



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

PURCHASERS: Komneshwaran Balasingam and Meera Rajah

TEL: RES: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
2 / 2	The Georgian (50-02) Elev B	19-Jul-18

Ref#	Quantity - Description	Approved	Notes
5843	BONUS IS APS 3 pce stainless steel appliances with white top loading washer and dryer Stainless steel under cabinet hood fan Decor Dollars	13Jul18	
5844	KITCHEN - POTS & PANS DRAWERS	13Jul18	
5845	OPEN WALL AT DINING ROOM AND ADD STANDARD RAILING *OPTION AS PER PLAN	13Jul18	
5846	LAMINATE - UPGRADE LAMIANTE COLOUR ON MAIN FLOOR	13Jul18	
5847	HOMEOWNER IS AWARE THAT THE COLOUR OF THE PICKETS AND HANDRAIL ARE DIFFERENT THAN THE COLOUR OF THE LAMINATE FLOOR	13Jul18	

This Document is Extremely Time Sensitive - Printed 19 Jul 18 at 17:12

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	CAMBRIDGE OAK - MAYFLOWER PAINT	H800BC	7735-58			
Island	CAMBRIDGE OAK - MAYFLOWER PAINT	H800BC	7735-58			
Master Ensuite	EURO SLAB - HIGH GLOSS GREY/BEIGE	H500P	P344LM			
Main	EURO SLAB - HIGH GLOSS GREY/BEIGE	H500P	P344LM			
Laundry BASEMENT	N/A	N/A	N/A			
Basement Bath	SHAKER PVC - WHITE	H500P	P345LM			
TILES						
Kitchen Floor	CALCATTA GRIS 20 X 20 (STD)		INSERTS	THRESHOLDS		
Breakfast Floor	CALCATTA GRIS 20 X 20 (STD)					
Kitchen Bk.Splash	N/A					
Main Foyer	CALCATTA GRIS 20 X 20 (STD)					
Main Hall	N/A					
Powder Room	N/A					
Laundry BASEMENT	N/A					
Mud Room	N/A					
Basement Foyer	CARPET					
Mstr Ensuite Floor	NEW BYZANTINE AZZURO 12 X 24 BRICK (STD)					
Mstr Ensuite Shower Wall	UNIWALL TENDER GREY 8 X 10					
Master Shower Floor	WHITE 2 X 2					
Mstr Ensuite Shower Jamb	BIANCO CARRARA					
Main Bath Floor	NEW BYZANTINE AZZURO 12 X 24 BRICK (STD)					
Main Bath Tub Wall	UNIWALL TENDER GREY 8 X 10					
Basement Ensuite Floor	ALLURE GREY 12 X 24 BRICK (STD)					
Basement Ensuite Wall	UNIWALL TENDER GREY 8 X 10					
HARDWOOD / CARPET						
Living Room	N/A					
Dining Room	LAMINATE - UPGRADE COLOUR TO ROCKINGHAM OAK					
Family	LAMINATE - UPGRADE COLOUR TO ROCKINGHAM OAK					
Den/Study/parlour	N/A					
Kitchen *(Waiver)	TILE					
Main Foyer *(Waiver)	TILE					
Main Hall	N/A					
Upper Hall	N/A					
Master Bedroom	OPENING NIGHT - T03					
Bedroom 2	OPENING NIGHT - T03					
Bedroom 3 BASEMENT	OPENING NIGHT - T03					
Bedroom 4	N/A					
Basement Foyer	OPENING NIGHT - T03					
UNDERPAD	STANDARD					
STAIRS	CARPET GRADE - OPENING NIGHT T03					
FIREPLACES						
LOCATION	FAMILY ROOM		MANTLE	NF8		
INSERT & SURROUND	N/A		HEARTH	N/A		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Crown Moulding	N/A			
Bathroom Accessories	YES	Location	N/A			
Purchaser has reviewed the colour chart			Site/Lot			
FOR TRADE USE			STAYNER	2		
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		

Handwritten initials and signature:
NK KB
duley 10/8

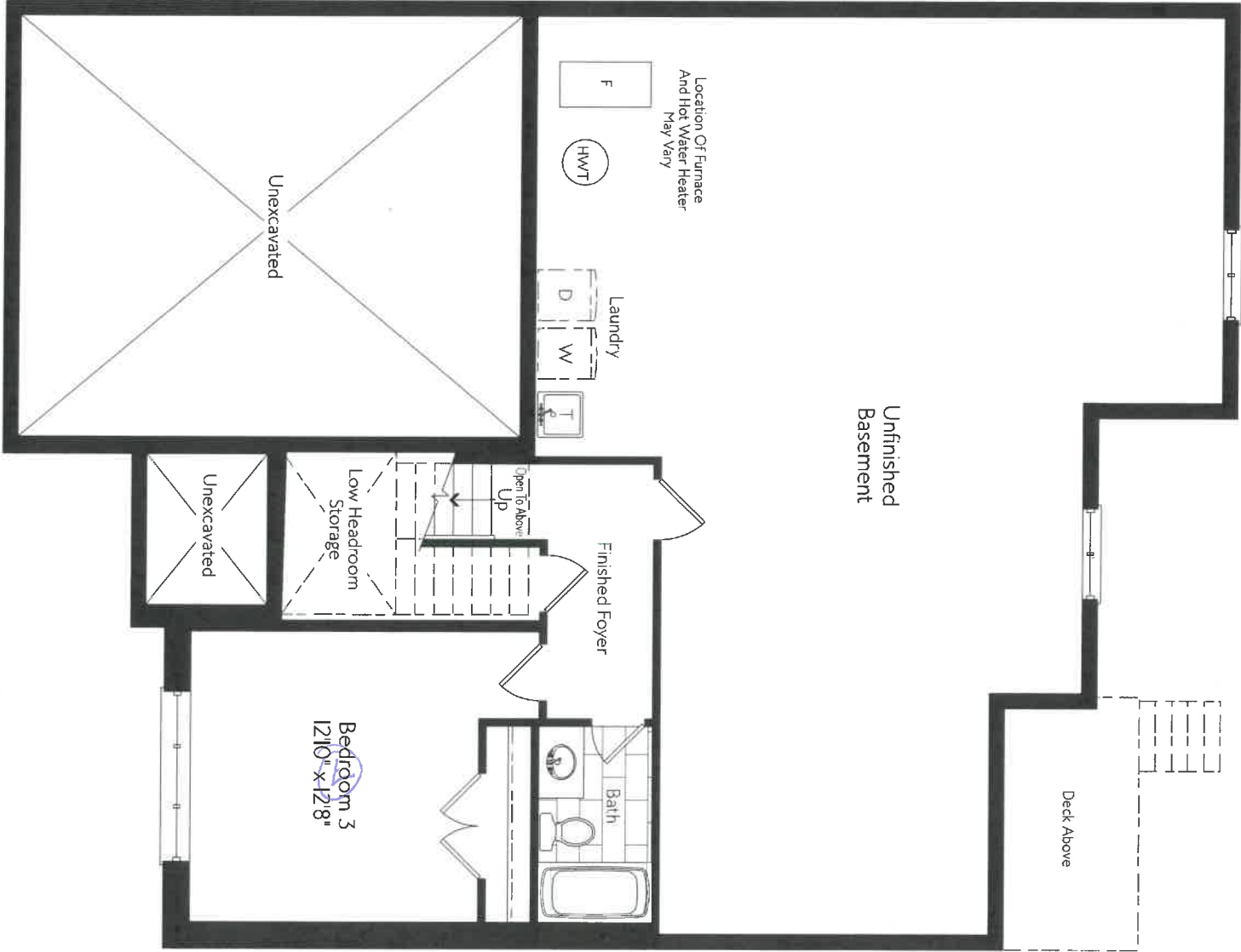
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stairs (Carpet & Oak):		CARPET GRADE							
Stain:		VARNISH ONLY **DIFFERENT THAN THE LAMINATE							
Main to 2nd Railing Details:		N/A							
Main to Basement Railing Details:		STANDARD							
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
Kitchen/Breakfast		WARM GREY							
PLUMBING- UPGRADES TO BE DETAILED ON PES									
FIXTURES		FAUCETS		NOTES					
Kitchen	STANDARD	STANDARD							
Powder Room	STANDARD	STANDARD							
Master Ensuite	STANDARD	STANDARD							
Main	STANDARD	STANDARD							
2nd Ensuite	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									
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 \$5500 administration fee plus costs									
Purchaser has checked and acknowledged accuracy of colour and selections before signing.									
SITE:		STAYNER		LOT: 2					
PURCHASER(S):		KONNESWARAN BALASINGAM MEERA RAJAH				Purchaser Signature JULY 6 2018			
HOME #/CELL #		416-797-6826 (M)				Date JULY 6 2018			
EMAIL:		MEERARAJAH@HOTMAIL.COM							
DÉCOR NOTES						Purchaser Signature Date			
FOR TRADE USE						Purchaser Signature Date			
Any upgrades in the colour chart must be accompanied with a PES.						Décor Consultant Signature Date			
It is the responsibility of <u>all Trades</u> to inform the builder of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.						JUL 11 2018			
*** PAGE 2 OF 2 ***						Vendor Signature Date			

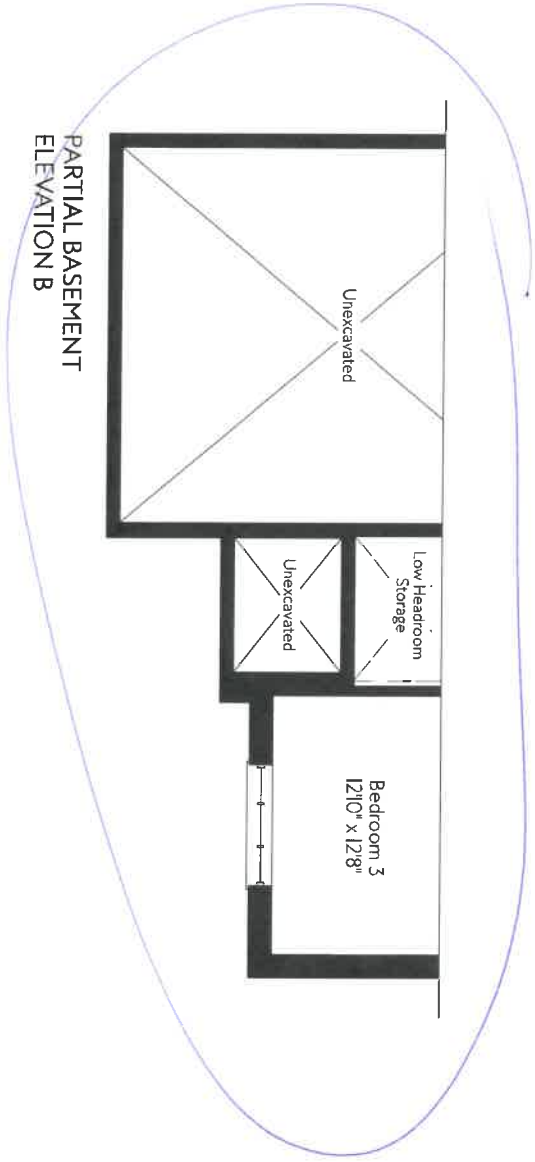
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2 Storya
July 6, 18

THE GEORGIAN 50-02



BASEMENT
ELEVATION A



2 Stagner
July 6/18

THE GEORGIAN 50-02

Elevation A & B 1810 Sq.Ft.

Includes 363 Sq.Ft. Finished Basement

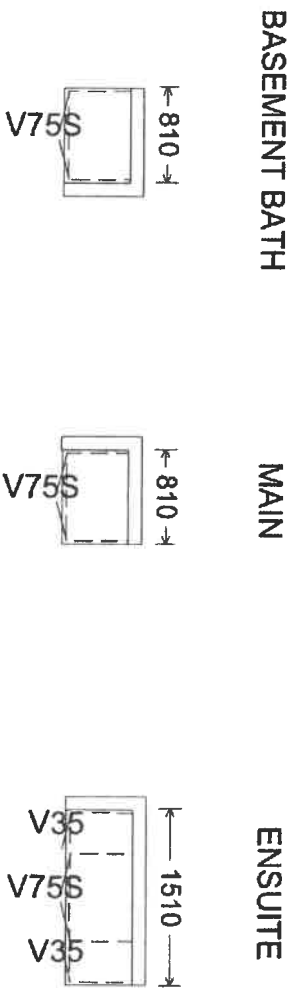
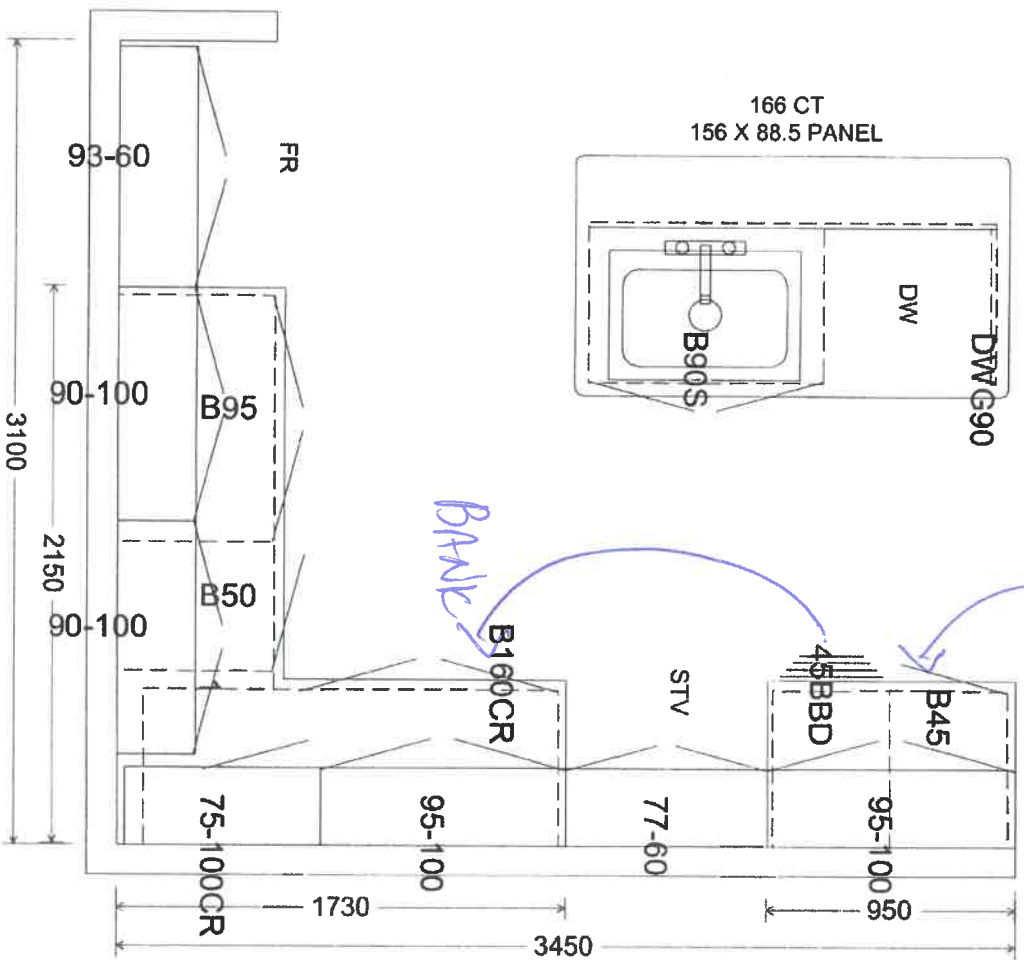
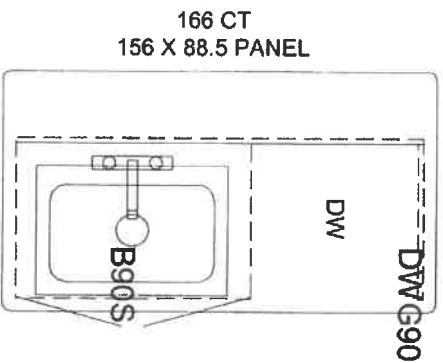


ELEVATION B

All renderings are artist's concept only.

MS
Q Stagner
July 6/18

NEW IMAGE KITCHENS inc			
Scale	Approved by	Drawn by: VINCE	
Date: 27/2/18	Reviewed	Drawing number	
ZANCOR HOMES			
STAYNER 50-2			



July 6/18
1st 2 stages

MR
KLB

STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT

2

DATE

July 6/18

Baths

pk

2-5

Kitchen



APPLIANCE ACKNOWLEDGEMENT

Wayne@Coast Appliances
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:

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

- WALL OVEN & MICRO
- ☐ Single Oven
 - ☐ Double Oven
 - ☐ Steam Oven
 - ☐ Warming Drawer
 - ☐ Over the Range Microwave
 - ☐ Built-in Microwave (*trim kit required)

DATE

SITE

LOT

STAYNER (55)

** 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 (55)

SITE

LOT

DATE



WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

LOT 2 – STAYNER (55)

DATE:

July 6/18

HOMEOWNER(S):

MEERA RATHI / KANESWARAN BALASINGHAM

I/We the purchaser/s for the above-mentioned property understand that the installation of a garage man door is determined from the final siting / elevations that are established from site plan engineering. The garage man door indicated on the floor plan for your lot will be installed only if grade permits. Should grade not permit, the following choices will be made available as an alternative solution.



Garage man door confirmed and will be installed (as per final siting).

It is now confirmed that installation of garage man door is **NOT POSSIBLE** due to grade.
Please select one of the following (2) options:



Option 1 > Purchaser accepts the garage man door is not possible and will not be installed. Purchaser(s) will be issued a credit of **\$400** on closing.



Option 2 > Door, hardware, electrical etc...will be installed. A railing/guard will be installed across the door opening with no steps or deck to grade. It will be the purchaser(s) responsibility to have steps and deck installed after closing. The purchaser(s) are aware that installation of deck/steps may encroach into the garage obstructing parking of a vehicle.

I/We take full responsibility for the installation of the stairs and/or deck that is required to accommodate a garage man door and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by the purchaser(s) trades/contractors hired 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 the Town from any and all damages, loss or injury however arising, which we may have hereafter with reference to the above.

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

Dated at King this 6 day of July, 20 18

Purchaser

Witness

Purchaser

Witness