



CONSTRUCTION SUMMARY

The Villages in Stayner - Zancor Homes (Stayner) Limited

PURCHASERS: Heather McCormack and David Gordon McCormack

TEL: RES.: 647-205-4069

LOT / PHASE	HOUSE TYPE	PRINT DATE
1 / 2	The Bruce(5004) Elev A	22-Oct-18

Ref#	Quantity	Description	Approved	Notes
6359	BONUS	3 pce stainless steel appliances with white top load washer and dryer Stainless Steel under cabinet hood fan Decor Dollars **As per schedule E in APS	22Oct18	
6360	3 PCE ROUGH IN IN BASEMENT		22Oct18	
6361	FRAMELESS GLASS SHOWER IN MASTER ENSUITE		22Oct18	
6362	RAILINGS - UPGRADE 2 (2 RINGS, NO FLUTES)		22Oct18	
6363	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR		22Oct18	
6364	STAIN STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE		22Oct18	
6365	KITCHEN - DEEP UPPEERS ANOVE FRIDGE WITH GABLES ADJUST CABINETS ABOVE STOVE FOR FUTURE OTR MICROWAVE ***ELECTRICAL PLUG REQUIRED/INCLUDED HIDDEN LIGHT VALANCE (EXTENED DOOR TO CREATE VALANCE)		22Oct18	
6366	MASTER ENSUITE - WHITE QUARTZ SHOWER JAMB		22Oct18	

This Document is Extremely Time Sensitive - Printed 22 Oct 18 at 15:34

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	400 SERIES PVC - WHITE	H800BC	4886-38			
Island	400 SERIES PVC - WHITE	H800BC	4886-38			
Master Ensuite	400 SERIES PVC - WHITE	H600BC	7735-58			
Main	400 SERIES PVC - WHITE	H600BC	7735-58			
Laundry 2nd floor	N/A					
Basement Bath	N/A					
TILES				INSERTS	THRESHOLDS	
Kitchen Floor	CALCATT A GRIS 20 X 20 (STD)					
Breakfast Floor	CALCATT A GRIS 20 X 20 (STD)					
Kitchen Bk.Splash	N/A					
Main Foyer	CALCATT A GRIS 20 X 20 (STD)					
Main Hall	CALCATT A GRIS 20 X 20 (STD)					
Powder Room	CALCATT A GRIS 20 X 20 (STD)					
Laundry 2nd floor	ALLURE GREY 12 X 24 **BRICK (STD)					
Mud Room	CALCATT A GRIS 20 X 20 (STD)					
Basement Foyer	CARPET					
Mstr Ensuite Floor	ALLURE GREY 12 X 24 **BRICK (STD)					
Mstr Ensuite Shower Wall	UNI WALL WHITE 8 X 10					
Master Shower Floor	WHITE 2 X 2					
Mstr Ensuite Shower Jamb	WHITE QUARTZ					
Main Bath Floor	ALLURE GREY 12 X 24 **BRICK (STD)					
Main Bath Tub Wall	UNI WALL WHITE 8 X 10					
HARDWOOD / CARPET						
Dining Room	LAMINATE - CAFÉ WALNUT					
Family	LAMINATE - CAFÉ WALNUT					
Den/Study/parlour	N/A					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	N/A					
Upper Hall	CARPET - OPENING NIGHT T03					
Master Bedroom	CARPET - OPENING NIGHT T03					
Bedroom 2	CARPET - OPENING NIGHT T03					
Bedroom 3	CARPET - OPENING NIGHT T03					
Bedroom 4	CARPET - OPENING NIGHT T03					
Basement Foyer	CARPET - OPENING NIGHT T03					
UNDERPAD	STANDARD					
STAIRS	CARPET - OPENING NIGHT 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			Site/Lot			
***FOR TRADE USE***			STAYNER	1		
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		

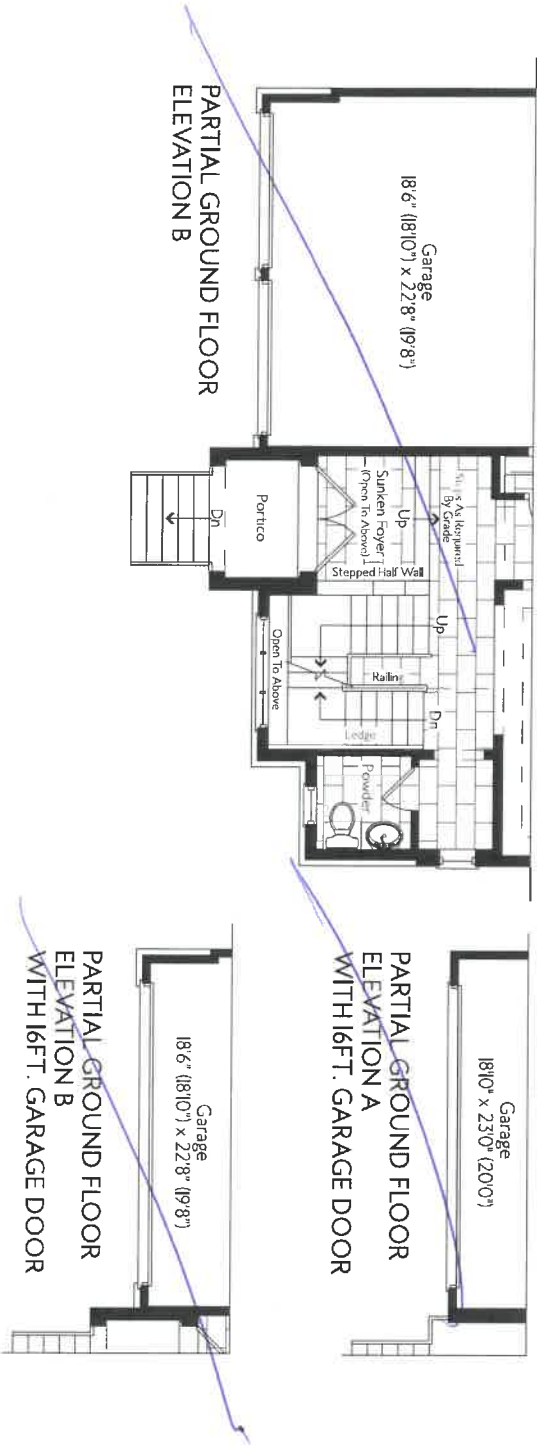
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stairs (Carpet or Oak):	CARPET GRADE			
Stain:	STAIN TO MATCH LAMINATE AS CLOSE AS POSSIBLE			
Main to 2nd Railing Details:	UPGRADE 2 - 2 RINGS, NO FLUTES, MATCHING POST			
Main to Basement Railing Details:	UPGRADE 2 - 2 RINGS, NO FLUTES, MATCHING POST			
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		
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			
WATERLINE to Fridge	NO	DECLINED		
Hood Fan Venting SIZE	6 INCH			
ELECTRICAL for Built-in Oven	NO			
ELECTRICAL for Built-in Micro <u>OTR</u>	YES			
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: 1		
PURCHASER(S):	HEATHER MCCORMACK DAVID GORDON MCCORMACK		Purchaser Signature Sept 14 2018	
HOME #/CELL #	647-208-4063		Date	
EMAIL:	HEATHERLMCCORMACK@OUTLOOK.COM		Date	
DÉCOR NOTES			Purchaser Signature Date	
***FOR TRADE USE*** Any upgrades in the colour chart must be accompanied with a PES.			Decor Consultant Signature Date	
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.			Vendor Signature Date	

THE BRUCE 50-04



GROUND FLOOR  
ELEVATION A



PARTIAL GROUND FLOOR  
ELEVATION B

PARTIAL GROUND FLOOR  
ELEVATION A  
WITH 16 FT. GARAGE DOOR

PARTIAL GROUND FLOOR  
ELEVATION B  
WITH 16 FT. GARAGE DOOR

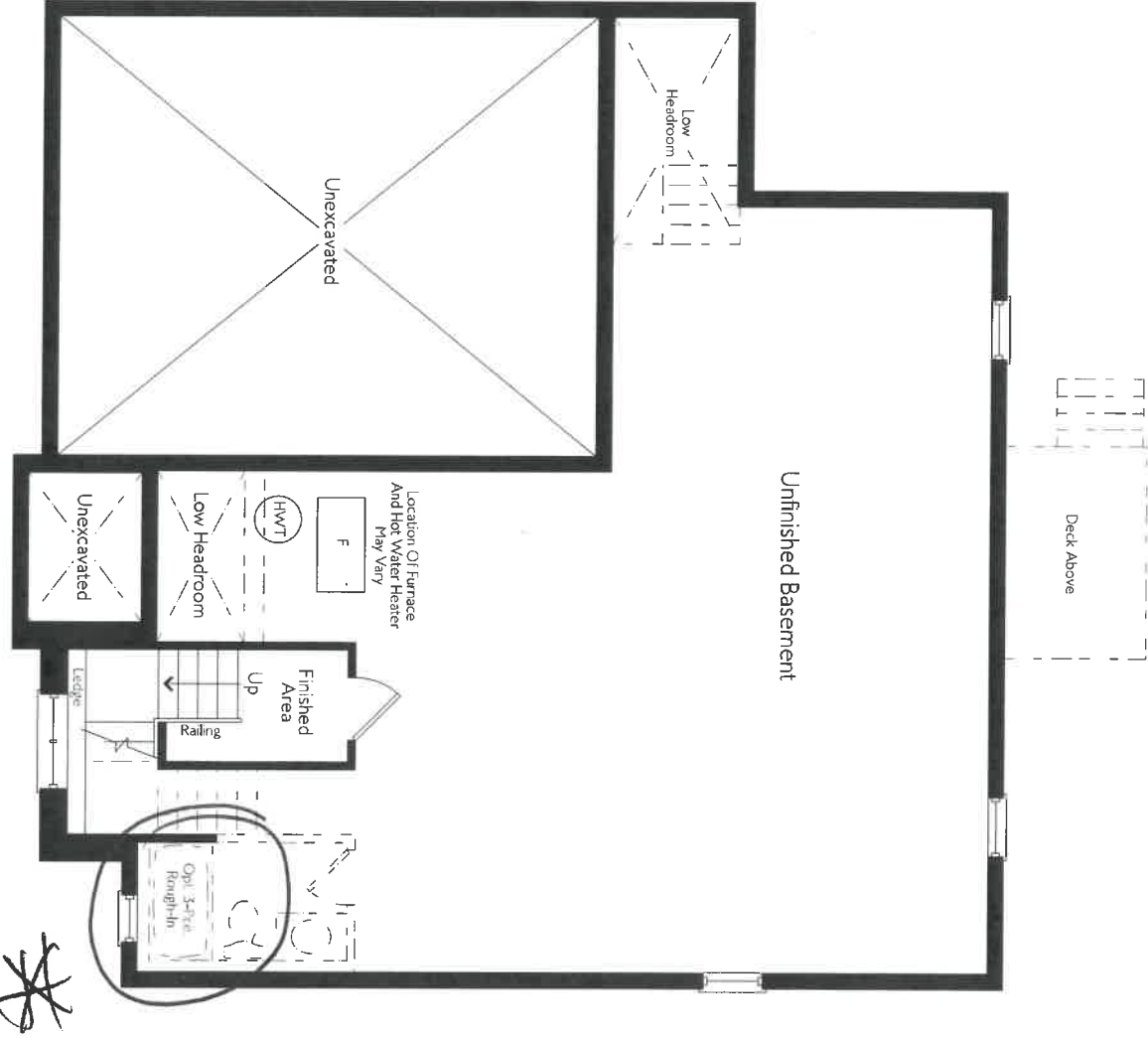
APMC  
1 change  
4/11/18



Franelles



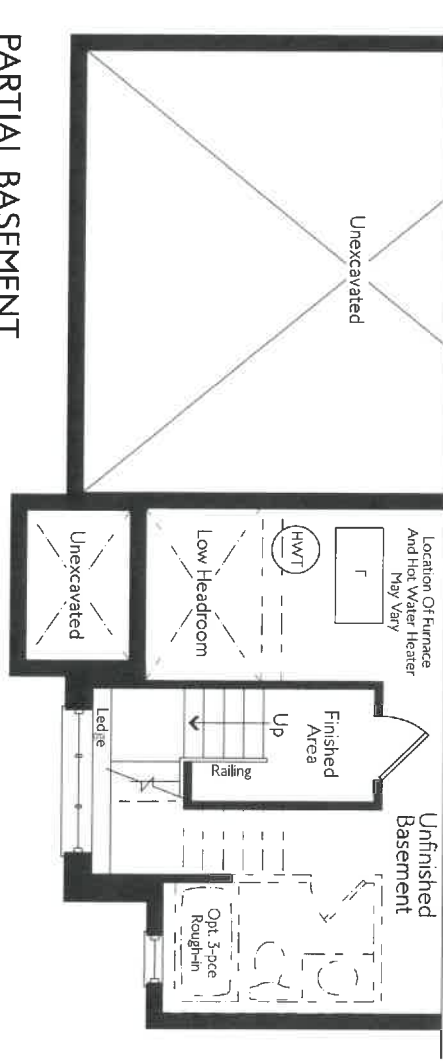
1  
Sept 14/15  
Stanger



BASEMENT  
ELEVATION A

1 Stagner

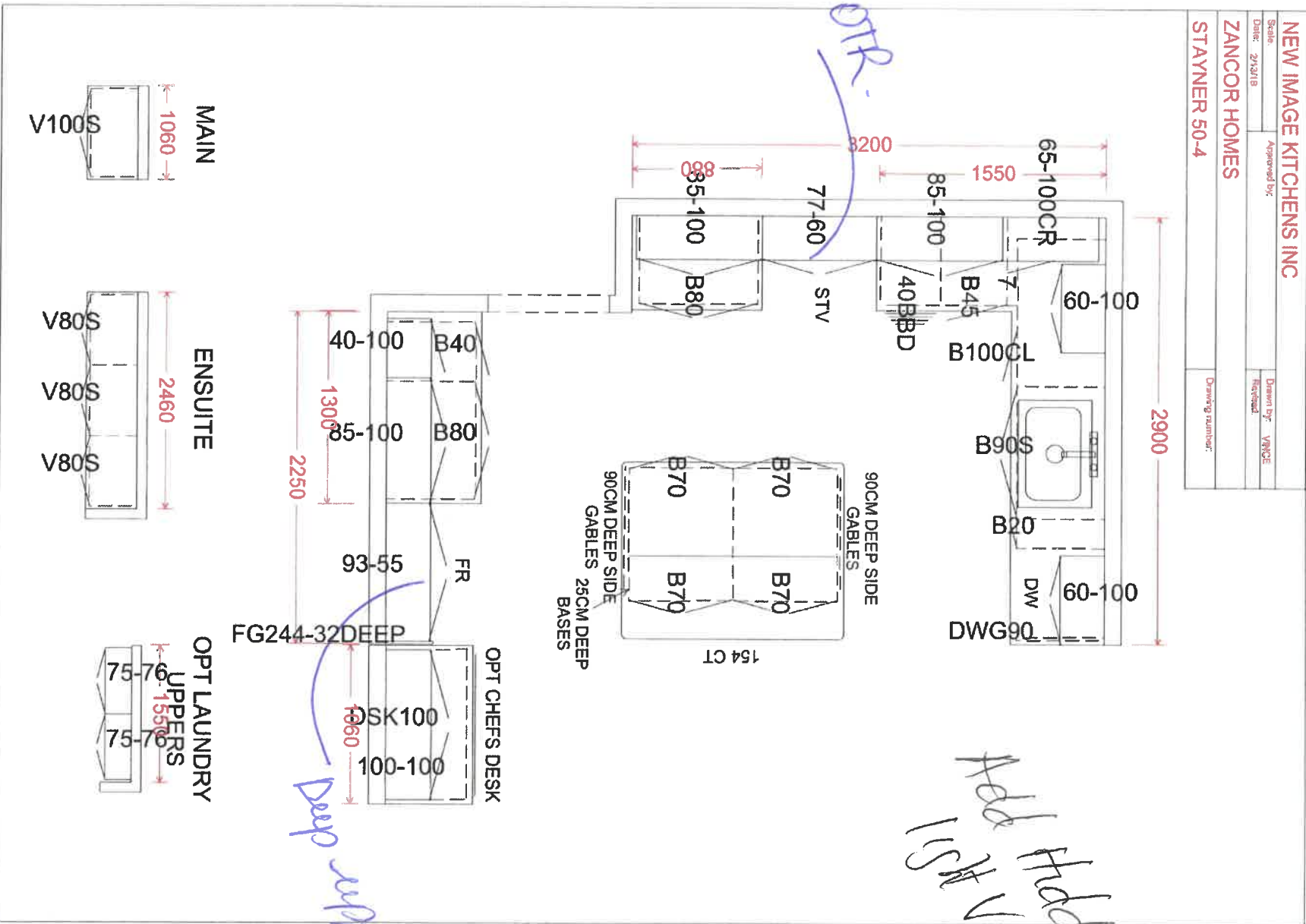
THE BRUCE 50-04



PARTIAL BASEMENT  
ELEVATION B

RFM C

NEW IMAGE KITCHENS INC		Drawn by: VINCE
Scale:	Approved by:	Reviewed:
Date: 2/12/18		
ZANCOR HOMES		Drawing number:
STAYNER 50-4		



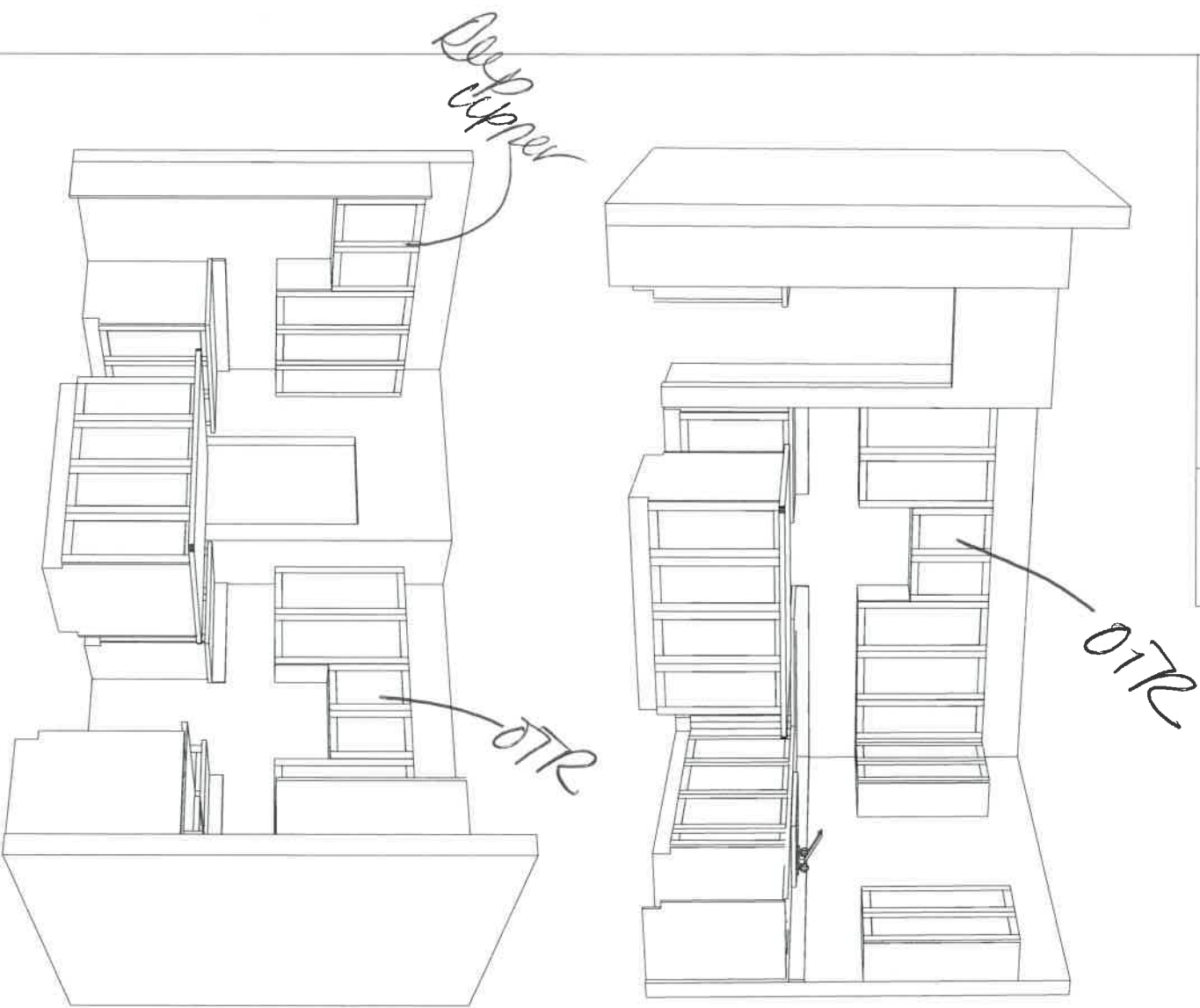
Add hidden light balance

Deep cupboards

2/mc

1 Stayner

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by: VANCE	
Date: 2/3/18		Reviewed:	
ZANCOR HOMES		Drawing number:	
STAYNER 50-4			



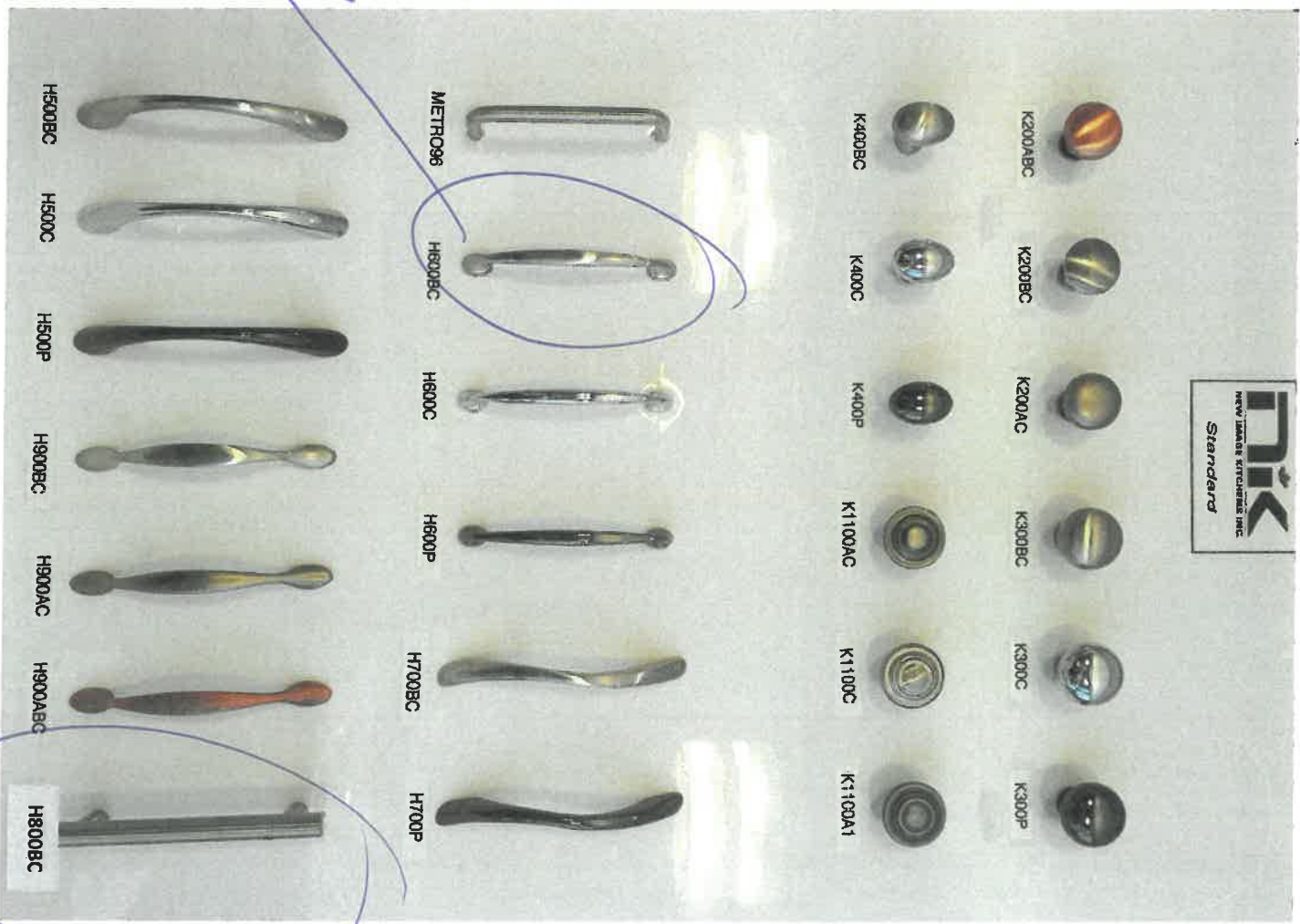
1 Stayner.

APMC



# STANDARD CABINET HARDWARE

(New Image Kitchens)



Part 15

Kitchen

Almce

Lot 1 Storage

Signature

RELEASE FORM  
BRICK/JOINT PATTERN INSTALLATION

LOT # 1

PURCHASER'S NAME

McCormack

SITE NAME

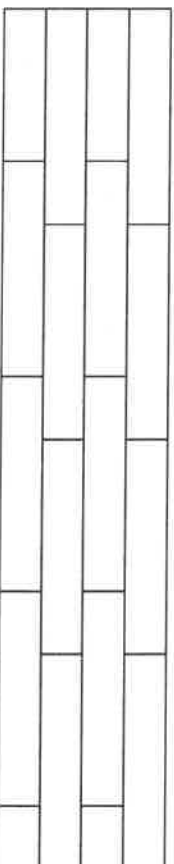
Stegner

\*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)

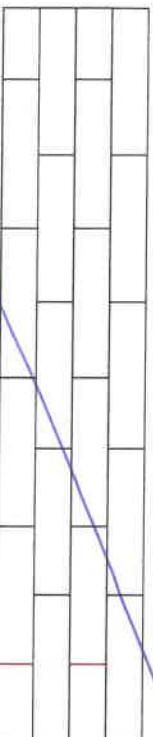
1st Bathrooms  
on 2nd  
+ Laundry

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

Heather McCormack

Date

Sept 14/18

Homeowner's Signature

[Signature]

Date

Sept 14/18

Décor Consultant

Date



## APPLIANCE ACKNOWLEDGEMENT

Wayne @ 9) 3036909  
1748 Creditstore Rd  
Vancouver

- ▶ 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.**

**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\*\***

SITE

*Stager*

LOT

*1*

DATE

*Sept 14/18*



## WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

LOT 1 – STAYNER (55)

DATE:

Sept 14/18

HOMEOWNER(S):

McCormack.

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~~ <sup>Preliminary</sup> 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 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 Levy this 14 day of Sept, 2018.

Shmoe

Purchaser

Witness

[Signature]

Purchaser

Witness