



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

PURCHASERS: Azucia C Hernandez and Ramil B Despi & Raul Bernejo Apetit

TEL:

LOT / PHASE	HOUSE TYPE		PRINT DATE
26 / 2	50-01 (A) THE BLUE		16-Jul-18

Ref#	Quantity - Description	Approved Notes	
5888	BONUS INCLUDED IN APS 3 pce stainless steel appliances with white top loading washer and dryer Stainless steel under cabinet hood fan Decor Dollars	16Jul18	
5889	ELECTRICAL - 1 POTTLIGHT IN KITCHEN ON SEP SWITCH	16Jul18	
5890	KITCHEN - DELETE CABINETS ABOVE STOVE FOR FUTURE CHIMNEY HOOD FAN **CENTRE VENT	16Jul18	
5891	KITCHEN - UPPER ANGLE CORNER CABINET	16Jul18	
5892	ELECTRICAL - INSTALL THE STANDASRD KITCHEN LIGHT OVER THE ISLAND AS CENTRED AS POSSIBLE	16Jul18	
5893	HVAC - AIR CONDITIONER - SIZE ACCORDING TO HVAC DRAWINGS	16Jul18	
5894	KITCHEN - MICROWAVE SHELF IN ISLAND	16Jul18	
5895	ELECTRICAL - SEPRATE CIRCUIT PLUG FOR MICROWAVE SHELF IN ISLAND	16Jul18	
5896	LAMIANTE - UPGRADE COLOUR TO MIDNIGHT OAK	16Jul18	
5897	HOMOWNERS ARE AWARE THAT THERE WILL BE TRANSITIONS BETWEEN LAMIANTE AND TILE	16Jul18	
5898	DELETE WHITE CERAMIC ACCESSORIES	16Jul18	

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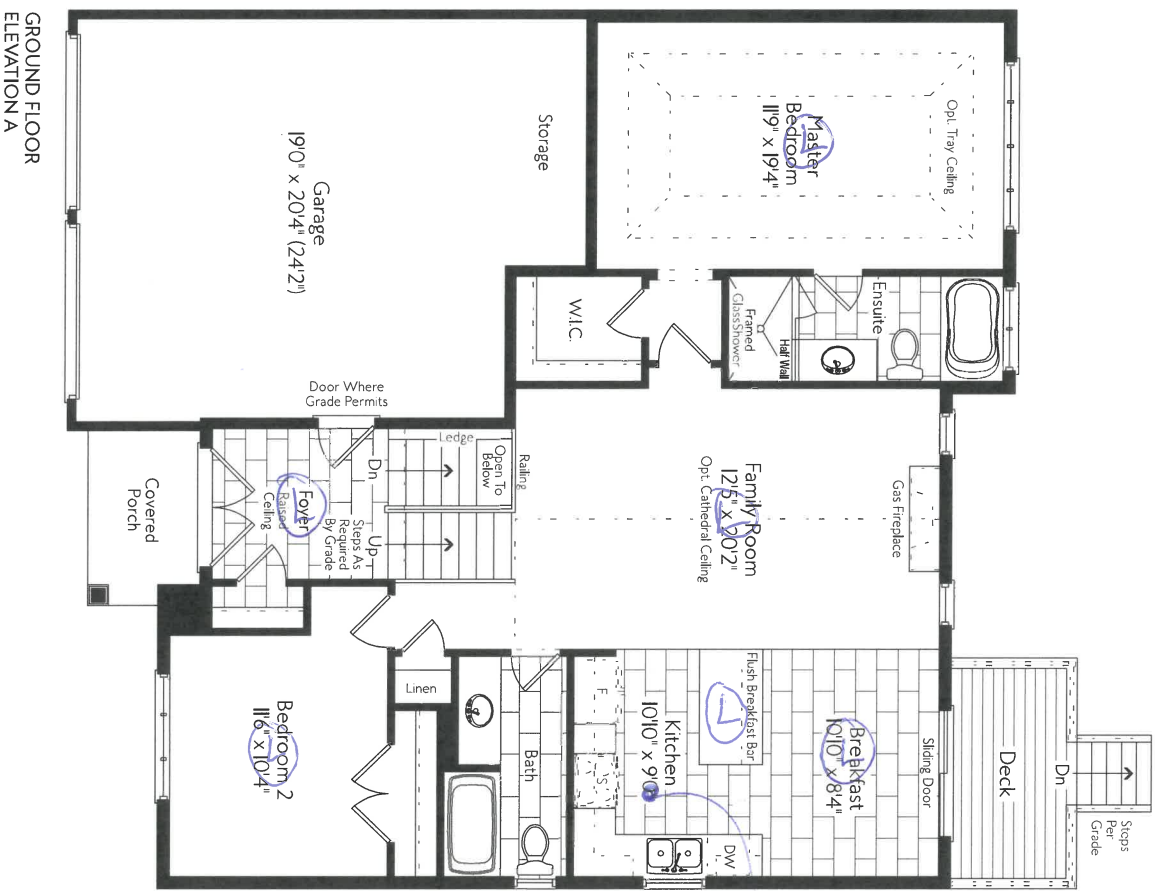
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC - WHITE (STD)	H800BC	3518-58 ✓			
Island	SHAKER PVC - WHITE (STD)	H800BC	3518-58 ✓			
Master Ensuite	SHAKER PVC - TUXEDO (STD)	H500C	P345-LM ✓			
Main	SHAKER PVC - TUXEDO (STD)	H500C	P345-LM ✓			
Basement Bath	SHAKER PVC - WHITE (STD)	H500C	P344-LM ✓			
Laundry	N/A					
TILES						
Kitchen Floor	ALLURE ANTHRACITE (BLACK) 12 X 24 BRICK (STD)	✓				
Breakfast Floor	ALLURE ANTHRACITE (BLACK) 12 X 24 BRICK (STD)	✓				
Kitchen Bk.Splash	N/A					
Main Foyer	ALLURE ANTHRACITE (BLACK) 12 X 24 BRICK (STD)	✓				
Main Hall	N/A					
Powder Room	N/A					
Laundry	N/A					
Mud Room	N/A					
Basement Foyer	CARPET					
Mstr Ensuite Floor	CALCATTÀ GRIS 20 X 20 (STD)	✓				
Mstr Ensuite Shower	UNIWALL TENDER GREY 8 X 10 (STD)	✓				
Mstr Ensuite Tub Wall	CALCATTÀ GRIS 20 X 20 (STD)	✓				
Mstr Ensuite Tub Deck	CALCATTÀ GRIS 20 X 20 (STD)	✓				
Master Shower Floor	WHITE 2 X 2 / BIANCO CARRARA SHOWER JAMB	✓				
Main Bath Floor	CALCATTÀ GRIS 20 X 20 (STD)	✓				
Main Bath Shower	UNIWALL TENDER GREY 8 X 10 (STD)	✓				
Basement Ensuite Floor	CALCATTÀ GRIS 20 X 20 (STD)	✓				
Basement Ensuite Wall	MELINA CARBON 8 X 10 (STD)	✓				
HARDWOOD / CARPET						
Living Room		N/A				
Dining Room		N/A				
Family/Great Room		LAMINATE - MIDNIGHT OAK (UPG)				
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				
Bedroom 4		N/A				
Carpet Underpad		STANDARD				
Basement Foyer		OPENING NIGHT - T03				
Other		N/A				
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	DELETE	Location	N/A			
Purchaser has reviewed the colour chart				Site/Lot		
FOR TRADE USE				STAYNER 26		
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.				Purchaser Initial		
** PAGE 1 OF 2 **				Vendor		

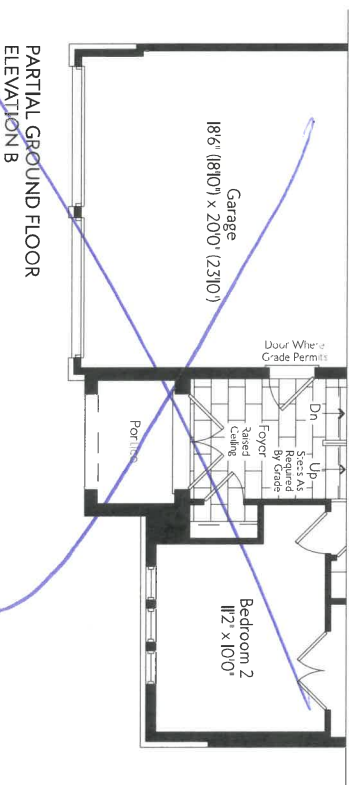
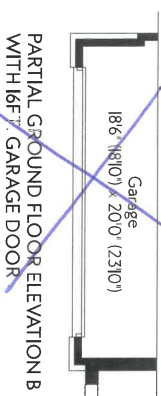
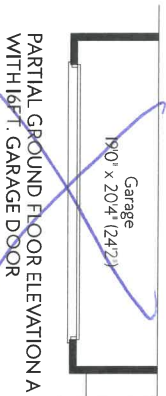
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stairs (Carpet or Oak):			CARPET GRADE STAIRS						
Stain:			CLEAR VARNISH ONLY						
Main to 2nd Railing Details:			N/A						
Main to Basement Railing Details:			STANDARD						
TRIM									
Casing/Baseboards			STANDARD						
Interior Doors			STANDARD						
Interior Door Hardware			STANDARD						
Exterior Door Hardware			STANDARD						
PAINT									
THROUGHOUT			WARM GREY						
PLUMBING- UPGRADES TO BE DETAILED ON PES									
FIXTURES			FAUCETS			NOTES			
Kitchen			STANDARD						
Master Ensuite			STANDARD						
Main			STANDARD						
BASEMENT			STANDARD						
Other			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 / TOIX			YES			FOR MICROWAVE			
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: 26					
PURCHASER(S):		RAMIL DESPI - 289-233-1340 RAUL APELIT - 416-824-0875				JUNE 19 2018			
EMAIL:		HERNANDEZ AZUCEA - 416-839-2608				Purchaser Signature Date JUNE 19 2018			
DÉCOR NOTES						Purchaser Signature Date JUNE 19 2018			
FOR TRADE USE						ZANCOR HOMES			
Any upgrades in the colour chart must be accompanied with a PES.						Purchaser Signature Date JUL 11 2018			
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 BLUE 50-01



1 POT ON
SEPT SWITCH



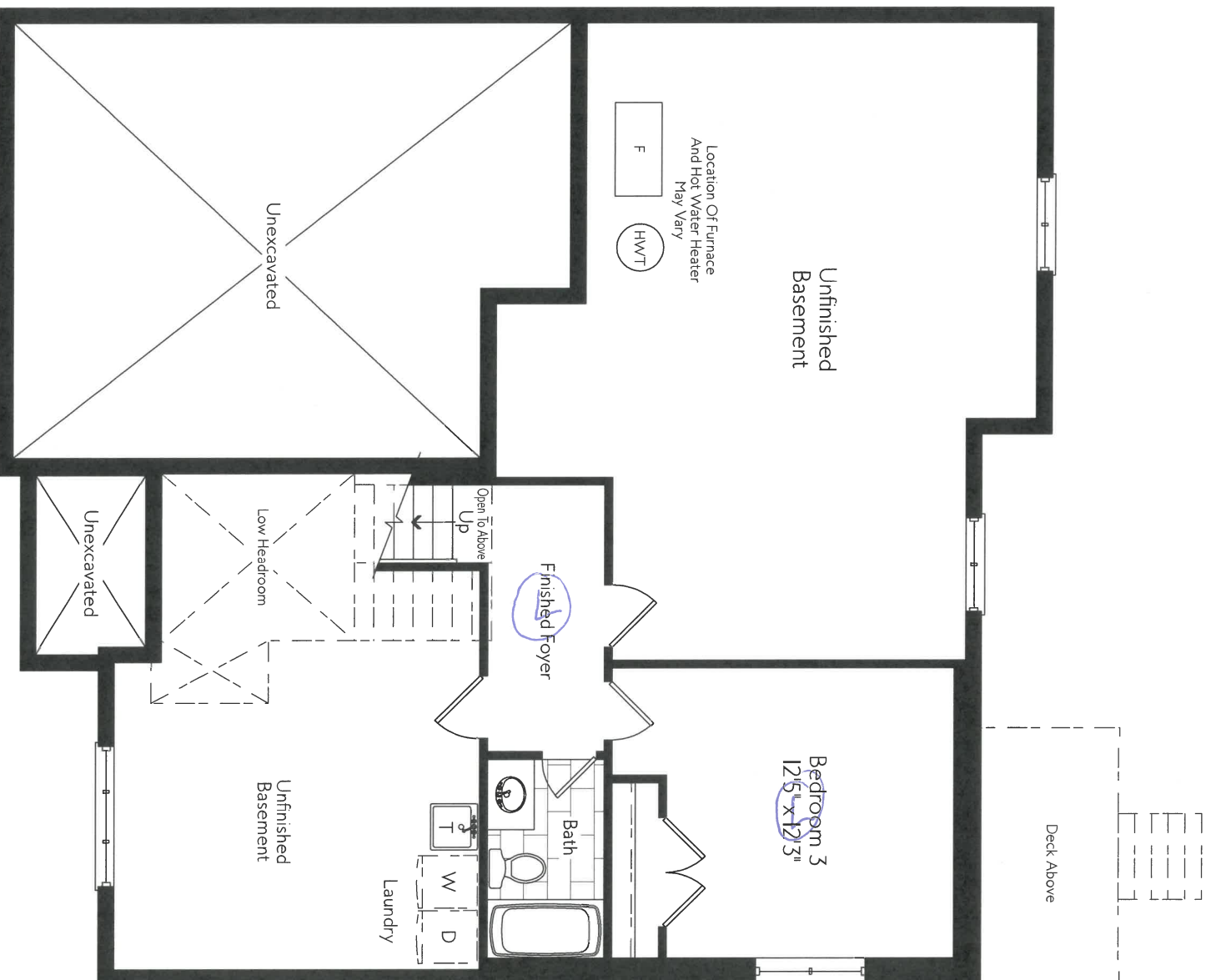
de Stagner

June 19/18

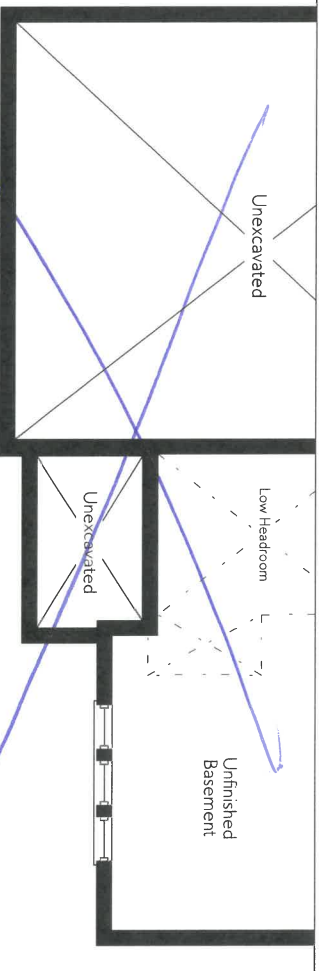
RA 14

16

THE BLUE 50-01



BASEMENT
ELEVATION A



PARTIAL BASEMENT
ELEVATION B

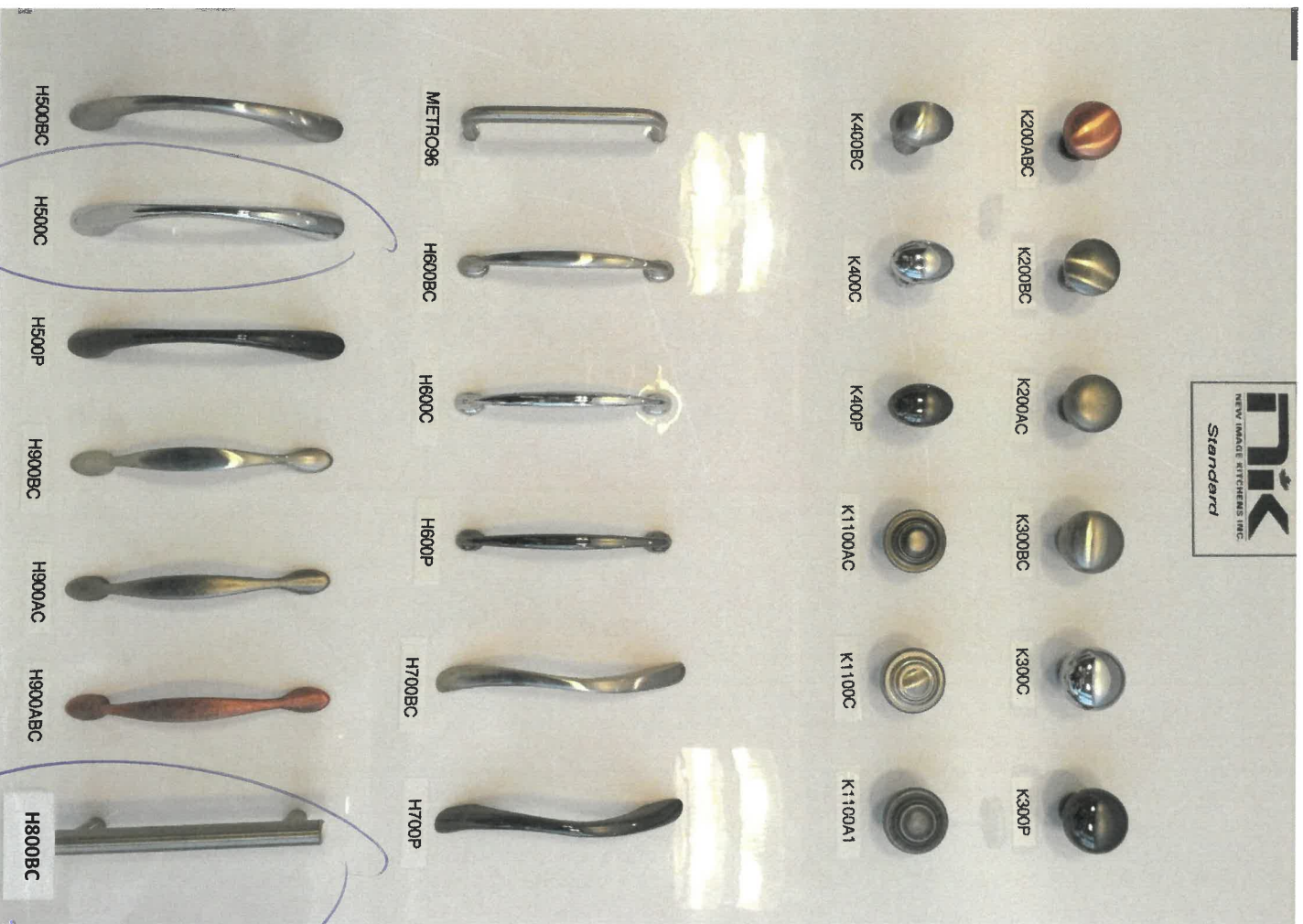
26 Stayner

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June 19/18

STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT 26

DATE June 19/18

Stuffer

Kitchen

for NY



APPLIANCE ACKNOWLEDGEMENT

- ▶ 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:

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

**Cut-out charge required for cooktop

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

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

- DIMENSIONS TO FOLLOW - TRIM KIT TBD

DATE June 19/18 SITE STAYNER (55) LOT 26

** 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'x8'~~.

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 26 – STAYNER (55)

DATE:

June 19/18

HOMEOWNER(S):

Despi / Apeit / Hernandez

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). ^{PRELIMINARY}

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 19 day of June, 20 18

Purchaser RA

Witness

Purchaser RA

Witness