



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

PURCHASERS: Mark Hollahan and Yanny Wilson

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
5 / 2	The Blue (50-01) Elev A Opt Grnd FLR - 16' Garage	2-Nov-18

Ref#	Quantity - Description	Approved	Notes
5952	BONUS AS PER APS 3 pce stainless steel appliances with white top load washer & dryer Stainless steel under cabinet hood fan Decor Dollars	30Jul18	
5953	16 FOOT GARAGE DOOR *Included as per APS	30Jul18	
5954	3 PCE ROUGHIN IN BASEMENT	30Jul18	
5955	OAK STAIRS IN LIEU OF CARPET GRADE STAIRS (MAIN TO SECOND, MAIN TO BASEMENT)	30Jul18	
5956	KITCHEN CABINETS - UPGRADE 1 CABINETS DEEP UPPERS WITH GABLES BUILT IN MICROWAVE IN ISLAND SOFT CLOSE TO ALL DOORS LARGE CROWN AND RISER ABOVE UPPER CABINETS TO CEILING DELET UPPERS ABOVE STOVE FOR FUTURE CHIMNEY	30Jul18	
5957	KITCHEN CABINETS - UPPER ANGLE CABINET WITH CLEAR GLASS DOOR **STD WHITE INTERIOR VALANCE TO ACCMODATE PUCK LIGHTS TWO TONE KITCHEN - ISLAND TO BE STONE GREY	30Jul18	
5958	ELECTRICAL - 6 PUCKLIGHTS IN KITCHEN - SEE SKETCH FOR LOCATION	30Jul18	
5959	ELECTRICAL - PLUG ON SEPARATE CIRCUIT FOR BUILT IN MICROWAVE IN ISLAND	30Jul18	
5961	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR	30Jul18	
5962	KITCHEN - BACKSPLASH - UPGRADE 2, BRICK PATTERN ***INCLUDES BEHIND CHIMNEY	30Jul18	
5963	COUNTERTOPS - KITCHEN - UPGRADE TO STONE **INCLUDES BLANCO HORIZON UNDERMOUNT SINK MASTER ENSUITE - UPGRADE TO STONE **INCLUDES OVAL UNDERMOUNT MAIN BATH - UPGRADE TO STONE **INCLUDES OVAL UNDERMOUNT	30Jul18	
5964	FIREPLACE - ADD MARBLE SURROUND	30Jul18	
5965	STAIN STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE (2 FLIGHTS) ***PAINT PICKETS WHITE****	30Jul18	
6286	ELECTRICAL - ADD 9 LED POTLIGHTS 5 IN KITCHEN ON SEP SWITCH, STD TO REMAIN 4 IN FAMILY ROOM ON SEP SWITCH, STD TO REMAIN	01Nov18	
6287	PLUMBING - ADD 3 PCE ROUGHIN IN BASEMENT	01Nov18	
6288	ADMIN FEE FOR LATE CHANGE	01Nov18	

ZANCOR HOMES COLOUR CHART

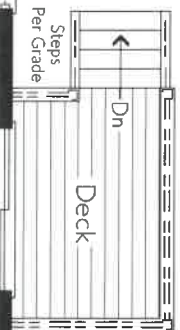
CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	CAMBRIDGE MDF - WHITE (1)	H500P	NEW CLADONIA GRANITE		
Island	CAMBRIDGE MDF - STONE GREY (1)	H500P	NEW CLADONIA GRANITE		
Master Ensuite	EURO HIGH GLOSS - WHITE (STD)	H500C	K609 K-STONE		
Main	EURO HIGH GLOSS - GREY/BEIGE (STD)	H500C	K617 K-STONE		
Laundry	N/A	N/A	N/A		
Basement Bath	N/A	N/A	N/A		
TILES					
Kitchen Floor	ALLURE GREY 12 X 24 BRICK (STD)		INSERTS	THRESHOLDS	
Breakfast Floor	ALLURE GREY 12 X 24 BRICK (STD)				
Kitchen Bk.Splash	COLOURS & DIMENSIONS TENDER GREY 4 X 12 (2) BRICK				
Main Foyer	ALLURE GREY 12 X 24 BRICK (STD)				
Main Hall	ALLURE GREY 12 X 24 BRICK (STD)				
Powder Room	ALLURE GREY 12 X 24 BRICK (STD)				
Laundry	NEW BYZANTINE GREY 12 X 24 BRICK (STD)				
Mud Room	ALLURE GREY 12 X 24 BRICK (STD)				
Basement Foyer	LAMINATE				
Mstr Ensuite Floor	ALLURE ANTHRACITE 12 X 24 BRICK (STD)				
Mstr Ens SHOWER Wall	CINO GREY 8 X 10				
SHOWER JAMB	BIANCO CARRARA				
Shower Floor	WHITE 2 X 2				
Main Bath Floor	NEW BYZANTINE GREY 12 X 24 BRICK (STD)				
Main Bath Tub Wall	UNIWALL TENDER GREY 8 X 10				
2nd Ensuite Wall	N/A				
2nd Ensuite Shower	N/A				
Basement Ensuite Floor	N/A				
Basement Ensuite Wall	N/A				
HARDWOOD / CARPET					
Living Room	N/A				
Dining Room	LAMINATE - LEXINGTON ROCKINHAM OAK				
Family/Great Room	LAMINATE - LEXINGTON ROCKINHAM OAK				
Den/Study/parlour	N/A				
Kitchen *(Waiver)	TILE				
Main Foyer *(Waiver)	TILE				
Main Hall	TILE				
Upper Hall	OPENING NIGHT T-03				
Master Bedroom	OPENING NIGHT T-04				
Bedroom 2	OPENING NIGHT T-05				
Bedroom 3	OPENING NIGHT T-06				
Bedroom 4	OPENING NIGHT T-07				
Carpet Underpad	STANDARD				
Basement Foyer	OPENING NIGHT T-07				
FIREPLACES					
LOCATION	GREAT ROOM	MANTLE	NF8		
INSERT & SURROUND	BIANCO CARRARA	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 (55)	5	
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

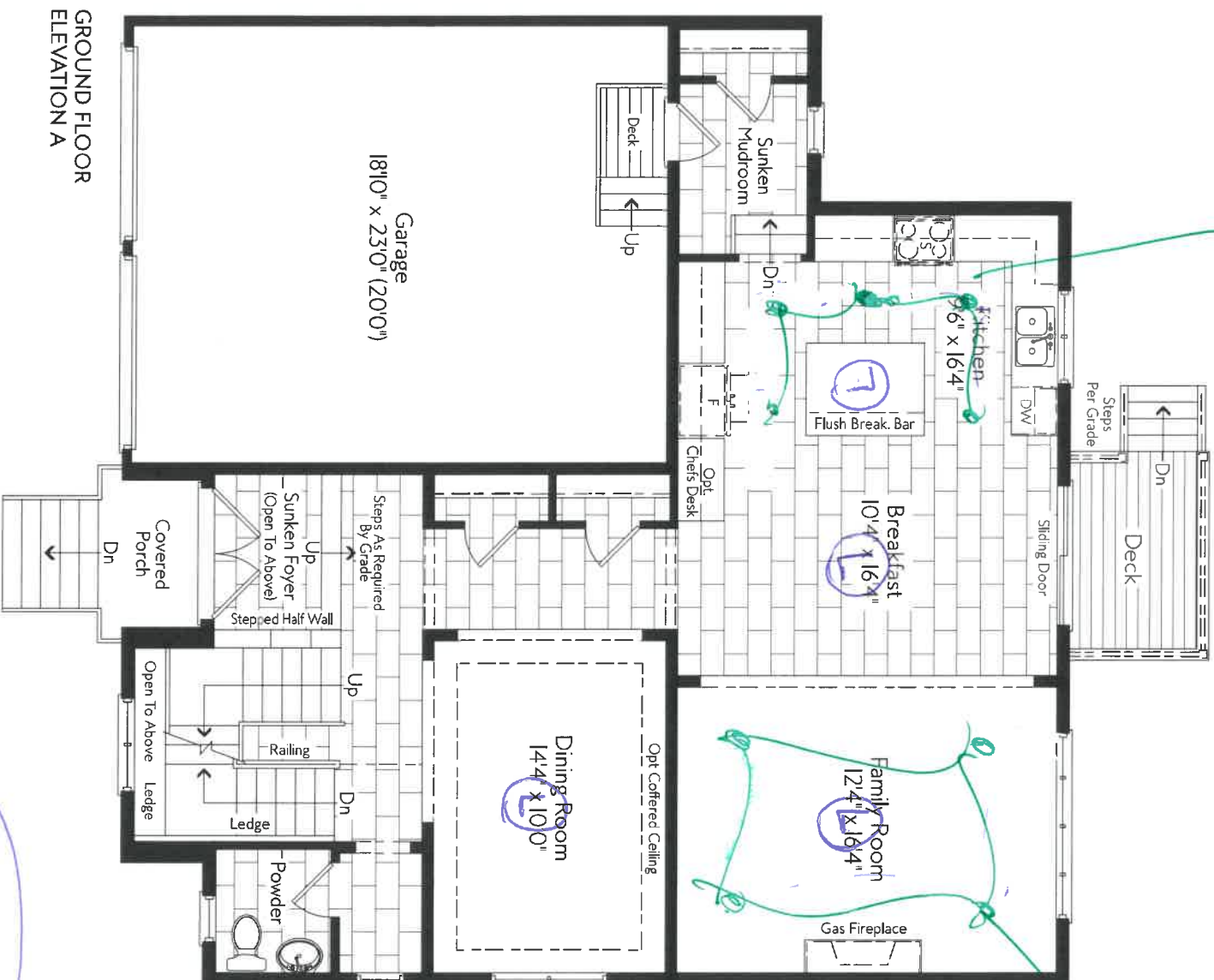
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	STAIN STAIRS, HANDRAIL, TREADS, RISERS, STRINGERS TO MATCH LAMINATE AS CLOSE AS POSSIBLE		
PAINT	PAINT PICKETS ONLY - WHITE		
Main to 2nd & Basement Railing :	STANDARD STYLE - PAINT GRADE		
STAIRS	OAK STAIRS FROM MAIN TO SECOND & MAIN TO BASEMENT		
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
THROUGHOUT	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE SINK	STANDARD	HORIZON UNDERMOUNT, DOUBLE BOWL 8"D
Powder Room	STANDARD	STANDARD	
Master Ensuite	UPGRADE SINKS	STANDARD	OVAL UNDERMOUNT
Main	UPGRADE SINKS	STANDARD	OVAL UNDERMOUNT
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	NO	DECLINED	
WATERLINE to Fridge	NO		
Hood Fan Venting SIZE	6 INCH		
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	YES		PLUG FOR BUILT IN MICROWAVE
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 (55)	LOT: 5	
PURCHASER(S):	MARK W. HOLLAHAN YANIRY WILSON		X JUNE 25 2018
HOME #/CELL #	705-606-1667 YANIRY@MSN.COM		X JUNE 25 2018
EMAIL:			
DÉCOR NOTES			
FOR TRADE USE			
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 2 OF 2 ***			
Vendor Signature		Date	

THE BRUCE 50-04

5 slots



4 slots



Lot 5 stays

Yes



let 5 stygar

Yes



Unfinished Basement

Low Headroom

Unexcavated

Location Of Furnace And Hot Water Heater May Vary

F

HWT

Low Headroom

Unexcavated

Finished Area

Up

Railing

Opt. 3-Pce Rough-In

Ledge

BASEMENT
ELEVATION A

let 66 stay
R/T 3 pce

THE BRUCE 50-04

Unexcavated

Location Of Furnace And Hot Water Heater May Vary

F

HWT

Low Headroom

Unexcavated

Finished Area

Up

Railing

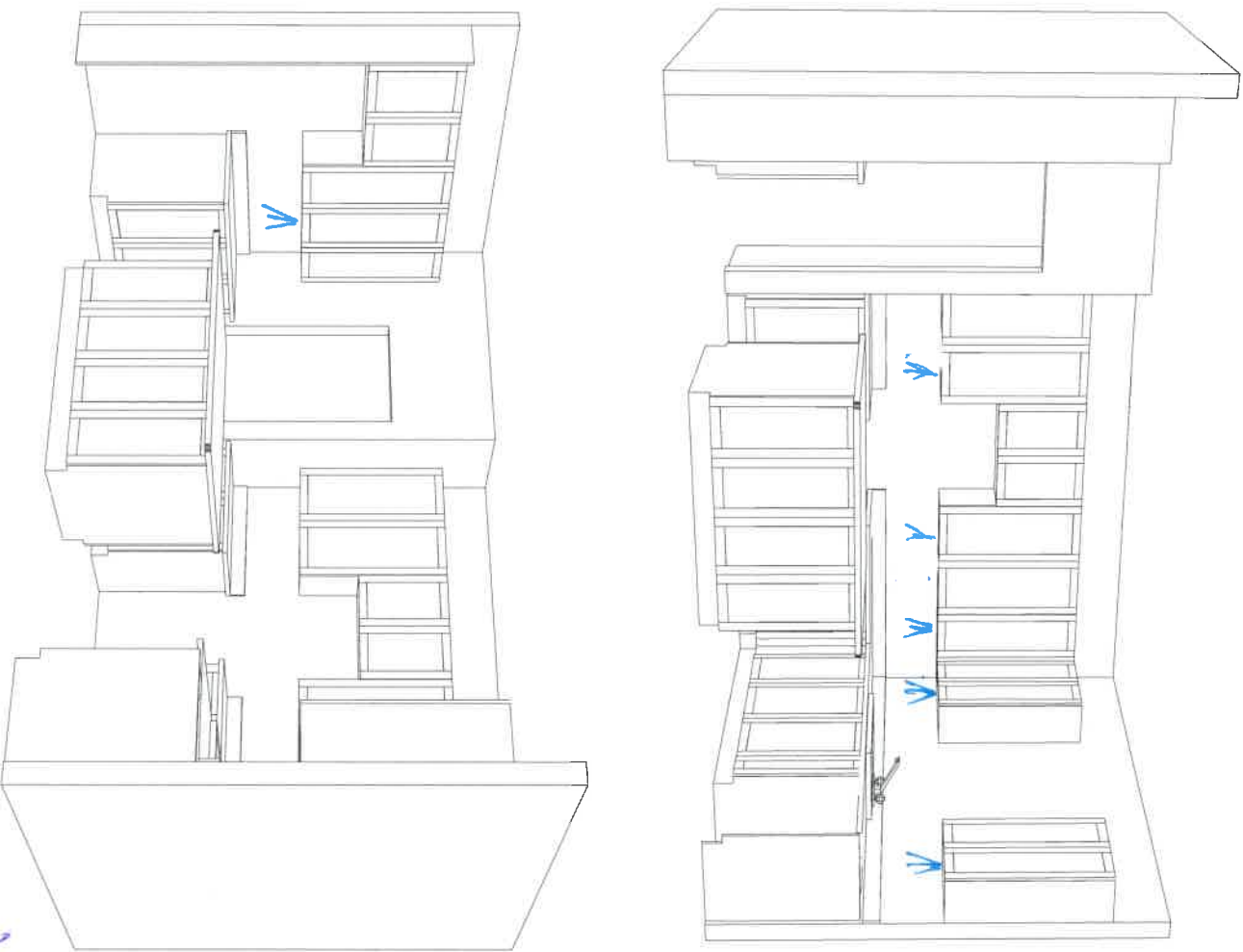
Opt. 3-Pce Rough-In

Ledge

PARTIAL BASEMENT
ELEVATION B

yes

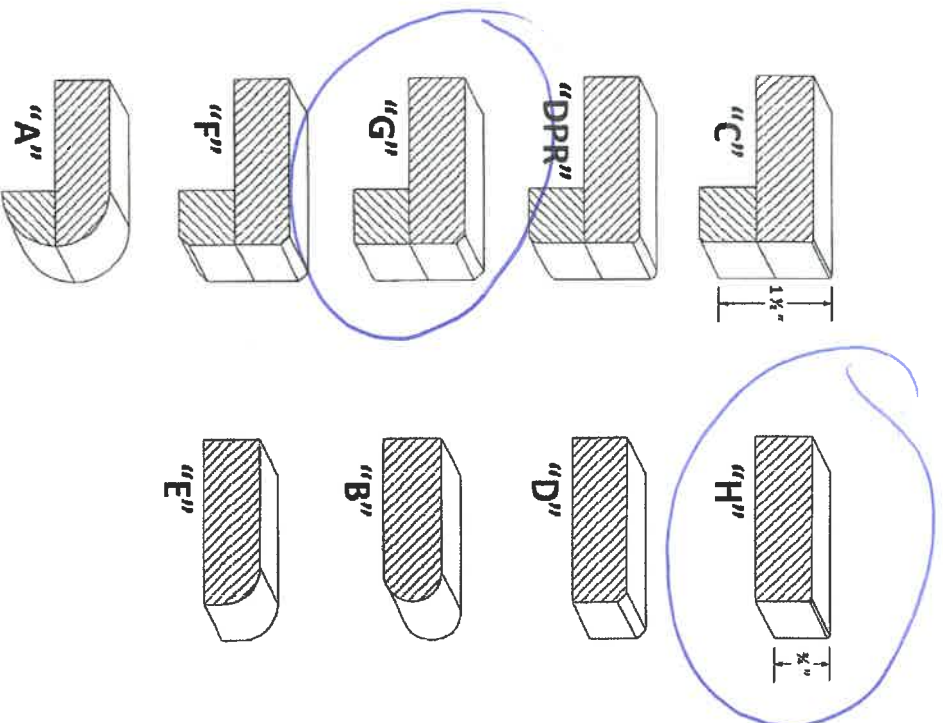
NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VINCE
Date: 2/13/18		Revised:	
ZANCOR HOMES			
STAYNER 50-4			Drawing number:



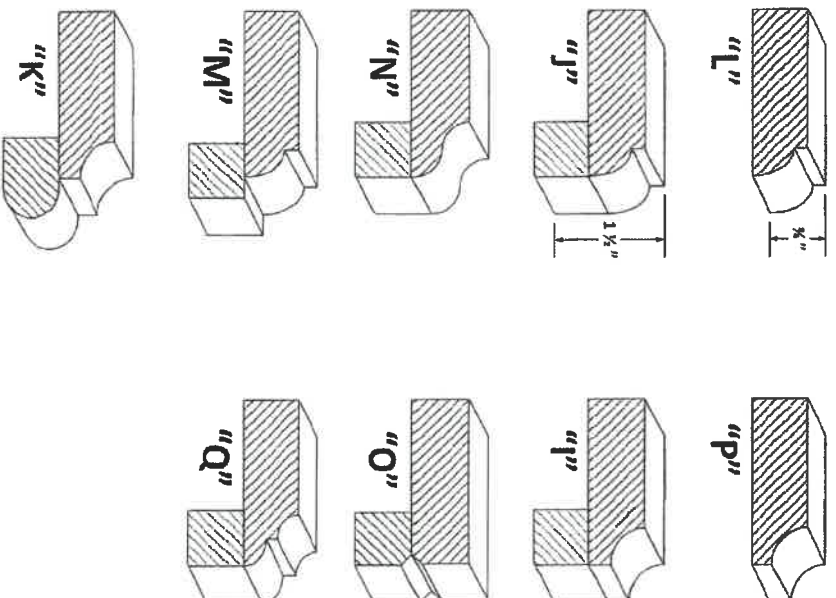
5 Stayner

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



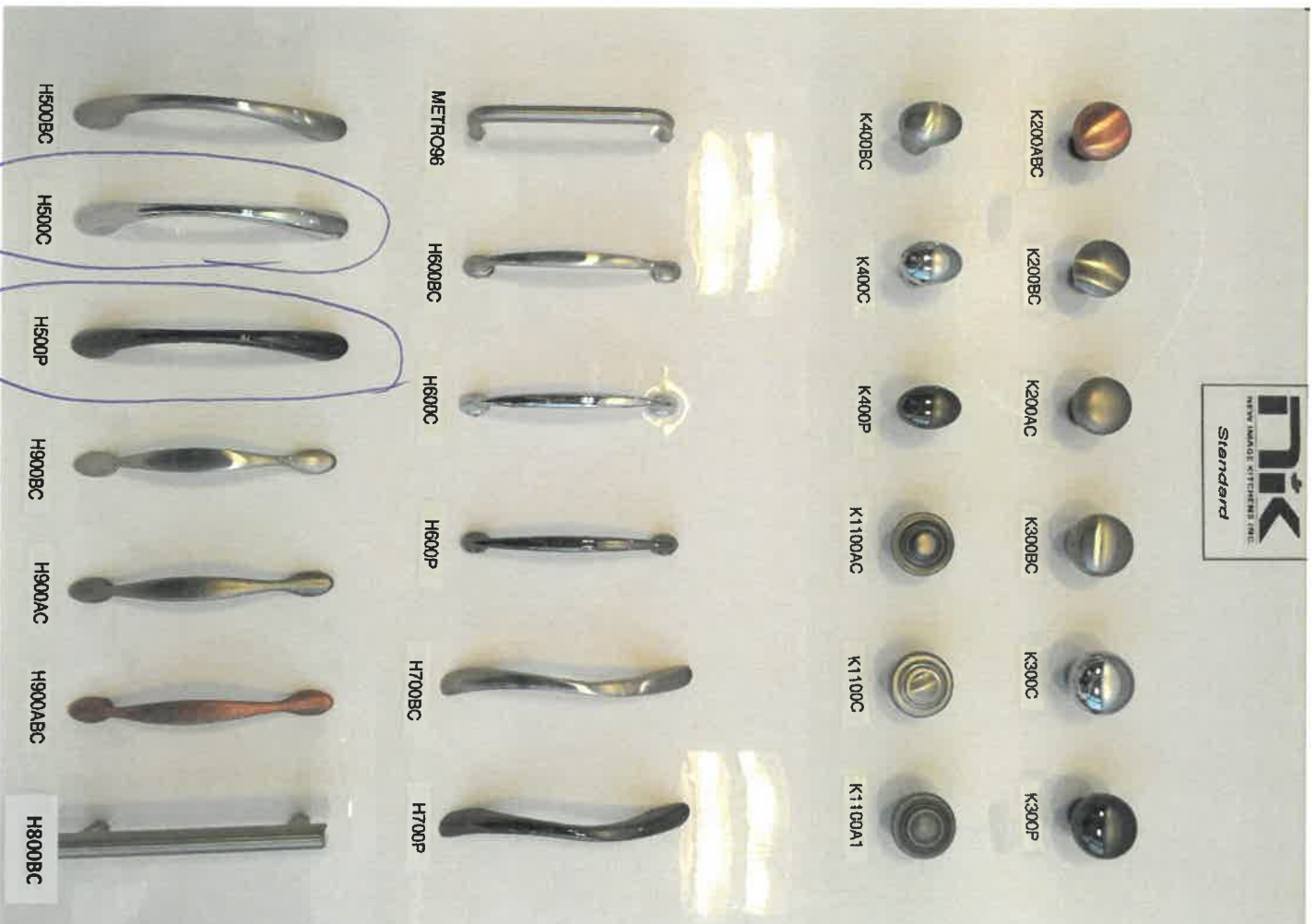
Lot 5

Shayner (55)
LOT / SITE

MA / JP
PURCHASER SIGNATURE

STANDARD CABINET HARDWARE

(New Image Kitchens)



Kitchen
Main
Master

Lot 5
Stager

Hyp

Hyp



WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

LOT 5 – STAYNER (55)

DATE:

June 5/18

HOMEOWNER(S):

MARK W. HOLLAHAN + KIMLEY WILSON

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).

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 14 day of June, 2018

Purchaser

Witness

Purchaser

Witness



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

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"

pa st

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 *Purchased.*

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
in island.

DATE

June 14/18

SITE

Stuyvesant (55)

LOT

5

** 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****

SITE Stayer (55)

LOT 5

DATE June 14/18