



CONSTRUCTION SUMMARY

PURCHASER: SAHIL ANAND / NAINITA ANTHU

The Villages in Stayner - Zancor Homes (Stayner) Limited

TEL: 905-7828108

LOT / PHASE	HOUSE TYPE	PRINT DATE
40 / 2		2-Nov-18

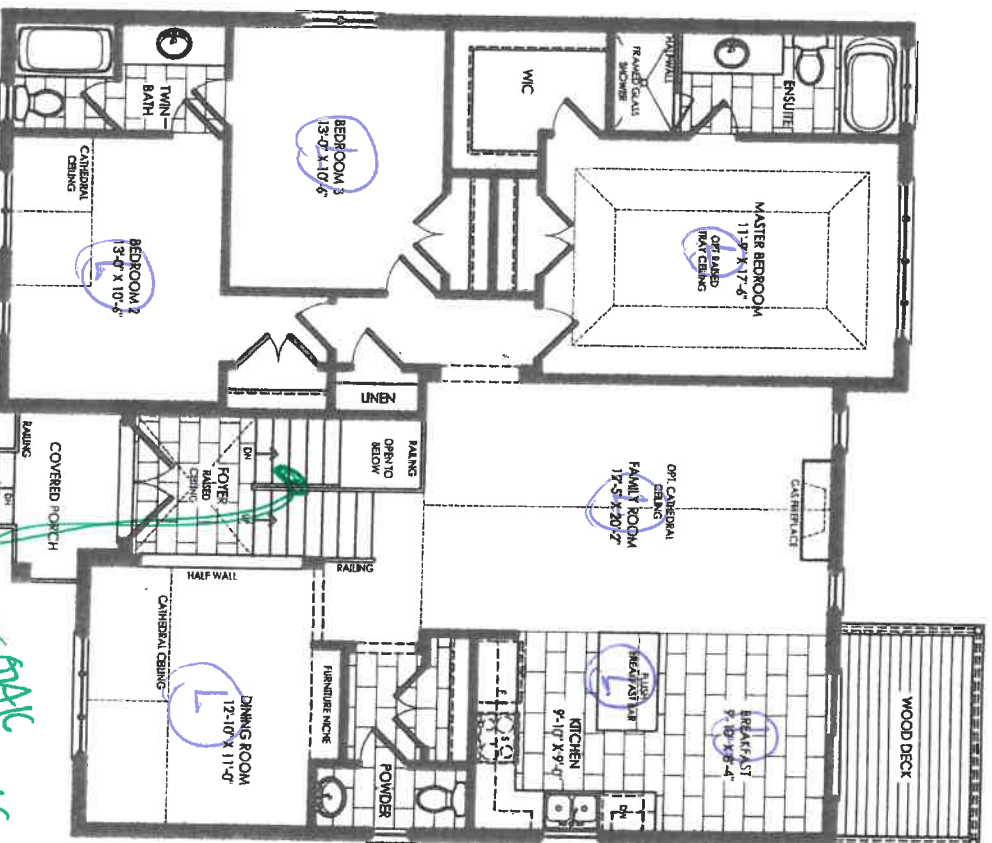
Ref#	Quantity	Description	Approved	Notes
6367	3 pce	roughin in basement	✓	02Nov18
6368		LAMINATE - UPGRADE COLOUR ON MAIN FLOOR FAMILY AND DINING ROOM	✓	02Nov18
6369		STAIN STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE	✓	02Nov18
6370		KITCHEN - UPGRADE TO STONE COUNTERTOP ***INCLUDES UNDERMOUNT SINK	✓	02Nov18
6371		WATERLINE TO FRIDGE	✓	02Nov18
6372		SMOOTH CEILINGS ON MAIN FLOOR ONLY	✓	02Nov18
6373		ELECTRICAL - KITCHEN LIGHT TO BE INSTALLED OVER ISLAND	✓	02Nov18
6374		OAK STAIRS IN LIEU OF CARPET GRADE	✓	02Nov18
6375		DECOR DOLLARS	✓	02Nov18
6376		BONUS 3 pce stainless steel appliances in kitchen with white top load washer and dryer Stainless steel under cabinet hood fan Decor Dollars **As per Schedule E in APS	✓	02Nov18

This Document is Extremely Time Sensitive - Printed 2 Nov 18 at 14:57

DT 40

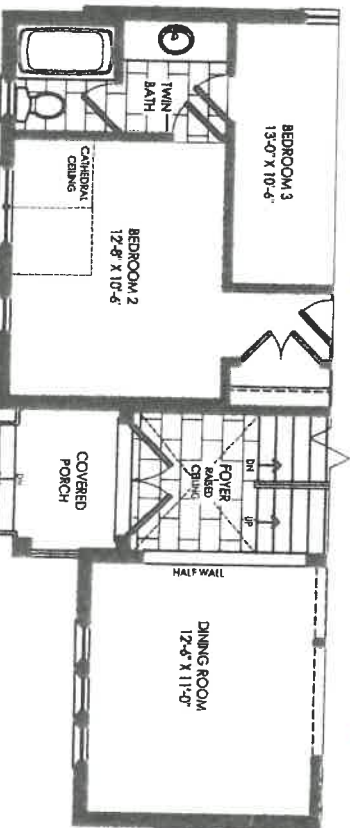
/FT 'B': 2116 SQ/FT

2/FT FINISHED BASEMENT



GROUND FLOOR ELEV. 'A'

*DAK
STAIRS*

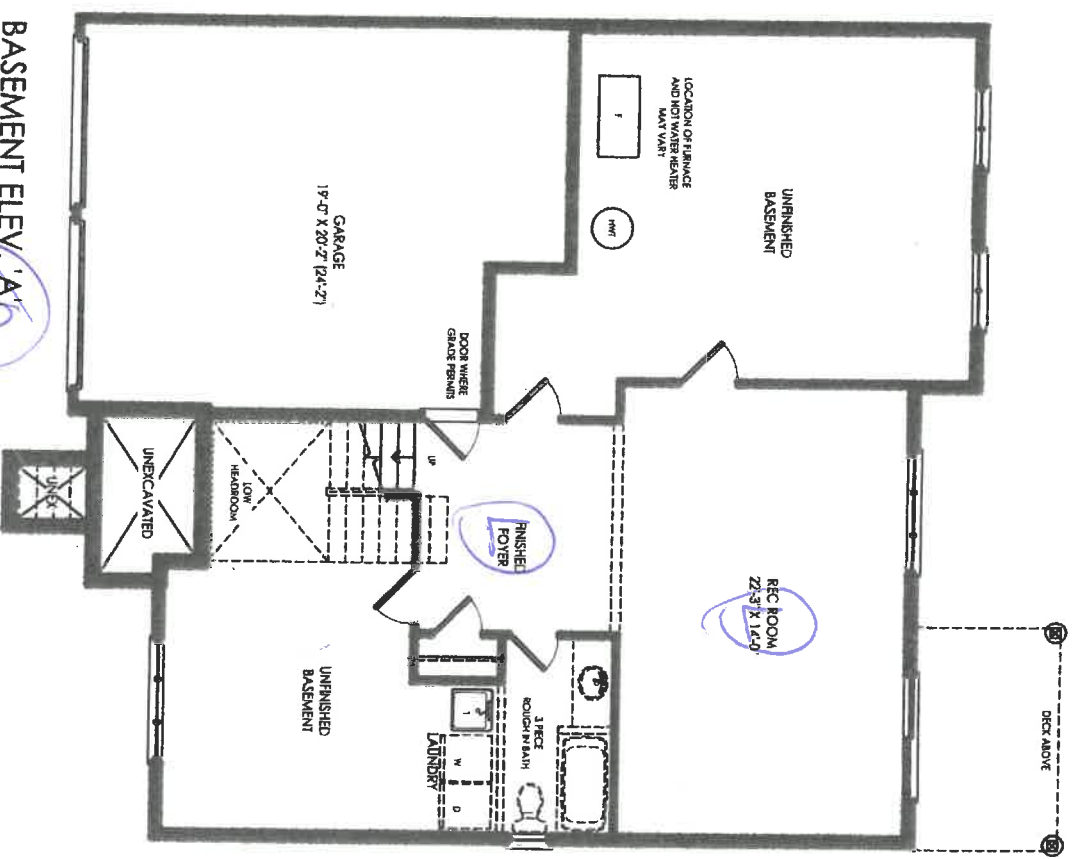


PARTIAL GROUND FLOOR ELEV. 'B'

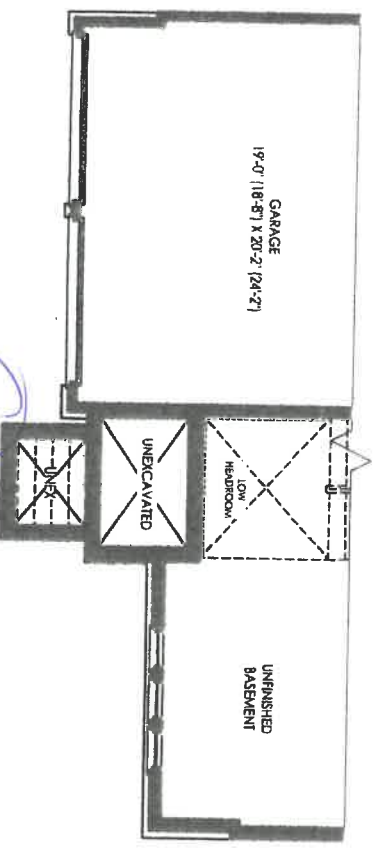
*Smooth
Ceiling*

*DT 40
ZANCOR
STAYNER
Oct 26/18
B*

ZANCOR HOMES



BASEMENT ELEV. 'A'



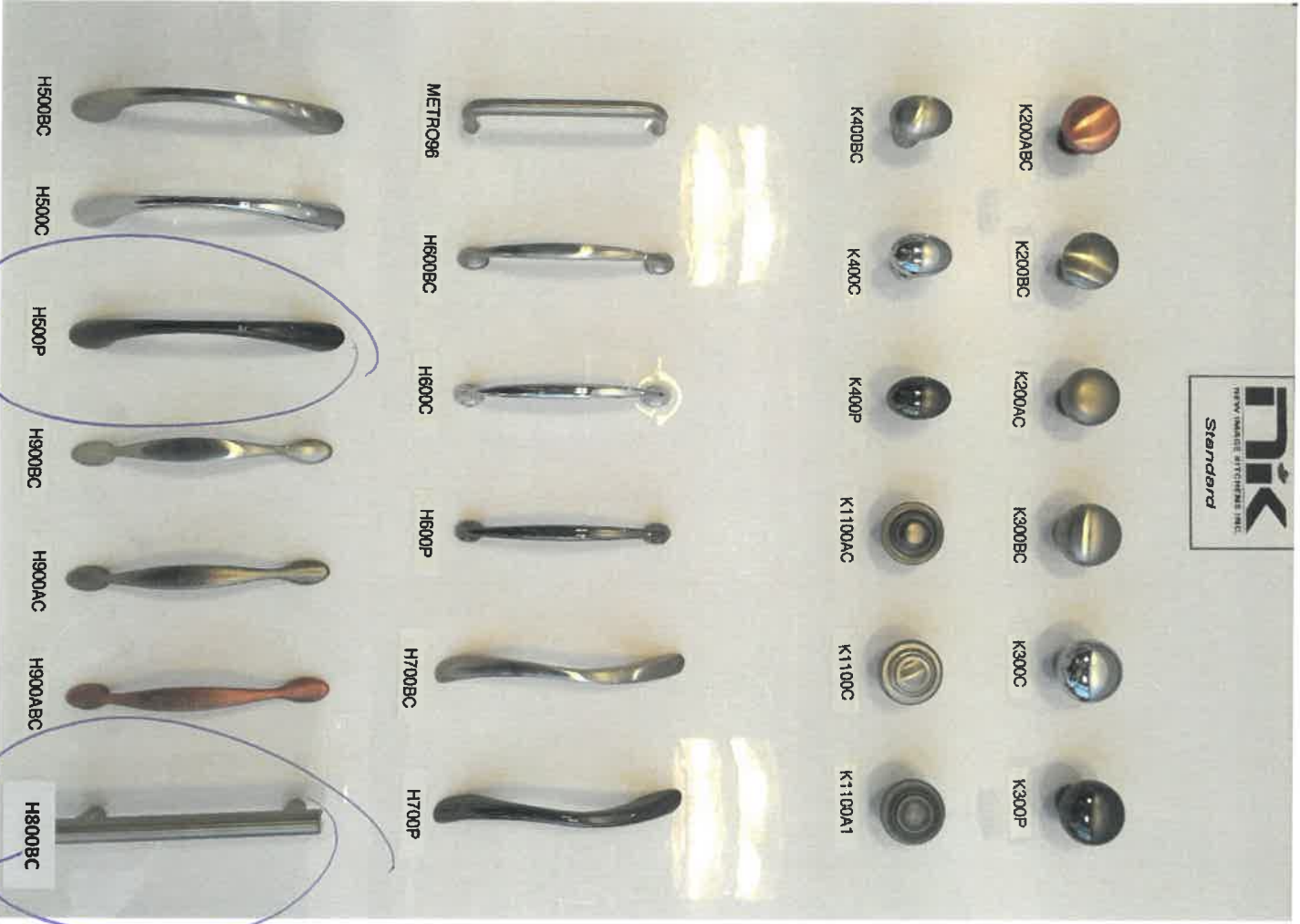
PARTIAL BASEMENT ELEV. 'B'

Let's take 1/8
of the
(B)

27

STANDARD CABINET HARDWARE

(New Image Kitchens)



Kitchen

Bathrooms

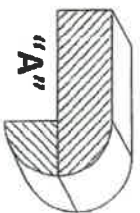
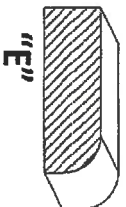
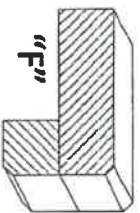
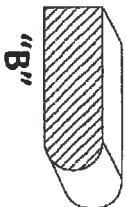
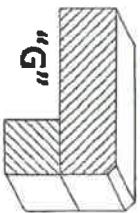
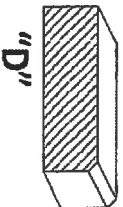
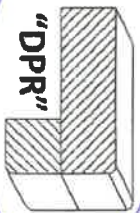
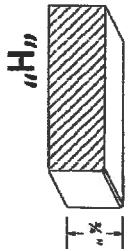
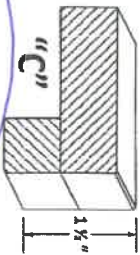
Lot 40 Stager
Oct 26/18

OK
m

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

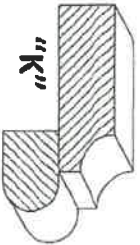
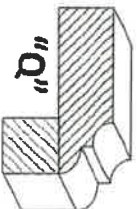
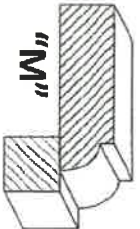
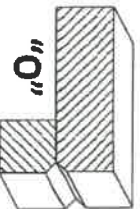
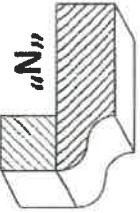
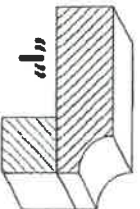
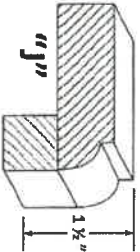
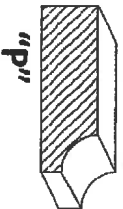
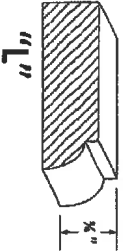
STANDARD
KITCHENS

STANDARD
VANITIES



UPGRADE
KITCHENS

UPGRADE
VANITIES



LOT / SITE

40 Steyer

PURCHASER SIGNATURE

PA NW



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.

▶ 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

☐ Built-In

☐ Paneled / Integrated

☐ Flush Inset

☐ Water Line Required

FRIDGE

☐ 36"

☐ 48"

☐ Gas

☐ Induction

☐ Cooktop (Apron front)

☐ Cooktop (Dropin)

**Cut-out charge required for cooktop

RANGE

☒ Under Cabinet

☐ Chimney (centre vent)

☐ Insert / Liner

☒ 6 Inch

☐ 8 Inch

☐ 10 Inch

HOOD FAN &

VENT

☐ Single Oven

☐ Double Oven

☐ Steam Oven

☐ Warming Drawer

☐ Over the Range Microwave

☐ Built-in Microwave (*trim kit required)

WALL OVEN &

MICRO

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

Stoner

40

Oct 26/18

WAIVER FORM GARAGE MAN DOOR (GMD)

LOT # / SITE:

LOT 40 – STAYNER (55)

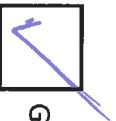
DATE:

Oct 26/18

HOMEOWNER(S):

Arvad/Matthew

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 ^{Preliminary} final 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 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 Aug, this 26 day of Oct, 20 18

David Arvad

Purchaser

Witness

[Signature]

Purchaser

Witness

RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT # 40 PURCHASER'S NAME David Hord

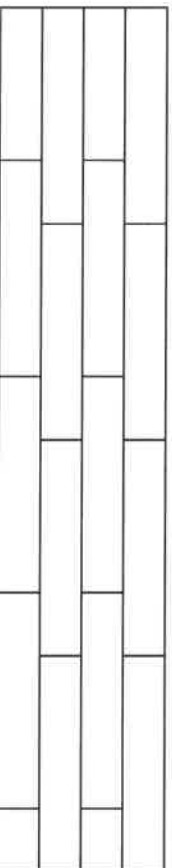
SITE NAME Stapner

*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) _____

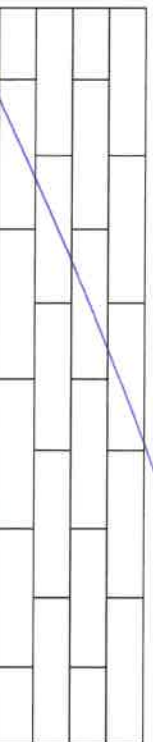
For the
Kitchen/Break-

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 _____

Date Oct 26/18

Homeowner's Signature _____

Date Oct 26/18

Décor Consultant _____

Date _____