

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-08-04 / 9:47 AM / Page 1 of 1



Site: CALEDON
Lot: 113A
Model: WESTMOUNT 30-06 (B) *CORNER
Purchaser: RAVINDER SINGH BAINS
Purchaser: 0
Phone: 647-382-2921
Email: SOLDBYBAINS@GMAIL.COM



	DESCRIPTION	DATE SELECTED
	BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS
	BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
1	ENLARGE (3) BASEMENT WINDOWS TO 30 X 24	JULY 12 2021
2	SMOOTH CEILINGS ON MAIN FLOOR	JULY 12 2021
3	ADD CAPPED ROUGHIN IN CEILING OF DEN ON EXISTING SWITCH	JULY 12 2021
4	WATERLINE TO FRIDGE	JULY 12 2021
5	ELECTRICAL - ADD PLUG ABOVE FIREPLACE APPROX 65 INCHES AFF	JULY 12 2021
6	HARDWOOD - UPGRADE 1 IN STANDARD AREAS	JULY 12 2021
7	KITCHEN - FRIDGE ENCLOSURE	JULY 12 2021
8	KITCHEN COUNTERTOP UPGRADE 2	JULY 12 2021
9	MASTER ENSUITE - COMFORT HEIGHT	JULY 12 2021
10	MASTER ENSUITE - UPGRADE TOWEL BAR & TOILET PAPER HOLDER	JULY 12 2021

ZANCOR HOMES COLOUR CHART

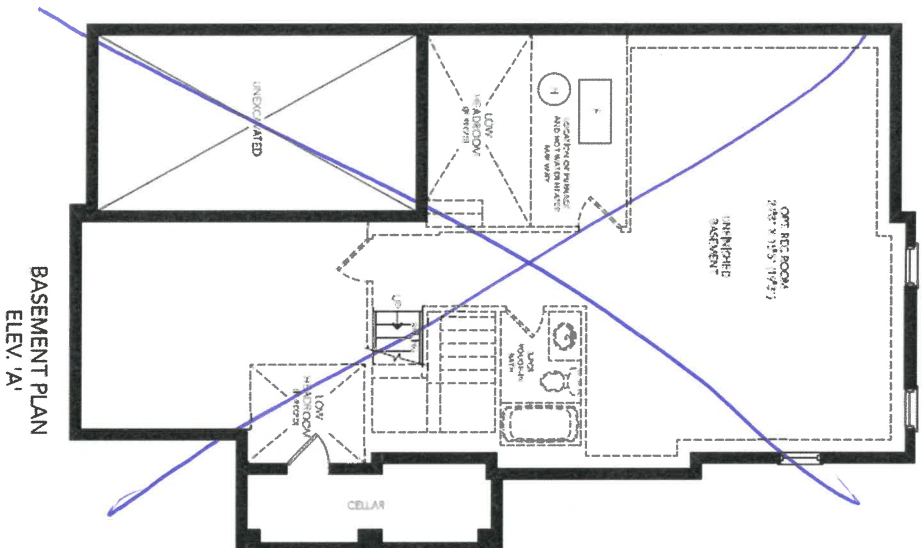
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ENTRANCES			
Main Foyer - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK	
Mudroom - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK	
Side Hall - FLOORING		N/A	
Basement Foyer - FLOORING		N/A	
KITCHEN			
Kitchen - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK	
Breakfast - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK	
Kitchen - CABINETS		EURO BLACKWOOD	
Penninsula - CABINETS		EURO BLACKWOOD	
Servery - CABINETS		N/A	
Kitchen - HANDLES/KNOBS		H800BC	
Kitchen - COUNTERTOP		EMERSTONE BLANCO PURE (2)	
Island - COUNTERTOP		EMERSTONE BLANCO PURE (2)	
Kitchen - BACKSPLASH		DECLINED	
Kitchen - SINK		STANDARD	
Kitchen - FAUCET		STANDARD	
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT			
Family / Great Room - FLOORING		HARDWOOD - KENTWOOD WOLFHOUND 3-5/16" (1)	
Main Hall - FLOORING		HARDWOOD - KENTWOOD WOLFHOUND 3-5/16" (1)	
Dining / Living Room - FLOORING		HARDWOOD - KENTWOOD WOLFHOUND 3-5/16" (1)	
Library / Den - FLOORING		HARDWOOD - KENTWOOD WOLFHOUND 3-5/16" (1)	
Basement Rec Room - FLOORING		N/A	
STAIRS			
Railing Details - PICKETS		STANDARD METAL - SINGLE COLLAR WITH ALT PLAIN	
Railing Details - POSTS		STANDARD TURNED OAK	
Railing Details - HANDRAIL		STANDARD OVAL OAK	
Stair Stain - MAIN STAIRS		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	
Stair Stain - BASEMENT STAIRS (if applicable)		N/A	
Stair Stain - SERVICE STAIRS (if applicable)		N/A	
POWDER ROOM			
Powder Room - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK	
Powder Room - CABINETS		EURO BLACKWOOD	
Powder Room - COUNTERTOP		BIANCO CARRARA	
Powder Room - SINK		STANDARD	
Powder Room - FAUCET		STANDARD	
2ND FLOOR			
Upper Hall - FLOORING		HARDWOOD - KENTWOOD WOLFHOUND 3-5/16" (1)	
Master Bedroom - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD	
Bedroom 2 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD	
Bedroom 3 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD	
Bedroom 4 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD	
Bedroom 5 - FLOORING		N/A	
Master Ensuite - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK	
Master Ensuite - SHOWER WALL		NEW BYZANTINE GREY 12 X 24 <i>STAIN</i>	
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2	
Master Ensuite - SHOWER JAMB		BIANCO CARRARA	
Master Ensuite - CABINETS		CONTEMPORARY OAK - TIMBER GREY **COMFORT HEIGHT**	
Master Ensuite - HANDLES/KNOBS		H800BC	
Master Ensuite - COUNTERTOP		BIANCO CARRARA	
Master Ensuite - SINK(S)	STD OVAL UNDERMOUNT	Master Ensuite - FAUCET(s)	STANDARD
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 <u>PRIOR</u> to installation.		CALEDON 113A	
		PAGE 1 OF 2	<div>PURCHASER INITIALS</div> <div>VENDOR APPROVAL </div>

2ND FLOOR CONTINUED...									
Main Bath - FLOORING		N/A							
Main Bath - TUB / SHOWER WALL		N/A							
Main Bath - SHOWER FLOOR		N/A							
Main Bath - SHOWER JAMB		N/A							
Main Bath - CABINETS		N/A							
Main Bath - HANDLES/KNOBS		N/A							
Main Bath - COUNTERTOP		N/A							
Main Bath - SINK(s)				Main Bath - FAUCET(s)					
Shared Bath - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK							
Shared Bath- TUB / SHOWER WALL		NEW BYZANTINE GREY 12 X 24 *STACK							
Shared Bath- SHOWER FLOOR		N/A							
Shared Bath- SHOWER JAMB		N/A							
Shared Bath- CABINETS		CONTEMPORARY OAK - TIMBER GREY							
Shared Bath- HANDLES/KNOBS		H800BC							
Shared Bath- COUNTERTOP		LAMINATE 6696-58							
Shared Bath- SINK(s)		STANDARD		Shared Bath - FAUCET(s)		STANDARD			
Ensuite Bath - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK							
Ensuite Bath - TUB / SHOWER WALL		NEW BYZANTINE GREY 12 X 24 *STACK							
Ensuite Bath - SHOWER FLOOR		N/A							
Ensuite Bath - SHOWER JAMB		N/A							
Ensuite Bath - CABINETS		CONTEMPORARY OAK - TIMBER GREY							
Ensuite Bath - HANDLES/KNOBS		H800BC							
Ensuite Bath - COUNTERTOP		LAMINATE 6696-58							
Ensuite Bath - SINK(s)		STANDARD		Ensuite Bath - FAUCET(s)		STANDARD			
LAUNDRY									
Laundry - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK		Laundry - HANDLES/KNOBS		H800BC			
Laundry - CABINETS		CONTEMPORARY OAK - TIMBER GREY		Laundry - SINK		STANDARD			
Laundry - COUNTERTOP		LAMINATE 6696-58		Laundry - FAUCET		STANDARD			
Laundry - BACKSPLASH									
TRIM / PAINT									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
PAINT - Throughout		BIRCH WHITE							
FIREPLACE									
Location / Insert / Mantle		STANDARD							
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		UPGRADE MASTER ONLY			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STANDARD		ELECTRICAL for Built-in Oven		N/A			
GAS LINE & ELECTRICAL TO STOVE		DECLINED		ELECTRICAL for Built-in Micro		N/A			
GAS LINE & ELECTRICAL TO DRYER		NO		ELECTRICAL for Cooktop		N/A			
HOOD FAN VENT SIZE		6 INCH		ELECTRICAL for Bar Fridge		N/A			
WATERLINE to Fridge		YES							
DISCLAIMER									
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.									
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									
SITE / LOT:		CALEDON		113A					
PURCHASER(S):		RAVINDER SINGH BAINS							
PURCHASER(S):		0							
CONTACT:		647-382-2921		SOLDBYBAINS@GMAIL.COM					
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.				SIGNATURES / DATE					
<div><div>ZANCOR HOMES</div><div>**PAGE 2 OF 2**</div></div>				PURCHASER SIGNATURE		SIMONE			
				PURCHASER SIGNATURE					
				DÉCOR CONSULTANT					
Vendor APPROVAL									

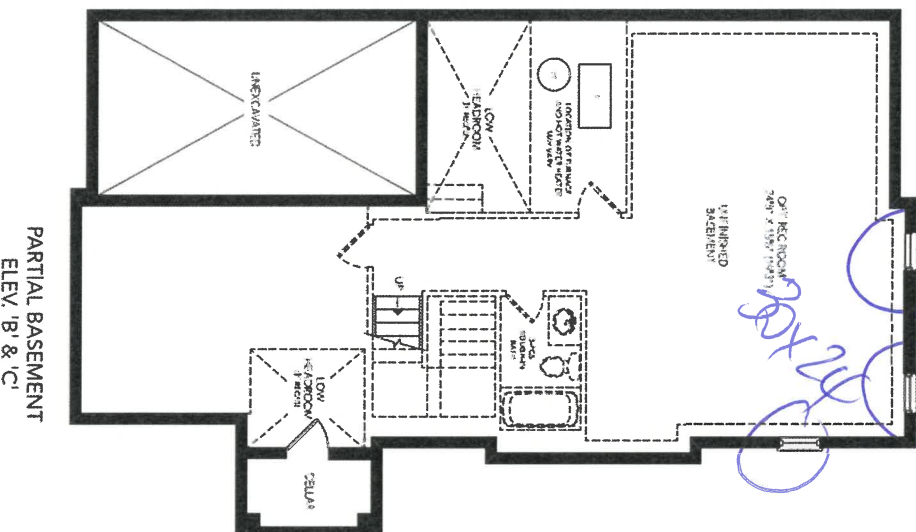
CALEDON CLUB

30-06 WESTMOUNT



BASEMENT PLAN
ELEV. 'A'

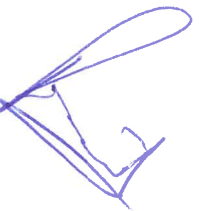
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18x22
18x22
18x22



PARTIAL BASEMENT
ELEV. 'B' & 'C'

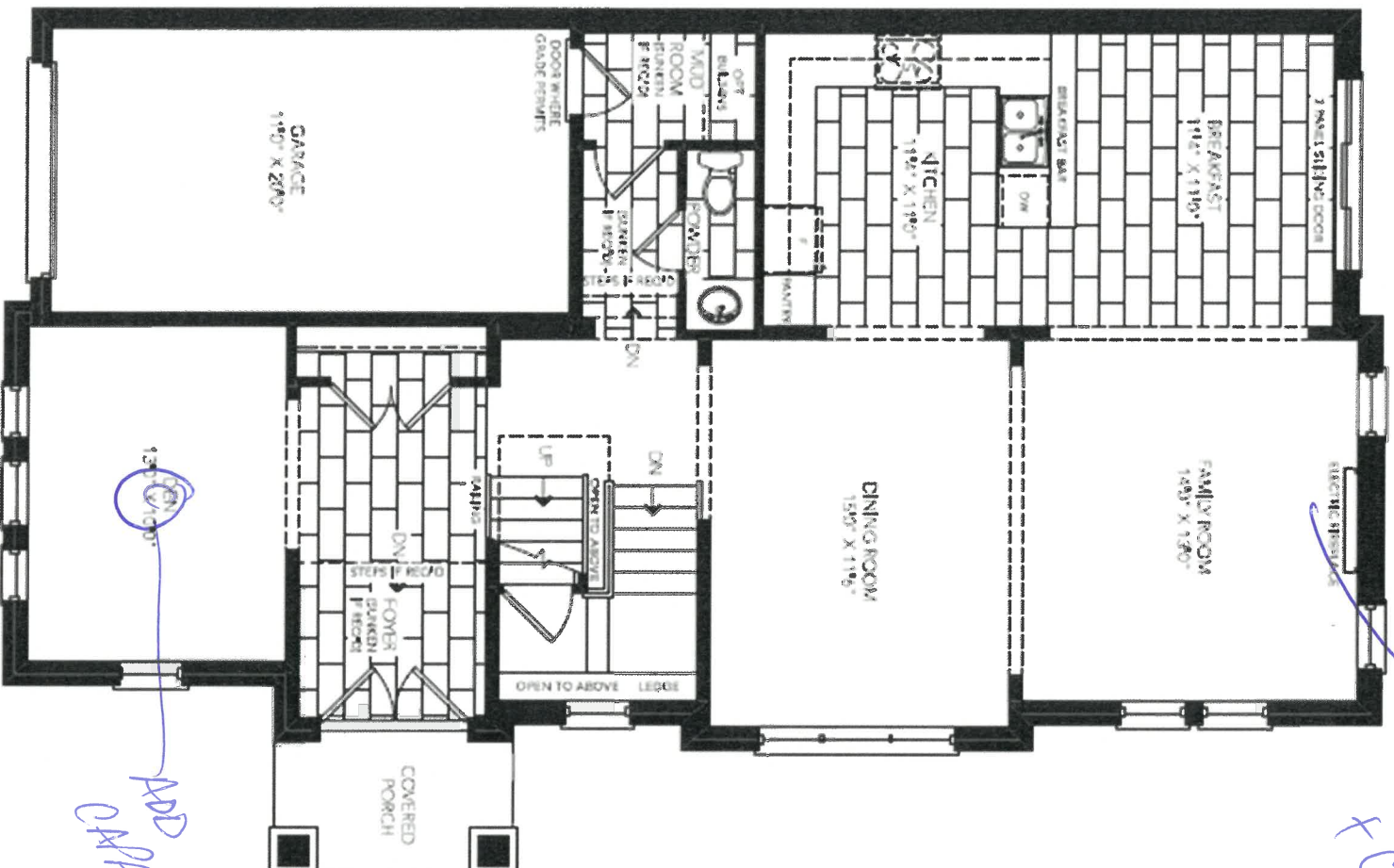
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B Corner

Handwritten note in blue ink:
113A



CALEDON CLUB

30-06 WESTMOUNT



planning ART-
+ Caledon RLT

ADD
CALEDON RLT

GROUND FLOOR
ELEV. 'B'

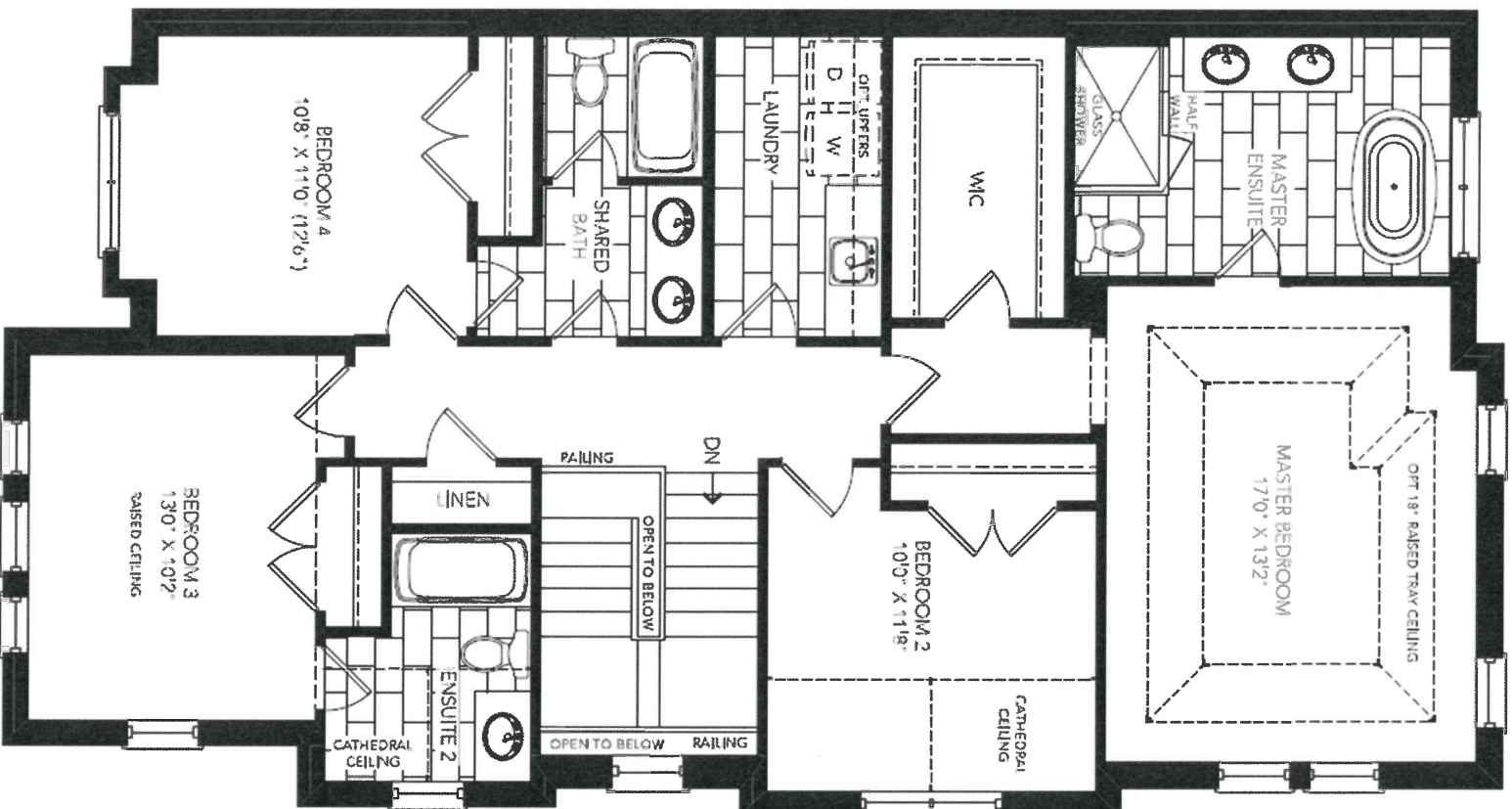
CORNER

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Smooth Ceilings
113A

CALEDON CLUB

30-06 WESTMOUNT



SECOND FLOOR PLAN
ELEV. 'B'

Corner

1134

CALEDON CLUB

30-06 WESTMOUNT

30'

WESTMOUNT

FOUR BEDROOM

ELEV A: 2603 SQ FT / ELEV B: 2611 SQ FT / ELEV C: 2603 SQ FT



B Corner

113A



CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PAGE
23 of 24

DATE SUBMITTED

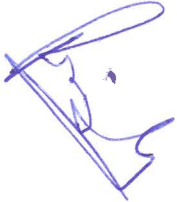
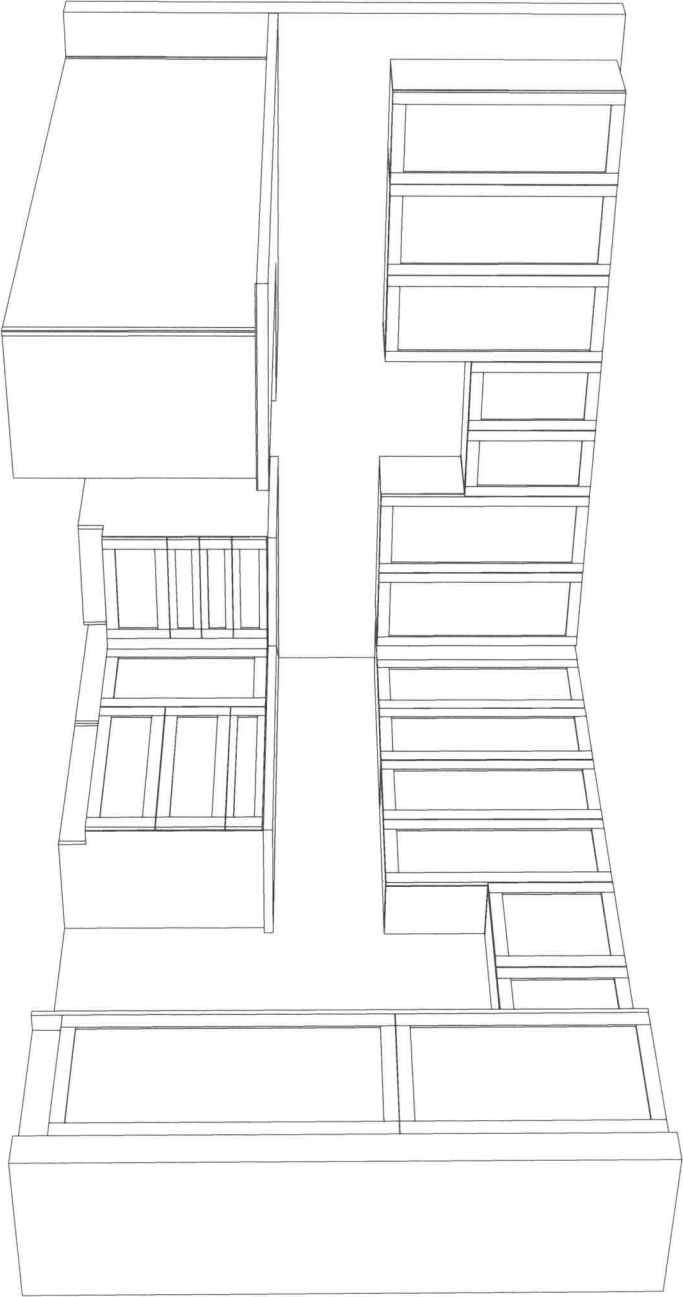
25 Jun 2021

DRAFTED BY: FERNANDA
COMMENT

PH:
CELL:

P/O #

30-6-ELEV. A,B,C
KITCHEN



113A



DATE SUBMITTED

25 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL :

DRAFTED BY: FERNANDA

COMMENT

P/O #

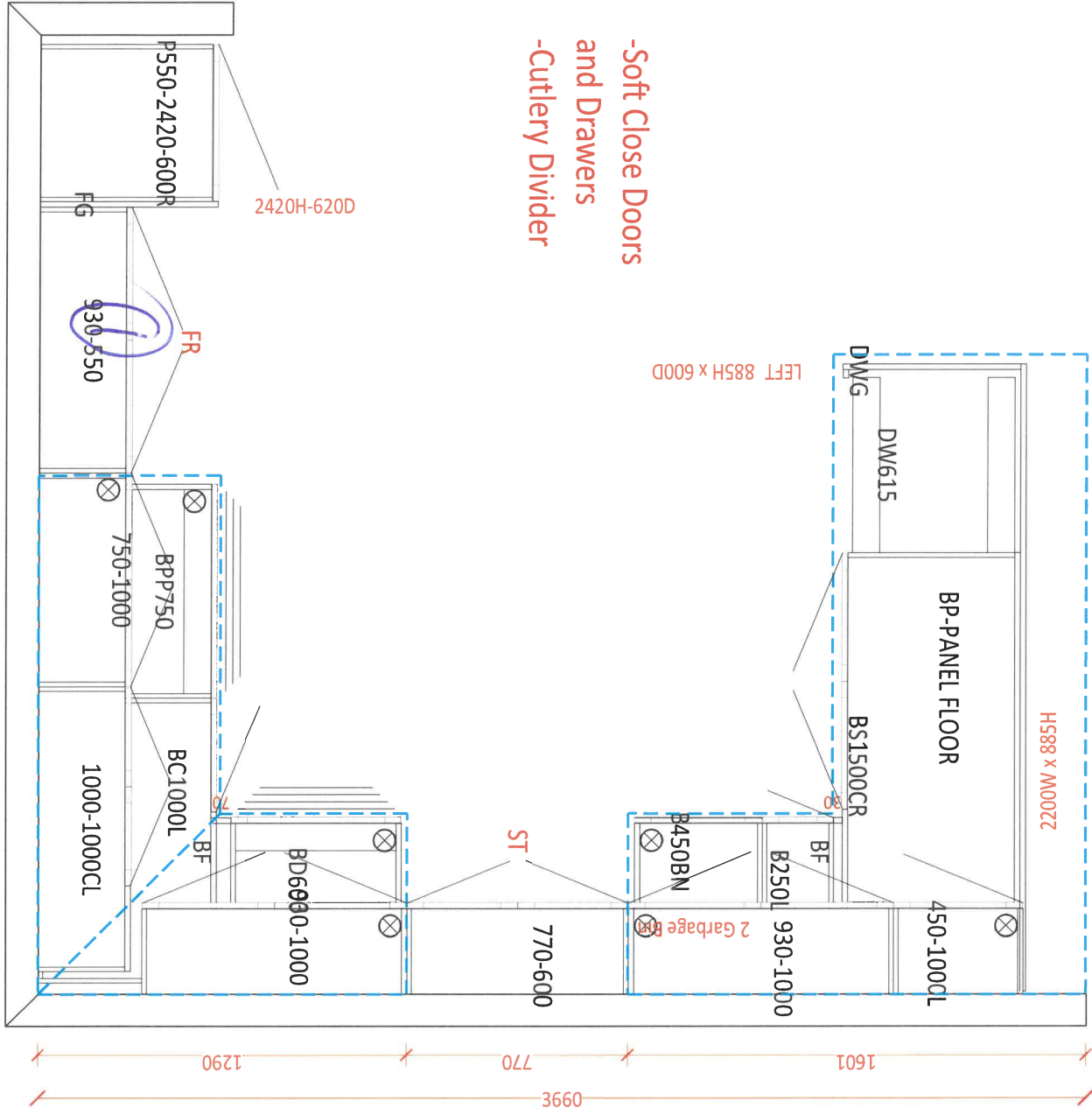
JOB NUMBER

INSTALL DATE:

PAGE

22 of 24

30-6-ELEV. A,B,C
KITCHEN



-Soft Close Doors
and Drawers
-Cutlery Divider

① Fridge enclosure

Handwritten signature

113A



DATE SUBMITTED

25 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL :

DRAFTED BY: FERNANDA
COMMENT

P/O #

JOB NUMBER

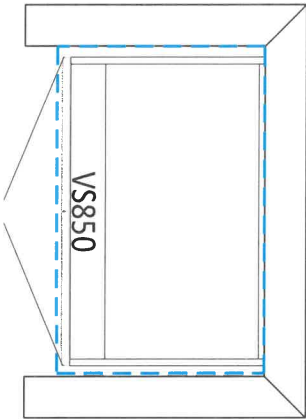
INSTALL DATE:

PAGE

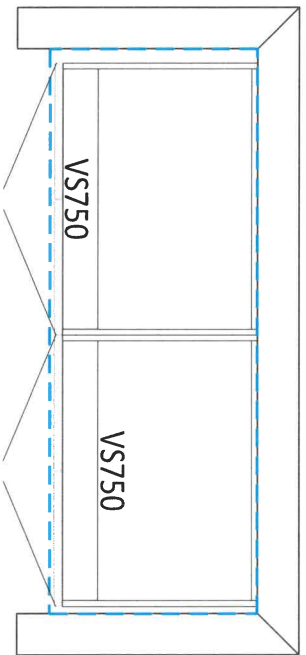
24 of 24

30-6-ELEV. A,B,C
STD VANITIES

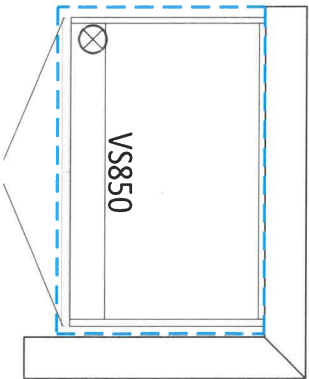
POWDER
900



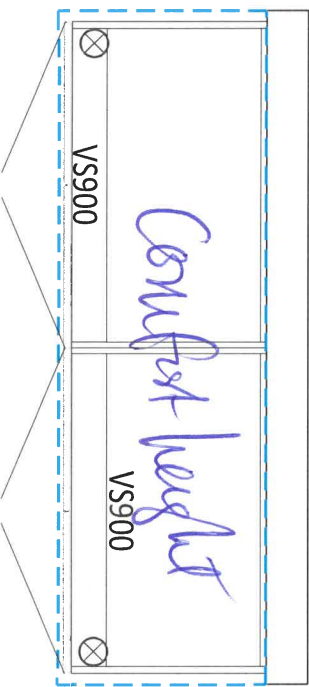
MAIN
1560



ENSUITE 2
900

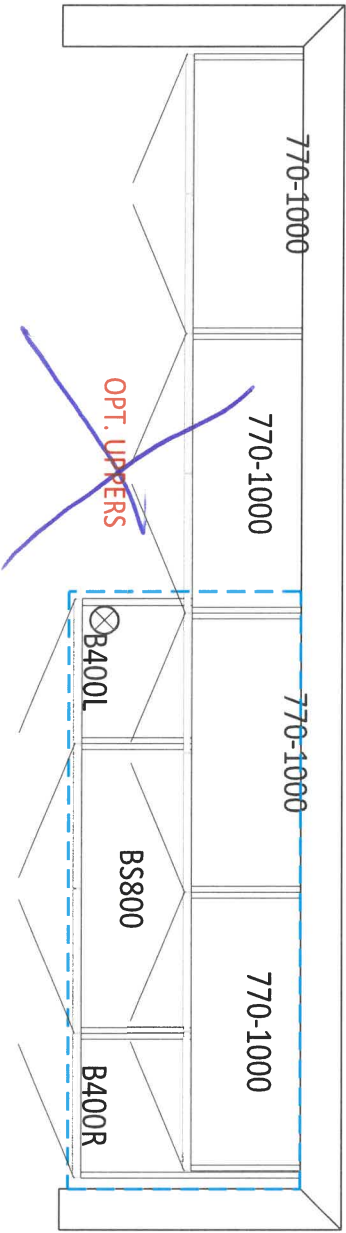


MASTER ENSUITE
1860

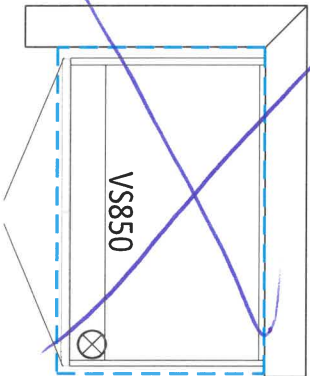


LAUNDRY ROOM

3150 1650



OPT. BASEMENT BATH
900

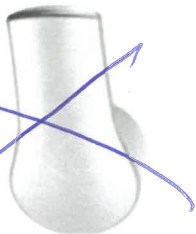


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113A

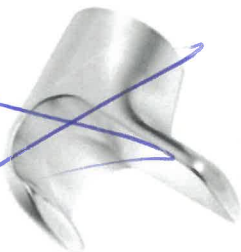
Method™

Traditional | Transitional | Modern



Toilet Tank Lever
Model YB2401

Chrome
Other



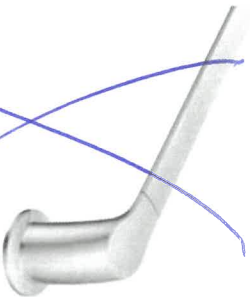
Double Robe Hook
Model YB2403

Chrome
Other



Pivoting Paper Holder
Model YB2408

Chrome
Other



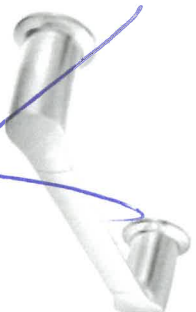
18" Towel Bar
Model YB2418

Chrome
Other



24" Towel Bar
Model YB2424

Chrome
Other



9" Towel Bar
Model YB2486

Chrome
Other

PROOFIT
INSTALLATION SYSTEM

FINISH OPTIONS:

To order, combine the model number with one of these finish letter(s):
Chrome (CH), LifeShine® Brushed Nickel (BN).



CH BN



Built-In Microwave **Trim Kit required **electrical required & sold separately

DATE July 12/21

SITE CALEDON

LOT 113A

** 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

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

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, TARIION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

DATE	2021/12/21	SITE	CALEDON	LOT	113A
221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948					

HOME AUTOMATION
(Cable, CAT5/6, Telephone)

INCLUDED IN SCHEDULE "A" IN AGREEMENT OF PURCHASE AND SALE:

- Rough-in for Central Vacuum system piped to garage
- Rough-in for Telephone (2) locations
- Rough-in for Cable TV (2) locations
- Rough-in for Cat-6 Network (3) locations


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: Artistic Smart Homes
Phone: (905) 850-9386
Location: 8601 Jane Street
Concord, Ont L4K 5N9

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) acknowledge that if we do not contact the home automation company, I/we the Homeowner(s) have agreed to the Vendor locations for the standard rough-ins for Cable, CAT6, Telephone that are included in the Agreement of Purchase and Sale.


Homeowner(s) Initial


DATE

CALEDON
SITE

1134
LOT

BRICK/JOINT PATTERN INSTALLATION
RELEASE FORM

FLOOR TILES *Brick installation is standard*

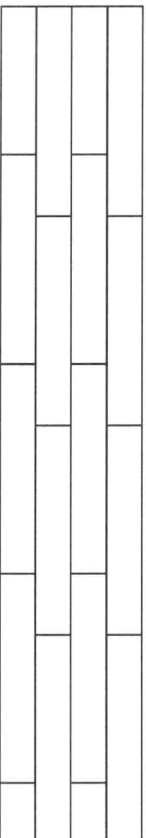
WALL TILES *Brick installation requires an additional charge and must be included on the extras if selected*

(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 on a ¼ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.

LOCATIONS: All floors



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.

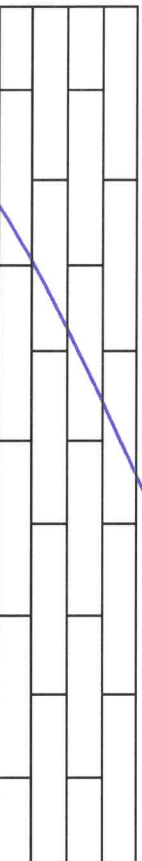
D & W

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

DATE July 12/21

SITE CALEDON

LOT 113 A

Stone Countertop Edge Profiles

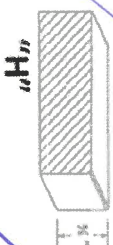
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



Standard Countertop Edge in
Vanity

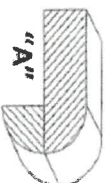
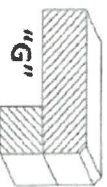
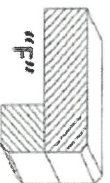
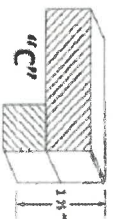


Homeowner(s) Initial

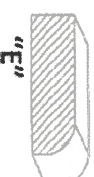
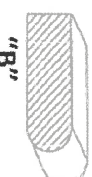
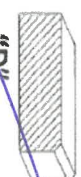
John

OPTION (1) EDGE FOR KITCHEN & VANITIES \$250

Optional Edge in Kitchen



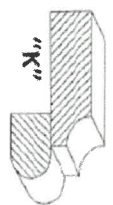
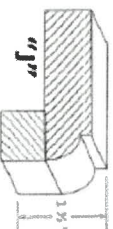
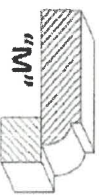
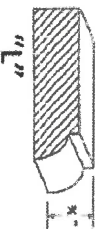
Optional Edge in Bathroom



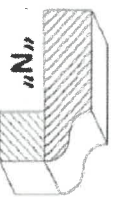
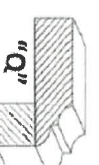
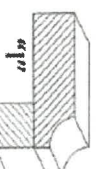
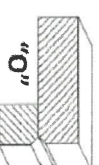
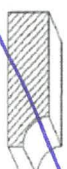
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

July 12/21

SITE

CALEDON

LOT

113A