

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2019-04-30 / 11:07 AM / Page 1 of 1

Site: STAYNER (55)

Lot: 8 ✓

Model: BLUE 50-01 (B) ✓

Purchaser: DON STOODLEY

Phone/Email: 647-448-0306 / donstoodley@gmail.com

Appointment: STRUCTURALS & COLOURS



	DESCRIPTION	DATE SELECTED
	BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS
	BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
#1	SHIFT WINDOWS IN BASEMENT AS PER SKETCH ✓	MARCH 8 2019
#2	GAS LINE TO STOVE **INCLUDES 15 AMP PLUG ✓	APRIL 26 2019
#1C	RELOCATE WASHER/DRYER & TUB TO LOCATION AS PER SKETCH, IF POSSIBLE ✓	APRIL 26 2019
#2C	ELECTRICAL - KITCHEN - PLUG IN ISLAND ✓	APRIL 26 2019
#3C	ELECTRICAL - MASTER ENSUITE - GFI ON WALL FOR FUTURE BIDET ✓	APRIL 26 2019
#4C	ELECTRICAL - KITCHEN CAPPED ROUGHIN WITH SWITCH FOR FUTURE LIGHT VALANCE ✓	APRIL 26 2019
#5C	ELECTRICAL - ADDITIONAL PLUG IN MASTER BEDROOM FOR NIGHTSTAND **SEE DRAWING ***PLUGS TO BE PLACED 66 INCHES FROM CENTRE OF ROOM ✓	APRIL 26 2019
#6C	FRAMELESS GLASS SHOWER IN MASTER ENSUITE ✓	APRIL 26 2019
#7C	KITCHEN - PIE CUT BASE CORNER CABINETS ✓	APRIL 26 2019
#8C	KITCHEN - UPPER ANGLED CABINET WITH FROSTED GLASS ✓	APRIL 26 2019
#9C	KITCHEN - POTS AND PANS DRAWERS ✓	APRIL 26 2019
#10C	KITCHEN - MATCHING VALANCE ✓	APRIL 26 2019
#11C	KITCHEN - 6 INCH RISER TO UPPER CABINETS ✓	APRIL 26 2019
#12C	MASTER ENSUITE - VANITY BANK OF DRAWERS ✓	APRIL 26 2019
#13C	DELETE CERAMIC ACCESSORIES ✓	APRIL 26 2019
#14C	UNDERPAD - UPGRADE TO GREY GOOSE THROUGHOUT STANDARD CARPET AREAS ✓	APRIL 26 2019
#15C	LAMINATE - UPGRADE COLOUR IN STANDARD AREAS ✓	APRIL 26 2019
#16C	TILES - UPGRADE WALL TILES IN MASTER ENSUITE SHOWER ✓	APRIL 26 2019
#17C	STAIN STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE ✓	APRIL 26 2019
#18C	RAILINGS - ROUND FORGED WITH SQUARE POST, GROOVED HANDRAIL ✓	APRIL 26 2019
#19C	KITCHEN - UPGRADE 1 CABINETS ✓	APRIL 26 2019

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	MATRIX - LARICE BIANCO (1)	H500P	4886-38		
Island	MATRIX - LARICE BIANCO (1)	H500P	4886-38		
Master Ensuite	SIERRA OAK - NEW GREY	H800BC	P346-LM		
Main	SHAKER MDF - TUXEDO	H800BC	P948-CA		
Laundry	N/A (IN BASEMENT)		N/A		
Basement Bath	400 SERIES MDF - WHITE	H500C	4886-38		
TILES					
Main Foyer	LOFT ASH 12 X 24 *BRICK		INSERTS	THRESHOLDS	
Main Hall	LAMINATE				
Kitchen Floor	LOFT ASH 12 X 24 *BRICK				
Breakfast Floor	LOFT ASH 12 X 24 *BRICK				
Kitchen Bk.Splash	N/A (IN BASEMENT)				
Laundry	IN BASEMENT				
Mstr Ensuite Floor	LOFT ASH 12 X 24 *BRICK				
Mstr Ens Shower	SPLENDOUR WHITE 8 X 10 (1)				
Mstr Ens Tub Wall/Deck	LOFT ASH 12 X 24 *BRICK				
Master Shower Floor	WHITE 2 X 2				
Master Shower Jamb	BIANCO CARRARA				
Main Bath Floor	ALLURE GREY 12 X 24 *BRICK				
Main Bath Tub Wall	CINO GREY 8 X 10				
Basement Ensuite Floor	ALLURE ANTHRACITE 12 X 24 *BRICK				
Basement Ensuite Wall	UNIWALL WHITE 8 X 10				
HARDWOOD / CARPET					
Living Room		N/A			
Dining Room		N/A			
Family/Great Room	LAMINATE - NORD OAK TL-NEUM05				
Den/Study/parlour/Library		N/A			
Kitchen *(Waiver)		N/A			
Main Foyer *(Waiver)		N/A			
Main Hall	LAMINATE - NORD OAK TL-NEUM05				
Upper Hall	N/A				
Master Bedroom	OPENING NIGHT - T03 **GREY GOOSE UNDERPAD				
Bedroom 2	OPENING NIGHT - T03 **GREY GOOSE UNDERPAD				
Bedroom 3 (BASEMENT)	OPENING NIGHT - T03 **GREY GOOSE UNDERPAD				
BASEMENT REC	OPENING NIGHT - T03 **GREY GOOSE UNDERPAD				
FIREPLACES					
LOCATION	FAMILY ROOM	MANTLE	RIVERSIDE		
MIRRORS & ACCESSORIES					
Mirrors	YES	Opt. Crown Moulding	PLASTER MOULDING		
Bathroom Accessories	DELETE	Location	N/A		
Purchaser has reviewed the colour chart					
SITE & LOT					
***FOR TRADE USE***				STAYNER	8
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		
Stain:	STAIN TO MATCH LAMINATE AS CLOSE AS POSSIBLE		
Main to 2nd Railing Details:	N/A		
Main to Basement Railing Details:	METAL ROUND FORGED, SQUARE POST, GROOVED HANDRAIL		
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	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main	STANDARD	STANDARD	
Basement	STANDARD	STANDARD	
Other	STANDARD	STANDARD	
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	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: 8	
PURCHASER(S):	DONALD STOODLEY		
HOME #/CELL #	647-448-0306		
EMAIL:	DONSTOODLEY@GMAIL.COM		
DÉCOR NOTES			Purchaser Signature
			Date
***FOR TRADE USE***		ZANCOR HOMES	
Any upgrades in the colour chart must be accompanied with a PES.		Décor Consultant Signature	
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	

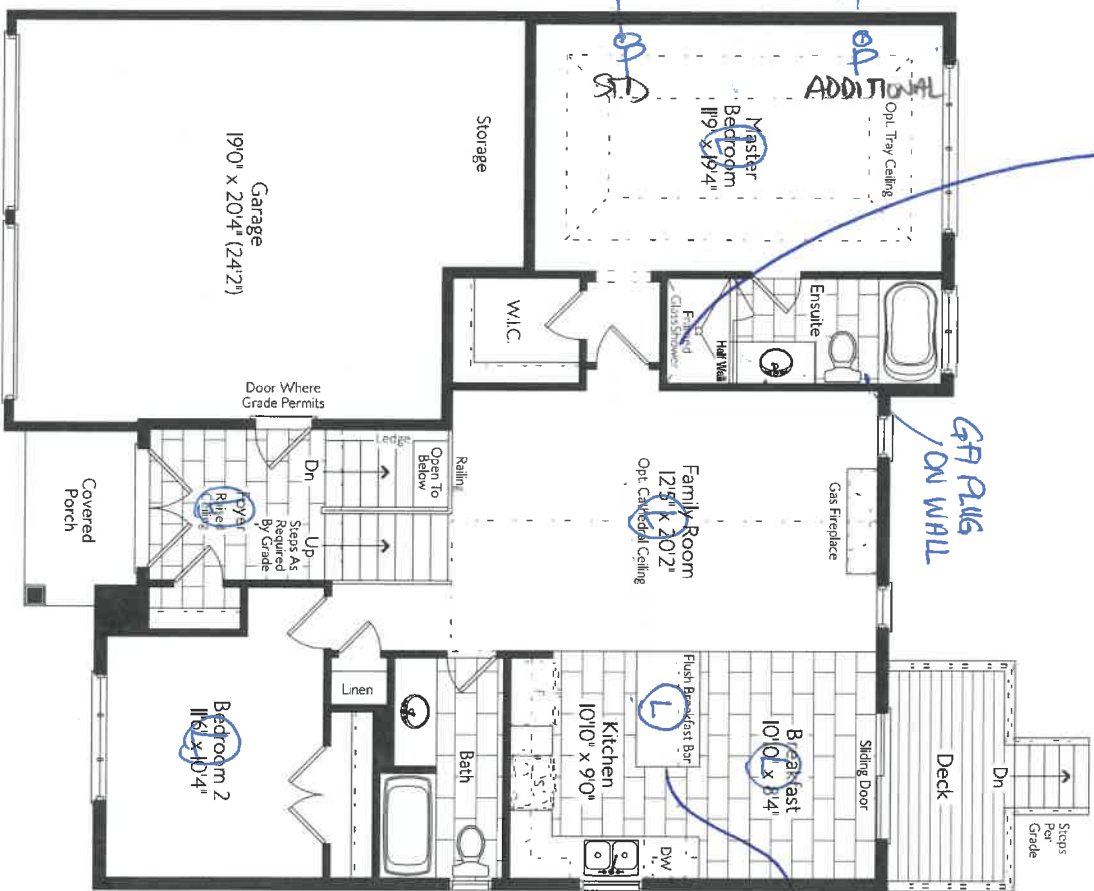
# THE BLUE 50-01

Plugs  
66" 66" FROM CENTRE  
OF ROOM

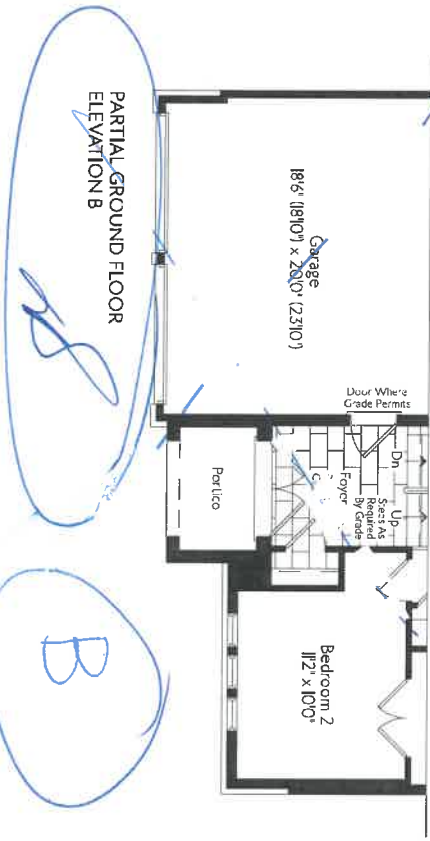
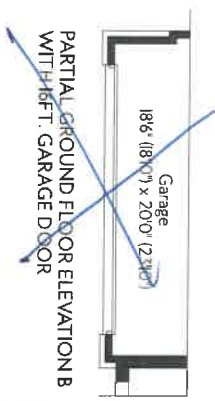
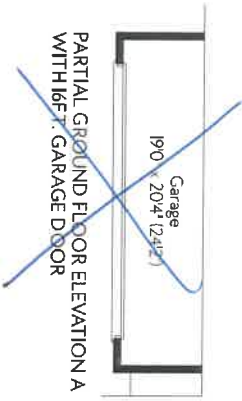
FRAMELESS

GFR PLUG  
ON WALL

PLUG



~~GROUND FLOOR  
ELEVATION A~~



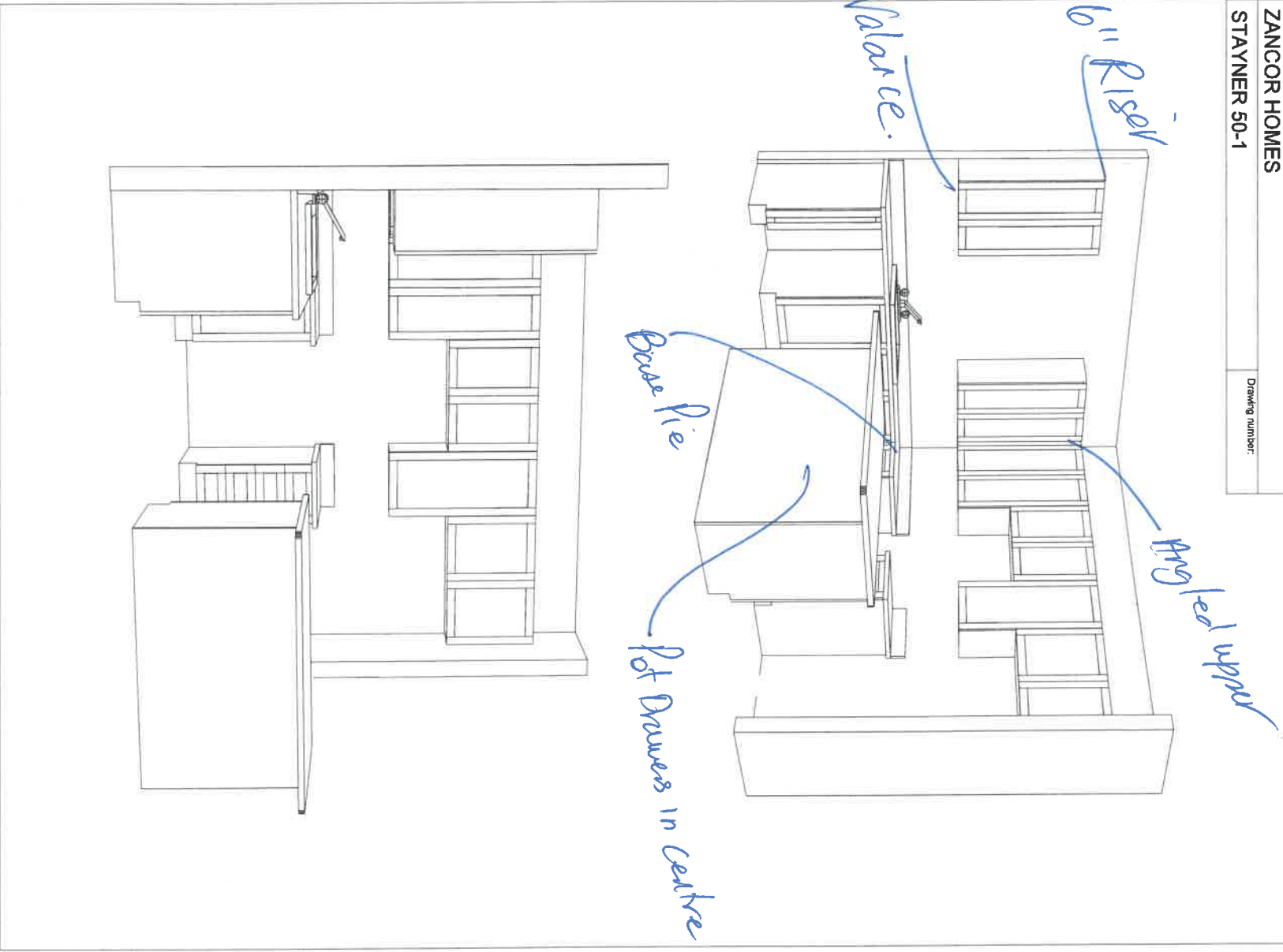
lot 8 Stuyvesant  
mar 8/19



WINDOW MORE HERE



NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VINCE
Date: 2/12/18		Revised:	
ZANCOR HOMES			Drawing number:
STAYNER 50-1			

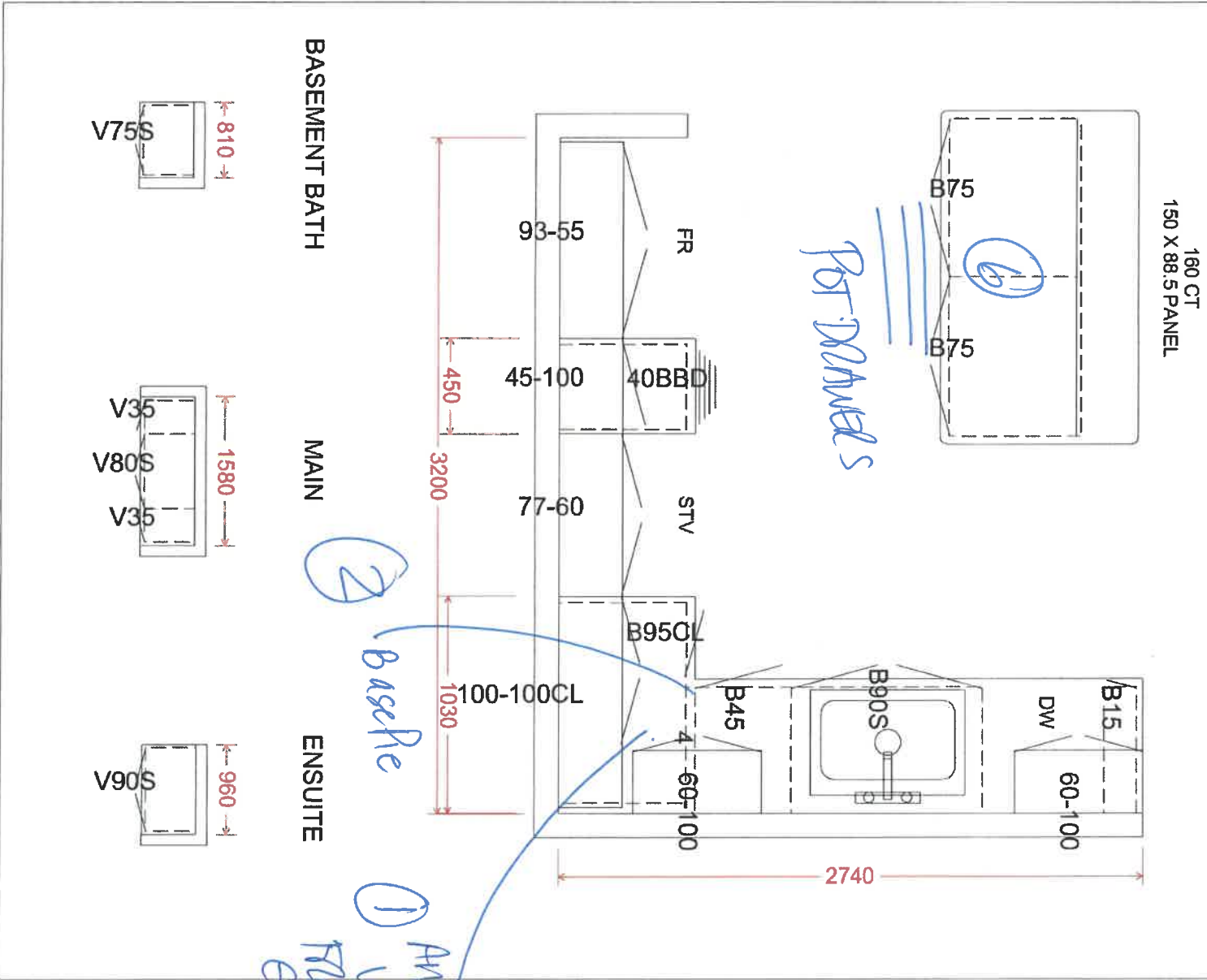


*[Handwritten signature]*

8 Stayner

8 Stayner

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VANCE
Date: 2/12/18		Revised:	
ZANCOR HOMES			
STAYNER 50-1			Drawing number:





**NEW FIREPLACE MANTLE OPTIONS**  
(Marble Not Included)



**OPTION 3 - RIVERSIDE**



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Homeowner - Signature

*LOT 8 Stayner*

APR 26 2018





APPLIANCE ACKNOWLEDGEMENT

Wayne 9-303-6909

- ▶ 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"

to follow

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
  - ☐ Stream 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. \*\*

**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 Builder's 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 Shayner LOT 8 DATE April 26/19

**RELEASE FORM  
BRICK/Joint PATTERN INSTALLATION**

LOT # 8

PURCHASER'S NAME Don Stoodley

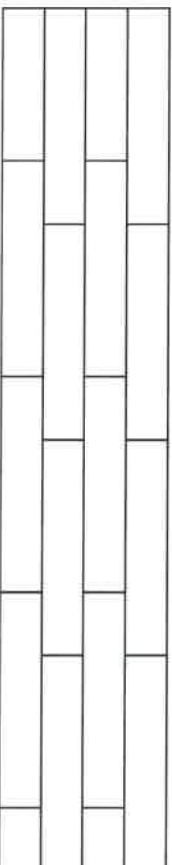
SITE NAME Stayner

\*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 avoid lippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.



Location(s)

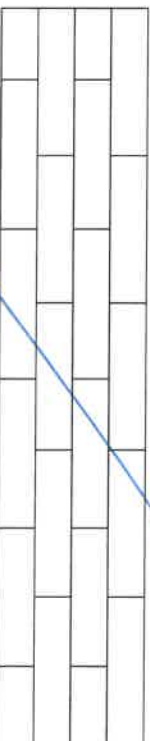
Kitchen, Breakfast  
Poyer Main  
Nook Basement

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

Homeowner's Signature

Date

Date

Décor Consultant

Date