



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

PURCHASERS: Lucia Filippelli and Jordynne Naomi Lowe

TEL:

LOT / PHASE	HOUSE TYPE	PRINT DATE
43 / 2	50 of Balance B	17-Jul-18

Ref#	Quantity - Description	Approved	Notes
5811	3 PCE ROUGH IN IN BASEMENT	17Jul18	
5812	GAS LINE TO STOVE INCLUDING 15 AMP PLUG **40 AMP REMAINS	17Jul18	
5813	PLUMBING - ADD HENDHELD SLIDEBAR TO MASTER ENSUITE SHOWER **STANDARD HOWER HEAD TO REMAIN	17Jul18	
5814	FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STANDARD	17Jul18	
5815	KITCHEN - TWO TONE CABINETS **ISLAND TO BE DIFFERENT COLOUR	17Jul18	
5816	KITCHEN - DEEP UPPERS ABOVE FRIDGE WITH GABLES	17Jul18	
5817	KITCHEN - POT DRAWERS IN ISLAND ***SEE SKETCH	17Jul18	
5818	KITCHEN - CABINET VALANCE TO UNDERSIDE OF UPPER CABINETS AND TO TOP SIDE OF UPPER CABINETS	17Jul18	
5819	DELETE ALL MIRRORS	17Jul18	
5820	DELETE ALL CERAMIC ACCESSORIES	17Jul18	
5821	TILES - UPGRADE (4) FOYER, MAIN HALL, POWDER, KITCHE, BREAKFAST, MUD ROOM	17Jul18	
5822	MASTER ENSUITE - UPGRADE 2 CABINETS	17Jul18	
5823	MASTER ENSUITE - ADD BANK OF DRAWERS	17Jul18	
5824	MAIN BATH - ADD BANK OF DRAWERS	17Jul18	
5825	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR STANDARD AREAS	17Jul18	
5826	STAIN STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE (2 FLIGHTS)	17Jul18	
5827	TRIM - UPGRADE TO TRENTON ROUND KNOBS, MATTE BLACK WITH BLACK HINGES	17Jul18	
5828	ELECTRICAL - INSTALL THE STANDARD KITCHEN LIGHT OVER THE ISLAND	17Jul18	
5829	CARPET - UPGRADE UNDERPAD TO GREY GOOSE THROUGHOUT 2ND FLOOR AND STAIRS	17Jul18	

This Document is Extremely Time Sensitive - Printed 17 Jul 18 at 14:35

ZANCOR HOMES COLOUR CHART

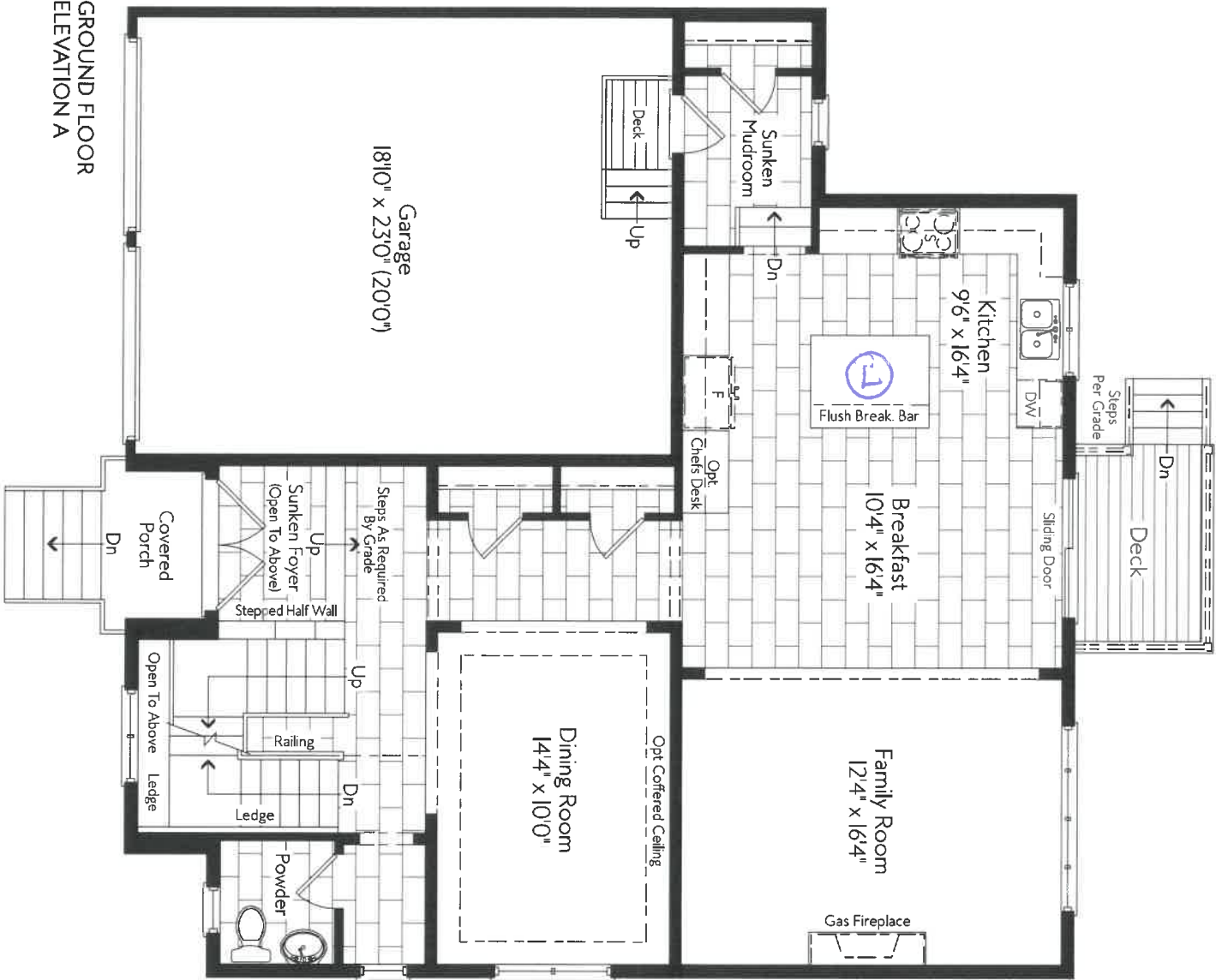
CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	EURO HIGH GLOSS - WHITE (STD)	H800 BC	4971K-52			
Island	EURO HIGH GLOSS - ANTHRACITE (UPG 2)	H800 BC	4971K-52			
Master Ensuite	EURO HIGH GLOSS - ANTHRACITE (UPG 2)	H800 BC	P345LM			
Main	EURO HIGH GLOSS - WHITE (STD)	H800 BC	P345LM			
Laundry 2nd floor	N/A	N/A	N/A	N/A		
Basement Bath	N/A	N/A	N/A	N/A		
TILES				INSERTS	THRESHOLDS	
Kitchen Floor	KIOSK TITANIUM 12 X 24 **BRICK (UPG 4)					
Breakfast Floor	KIOSK TITANIUM 12 X 24 **BRICK (UPG 4)					
Kitchen Bk.Splash						
Main Foyer	KIOSK TITANIUM 12 X 24 **BRICK (UPG 4)					
Main Hall	KIOSK TITANIUM 12 X 24 **BRICK (UPG 4)					
Powder Room	KIOSK TITANIUM 12 X 24 **BRICK (UPG 4)					
Laundry 2nd floor	ALLURE GREY 12 X 24 **BRICK (STD)					
Mud Room	KIOSK TITANIUM 12 X 24 **BRICK (UPG 4)					
Basement Foyer	CARPET					
Mstr Ensuite Floor	ALLURE GREY 12 X 24 **BRICK (STD)					
Mstr Ensuite Shower Wall	CINQ GREY 8 X 10 INSTALL HORIZONTAL **DARK GREY GROUT (ALMOST BLACK)					
Master Shower Floor	WHITE 2 X 2					
Mstr Ensuite Shower Jamb	BLANCO CARRARA					
Main Bath Floor	ALLURE GREY 12 X 24 **BRICK (STD)					
Main Bath Tub Wall	CINQ BLACK 8 X 10 **INSTALL HORIZONTAL (WHITE GROUT)					
Basement Ensuite Floor	N/A					
Basement Ensuite Wall	N/A					
HARDWOOD / CARPET						
Living Room	N/A					
Dining Room	LAMINATE - LEXINGTON - HAZELWOOD OAK					
Family	LAMINATE - LEXINGTON - HAZELWOOD OAK					
Den/Study/parlour	N/A					
Kitchen *(Waiver)	TILE					
Main Foyer *(Waiver)	TILE					
Main Hall	TILE					
Upper Hall	CARPET3 - OPENING NIGHT T17					
Master Bedroom	CARPET3 - OPENING NIGHT T17					
Bedroom 2	CARPET3 - OPENING NIGHT T17					
Bedroom 3	CARPET3 - OPENING NIGHT T17					
Bedroom 4	CARPET3 - OPENING NIGHT T17					
Basement Foyer	CARPET3 - OPENING NIGHT T17					
UNDERPAD	UPGRADE - GREY GOOSE					
STAIRS						
FIREPLACES						
LOCATION	FAMILY ROOM		MANTLE	NF17		
INSERT & SURROUND	N/A		HEARTH	N/A		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	DELETE MIRRORS	Crown Moulding	N/A			
Bathroom Accessories	DELETE CERAMIC ACCESSORIES	Location	N/A			
Purchaser has reviewed the colour chart			Site/Lot			
***FOR TRADE USE***			STAYNER	43		
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

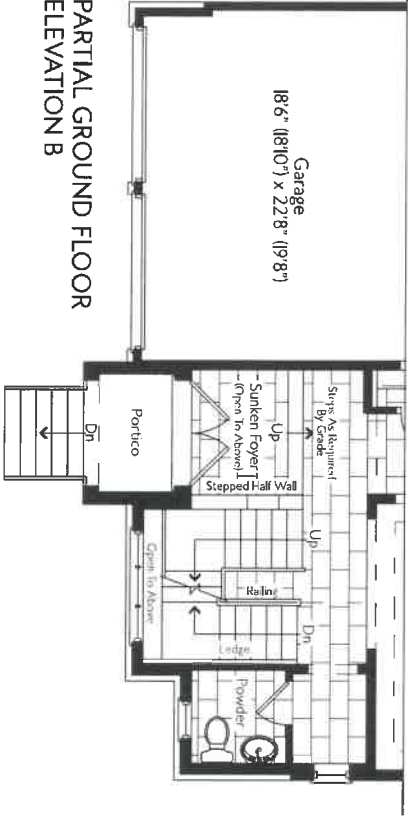
STAIRS, RAILING & PICKETS & STAIR STAIN					
Stairs:			CARPET GRADE STAIRS		
Stain:		STAIN TO MATCH LAMINATE AS CLOSE AS POSSIBLE			
Main to 2nd Railing Details:			STANDARD TURNED OAK		
Main to Basement Railing Details:			STANDARD TURNED OAK		
TRIM					
Casing/Baseboards			STANDARD		
Interior Doors			STANDARD		
Interior Door Hardware			TRENTON ROUND KNOB, MATTE BACK, BLACK HINGES		
Exterior Door Hardware			STANDARD		
PAINT					
Kitchen/Breakfast			WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES					
	FIXTURES	FAUCETS	NOTES		
Kitchen	STANDARD	STD			
Powder Room	STANDARD	STANDARD			
Master Ensuite	STANDARD	UPG	HANDHELD SHOWER		
Main	STANDARD	STANDARD			
2nd Ensuite	N/A	N/A			
BASEMENT	N/A	N/A			
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	YES				
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	YES				
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 \$50000 administration fee plus costs					
Purchaser has checked and acknowledged accuracy of colour and selections before signing.					
SITE:	STAYNER	LOT: 43			
PURCHASER(S):	LUCIA FILIPPELLI				
HOME #/CELL #			Purchaser Signature		
EMAIL:			Date		
DÉCOR NOTES			Purchaser Signature		
			Date		
***FOR TRADE USE***			Purchaser Signature		
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 ***			Vendor Signature		
			Date		



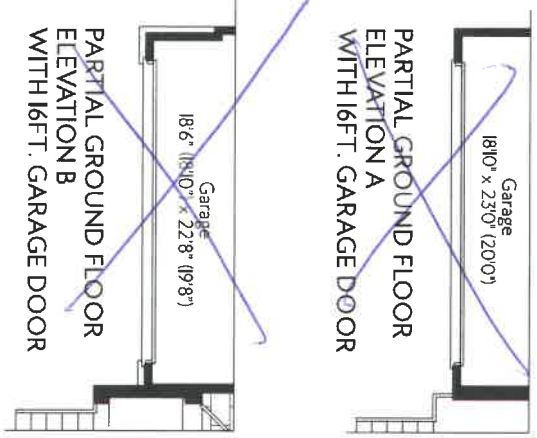
THE BRUCE 50-04



GROUND FLOOR  
ELEVATION A



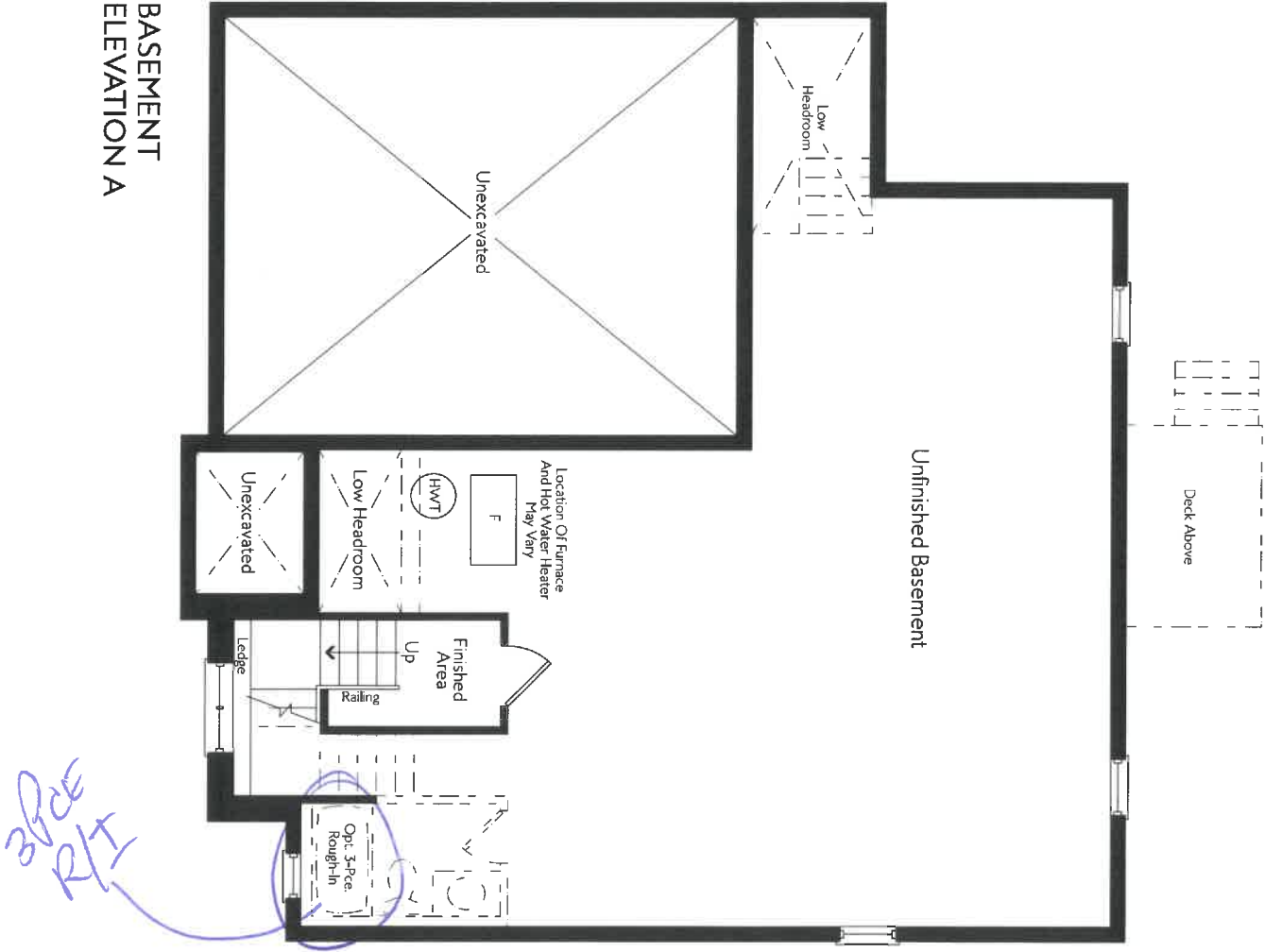
PARTIAL GROUND FLOOR  
ELEVATION B



V.F.

## FRAMELESS

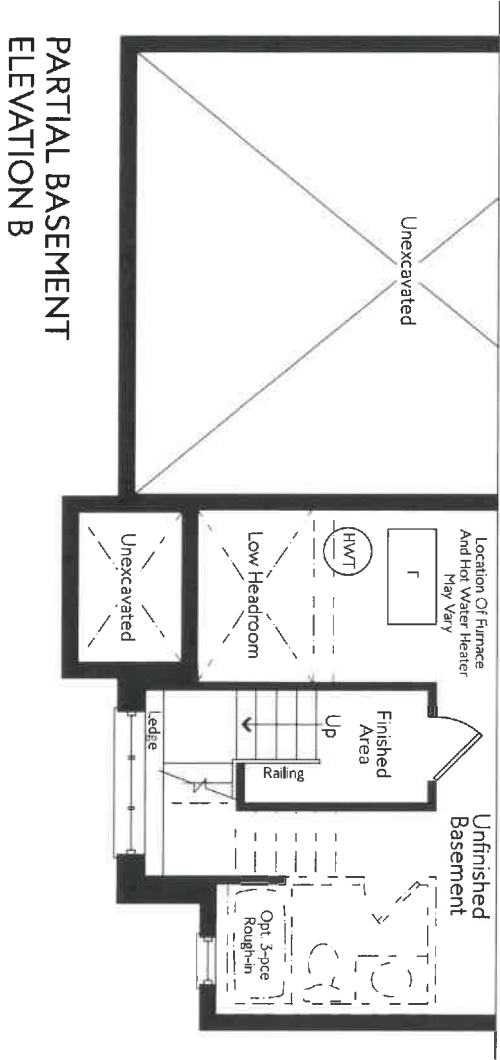




BASEMENT  
ELEVATION A

# THE BRUCE 50-04

V.F.



PARTIAL BASEMENT  
ELEVATION B

# THE BRUCE 50-04

*Elevation A 2501 Sq.Ft.  
Elevation B 2489 Sq.Ft.*

*Includes 34 Sq.Ft. Finished Basement*



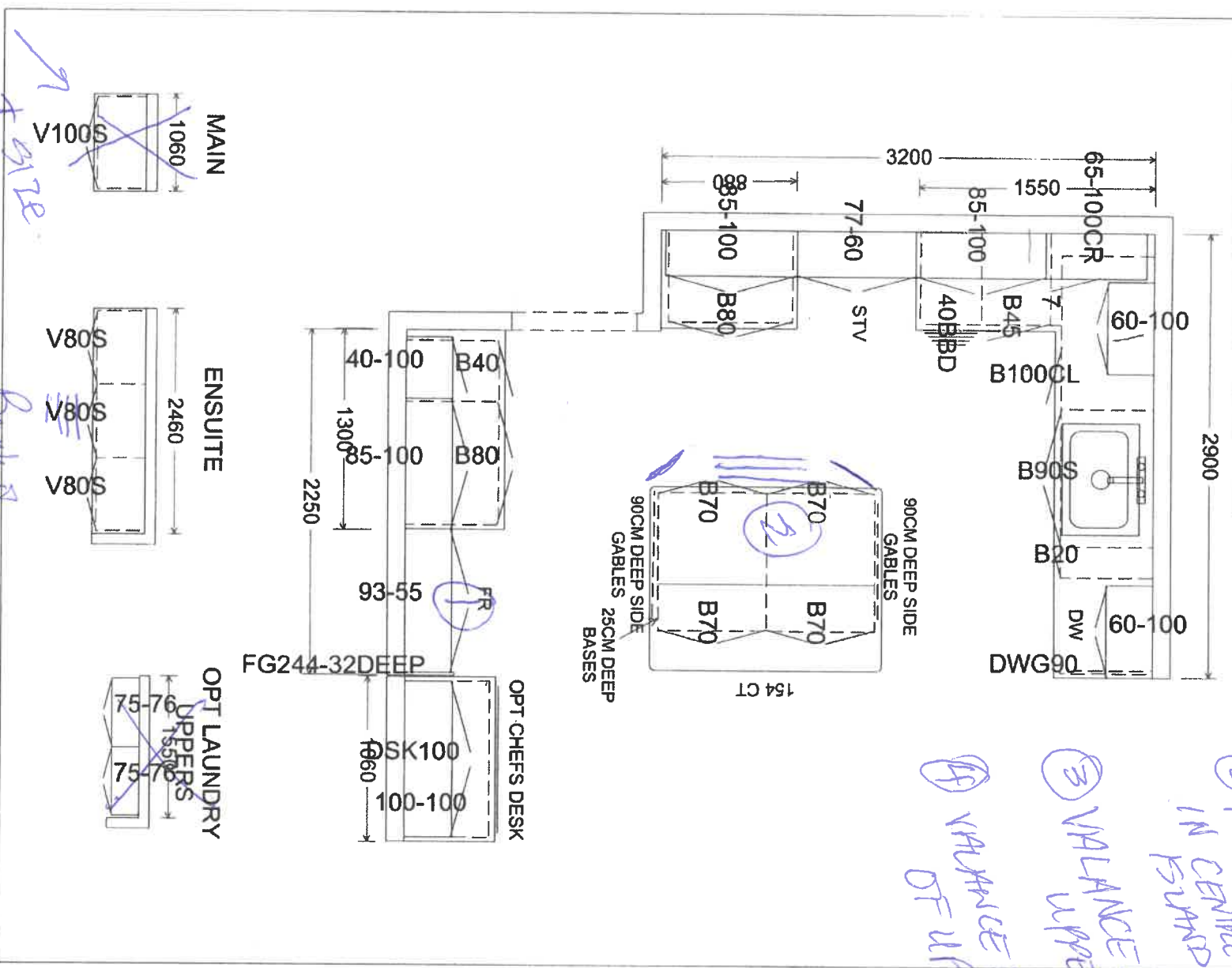
ELEVATION B

All renderings are Artist's concept only.

lot 43 stager L-F.



NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 2/13/18	Drawn by: VANCE
ZANCOR HOMES	
STAYNER 50-4	
Drawing number:	



- ① Deep upper cabinets
- ② Pot drawers or in center island
- ③ Valance below upper
- ④ Valance at top of upper

Incorrect size  
Back of drawers thru sides

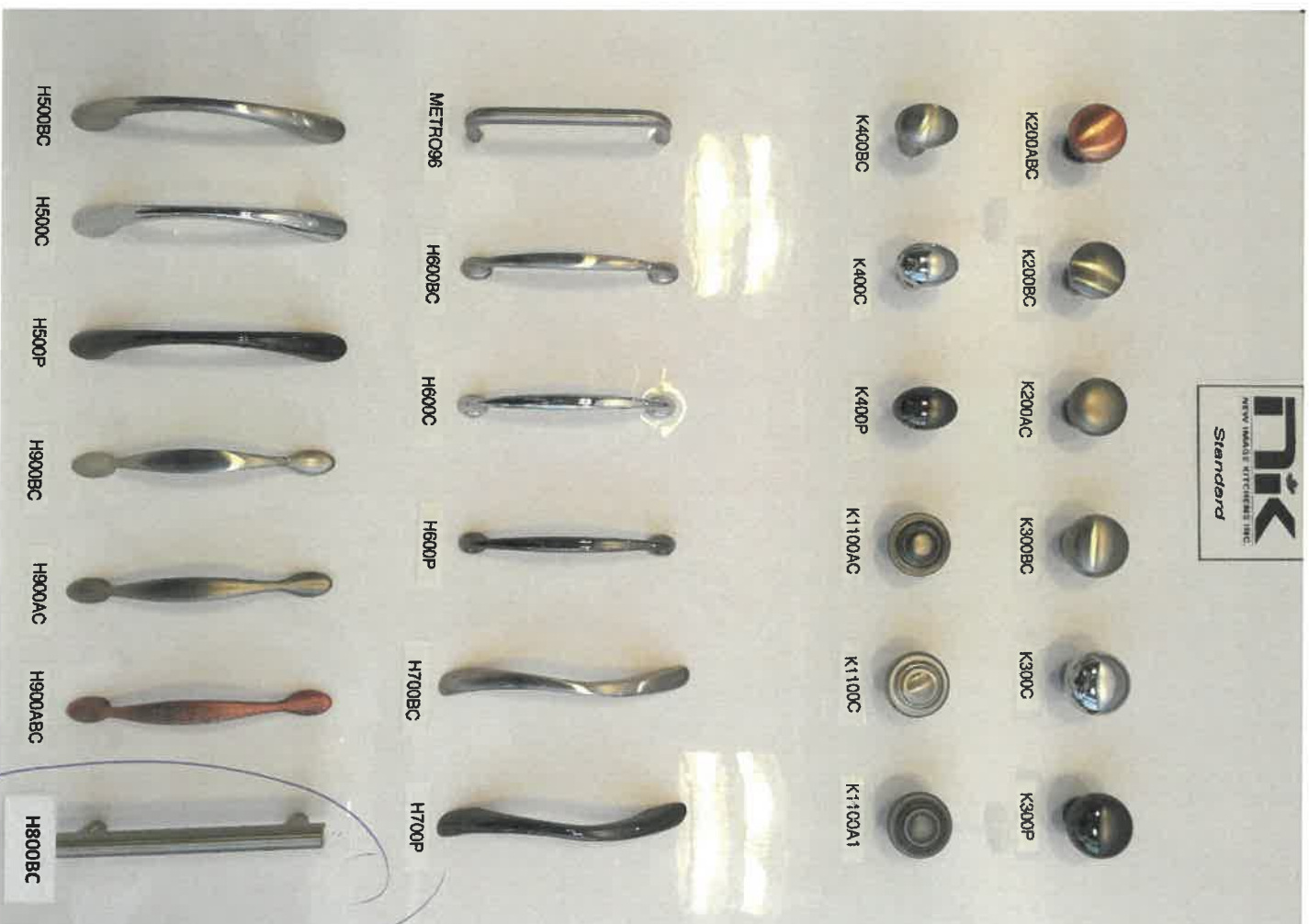
Back of drawers thru sides

June 25/18  
43 Stayner



# STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT

43

DATE

June 25/18

Kitchen  
Bathrooms

Lot



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

L.F.

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"

\* POSSIBLE BUILT IN  
FRIDGE/FREEZER  
OR CHIMNEY  
TO BE COMPLETED  
BY JULY 27/18  
DUE.

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 ☐ \*\*Cut-out charge required for cooktop
  - ☐ Induction

- 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 June 25/18 STAYNER (55) 43  
SITE LOT

\*\* 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, 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 43 – STAYNER (55)

DATE:

June 25/18

HOMEOWNER(S):

Lucia Filippelli

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.

L.F. ☒

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 25 day of June, 20 18

Purchaser

Witness

\_\_\_\_\_

Purchaser

\_\_\_\_\_

Witness