



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

PURCHASER: Unknown - 14 Unknown - 14

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
14 / 2	The Castle(5005) Elev A	30-Jul-18

Ref#	Quantity - Description	Approved	Notes
5946	BONUS AS PER APS 3 pce stainless steel appliances with white top load washer & dryer Stainless steel under cabinet hood fan Decor Dollars	30Jul18	
5947	BRICK FACING IN LIEU OF SIDING WITH LOWER SKIRT IN STONE IN LIEU OF BRICK TO THE FRONT ELEVATION ONLY	30Jul18	
5948	LINESET ONLY FOR FUTURE A/C UNIT	30Jul18	
5949	BACKSPLASH - UPGRADE 2	30Jul18	
5950	STAIN STAIRS TO MATCH LAMIANTE AS CLOSE AS POSSIBLE (2 FLIGHTS)	30Jul18	
5951	LAMINATE - UPGRADE COLOUR ON MIAN FLOOR IN LIEU OF STANDARD	30Jul18	

This Document is Extremely Time Sensitive - Printed 30 Jul 18 at 9:00

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	SHAKER PVC - TUXEDO		4925K-07		
Island	SHAKER PVC - TUXEDO	H800BC	4925K-07		
Master Ensuite	EURO SLAB - GREY/BEIGE HIGH GLOSS		P283CA		
Main	EURO SLAB - GREY/BEIGE HIGH GLOSS		P283CA		
Shared	EURO SLAB - GREY/BEIGE HIGH GLOSS		P283CA		
Laundry	N/A	N/A	N/A		
TILES					
Kitchen Floor	ALLURE GREY 12 X 24 BRICK (STD)		INSERTS	THRESHOLDS	
Breakfast Floor	ALLURE GREY 12 X 24 BRICK (STD)				
Kitchen Bk.Splash	COLOURS & DIMENSIONS SILVER GREY 4 X 16 (2)				
Main Foyer	ALLURE GREY 12 X 24 BRICK (STD)				
Main Hall	LAMINATE				
Powder Room	ALLURE GREY 12 X 24 BRICK (STD)				
Laundry	ALLURE GREY 12 X 24 BRICK (STD)				
Mud Room	ALLURE GREY 12 X 24 BRICK (STD)				
Basement Foyer	CARPET				
Mstr Ensuite Shower Wall	CALCATTA GRIS 20 X 20 (STD)				
Master Shower Floor	UNIWALL TENDER GREY 8 X 10				
Mstr Ensuite Shower Jamb	WHITE 2 X 2				
Main Bath Floor	BIANCO CARRARA				
Main Bath Tub Wall	CALCATTA GRIS 20 X 20 (STD)				
Shared Ensuite Floor	UNIWALL WHITE 8 X 10				
Shared Ensuite Wall	CALCATTA GRIS 20 X 20 (STD)				
	UNIWALL WHITE 8 X 10				
HARDWOOD / CARPET					
Living Room		N/A			
Dining Room	LAMINATE - UPGRADE COLOUR TO MIDNIGHT OAK				
Family	LAMINATE - UPGRADE COLOUR TO MIDNIGHT OAK				
Den/Study/parlour		N/A			
Kitchen *(Waiver)		N/A			
Main Foyer *(Waiver)		N/A			
Main Hall	LAMINATE - UPGRADE COLOUR TO MIDNIGHT OAK				
Upper Hall	CARPET - COLOUR T03				
Master Bedroom	CARPET - COLOUR T03				
Bedroom 2	CARPET - COLOUR T03				
Bedroom 3	CARPET - COLOUR T03				
Bedroom 4	CARPET - COLOUR T03				
Basement Foyer	CARPET - COLOUR T03				
UNDERPAD	STANDARD				
STAIRS	CARPET - COLOUR T03				
FIREPLACES					
LOCATION	FAMILY ROOM	MANTLE			
INSERT & SURROUND	N/A	HEARTH			
MIRRORS & ACCESSORIES					
Mirrors	YES	Crown Moulding	N/A		
Bathroom Accessories	YES	Location	N/A		
Purchaser has reviewed the colour chart			Site/Lot		
***FOR TRADE USE***			STAYNER	14	
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 27/18

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stairs (Carpet or Oak):		STANDARD CARPET GRADE							
Stain:		STAIN TO MATCH LAMINATE AS CLOSE AS POSSIBLE							
Main to 2nd Railing Details:		STANDARD			STANDARD				
Main to Basement Railing Details:		STANDARD			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							
SHARED	STANDARD	STANDARD							
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 TO STOVE		NO		DECLINED					
WATERLINE to Fridge		NO		DECLINED					
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: 14					
PURCHASER(S):		LUGRACIA STALIN SUEEVAN STALIN		THIRUCHELVAM STALIN					
						Purchaser Signature Date JULY 10 2018			
DÉCOR NOTES						Purchaser 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.									
						Décor Consultant Signature Date			
						Vendor Signature Date			



# LOT 14 Stayner

- YELLOW = BRICK
- ORANGE = STONE

FRONT OF  
HOUSE  
ONLY

3 FOOT RETURN  
OF BRICK/STONE



J. Flinn  
L. Flinn

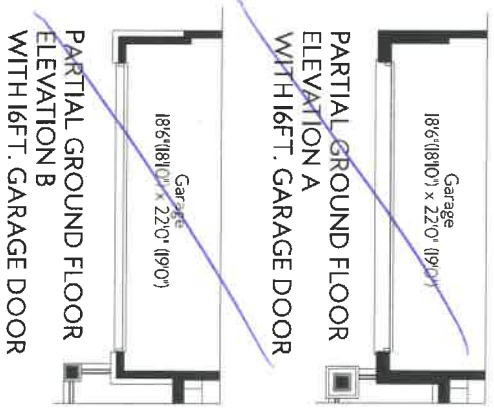
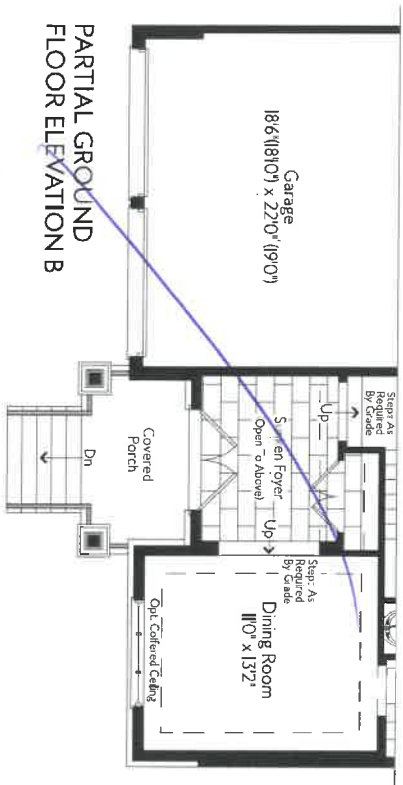
X

SIGN

JULY 26/18

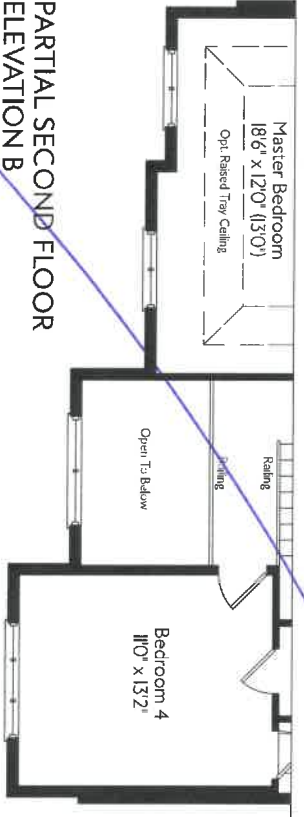
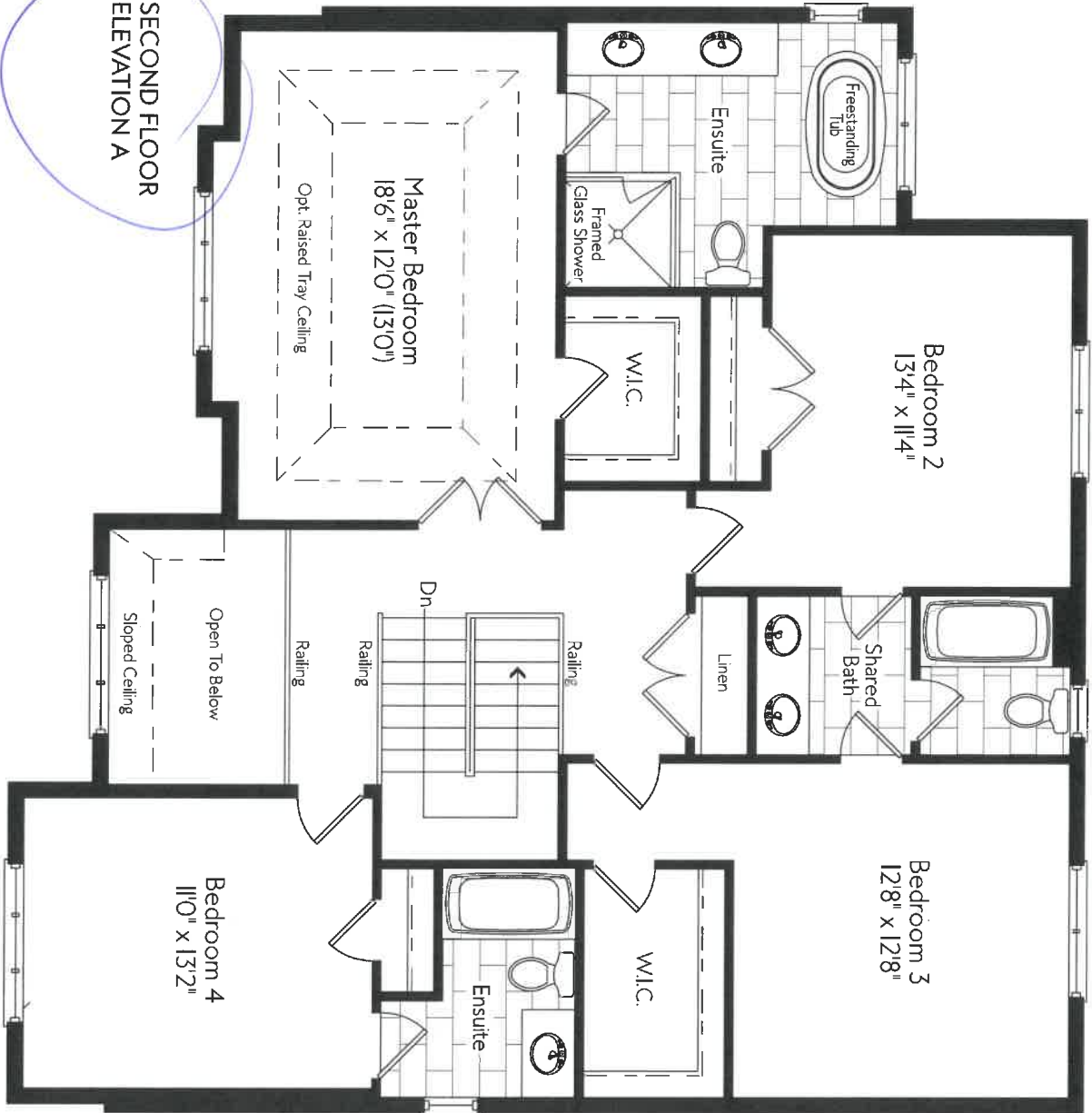
BUILDER  
JULY 27/18

THE CASTLES 50-05



14 Stagner July 10/18

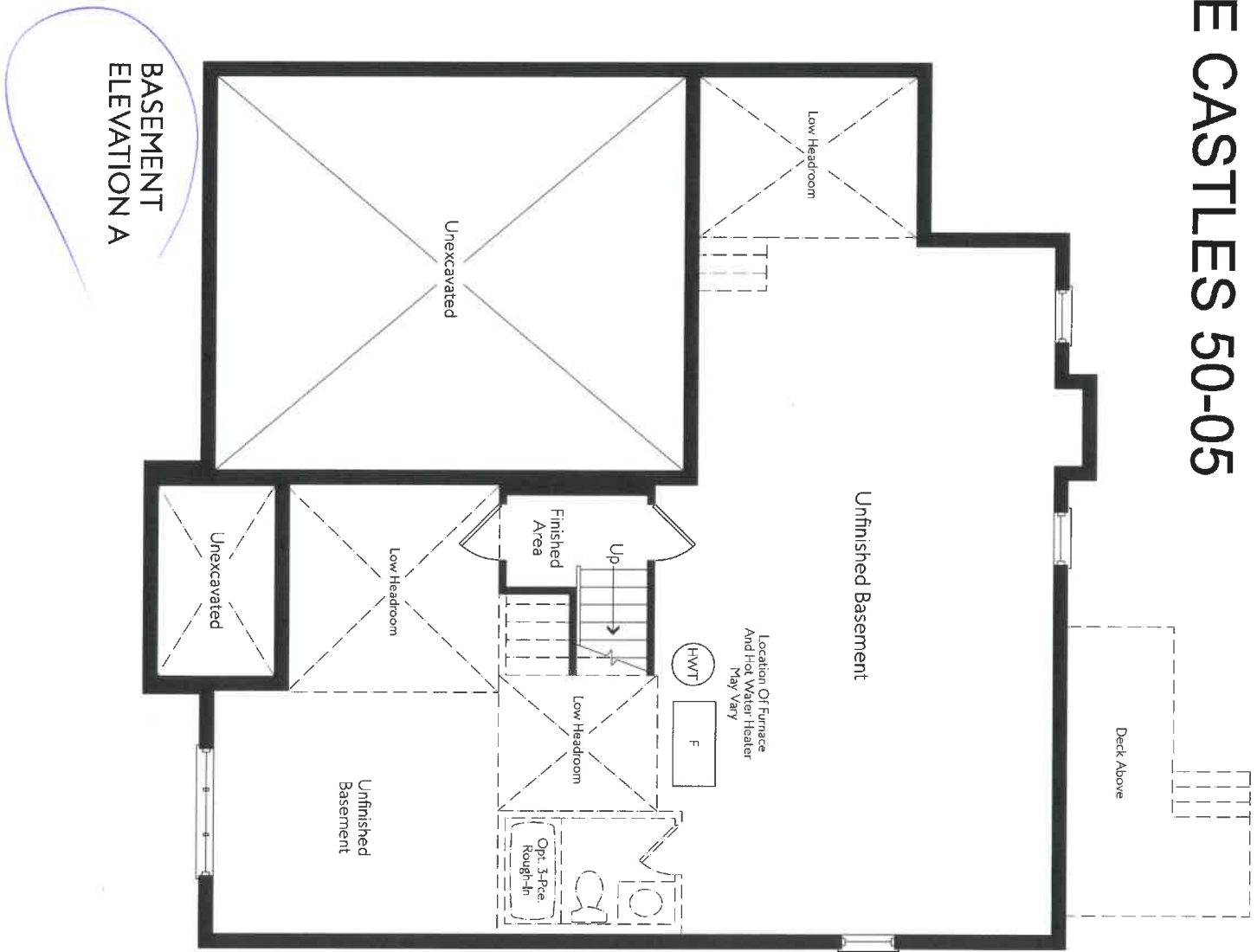
# THE CASTLES 50-05



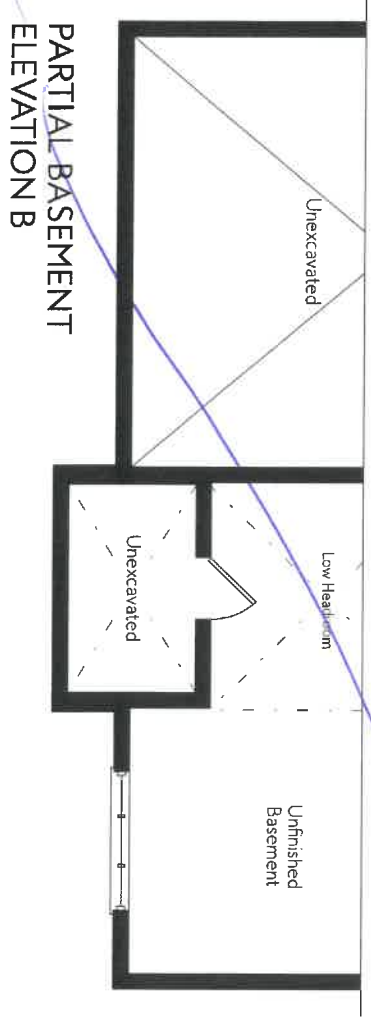
13

July 10/16

# THE CASTLES 50-05



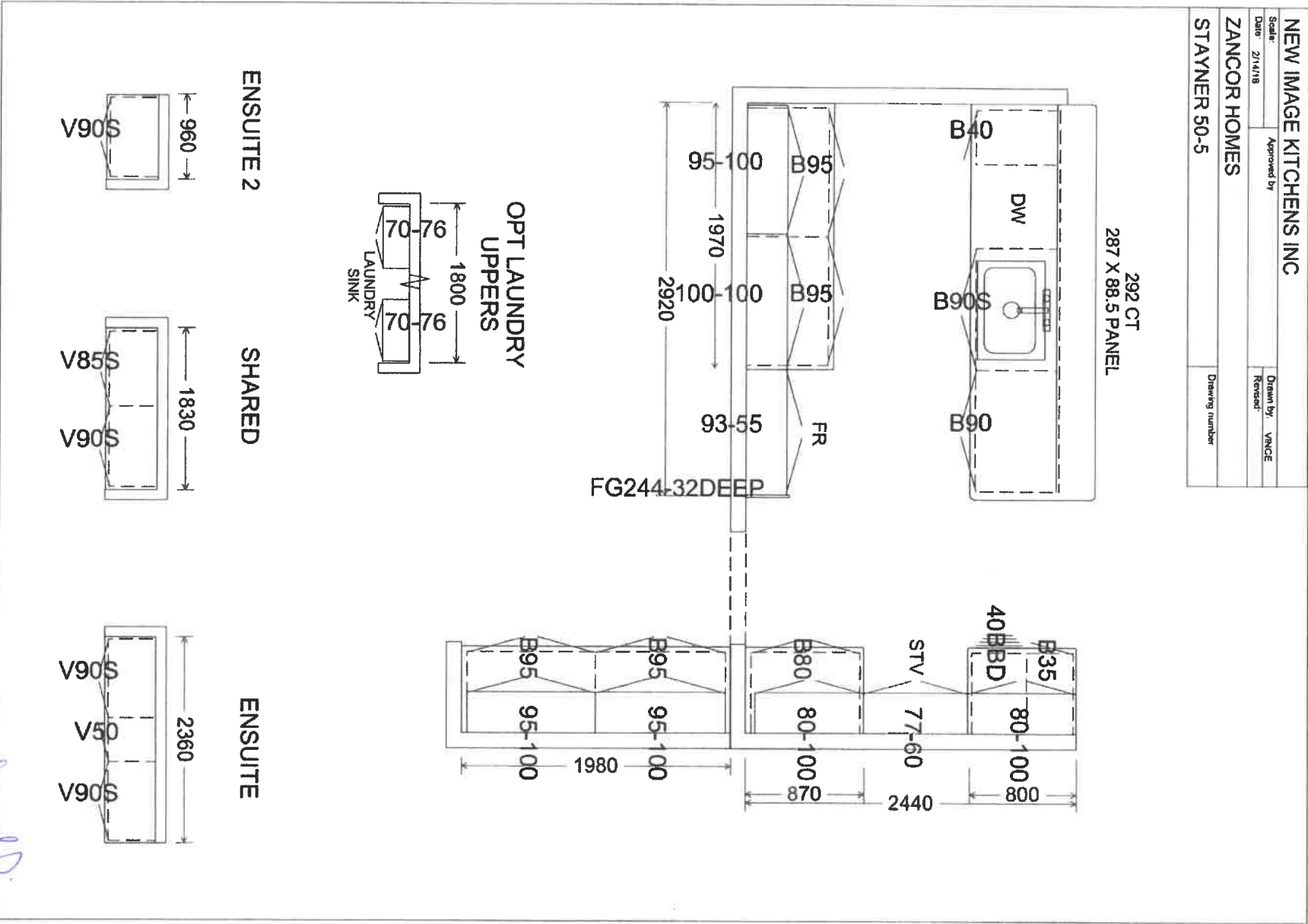
BASEMENT  
ELEVATION A



PARTIAL BASEMENT  
ELEVATION B

*13 July 10/18*

NEW IMAGE KITCHENS INC		
Scale:	Approved by:	Drawn by: VINCE
Date: 2/14/18	Revised:	
ZANCOR HOMES		
STAYNER 50-5		Drawing number

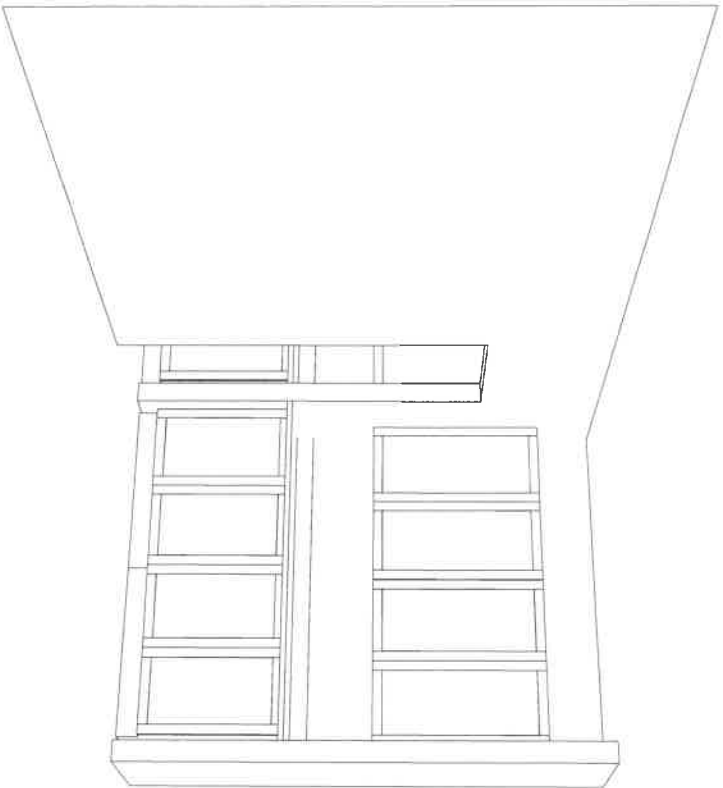
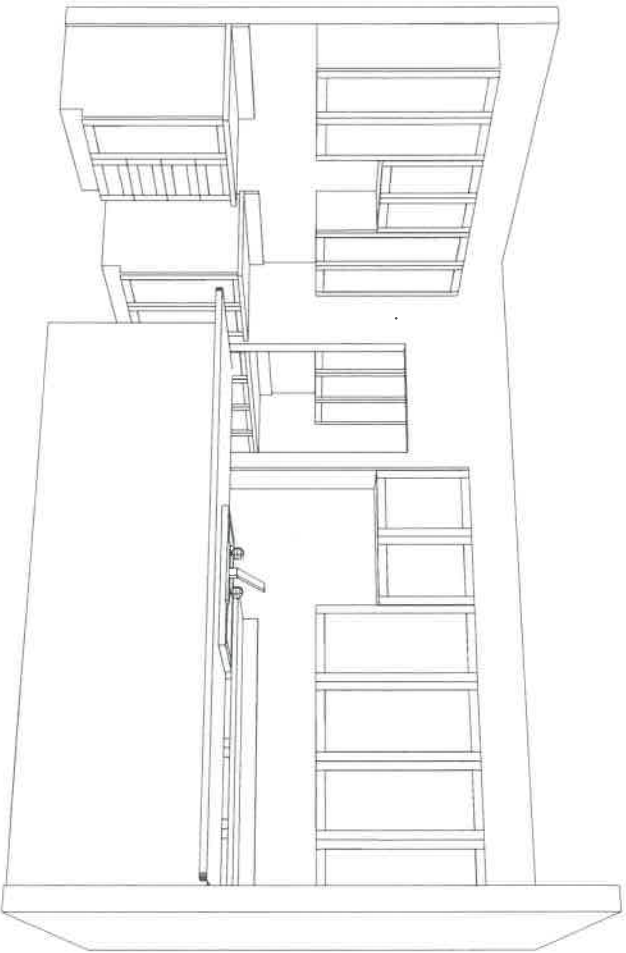


Get it Stayner  
2/14/18

10  
23  
2/10/18



NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 2/14/18	Drawn by: VINCE
ZANCOR HOMES	
STAYNER 50-5	
Drawing number:	



1014 Stayner  
July 10/18

100 Changes

1014 Stayner  
July 10/18

# STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT 14

DATE July 10/18

*[Signature]*  
*[Signature]*  
*28*



APPLIANCE ACKNOWLEDGEMENT

Wayne@Coast  
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
- ☐ Chimney (centre vent)
- ☐ Insert / Liner
- ☒ 6 Inch
- ☐ 8 Inch
- ☐ 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 14 – STAYNER (55)

DATE:

July 10 / 18

HOMEOWNER(S):

STAN / THORCHEN

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 1119, this 10 day of July, 20 18

Purchaser

Witness

Purchaser

Witness

**RELEASE FORM**  
**BRICK/Joint PATTERN INSTALLATION**

LOT # 14 PURCHASER'S NAME STAN THIELUCHIAN

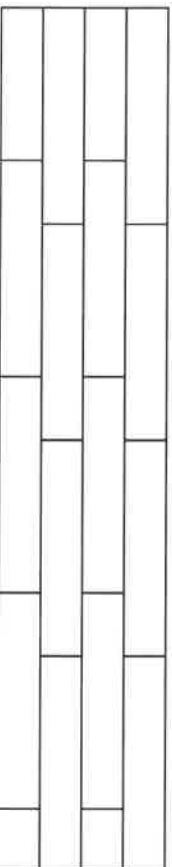
SITE NAME STAYSEL

\*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 avoidlippage. Attached with this letter, you will find a layout of the ½ brick installation that has been recommended.



Location(s) \_\_\_\_\_

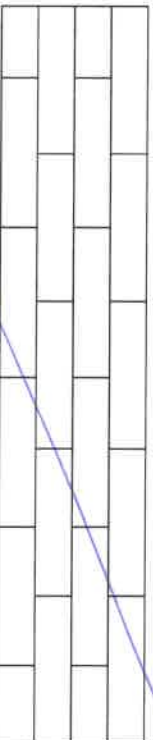
TO BE  
RETURNED TO  
LATELY, NUD  
POWDER

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 \_\_\_\_\_

Date \_\_\_\_\_

Homeowner's Signature \_\_\_\_\_

Date \_\_\_\_\_

Décor Consultant \_\_\_\_\_

Date \_\_\_\_\_