

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2019-05-21 / 8:53 AM / Page 1 of 1

Site: STAYNER
Lot: 29
Model: GREY 47-01 (B)
Purchaser: NELSON MOTA MELAO
Phone/Email: 416-433-8202 / NELSUN@ROGERS.COM



	DESCRIPTION	DATE SELECTED
	BONUS PACKAGE: 3 PCE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS
	BONUS PACKAGE: STAINLESS STEEL UNDER CABINET HOOD FAN	INCLUDED IN APS
#1	OAK STAIRS IN LIEU OF CARPET GRADE	APRIL 23 2019
#1-S2	DELETE ARCHWAY AT KITCHEN / FAMILY ROOM	APRIL 29 2019
#2/S2	DELETE ARCHWAY AT DINING ROOM / HALL	APRIL 29 2019
#3/S2	DELETE WALL AT DINING ROOM / KITCHEN (STOVE WALL)	APRIL 29 2019
#4/S2	DELETE WALL AT FAMILY ROOM / MAIN HALL	APRIL 29 2019
#5/S2	KITCHEN - RELOCATE CABINETS AND STOVE FROM STANDARD PLAN LOCATION TO EXTERIOR WALL	APRIL 29 2019
#6/S2	KITCHEN - RELOCATE FRIDGE TO END OF CABINETS, CLOSEST TO THE DINING ROOM	APRIL 29 2019
#7/S2	KITCHEN - ROTATE ISLAND	APRIL 29 2019
	* NEW IMAGE TO PROVIDE REVISED DRAWING * ALL CABINETS FROM ORIGINAL LAYOUT TO BE USED IN NEW LAYOUT* HOMEOWNER TO SIGN OFF AFTER SITE MEASURE AND BEFORE CABINETS ARE PUT INTO PRODUCTION *	
#8/S2	REFER TO SKETCH #1 FOR ORIGINAL LAYOUT	APRIL 29 2019
#9/S2	REFER TO SKETCH #2 FOR REVISED/MODIFIED LAYOUT	APRIL 29 2019
	***ALSO SEE SKETCH #3 FOR ENLARGED KITCHEN LAYOUT	
#10/S2	ALL ITEMS ABOVE INCLUDES REDESIGN FEE AND LAYOUT CHANGES	APRIL 29 2019
#1C	ELECTRICAL - REINFORCE LIGHT IN FAMILY AND MASTER BEDROOM	MAY 3 2019
#2C	ELECTRICAL - STANDARD KITCHEN LIGHT TO BE OVER ISLAND, ADD TWO MORE CAPPED LIGHTS OVER THE ISLAND ** ALL ON EXISTING SWITCH	MAY 3 2019
	**STANDARD BREAKFAST LIGHT TO BE INSTALLED BETWEEN STOVE WALL AND ISLAND, IN LINE WITH CENTRE ISLAND LIGHT	
#3C	STANDARD CABLE OUTLET WITH PLUG APPROX 5'5" ABOVE FIREPLACE IN FAMILY ROOM	MAY 3 2019
#4C	ELECTRICAL - ADD STANDARD PLUG ON BACK WALL INSIDE GARAGE	MAY 3 2019
#5C	GAS LINE TO STOVE **INCLUDES 15 AMP PLUG	MAY 3 2019
#6C	GAS LINE TO BBQ AT REAR	MAY 3 2019
#7C	KITCHEN - ADD APPROX 3 FEET OF 12 INCH DEEP PANTRY AT THE END OF STOVE WALL CLOSEST TO REAR. **CABINETS TO FINISH AT WALL	MAY 3 2019
#8C	KITCHEN - PLACE STOVE CENTRED BETWEEN FRIDGE AND PANTRY *SEE DRAWING FOR APPROXIMATE LOCATION	MAY 3 2019
#9C	KITCHEN - ADD 3 FEET OF CABINETS TO MAKE ISLAND APPROX 10 FEET LONG **CENTRE SINK	MAY 3 2019
#10C	KITCHEN - KEEP SPACE BETWEEN STOVE WALL AND ISLAND APPROX 48 INCHES SPACE	MAY 3 2019
#11C	KITCHEN - 6 INCH RISER TO TOP OF CABINETS	MAY 3 2019
#12C	KITCHEN - MATCHING VALANCE	MAY 3 2019
#13C	KITCHEN - DEEP UPPER ABOVE FRIDGE WITH TWO GABLES	MAY 3 2019
#14C	KITCHEN - DELETE BACK LIP OF COUNTERTOP	MAY 3 2019
#15C	KITCHEN - POT DRAWERS BESIDE STOVE	MAY 3 2019
#16C	***NEW KITCHEN LAYOUT TO BE PROVIDED FOR HOMEOWNER APPROVAL BEFORE PRODUCTION***	MAY 3 2019
#17C	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR	MAY 3 2019
#18C	STAIN STAIRS TO MATCH LAMINATE AS CLOSE AS POSSIBLE	MAY 3 2019
#19C	TILES - UPGRADE SHOWER FLOOR IN MASTER ENSUITE	MAY 3 2019
#20C	RAILINGS - UPGRADE 1	MAY 3 2019
#21C	KITCHEN - UPGRADE HANDLES	MAY 3 2019
#22C	SMOOTH CEILINGS ON MAIN FLOOR ONLY	MAY 3 2019
	***SEE FLOOR PLAN FOR LOCATION REQUEST/CONFIRMATION FOR SLIDING DOOR IN KITCHEN - FUNCTIONAL DOOR TO BE THE ONE CLOSEST TO THE FAMILY ROOM	MAY 3 2019
#1L	KITCHEN - DELETE UPPER CABINETS ABOVE STOVE FOR FUTURE CHIMNEY HOOD **CENTRE VENT **NOTE - RISER TO WRAP AROUND THE SIDES OF THE CABINETS	MAY 17 2019

ZANCOR HOMES COLOUR PART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	SIERRA OAK - NEW GREY **REVISED KITCHEN	H800BC 128		4886-38	
Island	SIERRA OAK - NEW GREY **REVISED KITCHEN	H800BC 128		4886-38	
Master Ensuite	SIERRA OAK - NEW GREY	H800BC		P346-LM	
Main Bath	SIERRA OAK - NEW GREY	H800BC		P346-LM	
Basement Bath	SIERRA OAK - NEW GREY	H800BC		4925K-07	
Laundry	N/A			N/A	
TILES					
Main Foyer		ALLURE GREY 12 X 24 *BRICK	(MATE)		
Basement Foyer		CARPET			
Kitchen		ALLURE GREY 12 X 24 *BRICK	(MATE)		
Breakfast		ALLURE GREY 12 X 24 *BRICK	(MATE)		
Kitchen Bk.Splash		N/A			
Laundry		ALLURE GREY 12 X 24 *BRICK	(MATE)		
Mstr Ensuite Floor		LOFT GREY 12 X 24 *BRICK			
Mstr Ensuite Shower WALL		UNIWALL WHITE 8 X 10			
Master Shower Floor		VOLKAS WHITE POLISHED 2 X 2 (1)			
Master Shower JAMB		BIANCO			
Main 2 Floor W ALL		UNIWALL WHITE 8 X 10			
Main 2 Tub Wall FLOOR		LOFT GREY 12 X 24 *BRICK			
Basement Bath-Floor WALL		UNIWALL WHITE 8 X 10			
Basement Bath-Wall FLOOR		LOFT GREY 12 X 24 *BRICK			
HARDWOOD / CARPET					
		TILE			
Kitchen/ Breakfast		LAMINATE - FJORD - NORD OAK 6-1/8"			
Family Room		LAMINATE - FJORD - NORD OAK 6-1/8"			
Dining Room		LAMINATE - FJORD - NORD OAK 6-1/8"			
Main hall		LAMINATE - FJORD - NORD OAK 6-1/8"			
Library		N/A			
Upper Hall		N/A			
Master Bedroom		CARPET - OPENING NIGHT T20 w/STANDARD UNDERPAD			
Bedroom 2		CARPET - OPENING NIGHT T20 w/STANDARD UNDERPAD			
Bedroom 3 @ BASEMENT		CARPET - OPENING NIGHT T20 w/STANDARD UNDERPAD			
BASEMENT REC		CARPET - OPENING NIGHT T20 w/STANDARD UNDERPAD			
FIREPLACES					
LOCATION	FAMILY	MANTLE	RIVERSIDE		
MIRRORS & ACCESSORIES					
Mirrors	YES	Opt. Crown Moulding	N/A		
Bathroom Accessories	DELETE	Location	N/A		
Purchaser has reviewed the colour chart					
FOR TRADE USE					
				STAYNER	29
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 <u>PRIOR</u> to installation.					
			N/A		
			Purchaser Initial	Vendor	

** PAGE 1 OF 2 **

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stairs (CARPET or OAK):	OAK STAIRS	
Stain:	STAIN TO MATCH LAMINATE AS CLOSE AS POSSIBLE	
Main to Basement Railing Details:	UPGRADE 1 - SQUARE OAK WITH BEVEL CORNERS, MATCHING POST, OVAL HANDRAIL	
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	
Island	STANDARD	
Master Ensuite	STANDARD	
Main Bath	STANDARD	
Basement bath	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 TO STOVE & BBQ	YES		STOVE AND BBQ
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	YES		
ELECTRICAL for Bar Fridge	NO		

DISCLAIMER

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.

INITIALS	
N.M.	
N.M.	
N.M.	

SITE:	STAYNER	LOT:	29
PURCHASER(S):	NELSON MOTA MELAO		
HOME #/CELL #	416-433-8202		
EMAIL:	NELSON@ROGERS.COM		
DÉCOR NOTES		Purchaser Signature	<i>Nelson Mota</i>
		Date	MAY 3 2019

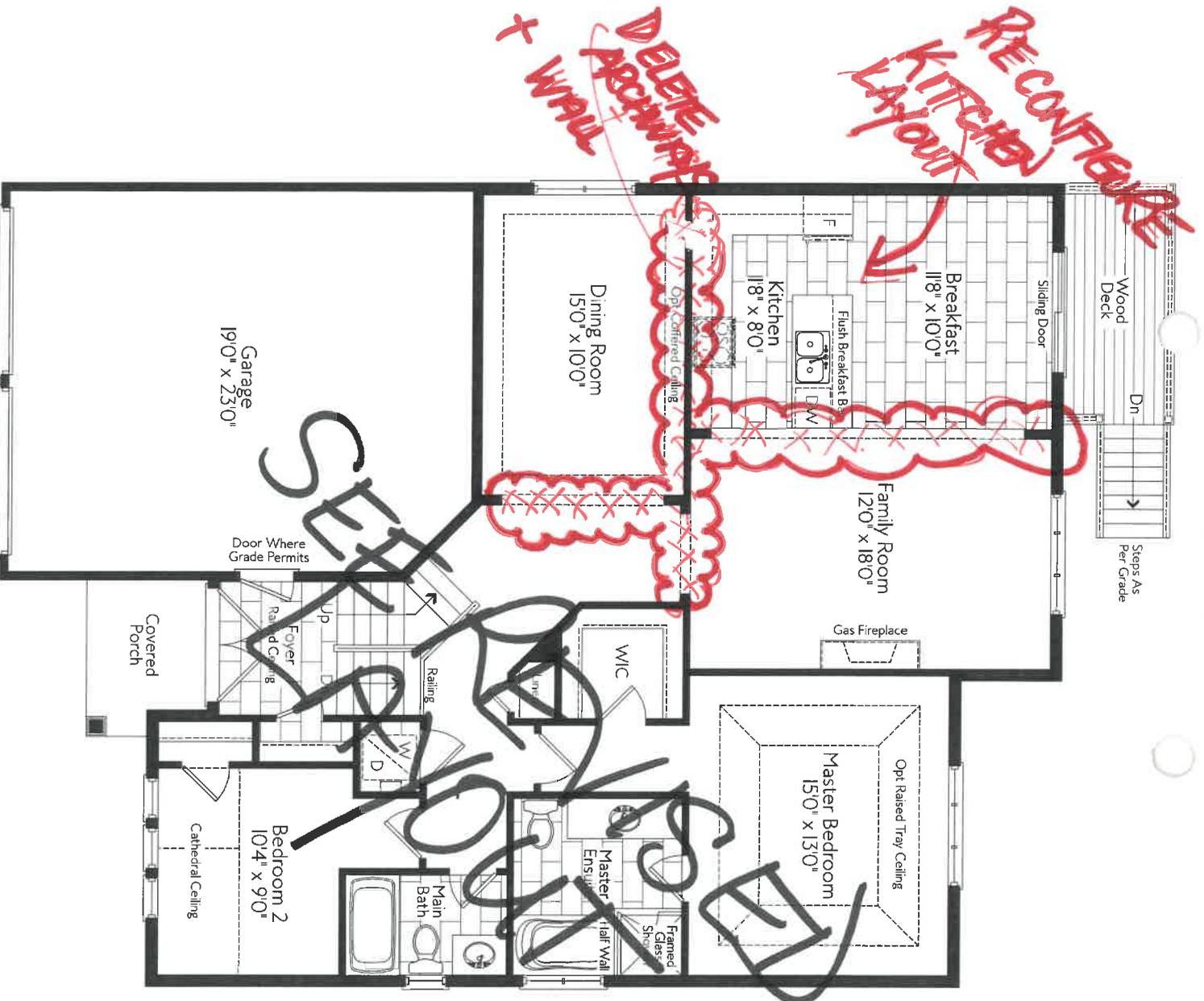
FOR TRADE USE

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 2 OF 2 ***

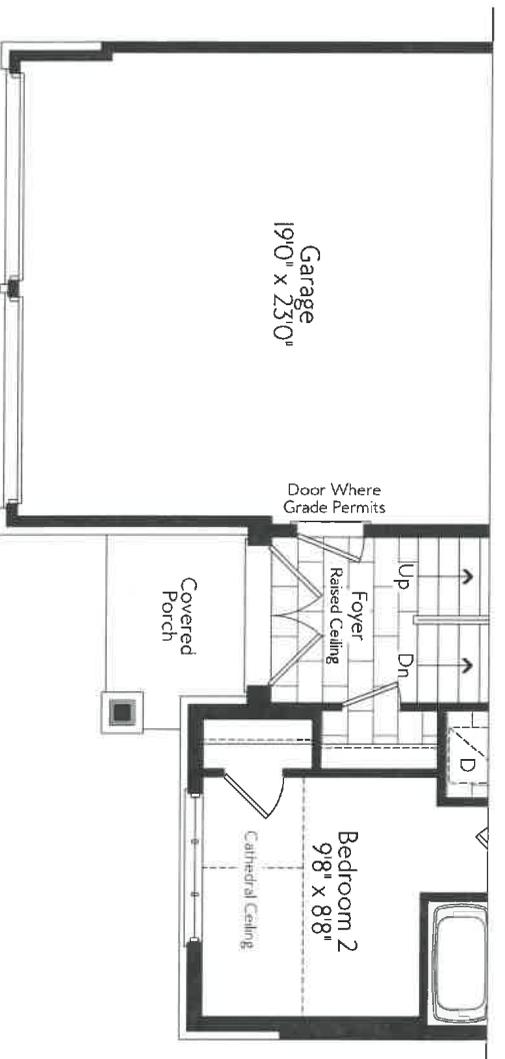
		Décor Consultant Signature	<i>Square</i>	Date
		Purchaser Signature	<i>Nelson Mota</i>	Date
		Vendor Signature	<i>[Signature]</i>	Date
				MAY 3/19



GROUND FLOOR
ELEVATION A

SKETCH #1

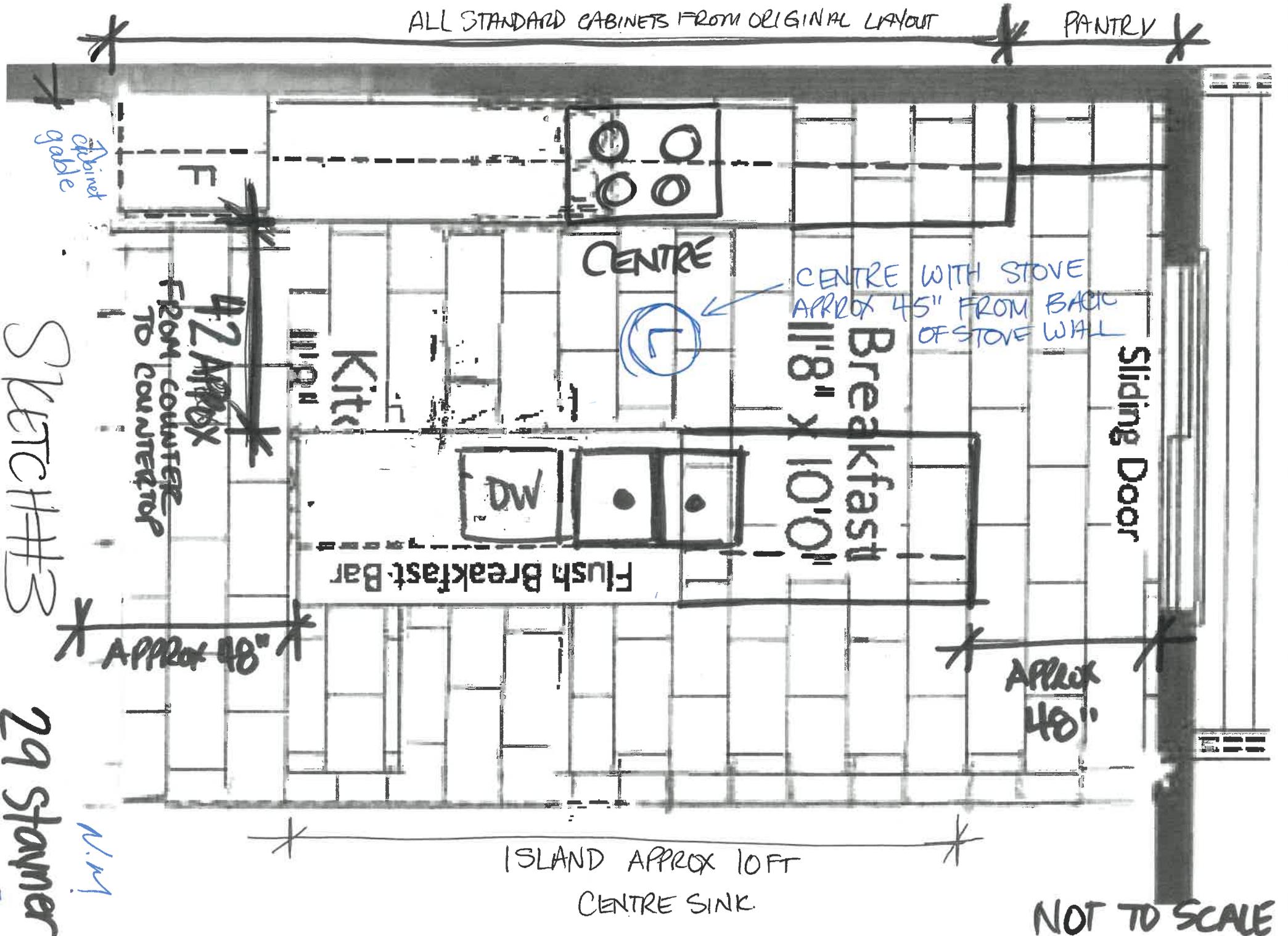
N.H
29 Sawyer



PARTIAL
GROUND FLOOR
ELEVATION B

ALL STANDARD CABINETS FROM ORIGINAL LAYOUT

PANTRY



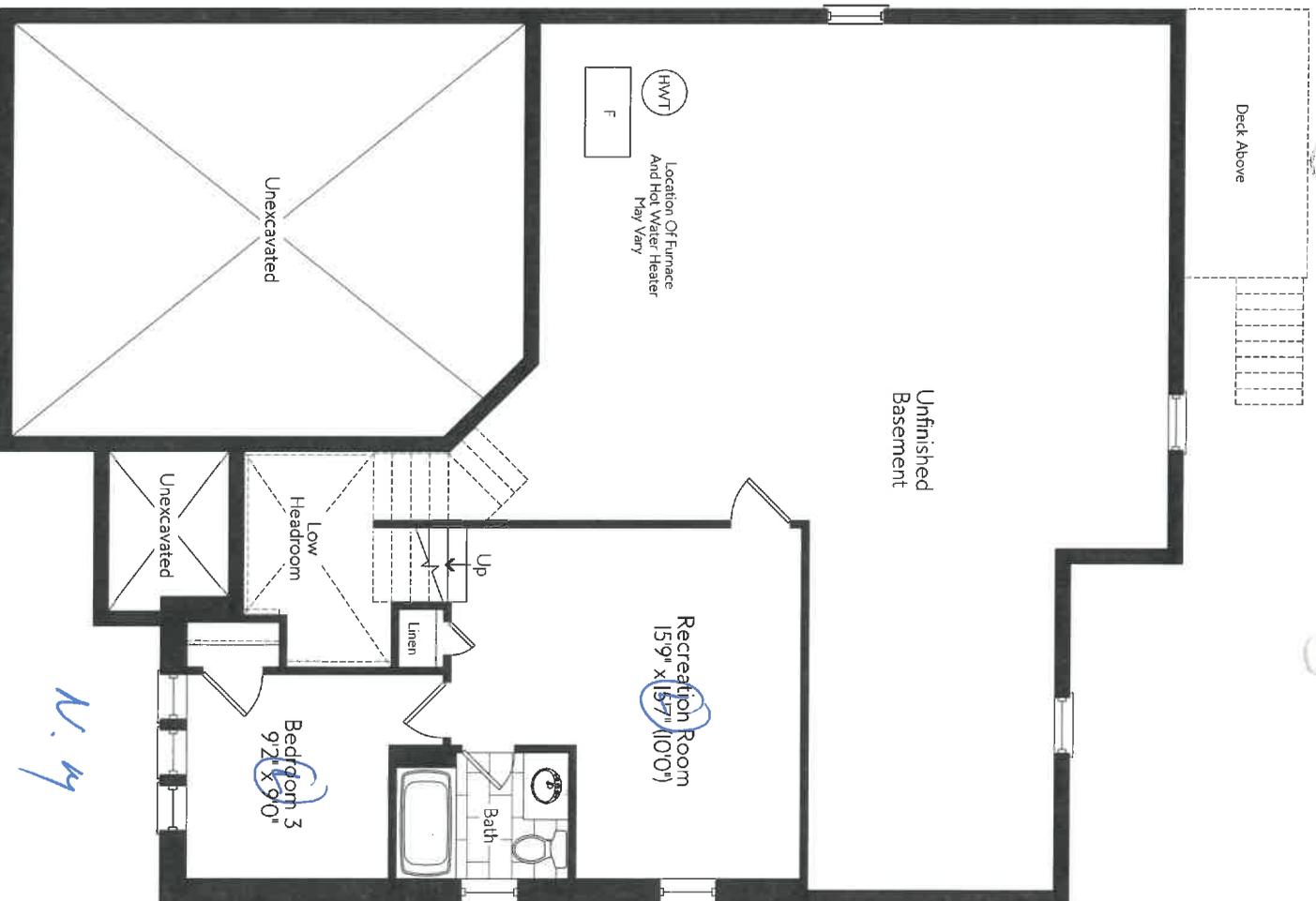
* Drawing to be provided for homeowner signature PROR to production.

SKETCH#3

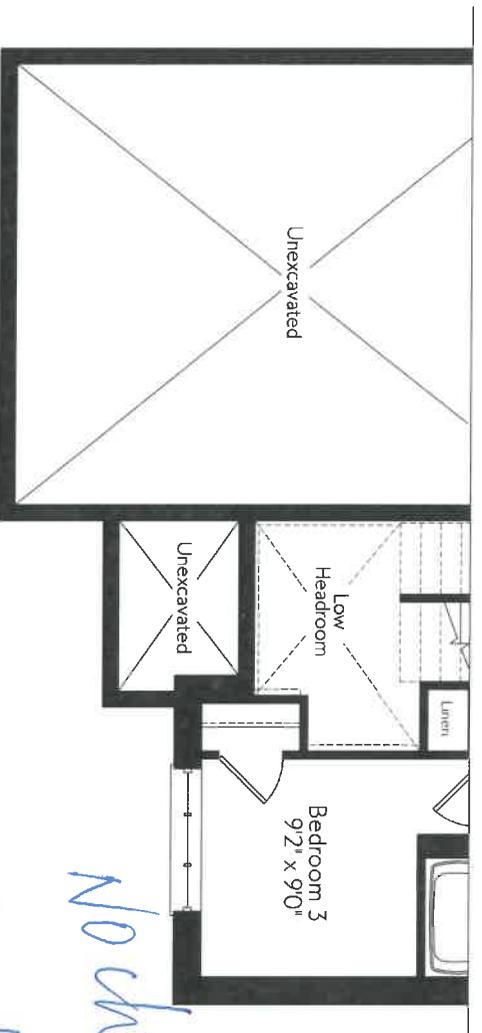
29 Stamer

N.M.

NOT TO SCALE



BASEMENT ELEVATION A



PARTIAL BASEMENT ELEVATION B

No change

29 Stayner



NEW FIREPLACE MANTLE OPTIONS
(Marble Not Included)



OPTION 3 - RIVERSIDE



Robert Stagner

Homeowner - Signature

29 Stagner



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 Manufacturer's 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"

Specs Follow

**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 MAY 3 2019 SITE STAYNER LOT 29

** 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.

N.Y.

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.**

N.Y.

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.

N.Y.

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'.

N.Y.

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.

N.Y.

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.

N.Y.

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.

N.Y.

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.**

N.Y.

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.

N.Y.

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****

STAYNER

29

MAY 3 2019

SITE

LOT

DATE

**RELEASE FORM
BRICK/Joint PATTERN INSTALLATION**

LOT # 29 PURCHASER'S NAME NELSON MELAO

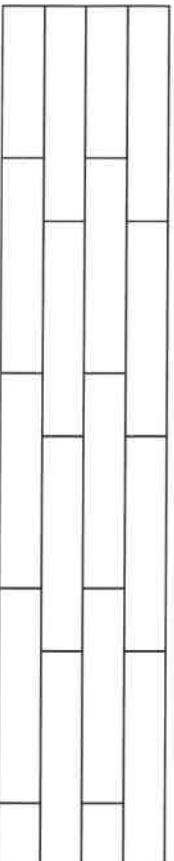
SITE NAME STAYNER

*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.



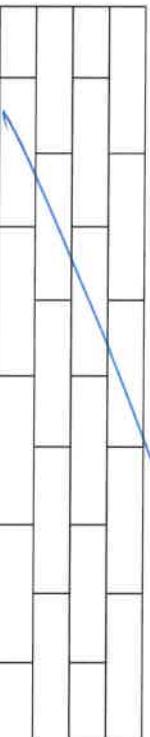
Location(s) All Floor Tiles

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 N.M. Date MAY 3 2019

Homeowner's Signature _____ Date _____

Décor Consultant _____ Date _____