

Site: STAYNER

Lot: 9

Model: GLEN 50-06 (A)

Purchaser: LUANA & DANIEL JURSZA

Phone/Email: 647-746-1975 / 705-818-0326 -
DJURSZA@HOTMAIL.COM &



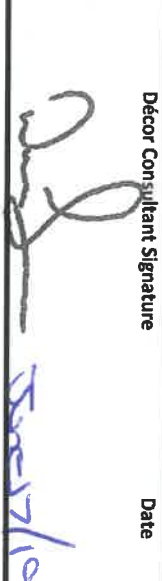


	DESCRIPTION	DATE SELECTED
	BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS
	BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
#1	LAMINATE - UPGRADE COLOUR ON MAIN FLOOR STANDARD AREAS	JUNE 13 2019
#2	SMOOTH CEILINGS THROUGHOUT MAIN AND SECOND FLOOR	JUNE 13 2019
#3	MASTER ENSUITE - BANK OF DRAWERS IN VANITY	JUNE 13 2019
#4	RAILINGS - UPGRADE 1, **PAINT GRADE PICKETS, OAK POST & OAK HANDRAIL	JUNE 13 2019
#5	KITCHEN - UPGRADED HANDLES IN KITCHEN (H1400BC, 160MM)	JUNE 13 2019
#6	HOMEOWNERS WILL SUPPLY AND INSTALL ANY ELECTRICAL AND/OR HVAC FOR APPLIANCES AFTER CLOSING	JUNE 13 2019
#7	STAIRS ARE TO REMAIN UNFINISHED - WAIVER SIGNED	JUNE 13 2019
#8	TILES - MASTER ENSUITE SHOWER FLOOR UPGRADE TILE	JUNE 13 2019
#9	EXTERIOR MODIFICATION - PORCH ROOF TO BE SIMILAR TO ELEVATION B	JUNE 13 2019
#10	KITCHEN - DELETE UPPERS ABOVE THE STOVE FOR FUTURE CHIMNEY HOOD***CENTRE VENT	JUNE 13 2019

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SLAB MDF - GLACIER WHITE	H1400BC (160MM)	1573-60 (WHITE)	
Island	SLAB MDF - GLACIER WHITE	H1400BC (160MM)	1573-60 (WHITE)	
Servery	SLAB MDF - GLACIER WHITE	H1400BC (160MM)	1573-60 (WHITE)	
Powder Room	N/A			
Master Ensuite	SIERRA MEL - WHITE	H800BC	1573-60 (WHITE)	
Ensuite 2	CAMBRIDGE OAK - NEW GREY	K1100C	1573-60 (WHITE)	
Ensuite 3/4	CAMBRIDGE OAK - NEW GREY	K1100C	1573-60 (WHITE)	
Laundry @ 2nd floor	N/A			
TILES				
Main Foyer	LOFT DOVE 12 X 24 **BRICK			
Basement Foyer	N/A			
Powder Room	LOFT DOVE 12 X 24 **BRICK			
Mud Room	LOFT DOVE 12 X 24 **BRICK			
Kitchen	LOFT DOVE 12 X 24 **BRICK			
Breakfast	LOFT DOVE 12 X 24 **BRICK			
Kitchen Bk.Splash	N/A			
Laundry @ 2nd floor	NEW BYZANTINE ASSURO 12 X 24 *BRICK			
Mstr Ensuite Floor	LOFT ANTHRACITE 12 X 24 *BRICK			
Mstr Ensuite Shower WALL	UNI/WALL WHITE 8 X 10			
Master Shower Floor	VOLKAS WHITE POLISHED 2 X 2 (1)			
Master Shower Jamb	BIANCO CARRARA			
Ensuite 2 Floor	ALLURE GREY 12 X 24 *BRICK			
Ensuite 2 Tub Wall	UNI/WALL WHITE 8 X 10			
Ensuite 3/4 Floor	ALLURE GREY 12 X 24 *BRICK			
Ensuite 3/4 Tub Wall	UNI/WALL WHITE 8 X 10			
HARDWOOD / CARPET				
TILES				
Kitchen/ Breakfast	TILES			
Servery/Pantry	TILES			
Family Room	LAMINATE - TORLY'S FIORD 6-1/8" LYNGEN OAK			
Dining Room	LAMINATE - TORLY'S FIORD 6-1/8" LYNGEN OAK			
Main hall	LAMINATE - TORLY'S FIORD 6-1/8" LYNGEN OAK			
Library	N/A			
Upper Hall	CARPET - OPENNG NIGHT COLOUR T20 w/STANDARD UNDERPAD			
Master Bedroom	CARPET - OPENNG NIGHT COLOUR T20 w/STANDARD UNDERPAD			
Bedroom 2	CARPET - OPENNG NIGHT COLOUR T20 w/STANDARD UNDERPAD			
Bedroom 3	CARPET - OPENNG NIGHT COLOUR T20 w/STANDARD UNDERPAD			
Bedroom 4	CARPET - OPENNG NIGHT COLOUR T20 w/STANDARD UNDERPAD			
FIREPLACES				
LOCATION	FAMILY ROOM	MAINTLE	RIVERSIDE (WITH FLUTED LEGS)	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	YES	Location	N/A	
Purchaser has reviewed the colour chart			SITE & LOT	
****FOR TRADE USE****			STAYNER	9
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.				
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN			
Stairs (CARPET or OAK):	CARPET GRADE		
Main to 2nd Railing Details:	1-5/16" SQUARE PAINT GRADE PICKETS (NO BEVEL EDGES), SQUARE OAK POST (NO BEVEL), OVAL OAK HANDRAIL		
STAIN:	:	UNFINISHED *LUTHER STAIN*	
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	STANDARD	
Powder room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Ensuite 2	STANDARD	STANDARD	
Ensuite 3/4	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		
Hood Fan Venting SIZE	6 INCH		
ELECTRICAL for Built-in Oven	NO		
ELECTRICAL for Built-in Micro / OTR	NO		
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: 9	
PURCHASER(S):	LUANA & DANIEL JURSZA		
HOME #/CELL #	647-746-1975		
EMAIL:	DJURSZA@HOTMAIL.COM		
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.			
		Purchaser Signature	Date
		JUNE 13 2019	
			Date
		JUNE 17/19	
		Vendor Signature	Date

THE GLEN 50-06

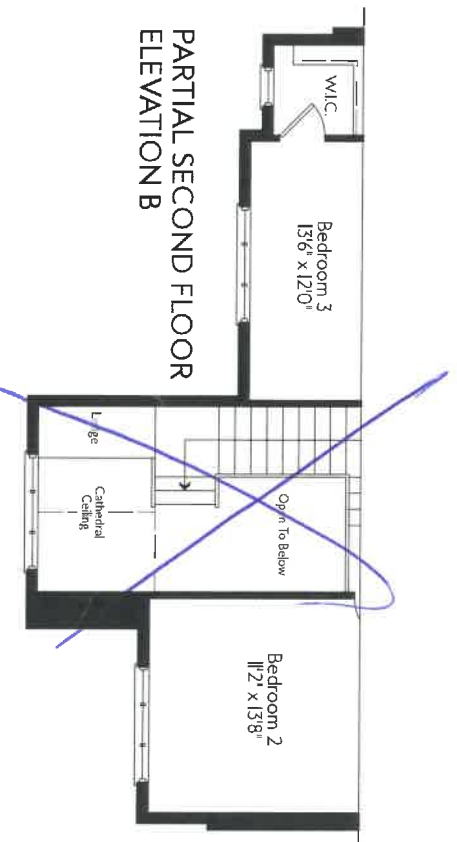


Smoothies

Section
Eleventh
of York

9 Sawyer

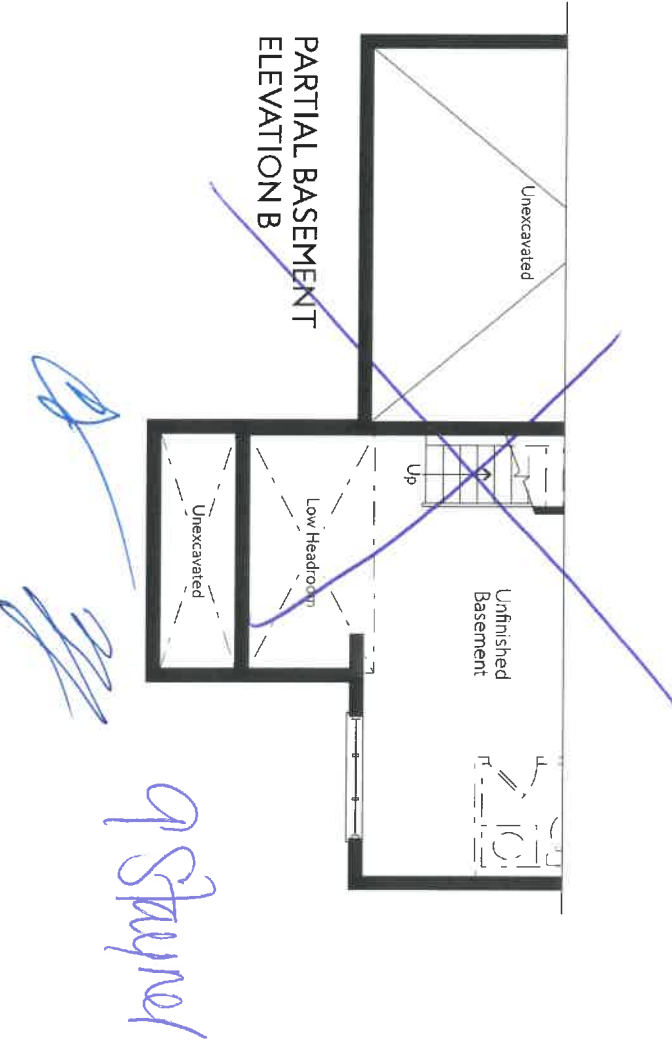
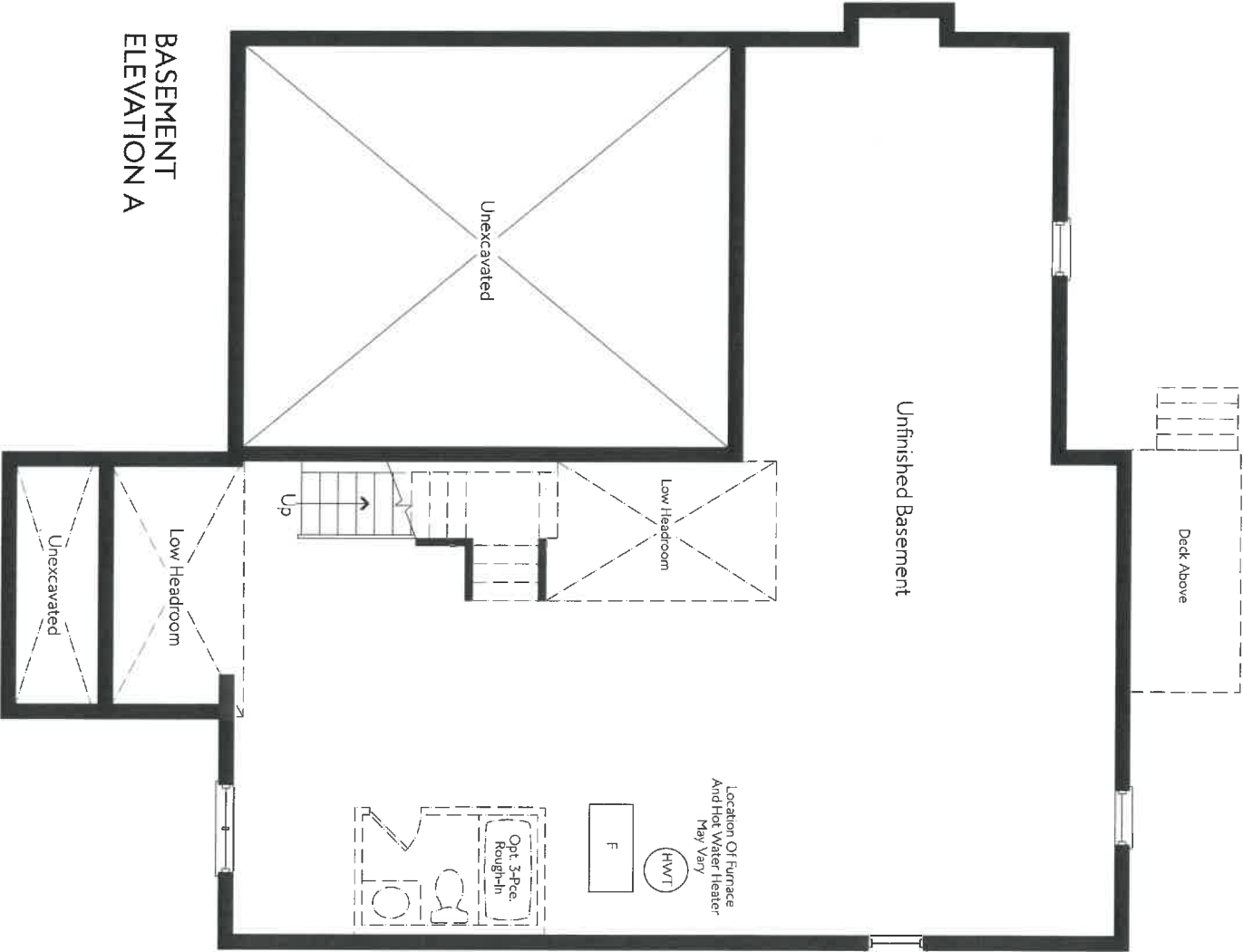
THE GLEN 50-06



Smoothies

9 Super

THE GLEN 50-06



q Stagner.



A



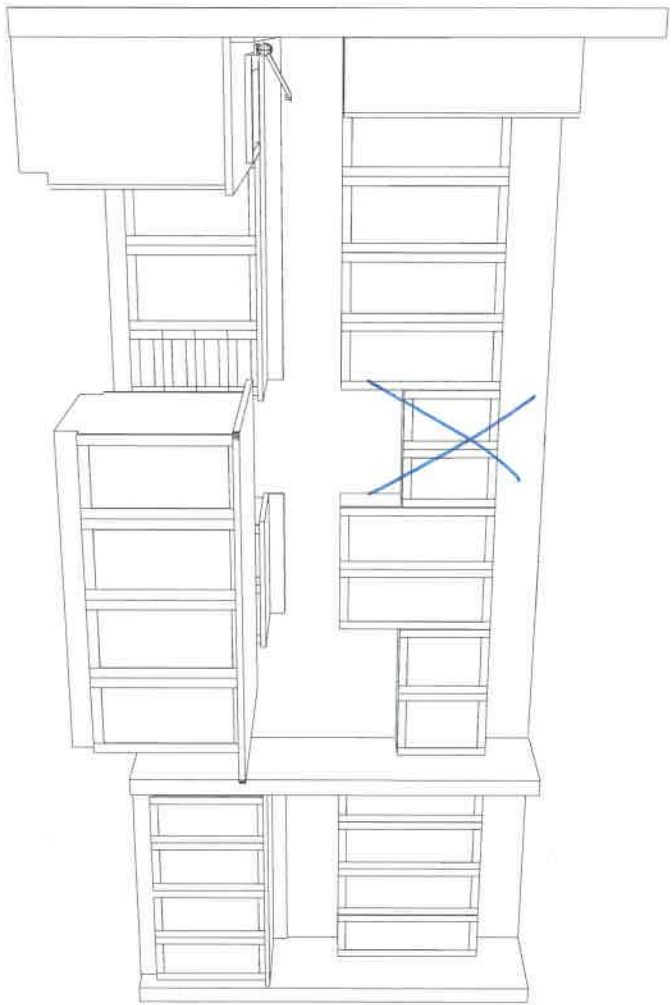
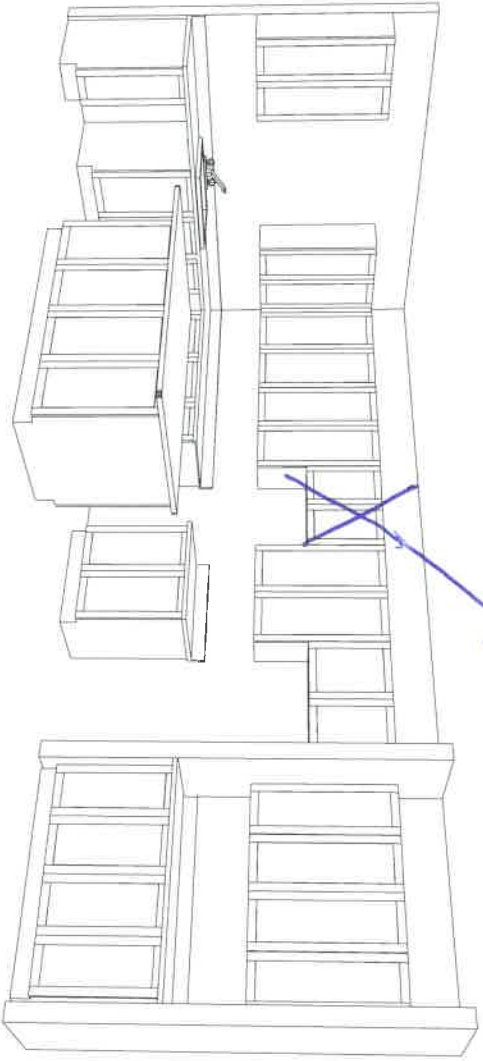
B

Roof similar
to elev. B

q

q

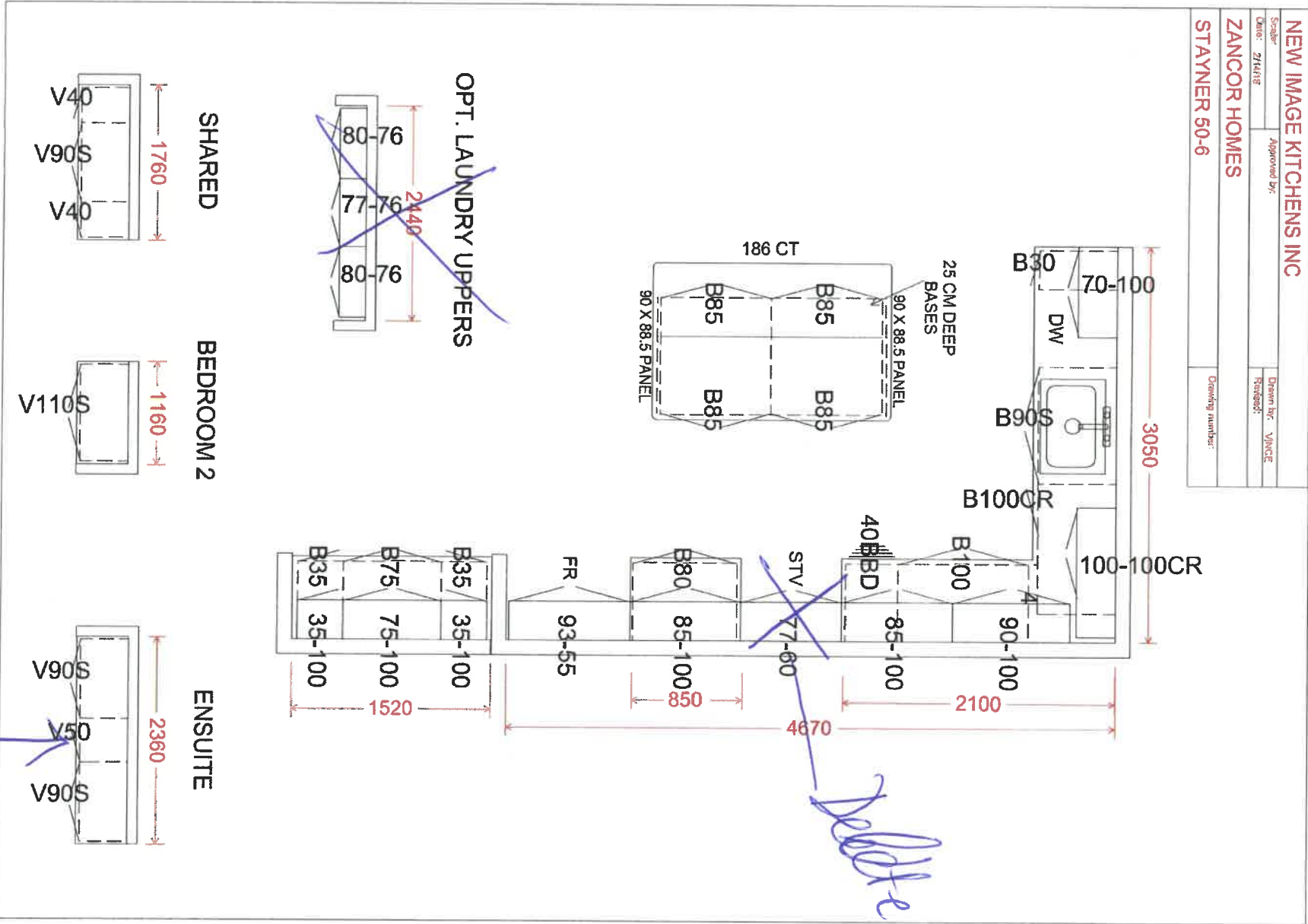
NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VINCE
Date: 2/14/18		Revised:	
ZANCOR HOMES			Drawing number:
STAYNER 50-6			



[Handwritten signature]

9 Stayner
due 13/19

NEW IMAGE KITCHENS INC	
Scale:	Approved by:
Date: 21/4/18	Drawn by: VINCE
ZANCOR HOMES	
STAYNER 50-6	
Drawing number:	



9 Stayner
due 13/19

Lot 9


ZANCOR
HOMES

NEW FIREPLACE MANTLE OPTIONS
(Marble Not Included)



OPTION 3 – RIVERSIDE (with fluted legs)




Homeowner - Signature



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 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)

SITE

** 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

LOT

DATE



WAIVER UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT / SITE:

9 Stagner

HOMEOWNER(S):

Mursza

DATE:

June 13/19

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 13 day of June, 2019

Purchaser

Witness

Purchaser

Witness