



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

TEL:

PURCHASERS: Tadeusz Smykiel and Jolanta Smykiel

LOT / PHASE	HOUSE TYPE	PRINT DATE
51 / 2	The Blue (50-01) Elev B	27-Aug-18

Ref#	Quantity - Description	Approved	Notes
6148	BONUS 3 pce stainless steel applinaces with white top loading washer and dryer Stainless steel under cabinet hood fan Decor Dollars	27Aug18	
6149	OAK STAIRS IN LIEU OF CARPET	27Aug18	
6150	RAILINGS - UPGRADE TO 1-3/4" TURNED OAK PICKETS OAK PICKETS WITH MATCHING POSTS	27Aug18	
6151	ELECTRICAL - ADD 3 LED POTLIGHTS IN KITCHEN, INSTALL THE STANDARD LIGHT OVER THE ISLAND	27Aug18	
6152	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR INSTALL IN KITCHEN BREAKFAST IN LIEU OF TILE	27Aug18	
6153	KITCHEN - POT DRAWERS IN ISLAND DEEP UPPEERS ABOVE FRIDGE BASE PIE BUT	27Aug18	
6154	STAIN STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE	27Aug18	
6156	DECOR DOLLARS	27Aug18	

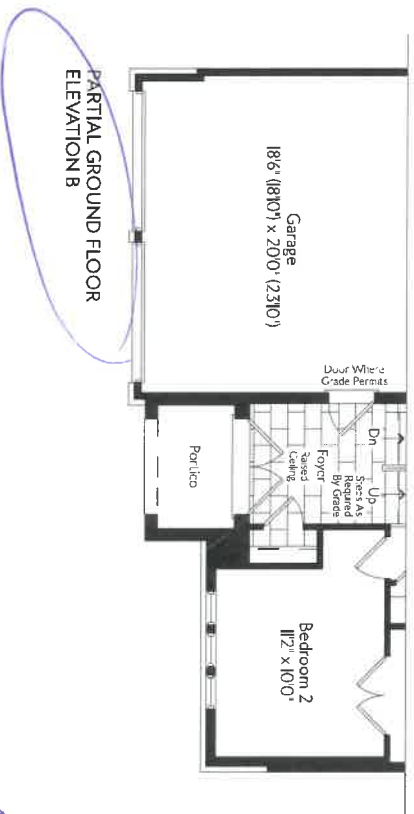
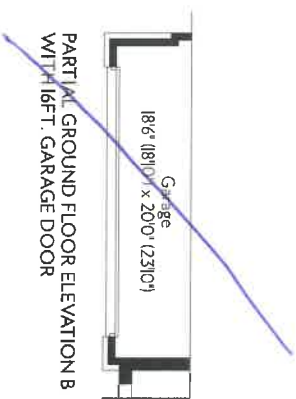
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	400 SERIES PVC - WHITE	H800BC	4971K-52			
Island	400 SERIES PVC - WHITE	H800BC	4971K-52			
Master Ensuite	SHAKER PVC - <u>FIXED</u>	H700BC	4925K-07			
Main	400 SERIES PVC - WHITE	H700BC	4971K-52			
Basement Bath	SHAKER PVC - <u>FIXED</u>	H700BC	4925K-07			
TILES				INSERTS	THRESHOLDS	
Kitchen Floor	LAMINATE					
Breakfast Floor	LAMINATE					
Kitchen Bk.Splash	N/A					
Main Foyer	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)					
Main Hall	N/A					
Basement Foyer	CARPET					
Mstr Ensuite Floor/Tub wall	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)					
Mstr Ensuite Shower Wall	UNIWALL TENDER GREY 8 X 10 *HORIZONTAL					
Master Shower Floor	WHITE 2 X 2					
Mstr Ensuite Shower Jamb	BIANCO CARRARA					
Main Bath Floor	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)					
Main Bath Tub Wall	UNIWALL WHITE 8 X 10 *HORIZONTAL					
Basement Ensuite Floor	NEW BYZANTINE GREY 12 X 24 *BRICK (STD)					
Basement Ensuite Wall	UNIWALL TENDER GREY 8 X 10 *HORIZONTAL					
HARDWOOD / CARPET						
Living Room	N/A					
Dining Room	N/A					
Family Room	LAMINATE - UPGRADE COLOUR TO HAZELWOOD OAK					
Kitchen *(Waiver)	LAMINATE - HAZELWOOD OAK					
Main Foyer *(Waiver)	TILE					
Master Bedroom	OPENING NIGHT - COLOUR T04					
Bedroom 2	OPENING NIGHT - COLOUR T04					
Bedroom 3 BASEMENT	OPENING NIGHT - COLOUR T04					
Basement Foyer	OPENING NIGHT - COLOUR T04					
UNDERPAD	STANDARD					
STAIRS	OAK					
FIREPLACES						
LOCATION	FAMILY ROOM	MANTLE	NF8			
INSERT & SURROUND	N/A	HEARTH	N/A			
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	DELETE	Crown Moulding	N/A			
Bathroom Accessories	DELETE	Location	N/A			
Purchaser has reviewed the colour chart				Site/Lot		
****FOR TRADE USE****				STAYNER		51
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.				JS. TS		
** PAGE 1 OF 2 **				Purchaser Initial		Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stairs (Carpet or Oak):			UPGRADE TO OAK STAIRS	
Stain:			STAIN STAIRS TO MATCH LAMIANTE AS CLOSE AS POSSIBLE	
Main to Basement Railing Details:			UPGRADE - 1-3/4" TURN OAK WITH TURNED OAK POST	
TRIM				
Casing/Baseboards			STANDARD	
Interior Doors			STANDARD	
Interior Door Hardware			STANDARD	
Exterior Door Hardware			STANDARD	
PAINT				
THROUGHOUT			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	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				
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			75. TS	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			75. TS	
			75. TS	
SITE:	STAYNER	LOT: 51		
PURCHASER(S):	TADEUSZ SMYKIEL JOLANTA SMYKIEL		Purchaser Signature Date AUG 21 2018	
HOME #/CELL #	416-797-6429		Purchaser Signature Date AUG 21 2018	
EMAIL:			Purchaser Signature Date AUG 21 2018	
DÉCOR NOTES			Purchaser Signature Date AUG 21 2018	
***FOR TRADE USE***			Purchaser Signature Date AUG 21 2018	
Any upgrades in the colour chart must be accompanied with a PES.			Décor Consultant Signature Date AUG 21 2018	
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 AUG 21 2018	
*** PAGE 2 OF 2 ***			Vendor Signature Date AUG 21 2018	

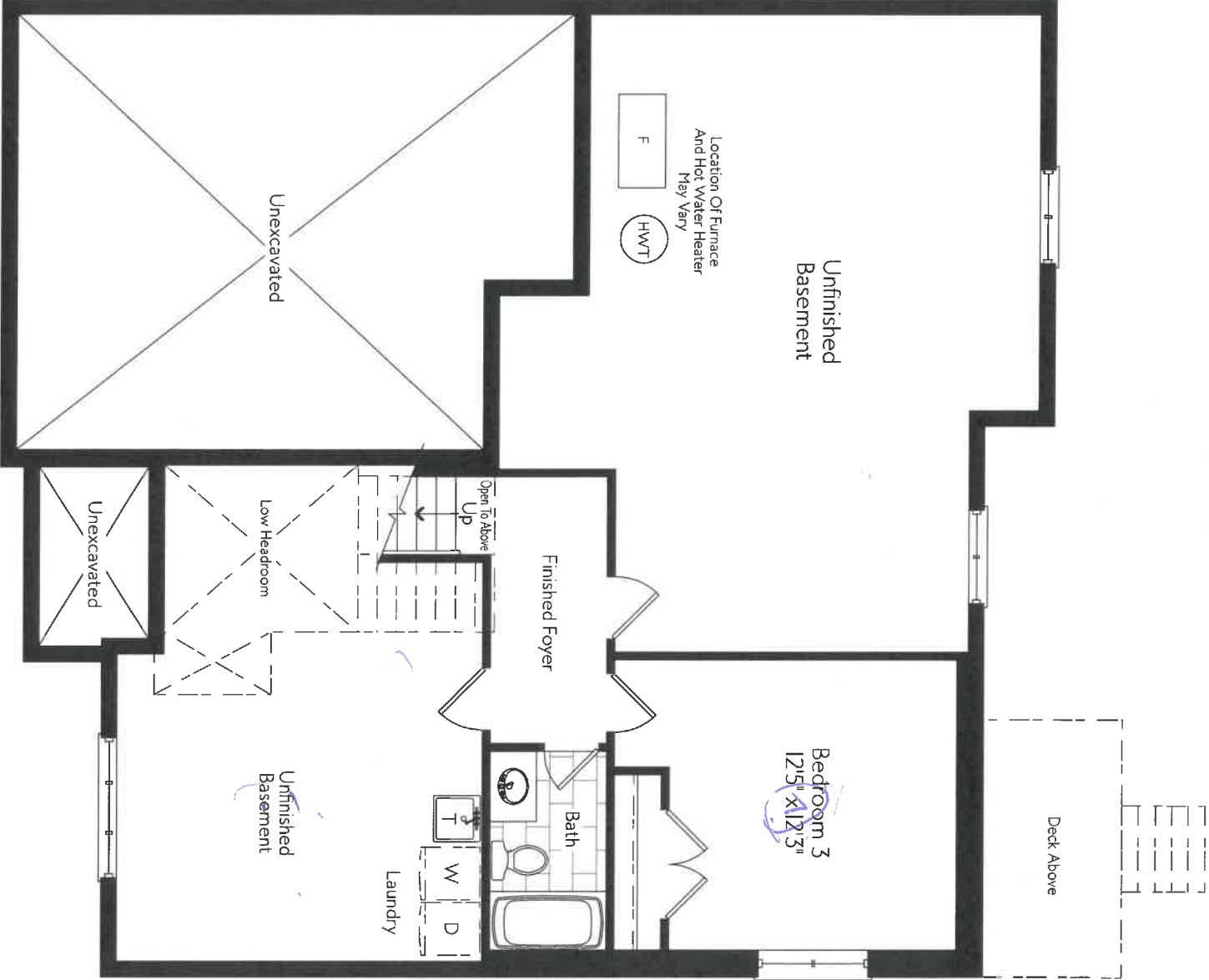
# THE BLUE 50-01



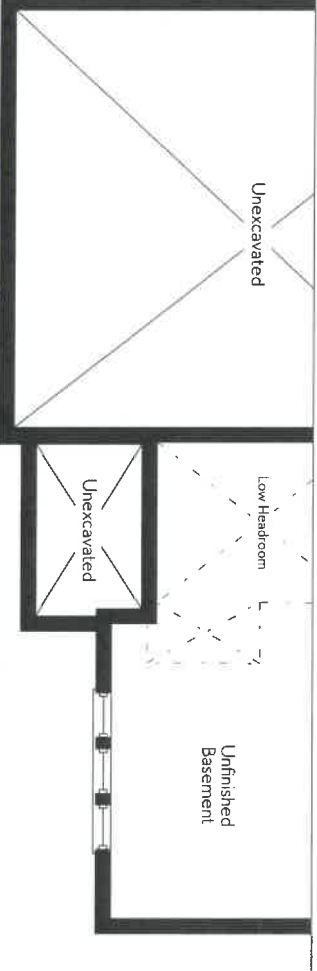
85  
15

51 Stayner  
Aug 27/18

# THE BLUE 50-01



BASEMENT  
ELEVATION A



PARTIAL BASEMENT  
ELEVATION B

51 Stage  
Aug 21/18

3.5  
1/5



# 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 artist's concept only.

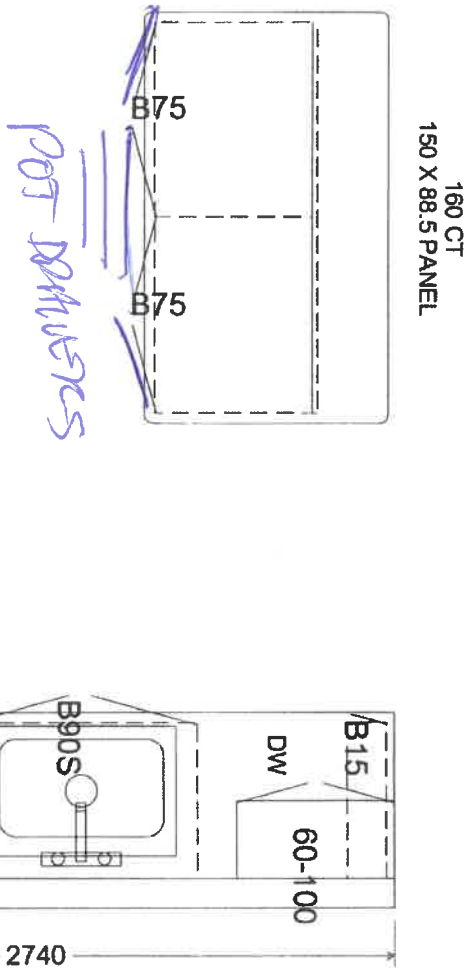
JS.

51 Stayner

TS

Aug 21/18

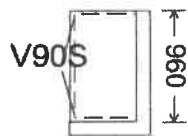
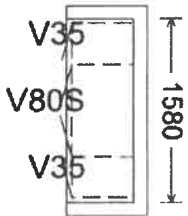
NEW IMAGE KITCHENS INC			
Scale	Approved by:	Drawn by:	VINCE
Date: 2/12/18		Reviewed	
ZANCOR HOMES			
STAYNER 50-1			Drawing number:



BASEMENT BATH

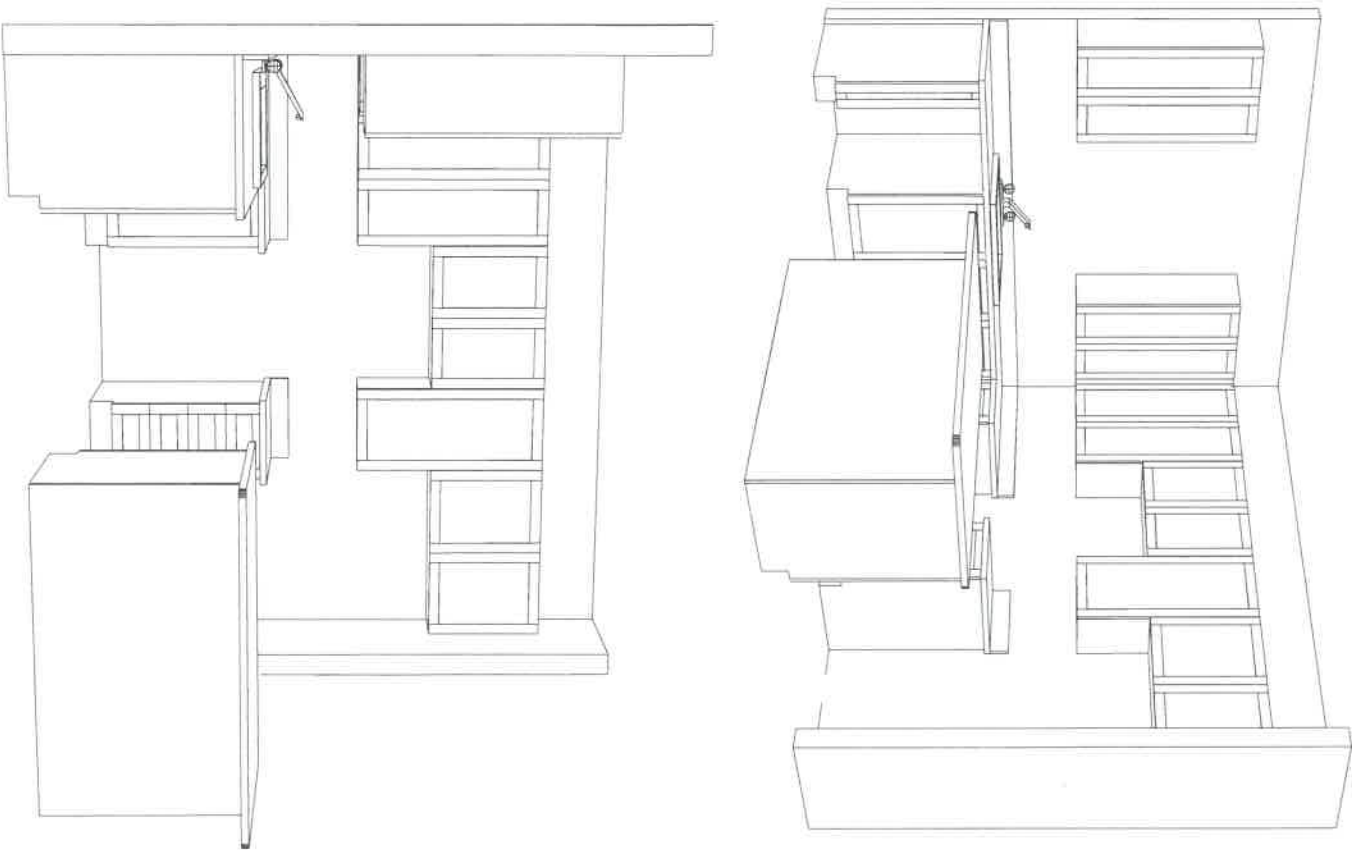
MAIN

ENSUITE



51 STAYNER JS 7.5

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VINCE
Date: 2/22/16		Revised:	
ZANCOR HOMES			
STAYNER 50-1			Drawing number:



GI STAYNER JS  
T.S



# STANDARD CABINET HARDWARE

(New Image Kitchens)



STAYNER (55) -

LOT 51

DATE Aug 21/18

JS.  
7/5

Kitchens

BATHS



APPLIANCE ACKNOWLEDGEMENT

905-303-6909

Wayne & Coast Appliances

17418 Creditstone Rd.  
(Unit 1)

- ▶ 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:

JS TS

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:

JS TS

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 Aug 21/18 STAYNER (55) 5/

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. \*\*

**RELEASE FORM**  
**BRICK/JOINT PATTERN INSTALLATION**

LOT # 51 PURCHASER'S NAME SMYKIEL

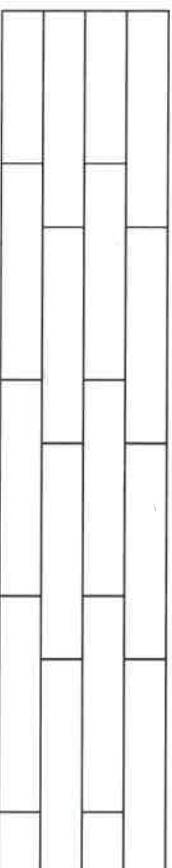
SITE NAME Stanger

\*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.



Four  
Bathroom Floors

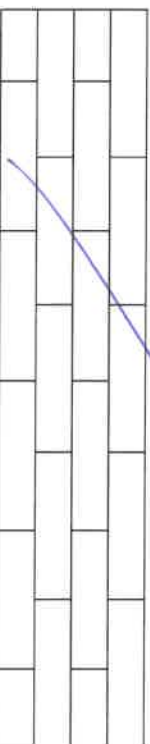
Location(s)

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 Angela

Date Aug 21/18

Homeowner's Signature SMYKIEL

Date Aug 21/18

Décor Consultant

Date

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)

51

SITE

LOT

DATE

JS





## WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

LOT 51 – STAYNER (55)

DATE:

Aug 21/18

HOMEOWNER(S):

Smukhil

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 HM, this 21 day of Aug, 2018

Purchaser

Witness

Purchaser

Witness