



CONSTRUCTION SUMMARY

The Village of Trillium Forest - Zancor North Inc.

PURCHASERS: BRADLEY COSMO and DEMITRA COSMO/ THOMAY VLAHOS

TEL: RES.: 647-991-8959

LOT / PHASE	HOUSE TYPE	PRINT DATE
Block 128 Unit 1 / 3	The Breeze (TH-01) Elev A Opt Loft	14-Sep-17

Ref#	Quantity - Description	Approved	Notes
4552	BONUS 3 Piece standard stainless steel appliances with white front load washer/dryer	09Aug17	
4553	3 PCE ROUGH-IN IN BASEMENT	09Aug17	
4812	CABINETS KITCHEN UP # 1	14Sep17	
4813	CABINETS UPGRADE # 1 MASTER ENSUITE MAIN BATH LOFT BATH	14Sep17	
4814	CABINETS KITCHEN UPGRADE CABINET UPPER TO 39 1/2"	14Sep17	
4815	CABINETS KITCHEN ADD CROWN MOULDING LIGHT VALANCE (NO ELECTRICAL)	14Sep17	
4816	CABINETS KITCHEN 24" DEEP UPPER OVER FRIDGE WITH SIDE PANEL	14Sep17	
4817	CABINETS KITCHEN 2-TONE UPPER CABINETS MDF WHITE ALL BASE CABINETS MAPLE NEW GREY	14Sep17	
4818	RAILINGS UPGRADE TO R 6 (3") GROOVED OAK HANDRAIL 3 1/2" SQUARE OAK POST	14Sep17	
4819	LEAVE OAK STAIRS UNFINISHED	14Sep17	
4820	TRIM UP # 1 BASEBOARD AND TRIM	14Sep17	
4821	TILE DELETE ALL BATHROOM ACCESSORIES	14Sep17	
4823	FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STANDARD FRAMED GLASS	14Sep17	
4824	CABINETS ALLOW FOR FREE STANDING 30" CHIMNEY HOOD DELETE UPPER CABINET ABOVE STOVE	14Sep17	

This Document is Extremely Time Sensitive - Printed 14 Sep 17 at 14:33

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	SIERRA MDF WHITE (1)	H 800 BC	CALCATT A MARBLE 4925K-07			
KITCHEN BASES	SIERRA MAPLE NEW GREY (1)	H 800 BC	CALCATT A MARBLE 4925K-07			
Servery	NA					
Master Ensuite	SIERRA MAPLE TIMBER GREY (1)	H 800 BC	CALCATT A MARBLE 4925K-07			
Main	SIERRA MAPLE NEW GREY (1)	H 800 BC	CALCATT A MARBLE 4925K-07			
Loft Bath	SIERRA MAPLE NEW GREY (1)	H 800 BC	CALCATT A MARBLE 4925K-07			
Ensuite ###	NA					
Powder Room	NA					
Laundry	NA					
Basement Bath	NA					
TILES						
Main Foyer	ALLURE GREY 12" X 24" INSTALL STACKED		INSERTS	THRESHOLDS		
Basement Foyer	NA					
Powder Room	NA					
Mud Room	NA					
Main Hall	ALLURE GREY 12" X 24" INSTALL STACKED					
Kitchen Floor	ALLURE GREY 12" X 24" INSTALL STACKED					
Breakfast Floor	ALLURE GREY 12" X 24" INSTALL STACKED					
Kitchen Bk.Splash	NA					
Laundry	NA					
Mstr Ensuite Floor	CALCATT A GRIS 20" X 20"	/				
Mstr Ens Tub Wall/Deck	UNIWAL WHITE 8 X 10	/	NA			
Master Shower Floor	2 X 2 WHITE	/				
Master Shower lamb	BIANCA CARRERA	/				
Main Bath Floor	ALLURE GREY 12" X 24"	/				
Main Bath Tub Wall	UNIWAL TENDER GREY 8 X 10	/	NA			
Loft Bath Floor	ALLURE GREY 12 X 24 INSTALL STACKED	/				
Loft bath Tub Wall	UNIWAL TENDER GREY 8 X 10	/	NA			
Ensuite ### Bath Floor	NA					
Ensuite ### Bath Wall	NA					
Basement Ensuite Floor	NA					
Basement Ensuite Wall	NA					
HARDWOOD / CARPET						
Living Room		NA				
Dining Room		NA				
Family/Great Room		LEXINGTON BUTTERUM OAK TL-21007				
Den/Study/parlour/Library		NA				
Kitchen *(Waiver)		NA				
Main Foyer *(Waiver)		NA				
Main Hall		NA				
Upper Hall		NA				
Master Bedroom		LEXINGTON BUTTERUM OAK TL-21007				
Bedroom 2		LEXINGTON BUTTERUM OAK TL-21007				
Bedroom 2/3 Loft		OPENING NIGHT T-03				
Bedroom 3/4 Loft		OPENING NIGHT T-03				
Carpet Underpad		STANDARD				
Basement Rec Room		OPENING NIGHT T-03				
FIREPLACES						
LOCATION	NA	Opt. Surround	NA	MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	STANDARD	Opt. Crown Moulding		NA		
Bathroom Accessories	DELETE ALL	location		NA		
Purchaser has reviewed the colour chart						
FOR TRADE USE			SITE & LOT			
			WASAGA			
			128-1			
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	SEP 04 2017 Vendor		

WASAGA

ZANCOR HOMES COLOUR CHART

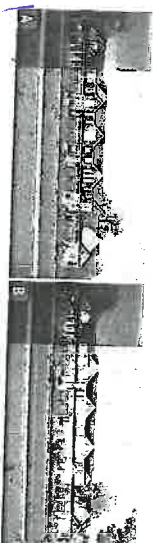
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	LEAVE UNFINISHED		
White Paint Req'd	NA		
Main to Loft Railing Details:	STANDARD IRON/UPGRADE R6 (3") OAK GROOVED HANDRAIL /3 1/2" SQUARE OAK POSTS		
Main to Basement Railing Details:	STANDARD IRON/UPGRADE R6 (3") OAK GROOVED HANDRAIL /3 1/2" SQUARE OAK POSTS		
TRIM			
Casing/Baseboards	UPGRADE # 1 STEP		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARRIM GREY
Living Room	NA	Bedroom 2	WARRIM GREY
Dining Room	NA	Bedroom 2&3	Loft WARM GREY
Family/Great room	WARM GREY	Bedroom 3 & 4	Loft WARM GREY
Den/Study	NA	Master Ens.	WARM GREY
Main Hall	WARM GREY	Main	WARM GREY
Laundry	NA	Twin	NA
Powder Room	NA	Basement REC	WARM GREY
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	STANDARD	STANDARD	
Master Ensuite	NA		
Main	STANDARD	STANDARD	
Loft Bath	STANDARD	STANDARD	
BASEMENT	NA		
Other	NA		
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 BBQ	STANDARD		
WATERLINE to Fridge	NA		
Hood Fan Venting SIZE	6" STANDARD		
ELECTRICAL for Built-in Oven	NA		
ELECTRICAL for Built-in Micro / OTR	NA		
ELECTRICAL for Gas Stove / Cooktop	NA		
ELECTRICAL for Bar Fridge	NA		
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 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 WASAGA TOWN	THE BREEZE TH-01-A	LOT: 128-1	
PURCHASER(S):	WITH OPTIONAL LOFT Bradley Cosmo/Demitra Cosmo		
HOME #/CELL #	Thomay Vlahos		
EMAIL:	905 703 8918		
DÉCOR NOTES			
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.			
ZANCOR HOMES			
Purchaser Signature		Date	
Purchaser Signature		Date	
DÉcor Consultant Signature		Date	
Vendor Signature		Date	

Spb11/17 Lab 108-1.

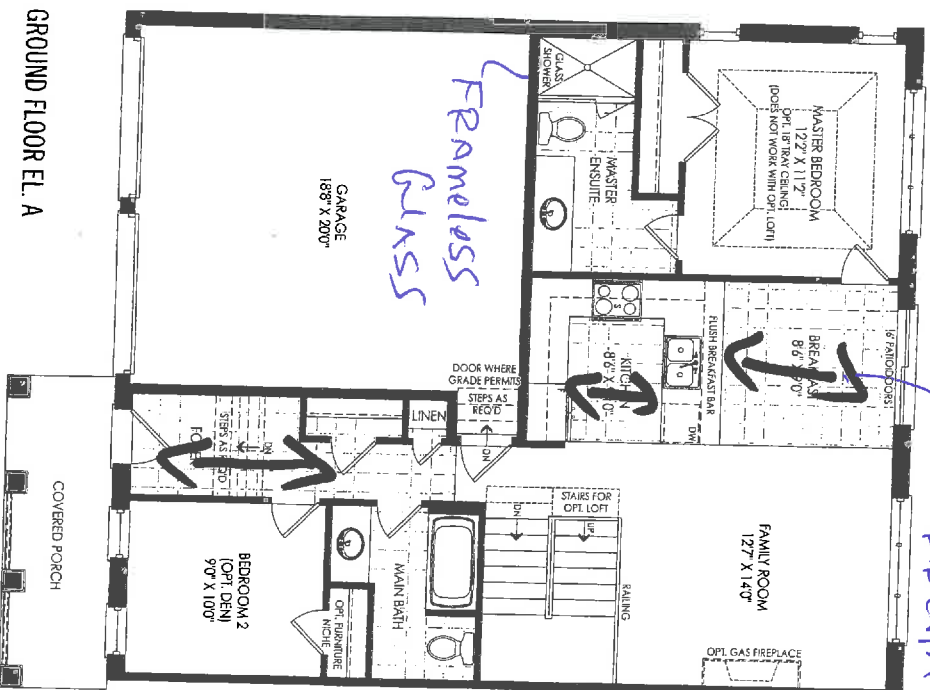
The Breeze

2 B 1 2 4

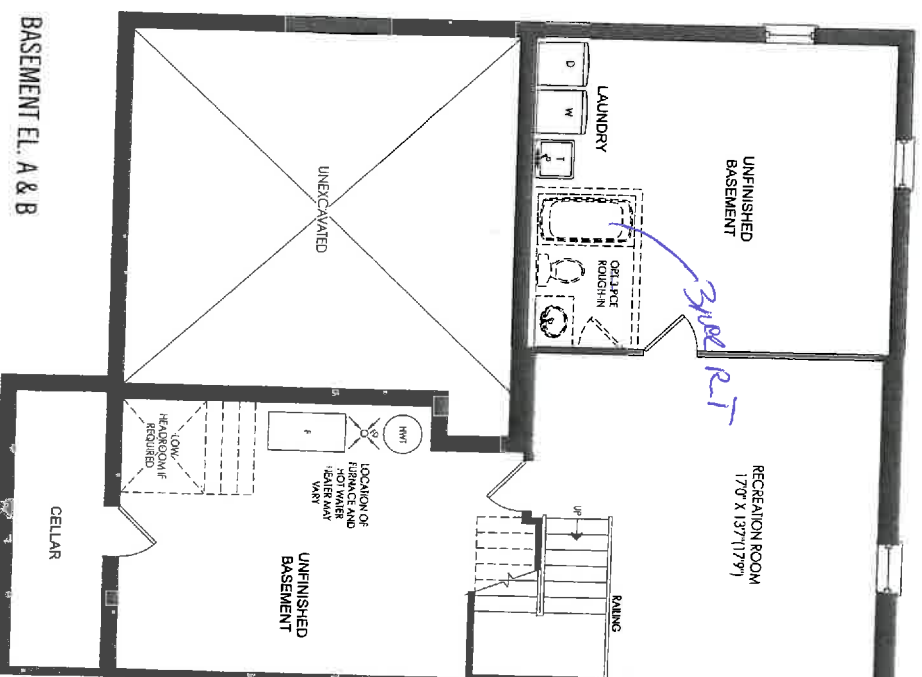
A 1327 sq. ft. | B 1327 sq. ft.
(Includes 300 sq. ft. of finished space in the basement)
Optional Loft: A 1995 sq. ft. | B 1995 sq. ft.



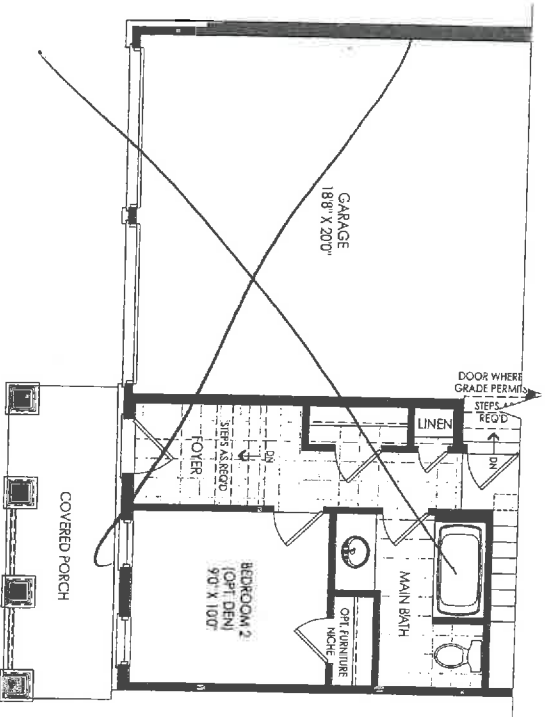
30' x 24'



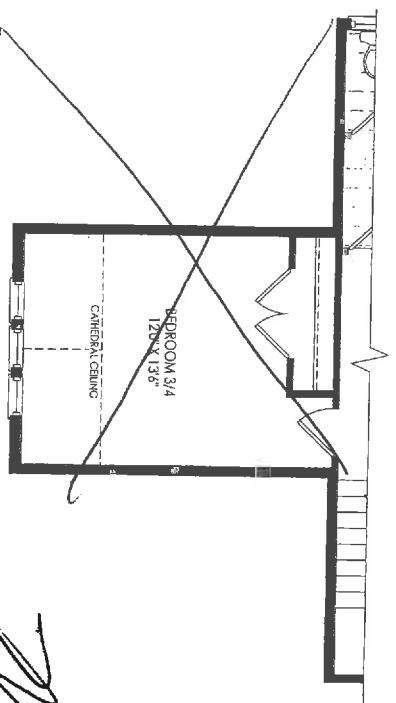
GROUND FLOOR EL. A



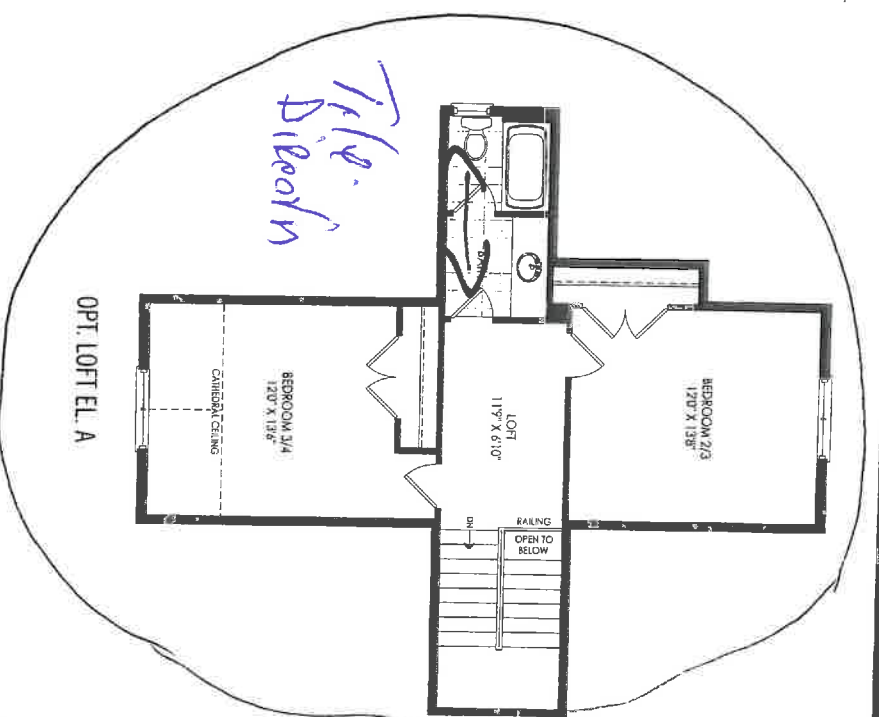
BASEMENT EL. A & B



PARTIAL GROUND FLOOR EL. B



PARTIAL OPT. LOFT EL. B



OPT. LOFT EL. A

Dimensions, specifications, floor plan layouts, window sizes and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Square footage varies according to architectural style. Actual usable floor space may vary from the stated floor area. Plans may be reversed. All interior & exterior home design illustrations are artist's concepts. TH-01, E. & O. E.

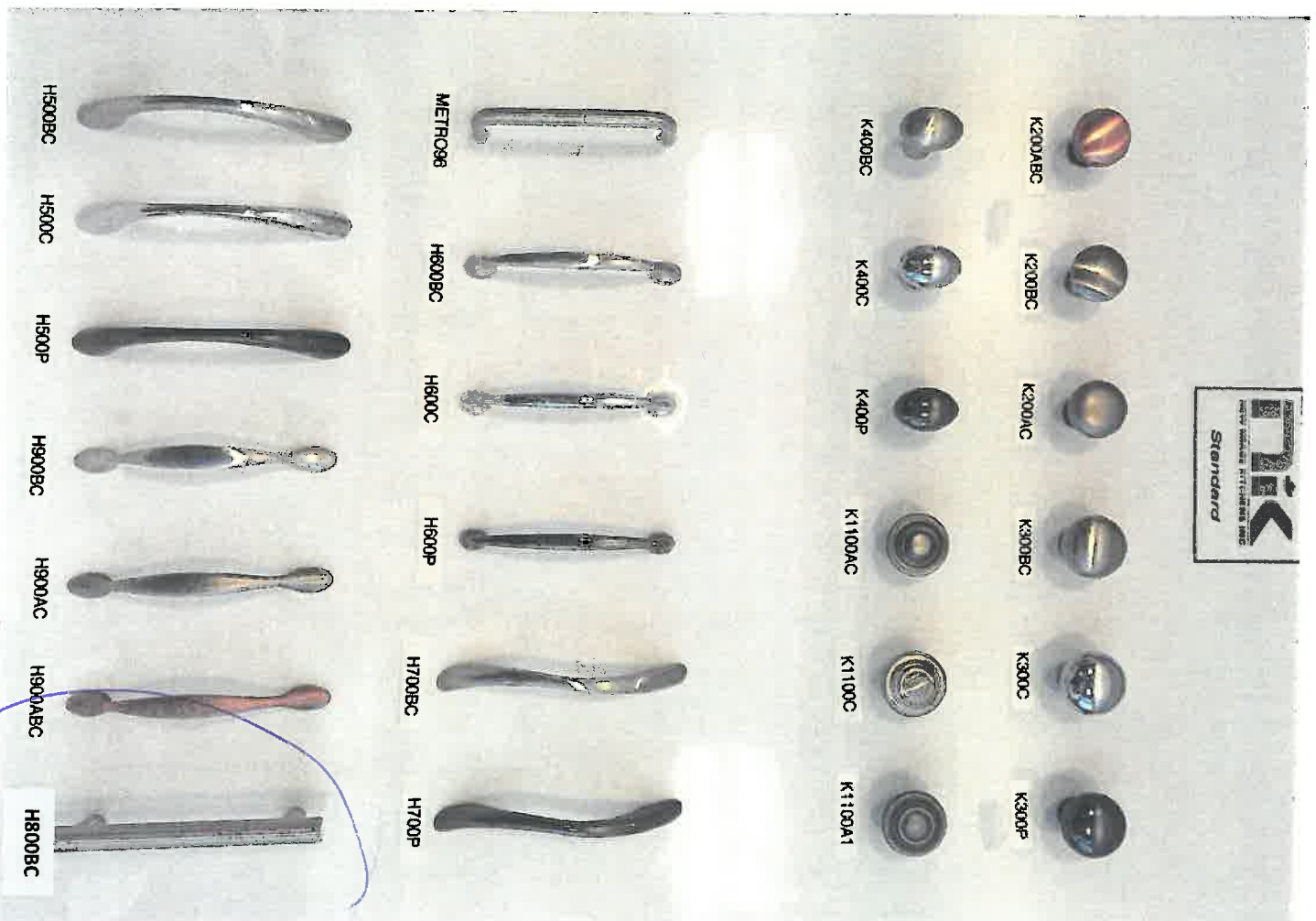
ANCOR
HOMES

Lot 128-1.

STANDARD CABINET HARDWARE

(New Image Kitchens)

Spb 4/17



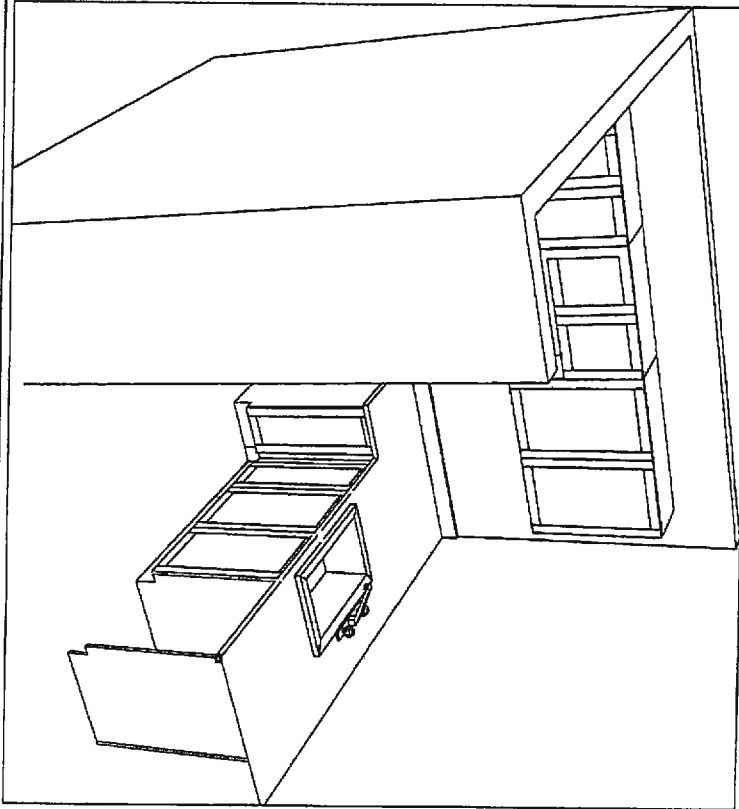
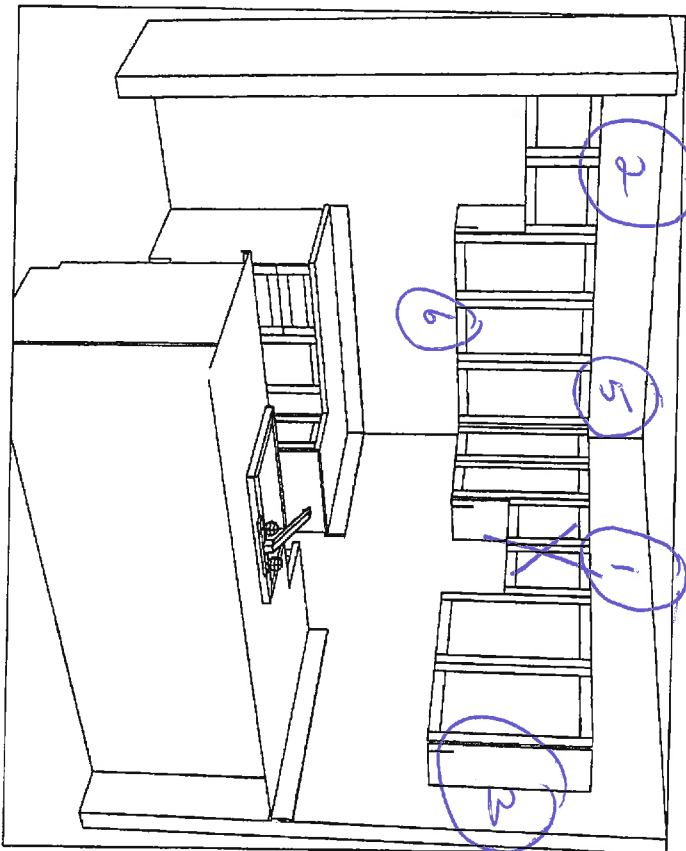
Kitchen
Brickham
Spb 4/17

lob 128-1

- 1 leave space 30" chimney hood
- 2 24" deep w/lu over FRidge - shoe pull
- 3 39 1/2" w/lu cabinets
- 4 2-Door w/lu's white
Bears Newbury.

NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VANCE
Date: 3/23/17		Revised:	
ZANCOR HOMES			
TH-1 WASAGA		Drawing number:	

5x crown mold
6x light valance (no detail)



7/10/17


ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

128-1

PLAN No.

HOMEOWNER(S)

BRAD COSMO Demitry Cosmo
TRIMANY OLAVAS

CIVIC ADDRESS

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, ___(City)___ and the Town of WILKINSON, 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 King, this 11 day of Feb, 2014.

Purchaser


Demitry Cosmo


Witness



Purchaser



Witness



137 Bowes Road, Concord, Ontario L4K 1H3 Tel (905) 738 7010 Fax (905) 738 5948

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, TARTON and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE

LOT

DATE

APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

128-1
Masaga

DATE:

Sp611/17

SITING:

☐

Standard

☐

Reverse

RANGE

☒ 30" (STD)☐ 36"☐ 48"☐ GAS☐ COOKTOP (APRON)☐ COOKTOP (DROPIN)☐ AMPS _____☐ AMPS _____☐ AMPS _____

REFRIGERATOR

☒ STANDARD OPENING 36" X 72"☐ BUILT IN FRIDGE☐ WATERLINE REQUIRED☐ PANELLED/INTEGRATED☐ FLUSH INSET

WALL OVENS

☐ 30"☐ SINGLE☐ DOUBLE☐ STEAM OVEN☐ WARMING DRAWER☐ AMPS _____☐ AMPS _____☐ AMPS _____☐ AMPS _____

MICROWAVES

☐ BUILT IN MICRO☐ MICRO TRIM KIT☐ OVER THE RANGE☐ AMPS _____☐ MODEL _____☐ AMPS _____

HOOD FANS

☒ CHIMNEY (CENTRE VENT)☐ UNDER CABINET☐ FLUSH INSET☒ 6 INCH (STD)☐ 8 INCH☐ 10 INCH

DISHWASHER

☒ 24" (STD SIZE)

LAUNDRY

☒ FRONT LOADING SIDE BY SIDE☐ STACKABLE☒ TOP LOAD

Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

NOTE: 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.

Purchaser acknowledges responsibility for providing correct specification for such appliances. The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings.

If specs not received, the standard openings as determined by Zancor Homes will be provided. If rework/repair is required due to late specs received, additional costs will be applied.

Appliance Specs are DUE (if not received during appointment):

2 WEEKS FROM SIGNED DATE ABOVE – Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.

*Changes must be approved by head office.

Purchaser Signature

Date

Sp611/17

Purchaser Signature

Date

Sp611/17