



CONSTRUCTION SUMMARY

PURCHASE: **TINA PARAS MAKWANA**

The Villages in Stayner - Zancor Homes (Stayner) Limited

TEL: RES **416 717 3515**

LOT / PHASE	HOUSE TYPE	PRINT DATE
38 / 2	50-05 (C)	10-Dec-18

Ref#	Quantity	Description	Approved	Notes
6469		LAMINATE - UPGRADE COLOUR ON MAIN FLOOR	10Dec18	
6470		STAIRS TO TO BE FINISHED WITH CLEAR COAT VARNISH ONLY, NO STAIN **PURCHASERS ACCEPTS THAT THE COLOUR OF THE STAIR WILL NOT MATCH THE COLOUR OF THE LAMINATE FLOORING	10Dec18	
6471		KITCHENM - POT DRAWERS	10Dec18	
6472		TILES - UPGRADE 6 IN FOYER	10Dec18	
6473		MASTER ENSUITE - VANITY BANK OF DRAWERS	10Dec18	
6474		BONUS 3 pce stainless steel appliances with white top loading washer and dryer Stainless steel under cabinet hood fan Bonus money to be used at time of colour selection from Builders standard samples *As per Schedule E in APS	10Dec18	

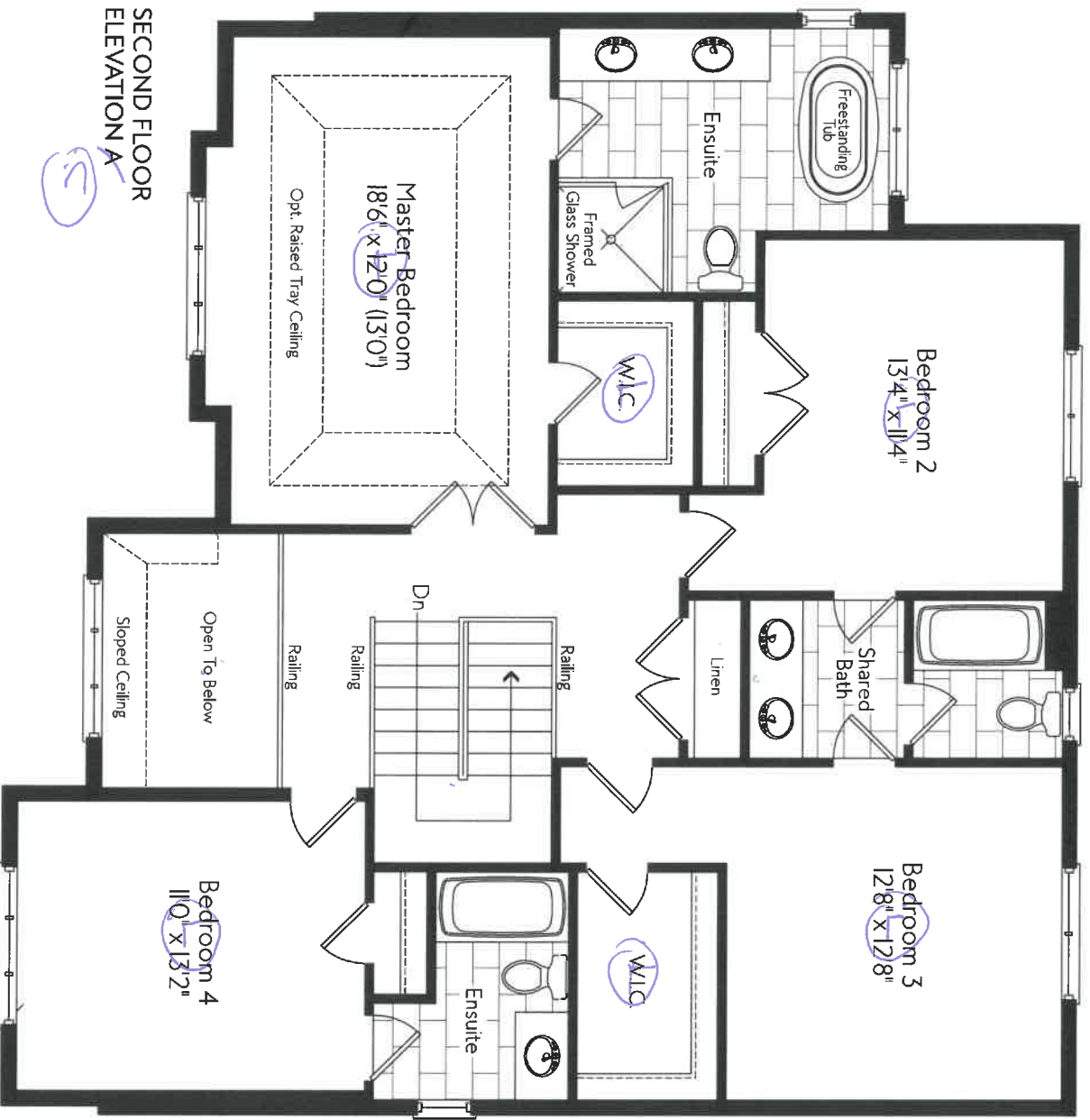
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ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	MOSAIC OAK - NEW GREY	H800BC	4925K-07		
Island	MOSAIC OAK - NEW GREY	H800BC	4925K-07		
Master Ensuite	400 SERIES PVC - WHITE	H500P	4595K-52		
Ensuite 4	400 SERIES PVC - WHITE	H500P	1874K-52		
Shared Bath	400 SERIES PVC - WHITE	H500P	4971-52		
Laundry Main Floor	N/A				
TILES					
Kitchen Floor	ALLURE GREY 12 X 24 *BRICK			INSERTS	THRESHOLDS
Breakfast Floor	ALLURE GREY 12 X 24 *BRICK				
Kitchen Bk.Splash	N/A				
Main Foyer	RAINFOREST DEW 18 X 36 *BRICK				
Main Hall	LAMINATE				
Powder Room	ALLURE GREY 12 X 24 *BRICK				
Laundry Main Floor	ALLURE GREY 12 X 24 *BRICK				
Mud Room	ALLURE GREY 12 X 24 *BRICK				
Basement Foyer	CARPET				
Mstr Ensuite Floor	ALLURE BLACK 12 X 24 *BRICK				
Mstr Ensuite Shower Wall	UNIWALL WHITE 8 X 10				
Master Shower Floor	WHITE 2 X 2				
Mstr Ensuite Shower Lamb	BIANCO CARRARA				
Ensuite 4 Bath Floor	ALLURE BROWN 12 X 24 *BRICK				
Ensuite 4 Tub Wall	UNIWALL WHITE 8 X 10				
Shared Bath Floor	ALLURE GREY 12 X 24 *BRICK				
Shared Tub Wall	UNIWALL WHITE 8 X 10				
HARDWOOD / CARPET					
Living Room	N/A				
Dining Room	LAMINATE - UPGRADE COLOUR ROCKINGHAM OAK				
Family	LAMINATE - UPGRADE COLOUR ROCKINGHAM OAK				
Kitchen *(Waiver)	N/A				
Main Foyer *(Waiver)	N/A				
Main Hall	LAMINATE - UPGRADE COLOUR ROCKINGHAM OAK				
Upper Hall	CARPET OPENING NIGHT - COLOUR T15				
Master Bedroom	CARPET OPENING NIGHT - COLOUR T15				
Bedroom 2	CARPET OPENING NIGHT - COLOUR T15				
Bedroom 3	CARPET OPENING NIGHT - COLOUR T15				
Bedroom 4	CARPET OPENING NIGHT - COLOUR T15				
Basement Foyer	CARPET OPENING NIGHT - COLOUR T15				
UNDERPAD	STANDARD				
STAIRS	CARPET STAIRS - OPENING NIGHT T15				
FIREPLACES					
LOCATION	FAMILY ROOM	MANTLE		NT8	
INSERT & SURROUND	N/A	HEARTH		N/A	
MIRRORS & ACCESSORIES					
Mirrors	YES	Crown Moulding	N/A		
Bathroom Accessories	YES	Location	N/A		
Purchaser has reviewed the colour chart					
FOR TRADE USE				STAYNER	38
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	

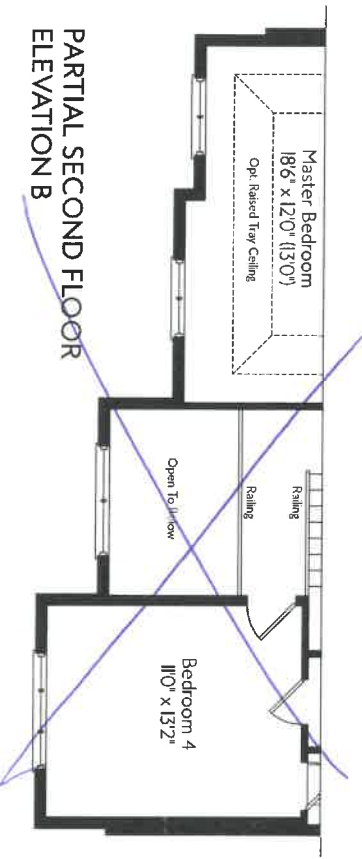
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stairs (CARPET OR OAK):			CARPET GRADE STAIRS	
Stain:			CLEAR VARNISH ONLY **STAIR COLOUR WILL NOT MATCH FLOORS	
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			STANDARD	
Exterior Door Hardware			STANDARD	
PAINT				
Kitchen/Breakfast			BIRCH WHITE	
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD		
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Ensuite 4	STANDARD	STANDARD		
Shared Bath	STANDARD	STANDARD		
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	
	NO			
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	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: 38		
PURCHASER(S):	TINA MAKWANA PARAS MAKWANA		NOV 14 2018	
HOME #/CELL #	416-717-3515		Purchaser Signature Date NOV 14 2018	
EMAIL:			Purchaser Signature Date NOV 14 2018	
DÉCOR NOTES			DÉCOR CONSULTANT SIGNATURE Date NOV 14 2018	
FOR TRADE USE			DÉCOR CONSULTANT SIGNATURE Date NOV 14 2018	
Any upgrades in the colour chart must be accompanied with a PES.			DÉCOR CONSULTANT SIGNATURE Date NOV 14 2018	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.			DÉCOR CONSULTANT SIGNATURE Date NOV 14 2018	
*** PAGE 2 OF 2 ***			VENDOR SIGNATURE Date NOV 14 2018	



SECOND FLOOR
ELEVATION A

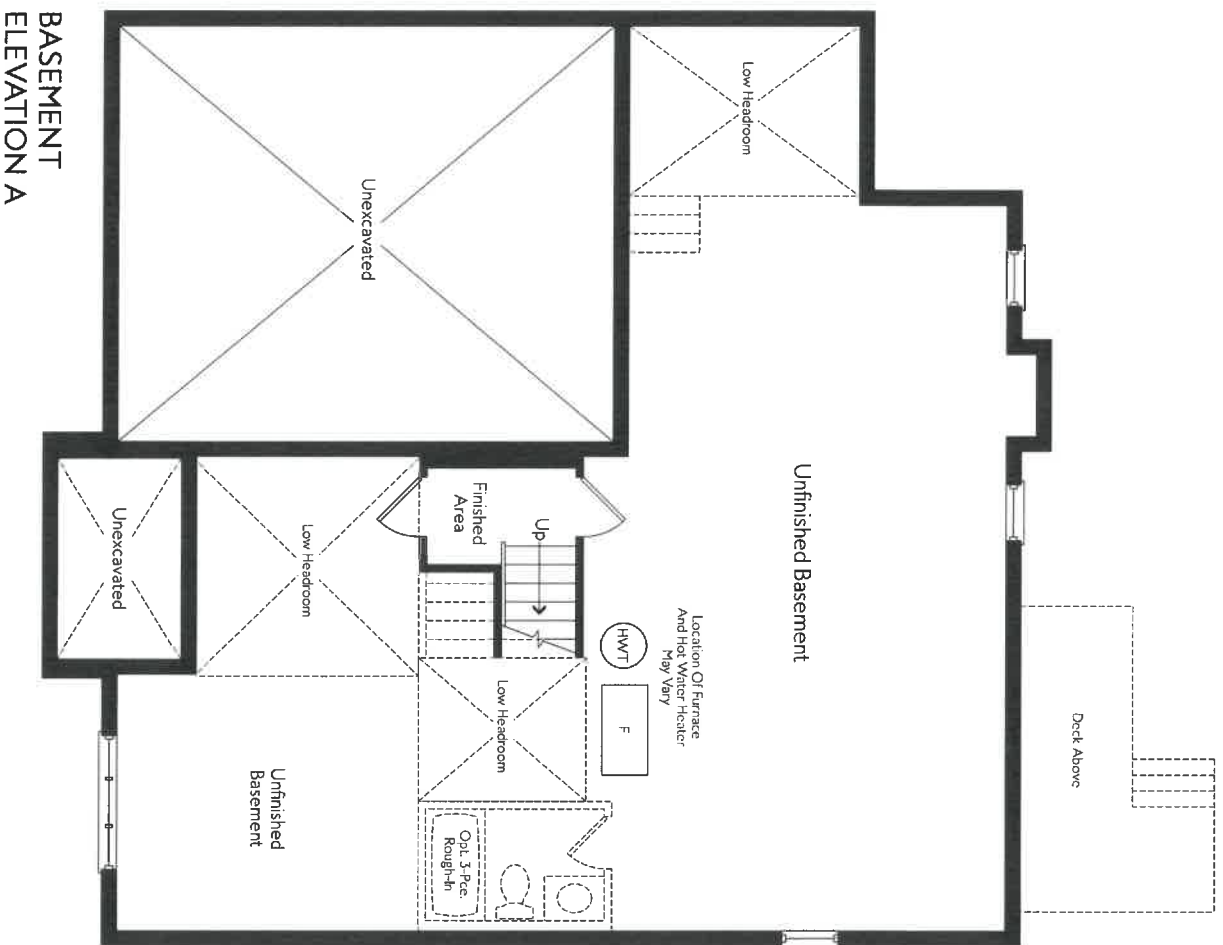
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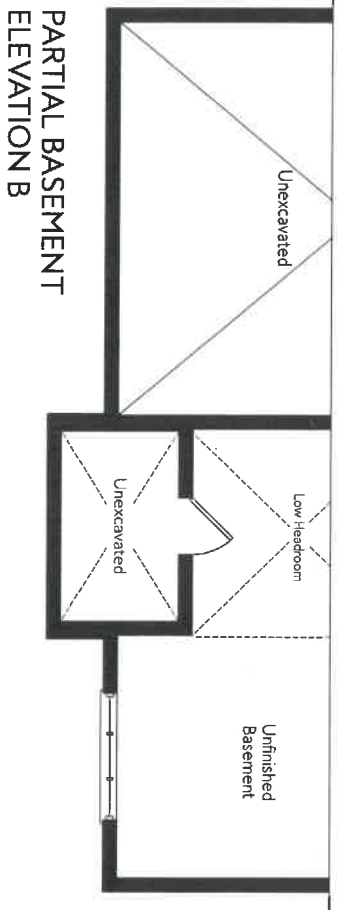
PARTIAL SECOND FLOOR
ELEVATION B

let 38 Stager

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BASEMENT
ELEVATION A

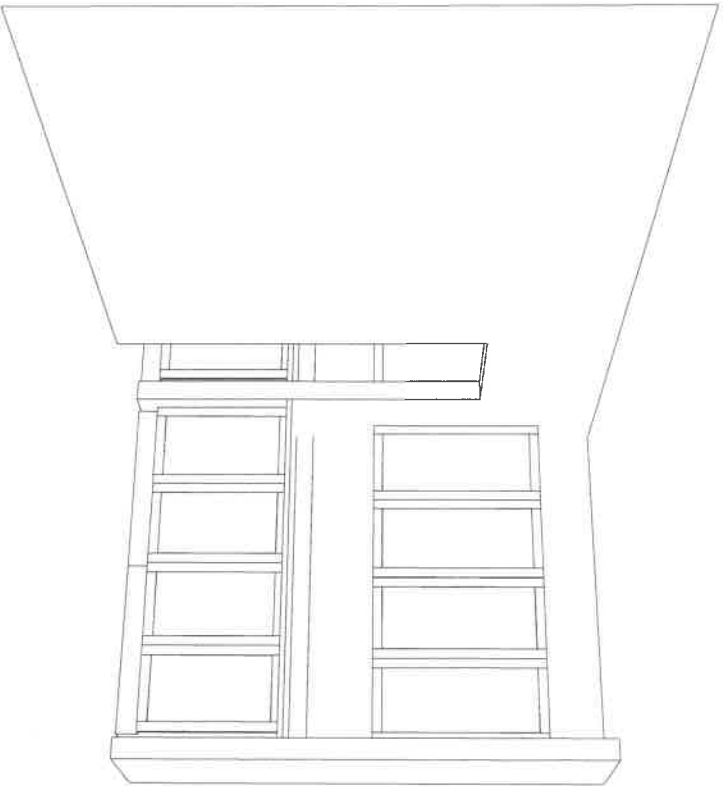


PARTIAL BASEMENT
ELEVATION B

6738 Stager

2/2/21

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

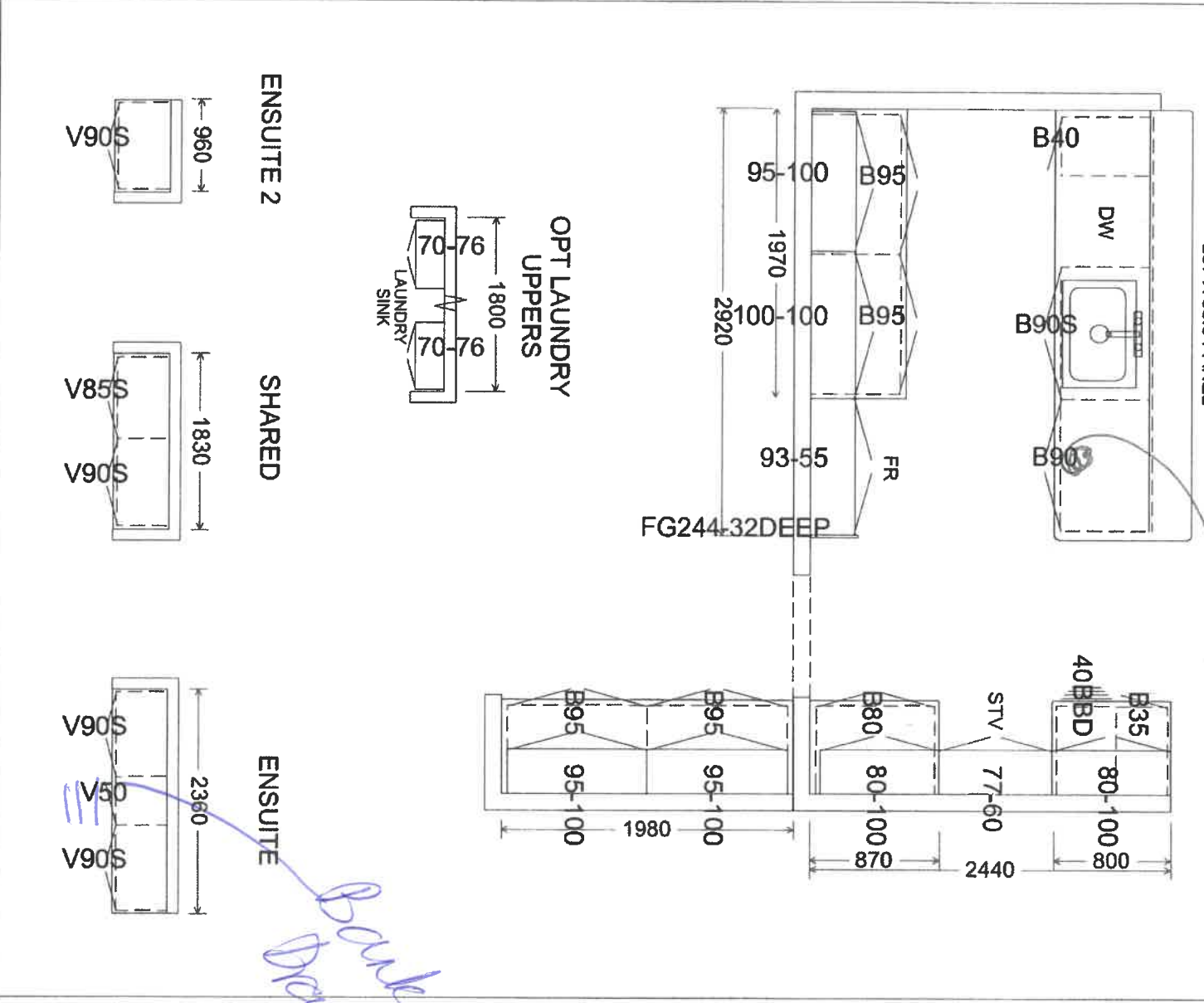


38 Stayner

Nov 14/18

201
AM.

NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 21/1/18	Drawn by: VINCE
ZANCOR HOMES	
STAYNER 50-5	
Drawing number	



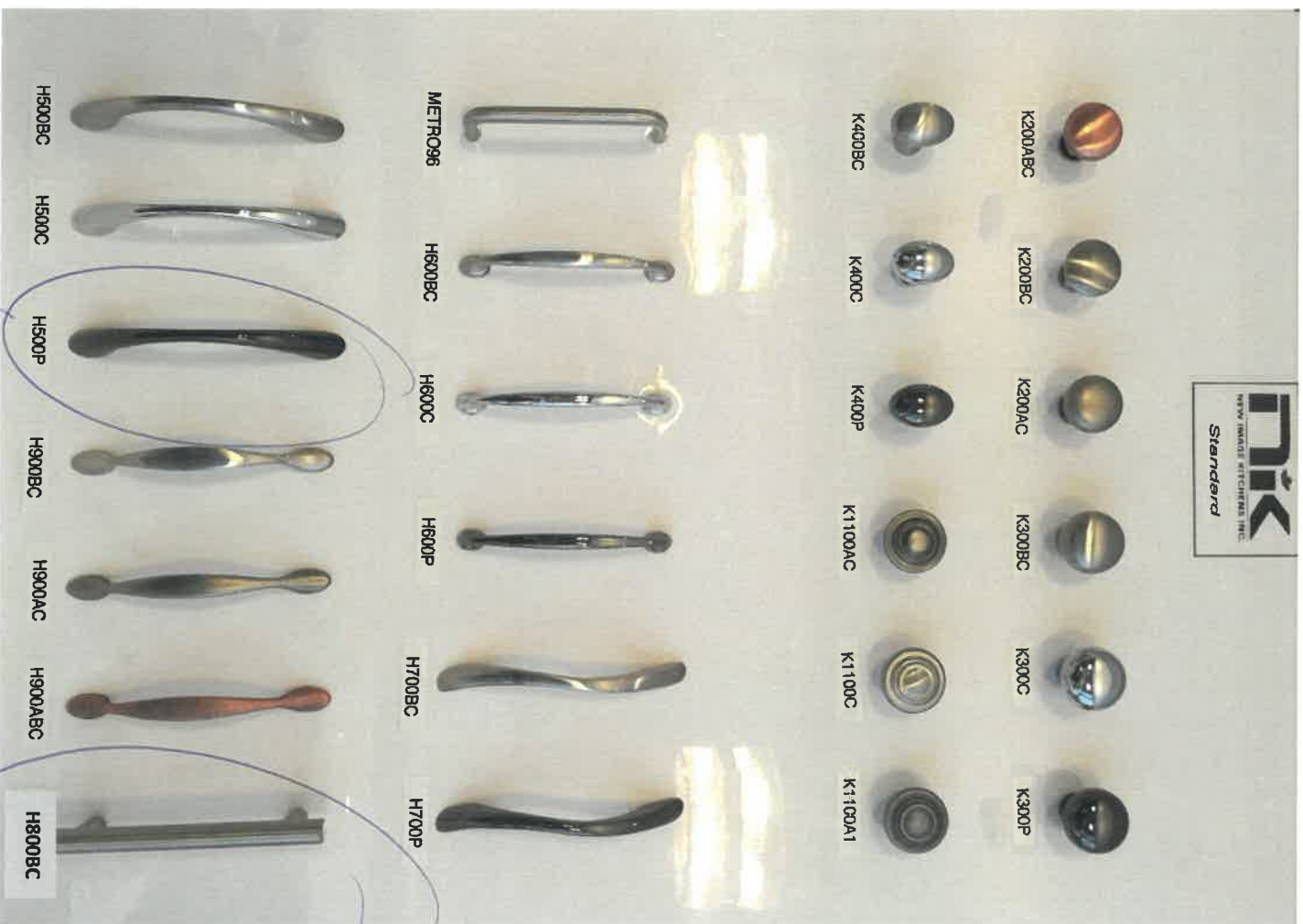
For Drawers

Bank of Drawers

38 Stayner
Nov 14/18
PM

STANDARD CABINET HARDWARE

(New Image Kitchens)



Boths
lot 38 Stager

pm
AK

Keller

RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT # 38 PURCHASER'S NAME MARK WASHA

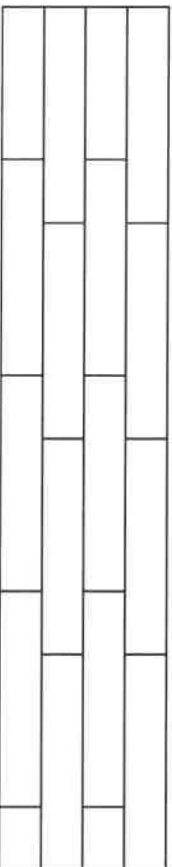
SITE NAME Stuyvesant

*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.



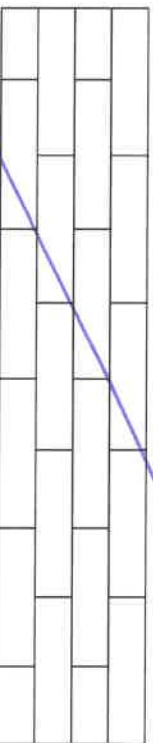
Location(s) For All bathrooms

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 _____

Date _____

Homeowner's Signature _____

Date _____

Décor Consultant _____

Date _____

7/11

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38

PM

December 20, 2016



WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

LOT 38 – STAYNER (55)

DATE:

Apr 14/18

HOMEOWNER(S):

Makwana

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).

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 Wey, this 14 day of April, 2018.

Purchaser

Witness

Makwana

Purchaser

Witness



APPLIANCE ACKNOWLEDGEMENT

Wayne@Coast Appliances
9-303-6909
1748 Creditstone Rd

- ▶ 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 Purchasers 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"

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
 - ☐ Panetled / 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 Nov 14/18 SITE Stager LOT 38

** 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. **