



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

TEL 705-888-1380

PURCHASER: Charlene C Andrews

LOT / PHASE	HOUSE TYPE	PRINT DATE
4 / 2	50-01(B) THE BLUE	13-Jul-18

Ref#	Quantity	Description	Approved	Notes
5848	BONUS IN APS	3 pce stainless steel appliances with white top load washer and dryer Stainless steel under cabinet hood fan Decor Dollars	13Jul18	
5849	RELOCATE WASHER, DYER AND TUB SINK, IF POSSIBLE - SEE SKETCH		13Jul18	
5850	ELECTRICAL - LED POTLIGHTS 6 IN FAMILY ROOM, DELETE STD 4 IN MASTER BEDROOM ON SEP SWITCH, STD REMAINS 4 IN MASTER BED ON SEP SWITCH, STD REMAINS 3 IN KITCHEN ON SEP SWITCH, INSTALL THE STD OVER ISLAND WITH ADDITIONAL CAPPED LIGHT		13Jul18	
5851	KITCHEN COUNTERTOP - DELETE BACKLIP OF COUNTERTOP		13Jul18	
5852	KITCHEN - ANGELED UPPER		13Jul18	
5853	KITCHEN - BASE PIE CUT CABINET		13Jul18	
5854	KITCHEN - DEEP UPPEERS ABOVE FRIDGE WITH GABLE		13Jul18	
5855	DELETE CERAMIC ACCESSORIES THROUGHOUT		13Jul18	
5856	ELECTRICAL - CAPPED ROUGHIN ABOVE TUB IN MASTER ENSUITE		13Jul18	
5857	ELECTRICAL - ADD PLUG ABOVE FIREPLACE AND INSTALL THE STANDARD CABLE BESIDE IT APPROX 5'5" AFF		13Jul18	
5858	ELECTRICAL - ADD PLUG IN MASTER BEDROOM AND INSTALL STANDARD CABLE BESIDE IT APPROX 5'5" AFF		13Jul18	
5859	HVAC - LINESET ROUGHIN FOR FUTURE A/C UNIT		13Jul18	
5860	FRAMELESS GLASS SHOWER IN MASTER ENSUITE		13Jul18	
5861	LAMINATE UPGRADE COLOUR IN FAMILY ROOM		13Jul18	
5862	LAMIANTE IN MASTER BEDROOM IN LIEU OF CARPET		13Jul18	
5863	STAIN STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE		13Jul18	
5864	OAK STAIRS IN LIEU OF CARPET GRADE		13Jul18	
5865	ELECTRICAL - WALL SCONCES IN MASTER BEDROOM		13Jul18	
5866	MASTER ENSUITE - UPGRADE TO 4926 MOEN CHATEAU WIDESPREAD FAUCET		13Jul18	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC - WHITE	H500BC	P344LM			
Island	SHAKER PVC - WHITE	H500BB	P344LM			
Master Ensuite	SLAB MDF - GLACIER	H500P	4925K-07			
Main	EURO SLAB - GREY BEIGE HIGH GLOSS	H600P	4925K-07			
Laundry BASEMENT	N/A		N/A			
Basement Bath	SLAB MDF - STONE GREY	H500BC	4926K-07			
TILES						
Kitchen Floor	NEW BYZANTINE GREY 12 X 24 BRICK (STD)			INSERTS	THRESHOLDS	
Breakfast Floor	NEW BYZANTINE GREY 12 X 24 BRICK (STD)					
Kitchen Bk.Splash	N/A					
Main Foyer	NEW BYZANTINE GREY 12 X 24 BRICK (STD)					
Main Hall	N/A					
Laundry BASEMENT	N/A					
Basement Foyer						
Mstr Ensuite Floor, tub deck, skirt, wall	CALCUTTA GRIS 20 X 20 (STD)					
Mstr Ensuite Shower Wall	CINQ BLACK 8 X 10 **HORIZONTAL					
Master Shower Floor	WHITE 2 X 2					
Mstr Ensuite Shower Jamb	BIANCO CARRARA					
Main Bath Floor	CALCUTTA GRIS 20 X 20 (STD)					
Main Bath Tub Wall	UNIWALL TENDER GREY 8 X 10 **HORIZONTAL					
Basement Ensuite Floor	ALLURE GREY 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 - TORLYS ROCKINGHAM OAK					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	N/A					
Upper Hall	N/A					
Master Bedroom	LAMINATE - TORLYS ROCKINGHAM OAK					
Bedroom 2	OPENING NIGHT - COLOUR T21					
Bedroom 3 Basement	OPENING NIGHT - COLOUR T21					
Basement Foyer	OPENING NIGHT - COLOUR T21					
UNDERPAD	STANDARD					
STAIRS	UPGRADE TO OAK					
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	DO NOT INSTALL	Location		N/A		
Purchaser has reviewed the colour chart			Site/lot			
FOR TRADE USE			STAYNER	4		
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	

July 9/18

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stairs (Carpet or Oak):				UPGRADE TO OAK					
Stain:				STAIN TO MATCH LAMINATE AS CLOSE AS POSSIBLE					
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							
Master Ensuite	STANDARD	UPGRADE							
Main	STANDARD	STANDARD							
BASEMENT	STANDARD	STANDARD							
Other	N/A	N/A							
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'		YES / NO		Package Name:					
GAS LINE		UPG (SEE PES)		DECLINED		NOTES			
		NO				STD TO BBQ			
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 \$5000 administration fee plus costs									
Purchaser has checked and acknowledged accuracy of colour and selections before signing.									
SITE:		STAYNER		LOT: 4					
PURCHASER(S):		CHARLENE ANDREWS				JULY 4 2018			
HOME #/CELL #		705-888-1380				Date			
EMAIL:		CHARLENE.DREWS@GMAIL.COM				Date			
DÉCOR NOTES						Date			
FOR TRADE USE									
Any upgrades in the colour chart must be accompanied with a PES.						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.						Date			
		*** PAGE 2 OF 2 ***				Date			

THE BLUE 50-01

*Elevation A 1591 Sq.Ft.
Elevation B 1593 Sq.Ft.*

Includes 347 Sq.Ft. Finished Basement

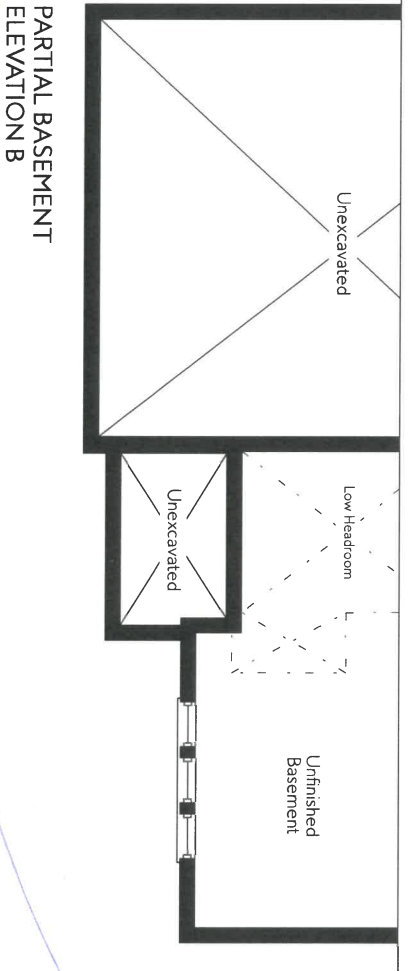
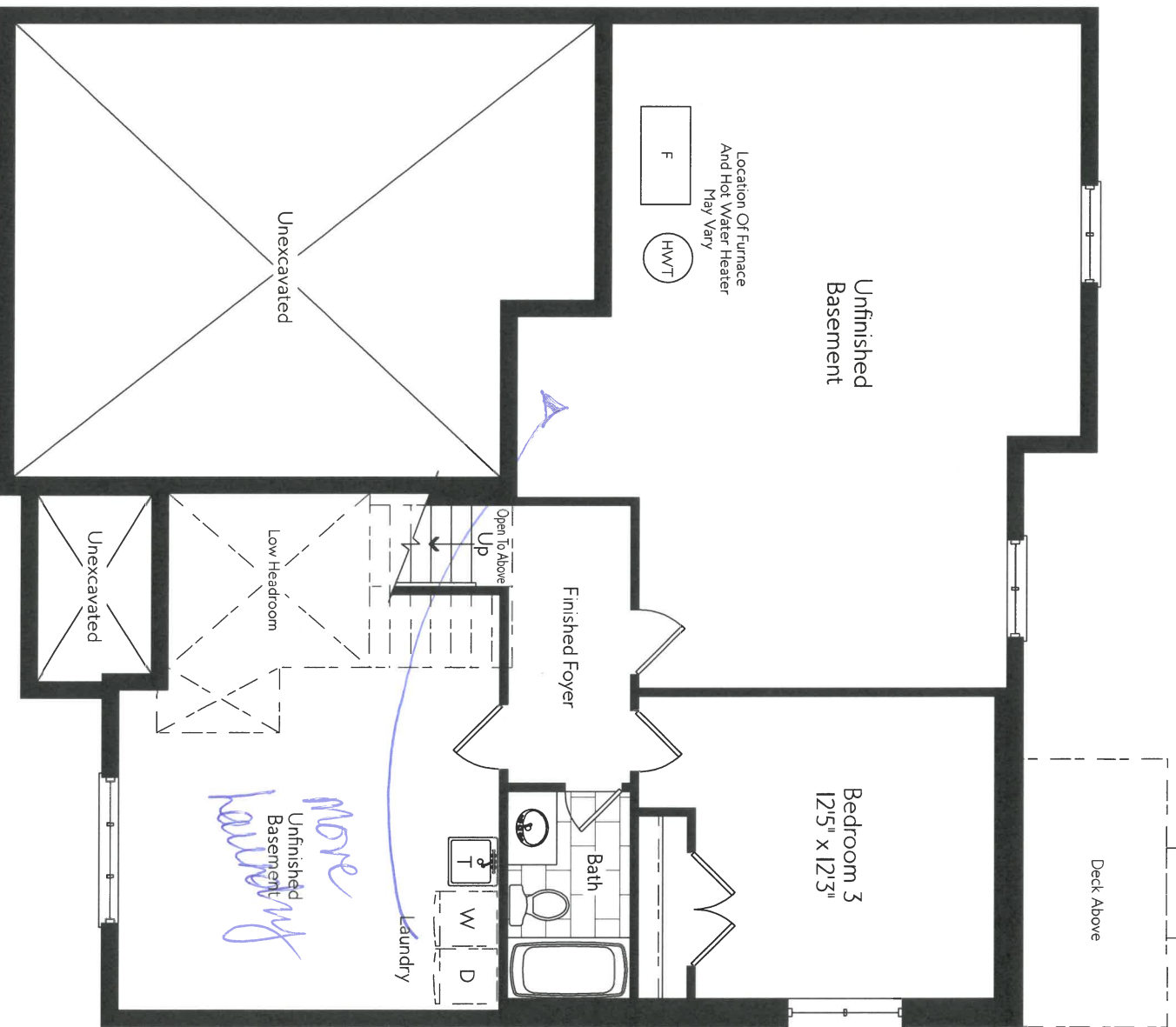


ELEVATION B

All renderings are Artists concept only.

lot 4 Stanger
July 4th 18
FC

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

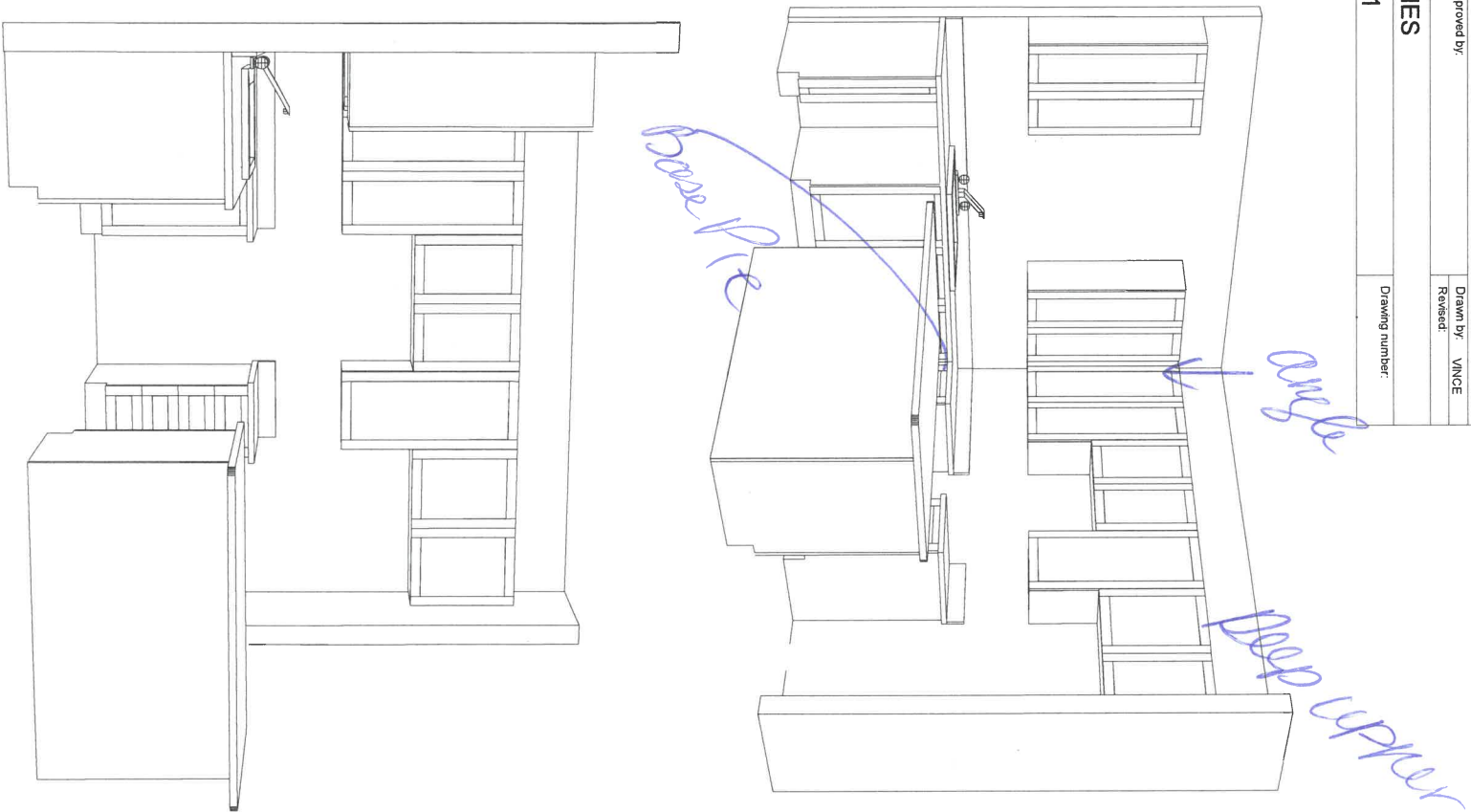


Handwritten: 4 July 1944

THE BLUE 50-01

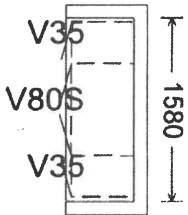
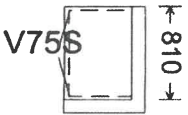
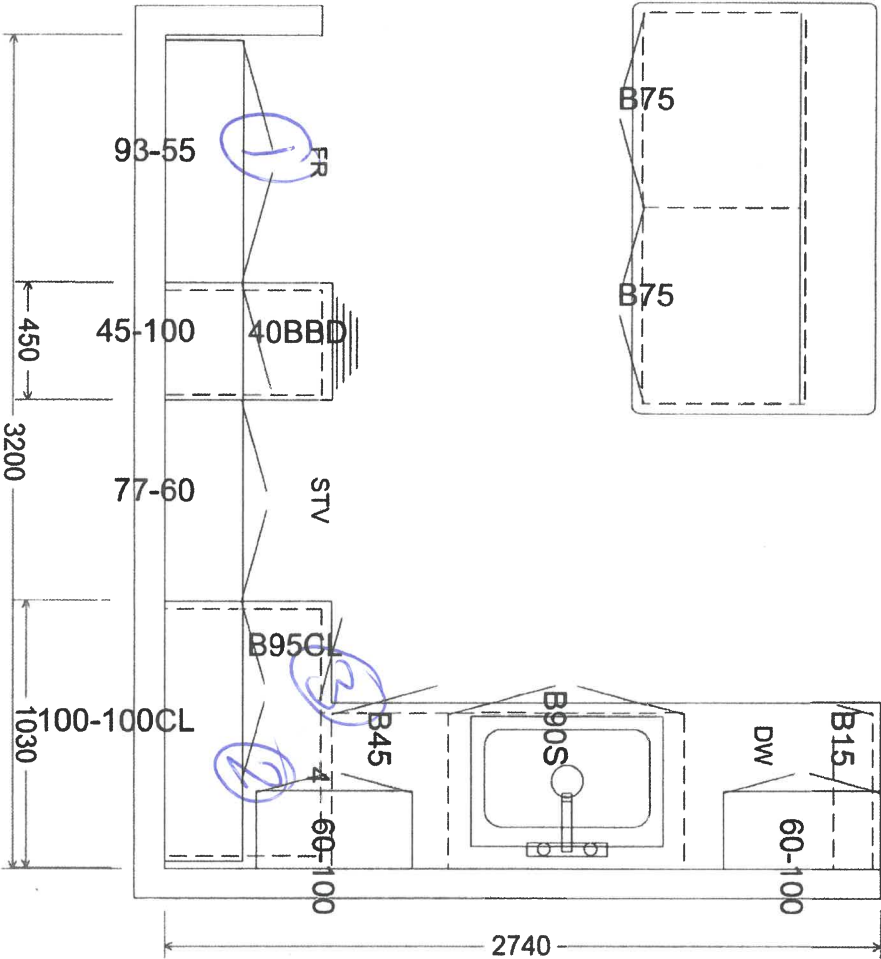
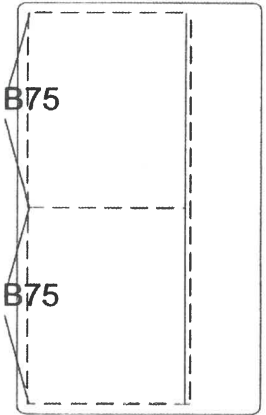


NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 2/12/18	Drawn by: VINCE
ZANCOR HOMES	
STAYNER 50-1	
Drawing number:	



4 Stayner
July 9/18

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



BASEMENT BATH

MAIN

ENSUITE

① Deep lipers & gables.

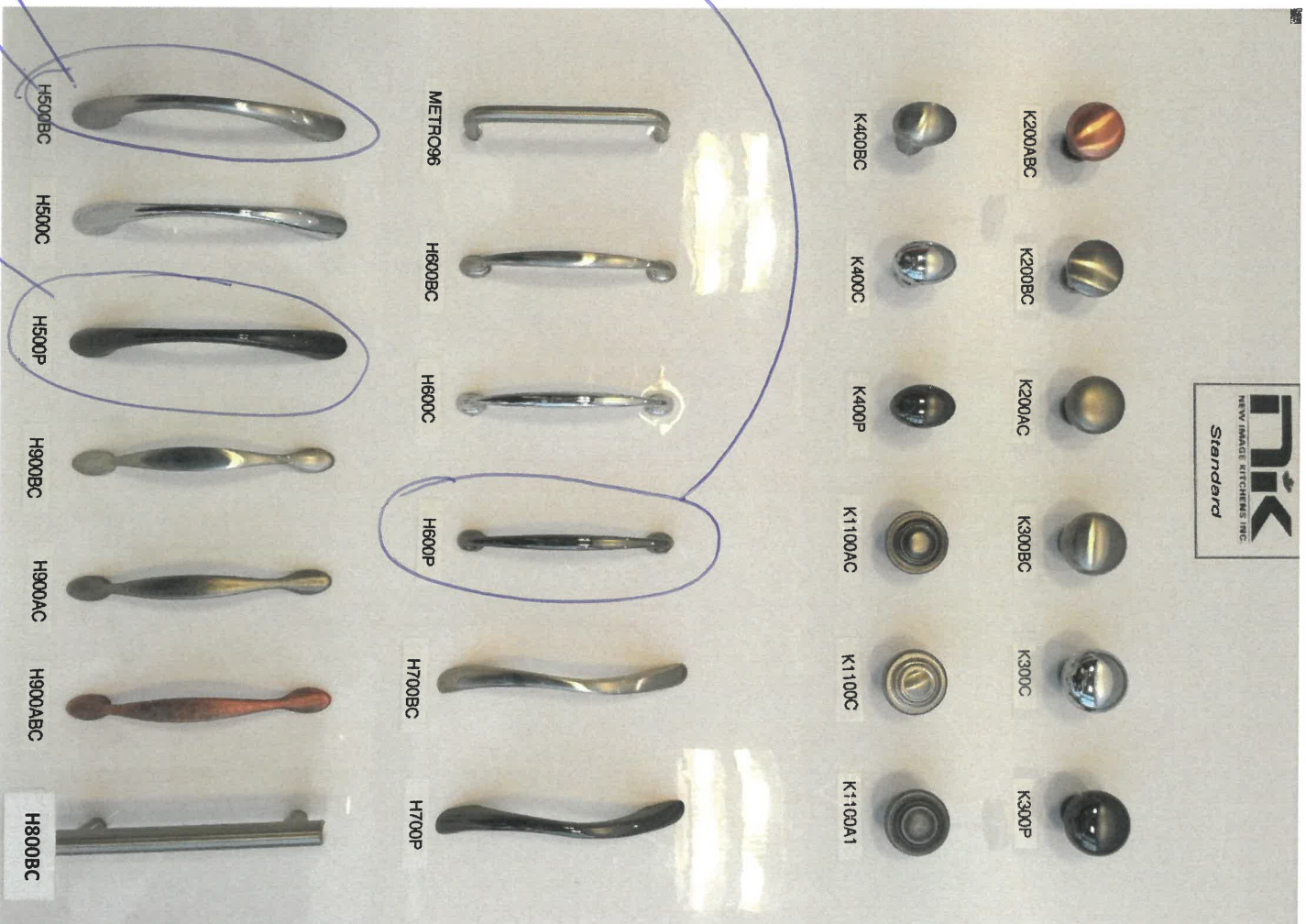
② Angled upper

③ Base Pie

4 Stayner 4/1/18

STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT 4

DATE July 4/18

Handwritten signature

Handwritten notes:

- main (circled around the middle row)
- H500P (circled around the first pull in the bottom row)
- H500C (circled around the second pull in the bottom row)



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" ☐ 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

STAYNER (55)

4.

July 4/18

** 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 4 – STAYNER (55)

DATE:

July 4/18

HOMEOWNER(S):

Charlene Andrews

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). *PRELIMINARY*

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 4 day of July, 2018

Purchaser

Witness

Purchaser

Witness