

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2019-06-19 / 9:52 AM / Page 1 of 1

Site:  
Lot:  
Model:  
Purchaser:  
Phone/Email:  
Appointment:

STAYNER  
45  
50-02 GEORGIAN (A)  
KIM KIVELL  
647-409-0635  
STRUCTURALS & COLOURS



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE TOP LOAD WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
UPGRADED BRICK PACKAGE		AMENDMENT IN APS
#1	REMOVE CLOSET FROM BEDROOM 2 AND RELOCATE IT INTO THE DINING ROOM ***REMOVE BUMP OUT FROM MASTER BED/BED 2 WHERE ORIGINAL CLOSET WAS	APRIL 1 2019
#2	ADD FULL WALL IN DINING ROOM IN LIEU OF HALF WALL	APRIL 1 2019
#3	ADD STANDARD DOOR TO DINING ROOM	APRIL 1 2019
#4	ADD WINDOW APPROX 30 X 56 (includes transom) **TO SIT APPROX. 6 INCHES ABOVE COUNTERTOP (INCLUDING FINISHED TRIM) <del>**Purchaser is aware that upper cabinets will be deleted where new window is located, no credit for deleted item.</del>	APRIL 1 2019
#5	STOVE TO BE RELOCATED DUE TO NEW WINDOW IN KITCHEN	APRIL 1 2019
#6	GAS LINE TO STOVE **INCLUDE 15 AMP PLUG	APRIL 1 2019
#7	SOUND INSULATION BETWEEN MASTER AND FAMILY ROOM	APRIL 1 2019
#10	ADJUST CABINETS ABOVE STOVE FOR FUTURE OVER THE RANGE MICROWAVE **INCLUDES PLUG	APRIL 1 2019
#11	ELECTRICAL - (4) POTLIGHTS IN KITCHEN ON SEP SWITCH **INSTALL THE STANDARD ABOVE THE ISLAND	APRIL 1 2019
#12	FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STANDARD	APRIL 1 2019
#13	OAK STAIRS IN LIEU OF STANDARD	APRIL 1 2019
#C2	ELECTRICAL - CAPPED LIGHT IN CENTRE CEILING OF LIVING ROOM ***REINFORCED FOR FUTURE CEILING FAN	MAY 22 2019
#C3	KITCHEN - STOVE TO BE ON INTERIOR WALL BESIDE FRIDGE ***INSTALL BULKHEADS ABOVE KITCHEN CABINETS	MAY 22 2019
#C4	KITCHEN - SINK TO BE UNDER WINDOW, DISHWASHER BESIDE SINK	MAY 22 2019
	***UPPER CABINET TO BE INSTALLED ABOVE DISHWASHER	
#C5	KITCHEN - POT DRAWERS IN ISLAND	MAY 22 2019
#C6	MASTER ENSUITE - VANITY TO BE KITCHEN HEIGHT	MAY 22 2019
#C7	MASTER ENSUITE - 2 SETS OF VANITY DRAWERS (ON EITHER SIDE OF SINK)	MAY 22 2019
#C8	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR STANDARD AREAS	MAY 22 2019
#C9	LAMINATE - INSTALL IN KITCHEN/BREAKFAST IN LIEU OF TILE	MAY 22 2019
#C10	BASEMENT FOYER - TILES IN LIEU OF CARPET	MAY 22 2019
#C11	RAILINGS - UPGRADE TO METAL (3)	MAY 22 2019
#C12	STAIRS TO REMAIN UNFINISHED **WAIVER SIGNED	MAY 22 2019
#C13	CLOSET IN DINING ROOM TO BE DOUBLE DOOR **CLOSET TO BE SAME SIZE AS BASEMENT CLOSET IF POSSIBLE	MAY 22 2019
#R1	CLARIFICATION -	JUNE 4 2019
#R2	CARPET COLOUR TO BE OPNEING NIGHT T21 AS PER COLOUR CHART	JUNE 4 2019
#R3	MAIN BATH CABINETS - 400 SERIES WHITE	JUNE 4 2019
#R4	MAIN BATH FLOOR TILE - LIVORNO 18 X 18	JUNE 4 2019
#R5	MAIN BATH WALL TILE - UNIWALL WHITE 8 X 10	JUNE 4 2019
#R6	MAIN BATH COUNTERTOP - P948-CA	JUNE 4 2019
#R7	NO FURTHER CHANGES WILL BE ALLOWED.	JUNE 4 2019

\* NOTE #4 - WINDOW SIZE WAS PROVIDED TO SITE ALREADY

INCOR HOMES COLOUR CHART


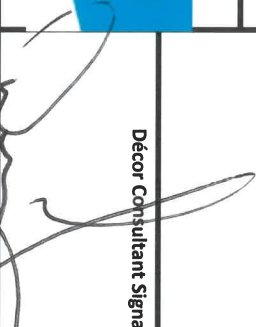
CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SIERRA MEL - WHITE	H800BC	4925K-07	
Island	SIERRA MEL - WHITE	H800BC	4925K-07	
Master Ensuite	400 SERIES MEL - WHITE	K400C	4925K-07	
Main Bath	400 SERIES SHAKER MEL - <del>FIXEDO</del> WHITE	<del>K200AC</del> K400C	<del>4877K-52</del> 1877K-52	P948-CA
Basement Bath	SHAKER MEL - TUXEDO	K200AC		
Laundry	N/A			
TILES				
Main Foyer	NEW BYZANTINE GREY 12 X 24 **BRICK			
Basement Foyer	NEW BYZANTINE GREY 12 X 24 **BRICK (IN LIEU OF CARPET)			
Kitchen Bk.Splash		N/A		
Laundry		N/A		
Mstr Ensuite Floor		LIVORNO 18 X 18		
Mstr Ensuite Shower WALL		UNIWALL WHITE 8 X 10		
Master Shower Floor		WHITE 2 X 2		
Master Shower Jamb		BIANCO CARRARA		
Main Bath Floor	NEW BYZANTINE GREY 12 X 24 **BRICK	<del>REFLECTION WHITE 8 X 10</del>	LIVORNO 18x18	
Main Bath Tub Wall	UNIWALL			
Ensuite 4 Floor	NEW BYZANTINE GREY 12 X 24 **BRICK			
Ensuite 4 Tub Wall	REFLECTION WHITE 8 X 10			
HARDWOOD / CARPET				
Kitchen/ Breakfast	LAMINATE - FJORD NORDIC OAK 6-1/8" (IN LIEU OF TILE)			
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"			
Upper Hall	N/A			
Master Bedroom	CARPET - OPENING NIGHT - COLOUR <del>W/STANDARD UNDERPAD</del>			
Bedroom 2	CARPET - OPENING NIGHT - COLOUR <del>W/STANDARD UNDERPAD</del>			
Bedroom 3	CARPET - OPENING NIGHT - COLOUR <del>W/STANDARD UNDERPAD</del>			
Bedroom 4	N/A			
FIREPLACES				
LOCATION	FAMILY ROOM	MANTLE	RIVERSIDE W/FLUTED LEGS	
MIRRORS & ACCESSORIES				
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	DELETE	Location	N/A	
Purchaser has reviewed the colour chart				
***FOR TRADE USE***				
			SIT & LOT	
			STAYNER	45
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.				
			Purchaser Initial	Vendor

MAIN BATHROOM FINISHES WERE CHANGED-REQUESTED

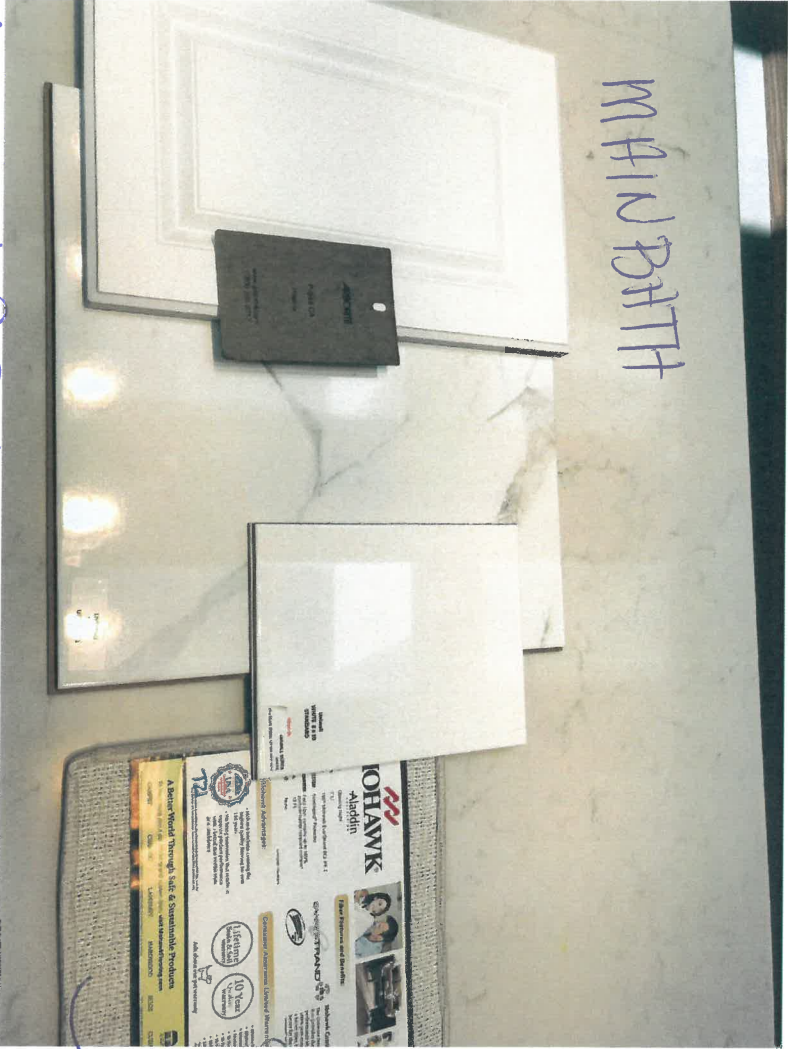
By the homeowner by email  
see extras for written details



ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stairs (OAK or CARPET):	OAK STAIRS		
Stain:	LEAVE STAIRS UNFINISHED **WAIVER SIGNED		
Main to Basement Railing Details:	METAL - SINGLE COLLAR w/ALT PLAIN, BLACK, SQUARE POST, GROOVED 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	FIXTURES	NOTES
Kitchen & Island	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main Bath	STANDARD	STANDARD	
Basement Bath	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	YES		
WATERLINE to Fridge	NO		
Hood Fan Venting SIZE	6 INCH		
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	YES		
ELECTRICAL for Gas Stove / Cooktop	YES		INCLUDES 15 AMP
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: 45	
PURCHASER(S):	KIM KIVELL		
HOME #/CELL #			
EMAIL:	BUSDRIVER150@LIVE.CA		
DÉCOR NOTES			
***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.			
		Décor Consultant Signature	Date
			May 21/19
		Vendor Signature	Date

Lot 45 STAYNER

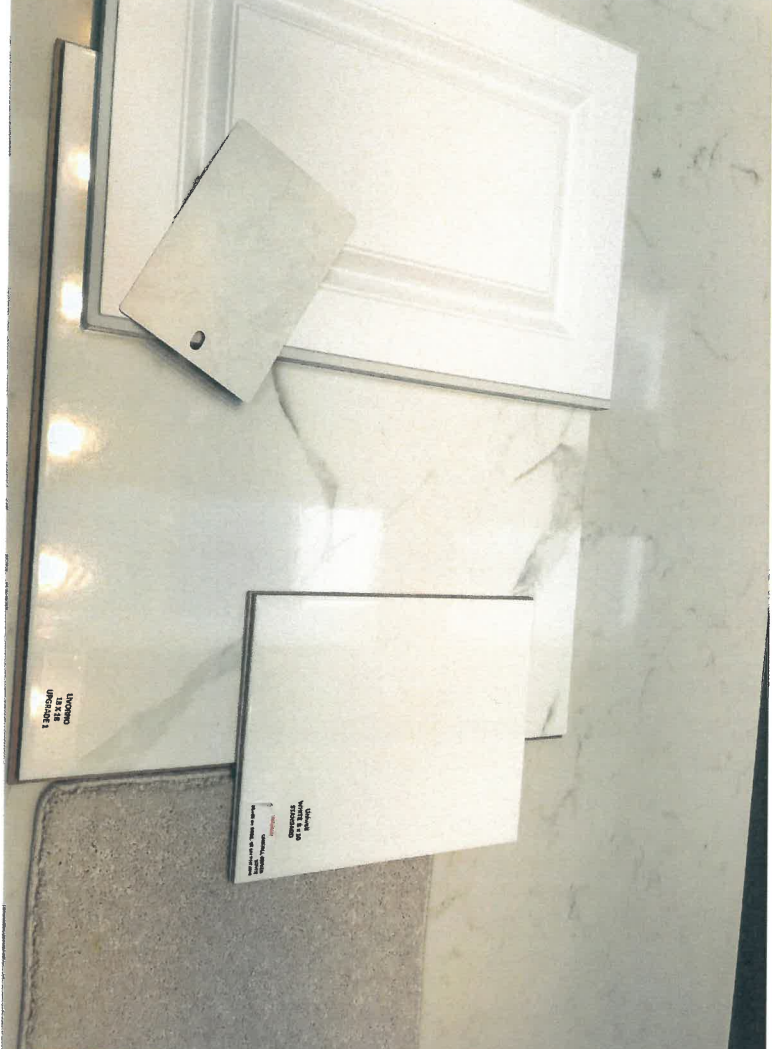


MAIN BATH

CABINET  
T21

COUNTERTOP P948CA  
FLOOR LIVERASO 18X18  
WALL UNIFORM WHITE 8X10

CABINET  
400 SQUARES  
WHITE

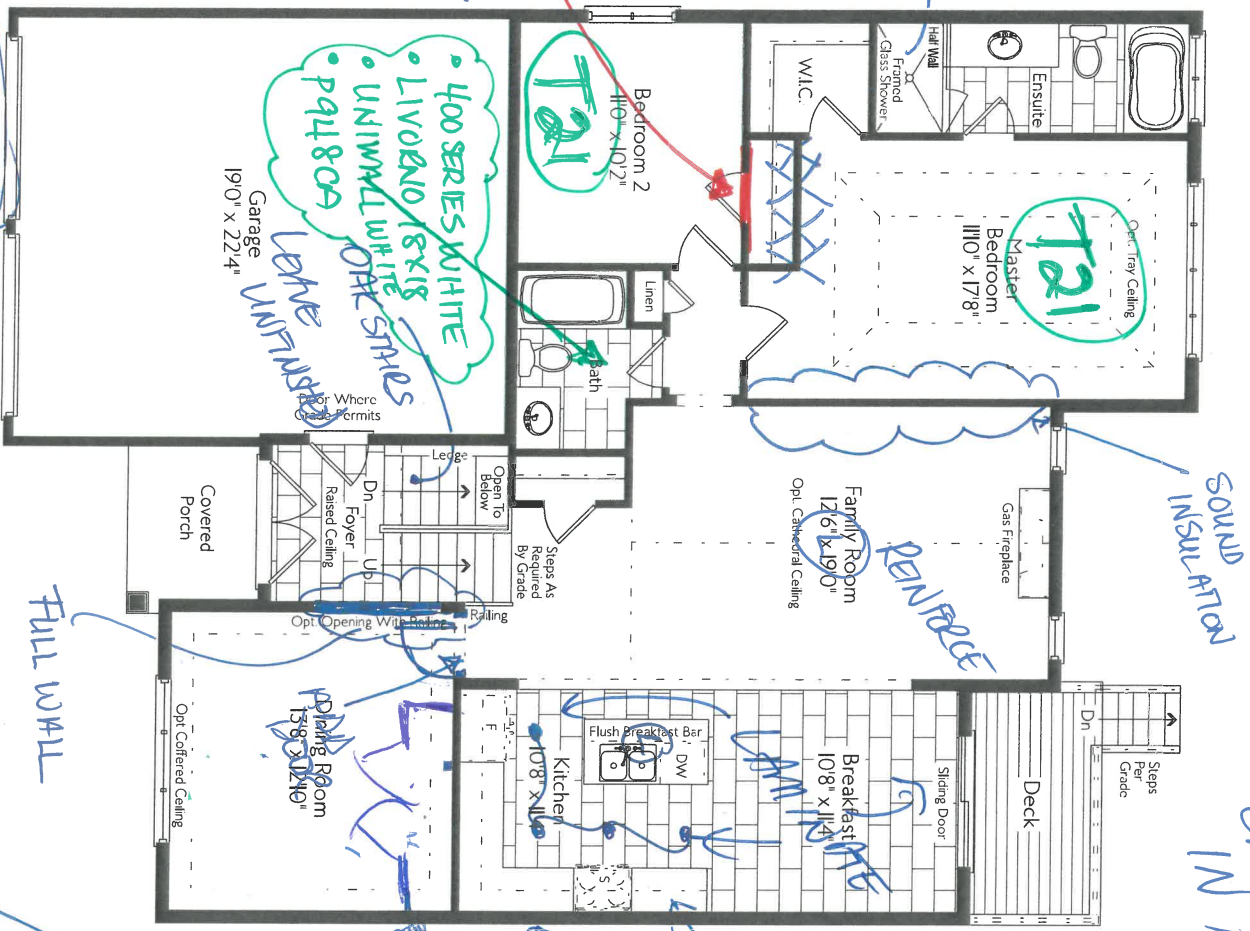


45 Stayner



# THE GEORGIAN 50-02

\* BULKHEAD ABOVE CABINETS IN KITCHEN



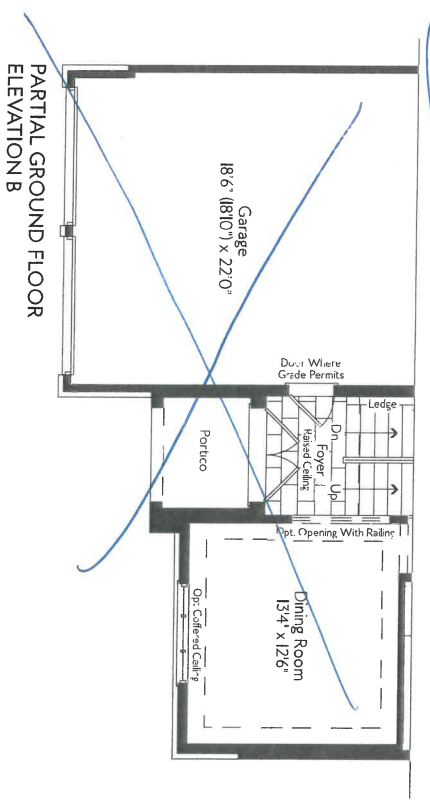
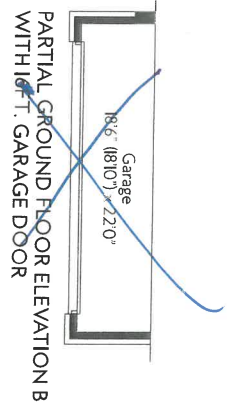
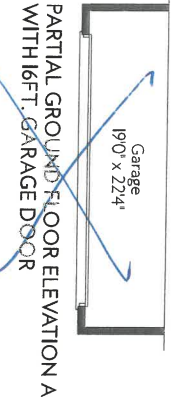
CLOSET MOVED TO DINING ROOM. DELETE BUMP OUT. MAKE WALL FLUSH.

FLAMELESS

SOUND INSULATION

REINFORCE

SEE REINFORCED DWG.



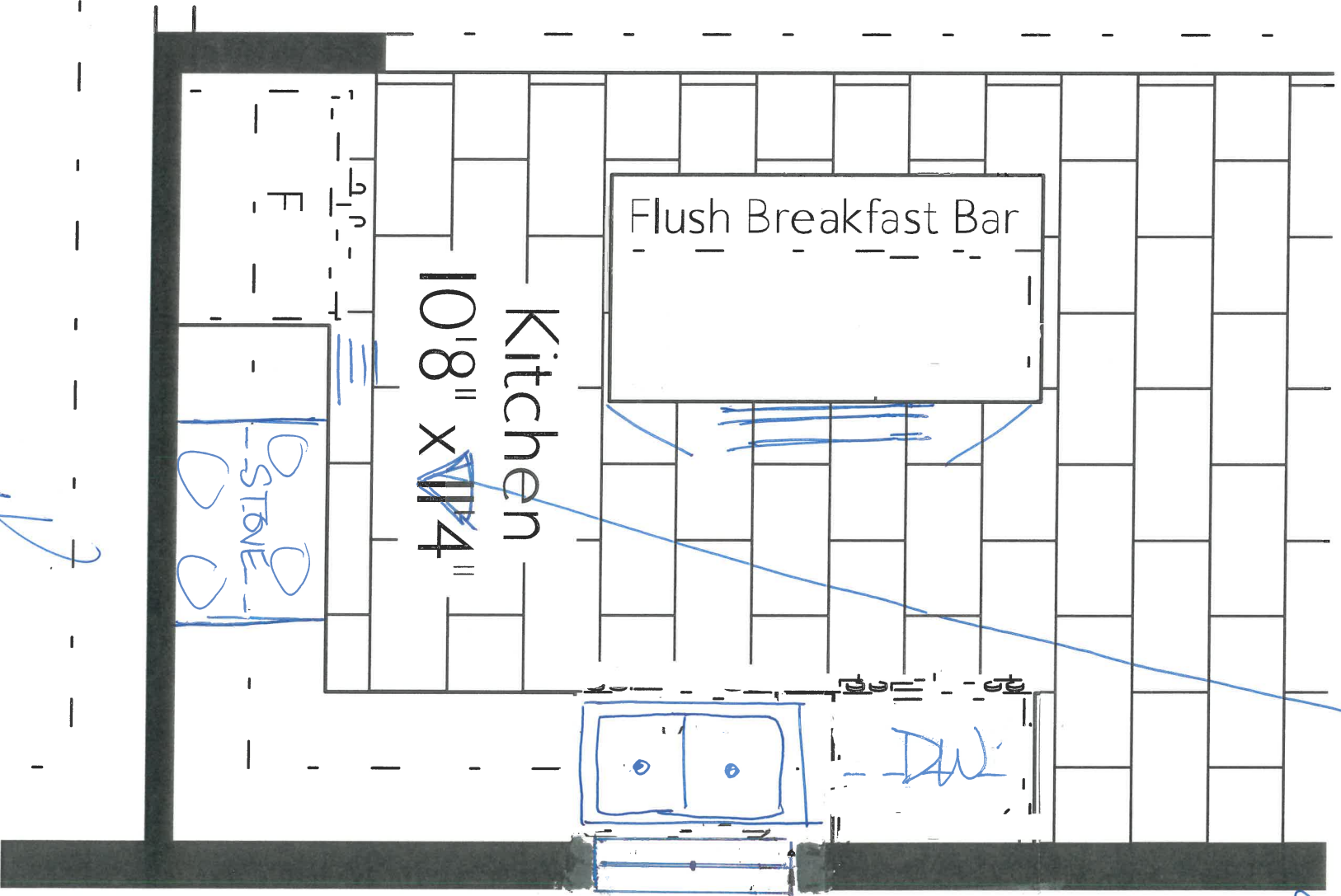
FULL WALL

CLOSET HERE FROM BED 2 DOUBLE DOOR \*CLOSET TO BE SAME SIZE AS BASEMENT

LOT 45 Stayner x

Railing Railing

2



LOI 45  
Stuyvesant

NEW STOVE  
LOCATION

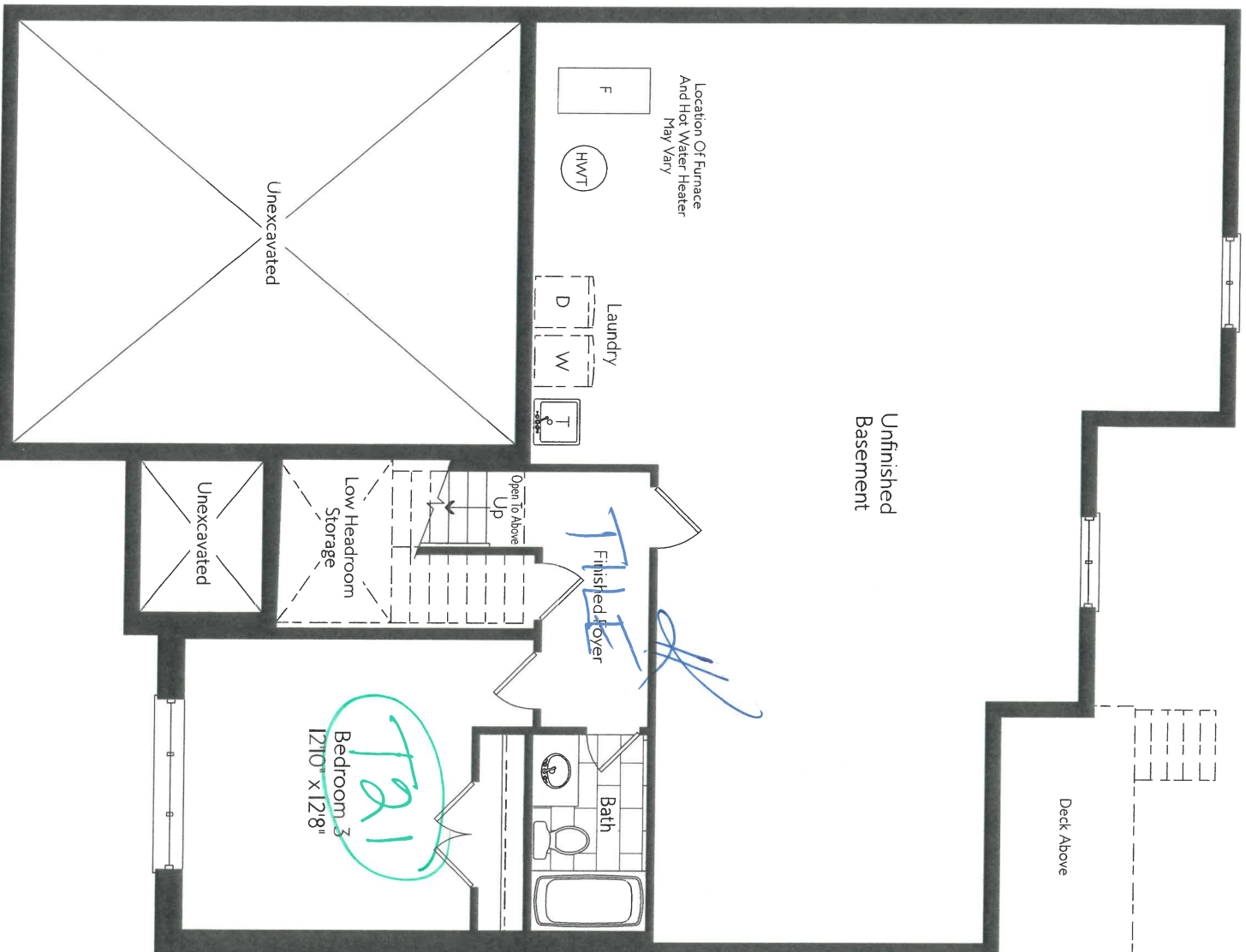
ADD

WINDOW

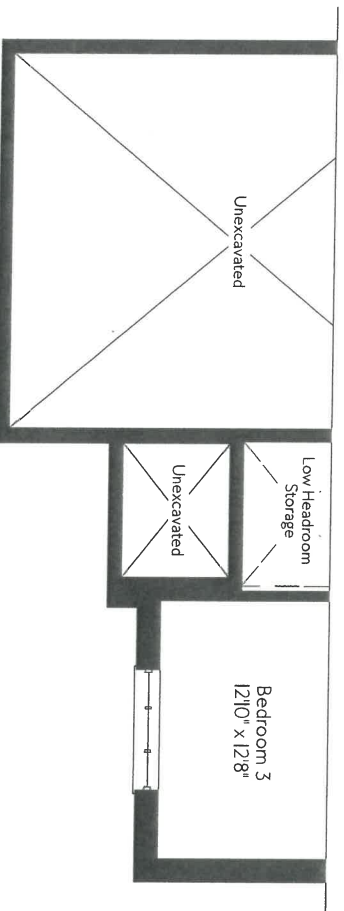
To sit approx 6 inch  
above countertop  
including finished trim

\* R50 Provided to site already

# THE GEORGIAN 50-02



BASEMENT  
ELEVATION A



PARTIAL BASEMENT  
ELEVATION B

LOT 45  
Stayer







## APPLIANCE ACKNOWLEDGEMENT

- ▶ 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 Purchasers 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)

MAY 21 2019 STAYNER 45  
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. \*\*

RELEASE FORM  
BRICK/JOINT PATTERN INSTALLATION

LOT # 45 PURCHASER'S NAME KIM KIVELL

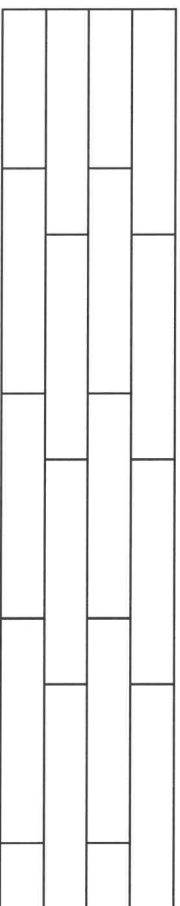
SITE NAME STAYNER

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

Large tiles installation for floor and wall) – 1/4 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 1/4 brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the 1/4 brick installation that has been recommended.



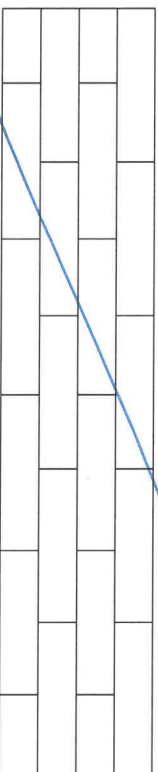
Location(s) *Foyer Foyer  
- Porcelain Porcelit  
- Main Porcelit  
- Porcelain Porcelit*

Please understand, even in using this 1/4 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) – 1/2 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 1/2 brick pattern.



Location(s) \_\_\_\_\_

Homeowner's Signature

MAY 21 2019

Date

Homeowner's Signature

Date

Décor Consultant

Date

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, TARIION and/or the Builder in relation to the matter. **\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

STAYNER

45

LOT

MAY 21 2019

DATE





# WAIVER UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT / SITE:

45 STAYNER

HOMEOWNER(S):

KIM KIVELL

DATE:

MAY 21 2019

CIVIC ADDRESS:

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the oak stairs, handrail, picket and stringer (for oak or carpet grade stairs where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home, as per plan. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however, stains, dents, etc. due to construction traffic may be unavoidable. I/We the purchaser(s) take full responsibility for any and all finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We the purchaser(s) understand that any work and/or damage done by me/us or any trade/contractor hired by me/us 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 Township applicable to the property of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

**I/We read and understand the above terms and conditions.**

Dated at CONCORD, this 21 day of MAY, 20 19

Purchaser

Witness

Purchaser

Witness

**NEW FIREPLACE MANTLE OPTIONS**  
(Marble Not Included)

*w/ Fluted legs*

**OPTION 3 - RIVERSIDE**



*[Handwritten signature]*

Homeowner - Signature

*45 Stayner*