



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

647-589-9758

PURCHASER: CORRIE, CAROL + MARIA

TEI --

LOT / PHASE	HOUSE TYPE	PRINT DATE
31 / 2	50-02 (B) GEORGIAN (CORNER)	1-Oct-18

Ref#	Quantity - Description	Approved	Notes
6252	BONUS 3 pce stainless steel appliances with white top load washer and dryer Stainless under cabinet hood fan Decor Dollars **Included as per Schedule E in APS	01Oct18	
6253	CORNER CONDITION *As per Schedule E in APS	01Oct18	
6254	OAK STAIRS IN LIEU OF CARPET GRADE	01Oct18	
6255	FRAMELESS GLASS SHOWER IN MASTER ENSUITE	01Oct18	
6256	DOUBLE DOOR TO MASTER BEDROOM ENTRANCE IN LIEU OF SINGLE	01Oct18	
6257	GAS LINE TO STOVE **INCLUDES 15 AMP PLUG	01Oct18	
6258	ELECTRICAL - (4) LED POTS IN KITCHEN ON SEP SWITCH, **STD LIGHT TO BE INSTALLED OVER ISLAND (6) LED POTS IN FAMILY ROOM ON SEP SWITCH **STD LIGHT REMAINS (6) LED POTS TO EXTERIOR FRONT ON SEP SWITCH **STD LIGHT REMAINS	01Oct18	
6259	OPEN WALL AT DINING ROOM (OPTION ON PLAN) AND INSTALL STANDARD RAILING	01Oct18	
6260	WATERLINE TO FRIDGE	01Oct18	
6261	HARDWOOD - UPGRADE 4 TO MAIN FLOOR FAMILY ROOM AND DINING ROOM IN LIEU OF LAMINATE UPGRADE 4 TO MASTER BEDROOM AND BEDROOM 2 IN LIEU OF CARPET **INCLUDES STAINING OF STAIRS	01Oct18	
6262	COUNTERTOP - UPGRADE TO GRANITE IN KITCHEN	01Oct18	
6263	KITCHEN SINK - UPGRADE TO BLANCO QUATRUS R15 SINGLE BOWL 401518	01Oct18	
6264	KITCHEN - DEEP UPERS ABOVE FRIDGE WITH GABLES 2 GLASS DOORS POTS & PANS DRAWERS BESIDE STOVE **RELOCATE STD BANK OF DRAWERS VALANCE (NO ELECTRICAL) DELETE UPERS ABOVE STOVE FOR FUTURE CHIMNEY **CENTRE VENT ADD CROWN & RISER TO CEILING	01Oct18	
6265	DELETE MIRRORS	01Oct18	
6266	DELETE CERAMIC ACCESSORIES	01Oct18	
6267	DECOR DOLLARS	01Oct18	

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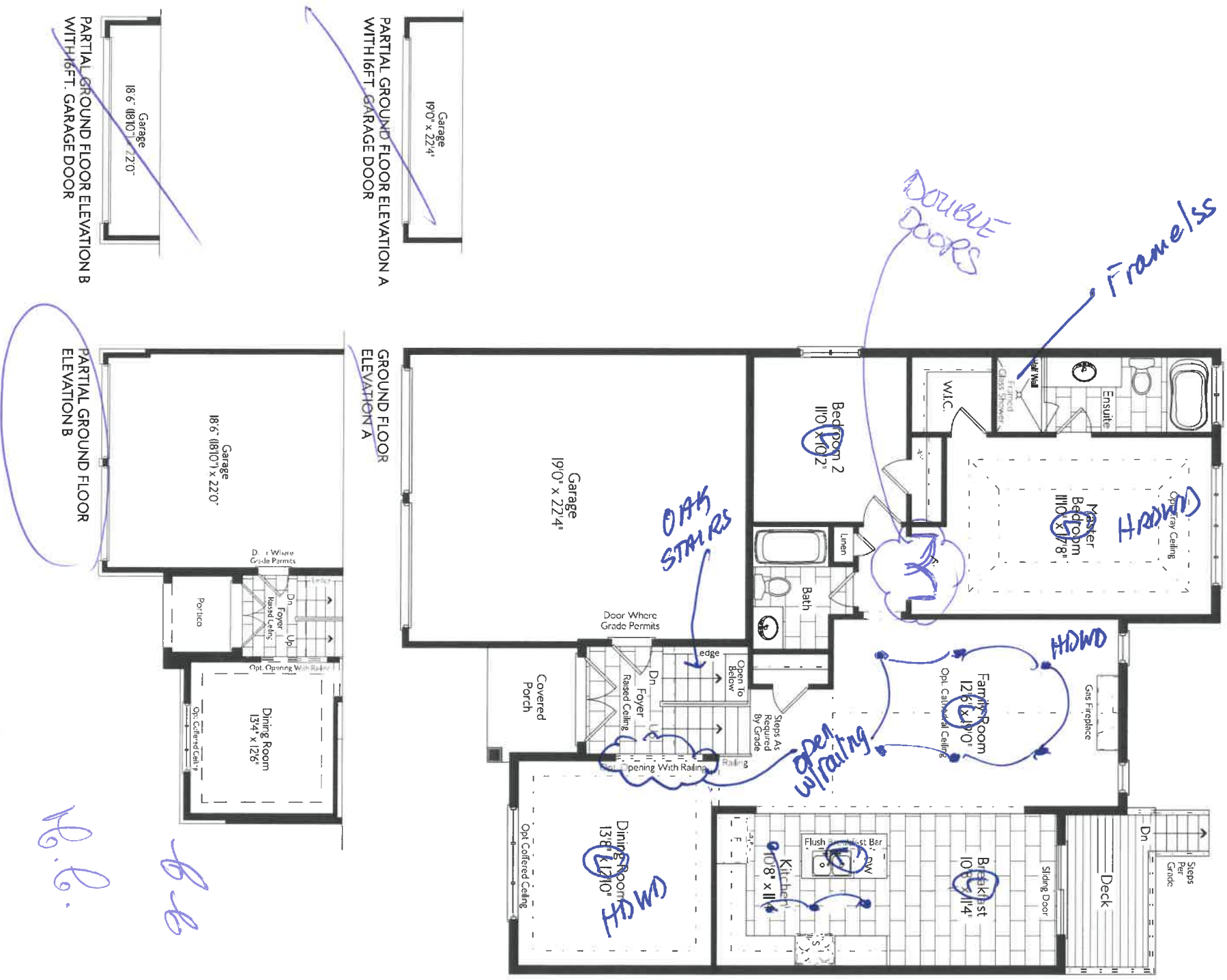
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	400 SERIES PVC - WHITE	H500P	NEW CALEDONIA GRANITE			
Island	400 SERIES PVC - WHITE	H500P	NEW CALEDONIA GRANITE			
Master Ensuite	SHAKER PVC - TUXEDO	K1100C	4925K-07			
Main	SHAKER PVC - TUXEDO	K1100C	4925K-07			
Basement Bath	SHAKER PVC - TUXEDO	K1100C	4886-38			
TILES				INSERTS	THRESHOLDS	
Kitchen Floor	CALCATTÀ GRIS 20 X 20 (STD)					
Breakfast Floor	CALCATTÀ GRIS 20 X 20 (STD)					
Kitchen Bk.Splash	N/A					
Main Foyer	CALCATTÀ GRIS 20 X 20 (STD)					
Main Hall	HARDWOOD					
Mstr Ensuite Floor	CALCATTÀ GRIS 20 X 20 (STD)					
Mstr Ensuite Shower Wall	CINO WHITE 8 X 10					
Master Shower Floor	WHITE 2 X 2					
Mstr Ensuite Shower Jamb	BIANCO CARRARA					
Main Bath Floor	CALCATTÀ GRIS 20 X 20 (STD)					
Main Bath Tub Wall	CINO WHITE 8 X 10					
Basement Ensuite Floor	CALCATTÀ GRIS 20 X 20 (STD)					
Basement Ensuite Wall	CINO GREY 8 X 10					
HARDWOOD / CARPET						
Living Room	N/A					
Dining Room	VINTAGE SCULPTED HARDWOOD 4-3/8 - HARBOR (4)					
Family	VINTAGE SCULPTED HARDWOOD 4-3/8 - HARBOR (4)					
Main Hall	VINTAGE SCULPTED HARDWOOD 4-3/8 - HARBOR (4)					
Master Bedroom	VINTAGE SCULPTED HARDWOOD 4-3/8 - HARBOR (4)					
Bedroom 2	VINTAGE SCULPTED HARDWOOD 4-3/8 - HARBOR (4)					
Bedroom 3 BASEMENT	CARPET - OPENING NIGHT T04					
Basement Foyer	CARPET - OPENING NIGHT 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	31			
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			

ZANCOR HOMES COLOUR CHART

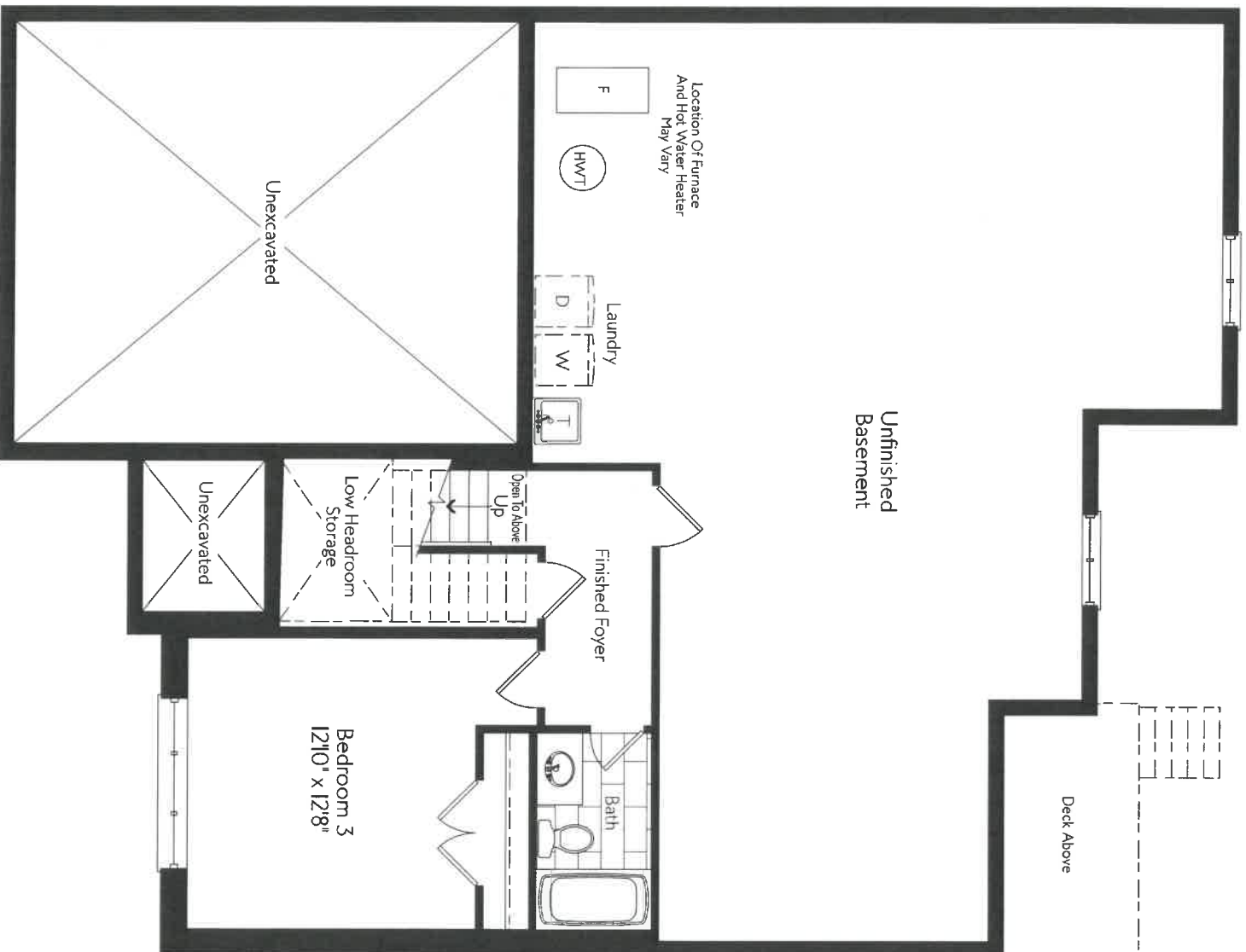
STAIRS, RAILING & PICKETS & STAIR STAIN									
Stairs (Carpet or Oak):				UPGRADE TO OAK STAIRS					
Stain:				STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE					
Main to Basement Railing Details:				STANDARD TURNED OAK					
TRIM									
Casing/Baseboards				STANDARD					
Interior Doors				STANDARD					
Interior Door Hardware				STANDARD					
Exterior Door Hardware				STANDARD					
PAINT									
Kitchen/Breakfast				WARM GREY					
PLUMBING- UPGRADES TO BE DETAILED ON PES									
		FIXTURES		FAUCETS		NOTES			
Kitchen		UPGRADE SINK		STANDARD		BLANCO 401518			
Master Ensuite		STANDARD		STANDARD					
Main		STANDARD		STANDARD					
BASEMENT		STANDARD		STANDARD					
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'									
		UPG (SEE PES)		DECLINED		NOTES			
GAS LINE		YES							
WATERLINE to Fridge		YES							
Hood Fan Venting SIZE		6 INCH							
ELECTRICAL for Built-in Oven		NO							
ELECTRICAL for Built-in Micro / OTR		NO							
ELECTRICAL for Gas Stove / Cooktop		YES							
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: 31					
PURCHASER(S):		CARLOS & MARIA CORREIA							
HOME #/CELL #						Purchaser Signature		Date	
EMAIL:						Maria Correia		SEPT 7 2018	
DÉCOR NOTES						Purchaser Signature		Date	
FOR TRADE USE									
Any upgrades in the colour chart must be accompanied with a PES.				ZANCOR HOMES		Décor Consultant Signature		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.								SEPT 7/18	
*** PAGE 2 OF 2 ***						Vendor Signature		Date	

THE GEORGIAN 50-02

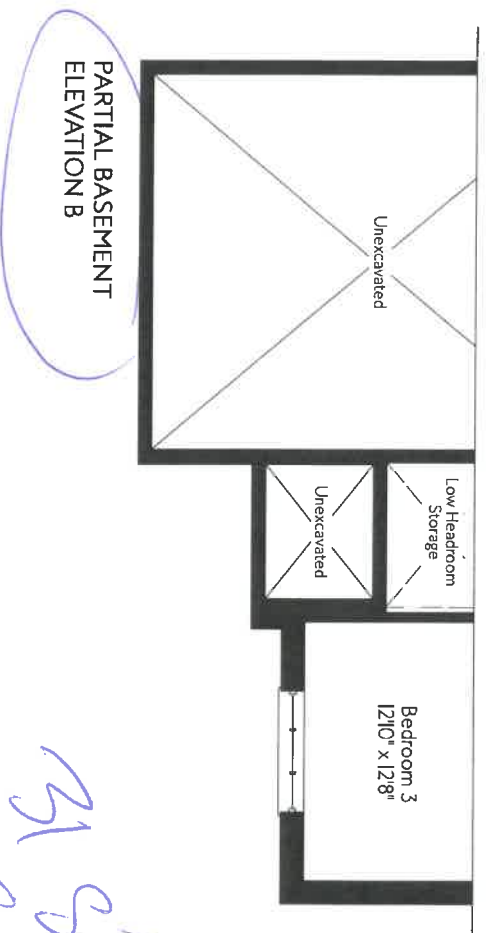


31 Stager
Sept 7/18
H.B.
B.C.

THE GEORGIAN 50-02



BASEMENT
ELEVATION A



PARTIAL BASEMENT
ELEVATION B

31 changed
Sept 7/18

R.B.

THE GEORGIAN 50-02

Elevation A & B 1810 Sq.Ft.

Includes 363 Sq.Ft. Finished Basement

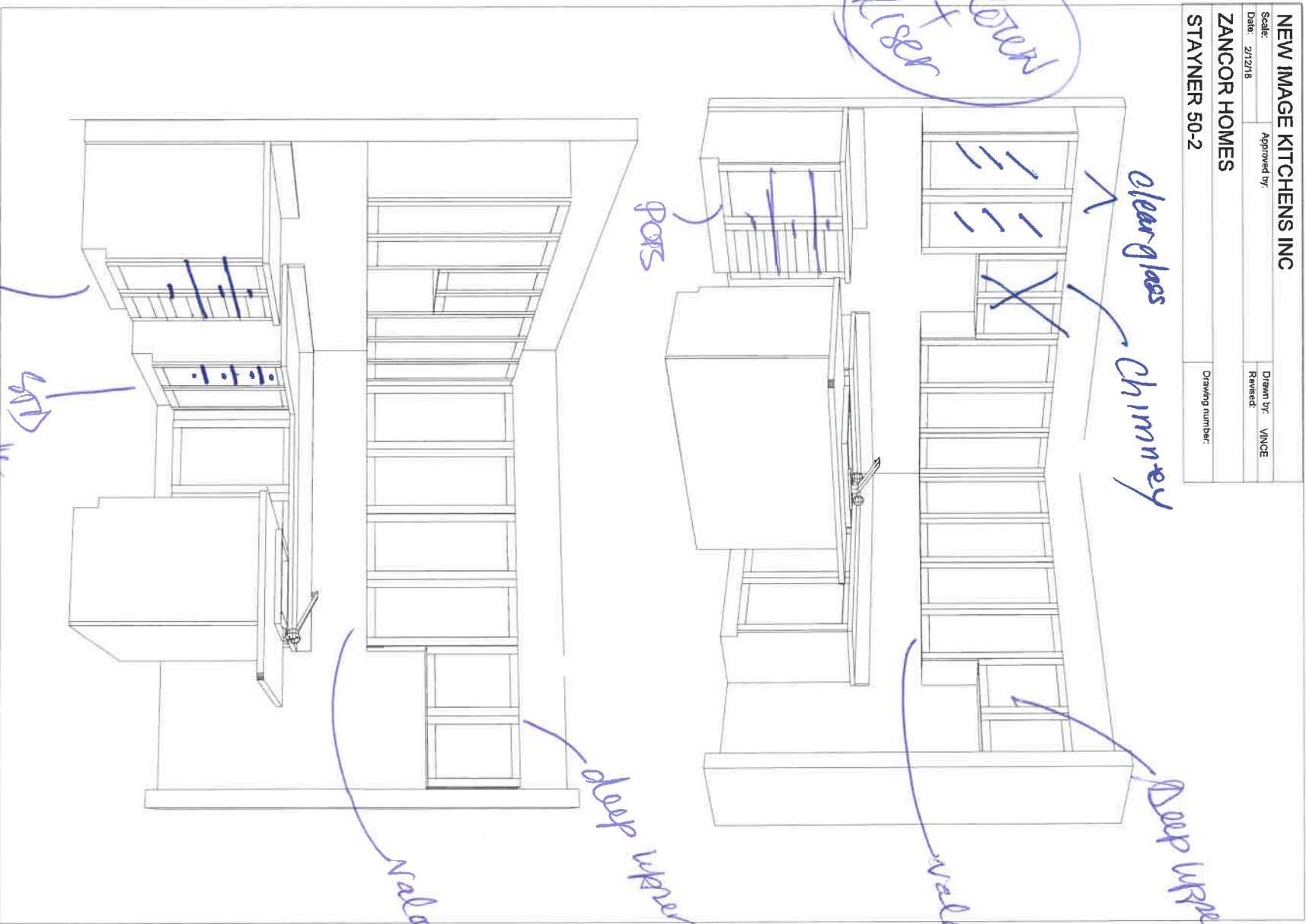


ELEVATION B

All pictures are for illustrative purposes only.

2150

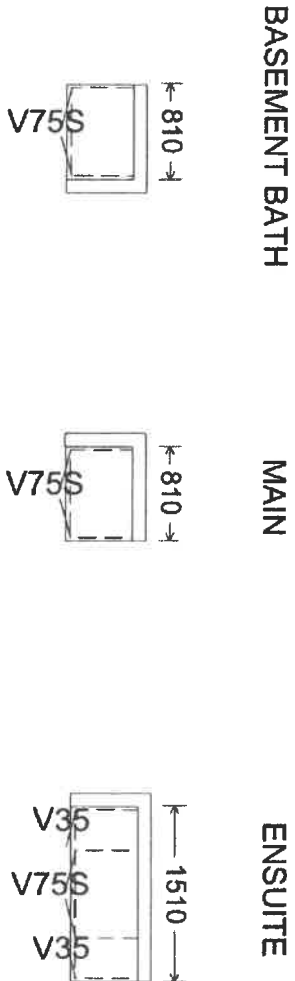
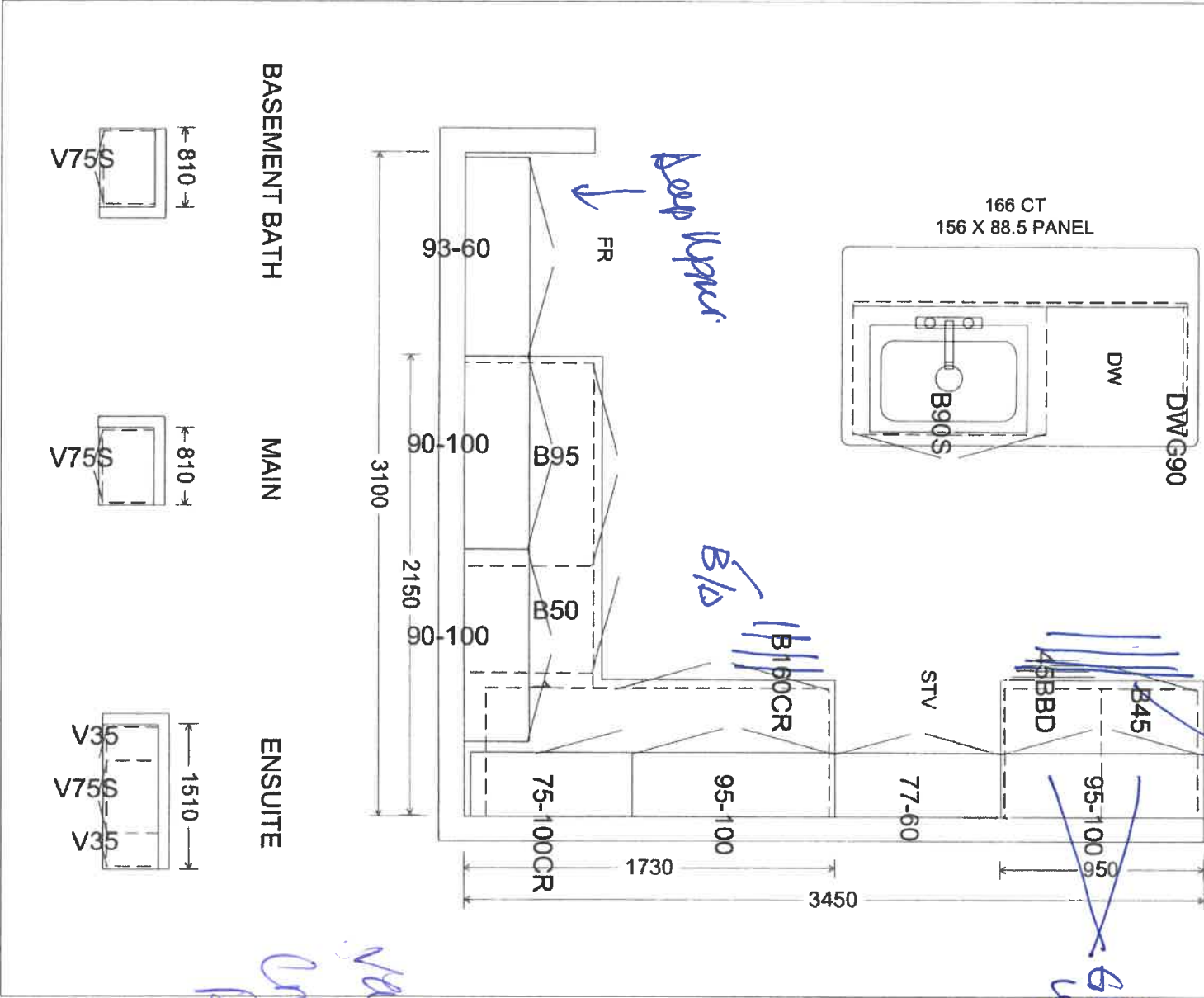
NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: VINCE	
Date: 2/12/18		Revised:	
ZANCOR HOMES			
STAYNER 50-2		Drawing number:	



R.G. & L

31 Stayner
Sept 7 118

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



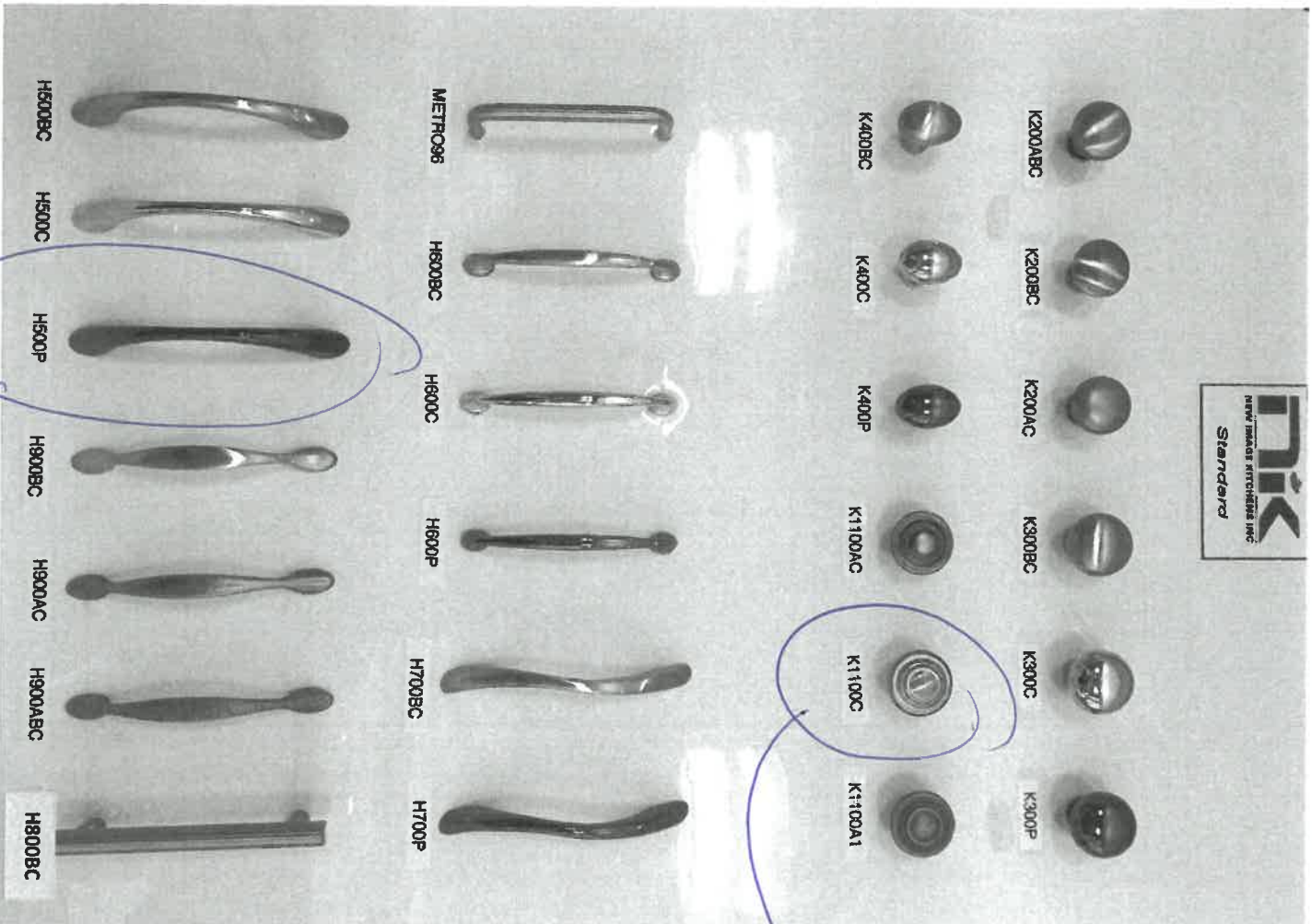
Alc.
60

let 31 Stayner
Sep 7/18

valence
crown
pegel

STANDARD CABINET HARDWARE

(New Image Kitchens)



Venues

Kitchen

31 Stager

Sept 7/18

H.L.
L.L.

APPLIANCE ACKNOWLEDGEMENT

Wayne @ 905-3036909
Coast Appliances
1748 Creditstone Rd

- ▶ 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:

XXXXX
Lol
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:

XXXXX
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 Sept 7/18 SITE Stagers LOT 31

** 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 absorpency 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:

LOT 31 – STAYNER (55)

DATE:

Convec →

HOMEOWNER(S):

Sept. 7/18

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 7 day of Sept, 2018.

Purchaser Naia Lewis

Witness

Naia Lewis

Purchaser

Witness