

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2019-10-03 / 4:36 PM / Page 1 of 1

Site: STAYNER
Lot: 17
Model: BLUE 50-01 (B)
Purchaser: SLAWOMIR & ZENONA OZIEMSKI
Phone/Email: 905-703-4760 / SLAWMEC77@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 |
| | | |
| | 8 FOOT DOORS ON MAIN FLOOR | SCHEDULE E |
| | OAK STAIRS IN LIEU OF CARPET GRADE | SCHEDULE E |
| #1 | VINYL INSTALLED IN KITCHEN AND BREAKFAST IN LIEU OF TILE | SEPTEMBER 24 2019 |
| #2 | VINYL INSTALLED IN MASTER BEDROOM AND BEDROOM 2 IN LIEU OF CARPET | SEPTEMBER 24 2019 |
| #3 | VINYL INSTALLED IN FAMILY ROOM AND MAIN HALL IN LIEU OF CARPET | SEPTEMBER 24 2019 |
| #4 | KITCHEN - ADJUST CABINETS FOR FUTURE OTR ***INCLUDES ELECTRICAL PLUG | SEPTEMBER 24 2019 |
| #5 | KITCHEN - 12" DEEP BY 24" WIDE PANTRY IN KITCHEN | SEPTEMBER 24 2019 |
| #6 | KITCHEN - POT DRAWERS IN ISLAND (X2) | SEPTEMBER 24 2019 |
| #7 | RAILINGS - UPGRADE 2 TO METAL | SEPTEMBER 24 2019 |
| #8 | STAIRS TO REMAIN UNFINISHED ***WAIVER SIGNED | SEPTEMBER 24 2019 |
| #9 | WATERLINE TO FRIDGE | SEPTEMBER 24 2019 |
| #10 | AIR CONDITIONER **NOTE - TO BE INSTALLED ON STREET SIDE OF HOUSE (NOT IN BACKYARD) | SEPTEMBER 24 2019 |
| #11 | BBQ GAS LINE AT REAR | SEPTEMBER 24 2019 |

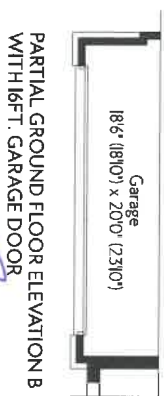
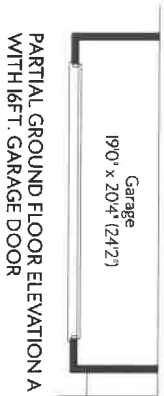
ZANCOR HOMES COLOUR CHART

| CABINETRY / COUNTERTOPS | | | | | |
|--|---|---------------------|---------------------------|--------|--|
| | DOOR STYLE | HARDWARE | COUNTERTOP | EDGE | |
| Kitchen | ✓ EURO HIGH GLOSS - WHITE | H800BC | / 4925K-07 | | |
| Island | ✓ EURO HIGH GLOSS - WHITE | H800BC | / 4925K-07 | | |
| Master Ensuite | ✓ EURO OLMO CARISMA | H800BC | ✓ P948-CA | | |
| Main Bath | SIERRA PVC WHITE ✓ | H800BC | 4925K-07 | | |
| Basement Bath | SIERRA PVC WHITE ✓ | H800BC | 4925K-07 | | |
| Laundry | N/A | | | | |
| TILES | | | | | |
| Main Foyer | NEW BYZANTINE ASSURO 12 X 24 **BRICK ✓ | | | | |
| Basement Foyer | CARPET | | | | |
| Kitchen | VINYL | | | | |
| Breakfast | VINYL | | | | |
| 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 ASSURO 12 X 24 **BRICK ✓ | | | | |
| Main Bath tub wall | UNIWALL WHITE 8 X 10 ✓ | | | | |
| Basement Bath Floor | NEW BYZANTINE ASSURO 12 X 24 **BRICK ✓ | | | | |
| Basement Tub Wall | UNIWALL WHITE 8 X 10 ✓ | | | | |
| HARDWOOD / CARPET | | | | | |
| Kitchen ✓ | TORLYS EVERWOOD PREMIER 4-7/8" - BEACH HOUSE EW23001 | | | | |
| Breakfast ✓ | TORLYS EVERWOOD PREMIER 4-7/8" - BEACH HOUSE EW23001 | | | | |
| Family Room ✓ | TORLYS EVERWOOD PREMIER 4-7/8" - BEACH HOUSE EW23001 | | | | |
| Dining Room | N/A | | | | |
| Main hall ✓ | TORLYS EVERWOOD PREMIER 4-7/8" - BEACH HOUSE EW23001 | | | | |
| Library | N/A | | | | |
| Upper Hall | N/A | | | | |
| Master Bedroom ✓ | TORLYS EVERWOOD PREMIER 4-7/8" - BEACH HOUSE EW23001 | | | | |
| Bedroom 2 ✓ | TORLYS EVERWOOD PREMIER 4-7/8" - BEACH HOUSE EW23001 | | | | |
| Bedroom 3 (BASEMENT) | CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD ✓ | | | | |
| FIREPLACES | | | | | |
| LOCATION | FAMILY ROOM | MANTLE | RIVERSIDE (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 | 17 | |
| 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

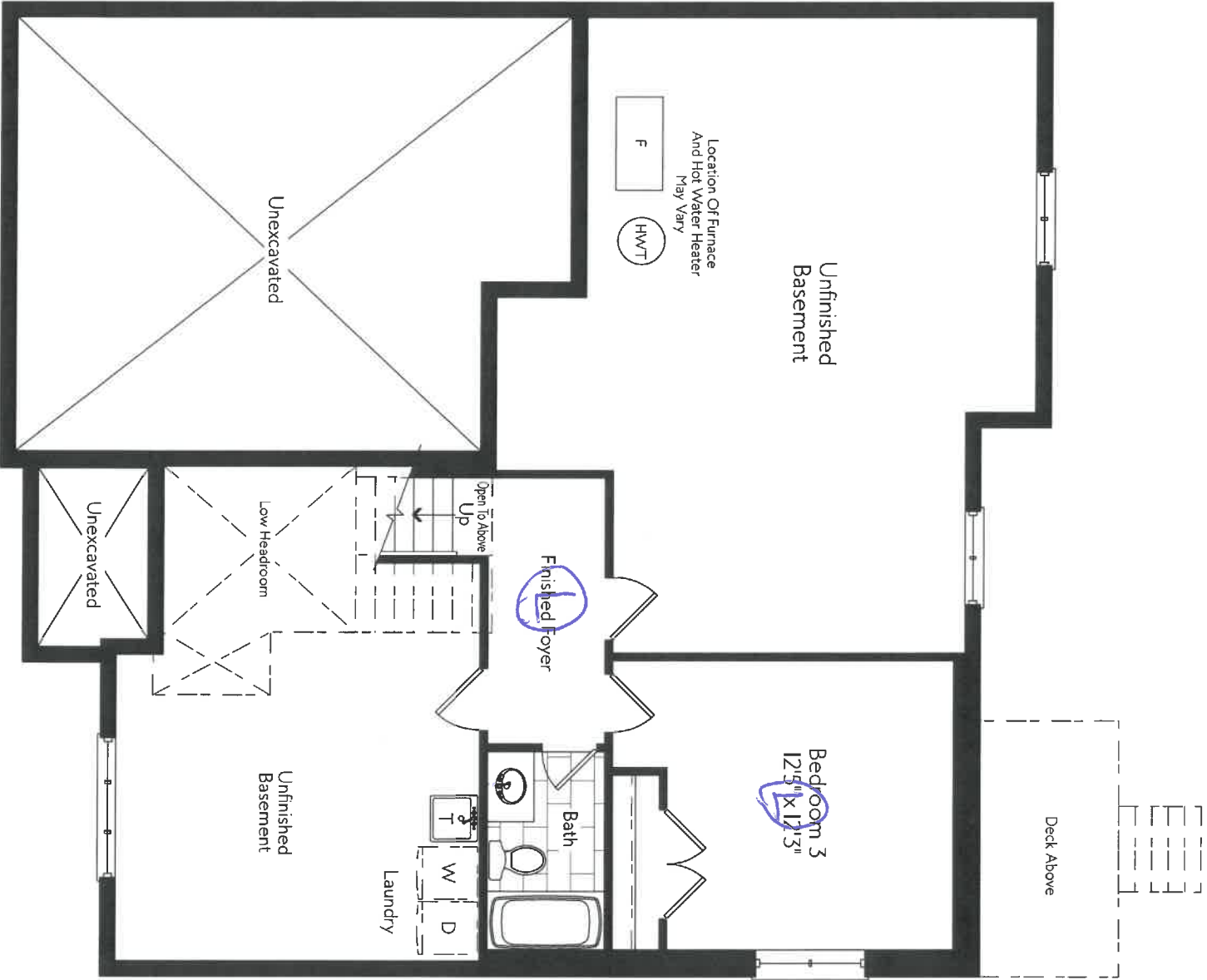
| | | | | |
|---|--|----------------------------|---------------------|--|
| STAIRS, RAILING & PICKETS & STAIR STAIN | | | | |
| Stairs (OAK or CARPET): | OAK STAIRS | | | |
| Stain: | UNFINISHED ***WAIVER SIGNED | | | |
| Main to Basement Railing Details: | UPGRADE 1 - METAL BLACK ALL PLAIN, SQUARE POST WITH REVEAL | | | |
| TRIM | | | | |
| Casing/Baseboards | STANDARD | | | |
| Interior Doors | STANDARD STYLE - 8 FEET HIGH ON MAIN FLOOR | | | |
| Interior Door Hardware | STANDARD | | | |
| Exterior Door Hardware | STANDARD | | | |
| PAINT | | | | |
| COMMON AREAS & BEDROOMS | WARM GREY | | | |
| ALL BATHROOMS | BIRCH WHITE | | | |
| PLUMBING- UPGRADES TO BE DETAILED ON PES | | | | |
| | FIXTURES | FAUCETS | NOTES | |
| Kitchen | STANDARD | STANDARD | | |
| Island | STANDARD | STANDARD | | |
| Master Ensuite | STANDARD | STANDARD | | |
| 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: | | |
| | 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 Vendors selection must be accepted by the purchaser | | | 20 | |
| Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs | | | 5.14 | |
| Purchaser has checked and acknowledged accuracy of colour and selections before signing. | | | 10 | |
| | | | 5.14 | |
| SITE: | STAVNER | LOT: 17 | | |
| PURCHASER(S): | SLAWOMIR OZIEWSKI ZENONA OZIEWSKI | | SEPT 24 2019 | |
| HOME #/CELL # | 905-703-4760 | | Date | |
| EMAIL: | SLAWMEC77@GMAIL.COM | | Purchaser Signature | |
| DÉCOR NOTES | | Date | | |
| ***FOR TRADE USE*** | | Purchaser Signature | | |
| Any upgrades in the colour chart must be accompanied with a PES. | | Decor Consultant Signature | | |
| It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation. | | Date | | |
| *** PAGE 2 OF 2 *** | | Vendor Signature | | |

THE BLUE 50-01

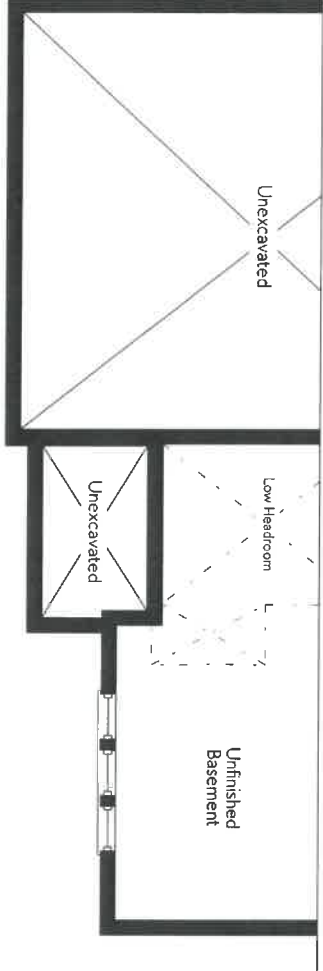


- 8 Foot Doors
- AIR CONDITIONER @ SOUT SIDE OF HOME (NOT BACK)

THE BLUE 50-01



BASEMENT
ELEVATION A



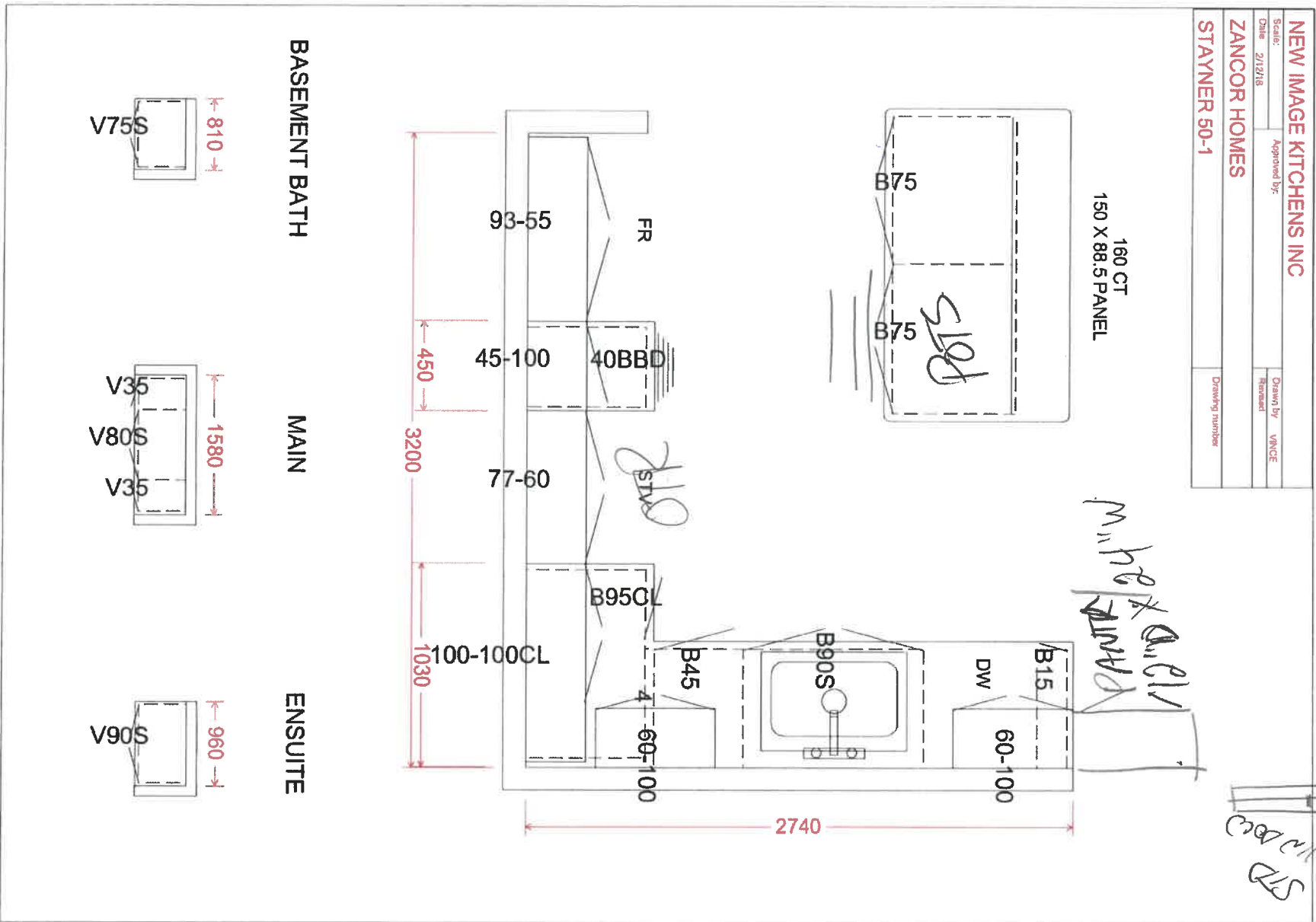
PARTIAL BASEMENT
ELEVATION B

SH.

70

| | | | |
|------------------------|--------------|----------------|-------|
| NEW IMAGE KITCHENS INC | | | |
| Scale: | Approved by: | Drawn by: | VANCE |
| Date: 2/12/18 | | Reviewed | |
| ZANCOR HOMES | | Drawing number | |
| STAYNER 50-1 | | | |

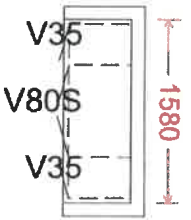
STB
 BUT TO
 CORNER
 LOT.



BASEMENT BATH

MAIN

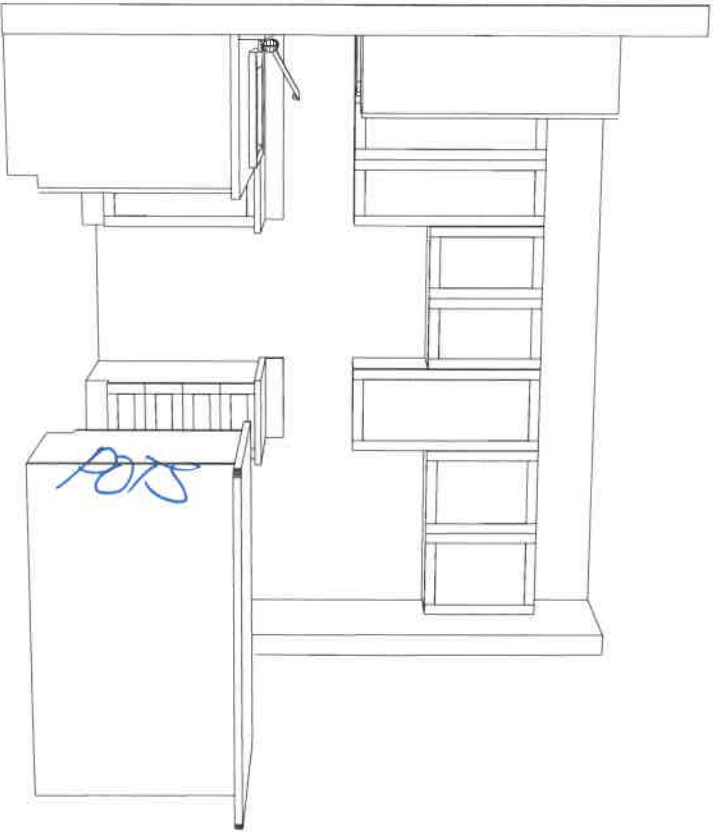
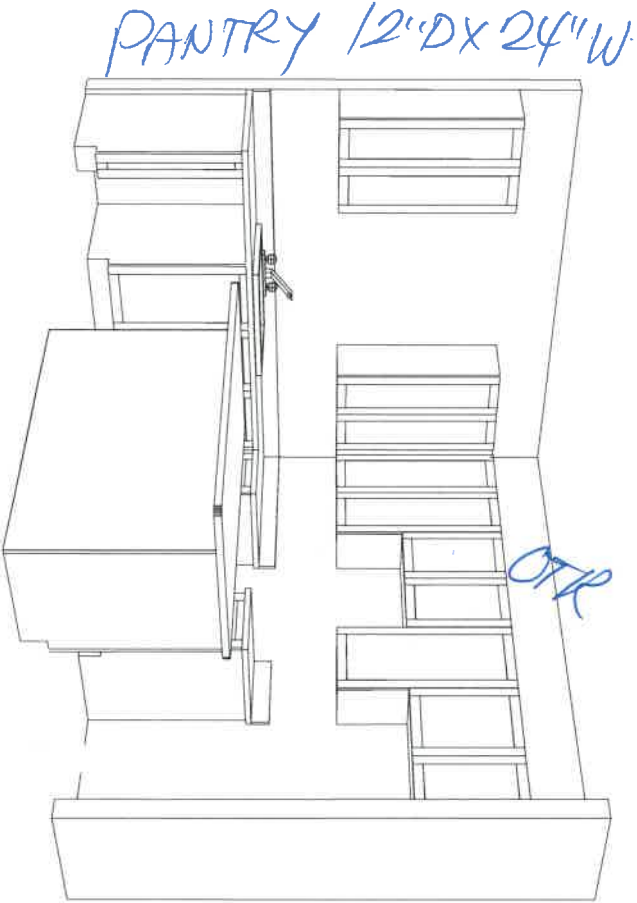
ENSUITE



S.H.

20

| | | | |
|------------------------|--------------|-----------------|--|
| NEW IMAGE KITCHENS INC | | | |
| Scale: | Approved by: | Drawn by: VMCE | |
| Date: 2/12/18 | | Revised: | |
| ZANCOR HOMES | | | |
| STAYNER 50-1 | | Drawing number: | |



S.H. 20

THE
GALLERY
BY ZANCOR

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE: 17 Stayner
HOMEOWNERS: OZIEMSKI
DATE: SEP. 24/19.

OPTION 1

I/we the Homeowner(s) have chosen to contact the Home Automation Company to select the locations of the rough-ins for **Cable, CAT5, Telephone** as included in our Agreement of Purchase Sale.

I/we the Homeowner(s) will contact the trade within 4 weeks of the date of this release to select locations of the standard rough-ins review other optional products for purchase.

Trade: **Smart-Tech Systems Ltd.**
Phone: **(905) 761-6469**
Rep: **Ricky Khairi**
Location: **200 Millway Avenue, Unit #8**
Concord, Ont L4K 5K8

Should the homeowner not make these selections within the sufficient time provided, the rough-ins as mentioned above will be installed in locations at the Vendor's discretion.

JO S.H.
Homeowner(s) Initial

OPTION 1

I/we the Homeowner(s) have chosen to not contact the home automation company. I/we the Homeowner(s) have selected the locations for the standard rough-ins for **Cable, CAT5, Telephone** that are included in the Agreement of Purchase and Sale directly with a décor rep .

Homeowner(s) Initial



RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT # 17 PURCHASER'S NAME 021EMSKI

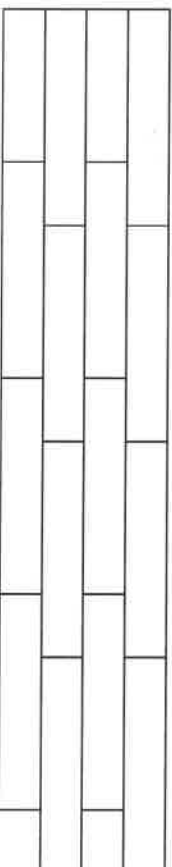
SITE NAME STAYNER

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

Large tiles installation for floor and wall) – ¼ 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 ¼ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.



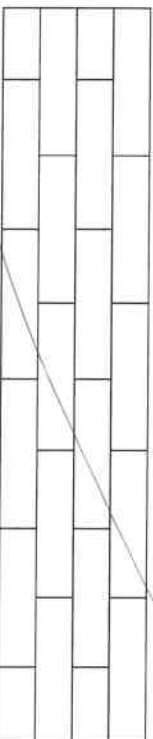
Location(s) Foyer Bath
Main Bath
Basement Bath

Please understand, even in using this ¼ 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) – ½ 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 ½ brick pattern.



Location(s) _____

Homeowner's Signature

Date

Homeowner's Signature

Date

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 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 INITIALS X SH. 70 S.H.

- 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 X SH. 70

- FRIDGE**
- | | |
|--|--|
| <input type="checkbox"/> Built-In | <input type="checkbox"/> Flush Inset |
| <input type="checkbox"/> Paneled / Integrated | <input checked="" type="checkbox"/> Water Line Required |
- PURCHASER**

- RANGE**
- | | |
|------------------------------------|--|
| <input type="checkbox"/> 36" | <input type="checkbox"/> Cooktop (Apron front) |
| <input type="checkbox"/> 48" | <input type="checkbox"/> Cooktop (Dropin) |
| <input type="checkbox"/> Gas | |
| <input type="checkbox"/> Induction | |
- **Countertop Cut-out charge required for cooktop

- HOOD FAN & VENT**
- | | |
|---|---|
| <input type="checkbox"/> Under Cabinet (Standard) | <input checked="" type="checkbox"/> 6 Inch (Standard) |
| <input type="checkbox"/> Chimney (centre vent) | <input type="checkbox"/> 8 Inch |
| <input type="checkbox"/> Insert / Liner | <input type="checkbox"/> 10 Inch |

- WALL OVEN & MICRO**
- | | |
|---|--|
| <input type="checkbox"/> Single Oven | <input checked="" type="checkbox"/> Over the Range Microwave |
| <input type="checkbox"/> Double Oven | <input type="checkbox"/> Built-in Microwave (*trim kit required) |
| <input type="checkbox"/> Steam Oven | |
| <input type="checkbox"/> Warming Drawer | |

DATE Sept 24/19 **SITE** Shayner **LOT** 17

**** 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

Stayner

17

Sept 24/19

WAIVER UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT / SITE:

17 Stuymer.

HOMEOWNER(S):

OZLEMSKI

DATE:

SEP 24/19

CIVIC ADDRESS:

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the oak stairs, handrail, picket and stinger (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 24 day of Sept, 2019

Purchaser

Witness

Purchaser

Witness