



CONSTRUCTION SUMMARY

PURCHASER *DASTAGOURY SAVAKUMACHAN*

The Villages in Stayner - Zancor Homes (Stayner) Limited

*905-230-3011*

TEL: RES.

LOT / PHASE	HOUSE TYPE	PRINT DATE
37 / 2	<i>CASTLE 50-05 (B)</i>	31-Aug-18

Ref#	Quantity - Description	Approved	Notes
6185	BONUS 3 pce stainless steel appliance package with white topload washer and dryer Stainless steel hood fan Decor Dollars **As per Schedule E in APS	31Aug18	
6186	WATERLINE TO FRIDGE	31Aug18	
6187	LAMINATE IN UPPER HALL IN LIEU OF CARPET	31Aug18	
6188	3 PCE ROUGHIN IN BASEMENT	31Aug18	
6189	DECOR DOLLARS	31Aug18	

This Document is Extremely Time Sensitive - Printed 31 Aug 18 at 9:22

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	300 SERIES PVC - CHOCOLATE BROWN	H800BC	4925K-07		
Island	300 SERIES PVC - CHOCOLATE BROWN	H800BC	4925K-07		
Master Ensuite	400 SERIES PVC - WHITE	H500C	3518-58		
Shared	MOSAIC OAK - TIMBER GREY	H500C	7735-58		
Ensuite 4	MOSAIC OAK - TIMBER GREY	H500C	7735-58		
Laundry	N/A				
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				
Powder Room	CALCATT A GRIS 20 X 20 (STD)				
Laundry	CALCATT A GRIS 20 X 20 (STD)				
Mud Room	CALCATT A GRIS 20 X 20 (STD)				
Basement Foyer	CARPET				
Mstr Ensuite Floor	CALCATT A GRIS 20 X 20 (STD)				
Mstr Ensuite Shower Wall	UNI WALL TENDER GREY 8 X 10				
Master Shower Floor	WHITE 2 X 2				
Mstr Ensuite Shower Jamb	BIANCO CARRARA				
Shared Bath Floor	CALCATT A GRIS 20 X 20 (STD)				
Shared Bath Tub Wall	CINQ WHITE 8 X 10				
Ensuite 4 Floor	CALCATT A GRIS 20 X 20 (STD)				
Ensuite 4 Wall	CINQ WHITE 8 X 10				
HARDWOOD / CARPET					
Dining Room	STANDARD LAMINATE - BUTTERRUM OAK				
Family	STANDARD LAMINATE - BUTTERRUM OAK				
Main Hall	STANDARD LAMINATE - BUTTERRUM OAK				
Upper Hall	STANDARD LAMINATE - BUTTERRUM OAK IN LIEU OF CARPET				
Master Bedroom	OPENING NIGHT - COLOUR T12				
Bedroom 2	OPENING NIGHT - COLOUR T12				
Bedroom 3	OPENING NIGHT - COLOUR T12				
Bedroom 4	OPENING NIGHT - COLOUR T12				
Basement Foyer	OPENING NIGHT - COLOUR T12				
UNDERPAD	STANDARD				
STAIRS	OPENING NIGHT - COLOUR T12				
FIREPLACES					
LOCATION	FAMILY ROOM	MANTLE		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	37	
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	

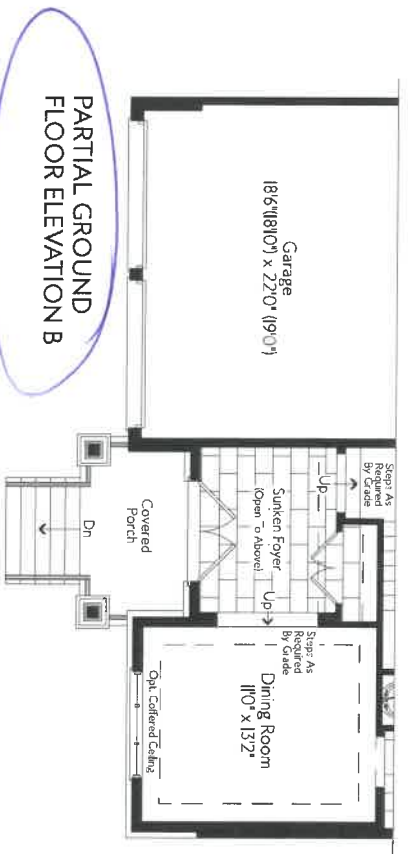
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN						
Stairs (Carpet or Oak):		CARPET GRADE				
Stain:		VARNISH ONLY				
Main to 2nd Railing Details:		STANDARD TURNED OAK				
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	STANDARD				
Powder Room	STANDARD	STANDARD				
Master Ensuite	STANDARD	STANDARD				
Shared	STANDARD	STANDARD				
Ensuite 4	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	NO					
WATERLINE to Fridge	YES					
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 <b>\$5000</b> administration fee plus costs  Purchaser has checked and acknowledged accuracy of colour and selections before signing.			PES			
			PES			
			PES			
			PES			
SITE:	STAYNER	LOT: 37			AUGUST 30 2018	
PURCHASER(S):	RAJAGOWRY SIVAKUMARAN		PES			
HOME #/CELL #	905-230-3011		Purchaser Signature		Date	
EMAIL:						
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 <u>all Trades</u> to inform the builder of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.			Vendor Signature Date			

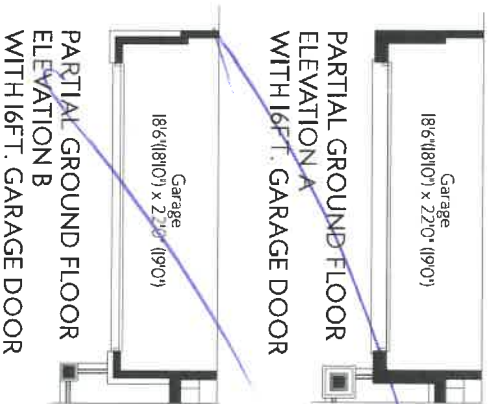
# THE CASTLES 50-05



GROUND FLOOR  
ELEVATION A



PARTIAL GROUND  
FLOOR ELEVATION B

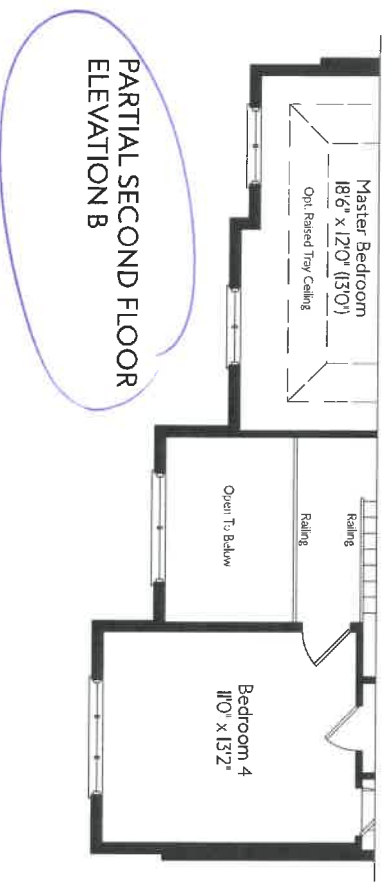
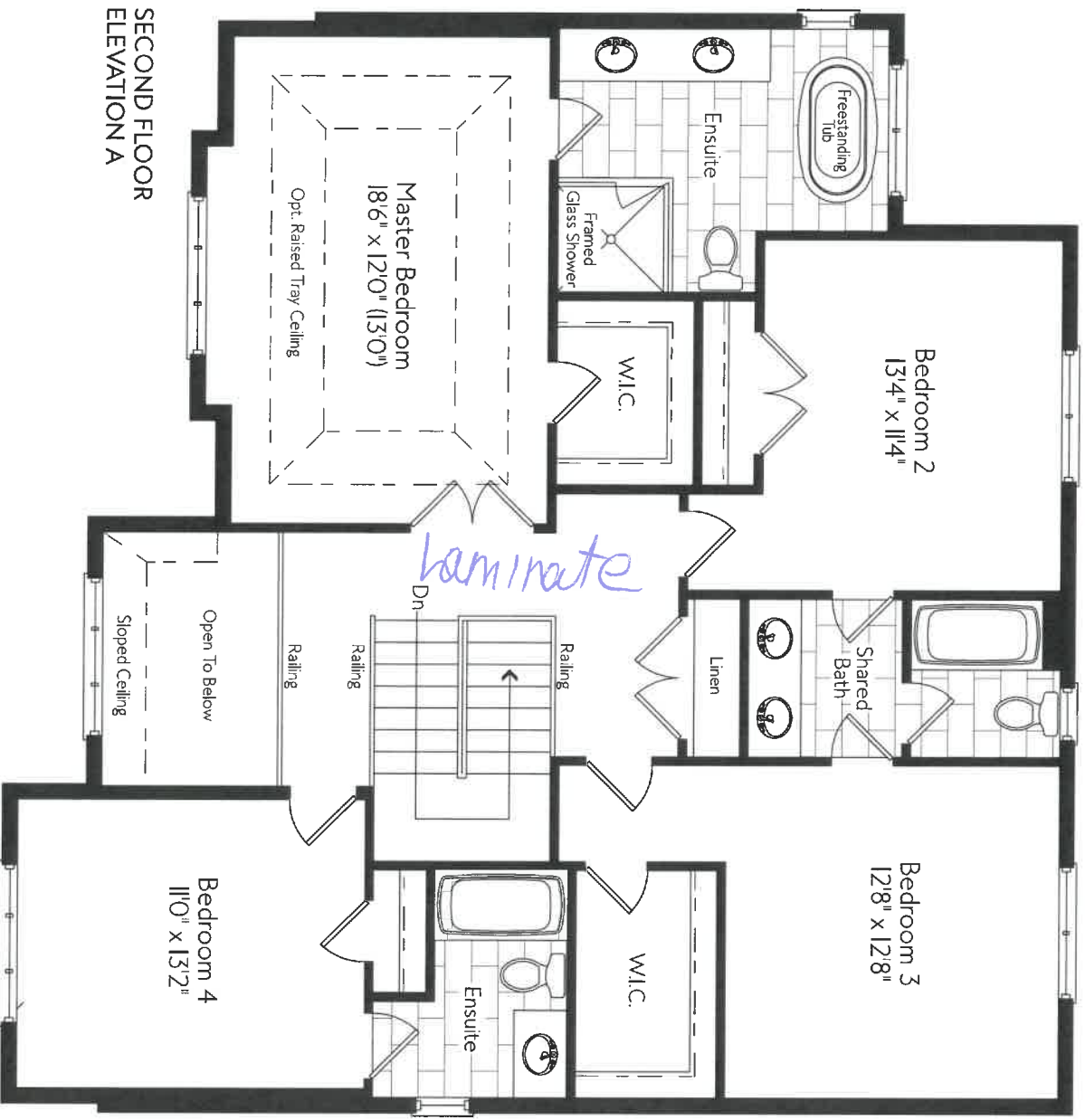


PARTIAL GROUND FLOOR  
ELEVATION B  
WITH 16 FT. GARAGE DOOR

LOT 37  
Snyder Aug 30/18



# THE CASTLES 50-05



1st 37 Stager.  
Aug 30/18

# CASTLES 50-05

Unfinished Basement

Unexcavated

Unexcavated

Unfinished Basement

Low Headroom

Low Headroom

Low Headroom

Pl. 3-Pce. Rough-in

Up

Finished Area

Deck Above

HWT

F

Location Of Furnace And Hot Water Heater May Vary

Partial basement elevation B. The drawing shows a cross-section of a basement. On the left, there is a 'Low Headroom' area with a dashed line indicating a sloped ceiling. To the right of this is an 'Unfinished Basement' area. Below the 'Low Headroom' area is an 'Unexcavated' section. The entire drawing is labeled 'PARTIAL BASEMENT ELEVATION B'.

Lot 37 Stage 1  
Aug 30/18

# THE CASTLES 50-05

*Elevation A 2641 Sq.Ft.  
Elevation B 2645 Sq.Ft.*

*Includes 39 Sq.Ft. Finished Basement*

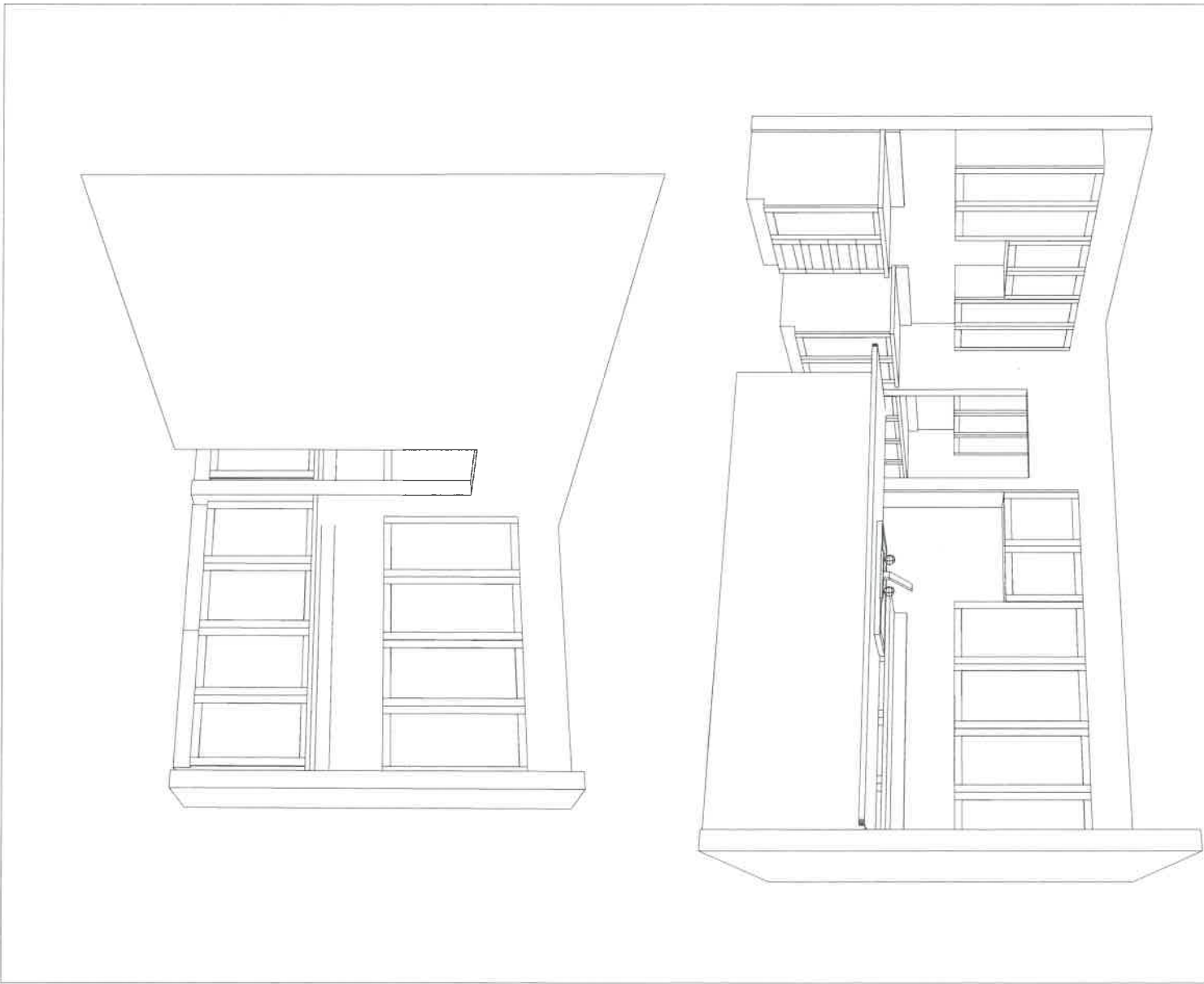


ELEVATION B

All dimensions are Approximate only

let 37 Stuger  
Aug 30/18

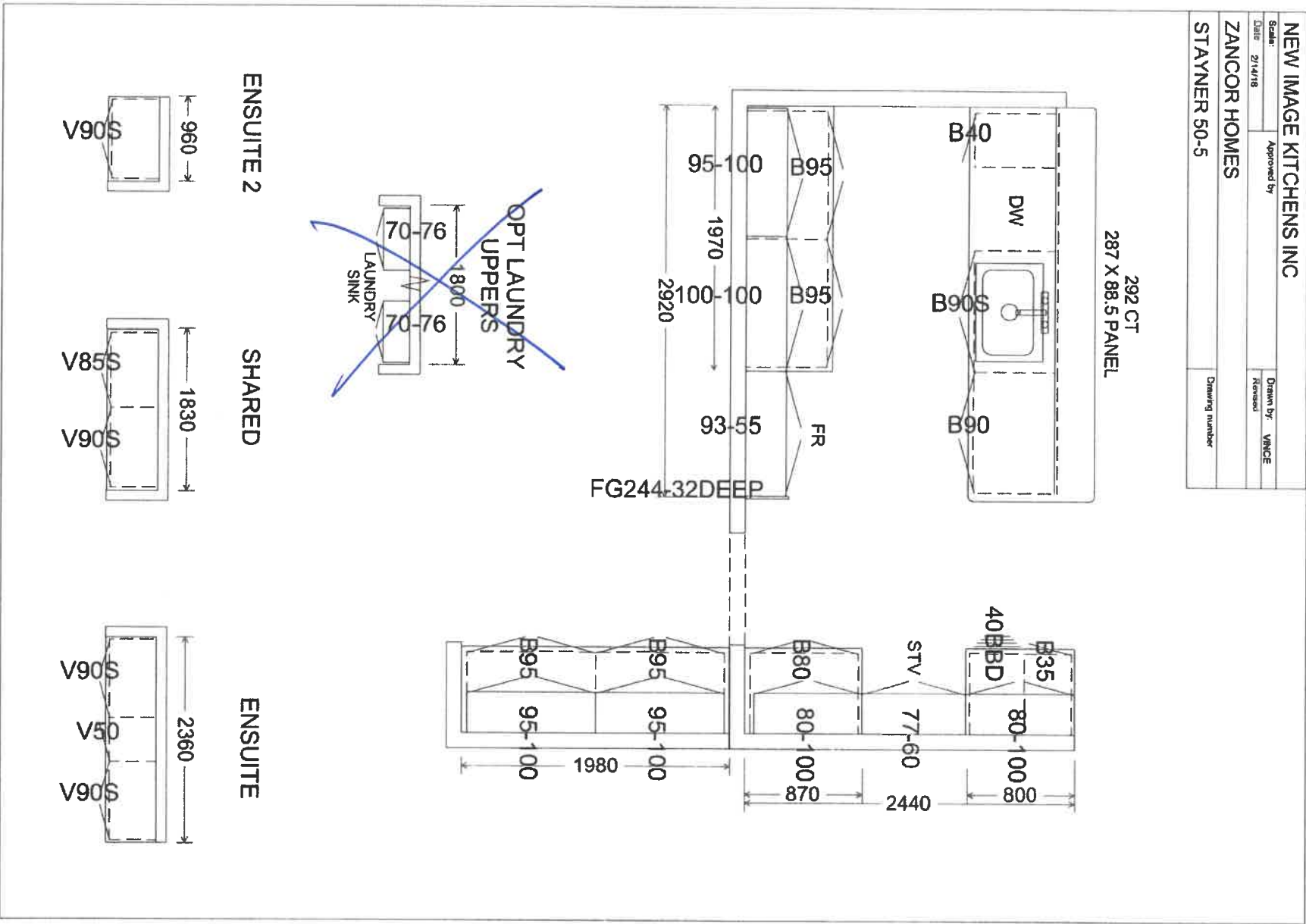
NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VINCE
Date: 2/14/18		Revised:	
ZANCOR HOMES			
STAYNER 50-5			Drawing number:



155 37 Stayner  
 Aug 30/18  
*pa*



NEW IMAGE KITCHENS INC			
Scale:	Approved by	Drawn by	VANCE
Date: 21/4/18		Reviewed	
ZANCOR HOMES			
STAYNER 50-5			Drawing number



651 37 Stayner.  
 Aug 30/18.  
 es

STRUCTURAL REQUIREMENTS



ZANCOR  
HOMES

Purchaser: Sivakumaran  
Purchaser: \_\_\_\_\_  
Subdivision: **STAYNER (55)**

Lot No. <u>37</u>	House Type <u>50-05</u>	DATE <u>Aug 30/18</u>
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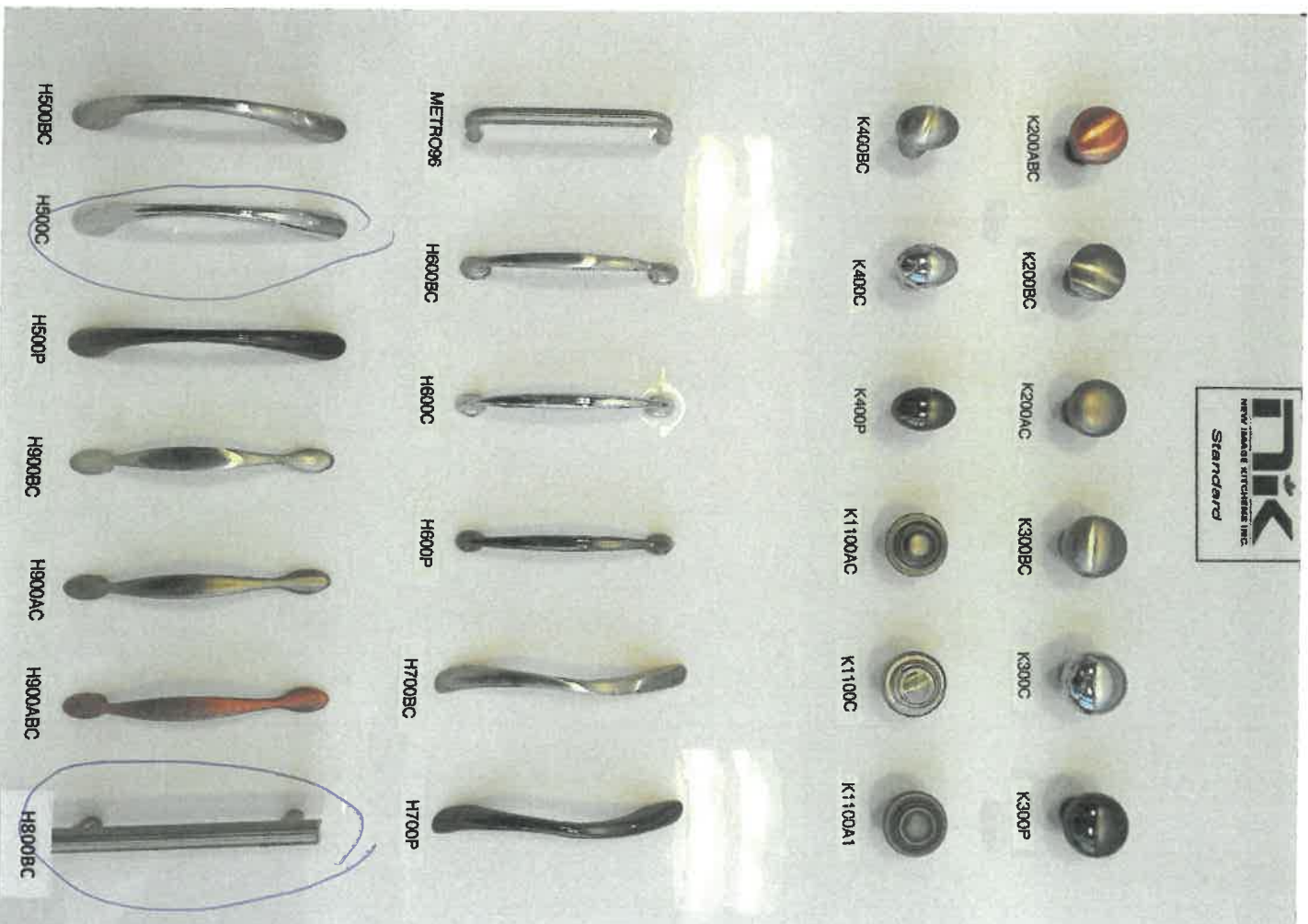
If lot is an INVENTORY HOME-NO structural upgrades will be allowed.  
Brick Colour & Exterior Package \*Brick package to be determined with sales staff at time of sales\*

STRUCTURAL / COLOUR ITEMS	DECLINED	YES	NOTES
FRAMING, WINDOWS AND DOOR OPTIONS			
Waffle / Coffered / Tray Ceiling Add / Delete	<input checked="" type="checkbox"/>		
Main Floor arches, Walls Add / Delete	<input checked="" type="checkbox"/>		
Garage Man Door *if possible, grade permitting		<input checked="" type="checkbox"/>	
Windows Add / Delete	<input checked="" type="checkbox"/>		
Extra Window Operators	<input checked="" type="checkbox"/>		
Larger Basement Windows - rear only	<input checked="" type="checkbox"/>		
Basement, Main & 2nd Floor Ceiling Height*as per site			
* All of the above are pending grading, architectural control and head office approval.			
CEILING OPTIONS			
Smooth Ceilings	<input checked="" type="checkbox"/>		
BASEMENT OPTIONS			
OPTIONAL Finished Basement **pricing to be quoted from head office	<input checked="" type="checkbox"/>		
STAIRS & RAILING OPTIONS			
OPTIONAL Oak Staircase **CARPET GRADE IS STANDARD	<input checked="" type="checkbox"/>		
Wood Pickets			
Iron Pickets			
Post /Nosing upgrade			
PLUMBING OPTIONS			
Additional Sinks *Space permitting	<input checked="" type="checkbox"/>		
Sink Upgrade	<input checked="" type="checkbox"/>		
Facuet Upgrade	<input checked="" type="checkbox"/>		
Waterline to fridge	<input checked="" type="checkbox"/>		
Optional Finished Basement bathroom	<input checked="" type="checkbox"/>		
Additional Rough-in	<input checked="" type="checkbox"/>		
Shower Stall in lieu of Tub	<input checked="" type="checkbox"/>		
Shower Seat, *space permitting	<input checked="" type="checkbox"/>		
Frameless Glass Shower	<input checked="" type="checkbox"/>		
HVAC OPTIONS			
Gas line (Stove, cook top, Dryer, BBQ)	<input checked="" type="checkbox"/>		
Humidifier / Dehumidifier	<input checked="" type="checkbox"/>		
Venting at Stove (6" is Standard) **upgrade to 8" or 10"	<input checked="" type="checkbox"/>		
Air Conditioners (Size as per Heating Calcs)	<input checked="" type="checkbox"/>		
Air Purifier	<input checked="" type="checkbox"/>		
Lineset for future Air Condition Optional	<input checked="" type="checkbox"/>		

\*Please Note: This sheet is meant to be used as a check list;  
In no way does it replace a Purchaser Request for Extras Form.  
Revised 8/14/2018

# STANDARD CABINET HARDWARE

(New Image Kitchens)



Bathroom

Kitchen

37 Stayner  
Aug 30 118

Des



APPLIANCE ACKNOWLEDGEMENT

Wynne@Coast  
Appliances  
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 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:

PC

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:

PC

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 Aug 30 / 18 SITE Stanger LOT 37

\*\* 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 absorbcency 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\*\***

SITE

LOT

DATE



## WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

LOT 37 – STAYNER (55)

DATE:

Aug 30/18

HOMEOWNER(S):

Syaktunawan

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 <sup>PERMITS</sup> 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 30 day of Aug, 2018

Syaktunawan

Purchaser

Witness

Purchaser

Witness