



REVISED

CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

TE 416 727 0872

PURCHASER: Thi Bich Mai Nguyen



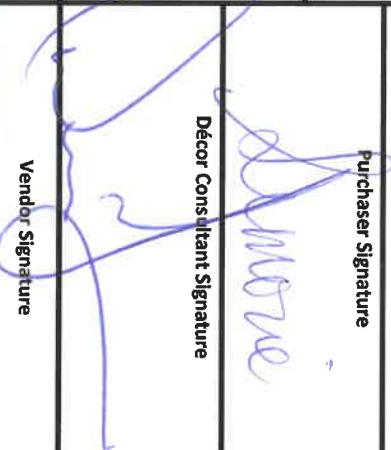
LOT / PHASE	HOUSE TYPE	PRINT DATE
15 / 2	50-06 (B) GLEN (16 th GARAGE)	13-Jul-18

Ref#	Quantity	Description	Approved	Notes
5867	BONUS IN APS	3 pce stainless steel appliance package with white topload washer and dryer Stainless steel under cabinet hood fan Decor Dollare	13Jul18	
5868	16 FOOT GARAGE DOOR *included with APS		13Jul18	
5869	KITCHEN - MOVE SINK & DISHWASHER TO ISLAND ***SINK TO BE CENTRED IN ISLAND CENTRE STOVE ON WALL		13Jul18	
5870	KITCHEN - DELETE AND RELOCATE CABINETS FROM REAR EXTERIOR KITCHEN WALL AND ADD THE BASE CABINETS TO THE ISLAND ***SPACE BETWEEN REAR EXTERIOR WALL AND END OF ISLAND TO BE 3 FEET		13Jul18	
5871	KITCHEN - 36 INCH STOVE OPENING		13Jul18	
5872	KITCHEN - DEEP UPPEERS ABOVE FRIDGE WITH GABLES		13Jul18	
5873	ELECTRICAL - ADD PLUG FOR FUTURE FREEZER IN SERVERY		13Jul18	
5874	ELECTRICAL - ADD PLUG IN BASEMENT FOR FUTURE FRIDGE		13Jul18	
5875	ELECTRICAL - ADD PLUG IN BASEMENT FOR FUTURE STOVE (40 AMP)		13Jul18	
5876	ADDITIONAL LAUNDRY ROUGHIN FOR FUTURE STACKABLE WASHER AND DRYER **INCLUDES ELECTRICAL, VENTING, DRAINS & WATER SUPPLY		13Jul18	
5877	SHARED BATH - DELETE WALL AND WINDOW BESIDE TOILET AND SHIFT OVER TOILET		13Jul18	
5878	SHARED BATH - INCREASE THE SHOWER BY APPROX 1 FOOT		13Jul18	
5879	ENSUITE - INSTALL SHOWER IN LIEU OF TUB WITH MAAX HALO SLIDING DOOR GLASS SYSTEM		13Jul18	
5880	SHARED BATH - INSTALL SHOWER IN LIEU OF TUB WITH MAAX HALO SLIDING DOOR GLASS SYSTEM		13Jul18	
5881	OAK STAIRS IN LIEU OF CARPET GRADE		13Jul18	
5882	OAK STAIRS TO REMAIN UNFINISHED **WAVVER SIGNED		13Jul18	
5883	DELETE WHITE CERAMIC ACCESSORIES		13Jul18	
5884	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR		13Jul18	
5885	LAMIANTE - UPGRADE TO LAMINATE IN THE BASEMENT FOYER AND ON THE SECOND FLOOR BEDROOM AND UPPER HALL IN LIEU OF CARPET		13Jul18	
5886	ROUHN FOR FUTURE BASEMENT BATHROOM - SEE LOCATION ON SKETCH		13Jul18	
5887	RELOCATE DOOR TO BASEMENT AS PER SKETCH **IF POSSIBLE (HOMEOWNERS ARE AWARE THAT BASEMENT STAIRS ARE SPRUCE, OPEN TREAD, PAINTED)		13Jul18	

INCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen (REVISED)	EURO SLAB - GHIGH GLOSS WHITE (STD)	H800BC	1573-60		
Island (INCREASED)	EURO SLAB - GHIGH GLOSS WHITE (STD)	H800BC	1573-60		
Master Ensuite	EURO SLAB - GHIGH GLOSS WHITE (STD)	H800BC	1573-60		
Ensuite 2	EURO SLAB - GHIGH GLOSS WHITE (STD)	H800BC	1573-60		
Shared	EURO SLAB - GHIGH GLOSS WHITE (STD)	H800BC	1573-60		
Laundry 2nd floor	N/A	N/A	N/A		
TILES					
Kitchen Floor	CALCATT A GRIS 20 X 20 (STD)			INSERTS	THRESHOLDS
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 2nd floor	CALCATT A GRIS 20 X 20 (STD)				
Mud Room	CALCATT A GRIS 20 X 20 (STD)				
Basement Foyer	LAMINATE				
Mstr Ensuite Floor	CALCATT A GRIS 20 X 20 (STD)				
Mstr Ensuite Shower Wall	UNI WALL TENDER GREY 8 X 10 *HORIZONTAL				
Master Shower Floor	WHITE 2 X 2				
Mstr Ensuite Shower Jamb	BIANCO CARRARA				
Ensuite 2 Bath Floor	NEW BYZANTINE AZZURO 12 X 24 (STD)	STACK MW			
Ensuite 2 SHOWER Floor	White 2 X 2 / Bianco Carrara Jamb				
Ensuite 2 SHOWER Wall	UNI WALL WHITE 8 X 10 *HORIZONTAL				
Shared Bath Floor	NEW BYZANTINE AZZURO 12 X 24 (STD)	STACK MW			
Shared SHOWER Floor	White 2 X 2 / Bianco Carrara Jamb				
Shared SHOWER Wall	UNI WALL TENDER GREY 8 X 10 *HORIZONTAL				
HARDWOOD / CARPET					
Dining / Living Room	LAMINATE - UPGRADE TO TORLY'S ROCKINGHAM OAK				
Family	LAMINATE - UPGRADE TO TORLY'S ROCKINGHAM OAK				
Den/Study/parlour	N/A				
Kitchen *(Waiver)	N/A				
Main Foyer *(Waiver)	N/A				
Main Hall	LAMINATE - UPGRADE TO TORLY'S ROCKINGHAM OAK IN LIEU OF CARPET				
Upper Hall	LAMINATE - UPGRADE TO TORLY'S ROCKINGHAM OAK IN LIEU OF CARPET				
Master Bedroom	LAMINATE - UPGRADE TO TORLY'S ROCKINGHAM OAK IN LIEU OF CARPET				
Bedroom 2	LAMINATE - UPGRADE TO TORLY'S ROCKINGHAM OAK IN LIEU OF CARPET				
Bedroom 3	LAMINATE - UPGRADE TO TORLY'S ROCKINGHAM OAK IN LIEU OF CARPET				
Bedroom 4	LAMINATE - UPGRADE TO TORLY'S ROCKINGHAM OAK IN LIEU OF CARPET				
Basement Foyer	LAMINATE - UPGRADE TO TORLY'S ROCKINGHAM OAK IN LIEU OF CARPET				
UNDERPAD	N/A				
STAIRS	OAK STAIRS				
FIREPLACES					
LOCATION	FAMILY ROOM	MANTLE	NF17		
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	15	
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	

NCOR HOMES COLOUR CH/ T

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stairs (Carpet or Oak):	UPGRADE TO OAK STAIRS			
Stain:	***TO REMAIN UNFINISHED, WAIVER SIGNED			
Main to 2nd Railing Details:	STANDARD TURNED OAK			
Main to Basement Railing Details:	N/A			
TRIM				
Casing/Baseboards	STANDARD			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
Kitchen/Breakfast	BIRCH WHITE			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD		
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
SHARED	STANDARD	STANDARD		
2nd Ensuite	STANDARD	STANDARD		
BASEMENT	N/A			
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 TO STOVE	NO			
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	
<p>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</p> <p>Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs</p> <p>Purchaser has checked and acknowledged accuracy of colour and selections before signing.</p>				
SITE:	STAYNER	LOT: 15		
PURCHASER(S):	MAI THI BICH NGUYEN		 JULY 10 2018	
HOME #/CELL #	416-787-0872		Purchaser Signature _____ Date _____	
EMAIL:			Purchaser Signature _____ Date _____	
DÉCOR NOTES			Purchaser Signature _____ Date _____	
FOR TRADE USE			 Purchaser Signature _____ Date _____	
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.			 JUL 11 2018	
*** PAGE 2 OF 2 ***			Vendor Signature _____ Date _____	

THE GLEN 50-06

*Elevation A 2837 Sq.Ft.
Elevation B 2841 Sq.Ft.*



ELEVATION B

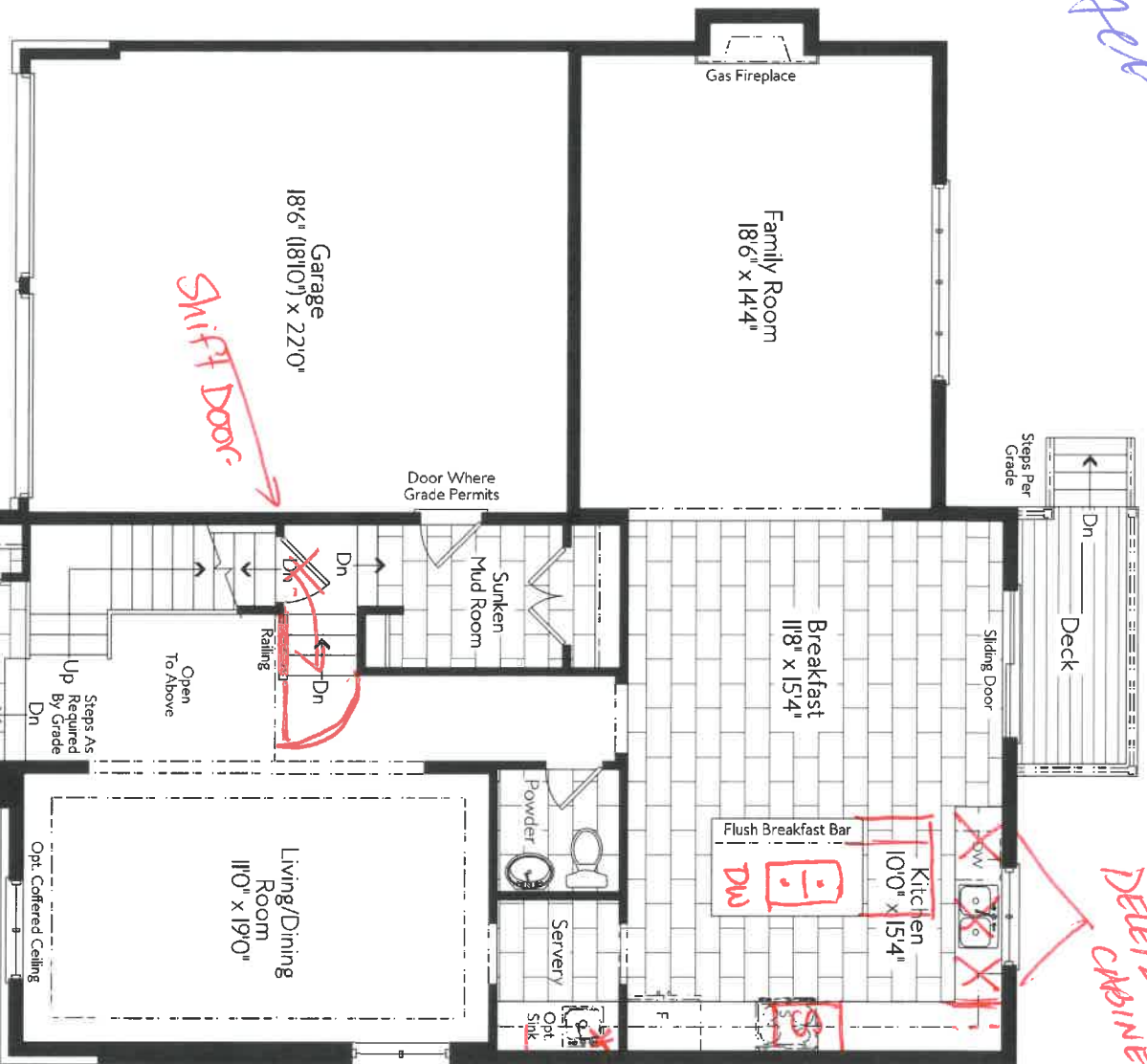
All drawings are artist's concept only.

mm

Andy Smith
July 10/18/15

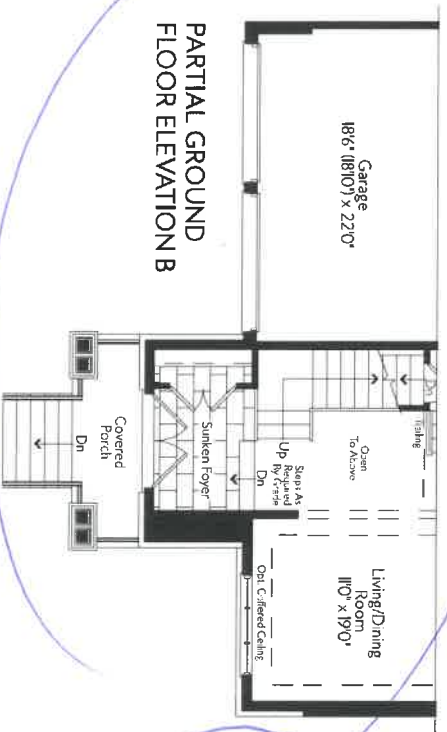
THE GLEN 50-06

ALL FIXED

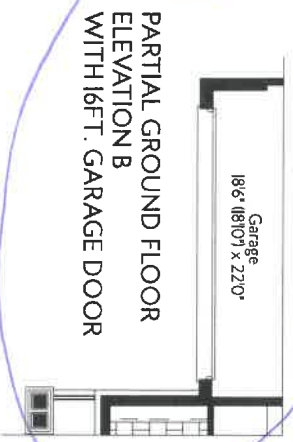


GROUND FLOOR ELEVATION A

(B)



PARTIAL GROUND FLOOR ELEVATION A WITH 16FT. GARAGE DOOR



LOT 15 Staegner
July 10/18

[illegible]

**PARTIAL SECOND FLOOR
ELEVATION B**

Bedroom 3
13'6" x 12'0"

WIC

Open To Below

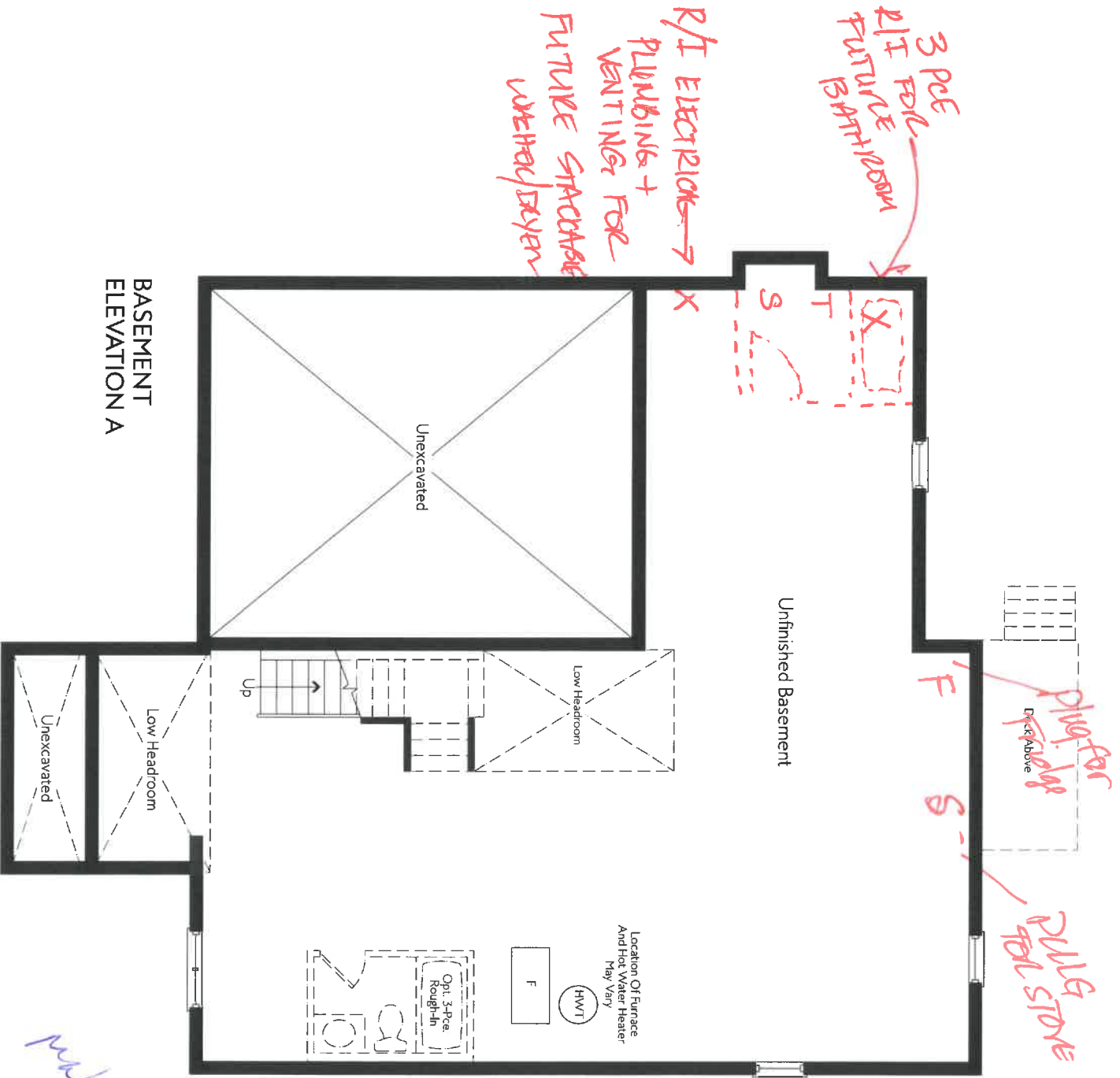
Bedroom 2
11'2" x 13'6"

Cathe'dral Ceiling

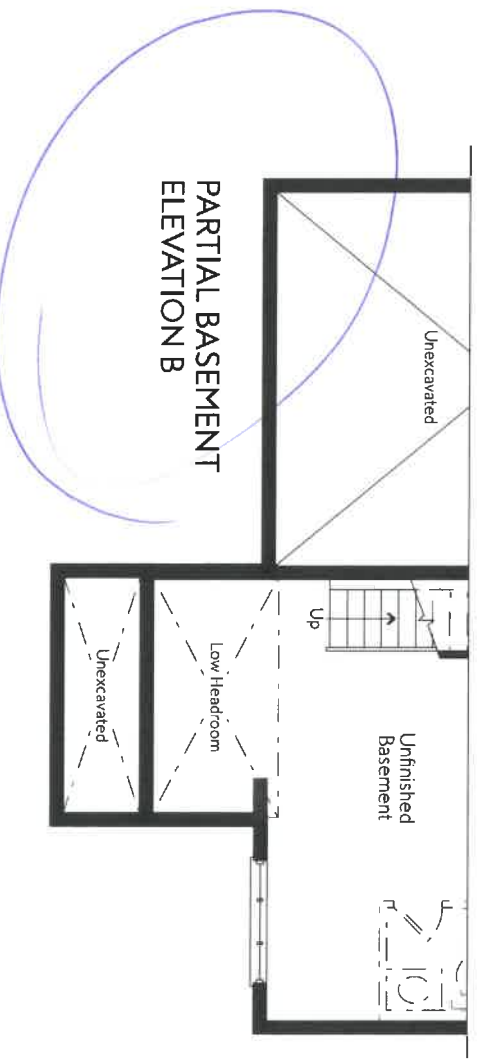
Lodge

10011 route
10011 route
11 all roads
+ upper hall
15 stupor
July 10/18
new

THE GLEN 50-06



LOT 15 STAYNOR
July 10/18



STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT 15

DATE July 10 118

**RELEASE FORM
BRICK/Joint PATTERN INSTALLATION**

LOT # 15 PURCHASER'S NAME MAI NGUYEN

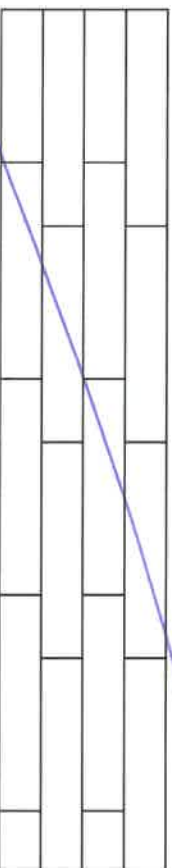
SITE NAME STANER.

*Brick installation requires an additional charge and will be included on the extras

Large tiles installation for floor and wall) – ¼ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed on a ¼ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.



N/A

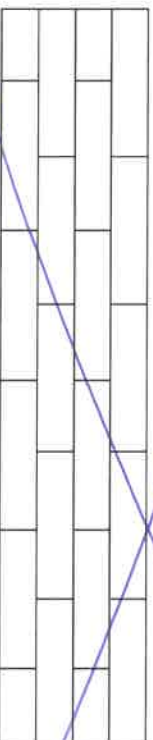
Location(s) _____

Please understand, even in using this ¼ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

(Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.



Location(s) _____

Homeowner's Signature

Date

July 10/18

Homeowner's Signature

Date

Décor Consultant

Date



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

15

PLAN No.

HOMEOWNER(S)

NGUYEN, M41

CIVIC ADDRESS

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) 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 me/us or any trade/contractor hired by me/us 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 of Shawmut, of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

I/We read and understand the above terms and conditions.

Dated at King, this 10 day of July, 2014

Purchaser

Witness

Purchaser

Witness



APPLIANCE ACKNOWLEDGEMENT

Wayne@Coast
9-303-6909

- ▶ 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:

X MW
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:

X MW
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 10/18 SITE STAYNER (55) LOT 15

** 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 15 – STAYNER (55)

DATE:

July 16/18

HOMEOWNER(S):

MAT NGUYEN

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 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 16 day of July, 2018

(Signature)

Purchaser

Witness

Purchaser

Witness