



CONSTRUCTION SUMMARY

PURCHASE# *KARUNAKARAN*

The Villages in Stayner - Zancor Homes (Stayner) Limited

*647 2850359*


TEL: RE

LOT / PHASE	HOUSE TYPE	PRINT DATE
<i>22 / 2</i>	<i>CASTLES 50-05 (B)</i>	<i>1-Oct-18</i>

Ref#	Quantity	Description	Approved	Notes
<i>6248</i>		BONUS PACKAGE 3 poe stainless steel appliances with white top load washer and dryer Stainless steel under cabinets hood fan Decor Dollars **As per Schedule E in APS	<i>01Oct18</i>	
<i>6249</i>		KITCHEN - DEEP UPPERS ABOVE FRIDGE	<i>01Oct18</i>	
<i>6250</i>		RAILINGS - UPGRADE 1 TURNED OAK PICKETS 1-3/4"	<i>01Oct18</i>	
<i>6251</i>		DECOR DOLLARSS	<i>01Oct18</i>	

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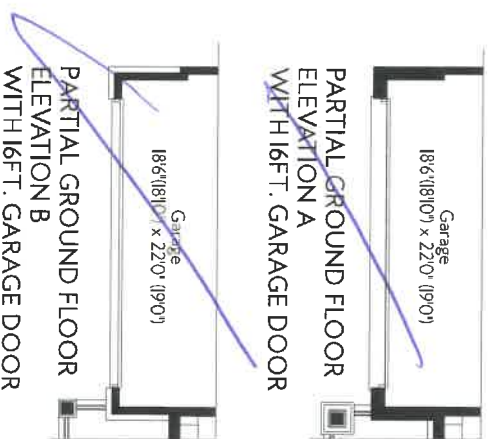
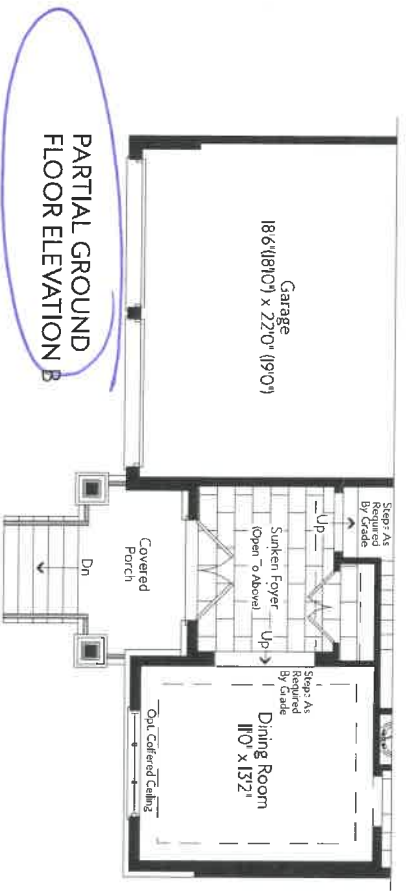
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SHAKER PVC - CHOCOLATE BROWN	H800BC	4925K-07			
Island	SHAKER PVC - CHOCOLATE BROWN	H800BC	4925K-07			
Master Ensuite	400 SERIES PVC - WHITE	H700C	P948-CA			
Shared ensuite	SLAB PVC - CHOCOLATE BROWN	H500C	P344LM			
Ensuite 4	SLAB PVC - CHOCOLATE BROWN	H500C	P344LM			
TILES				INSERTS	THRESHOLDS	
Kitchen Floor	CALCATTa GRIS 20 X 20					
Breakfast Floor	CALCATTa GRIS 20 X 20					
Kitchen Bk.Splash	N/A					
Main Foyer	CALCATTa GRIS 20 X 20					
Main Hall	LAMINATE					
Powder Room	CALCATTa GRIS 20 X 20					
Mud Room/laundry	CALCATTa GRIS 20 X 20					
Basement Foyer	CARPET					
Mstr Ensuite Floor	ALLURE BROWN 12 X 24 *BRICK					
Mstr Ensuite Shower Wall	CINQ WHITE 8 X 10					
Master Shower Floor	WHITE 2 X 2					
Mstr Ensuite Shower Jamb	PERLATO ROYAL					
SHARED Bath Floor	NEW BYZANTINE GREY 12 X 24 *BRICK					
SHARED Bath Tub Wall	CINQ GREY 8 X 10					
Ensuite 4 Floor	NEW BYZANTINE GREY 12 X 24 *BRICK					
Ensuite 4 Wall	CINQ GREY 8 X 10					
HARDWOOD / CARPET						
Living Room	N/A					
Dining Room	STANDARD LAMINATE					
Family	STANDARD LAMINATE					
Main Hall	STANDARD LAMINATE					
Upper Hall	CARPET OPENING NIGHT - T18					
Master Bedroom	CARPET OPENING NIGHT - T18					
Bedroom 2	CARPET OPENING NIGHT - T18					
Bedroom 3	CARPET OPENING NIGHT - T18					
Bedroom 4	CARPET OPENING NIGHT - T18					
Basement Foyer	CARPET OPENING NIGHT - T18					
UNDERPAD	STANDARD					
STAIRS	CARPET OPENING NIGHT - T18					
FIREPLACES						
LOCATION	FAMILY ROOM	MANTLE	NF20			
INSERT & SURROUND	N/A	HEARTH	N/A			
MIRRORS & ACCESSORIES		PLASTER MOULDING				
Mirrors	YES	Crown Moulding	N/A			
Bathroom Accessories	YES	Location	N/A			
Purchaser has reviewed the colour chart		Site/Lot				
****FOR TRADE USE****		STAYNER	22			
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.		R.K				
** PAGE 1 OF 2 **		Purchaser Initial	Vendor			

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stairs (Carpet or Oak):	STANDARD CARPET GRADE			
Stain:	VARNISH ONLY			
Main to 2nd Railing Details:	UPGRADE 1 - TURNED 1-3/4" OAK PICKETS			
Main to Basement Railing Details:	UPGRADE 1 - TURNED 1-3/4" OAK PICKETS			
TRIM				
Casing/Baseboards	STANDARD			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
Kitchen/Breakfast	BRICH WHITE			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD		
Powder Room	STANDARD	STANDARD		
Master Ensuite	STANDARD	STANDARD		
SHARED BATH	STANDARD	STANDARD		
ENSUITE 4	STANDARD	STANDARD		
Other				
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			
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			P.K.	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			P.K.	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			P.K.	
SITE:	STAYNER	LOT: 22		
PURCHASER(S):	KARUNAKARAN		Purchaser Signature	
HOME #/CELL #	6477010142		Date	
EMAIL:			Date	
DÉCOR NOTES		Purchaser Signature		
Date		Date		
***FOR TRADE USE***		Décor Consultant Signature		
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 ***		Vendor Signature		

# THE CASTLES 50-05

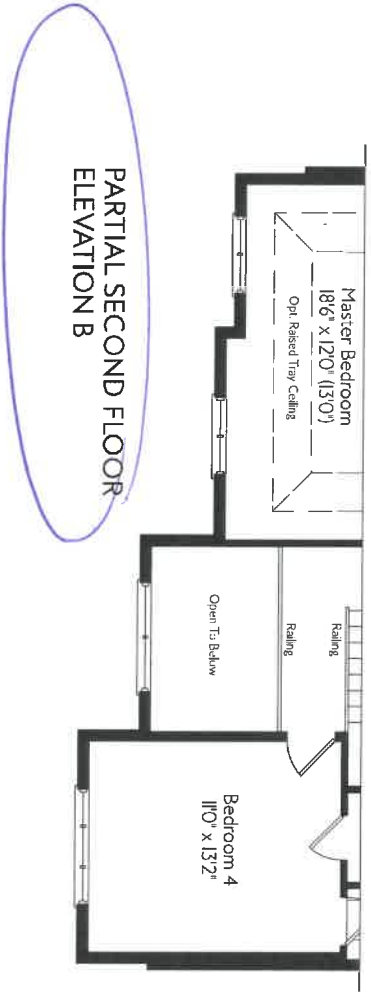
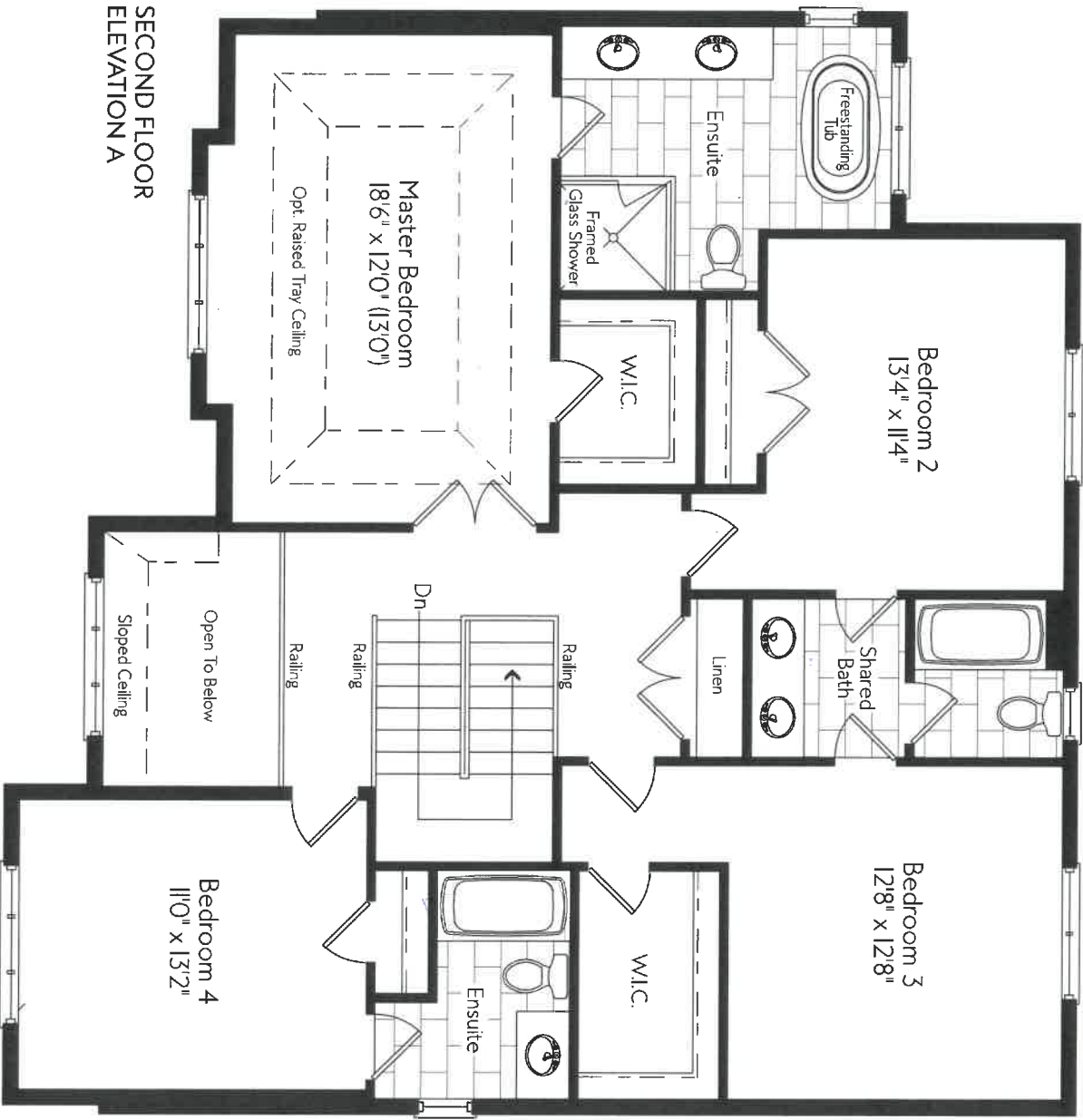


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St 25/18

R.K.

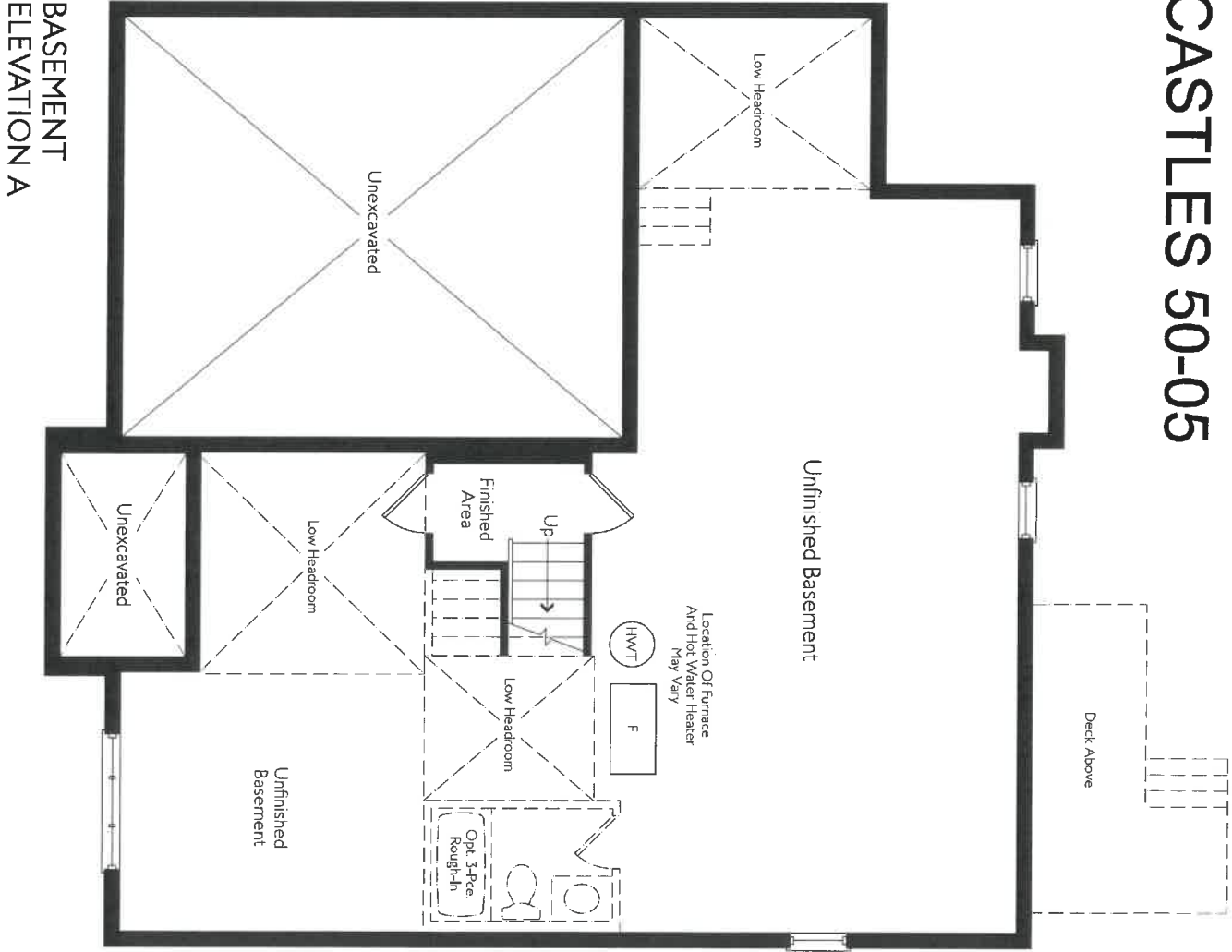


THE CASTLES 50-05

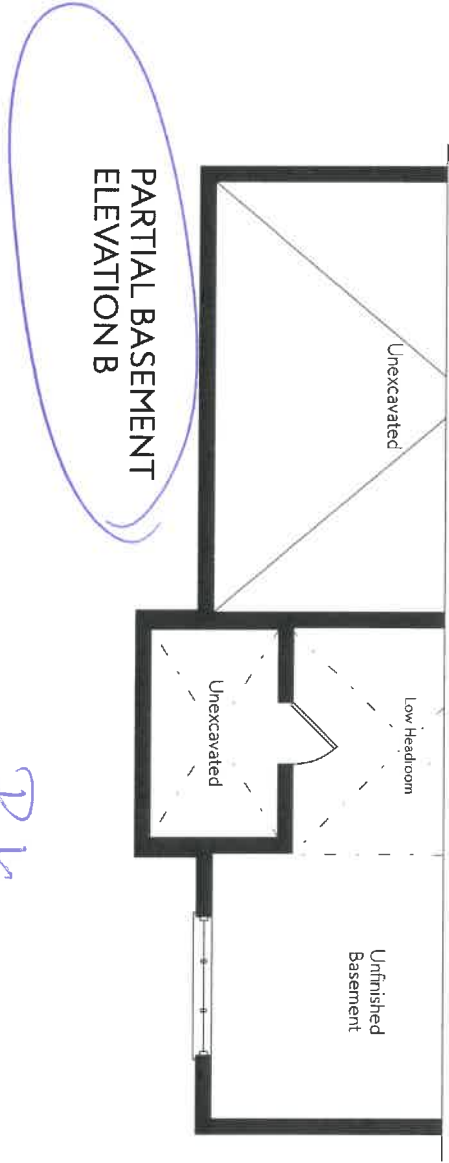


22 Stagner R.K.  
Sept 25/18

# THE CASTLES 50-05

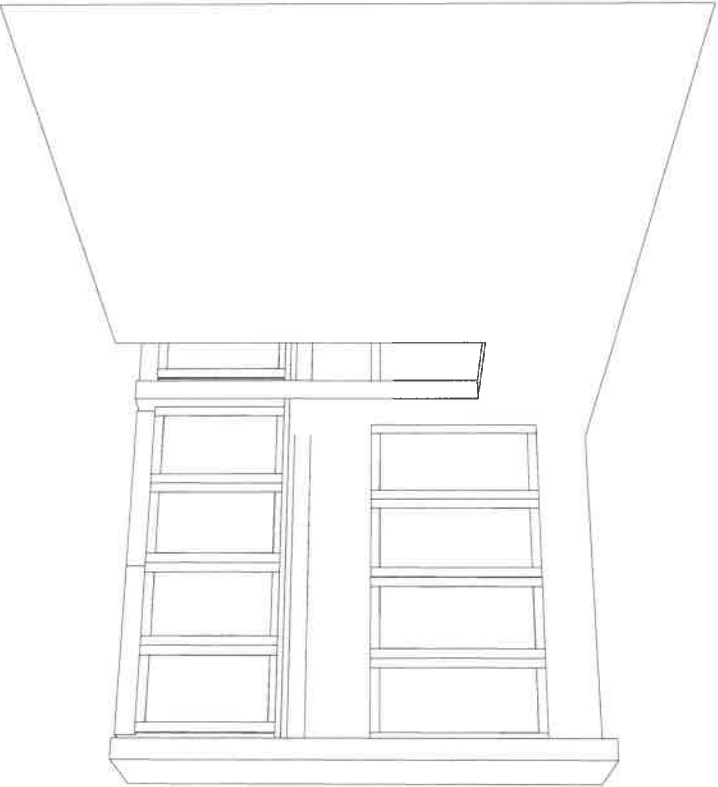
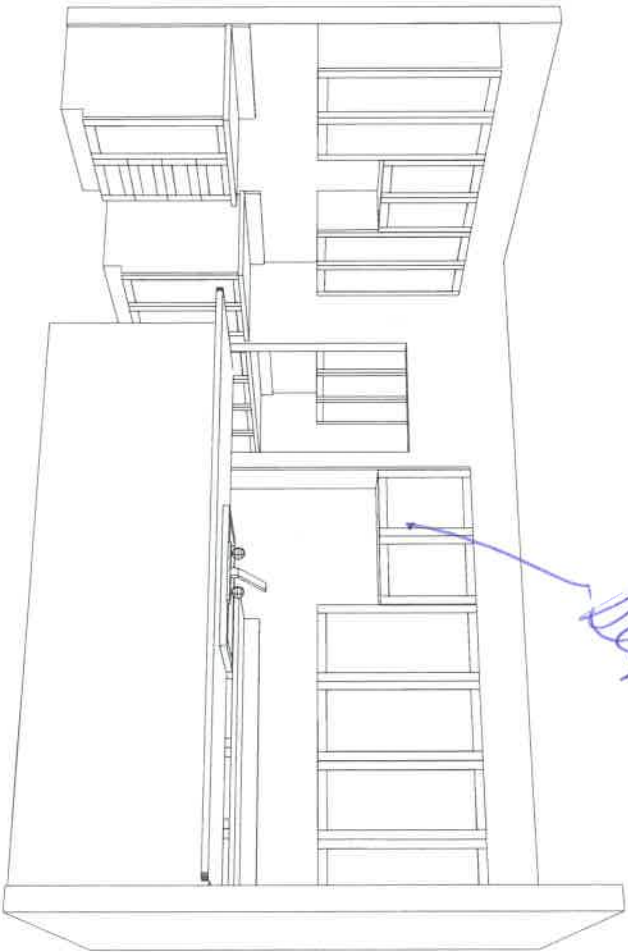


22 Stages  
Sept 25/18



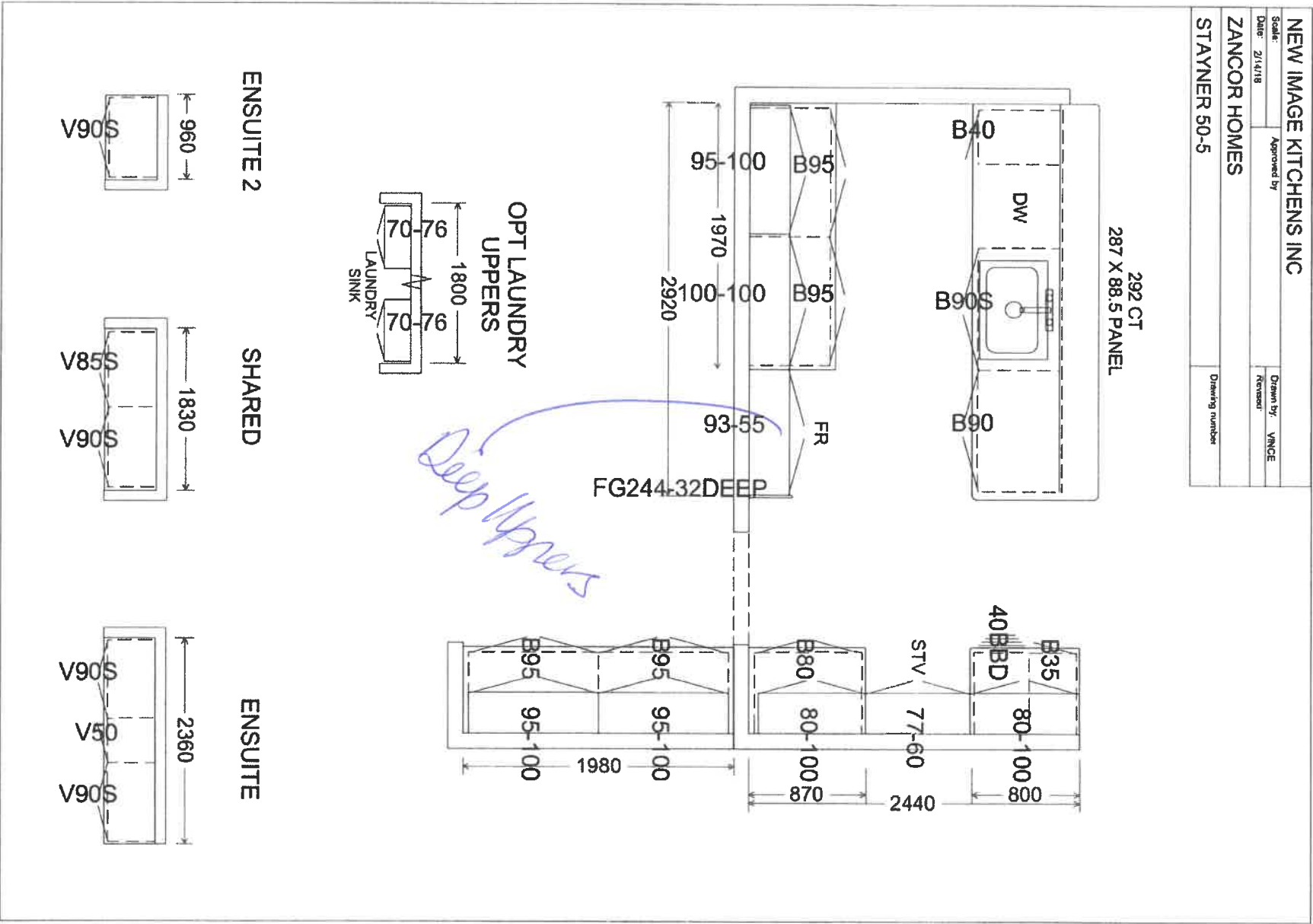
P.K.

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VNCE
Date: 21/4/18		Revised:	
ZANCOR HOMES			
STAYNER 50-5			Drawing number:



lot 22 stayner  
 Sep 25/18  
 R.K

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





STRUCTURAL REQUIREMENTS



**ZANCOR**  
HOMES

Purchaser: Karunakaran  
Purchaser: \_\_\_\_\_  
Subdivision: **STAYNER (55)**

Lot No.	House Type	DATE
22	50-05 (B)	Sept-25/18

If lot is an INVENTORY HOME-NO structural upgrades will be allowed.  
Brick Colour & Exterior Package \*Brick package to be determined with sales staff at time of sales\*

STRUCTURAL / COLOUR ITEMS	DECLINED	YES	NOTES
<b>FRAMING, WINDOWS AND DOOR OPTIONS</b>			
Waffle / Coffered / Tray Ceiling Add/ Delete	✓		
Main Floor arches, Walls Add / Delete	✓		
Garage Man Door *if possible, grade permitting		✓	
Windows Add / Delete	✓		
Extra Window Operators	✓		
Larger Basement Windows - rear only	✓		
Basement, Main & 2nd Floor Ceiling Height* as per site	✓		
*All of the above are pending grading, architectural control and head office approval.			
<b>CEILING OPTIONS</b>			
Smooth Ceilings	✓		
<b>BASEMENT OPTIONS</b>			
OPTIONAL Finished Basement **pricing to be quoted from head office ✓			
<b>STAIRS &amp; RAILING OPTIONS</b>			
OPTIONAL Oak Staircase **CARPET GRADE IS STANDARD	✓		
Wood Pickets	✓		
Iron Pickets	✓		
Post /Nosing upgrade	✓		
<b>PLUMBING OPTIONS</b>			
Additional Sinks *Space permitting	✓		
Sink Upgrade	✓		
Facuet Upgrade	✓		
Waterline to fridge	✓		
Optional Finished Basement bathroom	✓		
Additional Rough-in	✓		
Shower Stall in lieu of Tub	✓		
Shower Seat, *space permitting	✓		
Frameless Glass Shower	✓		
<b>HVAC OPTIONS</b>			
Gas line (Stove, cook top, Dryer, BBQ)	✓		
Humidifier / Dehumidifier	✓		
Venting at Stove (6" is Standard) **upgrade to 8" or 10"	✓		
Air Conditioners (Size as per Heating Calcs)	✓		
Air Purifier	✓		
Lineset for future Air Condition Optional	✓		

R.K

STRUCTURAL REQUIREMENTS



ZANCOR  
HOMES

Purchaser: Karunakaran  
Purchaser: \_\_\_\_\_  
Subdivision: **STAYNER (55)**

Lot No.	House Type	DATE
22	50-05 (B)	Sept 25 / 18

If lot is an INVENTORY HOME-NO structural upgrades will be allowed.

Brick Colour & Exterior Package \*Brick package to be determined with sales staff at time of sales \*

STRUCTURAL / COLOUR ITEMS	DECLINED	YES	NOTES
<b>ELECTRICAL OPTIONS</b>			
Interior / Exterior pot lights	/		
Shower pot lights	/		
Kitchen Valance lighting	/	/	
Additional Plugs			
Wall Sconces (Height - 65", 70", 80")	/		
Relocated Lights	/		
200 Amp Service		STD AS PER SCHEDULE A	
Capped ceiling light rough-in	/		
Dimmer Switch	/		
<b>APPLIANCE REQUIREMENTS</b>			
Built-in-wall ovens /microwaves / warming drawers	/		
Cook top (Electrical or Gas)	/		
Slide-in-range	/		
OTR (Over the range microwave)	/		
Venting - larger or relocation (6" is Standard)	/		
Electrical requirements	/		
***CUT OUTS REQUIRED	/		
<b>TRIM AND PLASTER moulding</b>			
Columns (plain, fluted, half / ful height)	/		
Capped half walls	/		
Upgrade casing and baseboards	/		
Upgrade Interior door style	/		
Interior Hardware	/		
Plaster moulding and ceiling details	/		
<b>HARDWOOD / LAMINATE FLOOR OPTIONS</b>			
Laminate *Std on main floor non-tiled areas, not included in bedrooms	/		
Hardwood (Oak, Maple)	/		
<b>FIREPLACE OPTIONS</b>			
Standard AS PER PLAN	/		
Linear Fireplaces *height from floor to be specified	/		
Double sided Fireplace	/		
Fireplace mantle, surround and hearth	/		
Fan Kit	/		
<b>CARPET OPTIONS</b>			
Pile / Berber	/		
Under Pad	/		
Stair Carpet	/		

R.k

\*Please Note: This sheet is meant to be used as a check list;  
In no way does it replace a Purchaser Request for Extras Form.  
Revised 8/14/2018

STRUCTURAL REQUIREMENTS



ZANCOR  
HOMES

Purchaser: Karunakaran  
Purchaser: \_\_\_\_\_  
Subdivision: **STAYNER (55)**

Lot No.	House Type	DATE
22	50-05 (B)	Sept 25/18

If lot is an INVENTORY HOME-NO structural upgrades will be allowed.

Brick Colour & Exterior Package \*Brick package to be determined with sales staff at time of sales\*

STRUCTURAL / COLOUR ITEMS	DECLINED	YES	NOTES
COUNTERTOP OPTIONS			
Granite, CMP Quartz, K-Stone, Marble	<input checked="" type="checkbox"/>		
Standard / Upgrade Stone edges	<input checked="" type="checkbox"/>		
Cut-outs (Cooktop, slide in stove)	<input checked="" type="checkbox"/>		
CABINET EXTRAS (Not limited to ...)			
Crown moulding / Lower valance (with/without lights)	<input checked="" type="checkbox"/>		
Extended Uppers **standard for Angus South	<input checked="" type="checkbox"/>		
Soft Close	<input checked="" type="checkbox"/>		
Pots & Pans drawer / Top drawers	<input checked="" type="checkbox"/>		
Bank of drawers ( kitchen/vanity) **additional	<input checked="" type="checkbox"/>		
Corner cabinets / Angled corner cabinets	<input checked="" type="checkbox"/>		
Glass dooors with matching interiors		<input checked="" type="checkbox"/>	
Deep Upper above fridge (requires gables)		<input checked="" type="checkbox"/>	
Lazy Susan / Spice Rack / Tray divider and	<input checked="" type="checkbox"/>		
Slide-in stove	<input checked="" type="checkbox"/>		
Delete back lip from countertop	<input checked="" type="checkbox"/>		
TILE OPTIONS			
Floor / Wall tile upgrade	<input checked="" type="checkbox"/>		
Listellos (tile Boarders)	<input checked="" type="checkbox"/>		
Kitchen Backsplash tile	<input checked="" type="checkbox"/>		
Add Ceiling tile to tub enclosure	<input checked="" type="checkbox"/>		
Heated floor's under floor tile ** pending stage of Construction	<input checked="" type="checkbox"/>		
Brick Pattern	STD AS PER PLAN		
Delete White Ceramic bathroom accessories	<input checked="" type="checkbox"/>		
MIRROR OPTIONS			
Delete mirrors	<input checked="" type="checkbox"/>		

Conditions:

- 1. The above referenced parties agree to the installations of the following extras at the prices shown in accordance with the terms and conditions.
- 2. The prices quoted on this request for estras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer. Should the purchaser wish to add any of these item at a later date then the new prices will be quoted.
- 3. All extras must be paid in full.
- 4. If the sale of the above extras are not completed (due to the purchaser not completing the contract) any amount paid for these extras shall be kept in full by the builder, given that any work on the above extras has begun or if materials have been ordered.
- 5. The builder does not have to accept any additional extras, upgrades or changes from the Purchaser once this form has been approved by the Builder.
- 6. Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.
- 7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$5000.00
- 8. Purchaser(s) acknowledges that the above checklist has been discussed at the time of their colour appointment at the Décor Centre.
- 9. Décor Consultants are not responsible for providing purchasers with every option possible, there are simply far too many available. The Décor Consultants do provide Purchasers with suggestions of the popular of the Purchaser to request any special items they are interested in, options available, however it is the responsibility

\*\* THE PURCHASER(S) HAVE FULLY READ AND UNDERSTAND ITEMS 1-9 ABOVE.

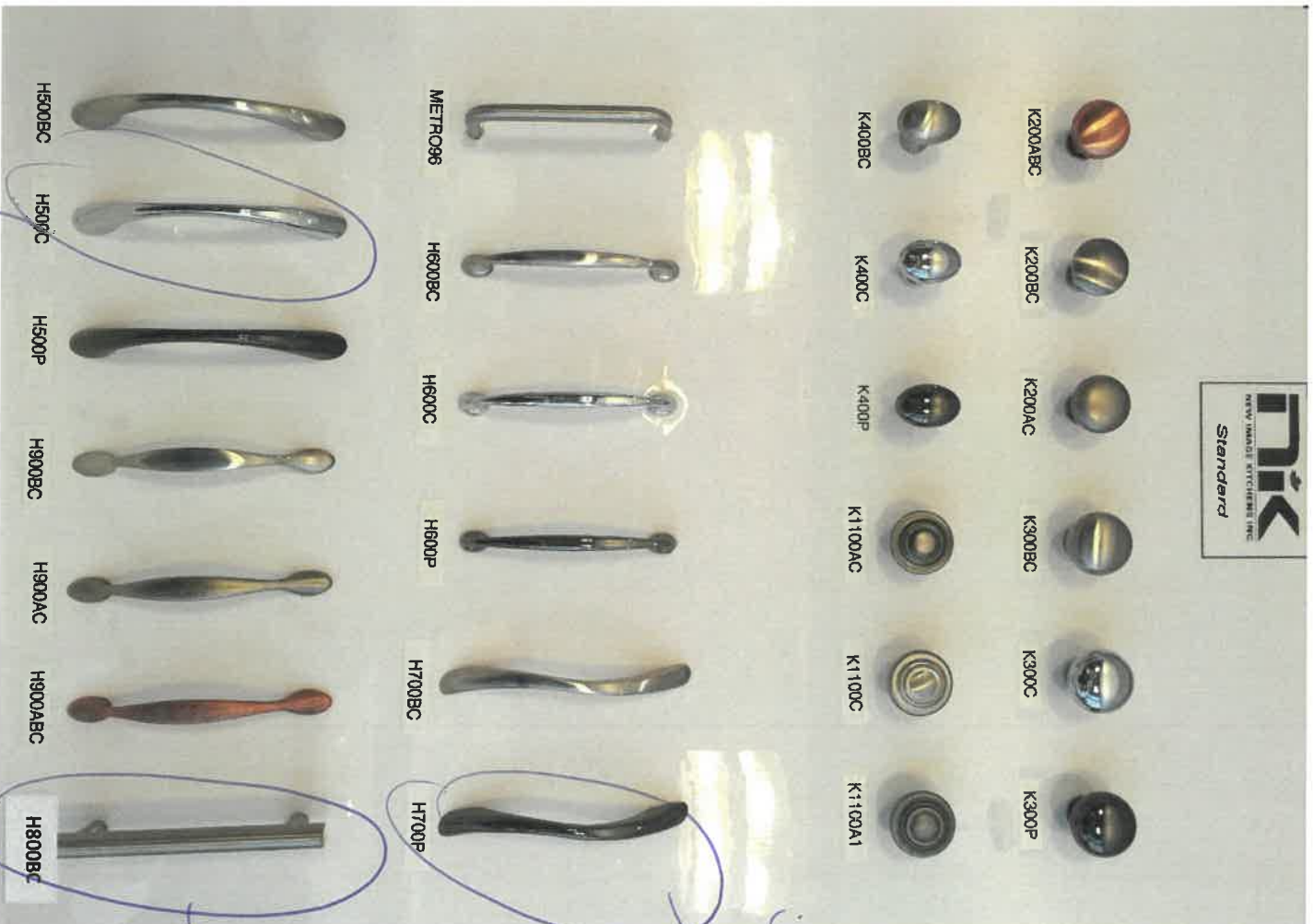
Purchaser INITIAL / Date

R.K



# STANDARD CABINET HARDWARE

(New Image Kitchens)



h34

Shore's

Lot 22 Storage

Sept 25/18

KIT

Master

31k.

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

LOT # 22

PURCHASER'S NAME

Karunakaran

SITE NAME

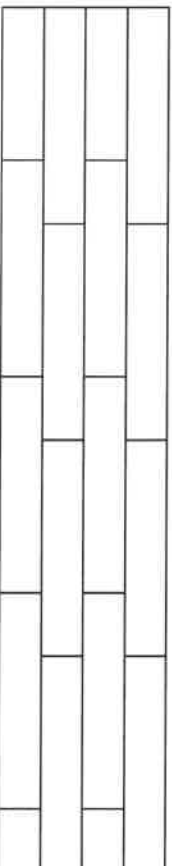
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\*Brick installation requires an additional charge and will be included on the extras

**(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 avoid lippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.



Location(s)

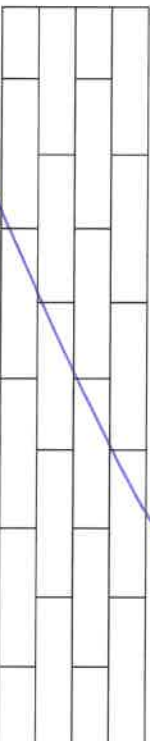
all bathrooms  
on 2nd floor

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 ~~back splash~~ 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





## 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"
- ☐ 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

\*\* 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.**

**PORCELAINE & 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\*\***

SITE

LOT

DATE



## WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

22 STAYNER (55)

DATE:

Sept 25/18

HOMEOWNER(S):

RASIAH KARUNAKARAN

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 \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

*King* *25* *Sept* *18*

Purchaser

Witness

Purchaser

Witness