



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

PURCHASERS: Parmeshwar Khelawan and Elissa B Khelawan

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
44 / 2	The Castle (50-05) Elev B	27-Sep-18

Ref#	Quantity - Description	Approved	Notes
6227	BONUS 3 pce stainless steel appliances with white top load washer and dryer Stainless steel under cabinet hood fan Decor Dollars **as per schedule E in APS	27/Sep18	
6228	OAK STAIRS IN LIEU OF CARPET GRADE	27/Sep18	
6229	FRAMELESS GLASS SHOWER IN MASTER ENSUITE	27/Sep18	
6230	GAS LINE TO STOVE **INCLUDES 15 AMP PLUG	27/Sep18	
6231	WATERLINE TO FRIDGE	27/Sep18	
6232	HARDWOOD - UPGRADE 2 ON MAIN FLOOR IN LIEU OF LAMINATE **INCLUDES BASEMENT FOYER IN LIEU OF CARPET	27/Sep18	
6233	HARDWOOD - UPGRADE 2 IN MASTER BEDROOM IN LIEU OF CARPET +UPPER HALL	27/Sep18	
6234	KITCHEN - UPGRADE 1 CABINETS DELETE CABINETS ABOVE STOVE FOR FUTURE CHIMNEY ***CENTRE VENT BUILT-IN MICROWAVE BESIDE STOVE ***RELOCATE STANDARD BANK OF DRAWERS SOFT CLOSE BANK OF DRAWERS DEEP FRIDGE UPPERS WITH GABLE	27/Sep18	
6235	ELECTRICAL - PLUG ON SEP CIRCUIT FOR MICROWAVE	27/Sep18	
6236	PLUMBING - UPGRADE KITCHEN SINK TO BLANCO 401518	27/Sep18	
6237	COUNTERTOP - UPGRADE TO STONE IN KITCHEN IN LIEU OF LAMINATE **INCLUDES UNDERMOUNT SINK (UPGRADED)	27/Sep18	
6238	KITCHEN - BACKSPLASH INCUDING BEHIND CHIMNEY **HERRINGBONE INSTALLATION	27/Sep18	
6239	MASTER ENSUITE - UPGRADE 1 CABINETS ADD BANK OF DRAWERS	27/Sep18	
6240	COUNTERTOP - MASTER ENSUITE STONE IN LIEU OF LAMINATE **INCLUDES OVAL UNDERMOUNTS	27/Sep18	
6241	LINESET ROUGHIN FOR FUTURE A/C UNIT	27/Sep18	
6242	LENNOX HUMIDIFIER WB3-17	27/Sep18	
6243	ELECTRICAL - 4 LED POTS IN KITCHEN ON SEP SWITCH, STD TO BE OVER ISLAND 4 LED POTS IN FAMILY ROOM ON SEP SWITCH, STD REMAINS	27/Sep18	
6244	TRIM - UPGRADE (1) CASING	27/Sep18	
6245	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE (2 FLIGHTS)	27/Sep18	
6246	DECOR DOLLARS	27/Sep18	

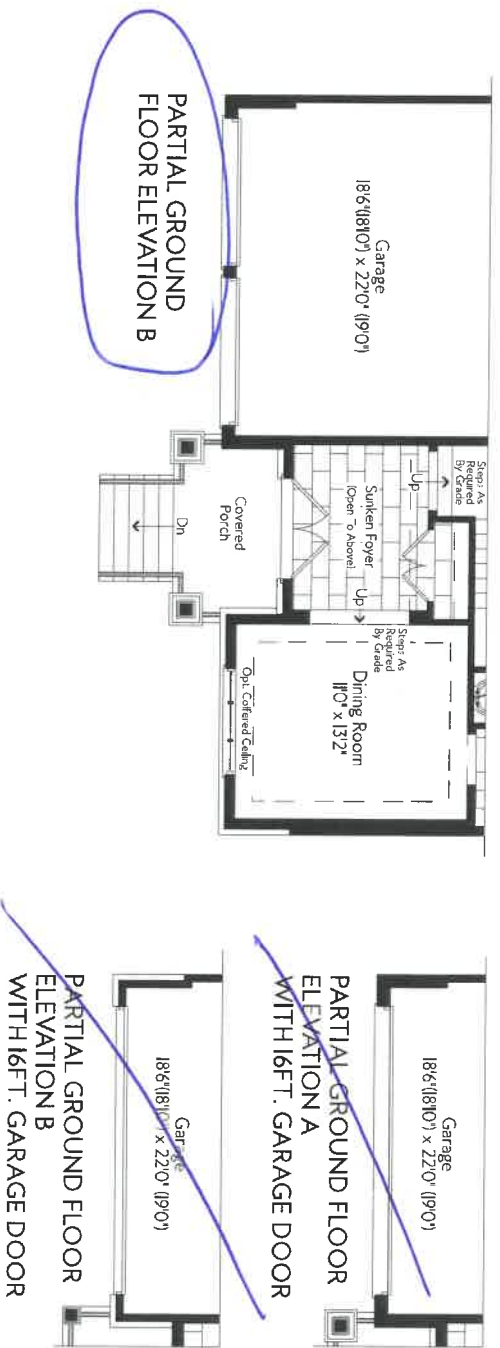
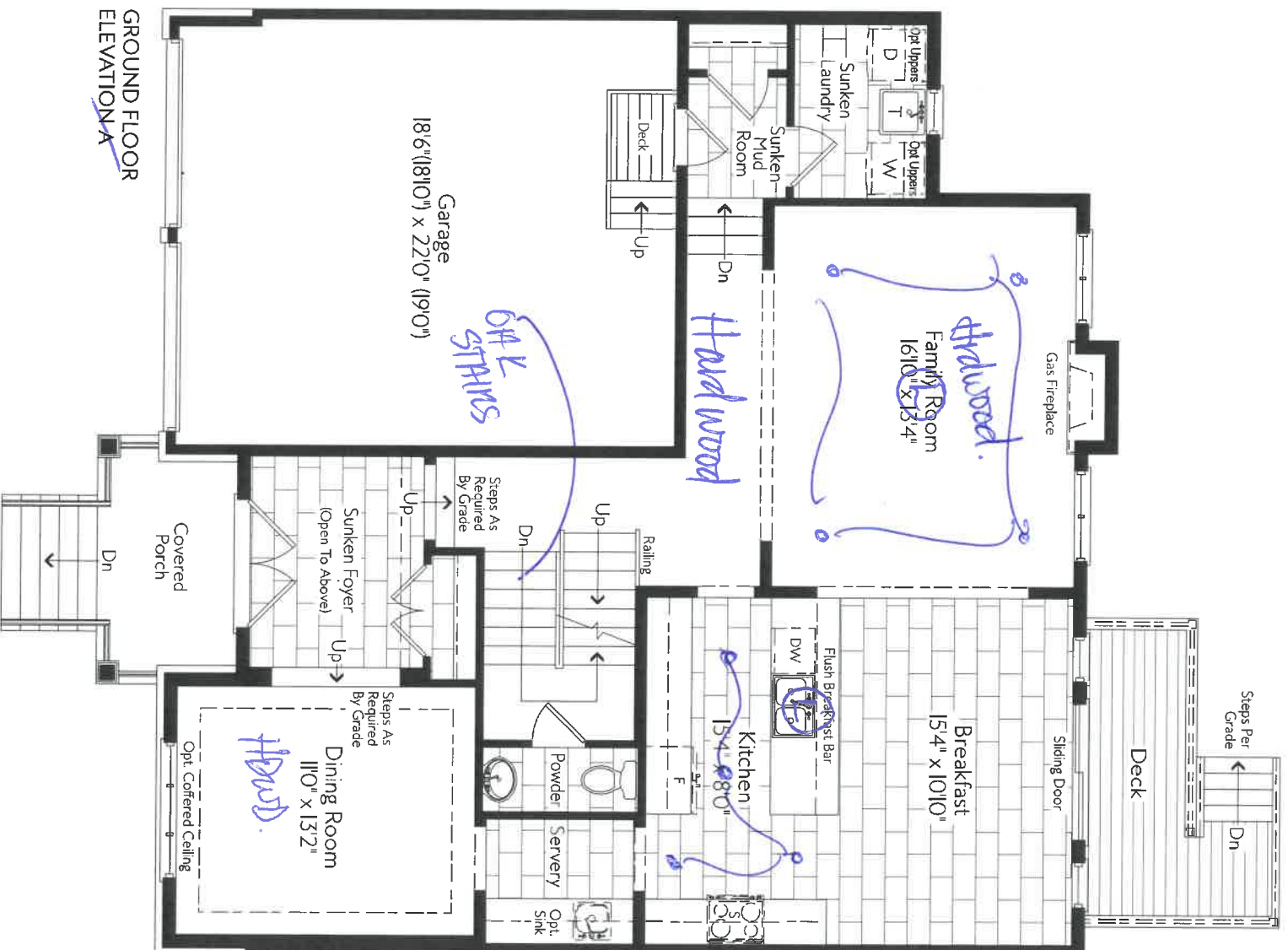
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CAMBRIDGE MAPLE - ESPRESSO (1)	H800BC	NEW CALEDONIA GRANITE			
Island/SERVERY	CAMBRIDGE MAPLE - ESPRESSO (1)	H800BC	NEW CALEDONIA GRANITE			
Master Ensuite	CAMBRIDGE MAPLE - ESPRESSO (1)	H800BC	K-319 (1)			
Ensuite 4	400 SERIES PVC - WHITE	H800BC	P344-LM			
Shared	400 SERIES PVC - WHITE	H800BC	P344-LM			
Laundry	N/A					
TILES			INSERTS	THRESHOLDS		
Kitchen Floor	CALCATT A GRIS 20 X 20 **BRICK (STD)					
Breakfast Floor	CALCATT A GRIS 20 X 20 **BRICK (STD)					
Kitchen Bk.Splash	COLOURS & DIMENSIONS TENDER GREY **HERRINGBONE INSTALL INCLUDING BEHIND CHIMNEY					
Main Foyer	CALCATT A GRIS 20 X 20 **BRICK (STD)					
Main Hall	HARDWOOD					
Powder Room	NEW BYZANTINE GREY 12 X 24 **BRICK (STD)					
Laundry	CALCATT A GRIS 20 X 20 **BRICK (STD)					
Mud Room	CALCATT A GRIS 20 X 20 **BRICK (STD)					
Basement Foyer	HARDWOOD					
Mstr Ensuite Floor	CALCATT A GRIS 20 X 20 **BRICK (STD)					
Mstr Ensuite Shower Wall	UNIWALL TENDER GREY 8 X 10 **HORIZONTAL					
Master Shower Floor	WHITE 2 X 2					
Mstr Ensuite Shower Jamb	BIANCO CARRARA					
Ensuite 4 Bath Floor	NEW BYZANTINE GREY 12 X 24 **BRICK (STD)					
Ensuite 4 Bath Tub Wall	CINQ GREY 8 X 10 **HORIZONTAL					
Sshared Ensuite Floor	NEW BYZANTINE GREY 12 X 24 **BRICK (STD)					
Shared Ensuite Wall	CINQ GREY 8 X 10 **HORIZONTAL					
HARDWOOD / CARPET						
Dining Room	MIRAGE EXCLUSIVE - OAK VIENNA (2) 3-5/16"					
Family	MIRAGE EXCLUSIVE - OAK VIENNA (2) 3-5/16"					
Main Hall	MIRAGE EXCLUSIVE - OAK VIENNA (2) 3-5/16"					
Upper Hall	MIRAGE EXCLUSIVE - OAK VIENNA (2) 3-5/16"					
Master Bedroom	MIRAGE EXCLUSIVE - OAK VIENNA (2) 3-5/16"					
Bedroom 2	OPENING NIGHT - COLOUR T20					
Bedroom 3	OPENING NIGHT - COLOUR T20					
Bedroom 4	OPENING NIGHT - COLOUR T20					
Basement Foyer	MIRAGE EXCLUSIVE - OAK VIENNA (2) 3-5/16"					
STAIRS	OAK					
FIREPLACES						
LOCATION	FAMILY ROOM		MANTLE	NF8		
INSERT & SURROUND	N/A		HEARTH	N/A		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	DELETE	Crown Moulding	N/A			
Bathroom Accessories	DELETE	Location	N/A			
Purchaser has reviewed the colour chart			Site/Lot			
FOR TRADE USE			STAYNER	44		
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

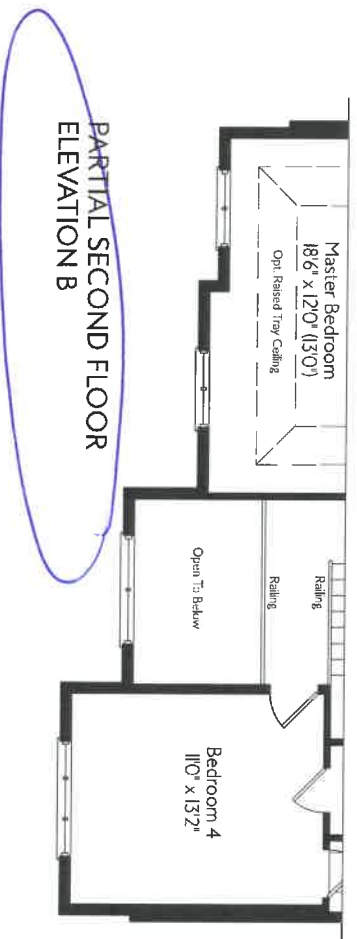
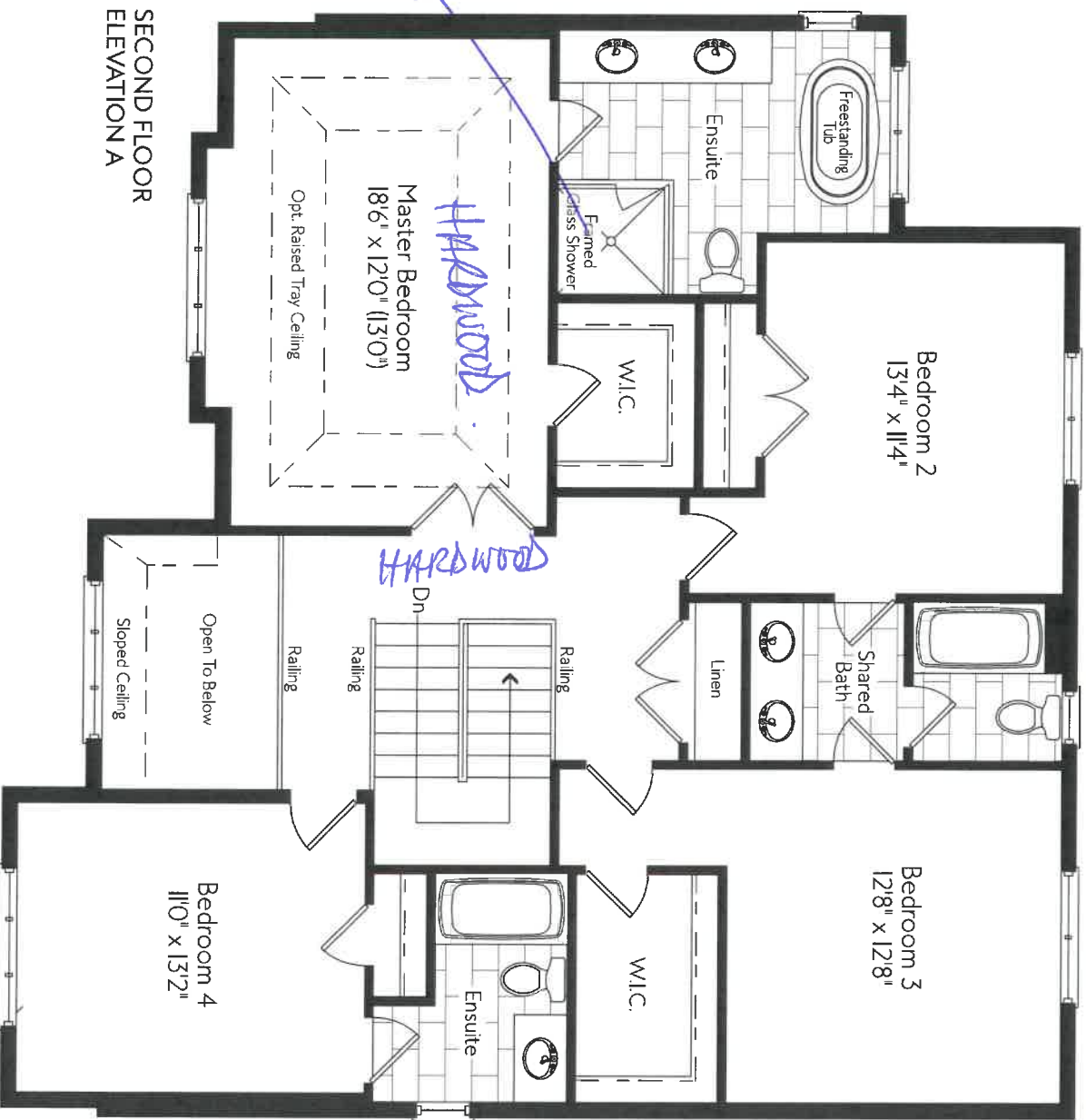
STAIRS, RAILING & PICKETS & STAIR STAIN					
Stairs (Carpet or Oak):	UPGRADE TO OAK				
Stain:	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE				
Main to 2nd Railing Details:	STANDARD				
Main to Basement Railing Details:	STANDARD				
TRIM					
Casing/Baseboards	UPGRADE 1 - STEP STYLE				
Interior 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	UPGRADE SINK	STANDARD	UNDERMOUNT		
Powder Room	STANDARD	STANDARD			
Master Ensuite	UPGRADE SINK	STANDARD	UNDERMOUNT		
Ensuite 4	STANDARD	STANDARD			
Shared	STANDARD	STANDARD			
Other					
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	YES				
Hood Fan Venting SIZE	6 INCH				
ELECTRICAL for Built-in Oven	NO				
ELECTRICAL for Built-in Micro / OTR	YES		BUILT IN MICROWAVE		
ELECTRICAL for Gas Stove / Cooktop	YES		GAS STOVE		
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: 44			
PURCHASER(S):	ELISSA KHELAWAN PARMESHWAR KHELAWAN		AUG 28 2018		
HOME #/CELL #	647-963-6794 (E)		Date		
EMAIL:	647-963-6793 (P)		AUG 28 2018		
		EBHANPERSAUD@HOTMAIL.COM	Purchaser Signature		
FOR TRADE USE		Date			
Any upgrades in the colour chart must be accompanied with a PES.		Décor Consultant Signature			
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 ***		Vendor Signature			

THE CASTLES 50-05



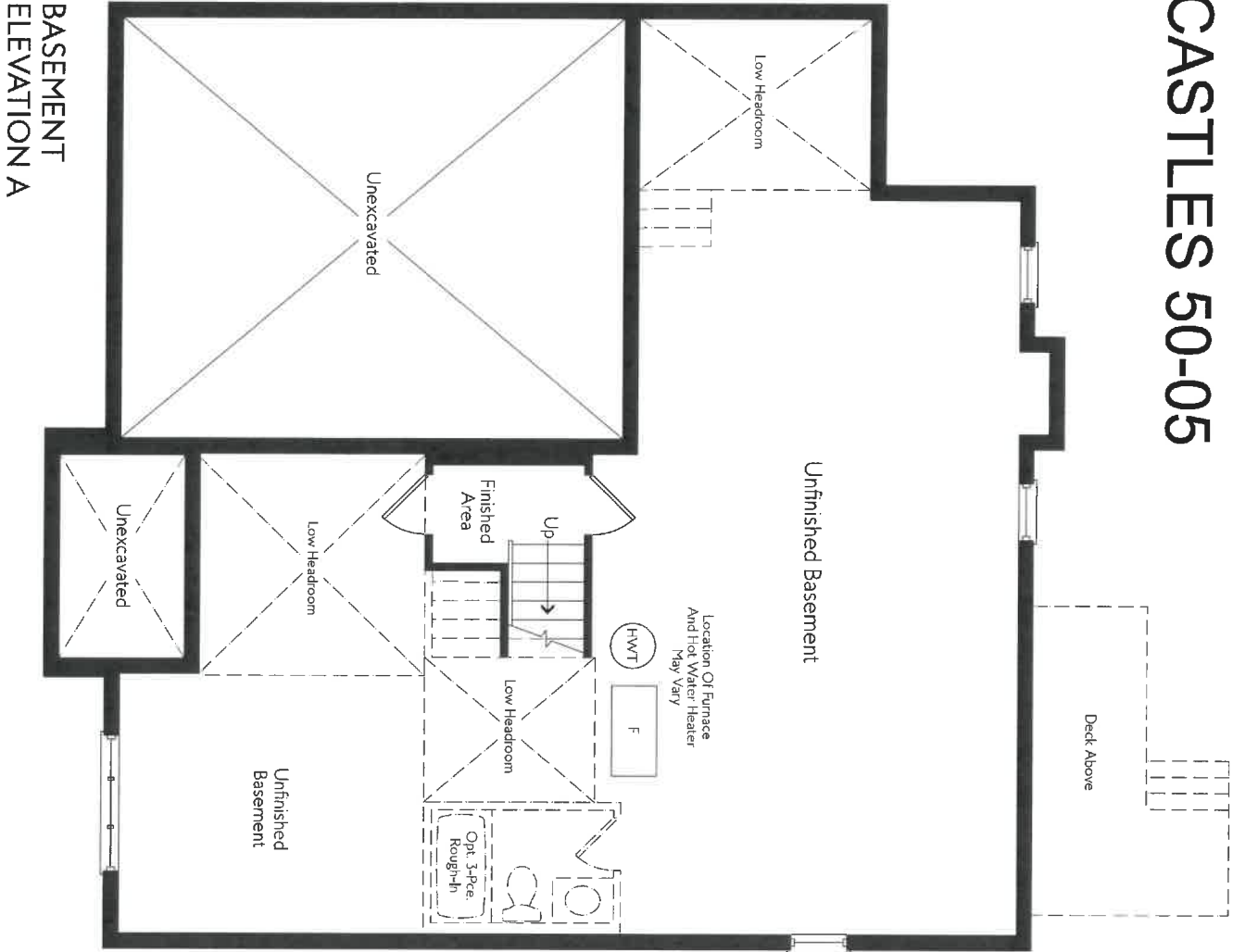
W. H. Stanger

THE CASTLES 50-05

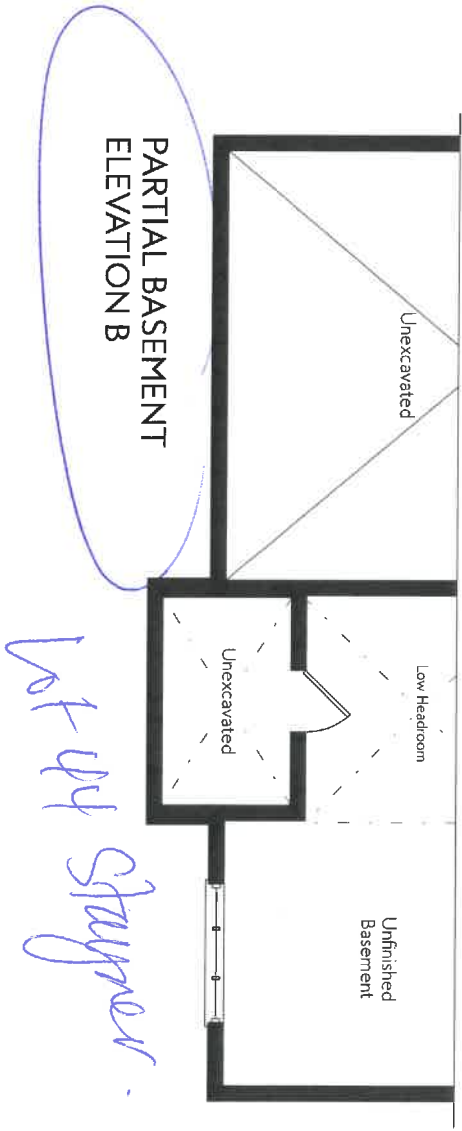


lot of stayover

THE CASTLES 50-05

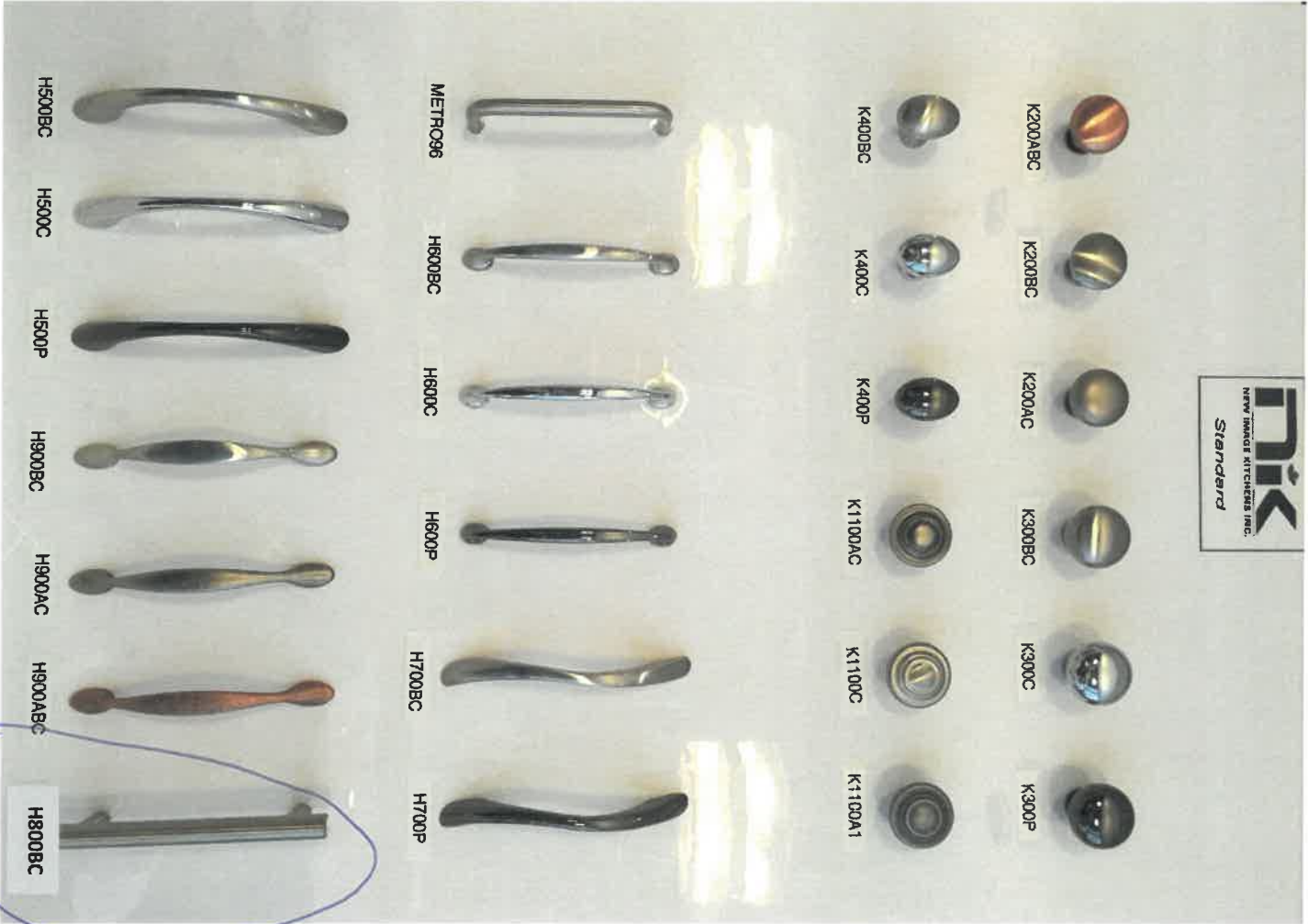


BASEMENT
ELEVATION A



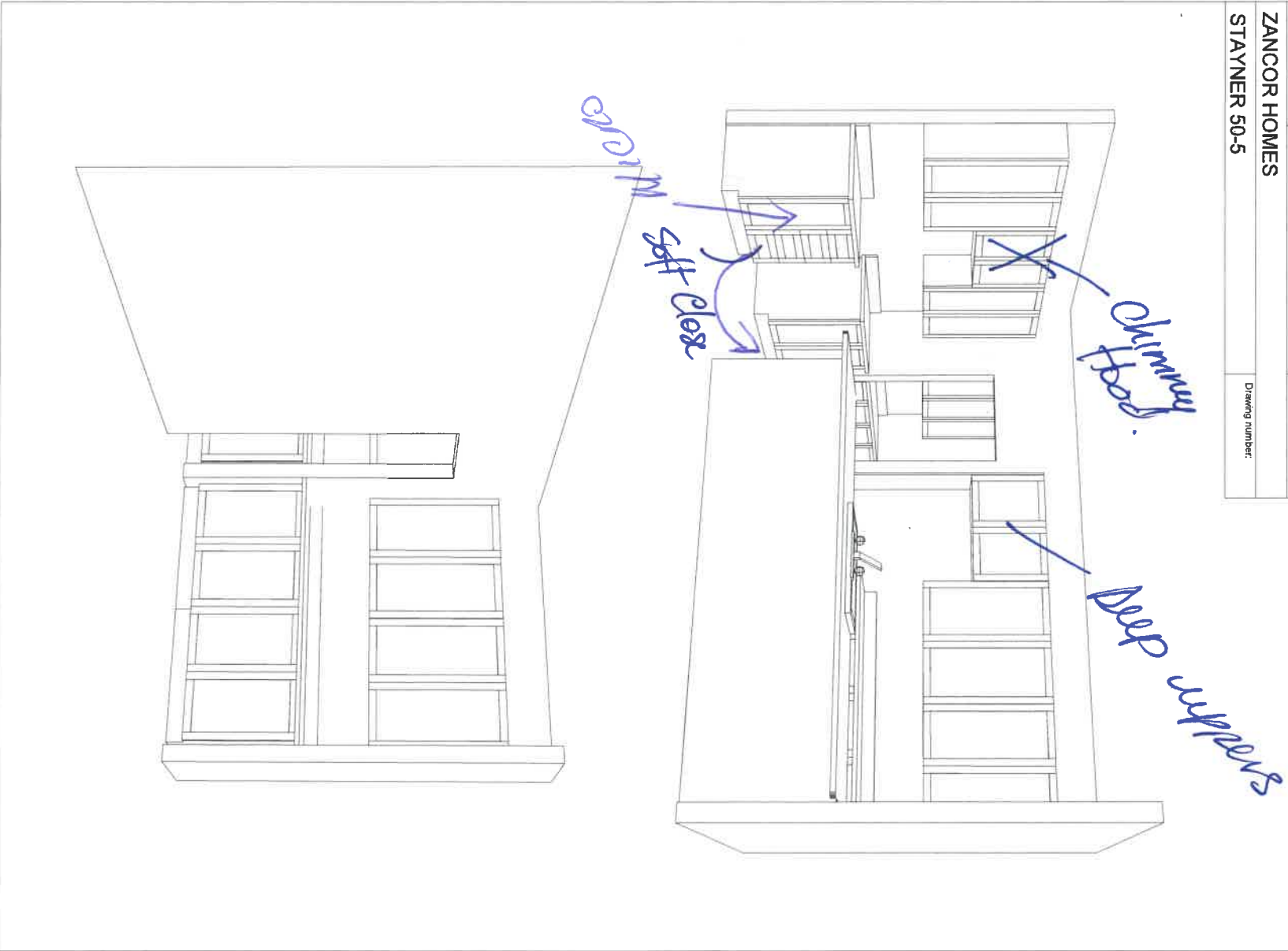
STANDARD CABINET HARDWARE

(New Image Kitchens)



lot 44/8 Auger
Aug 28/18
←

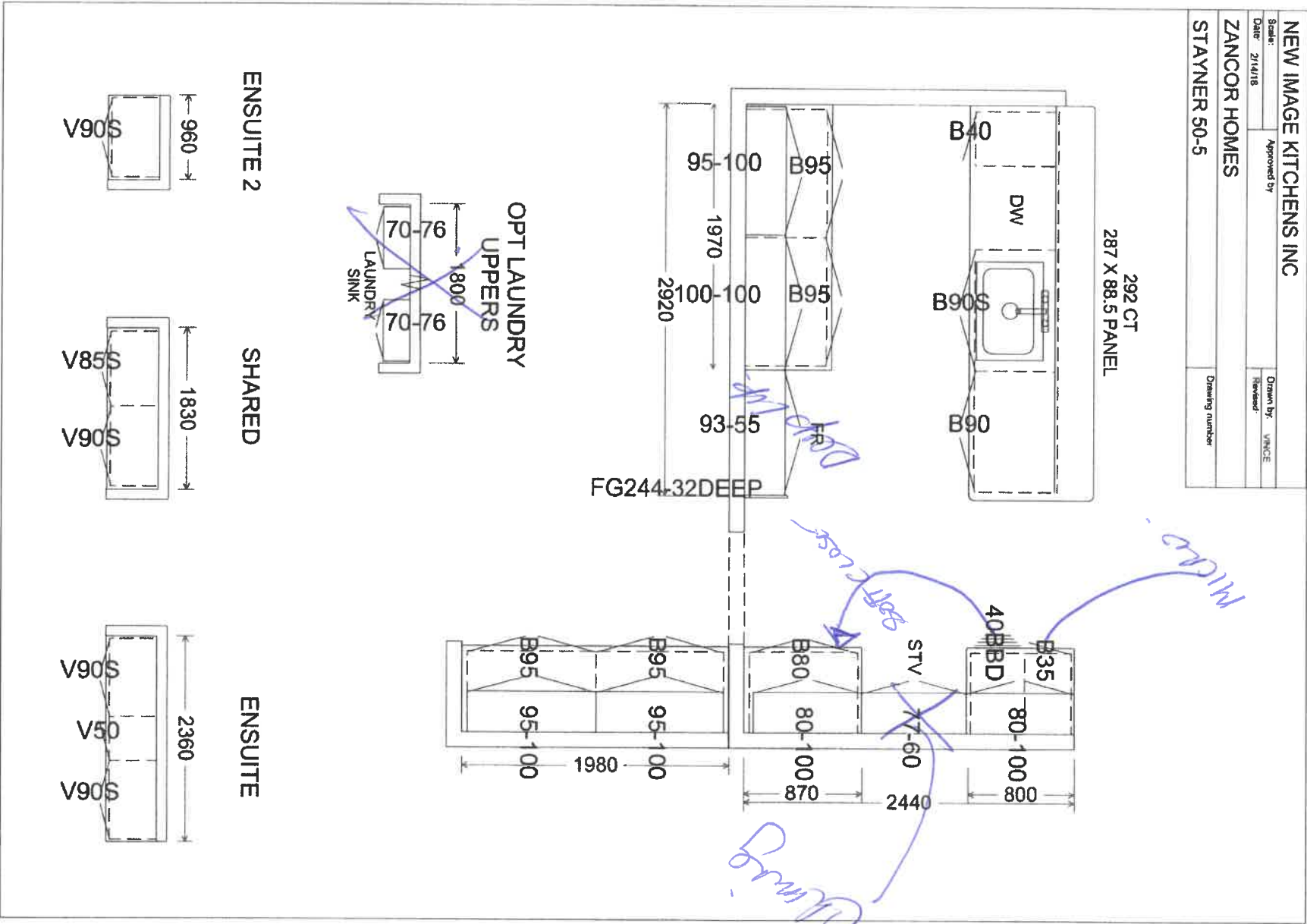
NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 2/14/18	Drawn by: VINCE
ZANCOR HOMES	
Revised	
Drawing number:	
STAYNER 50-5	



[Handwritten signature]

Let 44 Stayner
Aug 28/18

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



[Handwritten signature]

*Lot 44 Stayner
Aug 28/18*

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****

SITE

Stayer

LOT

44

DATE

Aug 28/18



WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

LOT 44 – STAYNER (55)

DATE:

Aug 28/18

HOMEOWNER(S):

Knelawan

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). **PRELIM**

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.

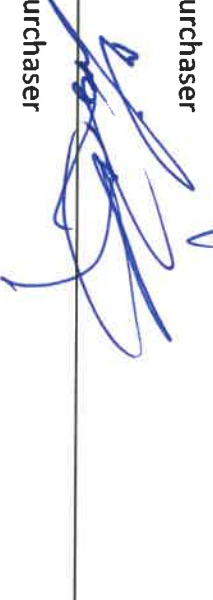
I/We read and understand the above terms and conditions.

Dated at King, this 28 day of Aug, 2018



Purchaser

Witness



Purchaser

Witness



APPLIANCE ACKNOWLEDGEMENT

Wayne @
Coast Appliances
905-3036909

- ▶ 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 on site 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)

DATE June 28/18 SITE Stuyvesant LOT 44

** 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. **

RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT # 49 PURCHASER'S NAME Khelavan

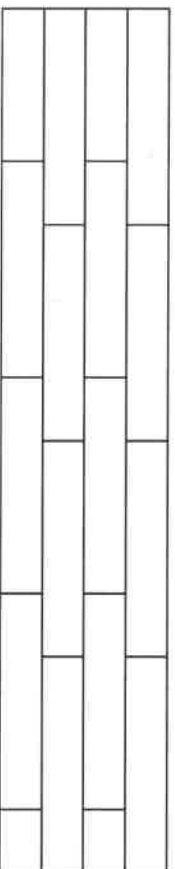
SITE NAME Stanger

*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 avoidlippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.



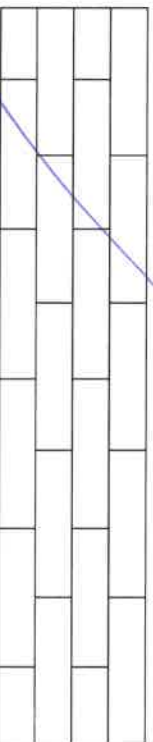
Location(s) All tiled areas

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 [Signature]

Date Aug 28/18

Homeowner's Signature [Signature]

Date Aug 28/18

Décor Consultant _____

Date _____