

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2019-08-29 / 3:18 PM / Page 1 of 1

Site: STAYNER  
Lot: 46  
Model: 50-01 BLUE (B)  
Purchaser: MARK MARTIN & STEPHANIE AZZOPARDI  
Phone/Email: STEPHANIEAZZOP@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 OAK STAIRS IN LIEU OF CARPET GRADE		JULY 26 2019
#2 DECK EXTENSION - SIZE TO BE APPROX 6' X 22' WITH WOOD PICKETS AND WOOD HANDRAIL		JULY 26 2019
#3 SLIDING DOORS IN KITCHEN TO HAVE MINI BLINDS		JULY 26 2019
#4 ELECTRICAL - 7 LED POTLIGHTS AS PER SKETCH		JULY 26 2019
#1C AIR CONDITIONER, SIZED ACCORDING TO HVAC CALCULATIONS		AUGUST 23 2019
#2C MASTER ENSUITE - FRAMELESS GLASS SHOWER		AUGUST 23 2019
#3C MASTER ENSUITE - UPGRADE COUNTERTOP TO STONE **INCLUDES OVAL UNDERMOUNT SINK		AUGUST 23 2019
#4C MASTER ENSUITE - INSTALL FLOOR TILES ON SHOWER WALL		AUGUST 23 2019
#5C MASTER ENSUITE - UPGRADE SHOWER FLOOR TILES		AUGUST 23 2019
#6C KITCHEN - UPGRADE 1 CABINETS		AUGUST 23 2019
#7C KITCHEN - UPGRADE COUNTERTOP TO STONE **UNDERMOUNT SINK		AUGUST 23 2019
#8C KITCHEN - UPGRADE UNDERMOUNT SINK - BLANCO 401518		AUGUST 23 2019
#9C KITCHEN - BACKSPLASH		AUGUST 23 2019
#10C KITCHEN - ADJUST CABINETS ABOVE STOVE FOR FUTURE MICROWAVE **INCLUDE PLUG		AUGUST 23 2019
#11C KITCHEN - DEEP UPERS ABOVE FRIDGE WITH GABLES		AUGUST 23 2019
#12C KITCHEN - BASE PIE CUT IN CORNER		AUGUST 23 2019
#13C KITCHEN - RISER AND CROWN MOULDING ON CABINET TO CEILING		AUGUST 23 2019
#14C WATERLINE TO FRIDGE		AUGUST 23 2019
#15C MAIN BATH - HORIZONTAL BRICK ON TUB WALL		AUGUST 23 2019
#16C BASEMENT BATH - HORIZONTAL BRICK ON TUB WALL		AUGUST 23 2019
#17C MASTER ENSUITE - SINGLE LEVER, SINGLE HOLE FAUCET - CHATEAU		AUGUST 23 2019
#18C HARDWOOD - UPGRADE 1 IN FAMILY ROOM		AUGUST 23 2019
#19C STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		AUGUST 23 2019
#20C INTERIOR DOORS - STYLE UPGRADE TO SANTA FE		AUGUST 23 2019
#21C INTERIOR RAILINGS - METAL SINGLE COLLAR ALT. PLAIN		AUGUST 23 2019
#22C INTERIOR TRIM - UPGRADE 1 - 5 INCH FLAT MDF BASEBOARD 3" FLAT CASING		AUGUST 23 2019

ZANCOR HOMES COLOUR CHART

CABINETS / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SIERRA MDF - FOG GREY (1)	H800BC	EMERSTONE CARRARA (2)	
Island	SIERRA MDF - FOG GREY (1)	H800BC	EMERSTONE CARRARA (2)	
Master Ensuite	SLAB MEL - HIGH GLOSS WHITE	H800BC	EMERSTONE CARRARA (2)	
Main Bath	SLAB MEL - HIGH GLOSS WHITE	H800BC	4925K-07	
Basement Bath	SLAB MEL - HIGH GLOSS WHITE	H800BC	4925K-07	
Laundry	N/A			
TILES				
Main Foyer		LIVORNO 18 X 18 **BRICK		
Basement Foyer		CARPET		
Kitchen		LIVORNO 18 X 18 **BRICK		
Breakfast		LIVORNO 18 X 18 **BRICK		
Kitchen Bk.Splash	ICEBURG MARBLE RANDOM STRIPS			
Laundry	N/A			
Mstr Ensuite Floor		LIVORNO 18 X 18 **BRICK		
Mstr Ensuite Shower WALL		LIVORNO 18 X 18 **BRICK		
Master Shower Floor	VOLKAS POLISHED WHITE 2 X 2			
Master Shower JAMB	BIANCO CARRARA			
Main Bath Floor	LIVORNO 18 X 18 **BRICK			
Main Tub Wall	CINQ GREY 8 X 10 **HORIZONTAL BRICK			
Basement Floor	LIVORNO 18 X 18 **BRICK			
Basement Tub Wall	CINQ GREY 8 X 10 **HORIZONTAL BRICK			
HARDWOOD / CARPET				
TILE				
Kitchen/ Breakfast		VINTAGE OAK - 3-1/4" GOTHAM - SMOOTH		
Family Room		N/A		
Dining Room	VINTAGE OAK - 3-1/4" GOTHAM - SMOOTH			
Main hall				
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T-03 w/STANDARD UNDERPAD			
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T-03 w/STANDARD UNDERPAD			
Bedroom 3 BASEMENT	CARPET - OPENING NIGHT - COLOUR T-03 w/STANDARD UNDERPAD			
BASEMENT	CARPET - OPENING NIGHT - COLOUR T-03 w/STANDARD UNDERPAD			
FIREPLACES				
LOCATION	FAMILY ROOM	MANTLE	RIVERSIDE	
MIRRORS & ACCESSORIES				
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	46
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									
Stair (Carpet & Oak)		OAK STAIRS IN LIEU OF CARPET							
Stain:		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE							
INTERIOR RAILINGS:		METAL - SINGLE COLLAR WITH ALT. PLAN, GROOVED HANDRAIL, SQUARE POST							
TRIM									
Casing/Baseboards		UPGRADE - 5 INCH MDF FLAT BASEBOARD / 3 INCH MDF FLAT CASING							
Interior Doors		JELDOWEN SANTA FE							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
THROUGHOUT		WARM GREY							
PLUMBING- UPGRADES TO BE DETAILED ON PES									
FIXTURES		FAUCETS		NOTES					
Kitchen	UPGRADE SINK	STANDARD		UNPGRADE SINK - SEE EXTRAS					
Island	N/A								
Master Ensuite	UPGRADE SINK	UPGRADE		SINGLE HOLE FAUCET - SEE EXTRAS					
Main	STANDARD	STANDARD							
Basement	STANDARD	STANDARD							
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'				YES / NO Package Name:					
GAS LINE		UPG (SEE PES)		DECLINED		NOTES			
WATERLINE to Fridge		NO							
Hood Fan Venting SIZE		6 INCH							
ELECTRICAL for Built-in Oven		N/A							
ELECTRICAL for Built-in Micro / OTR		YES				OTR			
ELECTRICAL for Gas Stove / Cooktop		N/A							
ELECTRICAL for Bar Fridge		N/A							
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 Vendors 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:		STAVNER		LOT: 46					
PURCHASER(S):		MARK MARTIN		X		S. Mazzopari AUG 23/19			
HOME #/ CELL #		STEPHANIE AZZOPARDI		X		Purchaser Signature			
EMAIL:		416-829-4961		X		Date			
		STEPHANIEAZZOP@HOTMAIL.COM		X		AUG 23/19			
DÉCOR NOTES				X		Purchaser Signature			
				X		Date			
***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 ***				X		DÉcor Consultant Signature			
				X		Date			
				X		Vendor Signature			
				X		Date			

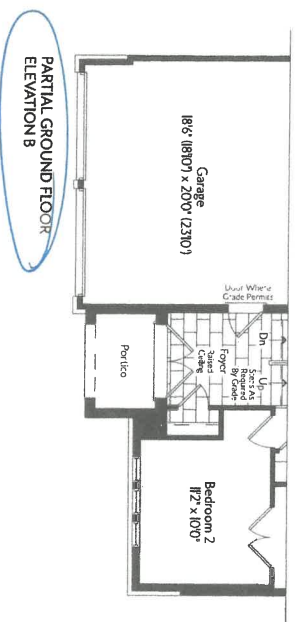
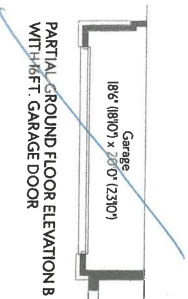
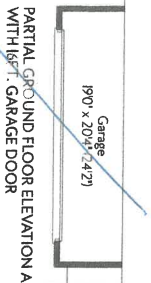
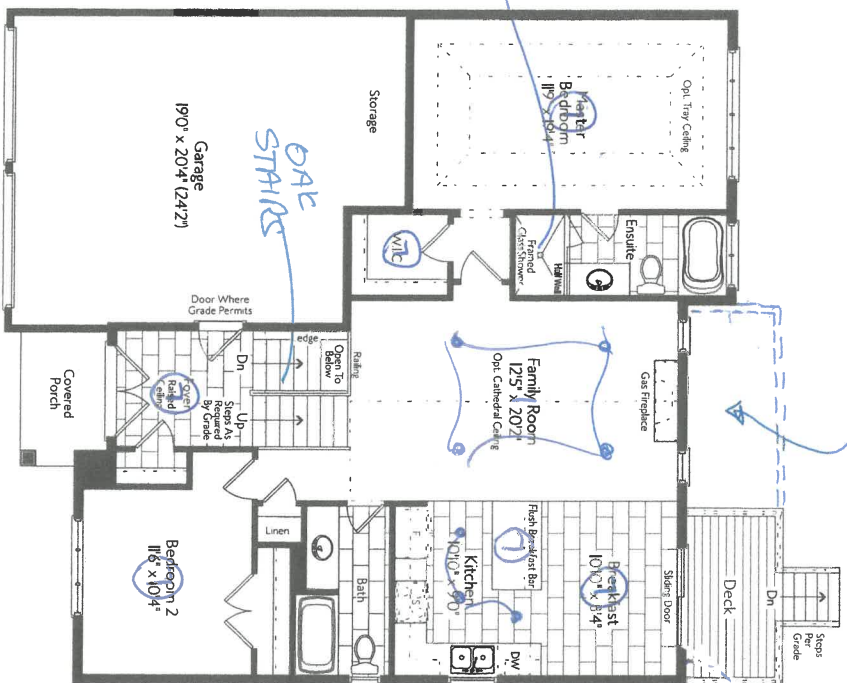


# THE BLUE 50-01

AIR CONDITIONER

DECK EXTENDED  
TOTAL APPROX 6' x 22"

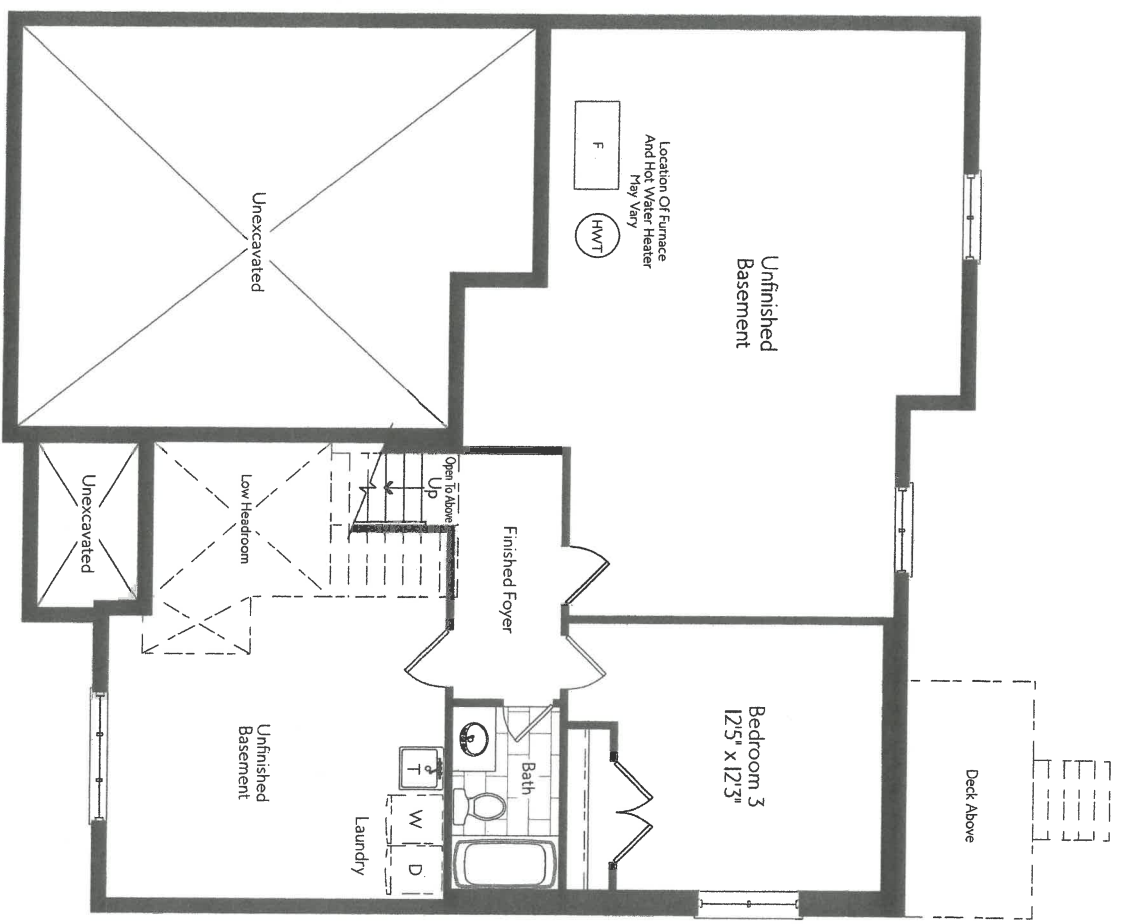
FRAMES  
GLASS



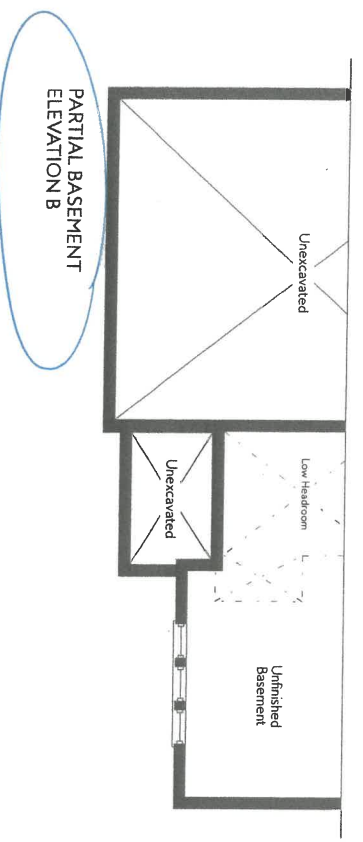
LOT 46 Stayner

SA

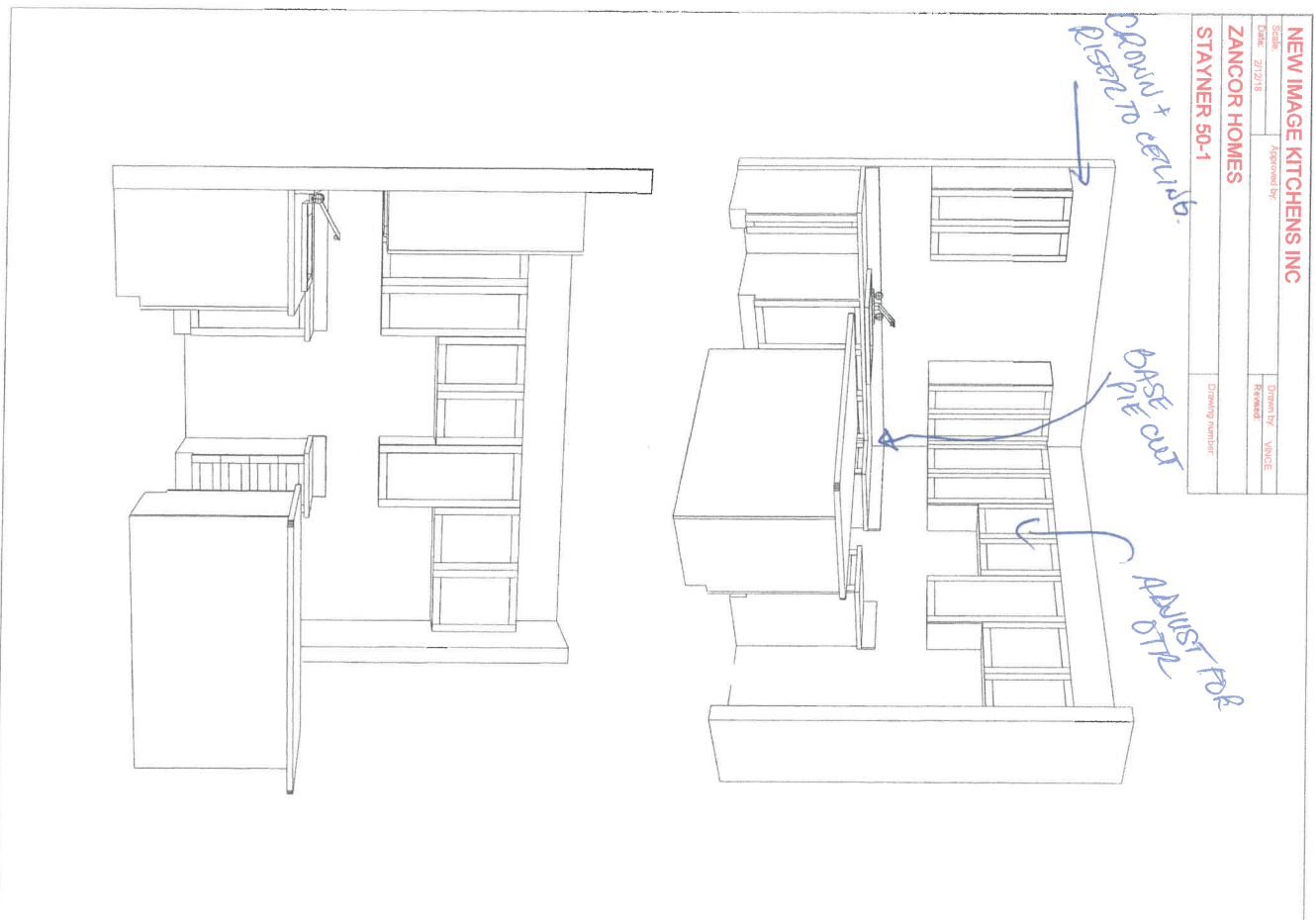
# THE BLUE 50-01



BASEMENT  
ELEVATION A



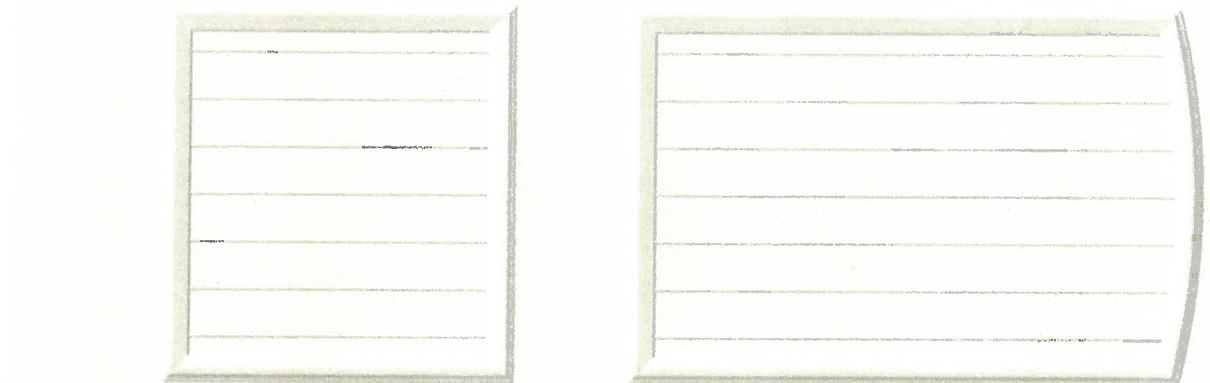
lot 46 stayner  
SA



Lot 46 Stayner  
Aug 23/19

8

**STAYNER – LOT 46**  
**INTERIOR DOORS – SANTA FE (SMOOTH)**



8.

X  
Aug 23/19

**RELEASE FORM  
BRICK/JOINT PATTERN INSTALLATION**

LOT # 46 PURCHASER'S NAME STEPHANIE AZZOPARDI  
MARK MARTIN

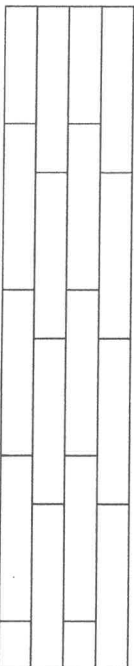
SITE NAME STAYNER

\*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 avoidlippage. Attached with this letter, you will find a layout of the 1/4 brick installation that has been recommended.



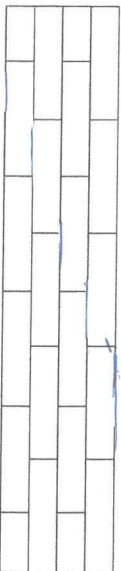
Location(s) FOYER  
KITCHEN/BREAK  
ME #1002  
MAIN BATH FLOOR  
BASEMENT FLOOR

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) Master shower  
main tub wall  
Basement tub wall

X S. Stayner  
Homeowner's Signature  
Date Aug. 23/19

X \_\_\_\_\_  
Homeowner's Signature  
Date Aug 23/19

\_\_\_\_\_  
Décor Consultant  
Date \_\_\_\_\_



APPLIANCE ACKNOWLEDGEMENT

CONTACT: Wayne @ Coast Appliances (905) 303-6909 / 1748 Credit Stone Circle, Vaughan

- ▶ 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 INITIALS

- Fridge Opening ▶ 36" (+/-) x 74" (+/-)  
\*\*Space above the fridge is required due to proper air flow
- Stove Opening ▶ 30"
- Hood Fan Opening ▶ 30"
- Hood Fan Vent ▶ 6"
- Dishwasher Opening ▶ 24"

Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE (if not received during appointment)

\*\*\*Specs that require changes/modifications after this date will not be accepted\*\*\*

UPGRADE APPLIANCE OPENING REQUIREMENTS:

HOMEOWNER INITIALS

- FRIDGE ☐ Built-In ☐ Flush Inset
- ☐ Paneled / Integrated ☐ Water Line Required

- RANGE ☐ 36" ☐ Cooktop (Apron front)
- ☐ 48" ☐ Cooktop (Dropin)
- ☐ Gas ☐ Induction

\*\*Countertop Cut-out charge required for cooktop

- HOOD FAN & VENT ☒ Under Cabinet (Standard) ☒ 6 Inch (Standard)
- ☐ Chimney (centre vent) ☐ 8 Inch
- ☐ Insert / Liner ☐ 10 Inch

- WALL OVEN & MICRO ☐ Single Oven ☐ Over the Range Microwave
- ☐ Double Oven ☒ Built-in Microwave (\*trim kit required)
- ☐ Steam Oven
- ☐ Warming Drawer

DATE Aug 23/19 SITE STAYNER LOT 46

\*\* 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.

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**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 spilled 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, mosaic 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\*\***

SITENumber46DATEAug 23 19