



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

PURCHASERS: Curtis Adam Rideout and Melissa Anne Granato

TEL: RES.: 416-8437

LOT / PHASE	HOUSE TYPE	PRINT DATE
48 / 2	The Georgian (50-02) Elev B	14-Aug-18

Ref#	Quantity - Description	Approved	Notes
5924	BONUS INCLUDED IN APS 3 pce stainless steel appliances with white top load washer and dryer Stainless steel under cabinet hood fan Decor Dollars	18Jul18	
5925	MASTER ENSUITE - VANITY BANK OF DRAWERS IN MASTER ENSUITE IN LIEU OF CABINET	18Jul18	
5926	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR	18Jul18	
5927	HOMEOWNER IS AWARE THAT THE COLOUR OF THE STAIRS WILL BE A DIFFERENT COLOUR THAN THE LAMINATE	18Jul18	
5928	16 FOOT GARAGE DOOR IN LIEU OF 2 GARAGE DOORS	18Jul18	
5929	MAIN BATHROOM - UPGRADE 1 CABINET	18Jul18	
6080	KITCHEN/BREAKFAST - UPGRADE TO LAMINATE IN LIEU OF TILE	14Aug18	
6081	CABINETS - UPGRADE 1 KITCHEN CABINETS	14Aug18	
6082	ADMIN FEE FOR LATE CHANGES	14Aug18	

This Document is Extremely Time Sensitive - Printed 14 Aug 18 at 8:35

Additional Items

ANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	MOSAIC OAK - GLACIER II		4925K-07		
Island	MOSAIC OAK - GLACIER II		4925K-07		
Master Ensuite	400 SERIES PVC - WHITE		7735-58		
Main	CAMBRIDGE MDF - FOG GREY (1)		7735-58		
Laundry	N/A				
Basement Bath	SIERRA PVC - WHITE		4886-38		
TILES			INSERTS	THRESHOLDS	
Kitchen Floor	CALCETTA GRIS 20 X 20 (STD)	REUSED - NOW			
Breakfast Floor	CALCETTA GRIS 20 X 20 (STD)				
Kitchen Bk. Splash	N/A		LAMINATE		
Main Foyer	CALCETTA GRIS 20 X 20 (STD)				
Main Hall	LAMINATE				
Laundry	N/A				
Basement Foyer	CARPET				
Mstr Ensuite Floor	NEW BYZANTINE AZZURO 12 X 24 BRICK (STD)				
Mstr Ensuite Shower Wall	MELINA CARBON 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	MELINA CARBON 8 X 10				
Basement Ensuite Floor	ALLURE GREY 12 X 24 BRICK (STD)				
Basement Ensuite Wall	CINQ 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)	LAMINATE - UPG COLOUR - ROCKINGHAM OAK				
Main Foyer *(Waiver)	N/A				
Main Hall	LAMINATE - UPGRADE COLOUR TO ROCKINGHAM OAK				
Upper Hall	N/A				
Master Bedroom	OPENING NIGHT - COLOUR T20				
Bedroom 2	OPENING NIGHT - COLOUR T20				
Bedroom 3 BASEMENT	OPENING NIGHT - COLOUR T20				
UNDERPAD	STANDARD				
Basement Foyer	OPENING NIGHT - COLOUR T03				
STAIRS	OPENING NIGHT - COLOUR 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	DELETE	Location	N/A		
Purchaser has reviewed the colour chart					
FOR TRADE USE					
STAYNER			48		
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	

REVISED COLOUR CHART
JULY 30/18

ANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stairs (Carpet or Oak):		STANDARD CARPET GRADE STAIRS		
Stain:		STANDARD CLEAR VARNISH **WILL NOT MATCH LAMINATE**		
Main to 2nd Railing Details:		N/A		
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	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
Main	STANDARD	STANDARD		
BASEMENT	STANDARD	STANDARD		
Other	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	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				<i>mg</i> <i>mg</i> <i>mg</i>
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: 48		
PURCHASER(S):	CURTIS ADAM RIDEOUT MELISSA ANNE GRANATO		<i>mg</i> <i>mg</i> <i>mg</i>	
HOME #/CELL #	289-893-1883 (M)		<i>mg</i> <i>mg</i> <i>mg</i>	
EMAIL:			<i>mg</i> <i>mg</i> <i>mg</i>	
DÉCOR NOTES	***FOR TRADE USE*** Any upgrades in the colour chart must be accompanied with a PES. 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.		Purchaser Signature <i>[Signature]</i> Date JULY 11 2018	
			Purchaser Signature <i>[Signature]</i> Date JULY 11 2018	
			Décor Consultant Signature <i>[Signature]</i> Date JUL 13 2018	
*** PAGE 2 OF 2 ***			Vendor Signature <i>[Signature]</i> Date JUL 13 2018	

THE GEORGIAN 50-02

Elevation A & B 1810 Sq.Ft.

Includes 363 Sq.Ft. Finished Basement




ELEVATION B

All window and door details are subject to change only

SEE
16 FT
FRONT
ELEVATION

48 Staircase

ng. for
Duly 11/18



Garage
11'0" x 22'4"

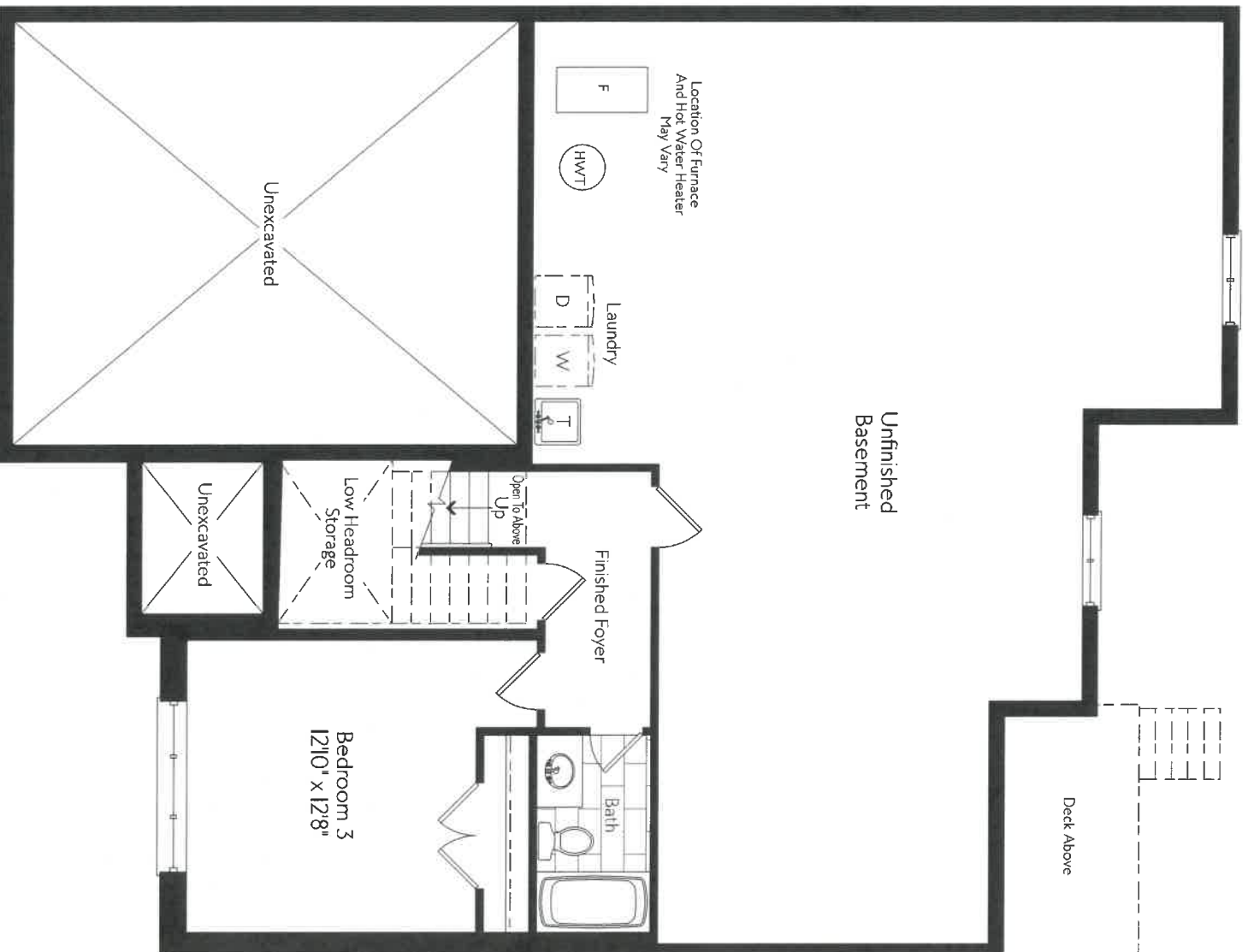
~~PARTIAL GROUND FLOOR ELEVATION A
WITH 16FT. GARAGE DOOR~~

Partial ground floor elevation B showing a garage door with dimensions 18'6" (18'10") x 22'0".

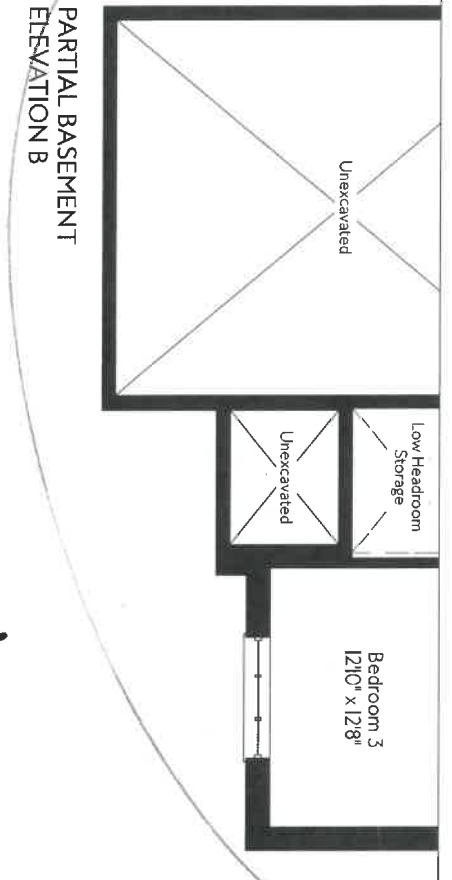
The floor plan shows a Dining Room (13'4" x 12'6") with a fireplace and a bay window, an optional coffee and cold storage unit, and a window opening with a built-in seat. It connects to a Foyer with a recessed ceiling, a Porch, and a large Garage (18'6" x 22'0") with a concrete floor and a door leading to the front yard.

48 Stayner

THE GEORGIAN 50-02



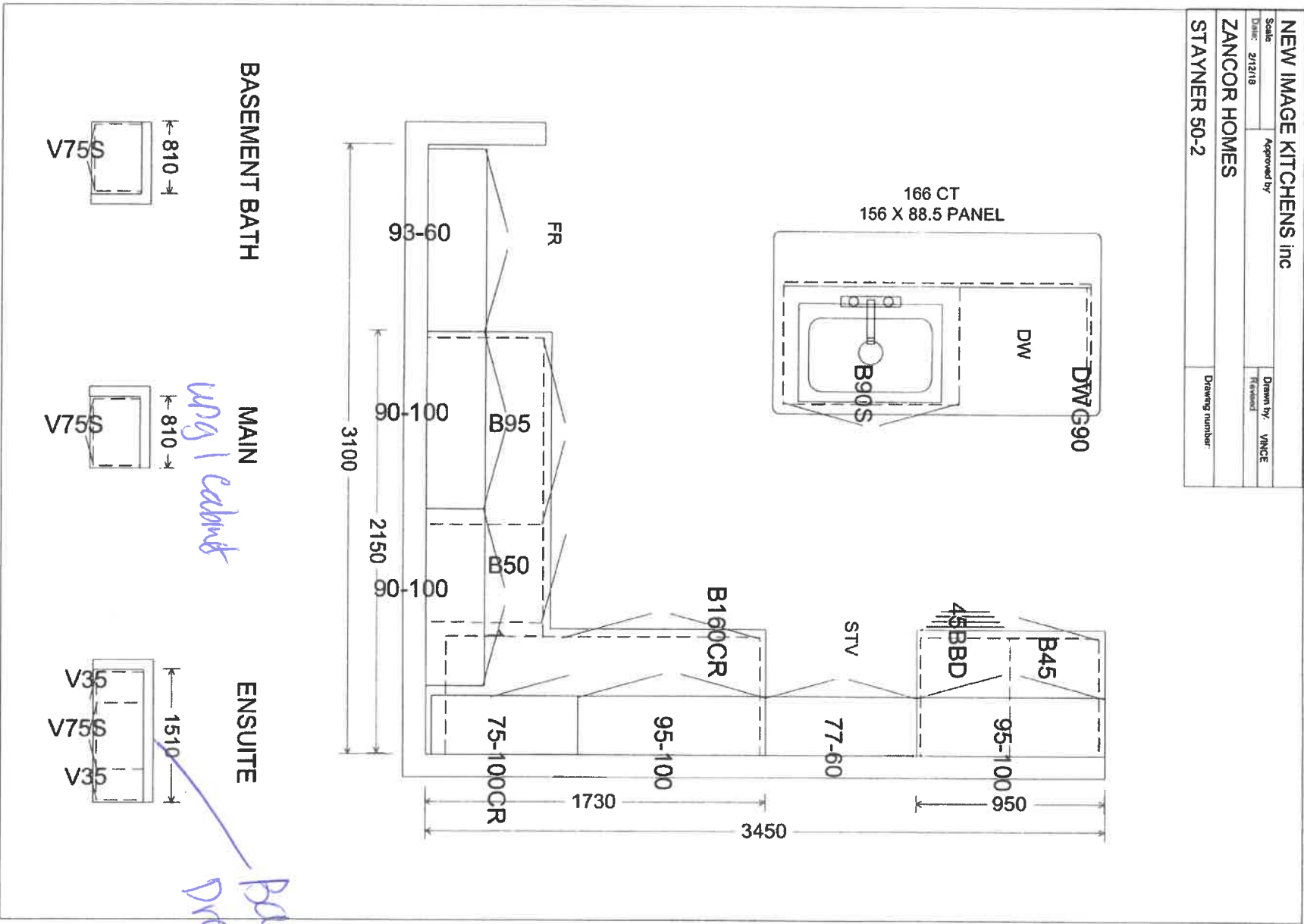
BASEMENT
ELEVATION A



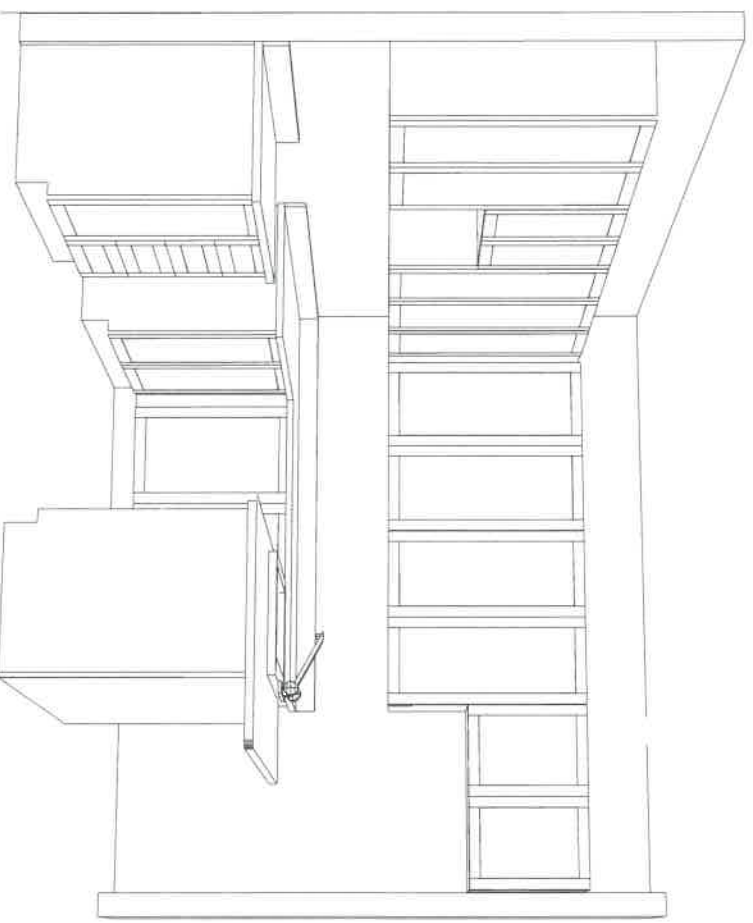
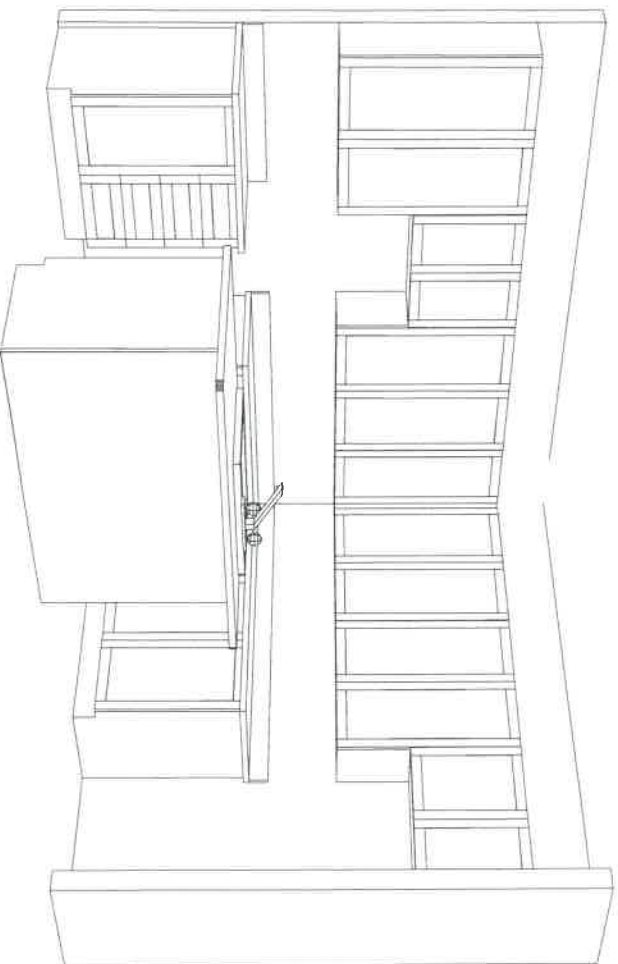
48 Stayner

mdf.
Dad
July 11/1/18

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



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



no changes
1st 48 Stayner
2/11/18
Don
mg.

STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT 48

DATE July 11/18

KITCHEN

MAIN
BASINMENT

MASTER

arg.
OK



APPLIANCE ACKNOWLEDGEMENT

Maureen @ 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:

Maureen @ Coast Appliances
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:

Maureen @ Coast Appliances
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 July 16/18 STAYNER (55) 48

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' 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, TARIION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

STAYNER (55)

SITE

LOT

DATE

RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT # 48 PURCHASER'S NAME RIDGOUT/GRANTO

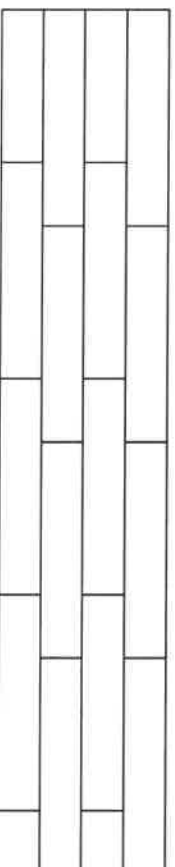
SITE NAME Stagers

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

Large tiles installation for floor and wall) – ¼ 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 ¼ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.



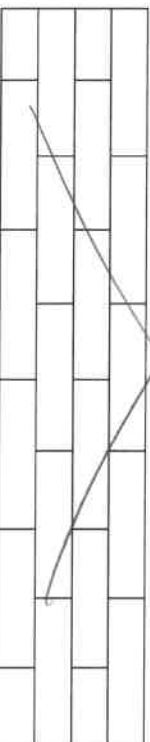
Location(s) BASEMENT BATH
MASTER ENS
MAIN BATH

Please understand, even in using this ¼ 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 [Signature] Date July 11/18

Homeowner's Signature [Signature] Date July 11/18

Décor Consultant _____ Date _____



WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

LOT 48 – STAYNER (55)

DATE:

July 11/18

HOMEOWNER(S):

RIDEOUT / ENOCHS

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 ~~siting~~ siting).

PERMANENT

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 TARIION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARIION, 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 11 day of July, 2018

Purchaser

Witness

Purchaser

Witness