

Site: STAYNER

Lot: 50

Model: 50-05 CASTLE (B)

Purchaser: DENNIS TYSON LITTLE & NIKOLETTA CATHERINE CRITIKOS

Phone/Email: 416-566-9198 / 905-466-3412

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	
UPGRADED EXTERIOR PACKAGE AS PER AMENDMENT TO AGREEMENT OF PURCHASE AND SALE	INCLUDED IN APS	
#1 KITCHEN - UPGRADE 1 BACKSPLASH **INCLUDES BEHIND CHIMNEY	MAY 23 2019	
#3 GAS LINE TO BBQ	MAY 23 2019	
#4 ELECTRICAL - ADD SHOWER POTLIGHT IN TUB IN TWIN 2/3	MAY 23 2019	
#5 LAUNDRY - OPTIONAL UPPERS	MAY 23 2019	
#6 ELECTRICAL - LED POTLIGHTS IN FAMILY ROOM (X6), DELETE STANDARD	MAY 23 2019	
#7 ELECTRICAL - DIMMER SWITCH FOR FAMILY ROOM LIGHT	MAY 23 2019	

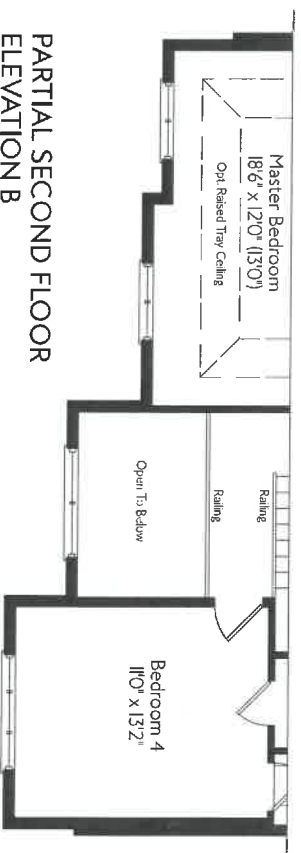
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	400 SERIES MEL - WHITE	H800BC	4886-38	
Island	400 SERIES MEL - WHITE	H800BC	4886-38	
Servery	400 SERIES MEL - WHITE	H800BC	4886-38	
Powder Room	N/A			
Master Ensuite	SHAKER MEL - TUXEDO	K300BC	1877K-52	
Ensuite 4	EURO SLAB - OLMO CHARISMA	H500BC	1573-60	
Twin 2/3	SIERRA OAK - NEW GREY	K300C	4925K-07	
Laundry	EURO SLAB - LARICE BIANCO	H700BC	N/A	
TILES				
Main Foyer	ALLURE GREY 12 X 24 ** BRICK			
Basement Foyer	CARPET			
Powder Room	ALLURE GREY 12 X 24 ** BRICK			
Mud Room	ALLURE GREY 12 X 24 ** BRICK			
Kitchen	ALLURE GREY 12 X 24 ** BRICK			
Breakfast	ALLURE GREY 12 X 24 ** BRICK			
Kitchen Bk.Splash	COLOUR & DIMENSIONS 3 X 6 DARK GREY *BRICK			
Laundry	ALLURE GREY 12 X 24 ** BRICK			
Mstr Ensuite Floor	CALCATTIA GRIS 20 X 20			
Mstr Ensuite Shower WALL	UNIWALL TENDER GREY 8 X 10			
Master Shower Floor	WHITE 2 X 2			
Master Shower JAMB	BIANCO CARRARA			
Ensuite 4 Floor	NEW BYZANTINE ASSURE 12 X 24 *BRICK			
Ensuite 4 Tub Wall	UNIWALL WHITE 8 X 10			
Twin 2/3 Floor	LOFT DOVE 12 X 24 *BRICK			
Twin 2/3 Tub Wall	CINQ BLACK 8 X 10			
HARDWOOD / CARPET				
Kitchen/ Breakfast	TILES			
Servery/Pantry	TILES			
Family Room	LAMINATE - FJORD - HALVAR OAK 6-1/8"			
Dining Room	LAMINATE - FJORD - HALVAR OAK 6-1/8"			
Main hall	LAMINATE - FJORD - HALVAR OAK 6-1/8"			
Upper Hall	CARPET - OPENING NIGHT - COLOUR T21 w/STANDARD UNDERPAD			
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T21 w/STANDARD UNDERPAD			
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T21 w/STANDARD UNDERPAD			
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T21 w/STANDARD UNDERPAD			
Bedroom 4	CARPET - OPENING NIGHT - COLOUR T21 w/STANDARD UNDERPAD			
Basement Foyer	CARPET - OPENING NIGHT - COLOUR T21 w/STANDARD UNDERPAD			
FIREPLACES				
LOCATION	FAMILY ROOM	MANTLE	COUNTRYSIDE (WITH FLUTED LEGS)	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	YES	Location	N/A	
Purchaser has reviewed the colour chart			SITE & LOT	
FOR TRADE USE			STAYNER	50
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	Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stairs (CARPET OR OAK)		CARPET GRADE							
Stain:		VARNISH ONLY							
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									
THROUGHOUT		WARM GREY							
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							
Twin 2/3	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 TO BBQ	YES								
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				PP		NC			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				PP		NC			
Purchaser has checked and acknowledged accuracy of colour and selections before signing:				PP		NC			
SITE:	STAYNER	LOT: 50							
PURCHASER(S):	DENNIS TYSON LITTLE NIKILETTA CATHERINE CRITIKOS		PP		MAY 23 2019				
HOME #/CELL #	416-566-9198 / 905-466-3412		PP		MAY 23 2019				
EMAIL:	DENNIS.LITTLE@CANDORAIL.COM		PP		MAY 23 2019				
DÉCOR NOTES			Purchaser Signature		Date		DÉcor Consultant Signature		
FOR TRADE USE			PP		NC		Date		
Any upgrades in the colour chart must be accompanied with a PES.			PP		NC		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.			PP		NC		Date		
*** PAGE 2 OF 2 ***			PP		NC		Date		

THE CASTLES 50-05

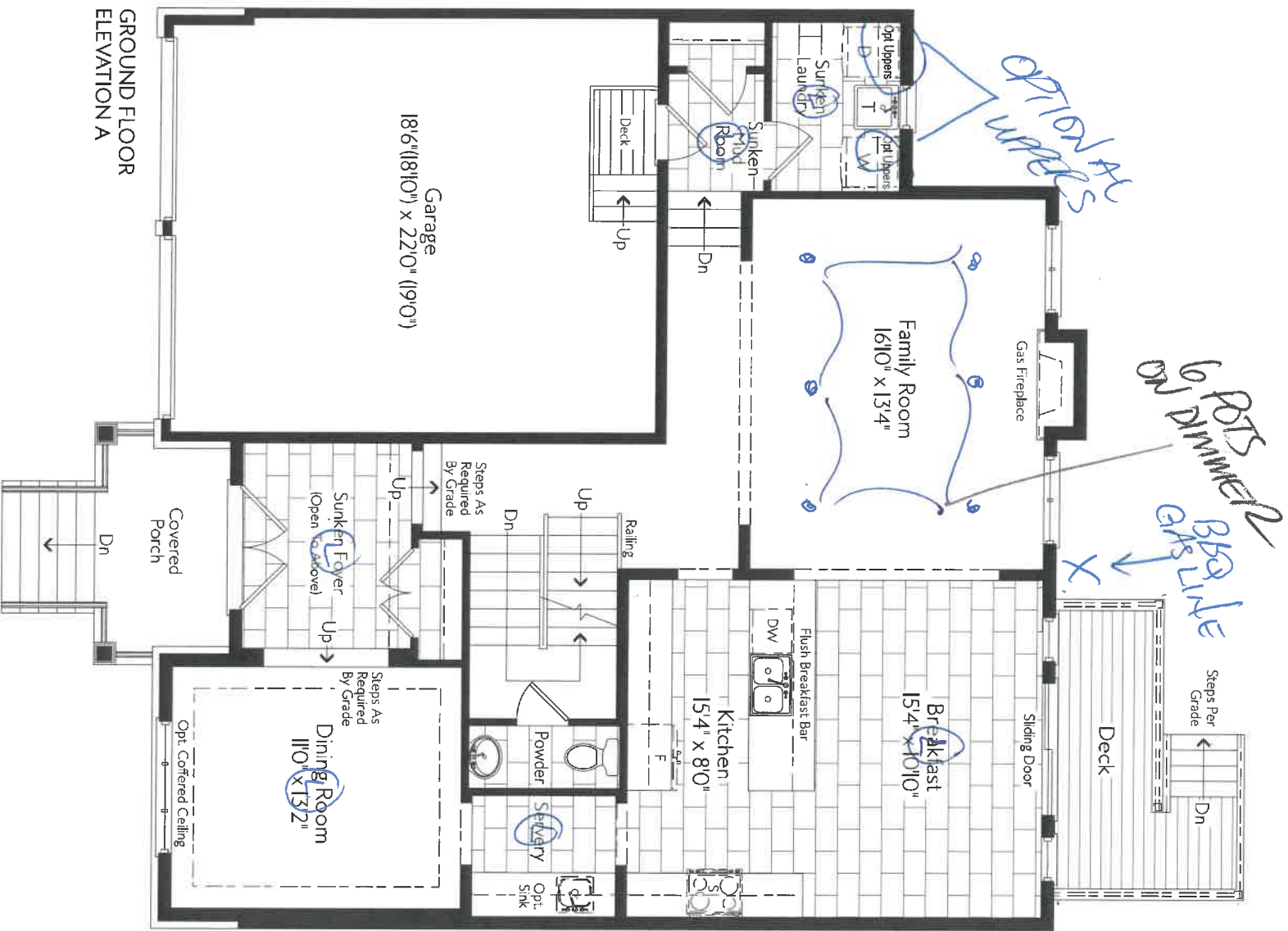


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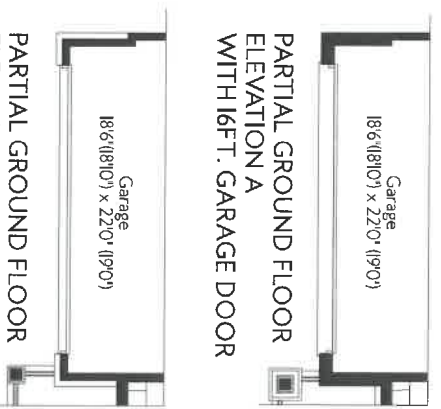
THE CASTLES 50-05



GROUND FLOOR
ELEVATION A



PARTIAL GROUND
FLOOR ELEVATION B



PARTIAL GROUND FLOOR
ELEVATION A
WITH 16FT. GARAGE DOOR

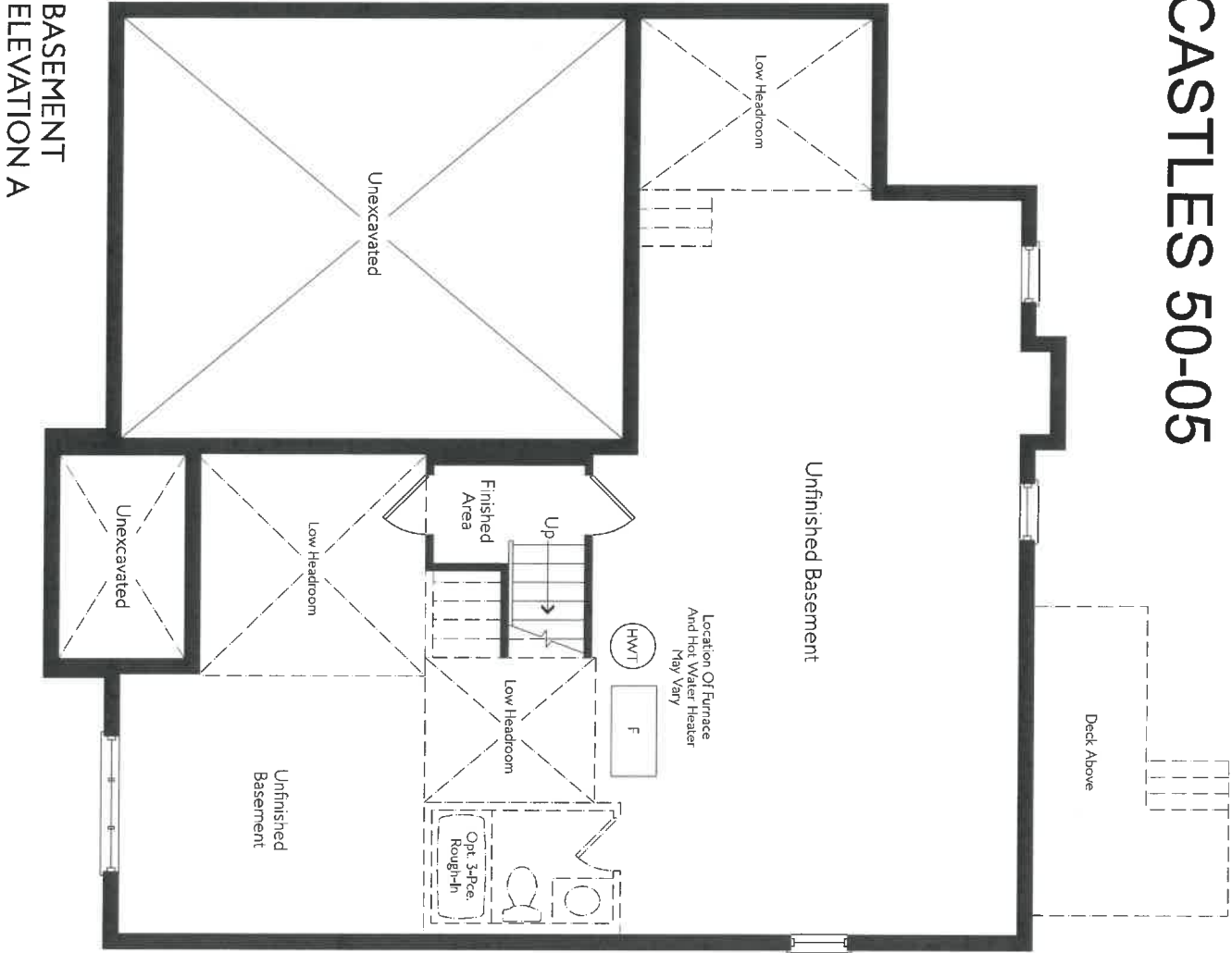
PARTIAL GROUND FLOOR
ELEVATION B
WITH 16FT. GARAGE DOOR

22

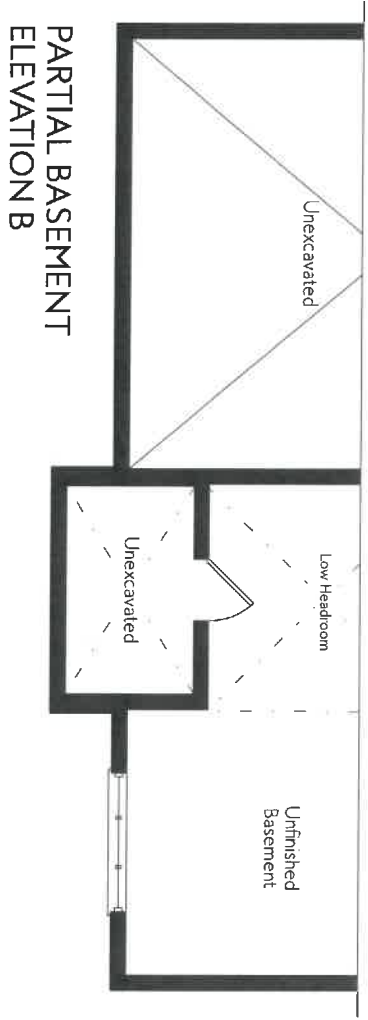
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50 steps

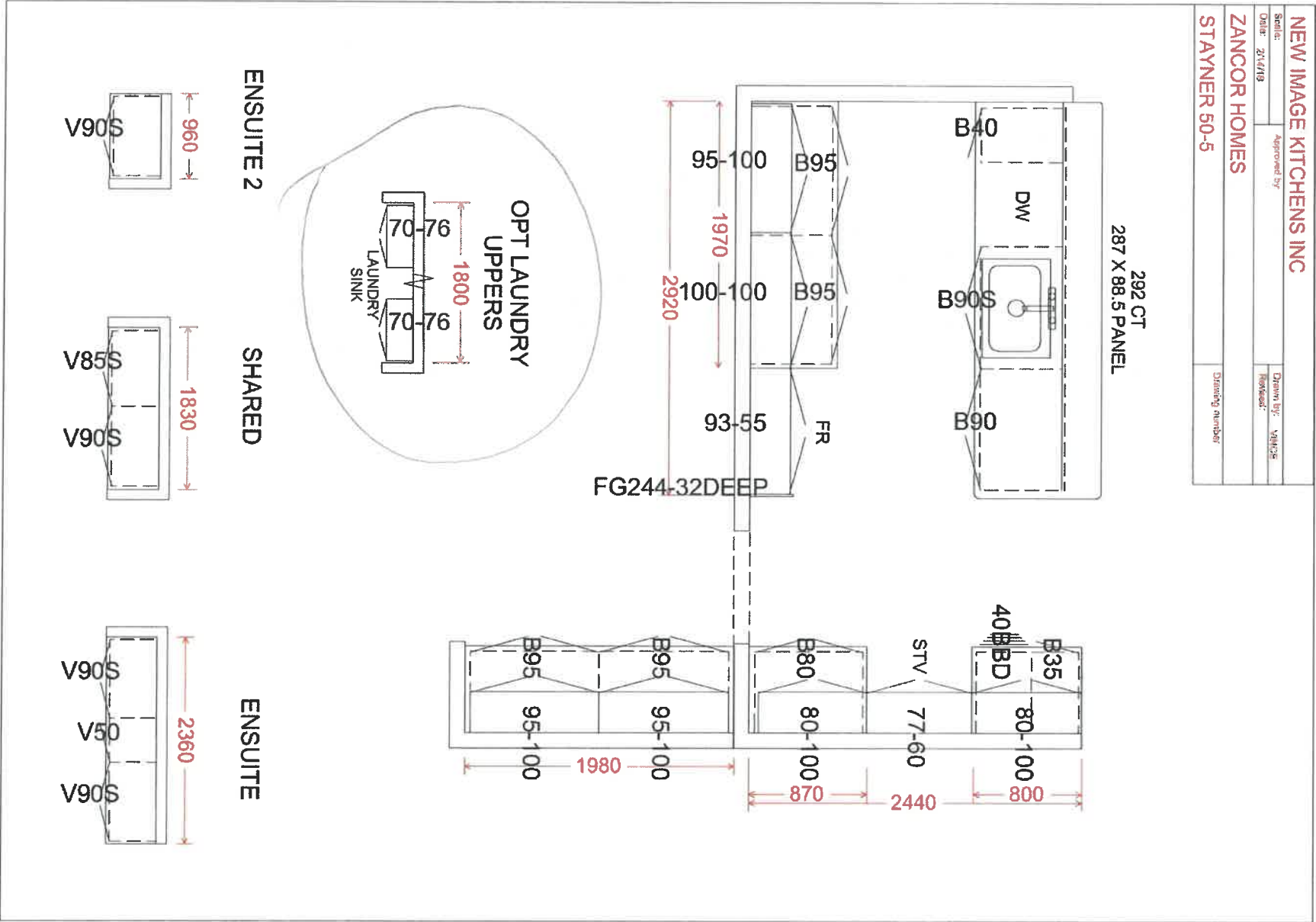
THE CASTLES 50-05



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50 Style



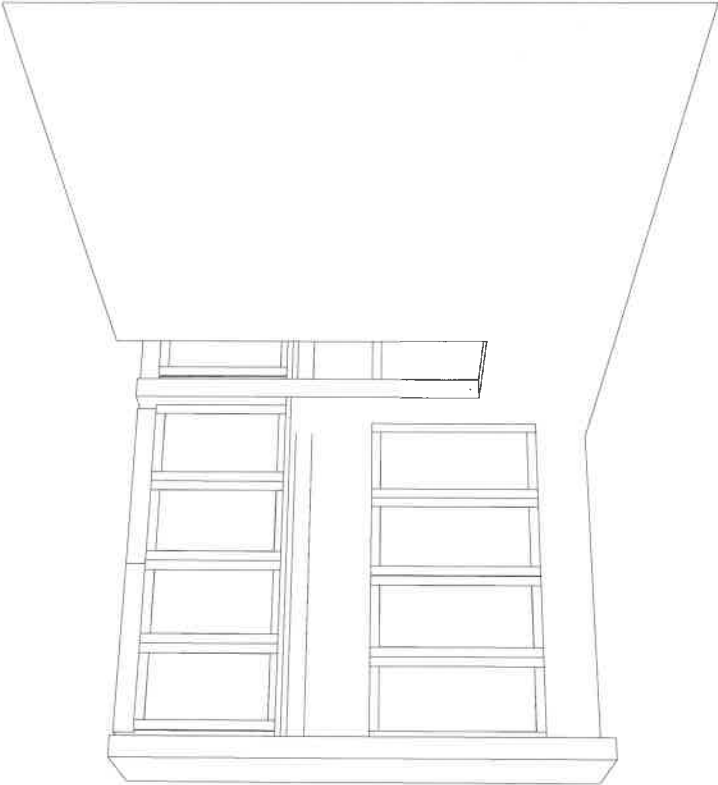
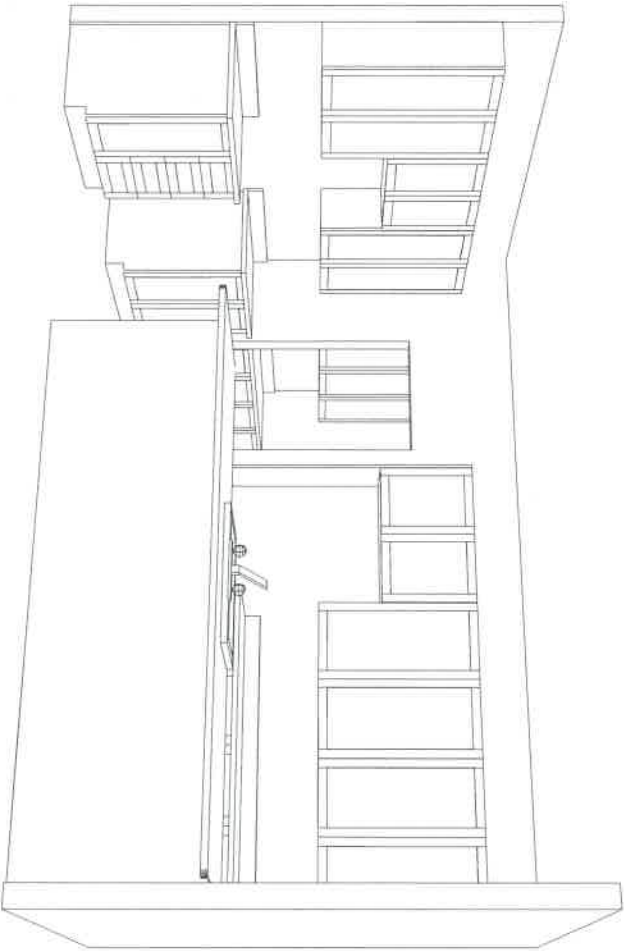
NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	Checked:
Date: 20/4/19		VH/MS	
ZANCOR HOMES			
STAYNER 50-5			Drawing number



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of 50 stayner

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



50 Stayner

2/14

NC

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****

SITE

LOT

DATE

Staynor

50

May 23/19

RELEASE FORM
BRICK/Joint PATTERN INSTALLATION

LOT # 50 PURCHASER'S NAME Little / Cuthkos

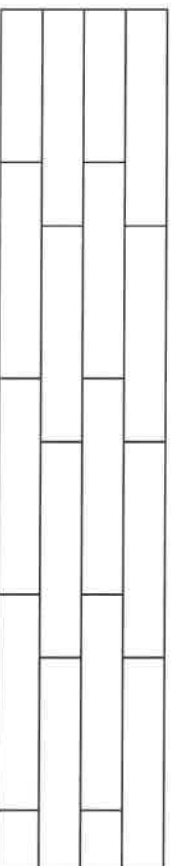
SITE NAME Stuyves

*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



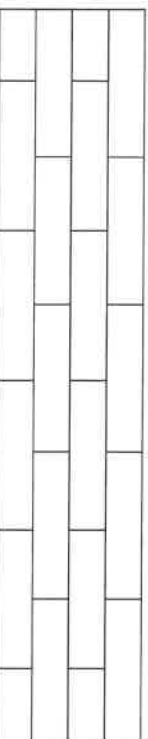
Location(s) Kitchen

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) KITCHEN

Homeowner's Signature [Signature]

Date May 23/19

Homeowner's Signature [Signature]

Date _____

Décor Consultant _____

Date _____



APPLIANCE ACKNOWLEDGEMENT

Wayne @ Coaf
905-303-6909

- ▶ 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:

[Signature]
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:

[Signature]
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 23/19 SITE Stajnar LOT 50

** 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. **