



CONSTRUCTION SUMMARY

PURCHASER: **Muhammad / RANA ASIRJAUHID**

The Villages in Stayner - Zancor Homes (Stayner) Limited

TE 905 792 1351

LOT / PHASE	HOUSE TYPE	PRINT DATE
32 / 2	50-06 GLEN (B) COXIER COUNTRY	17-Oct-18

Ref#	Quantity - Description	Approved	Notes
6295	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	17Oct18	
6296	CORNER CONDITION as per Schedule E in APS	17Oct18	
6297	OAK STAIRS IN LIEU OF CARPET GRADE	17Oct18	
6298	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR	17Oct18	
6299	LAMINATE - TO UPPER HALL IN LIEU OF CARPET	17Oct18	
6300	STAIN STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE	17Oct18	
6301	3 PCE ROUGHIN IN BASEMENT	17Oct18	
6302	ELECTRICAL - ROUGHIN ONLY WITH SWITCH FOR FUTURE VALANCE LIGHTING	17Oct18	
6303	ELECTRICAL - ADD CAPPED LIGHT ABOVE ISLAND **ON SAME SWITCH AS STANDARD LIGHT OVER ISLAND	17Oct18	
6304	ELECTRICAL - ADD 2 CAPPED LIGHTS IN FAMILY ROOM ON SEP SWITCH **STANDARD REMAINS	17Oct18	
6305	ELECTRICAL - ADD 2 CAPPED LIGHTS IN DINING ROOM ON SEP SWITCH **STANDARD REMAINS	17Oct18	
6306	REINFORCE LIGHT AT OPEN TO ABOVE/BELOW WHERE STAIRS ARE	17Oct18	
6307	ELECTRICAL - ADD CAPPED LIGHT IN MASTER BEDROOM ON EXISTING SWITCH **STANDARD REMAINS	17Oct18	
6308	KITCHEN - DEEP UPERS WITH GABLES FOR FRIDGE	17Oct18	
6309	UNDERPAD UPGRADE 1 IN ALL BEDROOMS	17Oct18	
6310	COUNTERTOP - KITCHEN UPGRADE TO STONE IN LIEU OF STANDARD ***INCLUDES UNDERMOUNT SINK	17Oct18	
6311	BACKSPLASH - KITCHEN UPGRADE 2 ***1/4 BRICK INSTALL	17Oct18	
6312	HVAC - 8 INCH VENT ABOVE STOVE	17Oct18	
6313	ELECTRICAL - DELETE COACH LIGHT ON PORCH AND INSTALL A LIGHT CENTRED IN THE CEILING	17Oct18	
6314	COUNTERTOPS - STONE IN LIEU OF LAMINATE MASTER ENSUITE **INCLUDES UNDERMOUNT SINK(S) SHARED ENSUITE **INCLUDES UNDERMOUNT SINK ENSUITE 2 **INCLUDES UNDERMOUNT SINK	17Oct18	
6315	DECOR DOLLARS	17Oct18	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC - TUXEDO	H800BC	NEW CALEDONIA GRANITE			
Island	SHAKER PVC - TUXEDO	H800BC	NEW CALEDONIA GRANITE			
Master Ensuite	400 SERIES PVC - WHITE	H500BC	KSTONE K365			
Shared ensuite	SHAKER PVC - CHOCOLATE BROWN	H500C	TAN BROWN GRANITE			
Ensuite 2	SHAKER OAK - BLACK	H500C	GRIGIO SARDO GRANITE			
TILES				INSERTS	THRESHOLDS	
Kitchen Floor	CALCATTÀ GRIS 20 X 20					
Breakfast Floor	CALCATTÀ GRIS 20 X 20					
Kitchen Bk.Splash	COLOURS & DIMENSIONS 4 X 16 GLOSSY - WHITE (2) **1/4 BRICK INSTALL					
Main Foyer	CALCATTÀ GRIS 20 X 20					
Main Hall	LAMINATE					
Powder Room	CALCATTÀ GRIS 20 X 20					
Mud Room	CALCATTÀ GRIS 20 X 20					
LAUNDRY	CALCATTÀ GRIS 20 X 20					
Mstr Ensuite Floor	CALCATTÀ GRIS 20 X 20					
Mstr Ensuite Shower Wall	MELINA 100 8x10					
Master Shower Floor	WHITE 2 X 2					
Mstr Ensuite Shower Jamb	BIANCO CARRARA					
SHARED Bath Floor	CALCATTÀ GRIS 20 X 20					
SHARED Bath Tub Wall	BELINA GREY 8 X 10					
Ensuite 2 Floor	CALCATTÀ GRIS 20 X 20					
Ensuite 2 Wall	MELINA CARBON 8 X 10					
HARDWOOD / CARPET						
Living Room	LAMINATE - UPGRADE COLOUR TO MIDNIGHT OAK					
Dining Room	LAMINATE - UPGRADE COLOUR TO MIDNIGHT OAK					
Family	LAMINATE - UPGRADE COLOUR TO MIDNIGHT OAK					
Main Hall	LAMINATE - UPGRADE COLOUR TO MIDNIGHT OAK					
Upper Hall	LAMINATE - MIDNIGHT OAK IN LIEU OF CARPET					
Master Bedroom	CARPET - OPENING NIGHT COLOUR T17					
Bedroom 2	CARPET - OPENING NIGHT COLOUR T17					
Bedroom 3	CARPET - OPENING NIGHT COLOUR T17					
Bedroom 4	CARPET - OPENING NIGHT COLOUR T17					
UNDERPAD	UPGRADE 1					
STAIRS	UPGRADED TO OAK					
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	32	
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	

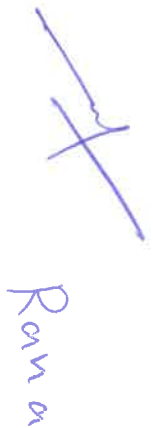
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stairs (Carpet or Oak):			UPGRADE TO OAK	✓
Stain:			STAIN TO MATCH LAMINATE AS CLOSE AS POSSIBLE	✓
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			WARM GREY	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	UPGRADE	STANDARD	- W/undermount	
Powder Room	STANDARD	STANDARD		
Master Ensuite	UPGRADE	STANDARD		
SHARED BATH	UPGRADE	STANDARD	✓ Oval undermount sinks	
ENSUITE 2	UPGRADE	STANDARD		
Other				
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	8 INCH		8 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 \$5000 administration fee plus costs				
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				
SITE:	STAYNER	LOT: 32		
PURCHASER(S):	MUHAMMAD & RANA ASIF JAVAID		OCT 12 2018	
HOME #/CELL #	905-792-1381		Date	
EMAIL:	REALTORASIFJAVAID@YAHOO.COM		Purchaser Signature Rana OCT 12 2018	
DÉCOR NOTES		Purchaser Signature Date		
FOR TRADE USE		Décor Consultant Signature Date		
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.		Vendor Signature Date		

THE GL

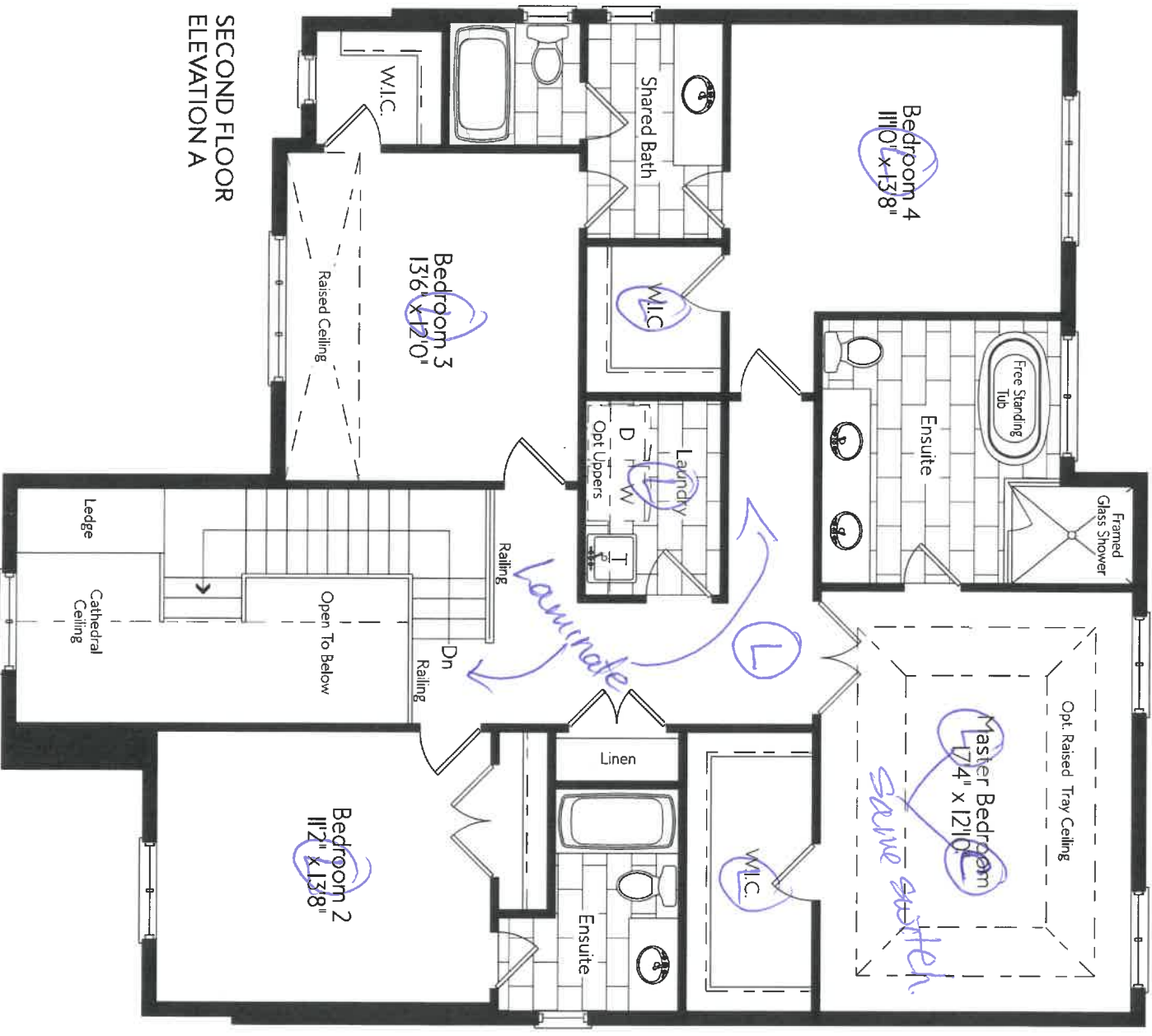
① = STANDARD

② = CAP Red R/I ADDED



6732
Oct 14/18

THE GLEN 50-06

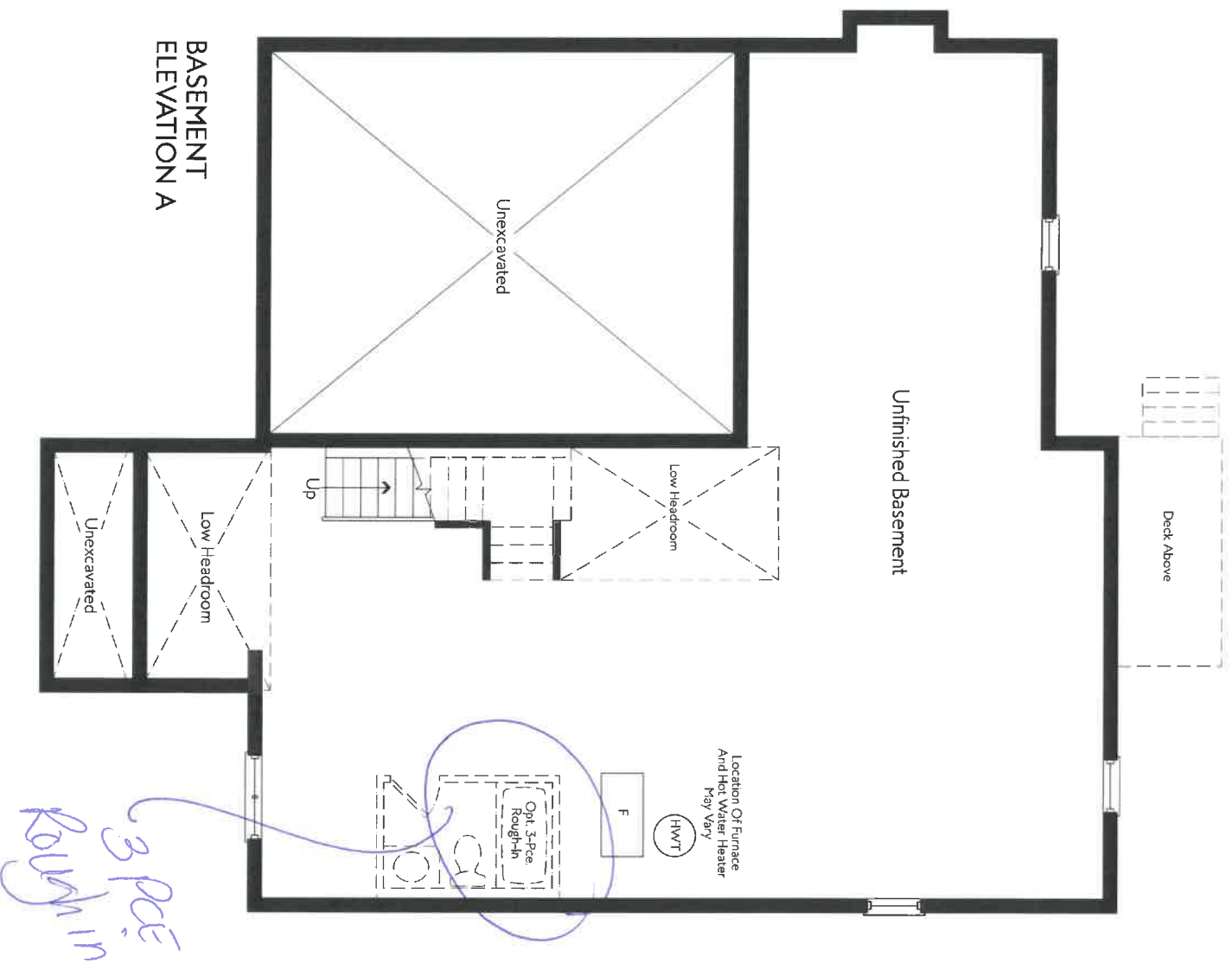


✓ Rana

BT 32/18

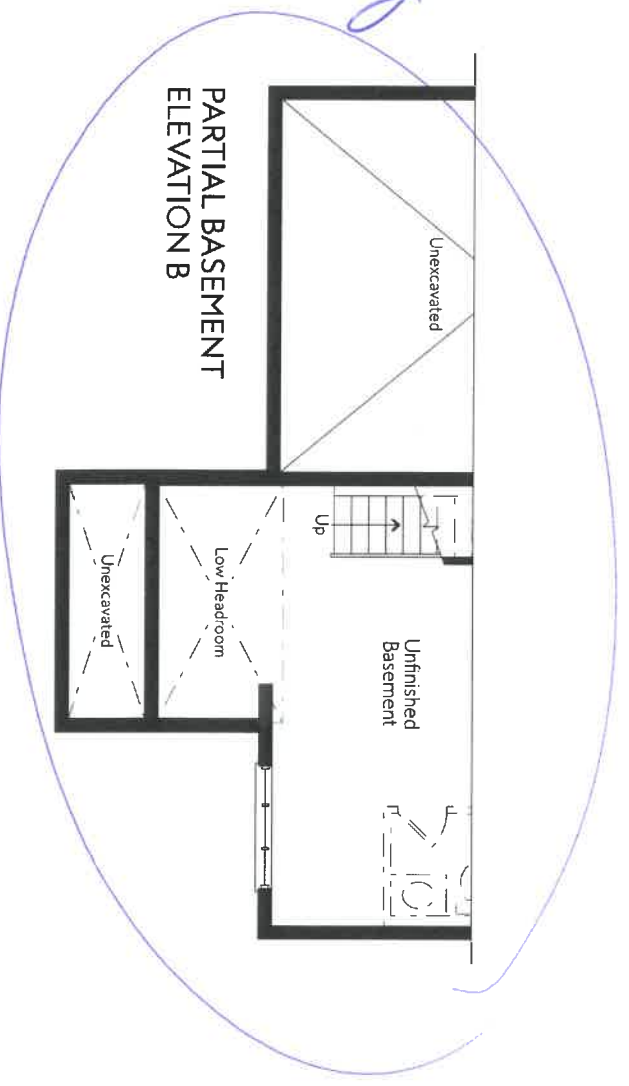
PR 12/18

THE GLEN 50-06

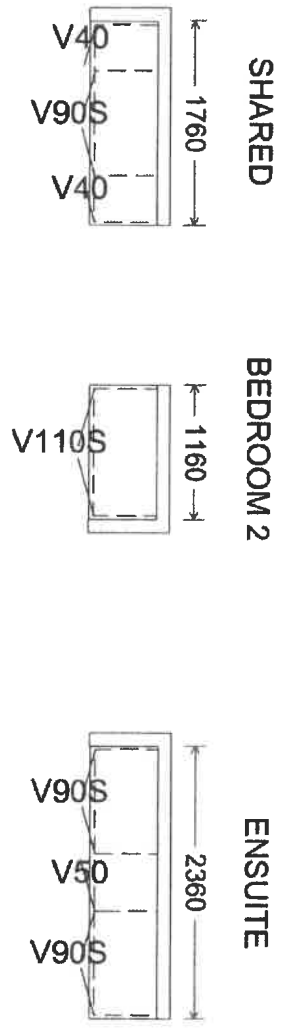
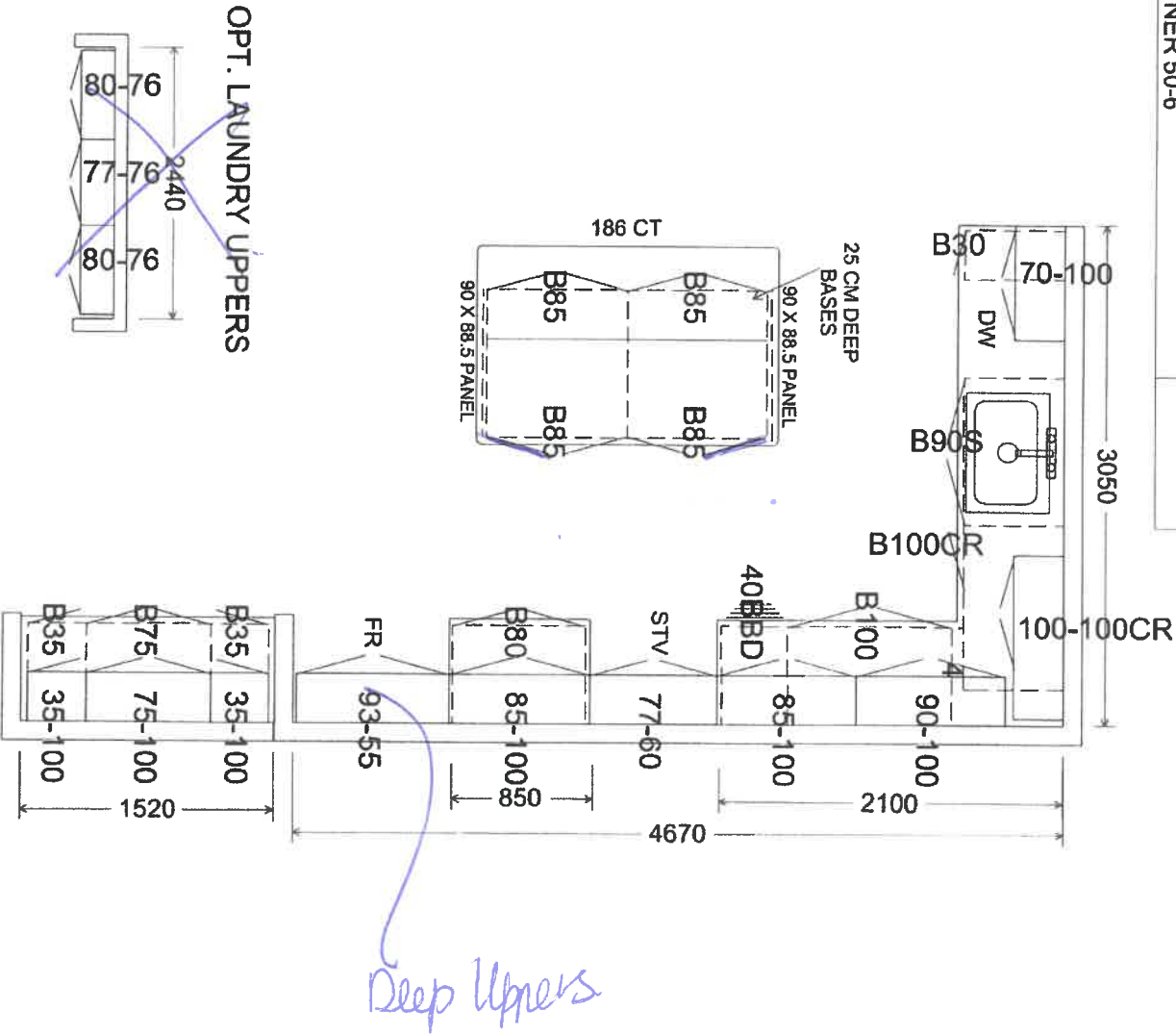


~~Rana~~

05/12/18
32
BT



NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VANCE
Date: 21/4/18		Revised:	
ZANCOR HOMES			
STAYNER 50-6			Drawing number



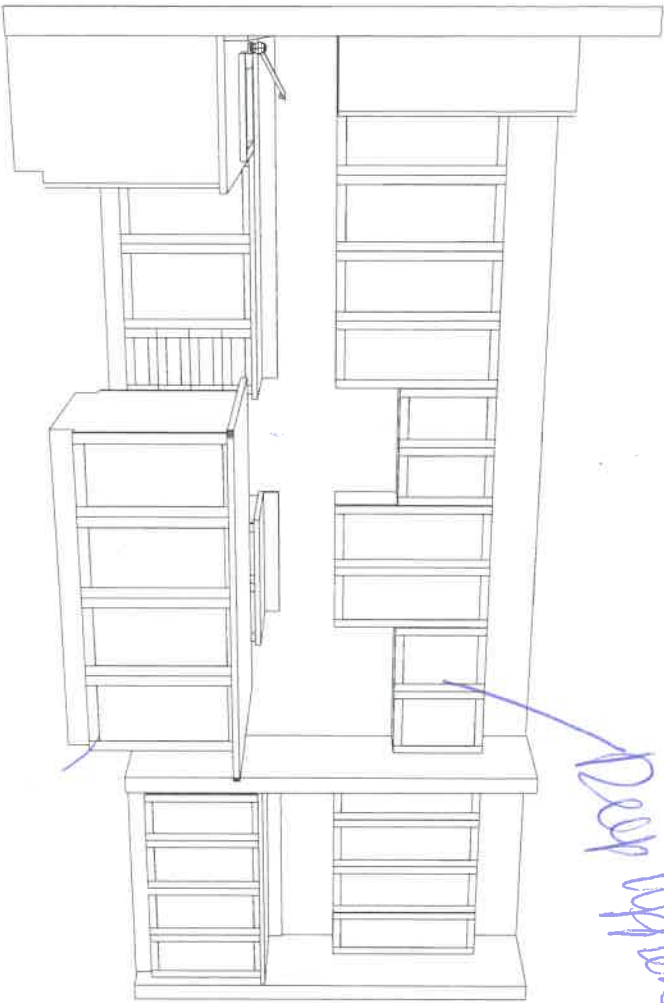
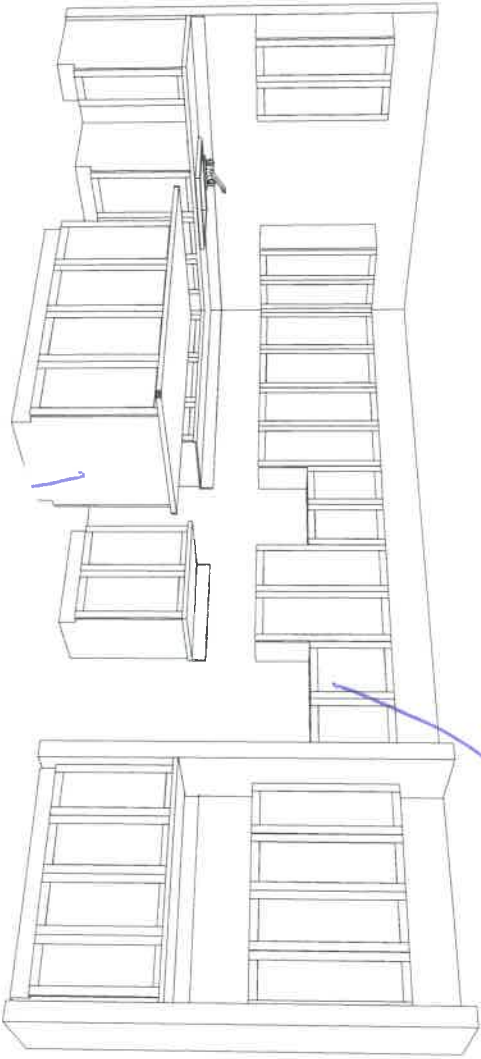
✓ Rana

lot 32 Stayner

Oct 2/18

Chilney Stone \$10000

NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 2/14/18	Drawn by: VINCE
	Revised:
ZANCOR HOMES	
Drawing number:	
STAYNER 50-6	



X

Rana

lot 32 Stayner
Oct 2/18

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

LOT

DATE



APPLIANCE ACKNOWLEDGEMENT

Wayne@Least Appliance
1748 Creststone, Hudson
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 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" 8" UP

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

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. **

RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT # 32 PURCHASER'S NAME ASIF JAVVAD

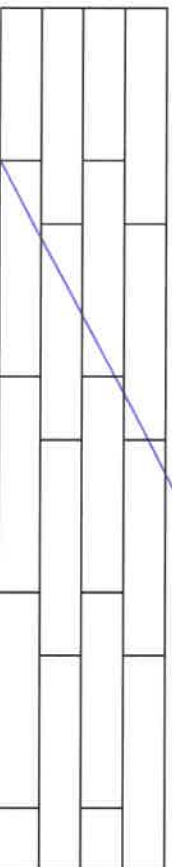
SITE NAME Shager

*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) _____

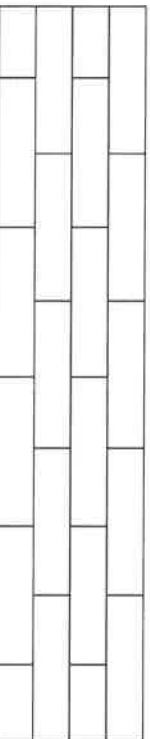
Please understand, even in using this ¼ brick installation, there may still be minimal lippage which cannot fully be eliminated.

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

** 1/4 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) _____

Backsplash

Homeowner's Signature _____

Date _____

09/12/18

Homeowner's Signature _____

Date _____

09/12/18

Décor Consultant _____

Date _____



WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

³²
~~LOT 15~~ - STAYNER (55)

DATE:

OCT 2/18

HOMEOWNER(S):

ASIF AHMED

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 ^{Preliminary} 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 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 _____, this _____ day of _____, 20 _____.

Purchaser

Witness

Rana

Purchaser

Witness