



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

647 295 883

TEL:

PURCHASERS: Tina L. Balmer and Stephen J Balmer

LOT / PHASE	HOUSE TYPE	PRINT DATE
3 / 2	The Blue(5001) Elev A	21-Sep-18



Ref#	Quantity	Description	Approved	Notes
5900	BONUS IN APS	3 pce stainless steel appliances in kitchen with white top loading washer and dryer Stainless Steel under cabinet hood fan Decor Dollars	17Jul18	
5901	ROUGHIN IN BASEMENT FOR FUTURE KITCHEN - SEE SKETCH FOR LOCATION		17Jul18	
5902	ELECTRICAL - PLUG ON ISLAND		17Jul18	
5903	KITCHEN - ADJUST CABINETS FOR FUTURE OTR (OVER THE RANGE MICROWAVE)		17Jul18	***INCLUDES ELECTRICAL PLUG
5904	ELECTRICAL - ADD CAPPED ROUGHIN OVER THE ISLAND ON SEP SWITCH		17Jul18	
5905	WATERLINE TO FRIDGE		17Jul18	
5906	CABINETRY *****NEW IMAGE TO PROVIDE BLACK SLAB STD CABINET SAMPLE. HOMEOWNER TO APPROVE AND SIGN OFF ONCE SAMPLE IS RECEIVED		17Jul18	
5907	KITCHEN - DEEP UPPERS WITH GABLES ABOVE FRIDGE		17Jul18	
5908	KITCHEN - CABINET VALANCE (NO ELECTRICAL) **TO THE UNDERSIDE OF THE UPPER CABINET **TO THE TOP SIDE OF THE UPPER CABINETS (6 INCHES)		17Jul18	
5909	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR		17Jul18	
5910	CARPET - UPGRADE UNDERPAD TO GREY GOOSE TO ALL BEDROOMS, STAIRS AND BASEMENT FOYER		17Jul18	
5911	TILES - UPGRADE TILE IN MASTER ENSUITE SHOWER		17Jul18	
5912	STAIN STAIRS AS CLOSE AS POSSIBLE TO MATCH LAMINATE FLOOR		17Jul18	
5913	COUNTERTOP - UPGRADE TO STONE IN KITCHEN LEVEL 1 **INCLUDES UNDERMOUNT SINK		17Jul18	
5914	DELETE CERAMIC ACCESSORIES		17Jul18	
5915	NOTE - SEE LOCATION REQUEST FOR STANDARD PLUG IN MASTER BEDROOM		17Jul18	
5916	ELECTRICAL - ADD ONE PLUG ABOVE COUNTERTOP IN KITCHEN **3 ARE STANDARD (TOTAL 4 PLUGS)		17Jul18	

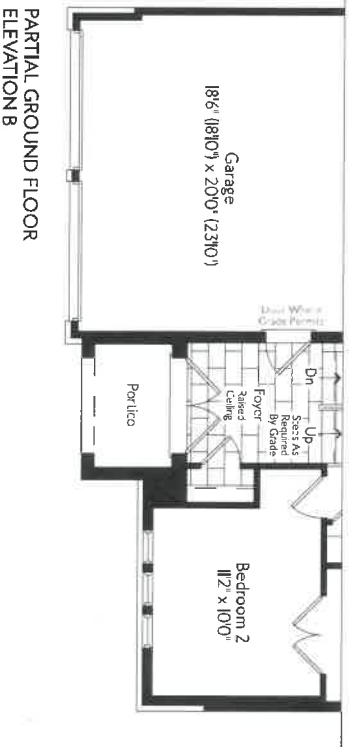
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ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN										
Stairs:					CARPET GRADE STAIRS					
Stain:					STAIN TO MATCH LAMINATE AS CLOSE AS POSSIBLE					
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										
Kitchen/Breakfast					WARM GREY					
PLUMBING- UPGRADES TO BE DETAILED ON PES										
	FIXTURES	FAUCETS		NOTES						
Kitchen	UPGRADE	STANDARD		UNDERMOUNT SINK						
Powder Room	STANDARD	STANDARD								
Master Ensuite	STANDARD	STANDARD								
Main	STANDARD	STANDARD								
2nd Ensuite	N/A	N/A								
BASEMENT	N/A	N/A								
Other	N/A	N/A								
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 FOR BBQ										
WATERLINE to Fridge		NO								
Hood Fan Venting SIZE		6 INCH								
ELECTRICAL for Built-in Oven		NO								
ELECTRICAL for Built-in Micro/OTR		YES		OTR						
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: 3								
PURCHASER(S):	TINA & STEPHEN BALMER						JUNE 29 2018			
HOME #/CELL #				Purchaser Signature			Date			
EMAIL:				JUN 29 2018						
DÉCOR NOTES					Purchaser Signature			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			Date			

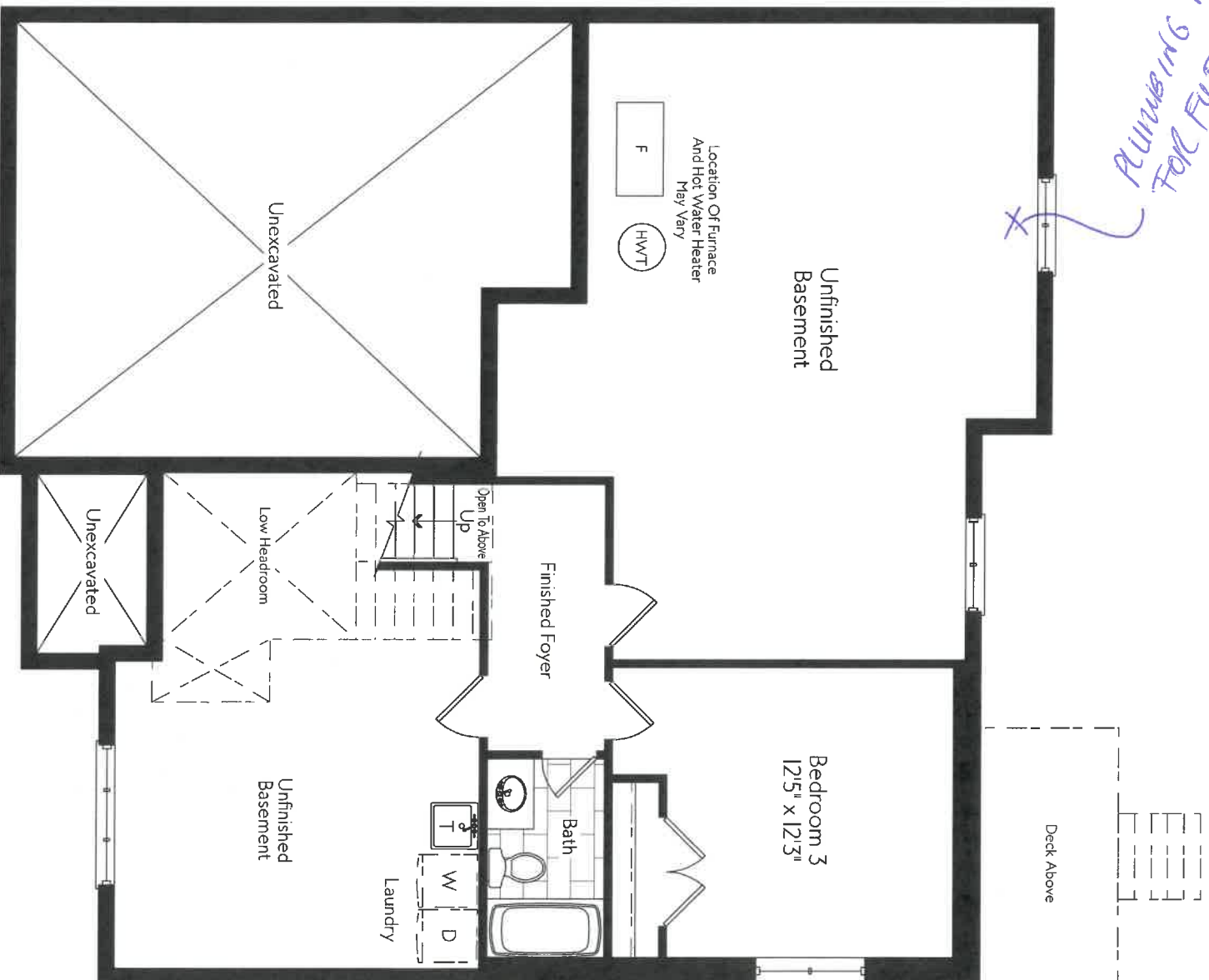
NCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SLAB MDF - BLACK (STD)	H800 BC	KSTONE K168 (BLACK)			
Island	SLAB MDF - BLACK (STD)	H800 BC	KSTONE K168 (BLACK)			
Master Ensuite	SLAB MDF - BLACK (STD)	H500C	4925K-07			
Main	SLAB MDF - BLACK (STD)	H500C	4886-38			
Laundry Basement	N/A	N/A	N/A			N/A
Basement Bath	SLAB MDF - BLACK (STD)	H500C	4926K-07			N/A
TILES				INSERTS	THRESHOLDS	
Kitchen Floor	ALLURE GREY 12 X 24 BRICK (STD)					
Breakfast Floor	ALLURE GREY 12 X 24 BRICK (STD)					
Kitchen Bk.Splash	N/A					
Main Foyer	ALLURE ANTHRACITE 12 X 24 BRICK (STD)					
Main Hall	LAMINATE					
Powder Room	N/A					
Laundry BASEMENT	N/A					
Mud Room	N/A					
Basement Foyer	CARPET					
Mstr Ensuite Floor	CALCATTA GRIS 20 X 20 (STD)					
Mstr Ensuite tub deck/skirt & wall	CALCATTA GRIS 20 X 20 (STD)					
Mstr Ensuite Shower Wall	CINQ BLACK 8 X 10 **HORIZONTAL					
Master Shower Floor	ONTARIO SERIES - MATTE BLACK 2 X 2					
Mstr Ensuite Shower Jamb	BIANCO CARRARA					
Main Bath Floor	ALLURE GREY 12 X 24 BRICK (STD)					
Main Bath Tub Wall	CINQ GREY 8 X 10 **HORIZONTAL					
Basement Ensuite Floor	ALLURE ANTHRACITE 12 X 24 BRICK (STD)					
Basement Ensuite Wall	CINQ WHITE 8 X 10 **HORIZONTAL					
HARDWOOD / CARPET						
Living Room		N/A				
Dining Room		N/A				
Family	LAMINATE - UPGRADE COLOUR - MIDNIGHT OAK					
Den/Study/parlour		N/A				
Kitchen *(Waiver)		N/A				
Main Foyer *(Waiver)		N/A				
Main Hall		N/A				
Upper Hall		N/A				
Master Bedroom	OPENING NIGHT - T17					
Bedroom 2	OPENING NIGHT - T17					
Basement Bedroom	OPENING NIGHT - T17					
Basement Foyer	OPENING NIGHT - T17					
Stair Carpet	OPENING NIGHT - T17					
Underpad throughout	UPGRADE TO GREY GOOSE					
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	DELETE CERAMIC ACCESSORIES	Location		N/A		
Purchaser has reviewed the colour chart				Site/Lot		
FOR TRADE USE				STAYNER		3
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

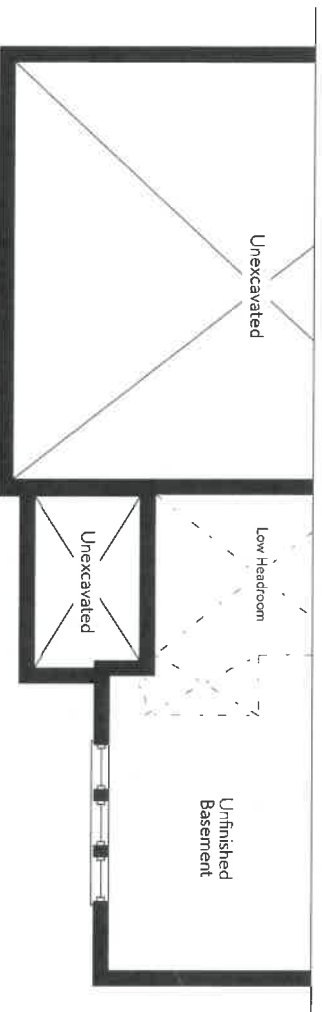
GROUND FLOOR
ELEVATION A

THE BLUE 50-01

PLUMBING R/I
FOR FUTURE SINK.



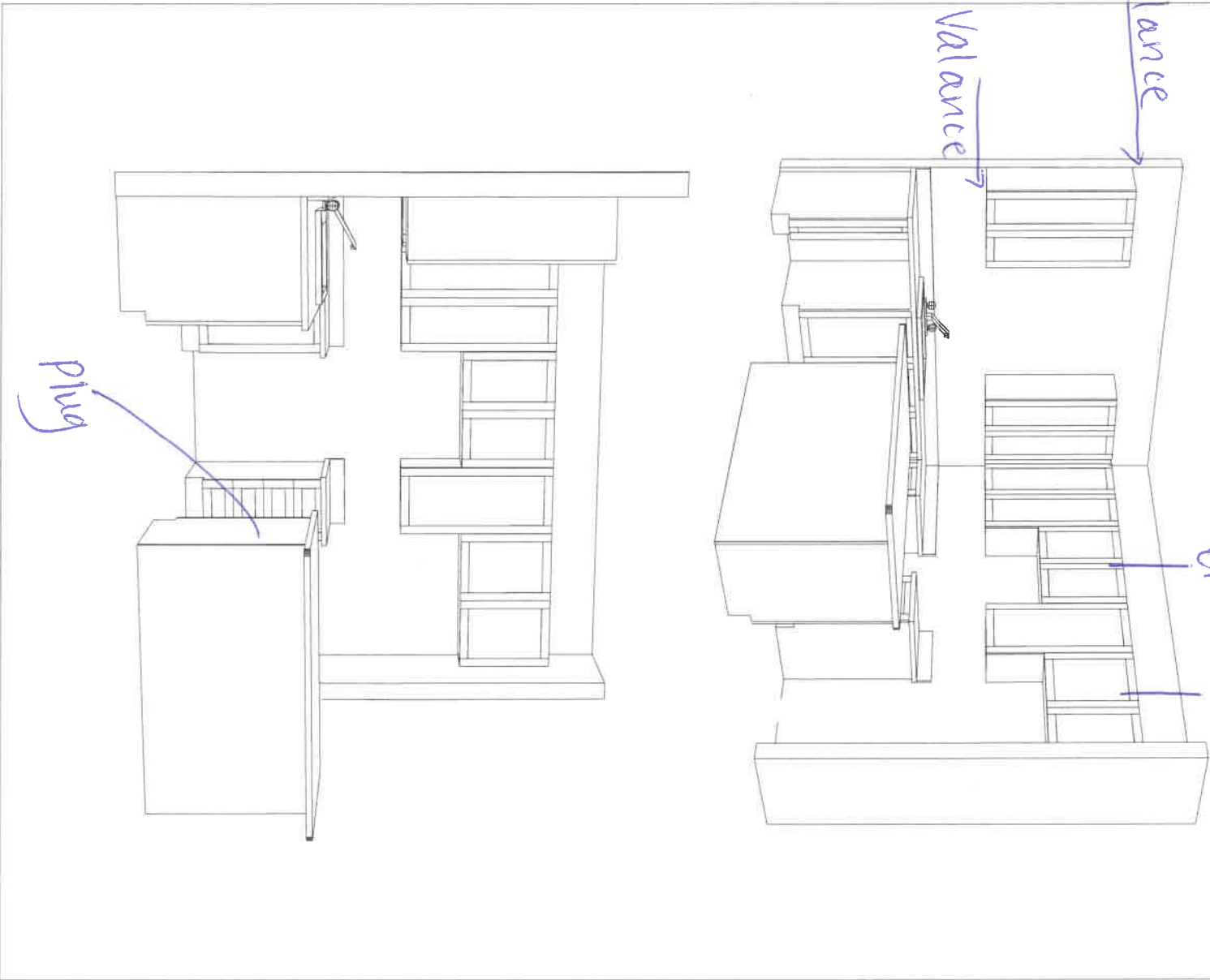
BASEMENT
ELEVATION A



PARTIAL BASEMENT
ELEVATION B

3 Stayer
June 29/18

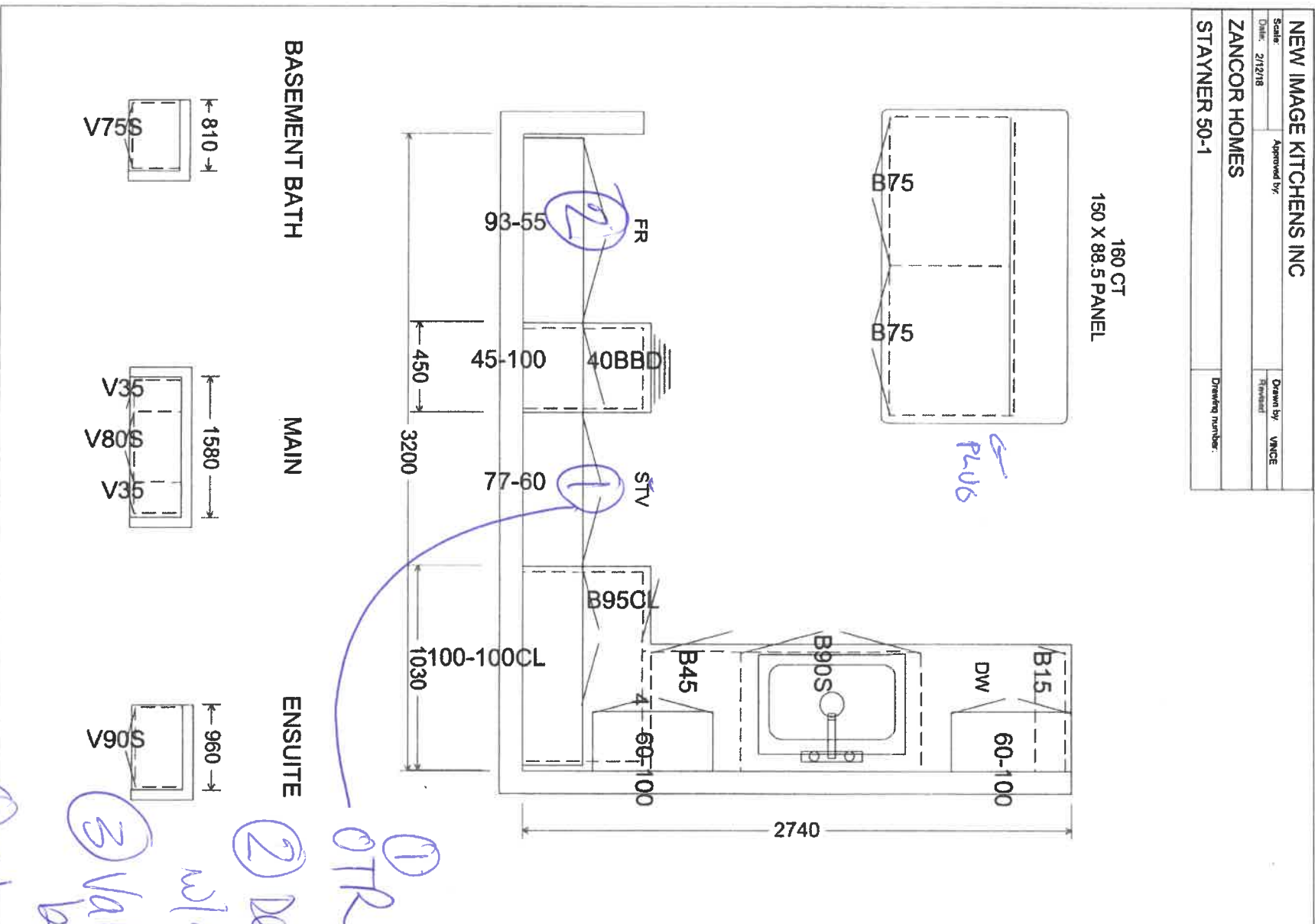
NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: VINCE	
Date: 2/12/18		Revised:	
ZANCOR HOMES			
STAYNER 50-1		Drawing number:	



3 Stayner
June 29/18

SB
W

NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 2/12/18	Drawn by: VINCE
ZANCOR HOMES	
STAYNER 50-1	
Drawing number:	



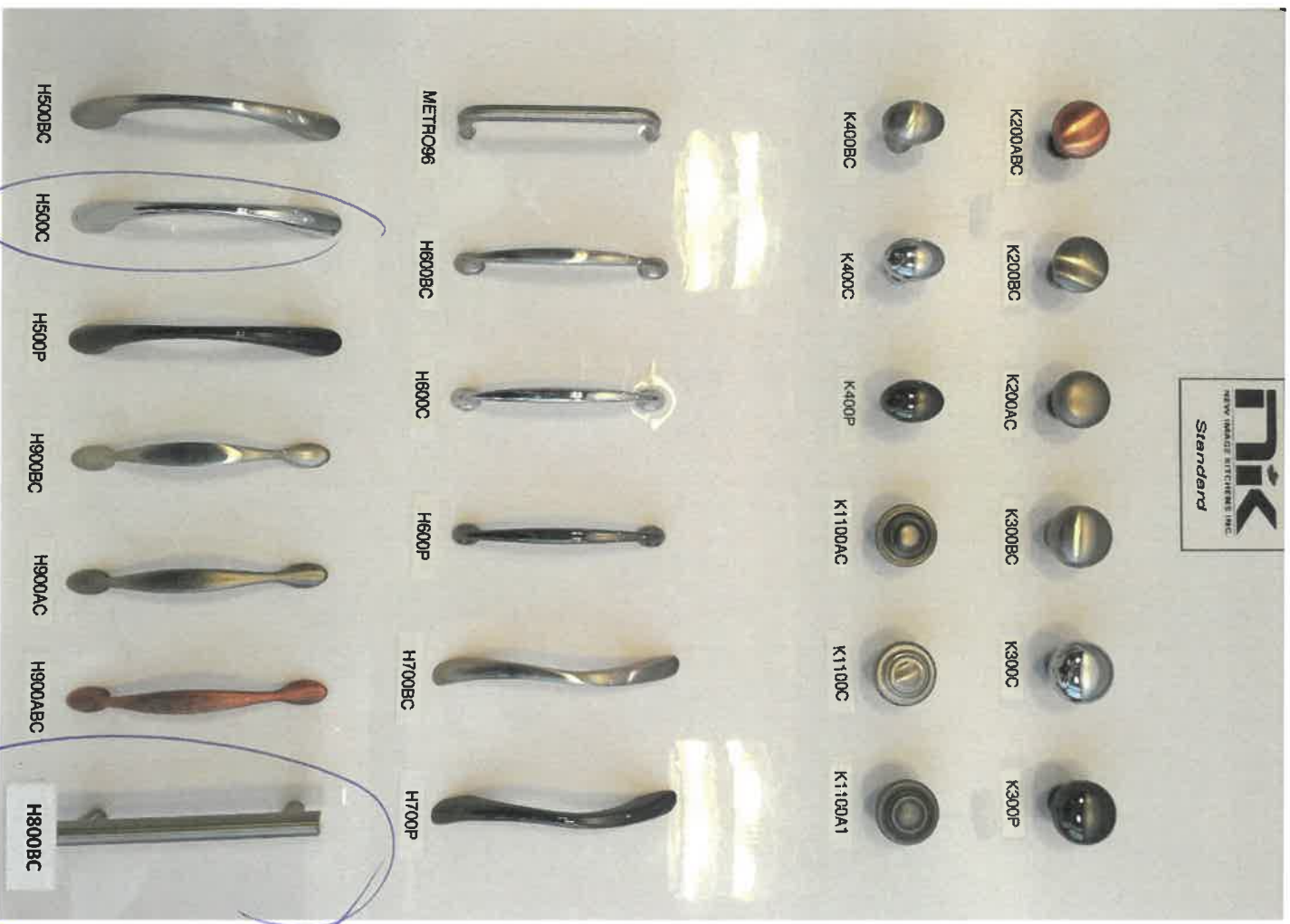
lot 3
Stayner
June 29/18

VB

- ④ Valance to top side of upper cabinets
- ③ Valance below cabinets
- ② Deep upper w/ gable.
- ① OTR.

STANDARD CABINET HARDWARE

(New Image Kitchens)



Ballrooms

STAYNER (55) -
LOT 3
DATE June 29/18

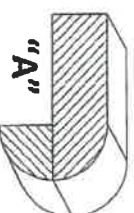
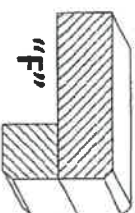
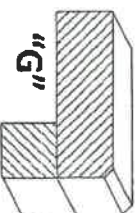
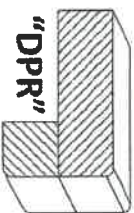
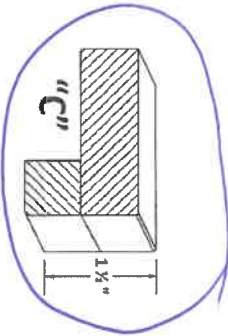
Stayner

JB

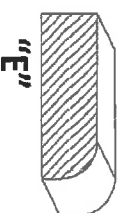
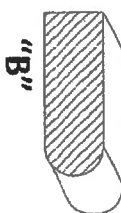
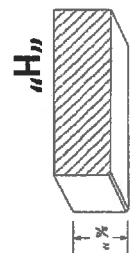
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ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

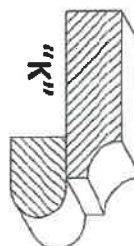
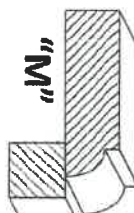
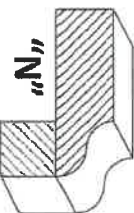
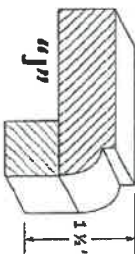
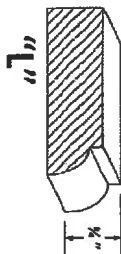
STANDARD
KITCHENS



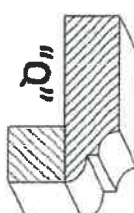
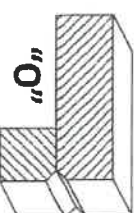
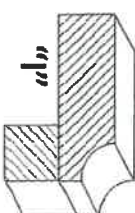
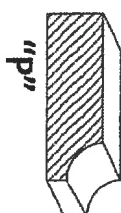
STANDARD
VANITIES



UPGRADE
KITCHENS



UPGRADE
VANITIES



STAYNER (55) -

LOT

3

PURCHASER SIGNATURE

June 29/18

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



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" ☐ Cooktop (Apron front)
 - ☐ 48" ☐ Cooktop (Dropin)
 - ☐ Gas
 - ☐ Induction
- **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 ☒ Over the Range Microwave
 - ☐ Double Oven ☐ Built-in Microwave (*trim kit required)
 - ☐ Steam Oven
 - ☐ Warming Drawer

DATE

SITE

LOT

June 29/18

STAYNER (55)

3

** 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. **



WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

LOT 3 – STAYNER (55)

DATE:

June 29/18

HOMEOWNER(S):

Tina + Stephen Palmer

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). *Perlin/ren*

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 29 day of June, 2018

Purchaser

Stephen Palmer

Witness

ESAL

Purchaser

Witness