

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2019-10-22 / 12:20 PM / Page 1 of 1

Site: STAYNER
Lot: 19
Model: CREEMORE 50-08 (A) CORNER
Purchaser: STEPHANIE HENNDRICKA INGRAM & TRISTAN INGRAM
Phone/Email: 647-522-2614 / STEPHANIEINGRAM@LIVE.CA



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 (AUG 20 2019)	✓	INCLUDED IN APS
OAK STAIRS IN LIEU OF CARPET GRADE (AUG 20 2019)	✓	INCLUDED IN APS
#1 TILES - UPGRADE 2 IN MUD ROOM	✓	OCT 16 2019
#2 TILES - UPGRADE 2 IN FOYER	✓	OCT 16 2019
#3 TILES - UPGRADE 2 IN POWDER ROOM	✓	OCT 16 2019
#4 TILES - UPGRADE 2 IN KITCHEN / BREAKFAST	✓	OCT 16 2019
#5 TILES - MASTER ENSUITE SHOWER FLOOR - UPGRADE TO MARBLE	✓	OCT 16 2019
#6 TILES - MASTER ENSUITE SHOWER WALLS - FLOOR TILES ON WALL	✓	OCT 16 2019
#7 LAMINATE - UPGRADE COLOUR ON MAIN FLOOR	✓	OCT 16 2019
#8 RAILINGS - UPGRADE 3	✓	OCT 16 2019
#9 CABINETS - MASTER ENSUITE - UPGRADE 1	✓	OCT 16 2019
#10 CABINETS - MAIN BATH - UPGRADE 1	✓	OCT 16 2019
#11 TILES - MAIN BATH FLOOR - UPGRADE 2	✓	OCT 16 2019
#12 TILES - MAIN BATH WALL - UPGRADE 1	✓	OCT 16 2019
#13 ELECTRICAL - PLUG ABOVE FIREPLACE APPROX 5'5" ABOVE FINISHED FLOOR	✓	OCT 16 2019
#14 ELECTRICAL - INSTALL THE STANDARD LIGHT IN THE KITCHEN CENTRED OVER THE ISLAND	✓	OCT 16 2019
#15 ELECTRICAL - INSTALL CAPPED BOX IN DEN ON EXISTING SWITCH	✓	OCT 16 2019
#16 ELECTRICAL - INSTALL 2 LED POTLIGHTS IN KITCHEN ON SAME SWITCH AS STANDARD	✓	OCT 16 2019
#17 ELECTRICAL - NSTALL 6 LED POTLIGHTS IN FAMILY ROOM, DELETE STANDARD LIGHT	✓	OCT 16 2019
#18 CABINETS - KITCHEN - DEEP UPPERS WITH GABLE ABOVE FRIDGE	✓	OCT 16 2019
#19 CABINETS - KITCHEN - POT DRAWERS	✓	OCT 16 2019
#20 CABINETS - KITCHEN - 2 BIN GARBAGE RECYCLER IN ISLAND	✓	OCT 16 2019
#21 STAIRS TO REMAIN UNFINISHED ***WAIVER SIGNED	✓	OCT 16 2019

ZANCOR HOMES COLOUR CHART

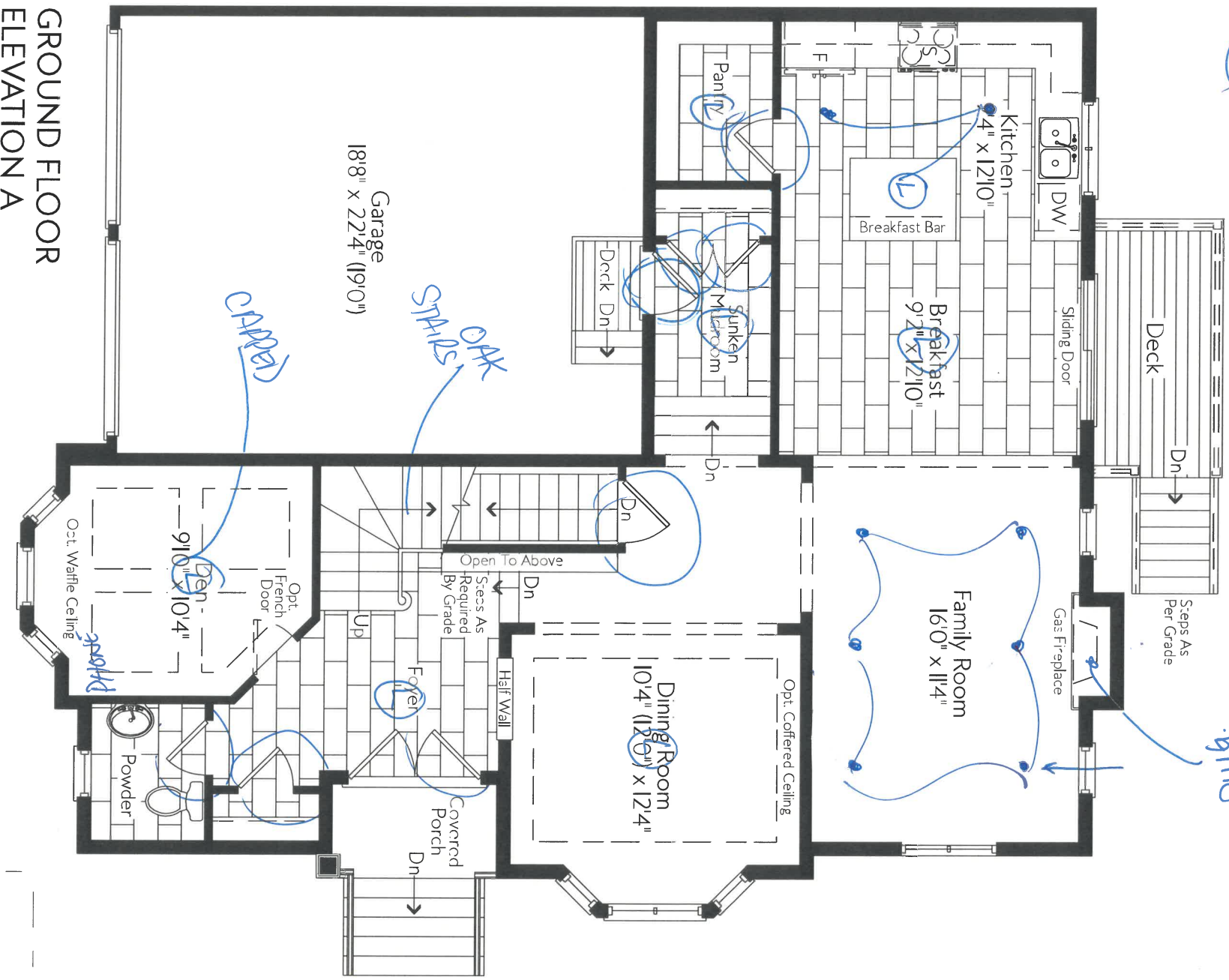
CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	/ 400 SERIES WHITE PVC	H800BC	4886-38	/
Island	/ 400 SERIES WHITE PVC	H800BC	4886-38	/
Powder Room	N/A			
Master Ensuite	MOSAİK MDF - CONCRETE (1)	K1100AC	4486-38	
Main bath	MOSAİK MDF - FOG GREY (1)	K300C	1573-60	/
Laundry	N/A			
TILES				
Main Foyer	/ BIEL WHITE 12 X 24 (2) **BRICK			
Basement Foyer	N/A			
Powder Room	/ BIEL WHITE 12 X 24 (2) **BRICK			
Mud Room	/ BIEL WHITE 12 X 24 (2) **BRICK			
Kitchen	/ BIEL WHITE 12 X 24 (2) **BRICK			
Breakfast	/ BIEL WHITE 12 X 24 (2) **BRICK			
Kitchen Bk.Splash	N/A			
Laundry	LOFT GREY 12 X 24 **BRICK			
Mstr Ensuite Floor	LIVORNO 18 X 18			
Mstr Ensuite Shower WALL	LIVORNO 18 X 18 (1)			
Master Shower Floor	BIANCO CARRARA MARBLE 2 X 4			
Master Shower JAMB	BIANCO CARRARA MARBLE			
Main bath Floor	BIEL MARENGO 12 X 24 (2) **BRICK			
Main bath Wall	WEAVE GLOSSY WHITE 8 X 10 (1)			
HARDWOOD / CARPET				
Kitchen	TILE			
Breakfast	TILE			
Family Room	TORLYS FJORD - ASTRID OAK LAMINATE 6-1/8"			
Dining Room	TORLYS FJORD - ASTRID OAK LAMINATE 6-1/8"			
Main hall	TORLYS FJORD - ASTRID OAK LAMINATE 6-1/8"			
Den/Study	TORLYS FJORD - ASTRID OAK LAMINATE 6-1/8"			
Upper Hall	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
Bedroom 4	CARPET - OPENING NIGHT - COLOUR T20 w/STANDARD UNDERPAD			
STAIRS	OAK STAIRS			
FIREPLACES				
LOCATION	FAMILY 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	19
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

Handwritten notes:
x 2014/19
to completed colours
to have a framing.

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stairs (OAK OR CARPET):	OAK STAIRS		***WAIVER SIGNED	
Stain:	STAIRS TO REMAIN UNFINISHED			
Main to 2nd Railing Details:	UPGRADE 3 - 1-3/4" OAK SQUARE w/CENTRE PANEL, MATCHING 1-3/4" PICKETS			
Main to Basement Railing Details:	MATCHING POST. 2-3/4" SQUARE POST HANDRAIL			
N/A				
TRIM				
Casing/Baseboards	STANDARD			
Interior Doors	8 FEET ON MAIN FLOOR / STANDARD STYLE THROUGHOUT			
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	STANDARD		
Main	STANDARD	STANDARD		
Laundry	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	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: 19		
PURCHASER(S):	STEPHANIE HENNRICKA INGRAM & TRISTAN INGRAM		OCT 16 2019	
HOME #/CELL #	647-522-2614 /		Purchaser Signature	
EMAIL:	STEPHANIEINGRAM@LIVE.CA		Date	
DÉCOR NOTES			Purchaser Signature	
			Date	
			OCT 16 2019	
FOR TRADE USE			Décor Consultant Signature	
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.			Date	
ZANCOR HOMES			Vendor Signature	
*** PAGE 2 OF 2 ***			Date	

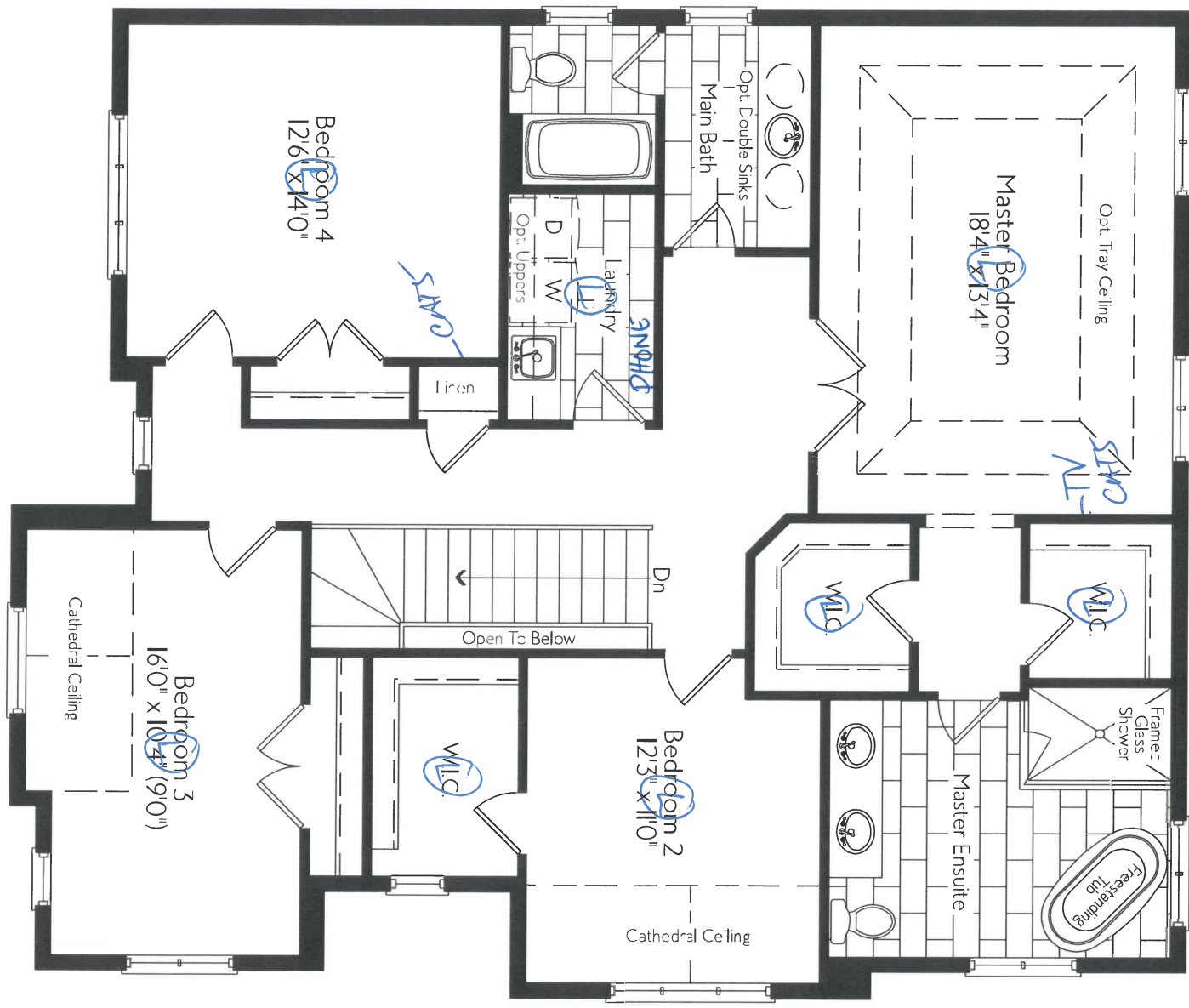
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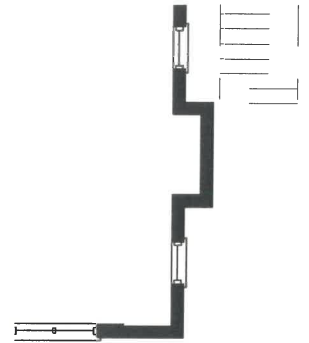
GROUND FLOOR
ELEVATION A

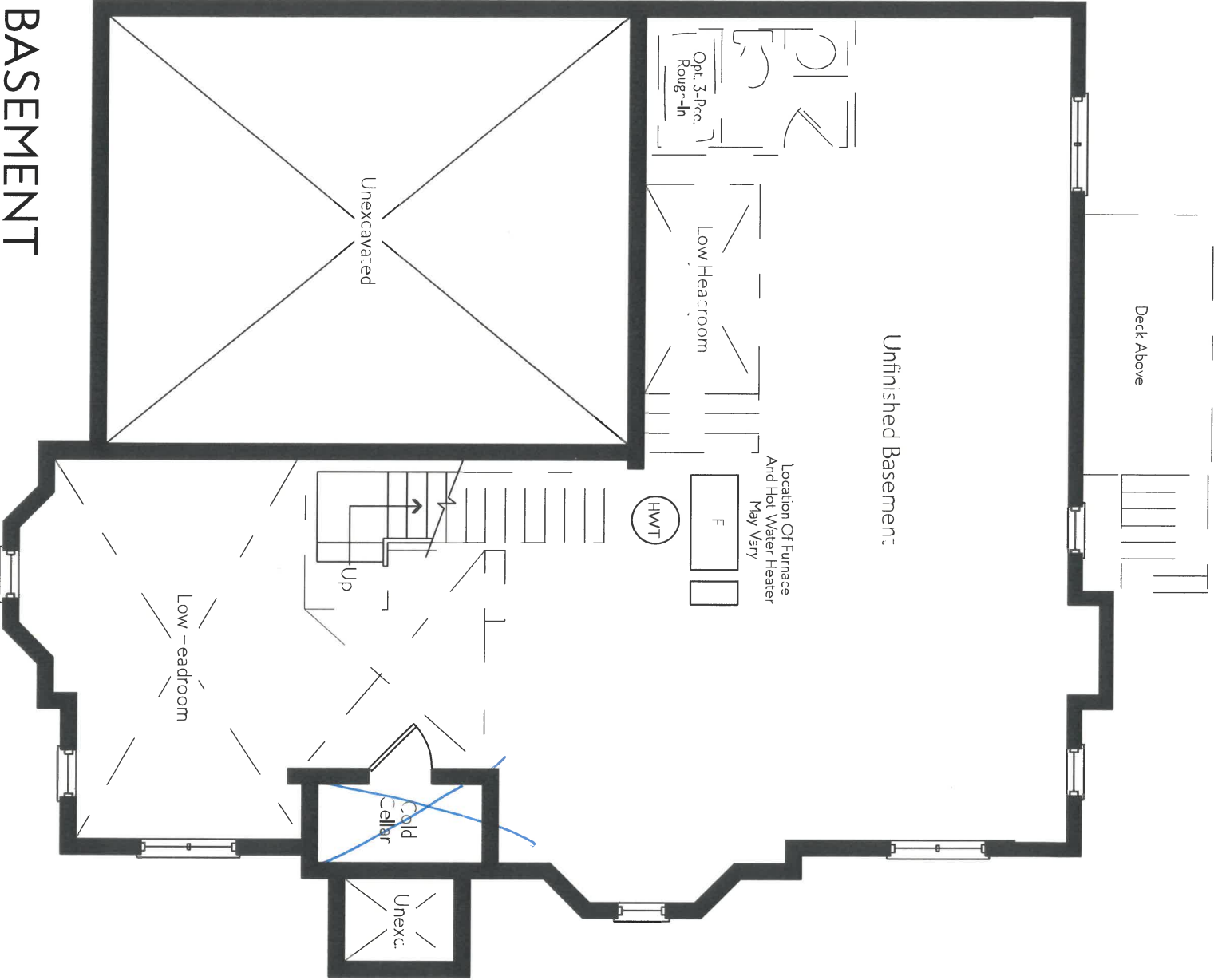


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SECOND FLOOR
ELEVATION A





**BASEMENT
ELEVATION A**

THE
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RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

19 Stainer

HOMEOWNERS:

Maraym

DATE:

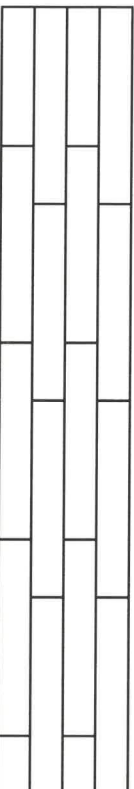
Oct 16/19

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

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 0=1 in 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.



Locations:

Kitchen, Back, Mud,
Laundry, Main.

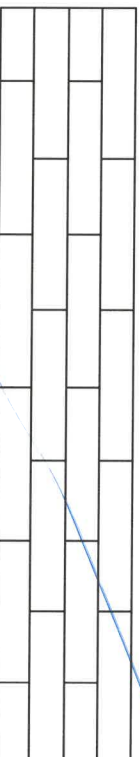
Please understand, even in using this ¼ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

Homeowner(s) Initial

(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.



Locations:

Homeowner(s) Initial

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THE
GALLERY
BY ZANCOR
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:

[Signature]
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"
Dishwasher Opening	▶ 24"	Hood Fan Vent ▶ 6"

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:

[Signature]
HOMEOWNER INITIALS

FRIDGE

<input type="checkbox"/> Built-In	<input type="checkbox"/> Flush Inset
<input type="checkbox"/> Paneled / Integrated	<input type="checkbox"/> Water Line Required

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 &

<input checked="" 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 &

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

DATE <u>Oct 18/17</u>	SITE <u>Stapler</u>	LOT <u>19</u>
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** Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.

**It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.

ZANCOR

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

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HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE: 19 Stuyver
HOMEOWNERS: INGRAM
DATE: OCT 16/19

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.

Homeowner(s) Initial _____

OPTION 2

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 JK

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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 absorbcency 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****

DATE 04/16/19

SITE Stayner

LOT 19

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WAIVER FORM FOR UNFINISHED STAIRS,
HANDRAIL AND PICKETS

LOT / SITE:

19 Stayner

HOMEOWNERS:

Ingram

DATE:

Oct 16/19

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. 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 take full responsibility for any 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 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, The City and the Township of where the dwelling is located, 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 16 day of Oct, 2019.

Homeowner(s) Initials



ZANCOR