



CONSTRUCTION SUMMARY

The Village of Trillium Forest - Zancor North Inc.

PURCHASERS: PETER KMECIK and AUDREY KMECIK// IRENE SYKIOTIS MARCO ST

TEL. RES.: 519-307-0785

LOT / PHASE	HOUSE TYPE	PRINT DATE
Block 131 Unit 4 / 3	The Wave (TH-04) Elev B	1-Sep-17

Ref#	Quantity - Description	Approved	Notes
4654	BONUS 3 pce stainless steel appliance package in kitchen with white front load washer and dryer	23 Aug 17	
4655	NO STRUCTURAL CHANGES	23 Aug 17	
4723	UPPER HALL WAY - INSTALL STD LAMINATE FLOORING IN LIEU OF CARPET	01 Sep 17	
4724	BASMENT - ADD OPT. 3PC ROUGH IN IN BASEMENT LOCATION AS PER SKETCH, IF POSSIBLE **approved as per DD	01 Sep 17	
4725	DELETE ALL WHITE ACCESSORIES	01 Sep 17	

This Document is Extremely Time Sensitive - Printed 1 Sep 17 at 11:59

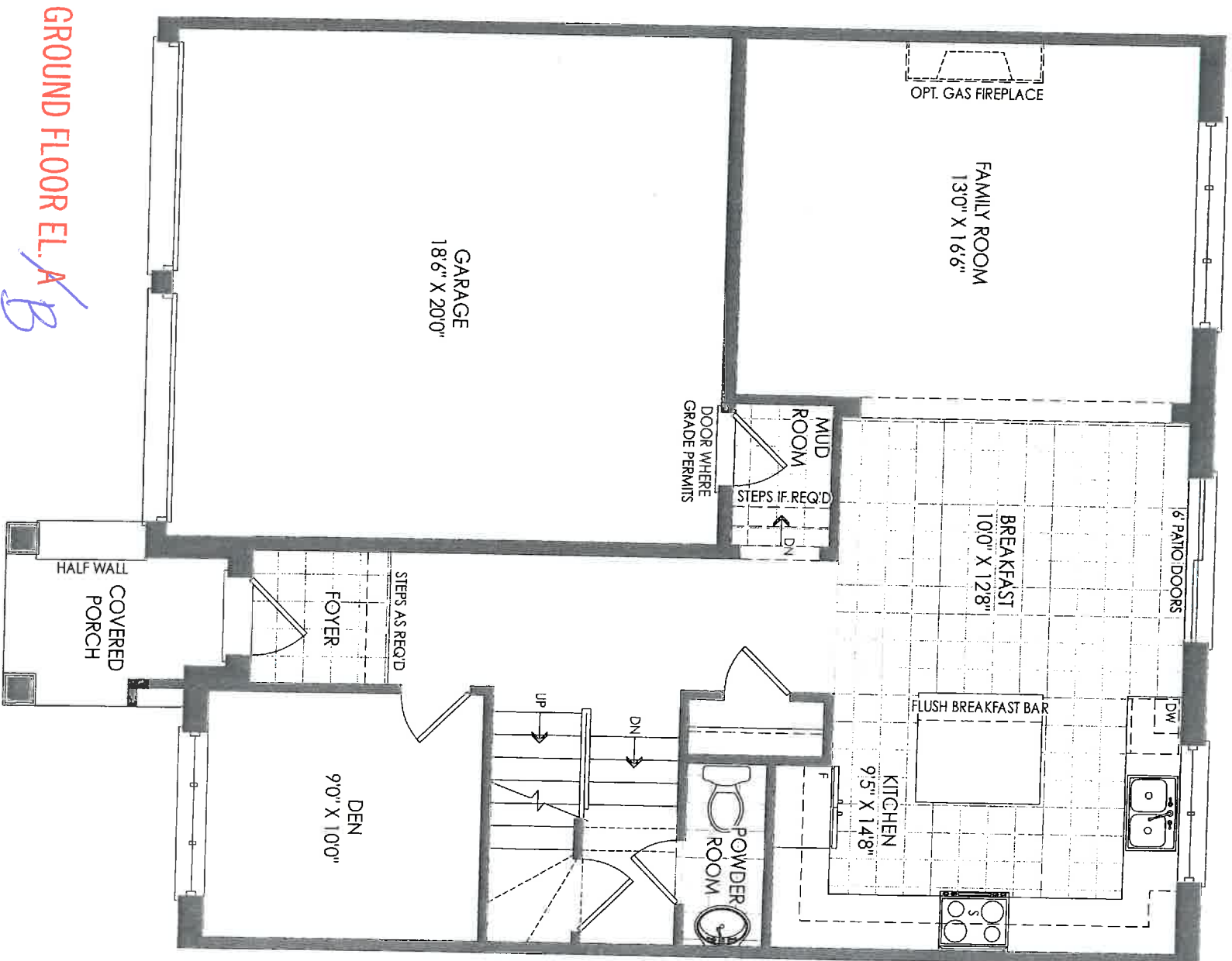
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	STD- MOSAIC OAK - TIMBER GREY ✓	H800BC	PEARL SOAPSTONE - 4886-38	STD		
Island	STD- MOSAIC OAK - TIMBER GREY ✓	H800BC	PEARL SOAPSTONE - 4886-38	STD		
Master Ensuite	STD- CONTEMPORARY SLAB MDF- STONE GREY ✓	K1100C	PEARL SOAPSTONE -4886-38	STD ✓		
Main	STD- CONTEMPORARY SLAB MDF- STONE GREY ✓	K1100C	PEARL SOAPSTONE -4886-38	STD ✓		
Powder Room	N/A					
Laundry - main floor	N/A					
TILES						
Main Foyer	STD- ALLURE GREY 12" X 24" TILE ✓		INSERTS	THRESHOLDS		
Powder Room	STD- ALLURE GREY 12" X 24" TILE ✓					
Mud Room	STD- ALLURE GREY 12" X 24" TILE ✓					
Main Hall	N/A					
Kitchen Floor	STD- ALLURE GREY 12" X 24" TILE ✓					
Breakfast Floor	STD- ALLURE GREY 12" X 24" TILE ✓					
Kitchen Bk.Splash	N/A					
Laundry - Main Floor	STD- ALLURE GREY 12" X 24" TILE ✓					
Mstr Ensuite Floor	STD- ALLURE ANTHRACITE 12" X 24" TILE ✓					
Mstr Ensuite Shower	STD- CINQ GREY 8" X 10" TILE ✓					
Mstr Ens Shower Floor	WHITE 2" X 2" TILE ✓					
Master Shower Jamb	BIANCO CARRARA ✓			BIANCO CARRARA		
Main Bath Floor	STD- ALLURE GREY 12" X 24" TILE ✓					
Main Bath Tub Wall	STD- CINQ GREY 8" X 10" TILE ✓			BIANCO CARRARA		
HARDWOOD / CARPET						
Family Room	STD- LEXINGTON - BUTTER RUM OAK LAMINATE TL-21007					
Den	STD- LEXINGTON - BUTTER RUM OAK LAMINATE TL-21007					
Kitchen *(Waiver)	N/A					
Main Foyer *(Waiver)	N/A					
Main Hall	STD- LEXINGTON - BUTTER RUM OAK LAMINATE TL-21007					
Upper Hall	STD- LEXINGTON - BUTTER RUM OAK LAMINATE TL-21007					
Master Bedroom	STD- OPENING NIGHT COLLECTION CARPET - T15					
Bedroom 2	STD- OPENING NIGHT COLLECTION CARPET - T15					
Bedroom 3	STD- OPENING NIGHT COLLECTION CARPET - T15					
Carpet Underpad	STANDARD - UNDERPAD					
FIREPLACES						
LOCATION	N/A	Opt. Surround	N/A	MANTLE		
LOCATION		Opt. Surround		MANTLE		
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	YES	Opt. Crown Moulding		N/A		
Bathroom Accessories	DELETE ALL ACCESSORIES	location				
Purchaser has reviewed the colour chart						
***FOR TRADE USE***		WASAGA		131-4		
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 Stain / Species:		VARNISH ONLY	
White Paint Req'd		N/A	
Main to 2nd Railing Details:		STANDARD - METAL SINGLE COLLAR W/ALT. PLAIN, 2"-1/2" OVAL OAK HANDRAIL,	
Main to Basement Railing Details:		2 "-3/4" TURNED OAK POST	
TRIM			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
		Bedroom 2	WARM GREY
		Bedroom 3	WARM GREY
Family room	WARM GREY		
Den/Study	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Main	WARM GREY
Laundry	WARM GREY		
Powder Room	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
Kitchen	STANDARD	STANDARD	
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	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	NO	
WATERLINE to Fridge	NO	NO	
Hood Fan Venting SIZE	YES 6"	NO	BUILDERS STANDARD
ELECTRICAL for Built-in Oven	NO	NO	
ELECTRICAL for Built-in Micro / OTR	NO	NO	
ELECTRICAL for Gas Stove / Cooktop	NO	NO	
ELECTRICAL for Bar Fridge	NO	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:	WASAGA	LOT: 131-4	
PURCHASER(S):	Peter & Audrey Kmiecik		
HOME #/CELL #	Irene Sykiotis & Marco Stanghieri		
EMAIL:	519-307-0785/905-299-5297		
	rennoi@live.ca		
DÉCOR NOTES			
***FOR TRADE USE***			
Any upgrades in the colour chart must be accompanied with a PES.		ZANCOR HOMES	
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		DÉcor Consultant Signature	
*** PAGE 2 OF 2 ***		Vendor Signature	
		Date	



GROUND FLOOR EL. ~~A~~ B



LOT 131-4  
WAS LEGAL

THE WAVE TH-04





lot 131-4  
Washington

TUB FOR OPT.  
SECOND  
FLOOR ONLY

LOW HEADROOM IF REQUIRED

OPT 3-PCE  
ROUGH IN

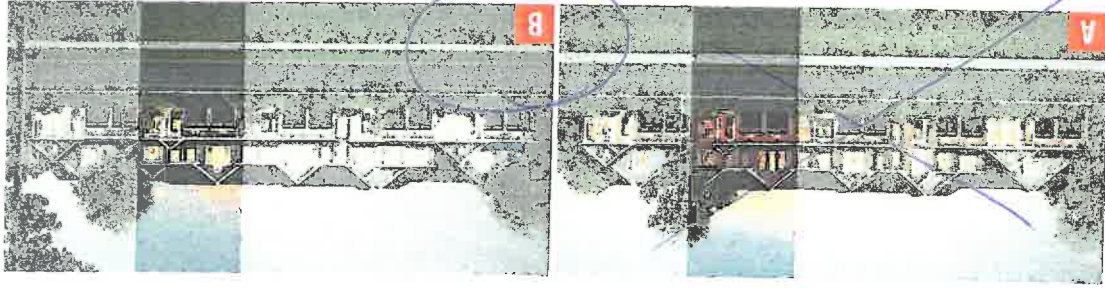
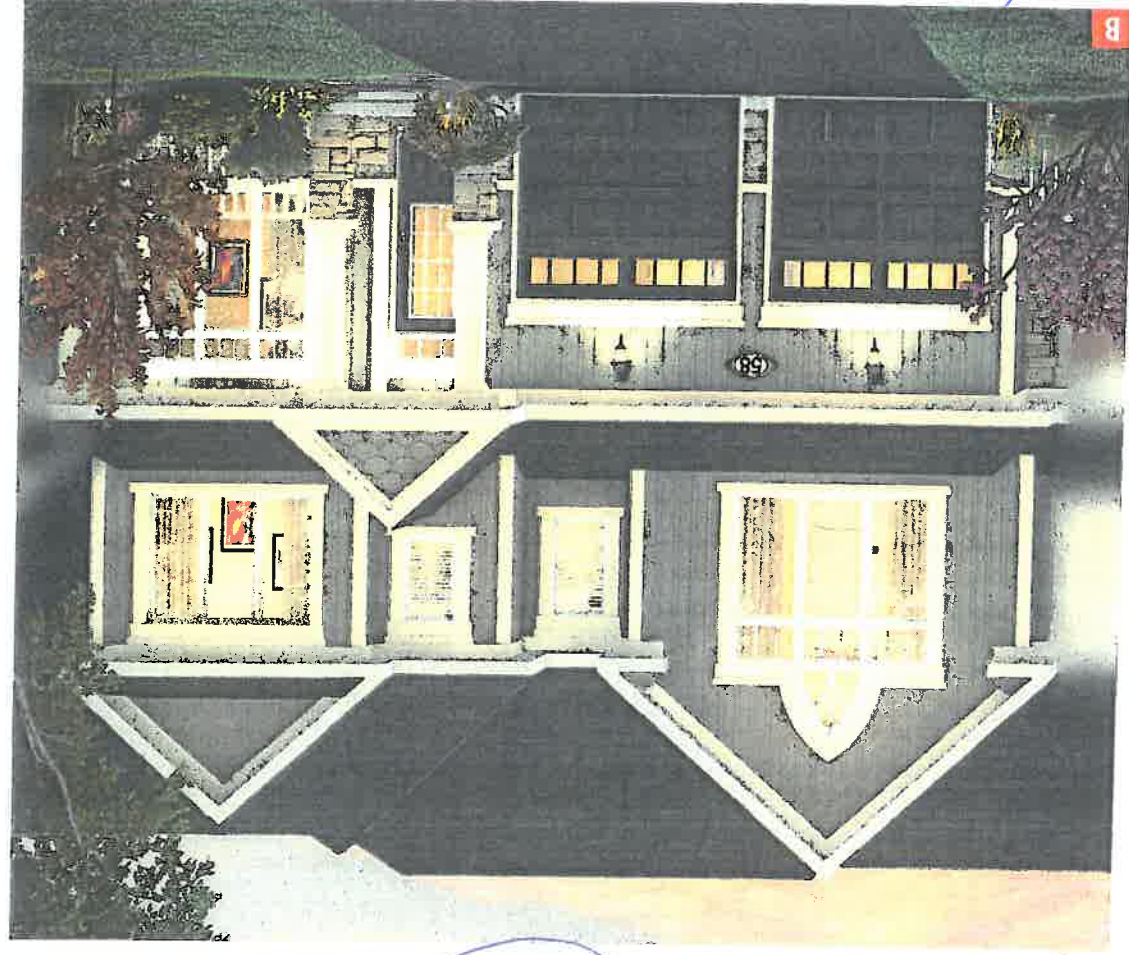
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UNEXCAVATED

# THE WAVE TH-04



# THE WAVE TH-04



LOT 131-4  
WASAGA  
3A | 2.5A

A 2066 sq.ft. | B 2059 sq.ft.  
Optional 4th Bedroom: A 2066 sq.ft. | B 2059 sq.ft.

The Wave






Floor plan of a kitchenette with overall dimensions of 2870 (width) by 2130 (depth). The layout includes:

- Top Section:** A long counter area with a sink (B90S) and a dishwasher (DW) on the left. The counter is labeled B100CR. Dimensions for this section include 65-76CR, 50-76, 1850, 100-76, 77-44, 1850, and 80-76CR.
- Bottom Section:** A counter area with a sink (B90S) and a dishwasher (DW) on the left. The counter is labeled B100CL. Dimensions for this section include 93-38, 85-76, and 1180.
- Central Area:** A large open space with a TV (STV) and a refrigerator (FR). The refrigerator is labeled B40 and B77. The TV is labeled B40 and B77. The dimensions for this area are 4470, 100-76, 77-44, 100-76, and 80-76CR.
- Right Section:** A large open space with a sink (B90) and a dishwasher (DW) on the right. The counter is labeled B100CL. Dimensions for this section include 93-38, 85-76, and 1180.
- Dimensions:** The overall width is 2870 and the overall depth is 2130. The counter areas are 65-76CR and 80-76CR. The central area is 4470 wide. The right section is 1180 deep.
- Equipment:** The kitchenette is equipped with a sink (B90S), a dishwasher (DW), a TV (STV), a refrigerator (FR), and a sink (B90).

1260

V30

V60S

V30

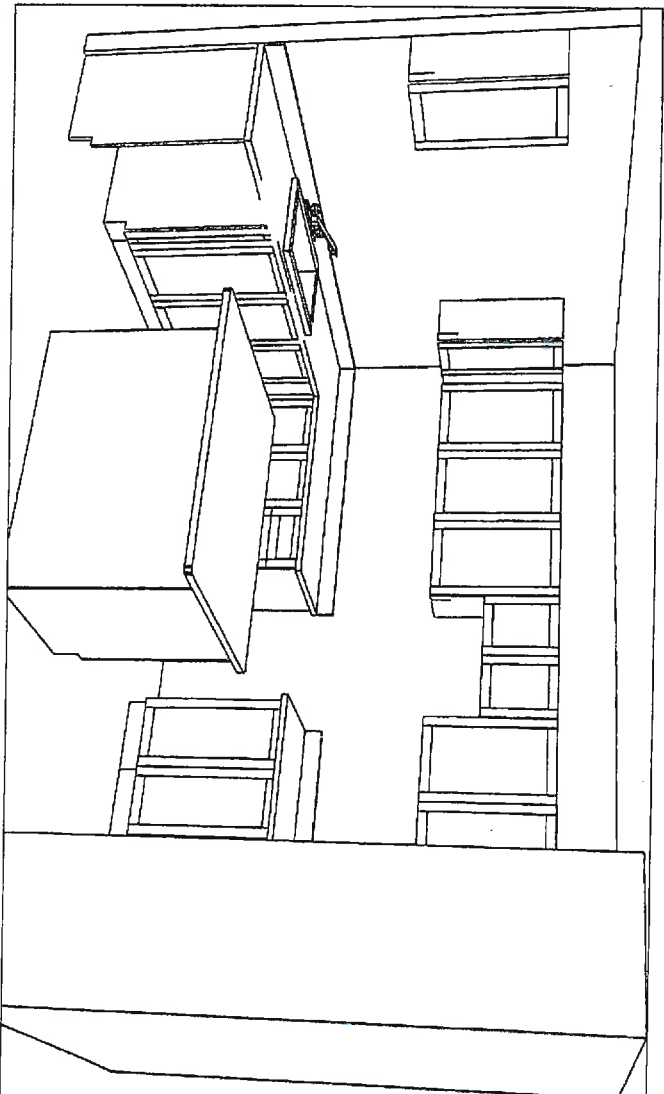
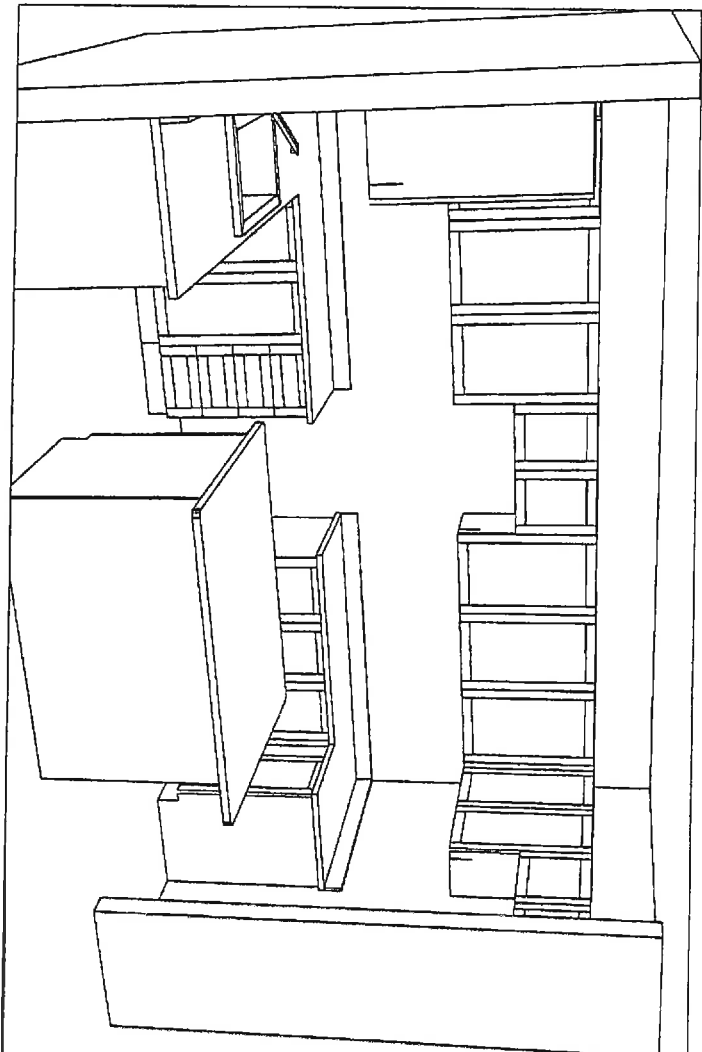
Technical drawing of a vertical rectangular component. The total height is indicated as 2260. The component is divided into three sections by horizontal dashed lines. The top section is labeled V90S, the middle section is labeled V40, and the bottom section is labeled V90S.



LOT 131-4  
Wasaga



NEW IMAGE KITCHENS INC			
Scale:	Approved by:	Drawn by:	VPCE
Date: 3/20/17		Revised:	
ZANCOR HOMES			
TH-4 WASAGA 4 BEDROOM		Drawing number:	

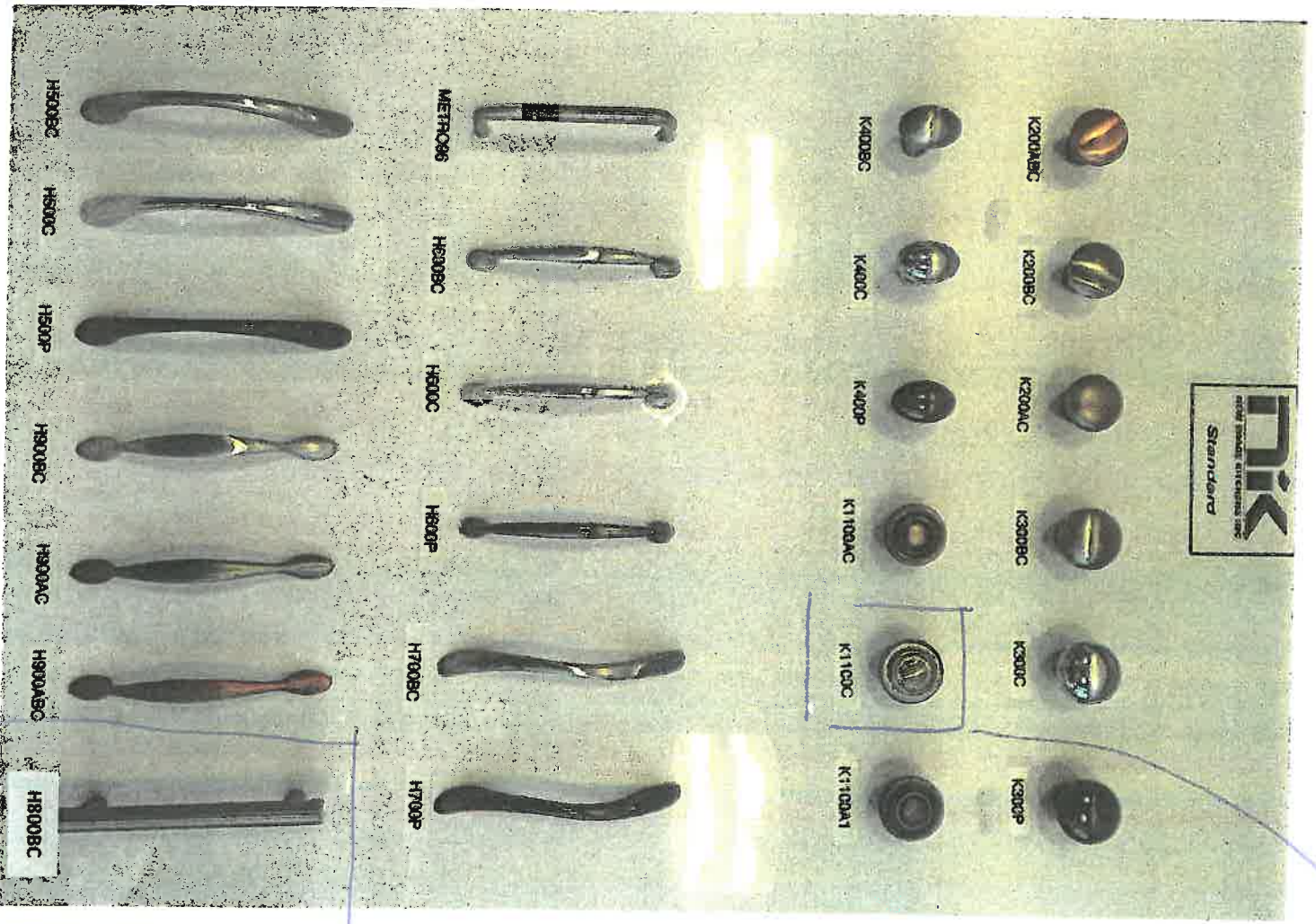


LOT 131-4.  
Wasaqa.

# STANDARD CABINET HARDWARE

(New Image Kitchens)

MARBLE  
MAYN BATH



ⓧ ⓧ ⓧ ⓧ

KITCEN /  
STAND.

**INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD 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.

**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 should never be cleaned with lemon oil or vinegar. The purchaser acknowledges colour and product variations as well as natural imperfections that 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 FLOORING:** Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, 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 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 absorberency 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 108899A

LOT B1-4

DATE Aug. 29. 2017



# APPLIANCE SPEC INFORMATION SHEET

STE & LOT:

Wosaga lot B1-4

DATE:

Aug 29 2017

SITING:

☒ Standard

☐ Reverse

## RANGE

☒ 30" (STD)

☐ 36"

☐ 48"

☐ GAS

☐ COOKTOP (APRON)

☐ COOKTOP (DROP IN)

☐ 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 David Bell

Date

Aug. 29 2017

Purchaser Signature David Bell

Date

Aug 29 2017