

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2019-09-13 / 10:24 AM / Page 1 of 1


Site: STAYNER
Lot: 16
Model: BRUCE 50-04 (B)
Purchaser: JAMES JACKSON & SARAH E. ELLERY
Phone/Email: S.ELLERY@HOTMAIL.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
#1	OAK STAIRS IN LIEU OF CARPET GRADE (2ND DOWN TO BASEMENT) ✓	AUGUST 27 2019
#2	RAILINGS - SQUARE OAK WITH REVEAL, SQUARE OAK POST WITH REVEAL, SQUARE HANDRAIL ✓	AUGUST 27 2019
#3	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE (2 FLIGHTS) ***STAIN TO BE ON THE LIGHTER SIDE OF THE HARDWOOD, IF POSSIBLE, SAMPLE TO BE PROVIDED BEFORE STAINING ✓	AUGUST 27 2019
#4	HARDWOOD - UPGRADE 2 IN FAMILY & DINING IN LIEU OF LAMINATE ✓	AUGUST 27 2019
#5	HARDWOOD - UPGRADE 2 IN KITCHEN, BREAKFAST, MAIN HALL IN LIEU OF TILE ✓	AUGUST 27 2019
#7	FRAMELESS GLASS SHOWER IN MASTER ENSUITE ✓	AUGUST 27 2019
#8	KITCHEN - UPGRADE 1 CABINETS ✓	AUGUST 27 2019
#9	MASTER ENSUITE - UPGRADE 1 CABINETS ✓	AUGUST 27 2019
#10	MASTER ENSUITE - BANK OF DRAWERS BETWEEN SINKS ✓	AUGUST 27 2019
#11	MAIN BATH - BANK OF DRAWERS ✓	AUGUST 27 2019
#12	MASTER ENSUITE - UPGRADE SHOWER JAMB ✓	AUGUST 27 2019
#13	MASTER ENSUITE - TILES - UPGRADE 2 ON FLOOR AND SHOWER WALLS **BRICK INSTALL ✓	AUGUST 27 2019
#14	KITCHEN - CROWN MOULDING ABOVE UPPERS ✓	AUGUST 27 2019
#15	KITCHEN - DEEP UPPERS ABOVE FRIDGE ✓	AUGUST 27 2019
#16	PANTRY BESIDE FRIDGE 24 INCHES DEEP ✓	AUGUST 27 2019
#17	WATERLINE TO FRIDGE ✓	AUGUST 27 2019
#18	KITCHEN - POT DRAWERS BESIDE STOVE ✓	AUGUST 27 2019
#19	ELECTRICAL - 4 POTLIGHTS IN FAMILY ROOM ✓	AUGUST 27 2019
#20	ELECTRICAL - 5 POTLIGHTS IN KITCHEN **STANDARD TO BE OVER ISLAND ✓	AUGUST 27 2019
#1A	3 PIECE ROUGHIN IN BASEMENT ✓	SEPT 6 2019
#2A	ELECTRICAL - ADD 1 CAPPED OUTLET ABOVE ISLAND **TO BE ON SAME SWITCH AS THE STANDARD	SEPT 6 2019

DELETE CERAMIC ACCESSORIES - NOV 12, 2019

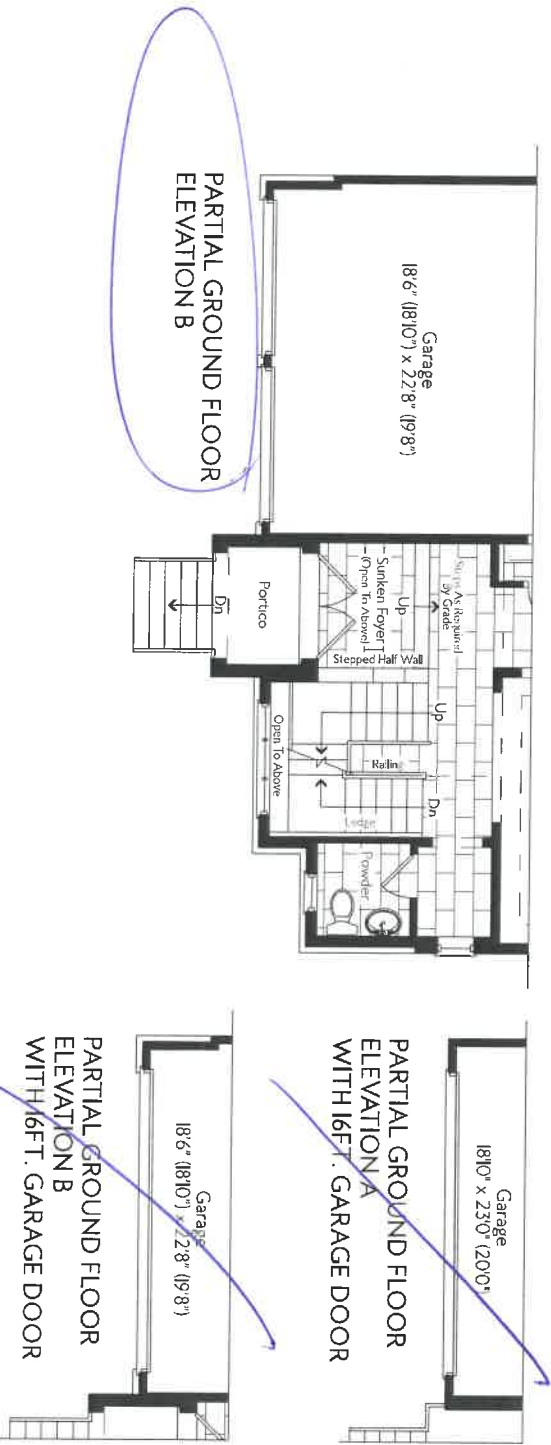
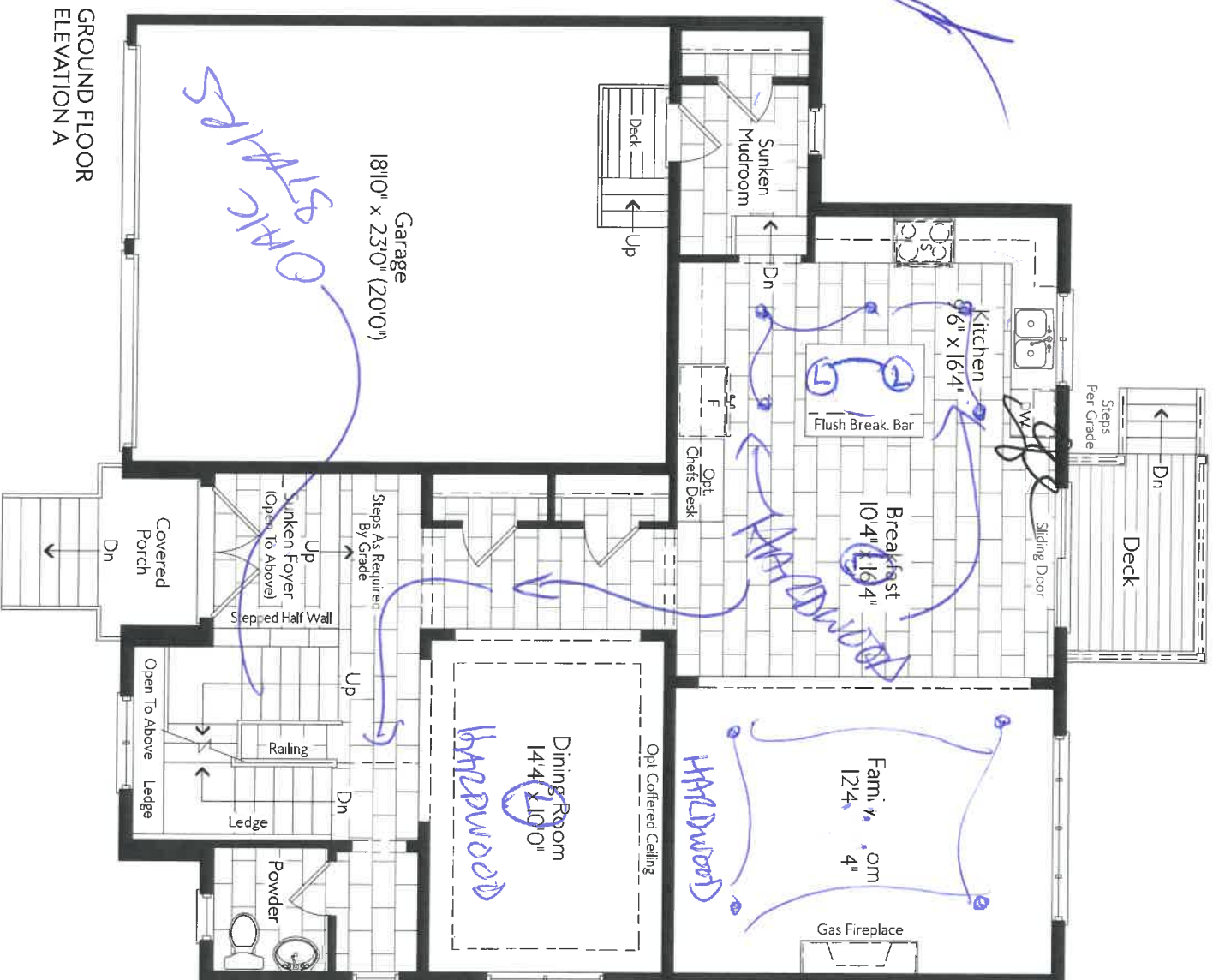
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA MDF - GLACIER (1)	K1100AI	P-345-LM			
Island	SIERRA MDF - GLACIER (1)	K1100AI	P-345-LM			
Powder Room	N/A					
Master Ensuite	SIERRA MDF - FOG GREY (1)	H800BC	P948-CA			
Ensuite 2	400 SERIES MEL - WHITE	H500P	4926K-07			
Laundry	N/A					
TILES						
Main Foyer	LIVORNO 18 X 18					
Basement Foyer	CARPET					
Powder Room	LIVORNO 18 X 18					
Mud Room	LIVORNO 18 X 18					
Kitchen	HARDWOOD					
Breakfast	HARDWOOD					
Kitchen Bk.Splash	N/A					
Laundry	LIVORNO 18 X 18					
Mstr Ensuite Floor	BIEL BIANCO 12 X 24 (2) **BRICK					
Mstr Ensuite Shower WALL	BIEL BIANCO 12 X 24 (2) **BRICK					
Master Shower Floor	WHITE 2 X 2					
Master Shower JAMB	PEARL QUARTZ					
Ensuite 2 Floor	LOFT GREY 12 X 24 **BRICK					
Ensuite 2 Tub Wall	KEATON ICE 8 X 10					
HARDWOOD / CARPET						
Kitchen	HARDWOOD - KENTWOOD BRUSHED OAK CORMORANT 5" X 3/4"					
Breakfast	HARDWOOD - KENTWOOD BRUSHED OAK CORMORANT 5" X 3/4"					
Family Room	HARDWOOD - KENTWOOD BRUSHED OAK CORMORANT 5" X 3/4"					
Dining Room	HARDWOOD - KENTWOOD BRUSHED OAK CORMORANT 5" X 3/4"					
Main hall	HARDWOOD - KENTWOOD BRUSHED OAK CORMORANT 5" X 3/4"					
Upper Hall	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD					
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD					
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD					
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD					
Bedroom 4	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD					
FIREPLACES						
LOCATION	FAMILY ROOM	MANTLE	RIVERSIDE			
MIRRORS & ACCESSORIES						
Mirrors	YES	Opt. Crown Moulding	N/A			
Bathroom Accessories	DO NOT INSTALL  NOV 12, 2019	Location	N/A			
Purchaser has reviewed the colour chart						
FOR TRADE USE			STAYNER		16	
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 (Oak or Carpet Grade):	OAK STAIRS			
Stain:	STAIN TO MATCH HARDWOOD (ON THE LIGHTER SIDE) AS CLOSE OF POSSIBLE **SAMPLE TO BE PROVIDED BEFORE STAINING**			
Main to 2nd Railing Details:	UPGRADE - SQUARE OAK w/REVEAL, MATCHING POST & SQUARE HANDRAIL			
Main to Basement Railing Details:	UPGRADE - SQUARE OAK w/REVEAL, MATCHING POST & SQUARE 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		
Island	N/A	N/A		
Powder room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Ensuite 2	STANDARD	STANDARD		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES				
Appliance Package received in 'Schedule E'				
	UPG (SEE PES)	YES / NO	Package Name:	
GAS LINE	NO		DECLINED	
WATERLINE to Fridge	YES		NOTES	
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: 16		
PURCHASER(S):	JAMES JACKSON SARAH E. ELLERY		Purchaser Signature AUGUST 27 2019	
HOME #/CELL #	519-217-6637 (SARAH)		Date AUGUST 27 2019	
EMAIL:	S.ELLERY@HOTMAIL.COM		Purchaser Signature Date	
DÉCOR NOTES		DÉCOR CONSULTANT SIGNATURE Date		
FOR TRADE USE				
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 2 OF 2 ***			Vendor Signature Date	

THE BRUCE 50-04



lot 16
spare

FRANCHES



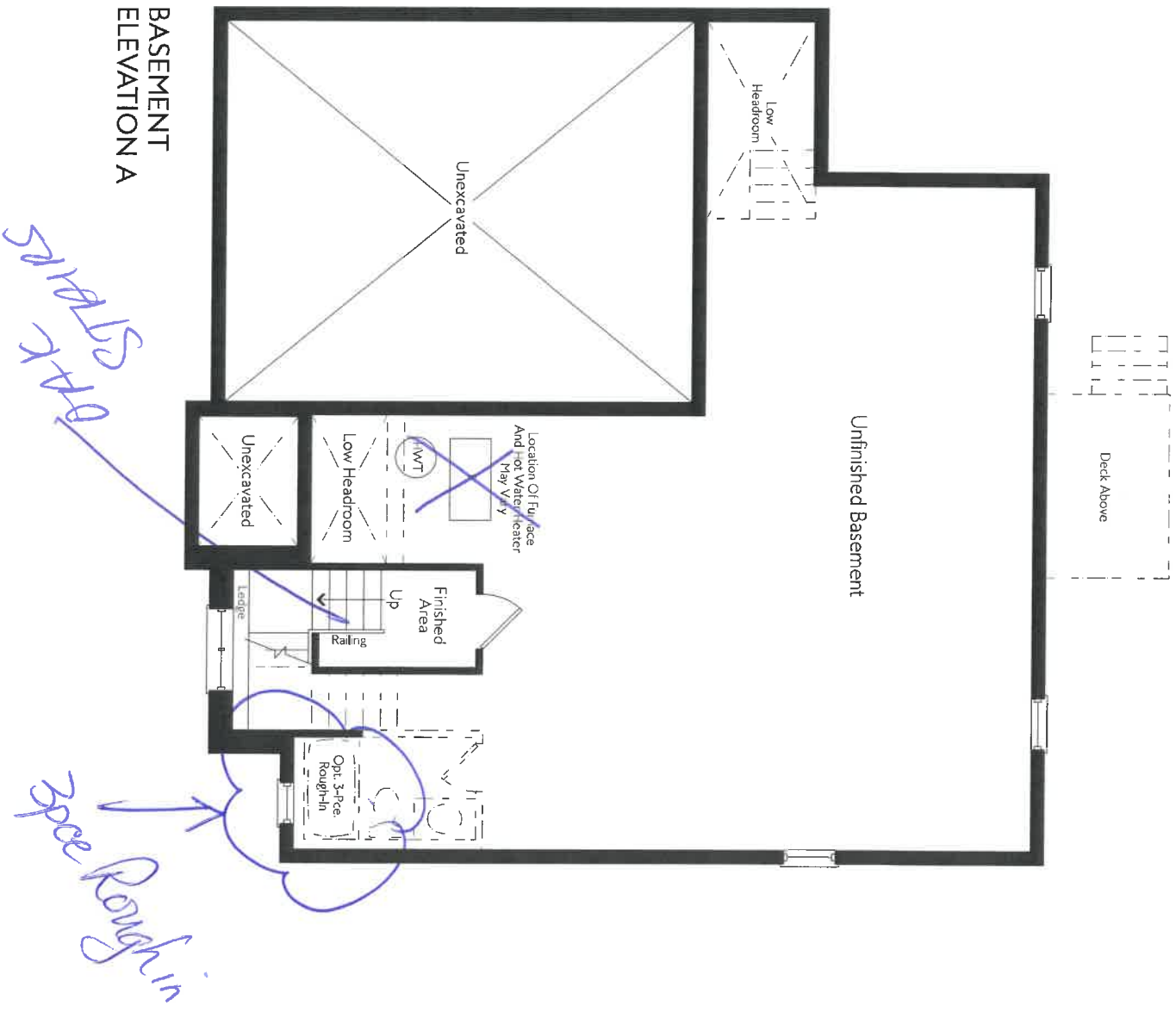
Bank of
HAWAII

8th March



PARTIAL SECOND FLOOR ELEVATION B

1516 Aug 27/19

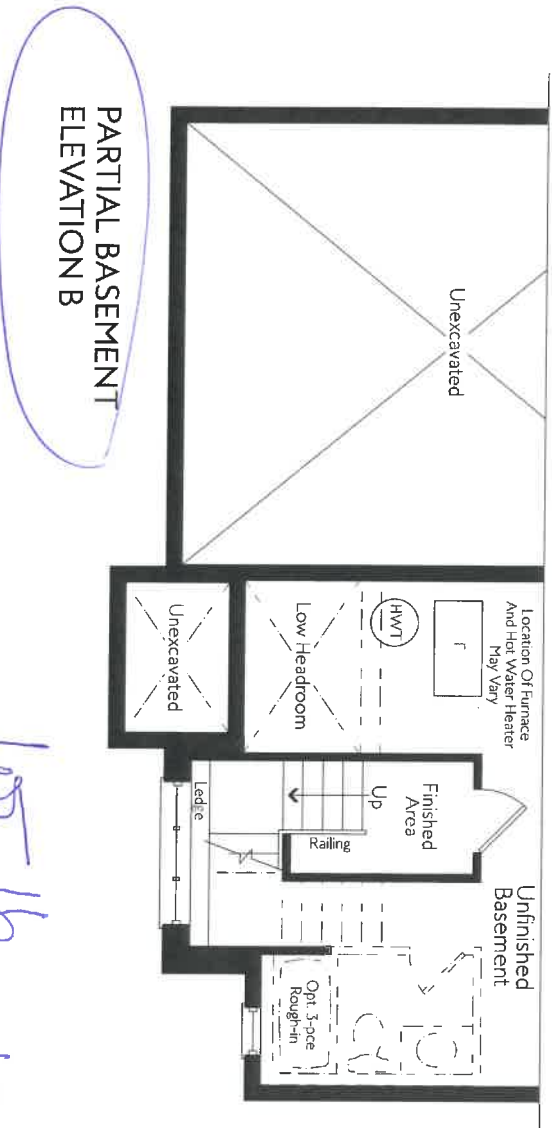


BASEMENT
ELEVATION A

Handwritten signature in blue ink.

THE BRUCE 50-04

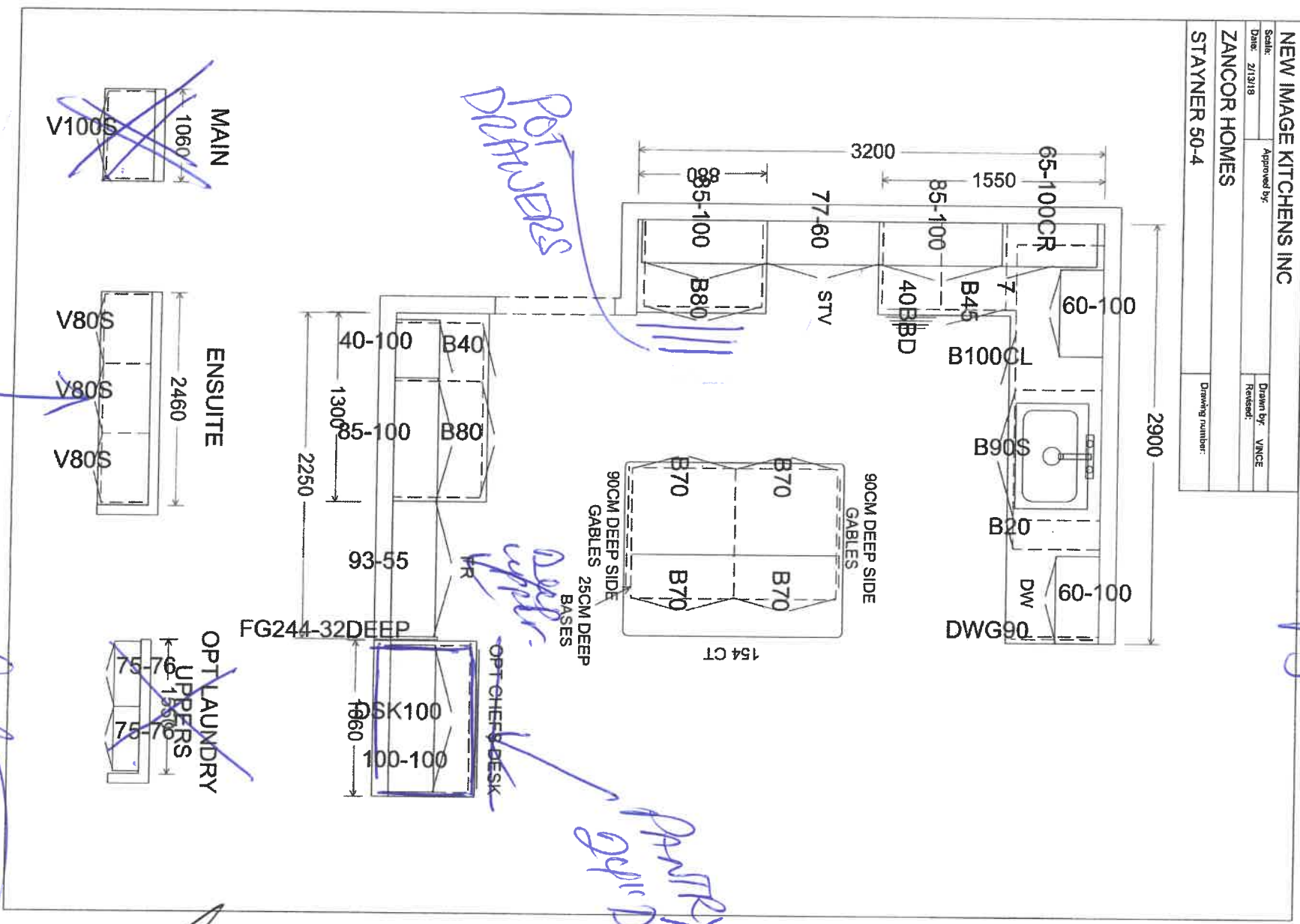
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PARTIAL BASEMENT
ELEVATION B

105-16
Aug 27/19

NEW IMAGE KITCHENS INC		Scale:	Approved by:
ZANCOR HOMES		Date: 2/13/18	Drawn by: VINCE
STAYNER 50-4		Revised:	Drawing number:



- Crown
- upg 1.

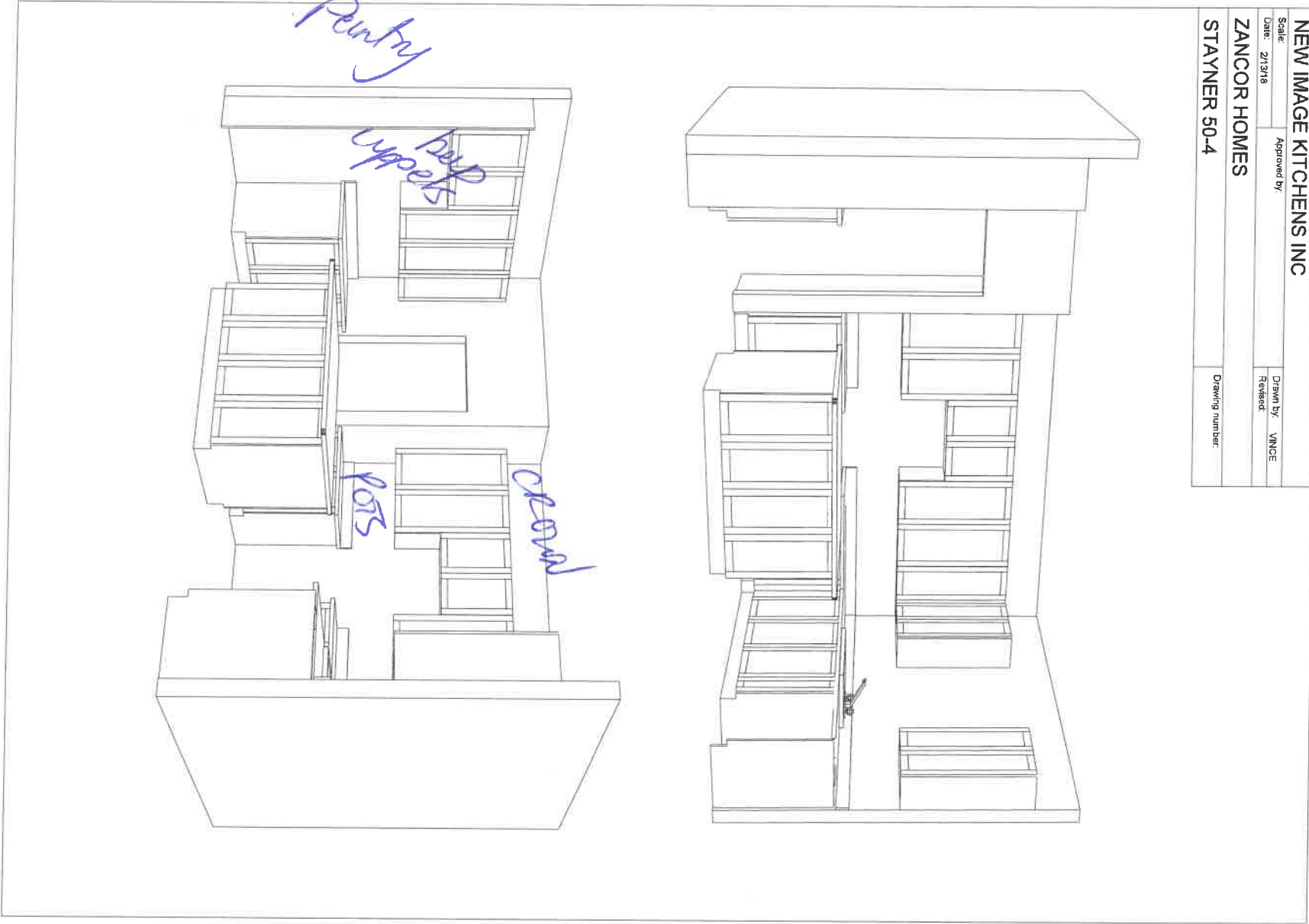
* main
bath.
Bund Drawers
between
Sinks.

- Bund
Drawers
- upg 1.

LOT 16
Aug 27/19

[Handwritten signature]

NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 2/13/18	Drawn by: VINCE
Revised:	
ZANCOR HOMES	
STAYNER 50-4	
Drawing number:	



Handwritten signature or initials in blue ink.

Handwritten signature or initials in blue ink.

LOT 16
Aug 27/19



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
- ☐ Panelled / Integrated ☐ Water Line Required

Purchased

- RANGE
- ☐ 36" ☐ Cooktop (Apron front)
- ☐ 48" ☐ Cooktop (Dropin)
- ☐ Gas ☐ Induction

**Countertop Cut-out charge required for cooktop

- HOOD FAN & VENT
- ☒ Under Cabinet (Standard) ☒ 6 Inch (Standard)
- ☐ 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

AUGUST 27 2019 DATE STAYNER 16 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'x8'.

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

16

SITE

LOT

AUGUST 27 2019

DATE

RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT # 16 PURCHASER'S NAME JACKSON / ELLERY

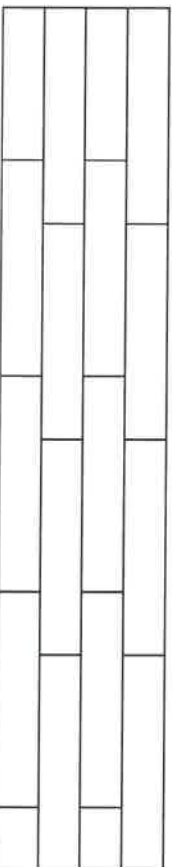
SITE NAME STAYNER

*Brick installation requires an additional charge and will be included on the extras

(Large tiles installation for floor and wall) – ½ 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 ½ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the ½ brick installation that has been recommended.



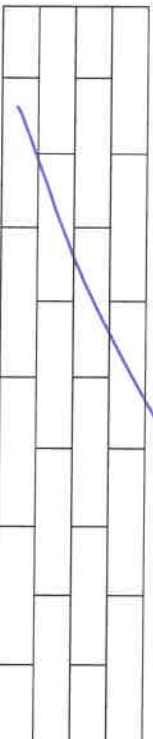
Location(s) Master Floor
Master Shower
Master Hall
Master Bath

Please understand, even in using this ½ 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 _____

_____ AUGUST 27 2019
Date

Homeowner's Signature _____

_____ AUGUST 27 2019
Date

Décor Consultant

Date