

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2019-07-05 / 4:32 PM / Page 1 of 1

Site: STAYNER
Lot: 55
Model: 50-08 GREEMORE ELEV. A (CORNER)
Purchaser: LUCIA NIEWULIS
Phone/Email: WNIIEWULIS@HOTMAIL.COM / 647-274-8560



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PCE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
#1 3 PCE ROUGHIN IN BASEMENT	JUNE 18 2019	
#2 OAK STAIRS IN LIEU OF CARPET GRADE	JUNE 18 2019	
#3 FRAMELESS GLASS SHOWER I N MASTER ENSUITE	JUNE 18 2019	
#4 GAS LINE TO STOVE **INCLUDES 15 AMP PLUG	JUNE 18 2019	
#5 WATERLINE TO FRIDGE	JUNE 18 2019	
#6 HVAC - 8 INCH VENT FOR THE HOOD FAN ABOVE THE STOVE	JUNE 18 2019	
#7 ELECTRICAL - CAPPED LIGHT IN DEN ON EXISTING SWITCH	JUNE 18 2019	
#8 ELECTRICAL - MASTER ENSUITE ADD CAPPED LIGHT ABOVE SINK ON WALL ON EXISTING SWITCH **CENTRE EACH LIGHT BOX ABOVE EACH SINK	JUNE 18 2019	
#9 ELECTRICAL - STANDARD LIGHT IN KITCHEN TO BE CENTRED OVER ISLAND	JUNE 18 2019	
#10 KITCHEN - BASE PIE CUT CABINET	JUNE 18 2019	
#11 KITCHEN - PULLOUT SPICE RACK BESIDE STOVE	JUNE 18 2019	
#12 KITCHEN - 36 INCH STOVE OPENING	JUNE 18 2019	
#13 KITCHEN - DELETE CABINETS ABOVE STOVE FOR FUTURE CHIMNEY HOOD FAN	JUNE 18 2019	
#14 ELECTRICAL - ADD CAPPED LIGHT ON SEP SWITCH ABOVE MASTER ENSUITE TUB	JUNE 18 2019	
#15 MASTER ENSUITE - VANITY BANK OF DRAWERS IN CENTRE OF SINKS **SHIFT SINKS IF REQUIRED	JUNE 18 2019	
#16 LAUNDRY - SINK BASE CABINET AROUND LAUNDRY TUB	JUNE 18 2019	
#17 KITCHEN - MATCHING VALANCE *ELECTRIAL NOT INCLUDED	JUNE 18 2019	
#18 PLUMBING - ADD HANDHELD AND SLIDE BAR TO MASTER ENSUITE SHOWER	JUNE 18 2019	
#19 RAILINGS - UPGRADE 2 - METAL	JUNE 18 2019	
#20 STAIRS TO REMAIN UNFINISHED **WAIVER SIGNED	JUNE 18 2019	
#21 CREATE FULL OPENING (NO TRIM) IN LIEU OF HALF WALL FROM DINING TO FOYER	JUNE 18 2019	
#22 CREATE TRIMMED ARCHWAY BETWEEN GREAT ROOM AND DINING ROOM IF POSSIBLE	JUNE 18 2019	
#23 INTERIOR DOORS - POWDER ROOM AND FOYER CLOSET - INCREAS TO 8 FEET HIGH	JUNE 18 2019	
#24 KITCHEN - ADD POT DRAWERS IN KITCHEN	JUNE 18 2019	
#25 ADD SHOWER SEAT IN MASTER ENSUITE *SPACE PERMITTING	JUNE 18 2019	
#26 KITCHEN - SOFT CLOSE DRAWERS	JUNE 18 2019	
#27 TILES - MASTER ENSUITE SHOWER FLOOR	JUNE 18 2019	
#1A SMOOTH CEILINGS ON MAIN FLOOR ONLY	JUNE 24 2019	
#2A KITCHEN - DEEP UPPERS WITH GABLES	JUNE 24 2019	
#3A ELECTRICAL - ADD ONE CAPPED LIGHT ABOVE ISLAND **TO SWITCH WITH THE EXISTING LIGHT	JUNE 24 2019	
#4A ELECTRICAL - ADD PLUG ABOVE FIREPLACE BESIDE THE STANDARD CABLE OUTLET **APPROX 5'5" ABOVE FLOOR	JUNE 24 2019	
#5A ELECTRICAL - SWITCH WITH CAPPED ROUGHIN FOR FUTURE VALANCE LIGHTING	JUNE 24 2019	
#6A ELECTRICAL - INSTALL PLUG IN ISLAND **SEE SKETCH FOR LOCATION	JUNE 24 2019	
#7A OPENING AT DEN TO BE 8 FEET HIGH IN LIEU OF STANDARD	JUNE 24 2019	

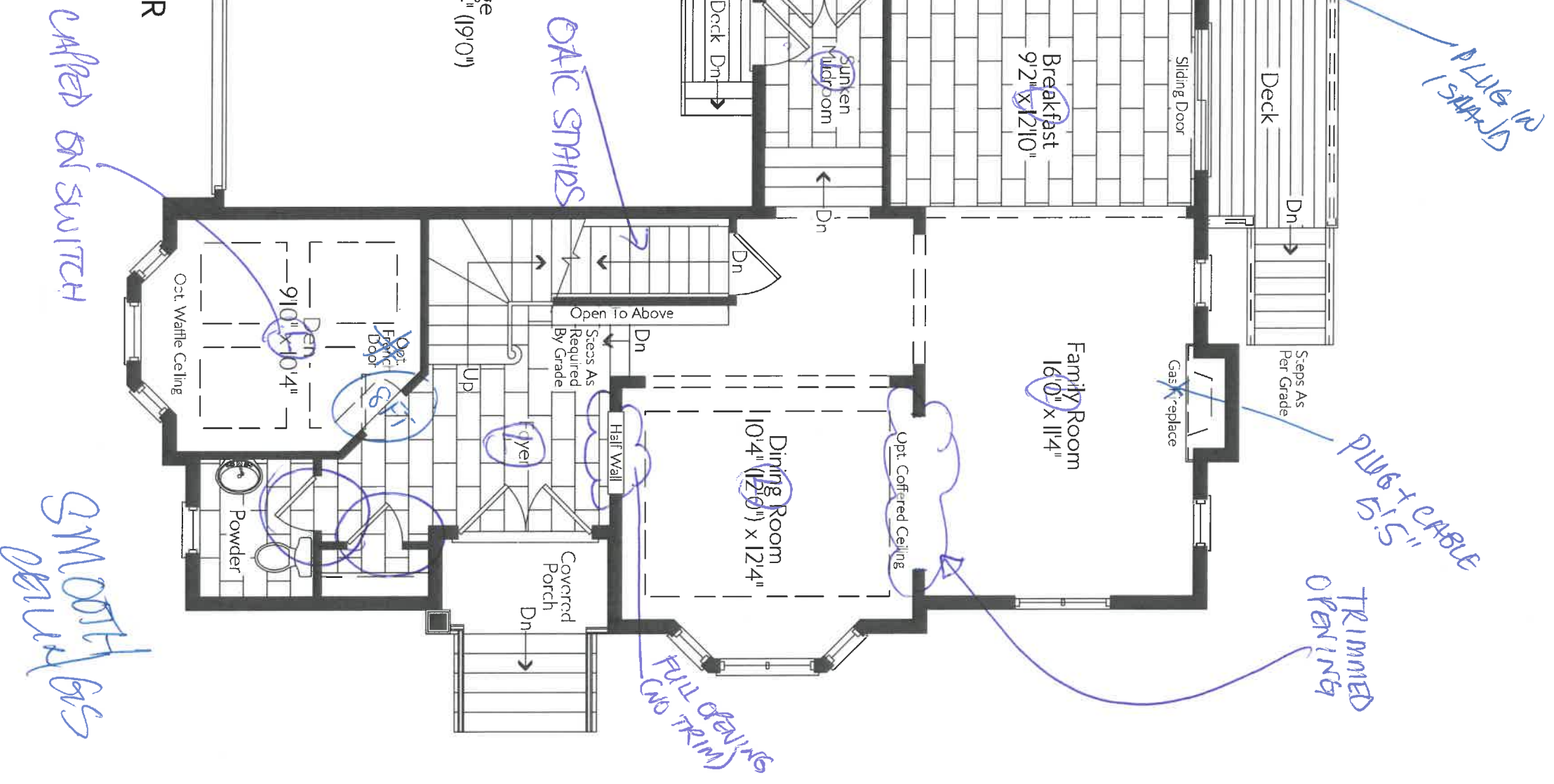
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SIERRA MEL - WHITE	H800BC	4886-38 SOAPSTONE	
Island	SIERRA MEL - WHITE	H800BC	4886-38 SOAPSTONE	
Powder Room	N/A			
Master Ensuite	SIERRA MEL - WHITE	H800BC	4925K-07 CALCATTA MARBLE LAMINATE	
Main Bath	EURO BLACKWOOD	H800BC	1572-60 FROSTY WHITE	
Laundry	SIERRA MEL - WHITE	H800BC	1572-60 FROSTY WHITE	
TILES				
Main Foyer	NEW BYZANTINE ASSURO 12 X 24 **BRICK			
Basement Foyer	N/A			
Powder Room	NEW BYZANTINE ASSURO 12 X 24 **BRICK			
Mud Room	NEW BYZANTINE ASSURO 12 X 24 **BRICK			
Kitchen	NEW BYZANTINE ASSURO 12 X 24 **BRICK			
Breakfast	NEW BYZANTINE ASSURO 12 X 24 **BRICK			
Kitchen Bk.Splash	N/A			
Laundry @ 2ND FLOOR	LIVORNO 18 X 18			
Mstr Ensuite Floor	LIVORNO 18 X 18			
Mstr Ensuite Shower WALL	CINQ GREY 8 X 10 **HORIZONTAL			
Master Shower Floor	VOLKAS WHITE POLISHED 2 X 2			
Master Shower JAMB	BIANCO CARRARA			
Main Bath Floor	LIVORNO 18 X 18			
Main Bath Tub Wall	UNIWALL WALL WHITE 8 X 10 **HORIZONTAL			
HARDWOOD / CARPET				
Kitchen/ Breakfast	TILE			
Servery/Pantry	TILE			
Family Room	STANDARD LAMINATE - FJORD HALVAR OAK 6-1/8"			
Dining Room	STANDARD LAMINATE - FJORD HALVAR OAK 6-1/8"			
Main hall	STANDARD LAMINATE - FJORD HALVAR OAK 6-1/8"			
Den	STANDARD LAMINATE - FJORD HALVAR OAK 6-1/8"			
Upper Hall	CARPET - OPENING NIGHT - COLOUR T03			
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T03			
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T03			
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T03			
Bedroom 4	CARPET - OPENING NIGHT - COLOUR T03			
FIREPLACES				
LOCATION		MANTLE	RIVERSIDE w/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	55
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

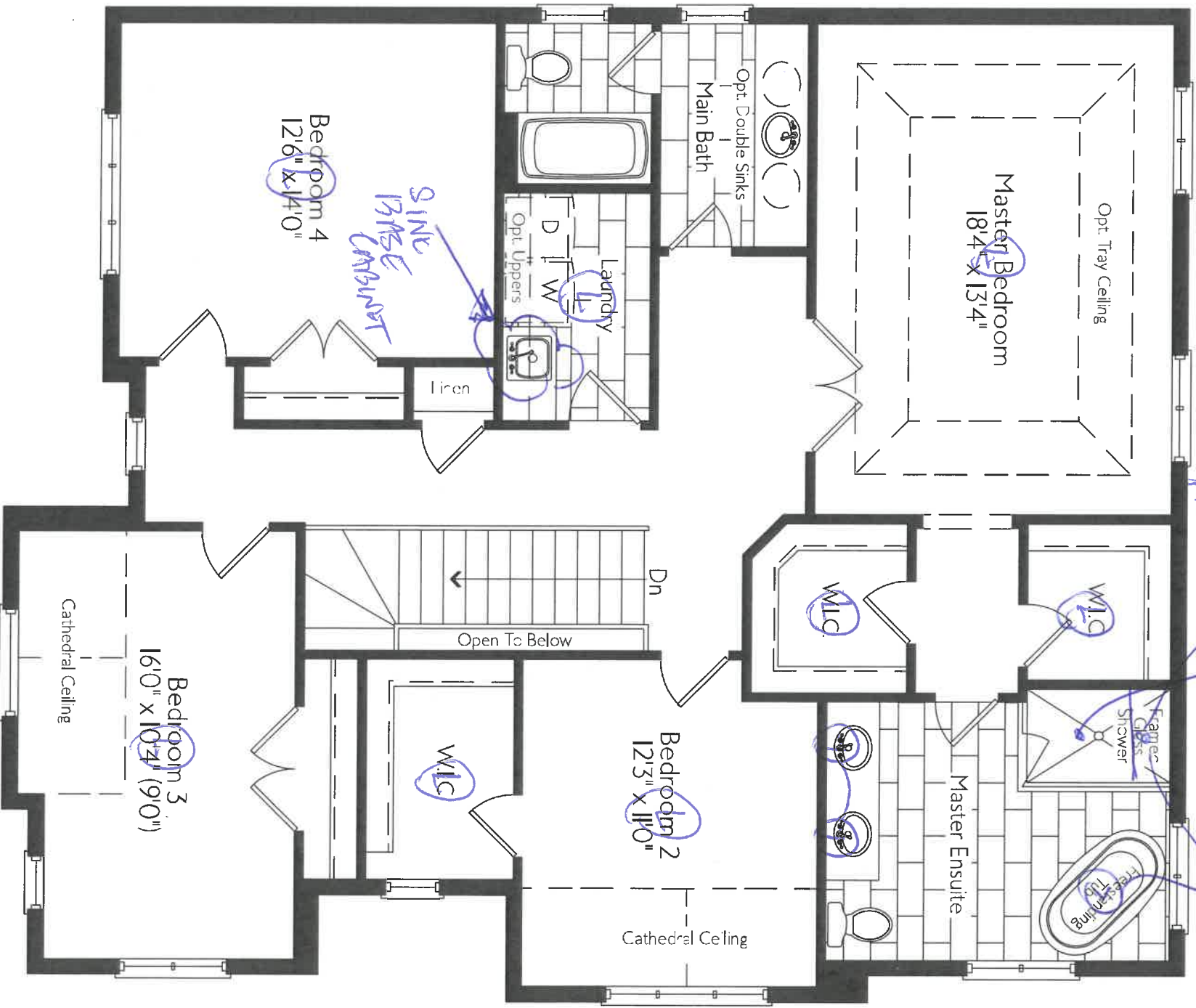
ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stairs: (OAK OR CARPET)		OAK STAIRS							
Stair Stain		UNFINISHED **WAIVER SIGNED							
Main to 2nd Railing Details:		METAL - ALL PLAIN, 3-1/4" SQUARE OAK POST WITH REVEAL (NO BEVEL), 2-3/4 OAK SQUARE 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	STANDARD							
Island	STANDARD	STANDARD							
Powder room	STANDARD	STANDARD							
Master Ensuite	STANDARD	UPGRADE	HANDHELD						
Main 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	YES								
Hood Fan Venting SIZE	8 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			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 Vendors'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:	55						
PURCHASER(S):	LUCA NIEWULIS			[Signature]			JUNE 18 2019		
HOME #/CELL #	647-284-8560			Purchaser Signature			Date		
EMAIL:	NIEWULIS@HOTMAIL.COM								
DÉCOR NOTES				Purchaser Signature			Date		
FOR TRADE USE				[Signature]			DÉCOR CONSULTANT SIGNATURE		
Any upgrades in the colour chart must be accompanied with a PES.				[Signature]			Date		
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.				[Signature]			Date		
*** PAGE 2 OF 2 ***				Vendo Signature			Date		

GROUND FLOOR ELEVATION A

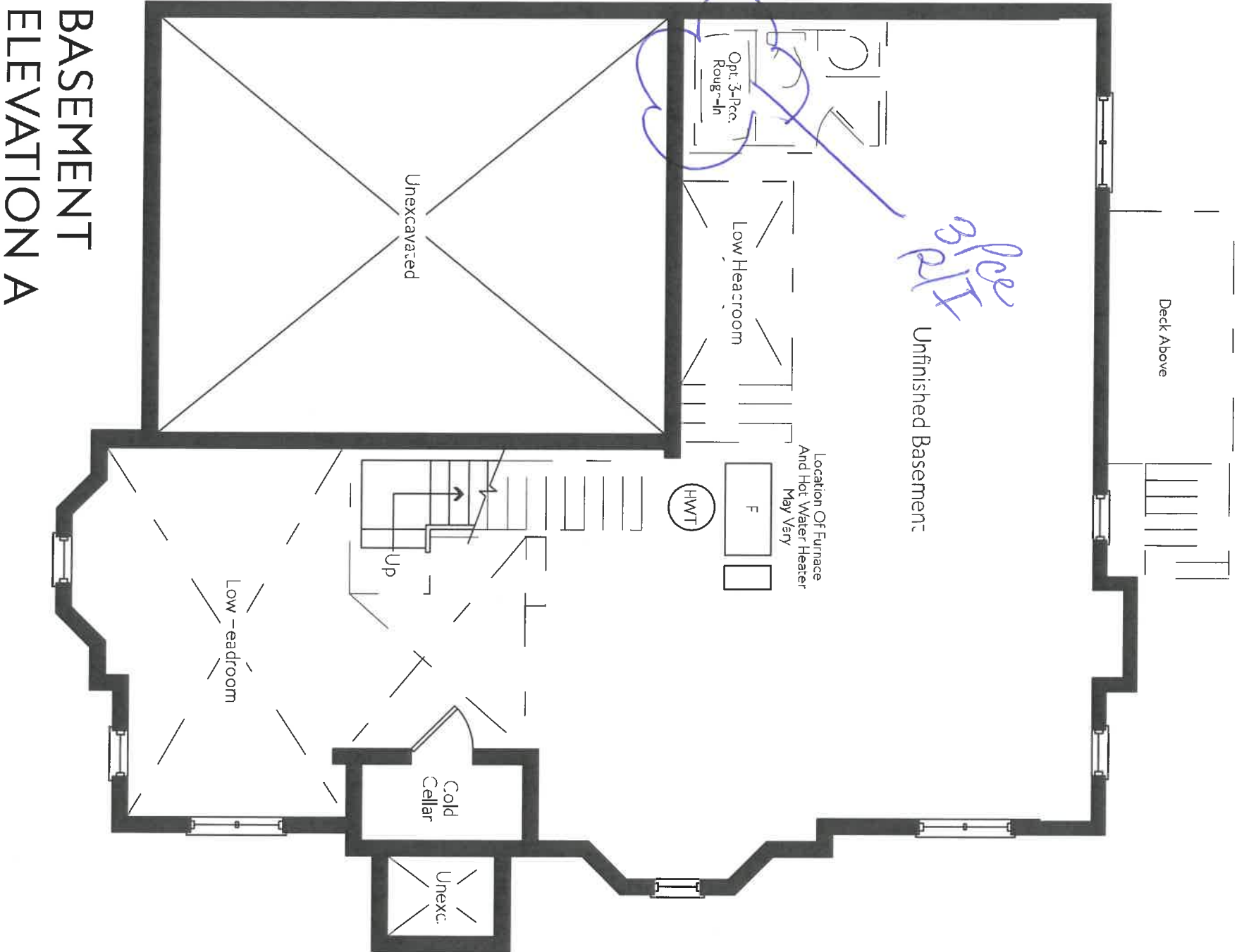


LOT 55
50-08
Q3



SECOND FLOOR
ELEVATION A

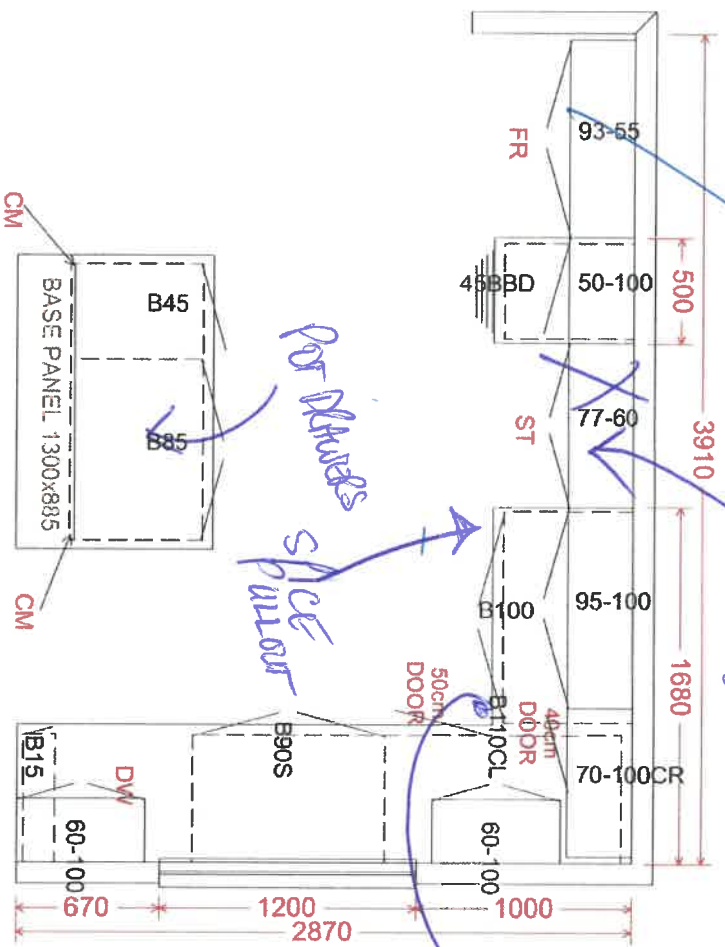
LOT 55
50-08
L.M.



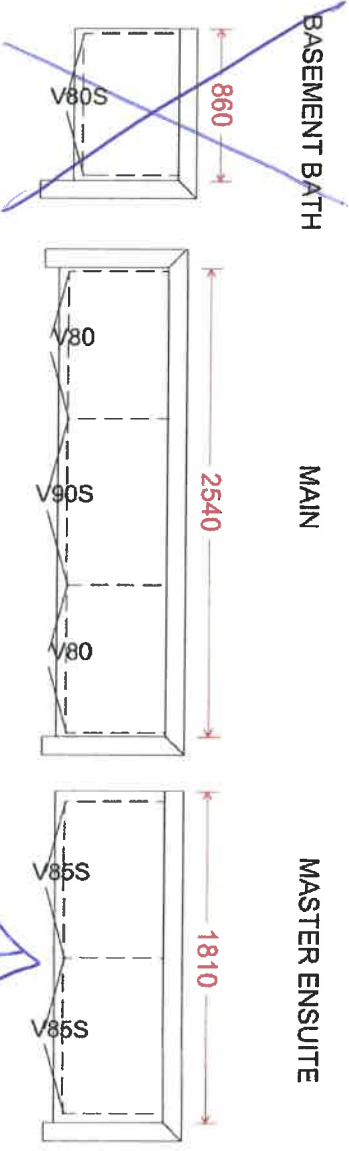
BASEMENT
ELEVATION A

LOT 55
50-08 1/2

NEW IMAGE KITCHENS			
Scale:	Approved by:	Drawn by:	FERNANDA
Date: 07/19/18		Revised:	
ZANCOR HOMES		Drawing number:	
STAYNER 50-8			



Matching Valance / Soft Close Drawers.



Back of
Drawers

*Sink base cabinet
in laundry room

LOT 55
50-08
RM

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****

SITE 8th Ave LOT 55 DATE Dec 18/19



APPLIANCE ACKNOWLEDGEMENT

905-3036909

Wayne Coast

- ▶ 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" ☒
▶ 24" ☐
- Dishwasher** ▶ 24" ☐
▶ 30" ☒
- Hood Fan Opening** ▶ 30" ☒
▶ 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 June 18/19 SITE Steiner LOT 55

** 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. **



NEW FIREPLACE MANTLE OPTIONS
(Marble Not Included)



OPTION 3 – RIVERSIDE (with fluted legs)



PN

Homeowner - Signature

Lot 55 Stayner



WAIVER UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT / SITE:

55 Stuyveser

HOMEOWNER(S):

Nieuwulis

DATE:

June 18/19

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 18 day of June, 2019

Purchaser

Witness

Purchaser

Witness