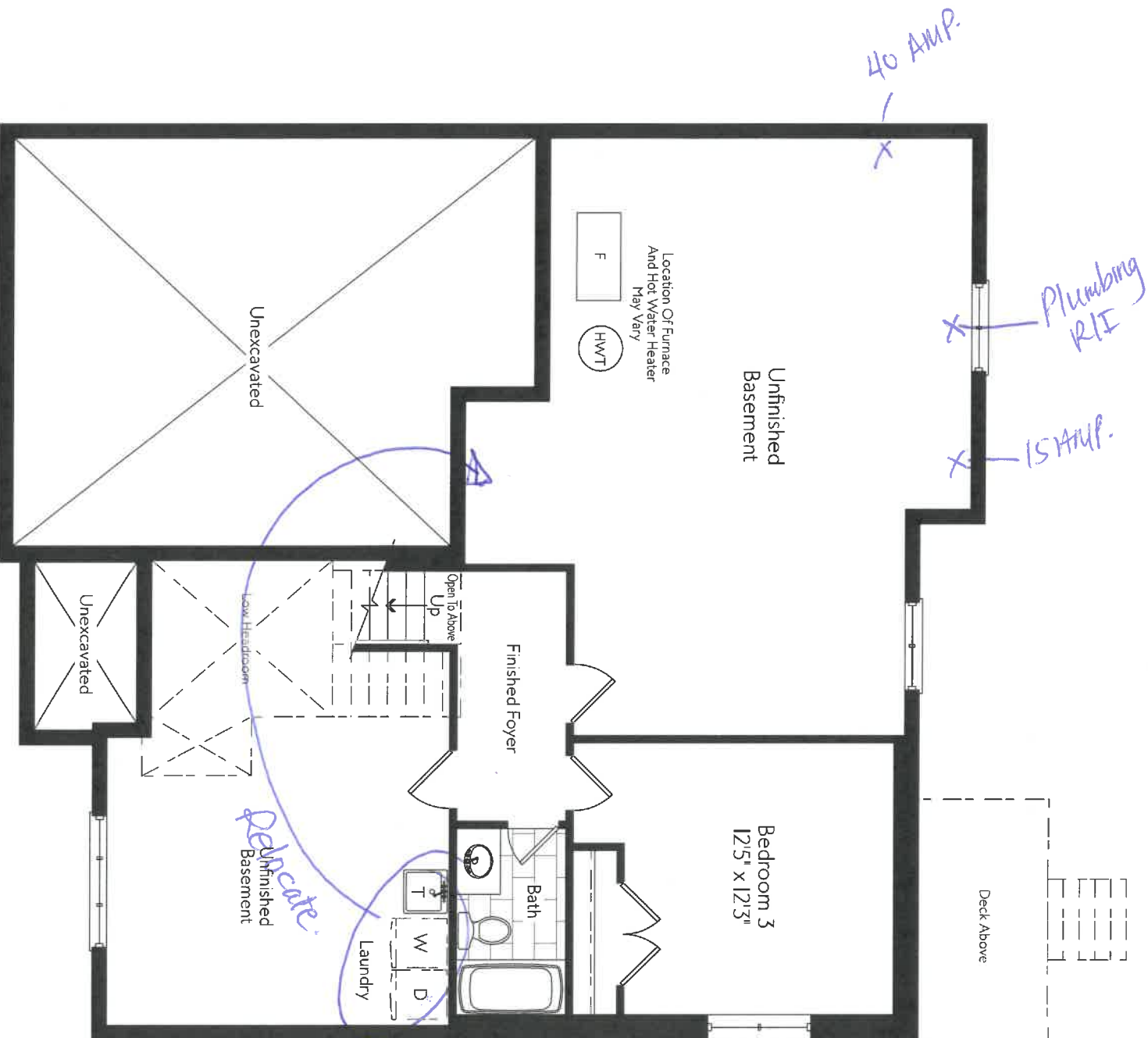
as per Amendment



18'6" 23'1"

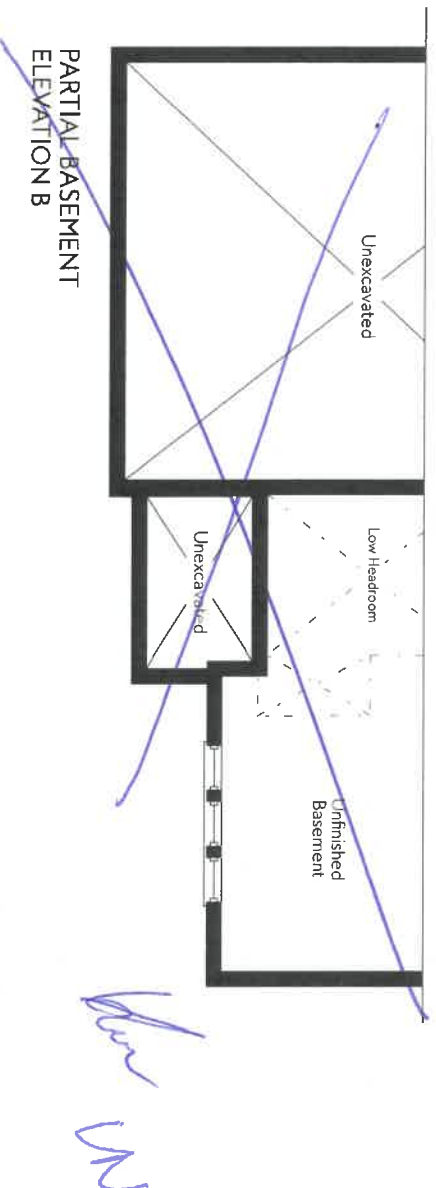
18 Stayer
July 3/18

THE BLUE 50-01



BASEMENT
ELEVATION A

PARTIAL BASEMENT
ELEVATION B



18 Stayner

July 3/18

The Blue



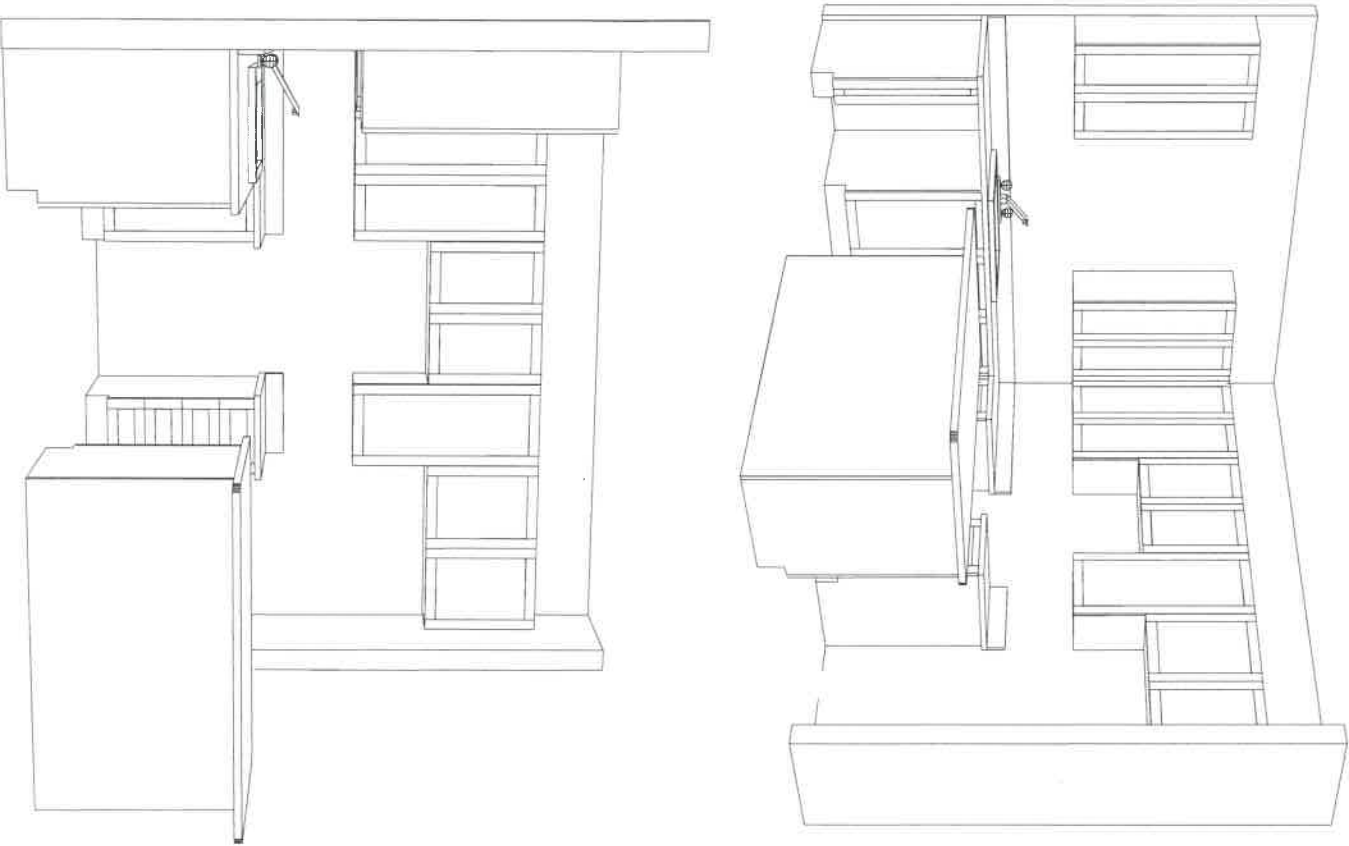
ELEVATION A

All renderings are Artist's concept only.

APR 23

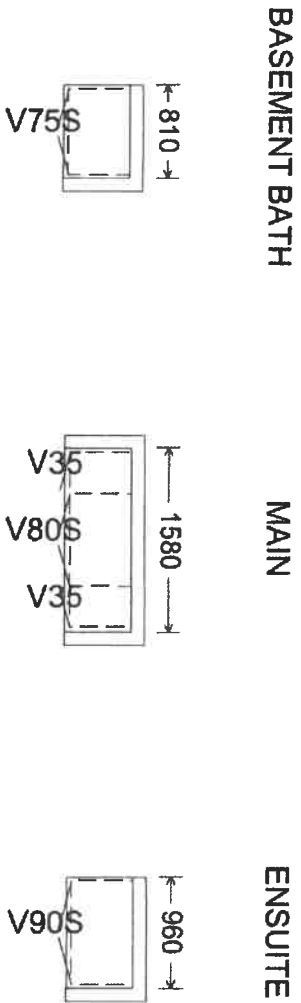
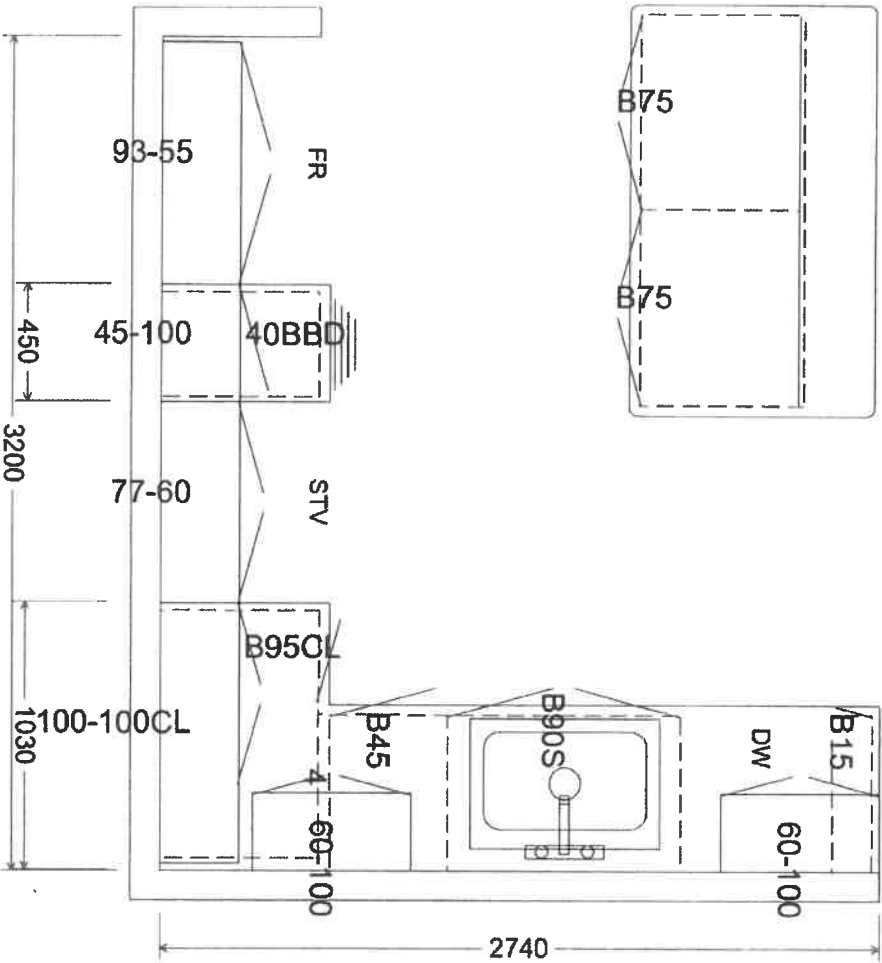
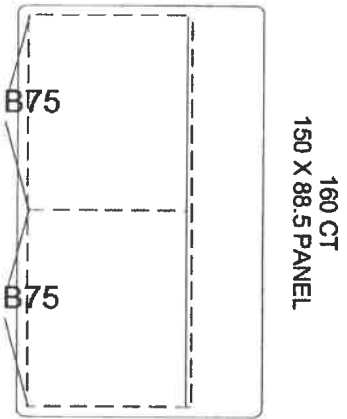
18 Stayer
July 31 18

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VINCE
Date: 2/12/18		Revised:	
ZANCOR HOMES			
STAYNER 50-1			Drawing number:



for
 Lot 18 Stayner W
 July 3/18

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: VINCE	
Date: 2/12/18	Reviewed:	Reviewed:	
ZANCOR HOMES		Drawing number:	
STAYNER 50-1			



lot 18 stayner
 July 3/18
 W

STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT 18

DATE July 31/18

km



Coast Appliances

APPLIANCE ACKNOWLEDGEMENT

Wayne
905-303-6909

- ▶ 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 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 ACCEPTED BY PURCHASER:

[Signature]
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

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

- RANGE**
- ☐ 36" ☐ Cooktop (Apron front)
- ☐ 48" ☐ Cooktop (Dropin)
- ☐ Gas
- ☐ Induction
- **Cut-out charge required for cooktop

- HOOD FAN & VENT**
- ☐ Under Cabinet ☐ 6 Inch
- ☐ Chimney (centre vent) ☐ 8 Inch
- ☐ Insert / Liner ☐ 10 Inch

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

DATE July 31/18 SITE STAYNER (55) LOT 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 18 – STAYNER (55)

DATE:

July 31/18

HOMEOWNER(S):

Neuven

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). *Per Approved*

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 Killarney, this 3 day of July, 2018

Purchaser

Witness

Purchaser

Witness