

CONSTRUCTION SUMMARY OF EXTRAS  
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Site: STAYNER (55)  
Lot: 52  
Model: GEORGIAN 50-02 (B)  
Purchaser: BRIAN & DOMINIA DANIELS  
Phone/Email: 416-768-0425 / 647-227-2071  
Appointment: **STRUCTURALS & COLOURS**



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
#1 FRAMELESS GLASS SHOWER (10 MM) IN MASTER ENSUITE IN LIEU OF STANDARD	MARCH 15 2019	
#2 RAILINGS (STANDARD) IN LIEU OF WALL AT DINING ROOM OVERLOOKING FOYER	MARCH 15 2019	
#3 MASTER ENSUITE - DOUBLE SINKS IN LIEU OF SINGLE, SPACE PERMITTING	MARCH 15 2019	
#4 ELECTRICAL - LED POTLIGHTS IN KITCHEN ON SEPARATE SWITCH **RELOCATE STANDARD LIGHT TO BE CENTRED OVER ISLAND	MARCH 15 2019	
#5 ELECTRICAL - ADD PLUG ABOVE FIREPLACE (APPROX 5'5" AFF) FOR FUTURE TV	MARCH 15 2019	
#6 ***STANDARD CABLE TO BE INSTALLED BESIDE PLUG ABOVE FIREPLACE	MARCH 15 2019	
#7 ELECTRICAL - UNDER CABINET LED STRIP LIGHTING C/W SWITCH IN KITCHEN	MARCH 15 2019	
#10 ELECTRICAL - CAPPED LIGHT ABOVE MASTER ENSUITE TUB WITH SWITCH	MARCH 15 2019	
#11 ELECTRICAL - (6) EXTERIOR POTLIGHTS ON SEP SWITCH	MARCH 15 2019	
#1C KITCHEN - MATCHING VALANCE	MAY 7 2019	
#2C KITCHEN - CROWN MOLDING TO MATCH	MAY 7 2019	
#3C KITCHEN - TOP DRAWERS (X4)	MAY 7 2019	
#4C KITCHEN - TWO TONE **ISLAND IS A DIFFERENT COLOUR AND MATERIAL	MAY 7 2019	
#5C KITCHEN - DEEP UPPERS ABOVE FRIDGE WITH GABLES	MAY 7 2019	
#6C DELETE BATHROOM ACCESSORIES AS PER COLOUR CHART	MAY 7 2019	
#7C KITCHEN - CLEAR GLASS DOORS (X2) *STANDARD WHITE INTERIOR	MAY 7 2019	
#8C KITCHEN - BACKSPLASH UPGRADE MOSAIC	**HERRINGBONE INSTALL MAY 7 2019	
#9C KITCHEN - 2 FOOT PANTRY (60 CM) IN LIEU OF UPPERS AND LOWERS **SEE FRIDGE LOCATION	MAY 7 2019	
#10C LAMINATE IN KITCHEN AND BREAKFAST IN LIEU OF TILE *WAIVER SIGNED	MAY 7 2019	
#11C STAIRS TO REMAIN UNFINISHED WITH NO VARNISH **CARPET TO STILL BE INSTALLED **WAIVER SIGNED	MAY 7 2019	
#12C CARPET - UPGRADE 1 UNDER PAD, BEDROOMS, STAIRS AND BASEMENT	MAY 7 2019	
#13C MASTER ENSUITE - INSTALL FLOOR TILES ON SHOWER WALL	MAY 7 2019	
#14C MASTER ENSUITE - INSTALL FLOOR TILES ON TUB SURROUND	MAY 7 2019	
#15C RAILINGS - METAL RAILINGS UPGRADE 3 TO STAIRS **INCLUDES OPENING AT DINING ROOM	MAY 7 2019	
#16C MASTER ENSUITE - VANITY BANK OF DRAWERS **TOP DRAWER NEEDS TO BE A DRAWER FRONT DUE TO THE DOUBLE SINKS	MAY 7 2019	
#17C STANDARD HOSE BIB - SEE LOCATION ON SKETCH, IF POSSIBLE	MAY 7 2019	

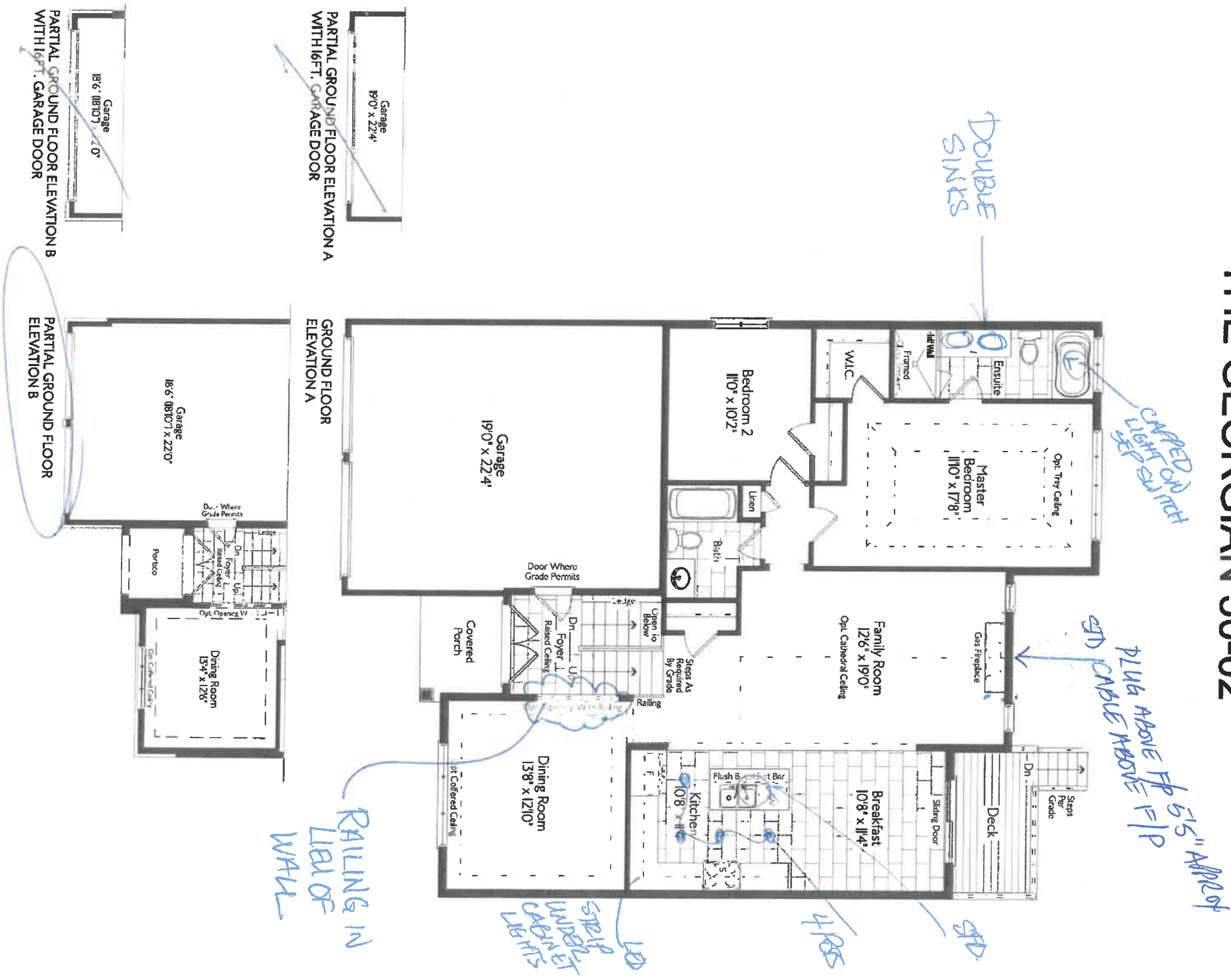
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen PERIMETER	SIERRA MEL - WHITE	<i>H800BC</i>	P346-LM			
Island ONLY	SIERRA OAK - NEW GREY (1)		P346-LM			
Master Ensuite	SIERRA OAK - NEW GREY		4925K-07			
Main	SHAKER MEL - TUXEDO		1877K-52			
Laundry	N/A					
Basement Bath	SHAKER MEL - TUXEDO	<i>↑</i>	1877K-52			
TILES				INSERTS	THRESHOLDS	
Main Foyer	CALATTA GRIS 20 X 20					
Basement Foyer	CARPET					
Main Hall	LAMINATE					
Kitchen Floor	LAMINATE					
Breakfast Floor	LAMINATE					
Kitchen Bk.Splash	CHESS BEVEL EDGE - ARCTIC WHITE 3 X 6 **HERRINGBONE INSTALL					
Laundry	N/A					
Mstr Ensuite Floor	LIVORNO 18 X 18					
Mstr Ensuite Shower WALL	LIVORNO 18 X 18 (1)					
Mstr Ens Tub Wall/Deck	LIVORNO 18 X 18					
Master Shower Floor	WHITE 2 X 2					
Master Shower Jamb	BIANCO CARRARA					
Main Bath Floor	CALATTA GRIS 20 X 20					
Main Bath Tub Wall	UNIWALL TENDER GREY 8 X 10					
Basement Ensuite Floor	CALATTA GRIS 20 X 20					
Basement Ensuite Wall	UNIWALL TENDER GREY 8 X 10					
HARDWOOD / CARPET						
Living Room	N/A					
Dining Room	STANDARD LAMINATE - FIORD HALVAR OAK 6-1/8"					
Family/Great Room	STANDARD LAMINATE - FIORD HALVAR OAK 6-1/8"					
Den/Study/parlour/Library	N/A					
Kitchen/Break *(Waiver)	STANDARD LAMINATE - FIORD HALVAR OAK 6-1/8" IN LIEU OF TILE					
Main Hall	STANDARD LAMINATE - FIORD HALVAR OAK 6-1/8"					
Upper Hall	N/A					
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T04 w/UPGRADE 1 UNDERPAD					
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T04 w/UPGRADE 1 UNDERPAD					
Bedroom 3 @ BASEMENT	CARPET - OPENING NIGHT - COLOUR T04 w/UPGRADE 1 UNDERPAD					
Bedroom 4	N/A					
Basement Foyer	CARPET - OPENING NIGHT - COLOUR T04 w/UPGRADE 1 UNDERPAD					
FIREPLACES						
LOCATION	FAMILY ROOM	MANTLE	COUNTRYSIDE WITH FLUTED LEGS			
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	YES	Opt. Crown Moulding				
Bathroom Accessories	<i>DELETE</i>	Location				
Purchaser has reviewed the colour chart			SITE & LOT			
****FOR TRADE USE****			STAYNER (55)	52		
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 <u>PRIOR</u> to installation.						
** PAGE 1 OF 2 **		Purchaser Initial	<i>Bo</i>	<i>[Signature]</i>		
		Vendor	<i>[Signature]</i>			

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stairs (Oak or Carpt Grade)	CARPET GRADE			
Stain:	STAIRS TO REMAIN UNFINISHED **WAIVER SIGNED			
Main to 2nd Railing Details:	N/A			
Main to Basement Railing Details:	METAL - BLACK - SINGLE COLLAR WITH ALT PLAIN, SQUARE POST, GROOVED HANDRAIL			
TRIM				
Casing/Baseboards	STANDARD			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
THROUGHOUT	BIRCH WHITE			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD		
Powder Room	N/A	N/A		
Master Ensuite	STANDARD	STANDARD		
Main	STANDARD	STANDARD		
Basement	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			BO	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			BO	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			BO	
SITE:	STAYNER (55)	LOT: 52	MAY 16 2019	
PURCHASER(S):	BRIAN & DOMNIA DANIELS		MAY 16 2019	
HOME #/CELL #			Date	
EMAIL:			Date	
DÉCOR NOTES			Date	
***FOR TRADE USE***				
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	

# THE GEORGIAN 50-02



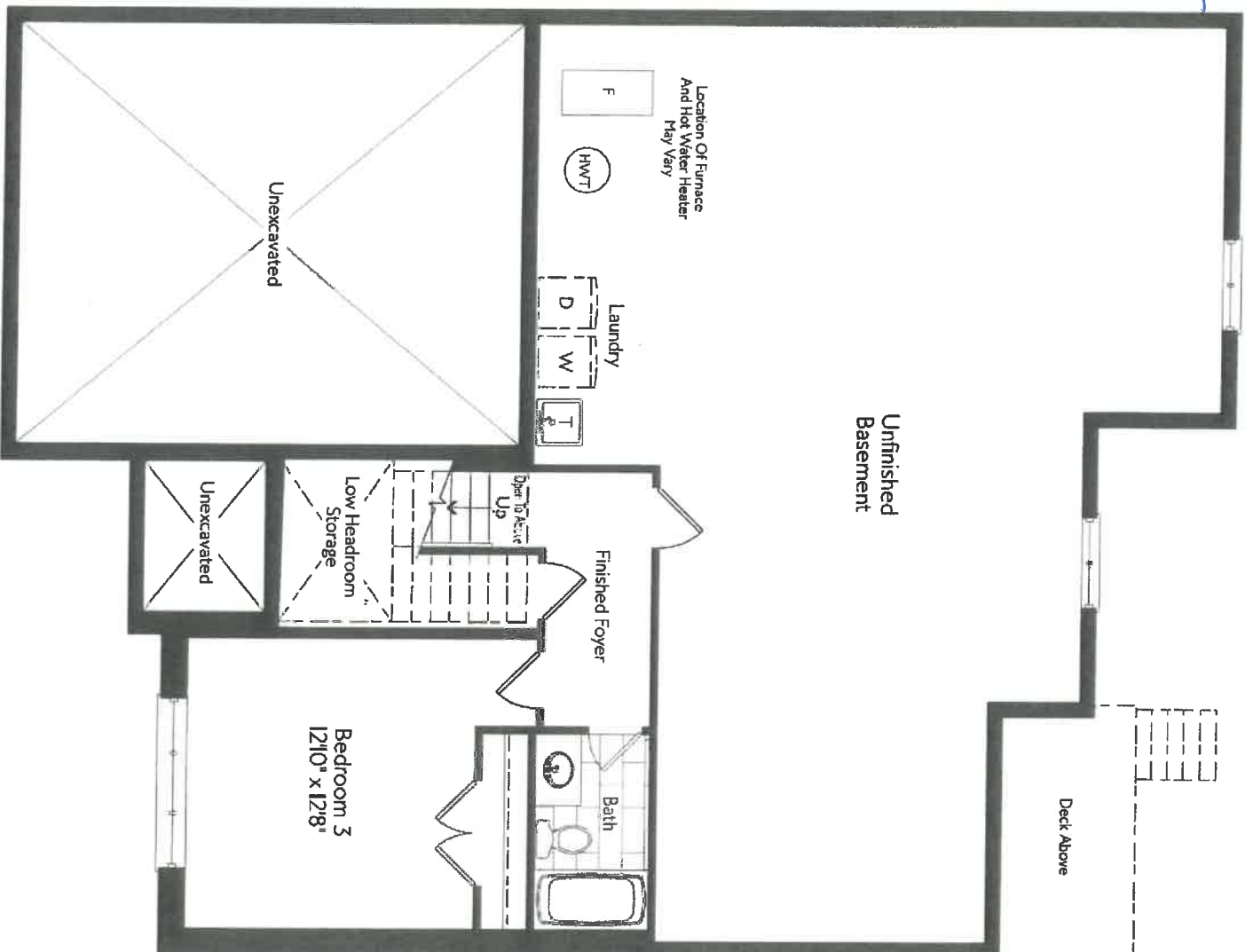
# THE GEORGIAN 50-02

STANDARD  
Hose bib  
note if  
possible

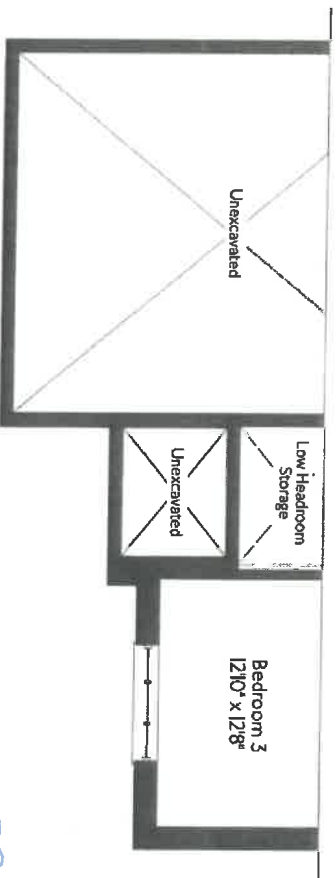
BD

BD

BASEMENT  
ELEVATION A



PARTIAL BASEMENT  
ELEVATION B



52 Stayer

# THE GEORGIAN 50-02

*Elevation A & B 1810 Sq.Ft.*

*Includes 363 Sq.Ft. Finished Basement*



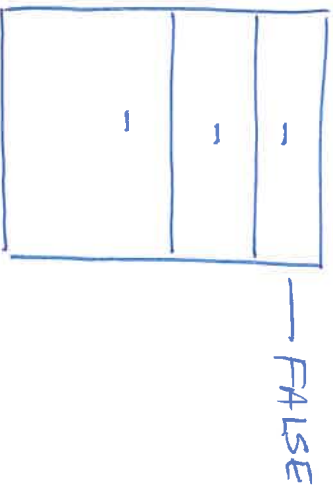
ELEVATION B

52 stagner.

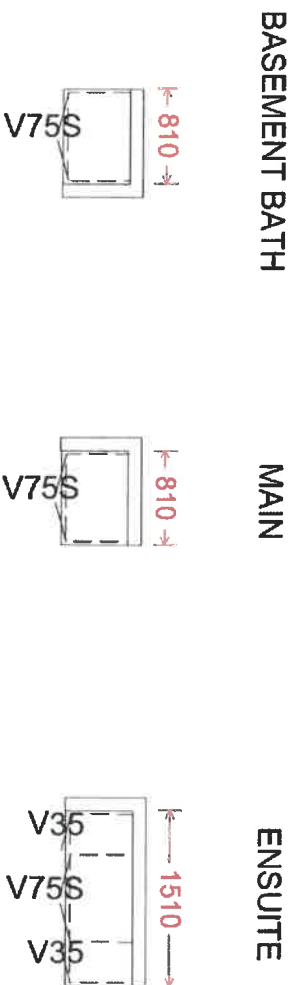
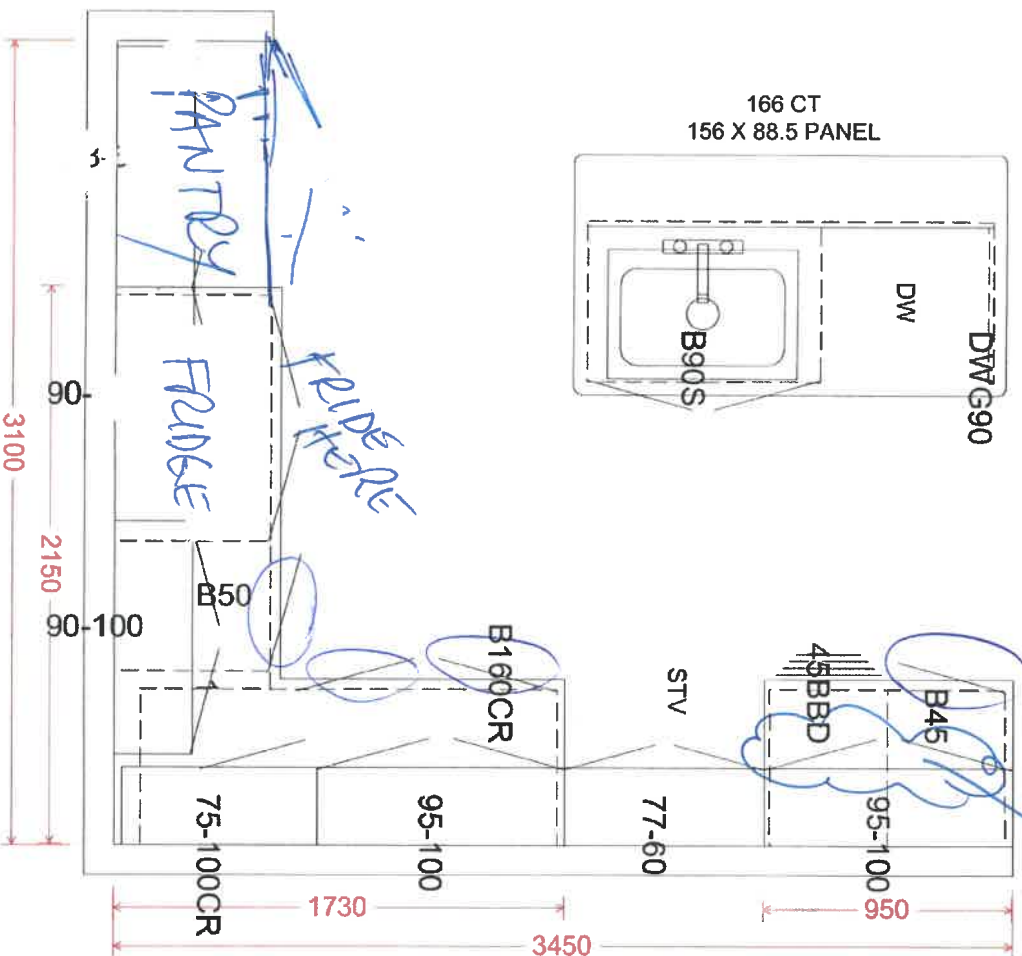
6 pds

Bo  
PO

MASTER ENSUITE

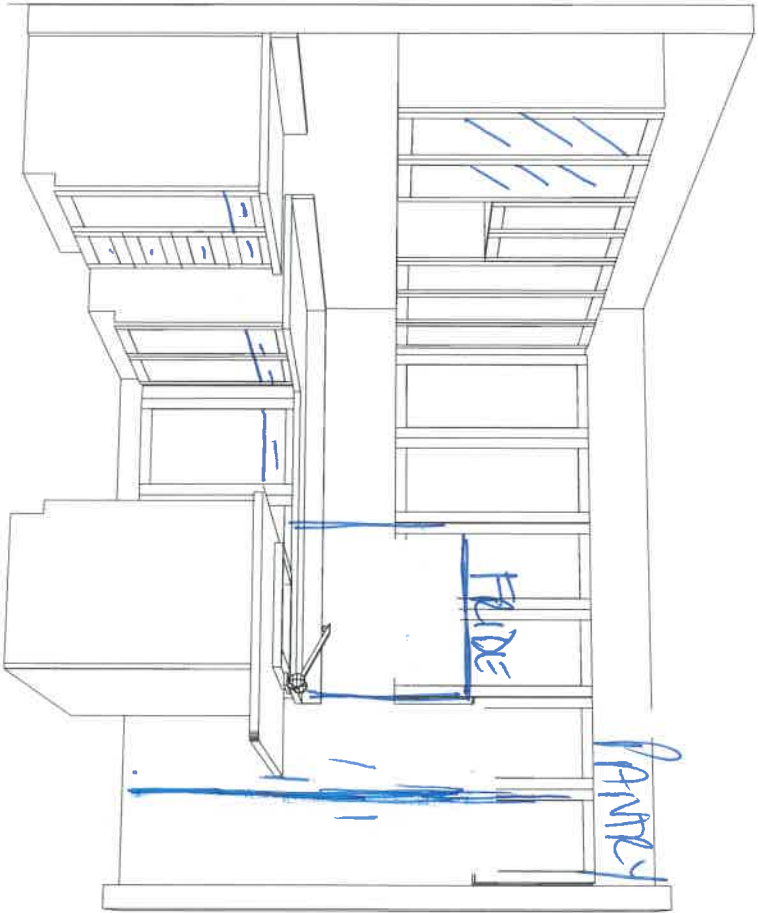
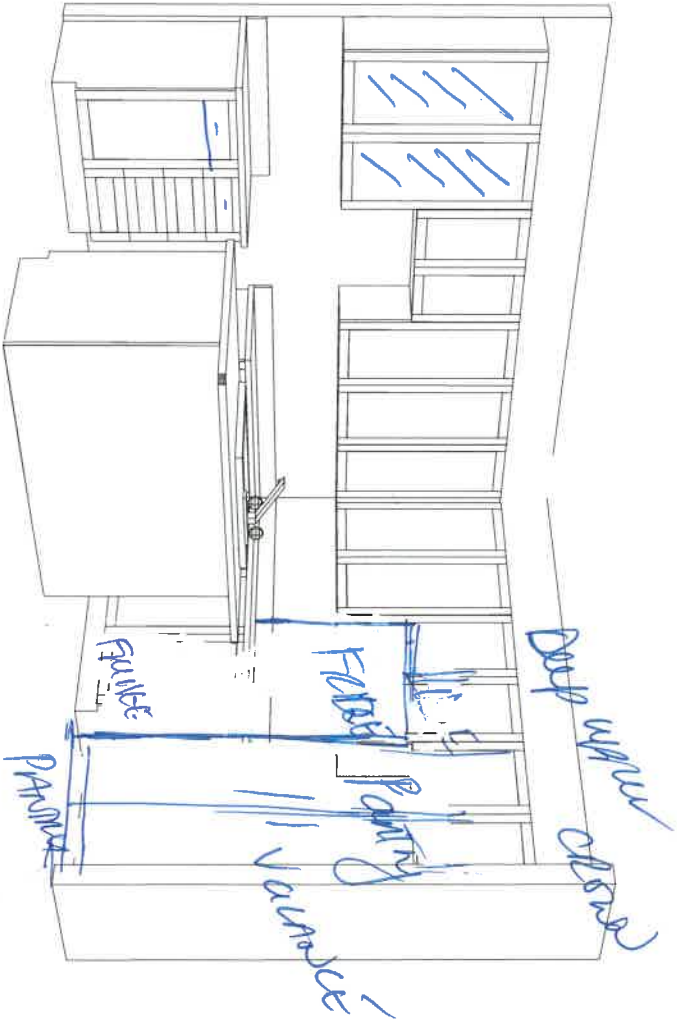


NEW IMAGE KITCHENS inc			
Scale:	Approved by:	Drawn by:	VINCE
Date: 31/12/18	Reviewed:		
ZANCOR HOMES			Drawing number:
STAYNER 50-2			



- AD
- Crown Molding
  - Vanity
  - Deep wheels / casters (52 stayner)
  - PANTRY (2 FOOT) IN LIEU OF WHEEL COVER (LOW DRAG)
  - TOP DETAILS x4
- Valance

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



BO  
52 Stayner



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"

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 MAY 7 2019 SITE STAYNER LOT 52

\*\* 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** **52** **MAY 7 2019**  
SITE LOT DATE

# **WAIVER UNFINISHED STAIRS, HANDRAIL AND PICKETS**

**LOT / SITE:**

*52 Stager*

**HOMEOWNER(S):**

*Brian and Bernice Daniels*

**DATE:**

*May 16/19*

**CIVIC ADDRESS:**

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the oak stairs, handrail, picket and stringer (for oak or carpet grade stairs where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home, as per plan. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however, stains, dents, etc. due to construction traffic may be unavoidable. I/We the purchaser(s) take full responsibility for any and all finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We the purchaser(s) understand that any work and/or damage done by me/us or any trade/contractor hired by me/us 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 Township applicable to the property of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

**I/We read and understand the above terms and conditions.**

Dated at *Concord* this *16* day of *May*, 20 *19*

Purchaser

Witness

Purchaser

Witness