


CONSTRUCTION SUMMARY OF EXTRAS
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Site: STAYNER
Lot: 35
Model: GREY 47-01 (B)
Purchaser: RONALD & LYNDA FARAGHER
Phone/Email: 705-250-1650 / LLFARAGHER@ROGERS.COM



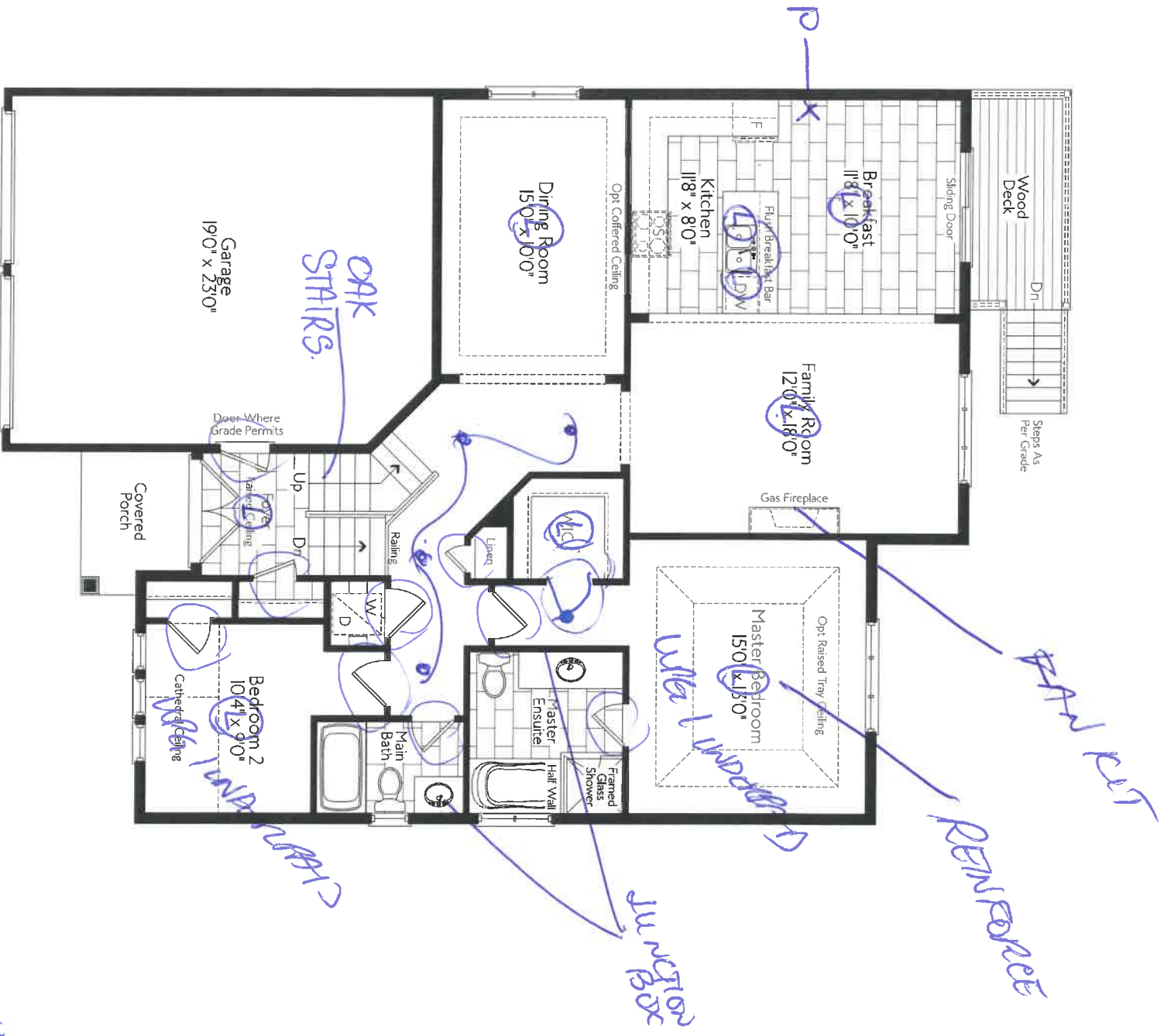
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
INCLUDED: 8 FOOT HIGHER DOORS ON MAIN FLOOR		SCHEDULE E
INCLUDED: OAK STAIRS		SCHEDULE E
SMOOTH CEILINGS ON MAIN FLOOR		SEPT 11 2019
STAIRS TO REMAIN UNFINISHED **WAIVER SIGNED		SEPT 11 2019
ELECTRICAL - 1 LED POTLIGHT IN FRONT OF WALK IN CLOSET		SEPT 11 2019
ELECTRICAL - 4 LED POTLIGHTS IN MAIN HALL, DELETE STANDARD		SEPT 11 2019
ELECTRICAL - LIGHT SWITCHES TO BE INSTALLED TIGHT (AS CLOSE AS POSSIBLE) TO THE CASING DUE TO LARGE PIECES OF ART WORK THAT WILL BE INSTALLED IN FUTURE		SEPT 11 2019
ELECTRICAL - ADD PLUG IN BREAKFAST AREA CLOSE TO THE FRIDGE, SEE SKETCH		SEPT 11 2019
ELECTRICAL - ADD JUNCTION BOXES TO ALL WALL LIGHTS ABOVE VANITY		SEPT 11 2019
REINFORCE LIGHT BOX IN MASTER BEDROOM		SEPT 11 2019
FIREPLACE - ADD FAN KIT		SEPT 11 2019
ELECTRICAL - RELOCATE STANDARD LIGHT IN KITCHEN TO BE ABOVE ISLAND AND ADD ONE CAPPED LIGHT. SAME SWITCH		SEPT 11 2019
ELECTRICAL - ADD LED STRIP LIGHTING TO KITCHEN		SEPT 11 2019
WIRE SHELVING IN ALL CLOSETS - REQUEST TO HAVE THEM INSTALLED AT 78" HIGH		SEPT 11 2019
DELETE CERAMIC ACCESSORIE THROUGHOUT		SEPT 11 2019
UPGRADE 1 UNDERPAD IN BEDROOMS AND BASEMENT		SEPT 11 2019
KITCHEN - CABINET VALANCE		SEPT 11 2019
SEE SWING OF CLOSET DOOR IN MASTER BEDROOM		SEPT 11 2019

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SIERRA PVC - WHITE ✓	H800BC	4926K-07 (BLACK)	✓
Island	SIERRA PVC - WHITE ✓	H800BC	4926K-07 (BLACK)	✓
Powder Room	N/A			
Master Ensuite	SIERRA PVC - WHITE ✓	H800BC	4925K-07 (WHITE)	✓
Ensuite 2	SIERRA PVC - WHITE ✓	H800BC	4925K-07 (WHITE)	
BASEMENT BATH	SIERRA PVC - WHITE ✓	H800BC	4925K-07 (WHITE)	✓
TILES				
Main Foyer	LOFT ANTHRACITE 12 X 24 **BRICK ✓			
Basement Foyer	CARPET			
Powder Room	LOFT ANTHRACITE 12 X 24 **BRICK ✓			
Mud Room	N/A			
Kitchen	LOFT ANTHRACITE 12 X 24 **BRICK✓			
Breakfast	LOFT ANTHRACITE 12 X 24 **BRICK ✓			
Kitchen Bk.Splash	N/A			
Laundry	LOFT ANTHRACITE 12 X 24 **BRICK ✓			
Mstr Ensuite Floor	LOFT ANTHRACITE 12 X 24 **BRICK ✓			
Mstr Ensuite Shower WALL	UNIWALL WHITE 8 X 10 ✓			
Master Shower Floor	WHITE 2 X 2 ✓			
Master Shower JTWB	BIANCO CARRARA ✓			
Ensuite 2 Floor	LOFT ANTHRACITE 12 X 24 **BRICK ✓			
Ensuite 2 Tub Wall	UNIWALL WHITE 8 X 10 ✓			
Basement bath Floor	LOFT ANTHRACITE 12 X 24 **BRICK ✓			
Basement Bath wall	UNIWALL WHITE 8 X 10 ✓			
HARDWOOD / CARPET				
TILES				
Kitchen/ Breakfast				
Family Room	LAMINATE - TORLYS FJORD HALVAR OAK 6-1/8" ✓			
Dining Room	LAMINATE - TORLYS FJORD HALVAR OAK 6-1/8" ✓			
Main hall	LAMINATE - TORLYS FJORD HALVAR OAK 6-1/8" ✓			
Master Bedroom	✓	CARPET - OPENING NIGHT COLOUR T20 w/UPGRADE 1 UNDERPAD		
Bedroom 2	✓	CARPET - OPENING NIGHT COLOUR T20 w/UPGRADE 1 UNDERPAD		
Bedroom 3	✓	CARPET - OPENING NIGHT COLOUR T20 w/UPGRADE 1 UNDERPAD		
BASEMENT	✓	CARPET - OPENING NIGHT COLOUR T20 w/UPGRADE 1 UNDERPAD		
STAIRS	✓	OAK STAIRS (NO CARPET REQUIRED)		
FIREPLACES				
LOCATION	FAMILY ROOM	MANTLE	RIVERSIDE (FLUTED) ✓	
MIRRORS & ACCESSORIES				
MIRRORS	YES	Opt. Crown Moulding	PLASTER MOULDING N/A	
Bathroom Accessories	DELETE	Location	N/A	
Purchaser has reviewed the colour chart			SITE & LOT	
FOR TRADE USE			STAYNER	35
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

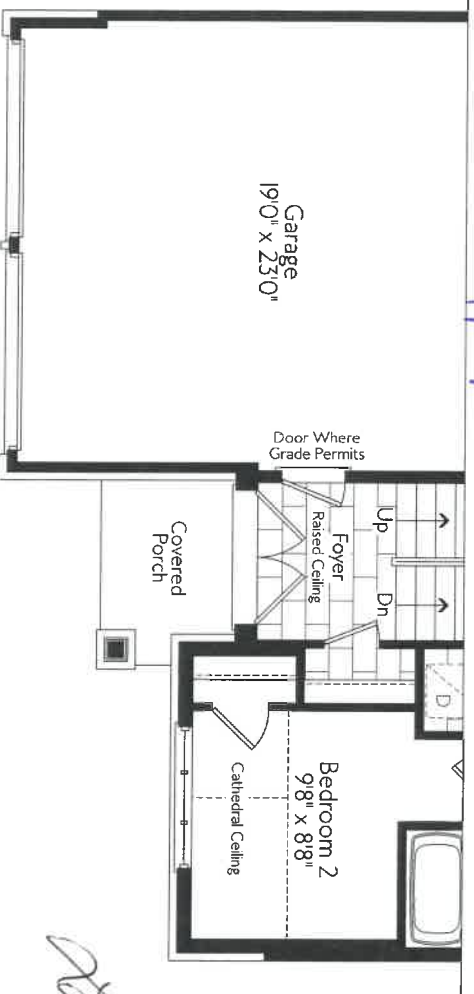
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair (OAK or CARPET):	OAK STAIRS			
Stain	UNFINISHED **WAIVER SIGNED			
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		
Island	STANDARD	STANDARD		
Powder room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Ensuite 2	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			OAG	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			OAG	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			OAG	
SITE:	STAYNER	LOT: 35		
PURCHASER(S):	RONALD FARAGHER LYNDA FARAGHER		OAG	
HOME #/CELL #	705-250-1650 / 705-241-7265		Date	
EMAIL:	LLEFARAGHER@ROGERS.COM		Date	
DÉCOR NOTES	***FOR TRADE USE***		Purchaser Signature	
			Date	
			Date	
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	



GROUND FLOOR
ELEVATION A

OK STAIRS.
 *LIGHT SWITCHES TO BE TIGHT
 TO CHAIRS DUE TO LARGE ARCADE,
 IF POSSIBLE
 - 8 FOOT DOORS
 MAIN FLOOR
 - SMOOTH CEILING



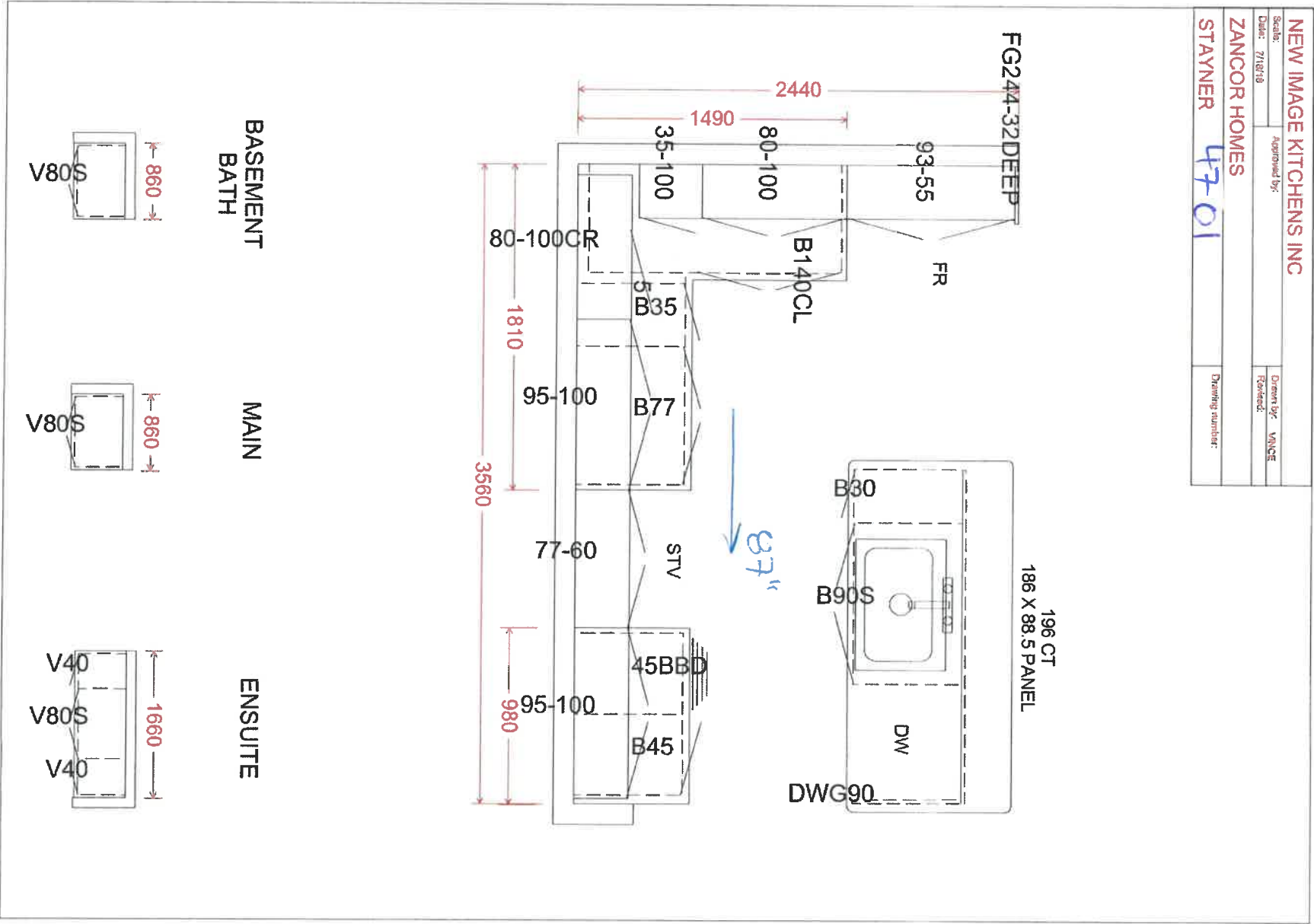
PARTIAL
GROUND FLOOR
ELEVATION B

LOT 35
 Stagner Sept 11/19.

[Handwritten signature]

Sept 11/19
Lot 35 Stayner

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VALUE
Date: 27/8/18		Revised:	
ZANCOR HOMES			
STAYNER	4701	Drawing number:	



Value

28/5/19
[Signature]

RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT # 35

PURCHASER'S NAME Faragher

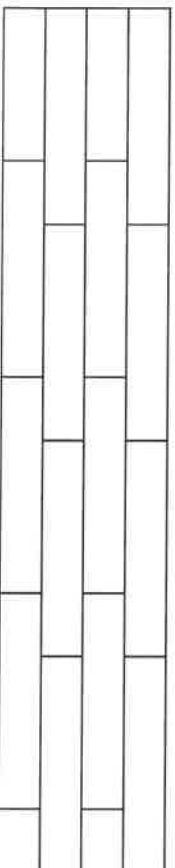
SITE NAME Stayner

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



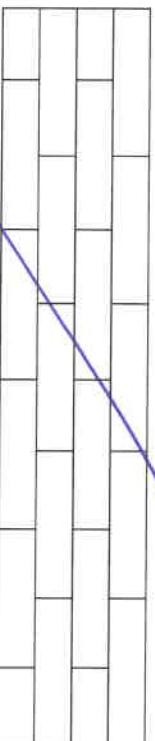
Location(s) All floor tiles

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

Faragher

Date

Sept 11/19

Homeowner's Signature

Faragher

Date

Sept 11/19

Décor Consultant

Date



APPLIANCE ACKNOWLEDGEMENT

CONTACT: Wayne @ Coast Appliances (905) 303-6909 / 1748 Credit Stone Circle, 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 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 INITIALS

- Fridge Opening** ▶ 36" (+/-) x 74" (+/-)
**Space above the fridge is required due to proper air flow
- Stove Opening** ▶ 30"
- Hood Fan Opening** ▶ 30"
- Hood Fan Vent** ▶ 6"
- Dishwasher Opening** ▶ 24"

Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE (if not received during appointment)

Specs that require changes/modifications after this date will not be accepted

UPGRADE APPLIANCE OPENING REQUIREMENTS:

HOMEOWNER INITIALS

FRIDGE

- ☐ Built-In ☐ Flush Inset
- ☐ Paneted / Integrated ☐ Water Line Required

RANGE

- ☐ 36" ☐ Cooktop (Apron front)
- ☐ 48" ☐ Cooktop (Dropin)
- ☐ Gas ☐ Induction
- **Countertop Cut-out charge required for cooktop

HOOD FAN &

- ☒ Under Cabinet (Standard) ☒ 6 Inch (Standard)
- ☐ Chimney (centre vent) ☐ 8 Inch
- ☐ Insert / Liner ☐ 10 Inch

WALL OVEN &

- ☐ Single Oven ☐ Over the Range Microwave
- ☐ Double Oven ☐ Built-in Microwave (*trim kit required)

MICRO

- ☐ Stream Oven
- ☐ Warming Drawer

DATE Sept 11/19 SITE Stayner LOT 35

**** 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****

SITE Stayner

LOT 35

DATE Sept 11/19



WAIVER UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT / SITE: 35

HOMEOWNER(S): RONALD& LYNDA FARAGHER

DATE: SEPT 11 2019

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 11 day of SEPT, 20 19



Purchaser

Witness



Purchaser

Witness