

CONSTRUCTION SUMMARY OF EXTRAS
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Site: STAYNER
Lot: 53
Model: GREY 47-01 (A)
Purchaser: INGEMAR & CARMEN DEVERA
Phone/Email: 647-533-7358 / BUBOTH@GMAIL.COM



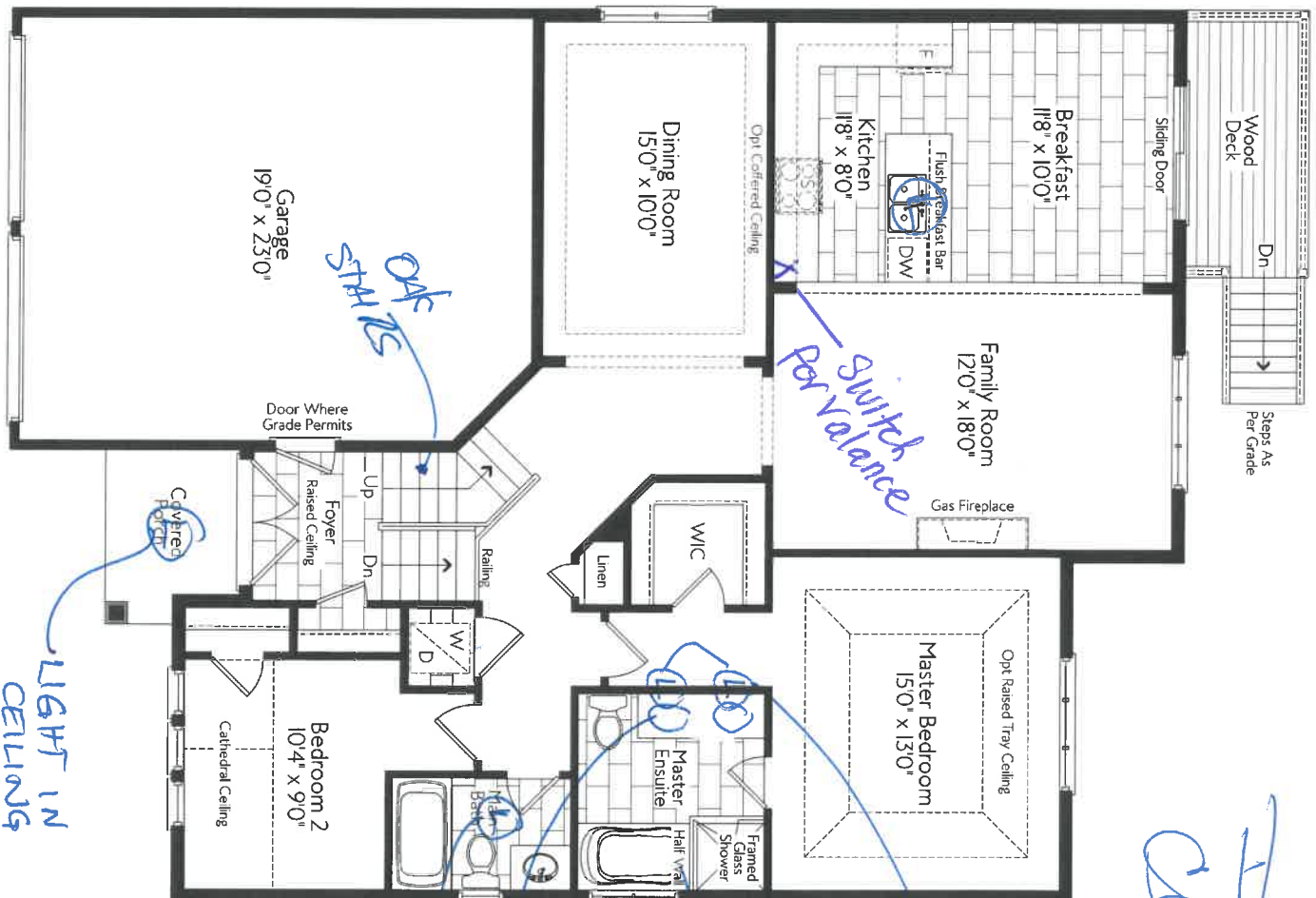
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE TOP LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
#1 OAK STAIRS IN LIEU OF CARPET GRADE		JUNE 7 2019
#1C COUNTERTOPS - REMOVE BACKLIP IN KITCHEN, MASTER ENSUITE AND MAIN BATHROOM		JUNE 25 2019
#2C LAMINATE - UPGRADE COLOUR ON MAIN FLOOR DINING, GREAT ROOM & MAIN HALL		JUNE 25 2019
#3C DOUBLE SINK IN MASTER ENSUITE IN LIEU OF SINGLE		JUNE 25 2019
#4C ELECTRICAL - EXTERIOR - LIGHT IN PORCH TO BE ON CEILING, NOT ON WALL		JUNE 25 2019
#5C ELECTRICAL - - MASTER ENSUITE - MOVE THE STANDARD WALL LIGHT TO BE CENTRED OVER ONE SINK AND ADD A CAPPED LIGHT CENTRED OVER THE OTHER SINK		JUNE 25 2019
#6C ELECTRICAL - MAIN BATH - ADD CAPPED LIGHT IN CEILING TO TURN ON WITH EXISTING SWITCH		JUNE 25 2019
#7C ELECTRICAL - KITCHEN - LED STRIP LIGHTNG **SEE PLAN FOR SWITCH LOCATION		JUNE 25 2019
#8C CABINETS - KITCHEN - MATCHING LIGHT VALANCE WITH SOLID BOTTOM		JUNE 25 2019
#9C CABINETS - KITCHEN - DEEP UPPEERS WITH GABLES		JUNE 25 2019
#10C CABINETS - KITCHEN - POT DRAWERS BESIDE STOVE		JUNE 25 2019
#11C CABINETS - KITCHEN - BASE PIE CUT CORNER CABINET		JUNE 25 2019
#12C CABINETS - KITCHEN - CLEAR GLASS DOORS (X4)		JUNE 25 2019
#13C CABINETS - KITCHEN - 60CM DEEP PANTRY BESIDE FRIDGE	16" WIDE (APPROX)	JUNE 25 2019
#14C RAILINGS - METAL - UPGRADE 3		JUNE 25 2019
#15C STAIRS ARE TO BE LEFT UNFINISHED **WAIVER SIGNED		JUNE 25 2019
#16C TILES - MASTER ENSUITE SHOWER WALLS - UPGRADE 1		JUNE 25 2019
#17C TILES - MAIN BATH FLOOR - UPGRADE 2		JUNE 25 2019
#18C WATERLINE TO FRIDGE		JUNE 25 2019
#19C CABINETS - MASTER ENSUITE UPGRADE 1		JUNE 25 2019

ZANCOR HOMES COLOUR CHART

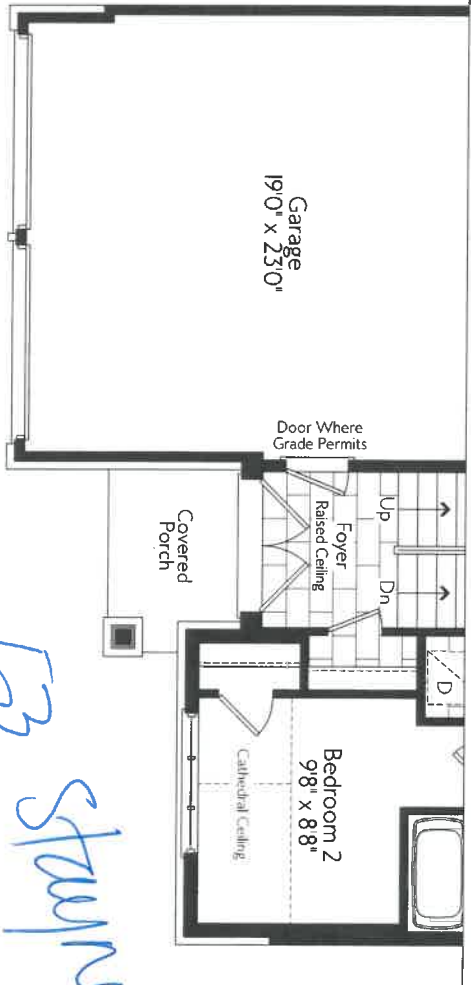
CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	SLAB MDF - GLACIER ✓	H800BC	4925K-07 ✓		
Island	SLAB MDF - GLACIER ✓	H800BC	4925K-07 ✓		
Master Ensuite	EURO ANTHRACITE HIGH GLOSS (1) ✓	K300P	4589K-07 ✓		
Main Bath	EURO BLACKWOOD ✓	K300BC ✓	4886-38 ✓		
Basement Bath	EURO STORM ✓	K1100AI ✓	P344LM ✓		
Laundry	N/A				
TILES					
Main Foyer	NEW BYZANTINE ASSURO 12 X 24 *BRICK ✓				
Basement Foyer	CARPET				
Kitchen	LIVORNO 18 X 18 ✓				
Breakfast	LIVORNO 18 X 18 ✓				
Kitchen Bk.Splash	N/A				
Laundry	NEW BYZANTINE ASSURO 12 X 24 *BRICK ✓				
Mstr Ensuite Floor	VERSAL GRIS.18 X 18 ✓				
Mstr Ensuite Shower WALL	WHITE WEAVE 8 X 10 (1) ✓				
Master Shower Floor	WHITE 2 X 2 ✓				
Master Shower JAMB	BIANCO CARRARA ✓				
Main Bath Floor	BIEL BIANCO 12 X 24 *BRICK (2) ✓				
Main Bath Wall	UNIWALL WHITE 8 X .10 ✓				
Basement Bath Floor	ALLURE GREY 12 X 24 *BRICK ✓				
Basement Bath Wall	UNIWALL TENDER GREY 8 X 10 ✓				
HARDWOOD / CARPET					
		TILES			
Kitchen/ Breakfast					
Family Room	TORLYS FJORD - NORD OAK 6-1/8"				
Dining Room	TORLYS FJORD - NORD OAK 6-1/8"				
Main hall	TORLYS FJORD - NORD OAK 6-1/8"				
Library	N/A				
Upper Hall	N/A				
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T17				
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T17				
Bedroom 3 BASEMENT	CARPET - OPENING NIGHT - COLOUR T17				
FIREPLACES					
LOCATION	GREAT ROOM	MANTLE	COUNTRYSIDE (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 53		
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 1 OF 2 **			Purchaser Initial		Vendor

ZANCOR HOMES COLOUR CHART

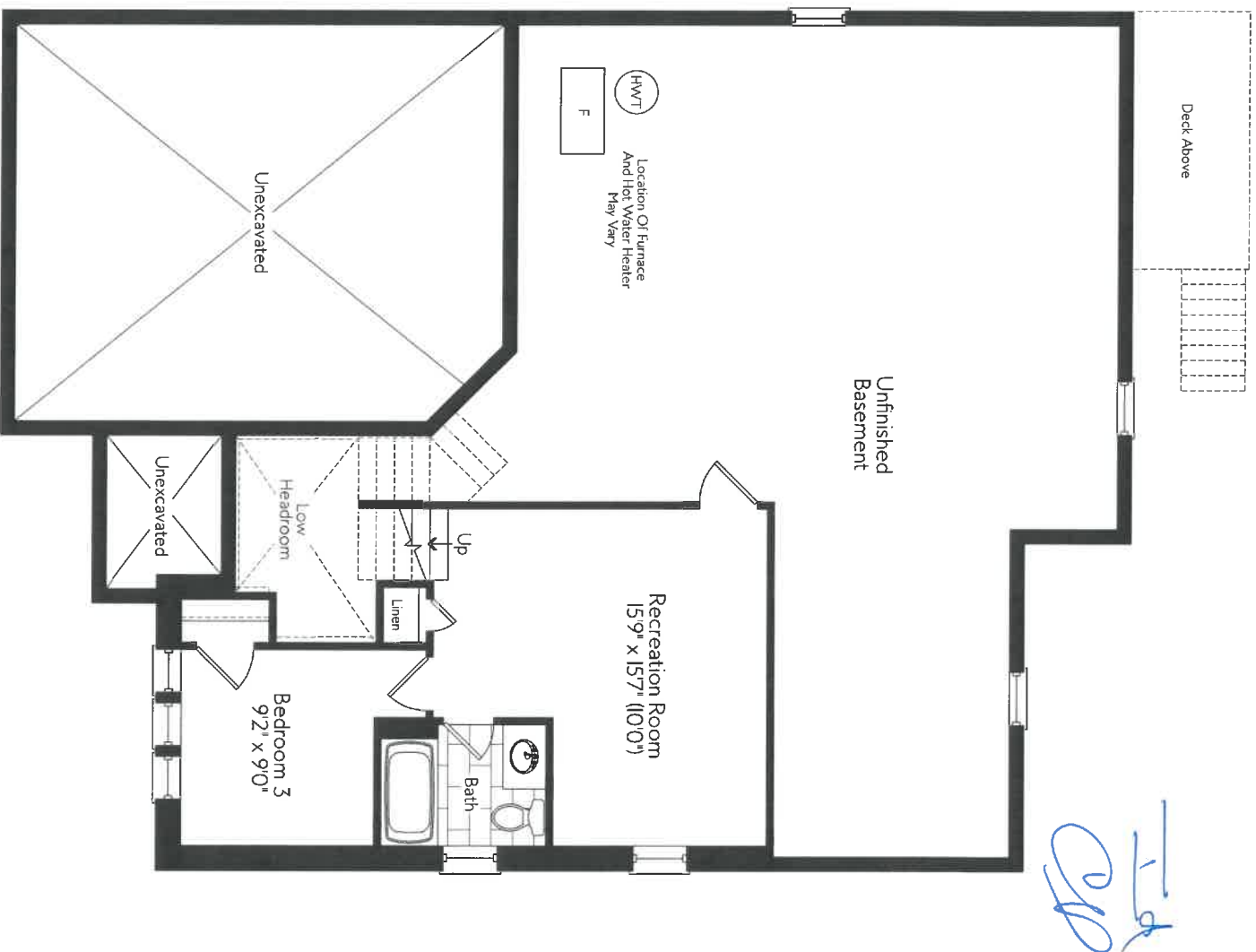
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stairs (CARPET or OAK):		OAK STAIRS	
STAIN		STAIRS TO REMAIN UNFINISHED **WAIVER SIGNED	
Main to Basement Hailing Details:		METAL - BLACK - SINGLE COLLAR WITH ALT PLAIN	
TRIM			
Casing/Baseboards		STANDARD	
Interior Doors		STANDARD	
Interior Door Hardware		STANDARD	
Exterior Door Hardware		STANDARD	
PAINT			
THROUGHOUT		WARM GREY	
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
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	NO		
WATERLINE to Fridge	YES		
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			Id
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			Id
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			Id
SITE:	STAYNER	LOT: 53	
PURCHASER(S):	CARMEN & INGEMAR DEVERA		Id
HOME #/CELL #	647-523-1007		JUNE 25 2019
EMAIL:	BUBOTH@GMAIL.COM		
DÉCOR NOTES		Purchaser Signature	Date
FOR TRADE USE			
Any upgrades in the colour chart must be accompanied with a PES.		Décor Consultant 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.			
*** PAGE 2 OF 2 ***		Vendo Signature	Date



GROUND FLOOR
ELEVATION A

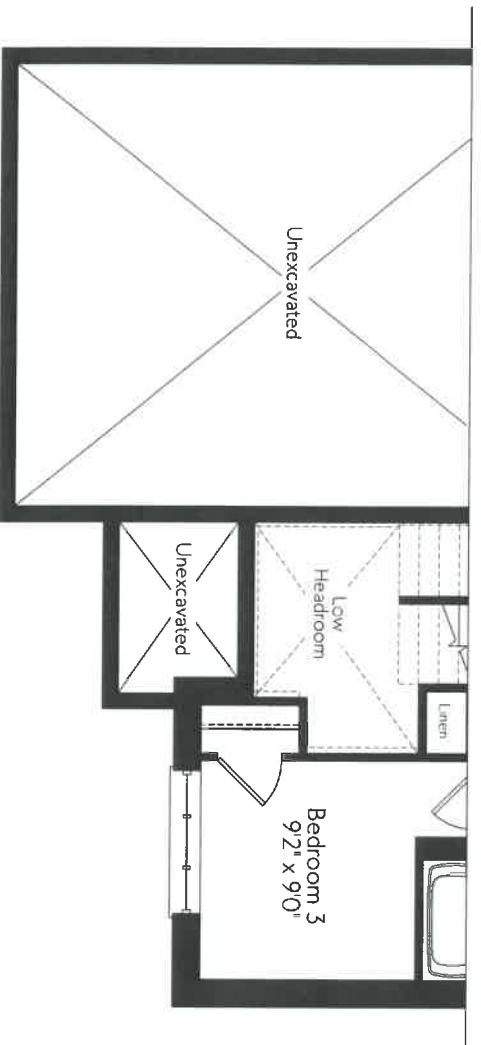


PARTIAL
GROUND FLOOR
ELEVATION B



BASEMENT
ELEVATION A

63 Stamped



PARTIAL
BASEMENT
ELEVATION B



APPLIANCE ACKNOWLEDGEMENT

905-303-6909
Wayne@
Coast Appliances

- ▶ 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"

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)

RANGE

**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

SITE

LOT

June 25/19

Stapner

53

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

SITE Stapler LOT 53 DATE June 25/19



The
COUNTRYSIDE
Signature Series

53 Stained

*Id
Qa*



WAIVER UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT / SITE: 53 STAYNER

HOMEOWNER(S): CARMEN & INGEMAR DEVERA

DATE: JUNE 25 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 25 day of JUNE, 20 19

Purchaser

Witness

Purchaser

Witness