



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

PURCHASERS: Karolina Gabov and Vitaliy Gabov

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
10 / 2	The Glen(5006) Elev B	6-Nov-18

Ref#	Quantity - Description	Approved	Notes
5991	BONUS IN APS 3 pce stainless steel appliances with white top load washer and dryer Stainless steel under cabinet hood fan Decor Dollars	30Jul18	
5992	OAK STAIRS IN LIEU OF CARPET GRADE	30Jul18	***RISERS AND STRINGERS TO BE PAINT GRADE
5993	SMOOTH CEILINGS ON MAIN FLOOR AND UPPER HALL	30Jul18	
5994	FRAMLESS GLASS SHOWER IN MASTER ENSUITE	30Jul18	
5995	SHIFT OVER ONE BASEMENT WINDOW - LOCATION AS PER SKETCH 30Jul18 Note:	30Jul18	THIS ITEM HAS BEEN CANCELLED
THIS ITEM HAS BEEN CANCELLED			
5996	CHANGE LOCATION / SWING OF POWDER ROOM DOOR - SEE SKETCH	30Jul18	
5997	ELECTRICAL - CAPPED ROUGHIN WITH SWITCH FOR FUTURE VALANCE LIGHTING IN KITCHEN	30Jul18	
5998	ELECTRICAL - ADD CAPPED ROUGH IN OVER THE ISLAND ***STANDARD KITCHEN LIGHT TO BE INSTALLED OVER THE ISLAND ON SAME SWITCH AS CAPPED	30Jul18	
5999	ELECTRICAL - LED POTLIGHT IN FAMILY ROOM **CENTRE WITH WINDOW ON SEP SWITCH, STANDARD TO REMAIN	30Jul18	
6000	ELECTRICAL - LED POTLIGHT IN BREAKFAST **CENTRE WITH SLIDING DOOR ON SEP SWITCH, STANDARD TO REMAIN	30Jul18	
6001	ELECTRICAL - LED POTLIGHT IN KITCHEN **CENTRE WITH STOVE ON SEP SWITCH, STANDARD TO REMAIN	30Jul18	
6002	ELECTRICAL - CAPPED WALL SCONCES ON EITHER SIDE OF FIREPLACE ON SEP SWITCH	30Jul18	
6003	3 PCE ROUGHIN IN BASEMENT	30Jul18	
6004	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR	30Jul18	
6005	LAMINATE - UPGRADE TO LAMINATE IN KITCHEN / BREAKFAST IN LIEU OF TILE	30Jul18	
6006	KITCHEN - 12 INCH DEEP PANTRY (5 FEET WIDE) - SEE SKETCH	30Jul18	
6007	KITCHEN - TWO TONE CABINETS **UPGRADE 1 **All upper cabinets, fridge uppers/gable and pantry to be white **All lowers & island to be Maple, new grey	30Jul18	
6008	8 FOOT HIGH DOORS ON THE MAIN FLOOR (x4)	30Jul18	
6009	RAILINGS - UPGRADE 1 SQUARE 1-3/4" PICKETS AND SQUARE POST **PICKETS OT BE PAINT GRADE	30Jul18	
6010	STAIN STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE **PAINT PICKETS WHITE	30Jul18	**PICKET, RISERS & STRINGERS WHITE
6011	DELETE CERAMIC ACCESSORIES	30Jul18	

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LOT / PHASE	HOUSE TYPE	PRINT DATE
10 / 2	The Glen(5006) Elev B	6-Nov-18

(16 FT GARAGE)

Ref#	Quantity - Description	Approved	Notes
6012	KITCHEN - ADD 12" WIDE BY 24" DEEP PANTRY BESIDE FRIDGE **SHIFT OVER FRIDGE & ALL OTHER CABINETS ON THAT WALL BY PANTRY SIZE OF 12" (SEE KITCHEN LAYOUT) **12 INCH CABINETS WHERE PANTRY IS NOW GOING, RELOCATE & INSTALL THEM TO END OF SINK WALL	30Jul18	**SHIFT KITCHEN ISLAND AS PER SKETCH
6013	ELECTRICAL - ADD CAPPED ROUGHIN IN CEILING OF PORCH	30Jul18	
6014	KITCHEN - DEEP UPPERS WITH GABLES ABOVE FRIDGE	30Jul18	
6208	16 FOOT GARAGE DOOR *As per APS	21Sep18	
6380	ALL BASEMENT WINDOWS ARE TO REMAIN AS PER STANDARD PLAN **THE SHIFTING OF WINDOW IN BASEMENT AS NOW BEEN CANCELLED - ORIGINAL PURCHASER TO RECEIVE A CREDIT ON CLOSING.	06Nov18	

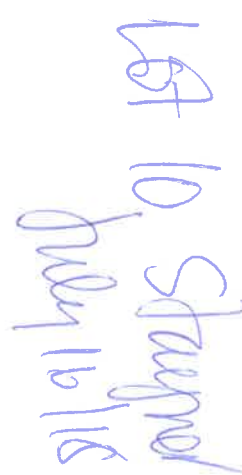
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NCOR HOMES COLOUR CH

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen & Serveny						
UPPERS/FRIDGE/PANTRY	SIERRA MDF - WHITE (1)	H800BC	7735-58			
Island & LOWERS	SIERRA MAPLE - NEW GREY (1)	H800BC	7735-58			
Master Ensuite	SIERRA OAK - TIMBER GREY	H800BC	7735-58			
Ensuite 2	SIERRA OAK - TIMBER GREY	H800BC	7735-58			
Shared Bath	SIERRA PVC - WHITE	H800BC	4886-38			
Laundry 2nd floor	N/A					
TILES						
Kitchen Floor	LAMINATE		INSERTS	THRESHOLDS		
Breakfast Floor	LAMINATE					
Kitchen Bk.Splash	N/A					
Main Foyer	CALCATTa GRIS 20 X 20 (STD) **BRICKED SQUARE TILE					
Main Hall	LAMINATE					
Powder Room	CALCATTa GRIS 20 X 20 (STD) **BRICKED SQUARE TILE					
Laundry 2nd floor	CALCATTa GRIS 20 X 20 (STD) **BRICKED SQUARE TILE					
Mud Room	CALCATTa GRIS 20 X 20 (STD) **BRICKED SQUARE TILE					
Basement Foyer	N/A					
Mstr Ensuite Floor	CALCATTa GRIS 20 X 20 (STD) * BRICKED SQUARE TILE					
Mstr Ensuite Shower Wall	UNIWall TENDER GREY 8 X 10					
Master Shower Floor	WHITE 2 X 2					
Mstr Ensuite Shower Jamb	PERLATO					
Ensuite 2 Bath Floor	NEW BYZANTINE GREY 12 X 24 BRICK (STD)					
Ensuite 2 Tub Wall	UNIWall TENDER GREY 8 X 10					
Shared Bath Floor	NEW BYZANTINE AZZURO 12 X 24 BRICK (STD)					
Shared Bath Wall	UNIWall WHITE 8 X 10					
HARDWOOD / CARPET						
Living Room	LAMINATE - UPGRADE COLOUR - SANDY VALLEY OAK					
Dining Room	LAMINATE - UPGRADE COLOUR - SANDY VALLEY OAK					
Family	LAMINATE - UPGRADE COLOUR - SANDY VALLEY OAK					
Den/Study/parlour	N/A					
Kitchen *(Waiver)	LAMINATE - UPGRADE COLOUR - SANDY VALLEY OAK					
Main Foyer *(Waiver)	TILE					
Main Hall	LAMINATE - UPGRADE COLOUR - SANDY VALLEY OAK					
Upper Hall	OPENING NIGHT CARPET - COLOUR T04					
Master Bedroom	OPENING NIGHT CARPET - COLOUR T04					
Bedroom 2	OPENING NIGHT CARPET - COLOUR T04					
Bedroom 3	OPENING NIGHT CARPET - COLOUR T04					
Bedroom 4	OPENING NIGHT CARPET - COLOUR T04					
UNDERPAD	STANDARD					
STAIRS	OAK STAIRS					
FIREPLACES						
LOCATION	FAMILY ROOM	MANTLE	NF8			
INSERT & SURROUND	N/A	HEARTH	N/A			
MIRRORS & ACCESSORIES						
Mirrors	YES	Crown Moulding	N/A			
Bathroom Accessories	DELETE	Location	N/A			
Purchaser has reviewed the colour chart				Site/Lot		
FOR TRADE USE				STAYNER 10		
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		

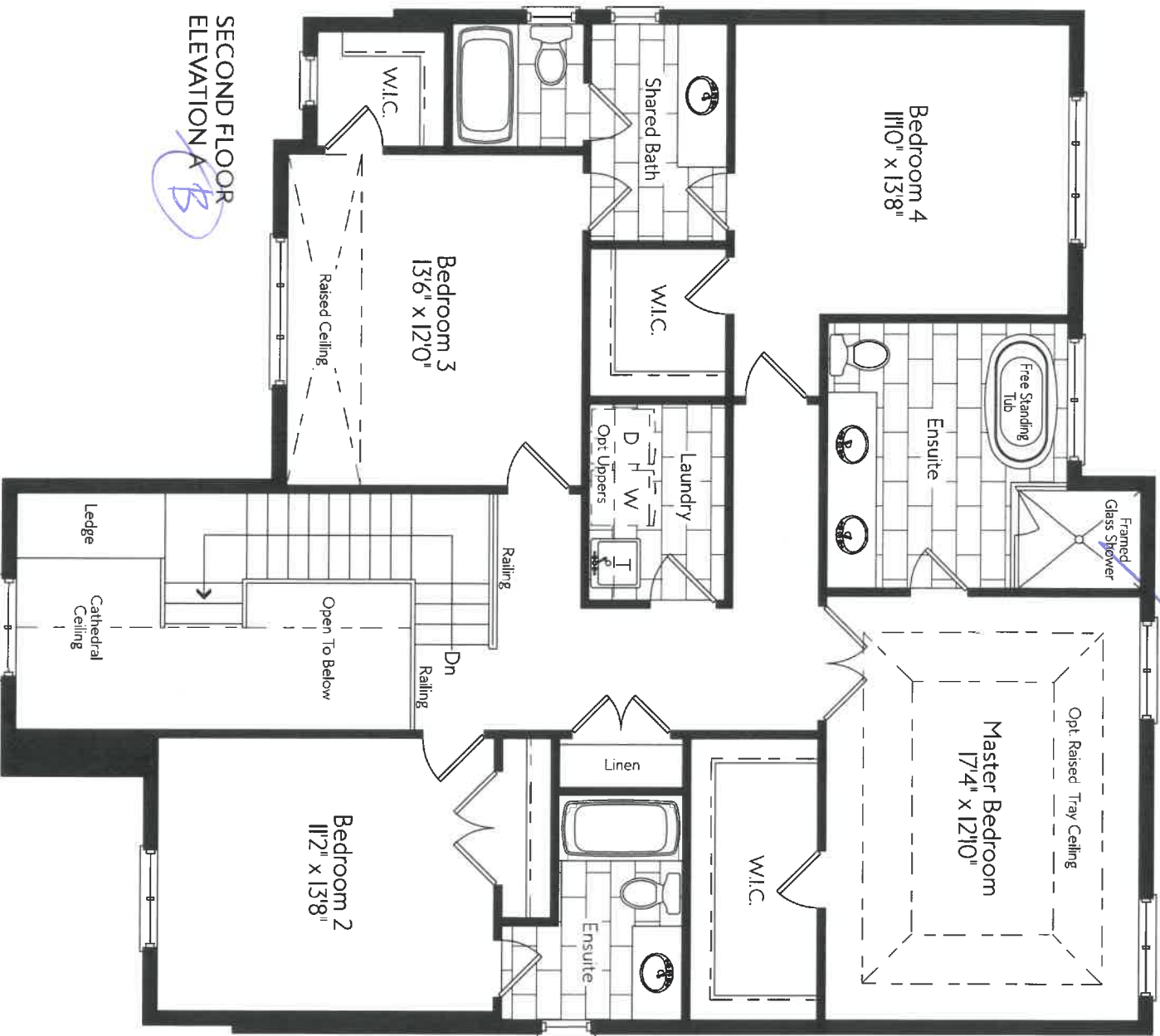
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stairs (CARPET OR OAK):		UPGRADE TO OAK STAIRS							
Stain:		STAIN TO MATCH LAMINATE AS CLOSE AS POSSIBLE **PAINT PICKETS, RISERS & STRINGERS WHITE							
Main to 2nd Railing Details:		UPGRADE 1 - 1.5/16" SQUARE PAINT GRADE PICKETS; SQUARE OAK POST & OVAL OAK HANDRAIL							
Main to Basement Railing Details:		N/A							
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD STYLE - MAIN FLOOR TO HAVE X4 8 FOOT HIGH DOORS							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
Kitchen/Breakfast		WARM GREY							
PLUMBING- UPGRADES TO BE DETAILED ON PES									
KITCHEN		FIXTURES	FAUCETS	NOTES					
Kitchen		STANDARD	STANDARD						
Powder Room		STANDARD	STANDARD						
Master Ensuite		STANDARD	STANDARD						
ensuite 2		STANDARD	STANDARD						
Shared Bath		STANDARD	STANDARD						
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 TO STOVE & BBQ		NO	DECLINED						
WATERLINE to Fridge		NO	DECLINED						
Hood Fan Venting SIZE		6 INCH							
ELECTRICAL for Built-in Oven		NO							
ELECTRICAL for Built-in Micro / OTR		NO		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	LOT: 10						
PURCHASER(S):		VITALY GABOV KAROLINA GABOV		JULY 24 2018					
HOME #/CELL #		416-938-0934		Date					
EMAIL:		KAROLINAGABOV@GMAIL.COM		Date					
DÉCOR NOTES				Date					
FOR TRADE USE									
Any upgrades in the colour chart must be accompanied with a PES.				D décor Consultant Signature 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.				Vendor Signature Date					



THE GLEN 50-06

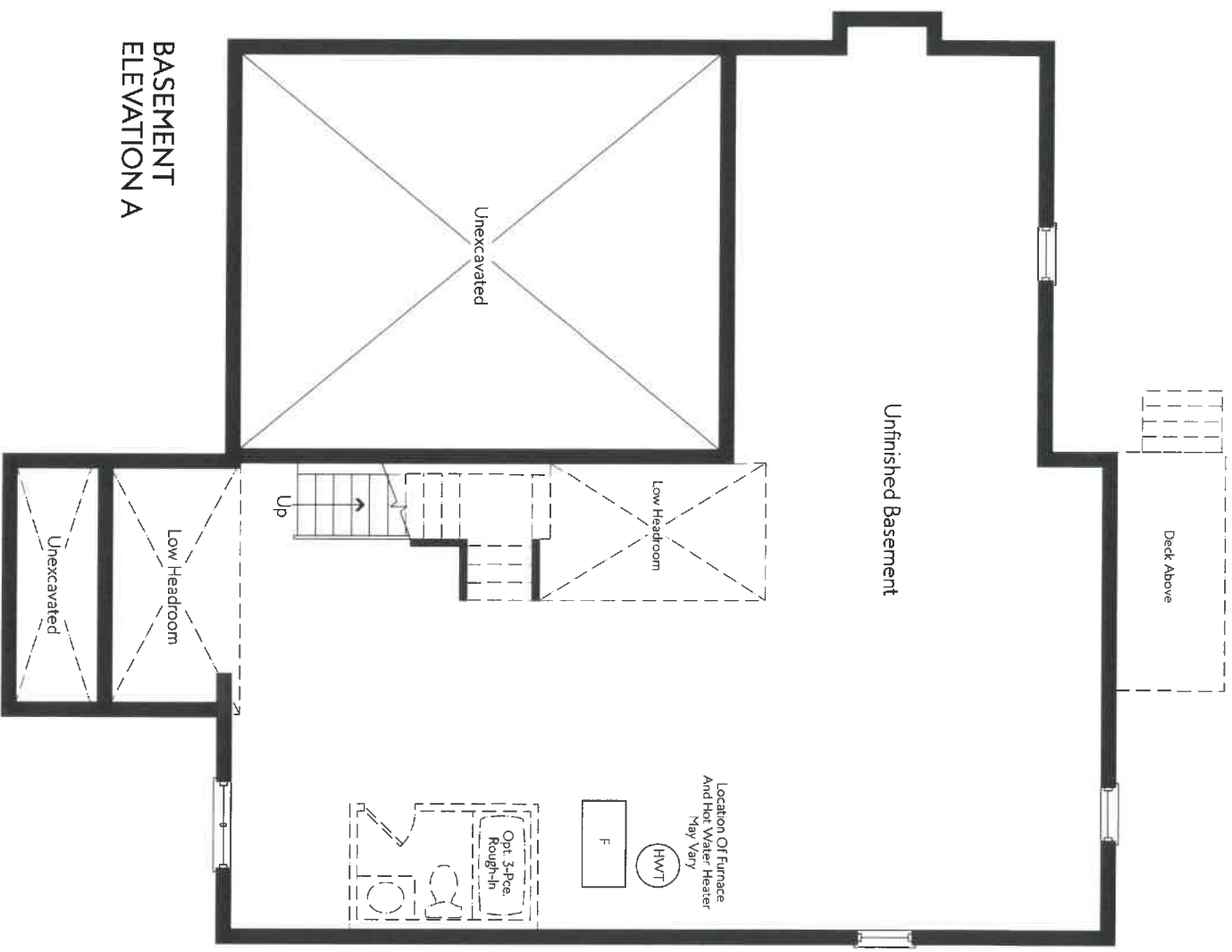
FRAMES



let 10 Stager
july 16/18

1/2

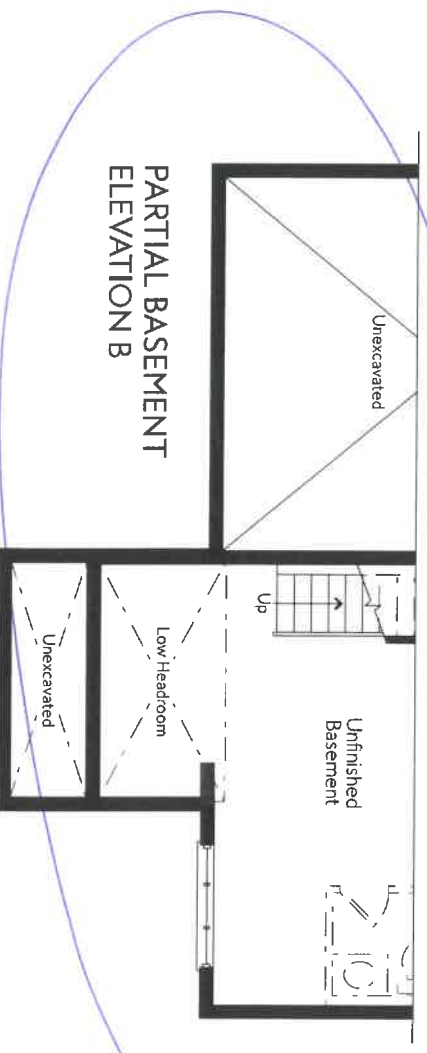
THE GLEN 50-06



BASEMENT
ELEVATION A

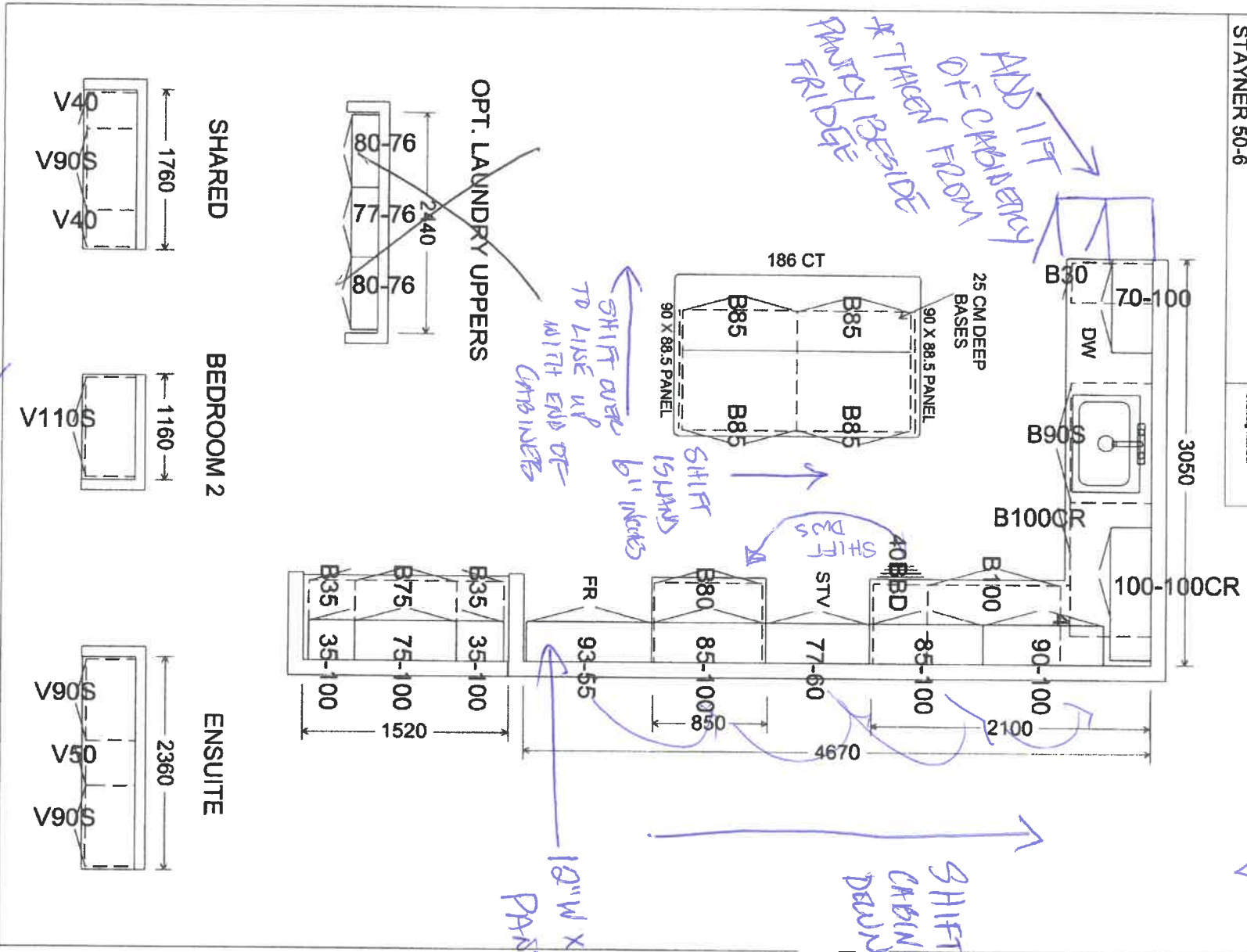
Lot 10 Stagner
July 16/18

K/L
7/2



PARTIAL BASEMENT
ELEVATION B

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



* Pantry (5' W x 12' D)
@ Rubber Room Wall

Let to Stayner 1/2
July 16/18

July 24/18
K6/1

STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT 10

DATE July 16/18

K5
1/4

THE GLEN 50-06

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



ELEVATION B

All images are artist's concept only.

Capped
light brown
on porch
ceiling

let to Stagner

July 16/18

5/14



APPLIANCE ACKNOWLEDGEMENT

Wayne @ East Appliances
905-303 6909.
1748 Oakstone Rd.
Vaughan.

- ▶ 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 Zanacor Homes with the correct specification for each appliance where it exceeds the standard openings. Zanacor 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 165 V/L
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"

*500 CFM
REQUIRED IF
GAS STOVE
REQUIRED*

**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 165 V/L
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 16/18* **STAYNER (55)** *10*

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, TARION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

STAYNER (55)

SITE

LOT

DATE

RELEASE FORM
BRICK/Joint PATTERN INSTALLATION

LOT # 10 PURCHASER'S NAME GABBY

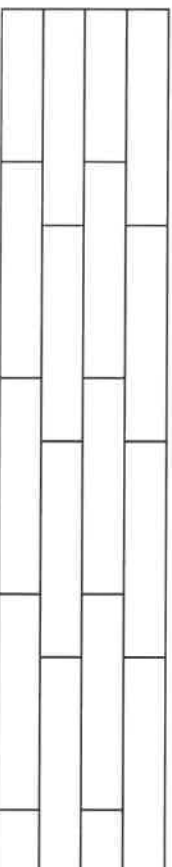
SITE NAME Stanger

*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.



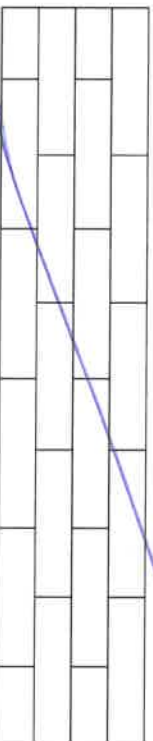
Location(s) Mud
Foyer
Pantry

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 K Gabby

Date July 16/18

Homeowner's Signature [Signature]

Date July 16/18

Décor Consultant _____

Date _____