

Site: CALEDON (B)

Lot: 98B

Model: CAPILANO 30-05 ELEV B

Purchaser: Harmanpreet Singh

Purchaser: Hardeep Kaur & Jagdeep Singh Kullar

Phone: hamanpreets786@gmail.com

Email: 647-861-7071



	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
	BONUS PACKAGE: AIR CONDITIONER	AS PER SCH E
	STRUCTURALS	
1	SIDE ENTRY FROM EXTERIOR TO STAIRS AS PER PLAN AND GRADE PERMITTING AND PENDING CITY APPROVAL	16-Dec-21
2	HUMIDIFIER (LENNOX WB3-17)	16-Dec-21
3	ADD PLUG APPROX 65" FROM FLOOR FOR WALL MOUNTED TV	16-Dec-21
4	(1) CAPPED LIGHT ON SEPARATE SWITCH ABOVE KITCHEN ISLAND	16-Dec-21
	COLOURS	
1	HARDWOOD UPGRADE #1 GREAT ROOM, DINING ROOM, HOBBY ROOM,MAIN HALL, LANDINGS, UPPER HALL	10-Jan-22
2	KITCHEN COUNTER TOP UP # 3 QUARTZ	10-Jan-22
3	POWDER ROOM COUNTER TOP UP # 3 QUARTZ	10-Jan-22
4	MASTER ENSUITE COUNTER TOP UP # 3 QUARTZ	10-Jan-22
5	BANK OF DRAWERS 2 SMALL 1 LARGE (1) MASTER ENSUITE (1) MAIN BATH	10-Jan-22
6	COM/FORT HEIGHT VANITY, MASTER ENSUITE, POWDER ROOM, ENSUITE, MAIN	10-Jan-22
7	KITCHEN CABINETS UP # 1	10-Jan-22
8	KITCHEN TILE BACKSPLASH UP # 2	10-Jan-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-01-10, 2:55 PM

ENTRANCES				
Main Foyer - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED			
Mudroom - FLOORING	NA			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED			
Breakfast - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED			
Kitchen - CABINETS	MOSAIC MAPLE TIMBER GREY UP # 1			
Island - CABINETS	MOSAIC MAPLE TIMBER GREY UP # 1			
Servery - CABINETS	NA			
Kitchen - HANDLES/KNOBS	H-800-BC			
Kitchen - COUNTERTOP	CALACATTA GOLD QUARTZ UP # 3			
Island - COUNTERTOP	CALACATTA GOLD QUARTZ UP # 3			
Kitchen - BACKSPLASH	C & D TENDER GREY BRIGHT 4 X 16 INSTALL STACKED UP # 2			
Kitchen - SINK	STANDARD			
Kitchen - FAUCET	STANDARD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	KENTWOOD STURGEON OAK RANDOM LENGTHS 3 1/2" X 3/4' UP # 1			
Main Hall - FLOORING	KENTWOOD STURGEON OAK RANDOM LENGTHS 3 1/2" X 3/4' UP # 1			
Dining / HobbyRoom - FLOORING	KENTWOOD STURGEON OAK RANDOM LENGTHS 3 1/2" X 3/4' UP # 1			
Library / Den - FLOORING	NA			
Basement Rec Room - FLOORING	NA			
STAIRS				
Railing Details - PICKETS	METAL BLACK SINGLE COLLAR W/ALT PLAIN			
Railing Details - POSTS	2 3/4" OAK TURNED POST			
Railing Details - HANDRAIL	2 1/2" OVAL OAK HANDRAIL			
Stair Stain - MAIN STAIRS	STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Stair Stain - BASEMENT STAIRS (if applicable)	NA			
Stair Stain - SERVICE STAIRS (if applicable)	NA			
POWDER ROOM				
Powder Room - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED			
Powder Room - CABINETS	EURO BLACKWOOD COMFORT HEIGHT			
Powder Room - COUNTERTOP	CALACATTA GOLD QUARTZ UP # 3			
Powder Room - SINK	STANDARD OVAL			
Powder Room - FAUCET	STANDARD			
2ND FLOOR				
Upper Hall - FLOORING	KENTWOOD STURGEON OAK RANDOM LENGTHS 3 1/2" X 3/4' UP # 1			
Master Bedroom - FLOORING	OPENING NIGHT T-03			
Bedroom 2 - FLOORING	OPENING NIGHT T-03			
Bedroom 3 - FLOORING	OPENING NIGHT T-03			
Bedroom 4 - FLOORING	OPENING NIGHT T-03			
Bedroom 5 - FLOORING	NA			
NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED				
Master Ensuite - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED			
Master Ensuite - SHOWER WALL	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL HORIZONTAL STACKED			
Master Ensuite - SHOWER FLOOR	2 X 2 WHITE			
Master Ensuite - SHOWER JAMB	PERLATO ROYALE			
Master Ensuite - CABINETS	EURO STORM COMFORT HEIGHT			
Master Ensuite - HANDLES/KNOBS	H-800-BC			
Master Ensuite - COUNTERTOP	CALACATTA GOLD QUARTZ UP 3 3			
Master Ensuite - SINK(s)	OVAL 4220 CIV (2)	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 PRIOR to installation.		CALEDON 98B	AB	VENDOR APPROVAL
PAGE 1 OF 2			PURCHASER INITIALS	

JAN 12 2022

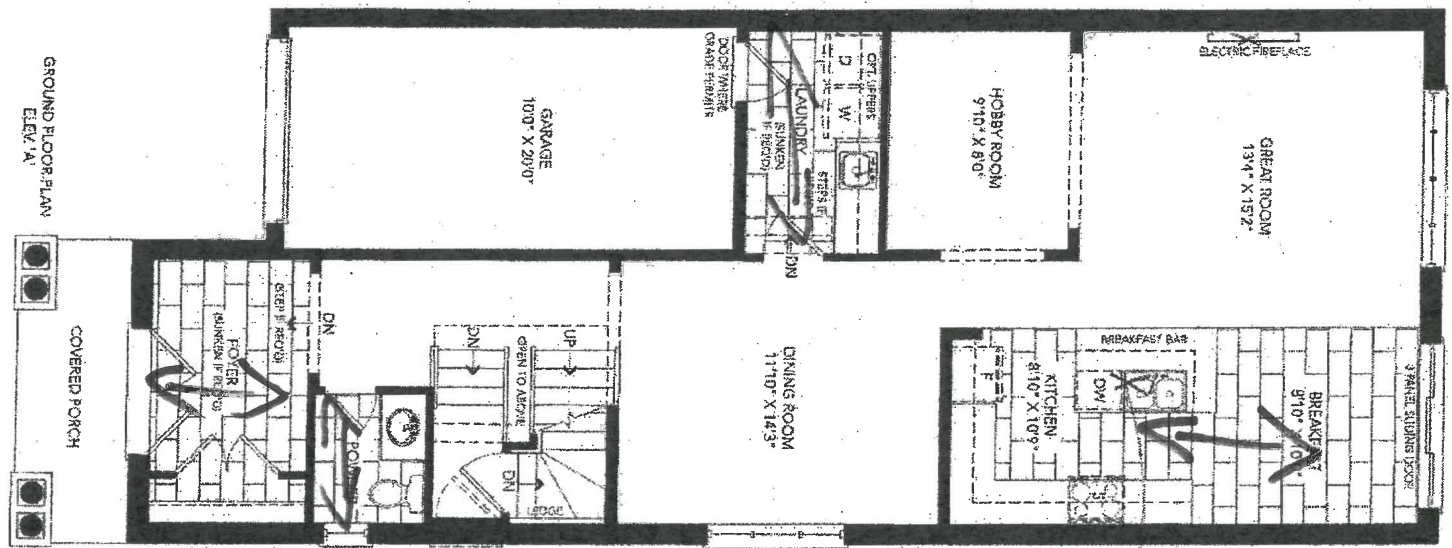
2ND FLOOR CONTINUED...										
Main Bath - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED								
Main Bath - TUB / SHOWER WALL		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL HORIZONTAL STACKED								
Main Bath - SHOWER FLOOR		NA								
Main Bath - SHOWER JAMB		NA								
Main Bath - CABINETS		EURO STORM COMFORT HEIGHT								
Main Bath - HANDLES/KNOBS		H-800-BC								
Main Bath - COUNTERTOP		P283CA TUNDRA TAUPE				Main Bath - FAUCET(s)				STANDARD
Main Bath - SINK(s)		STANDARD								
Shared Bath - FLOORING		NA								
Shared Bath - TUB / SHOWER WALL		NA								
Shared Bath - SHOWER FLOOR		NA								
Shared Bath - SHOWER JAMB		NA								
Shared Bath - CABINETS		NA								
Shared Bath - HANDLES/KNOBS		NA								
Shared Bath - COUNTERTOP						NA				
Shared Bath - SINK(s)						Shared Bath - FAUCET(s)				
Ensuite Bath - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED								
Ensuite Bath - TUB / SHOWER WALL		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL HORIZONTAL STACKED								
Ensuite Bath - SHOWER FLOOR		NA								
Ensuite Bath - SHOWER JAMB		NA								
Ensuite Bath - CABINETS		EURO STORM COMFORT HEIGHT								
Ensuite Bath - HANDLES/KNOBS		H-800-BC								
Ensuite Bath - COUNTERTOP		P283 TUNDRA TAUPE								
Ensuite Bath - SINK(s)		STANDARD		Ensuite Bath - FAUCET(s)						STANDARD
LAUNDRY										
Laundry - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED								
Laundry - CABINETS		EURO BLACKWOOD	Laundry - HANDLES/KNOBS							H-800-BC
Laundry - COUNTERTOP		P283 TUNDRA TAUPE	Laundry - SINK							STANDARD
Laundry - BACKSPLASH		NA	Laundry - FAUCET							STANDARD
TRIM / PAINT										
Casing/Baseboards		STANDARD								
Interior Doors		STANDARD								
Interior Door Hardware		STANDARD								
PAINT - Throughout		COOL WHITE								
FIREPLACE										
Location / Insert / Mantle		STANDARD								
ACCESSORIES										
Mirrors		STANDARD	BATH ACCESSORIES							STANDARD
APPLIANCE REQUIREMENTS										
GAS LINE TO BBQ		STANDARD	ELECTRICAL for Built-in Oven							DECLINED
GAS LINE & ELECTRICAL TO STOVE		DECLINED	ELECTRICAL for Built-in Micro							DECLINED
GAS LINE & ELECTRICAL TO DRYER		DECLINED	ELECTRICAL for Cooktop							DECLINED
HOOD FAN VENT SIZE		6" STANDARD	ELECTRICAL for Bar Fridge							DECLINED
WATERLINE to Fridge		DECLINED								
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 (B) 98B ✓								
PURCHASER(S):		Harmanpreet Singh								
PURCHASER(S):		Hardeep Kaur & Jagdeep Singh Kullar								
CONTACT:		hamanpreets786@gmail.com				647-861-7071				
****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		PURCHASER SIGNATURE						
		PURCHASER SIGNATURE		PURCHASER SIGNATURE						
		DÉCOR CONSULTANT		KATHERINE						
PAGE 2 OF 2		Vendor APPROVAL		JAN 12 2022						

CALEDON CLUB

Lo 1983
Dec 16/81

30-05 CAPILANO

Plug Above Fireplaces
6 1/2" from Floor



11' CAD light Above Island

ADD SIDE Entry

Backset 5 1/4"

Tile Direction

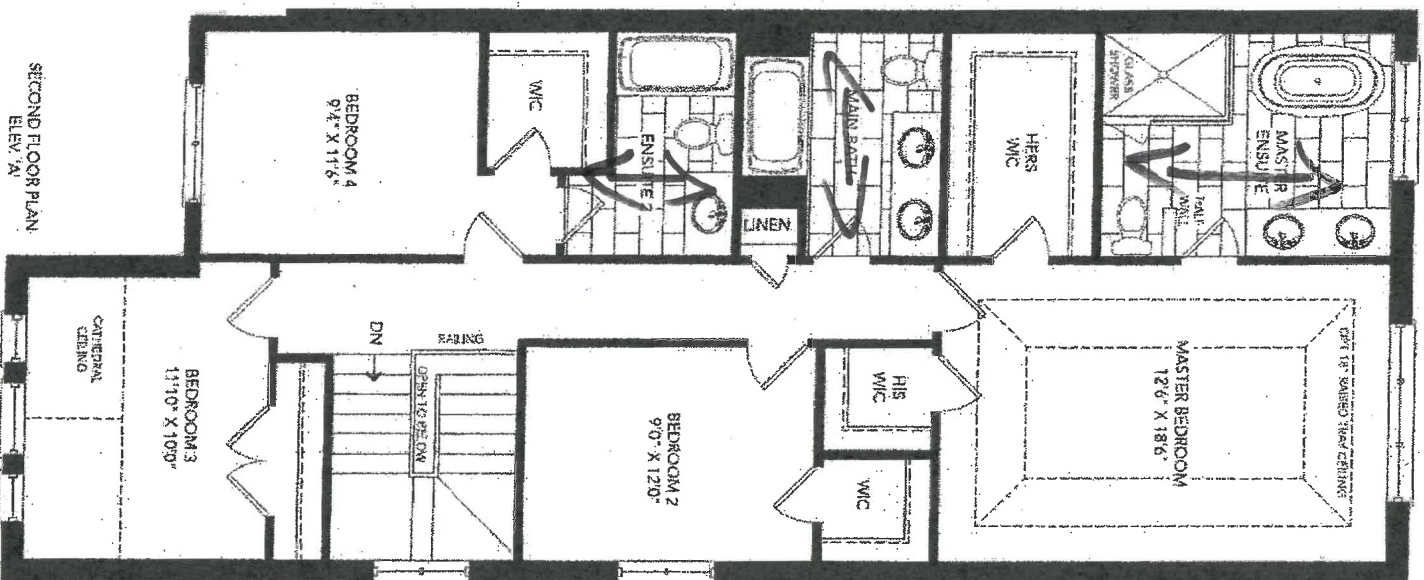


Jan 10/22

Blau B



201 98B
 CALEDON
 CLUB
 30-05 CAPILANO
 Dec 16/21



2
 Jan 10/22

↑
 Tile
 Direction

Elev B

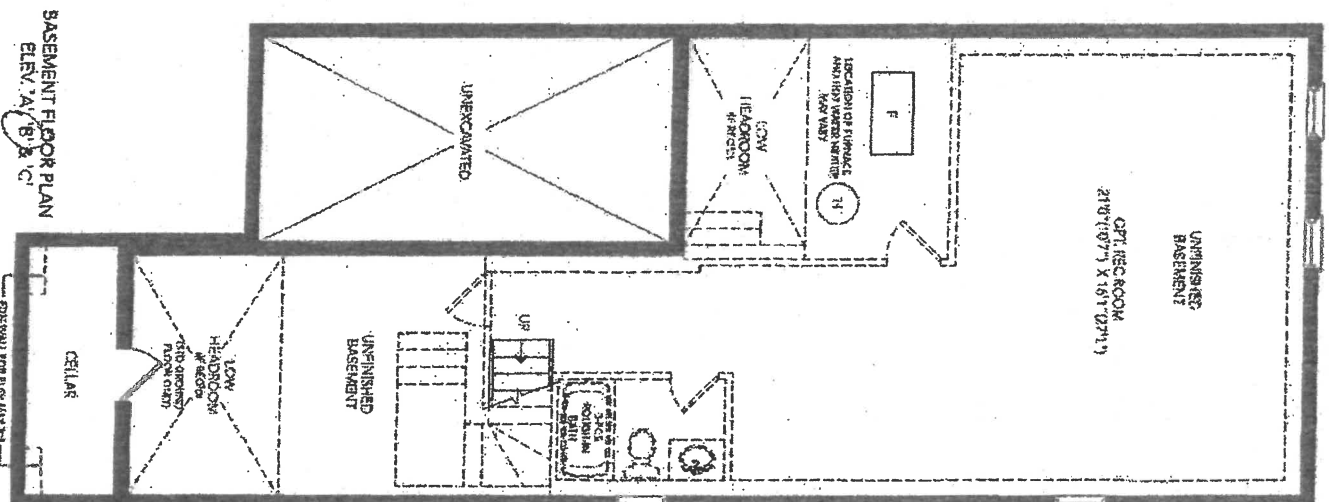
3

201 98B

CALEDON CLUB 30-05 CAPILANO

Lot 922
Dec 16/21

NBC
Chicago 3



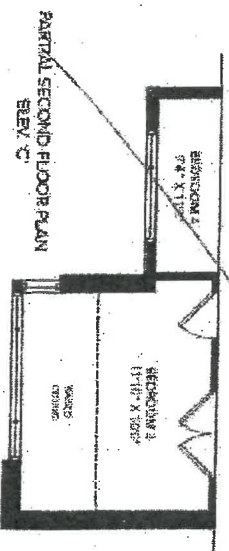
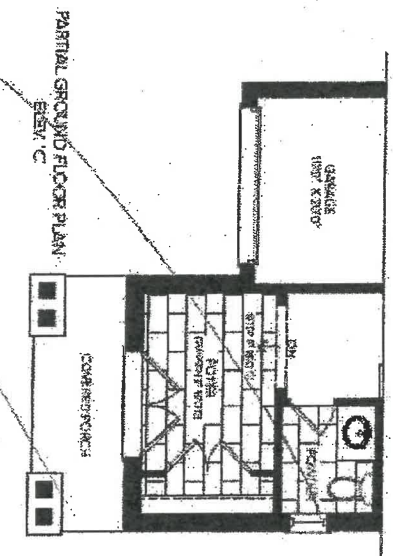
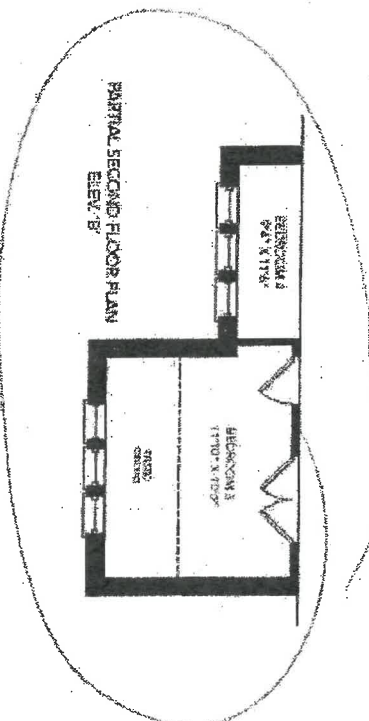
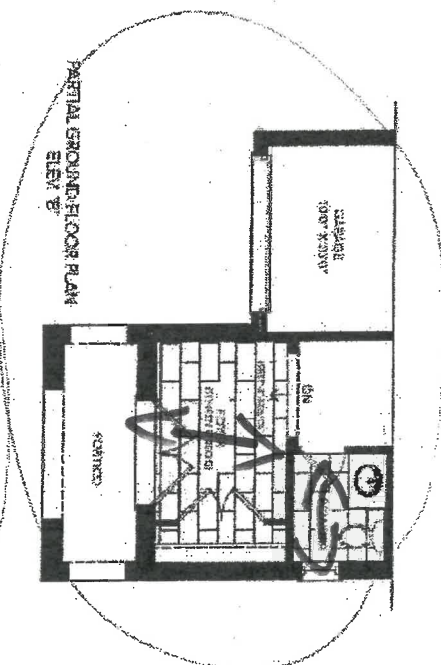
2nd floor
S174



CALEDON
CLUB

30-05 CAPILANO

Lo 6983
Due
16/21



Jan 10/22



Tile Direction

Joergensen 5/14





DATE SUBMITTED

25 Jun 2021

CLIENT NAME: ZANCOR HOMES

SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PAGE

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PH:
CELL:

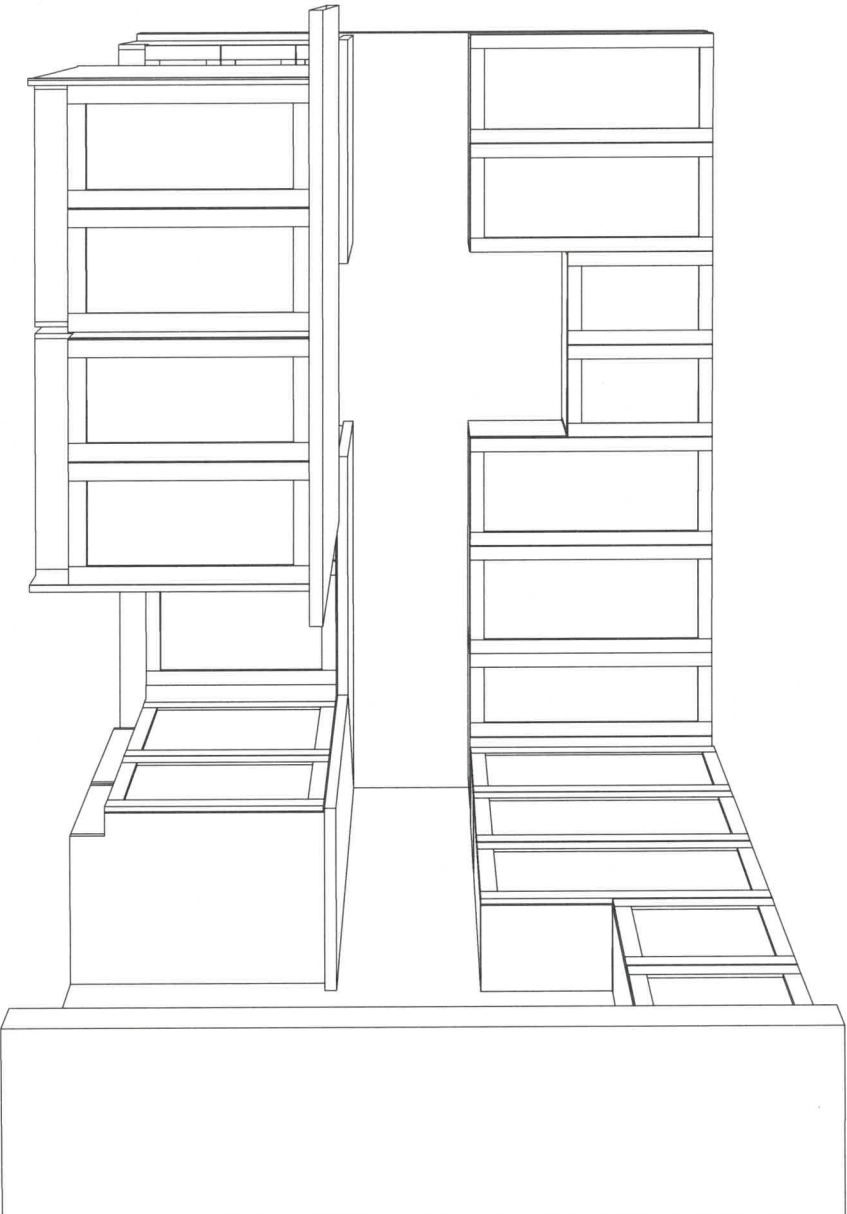
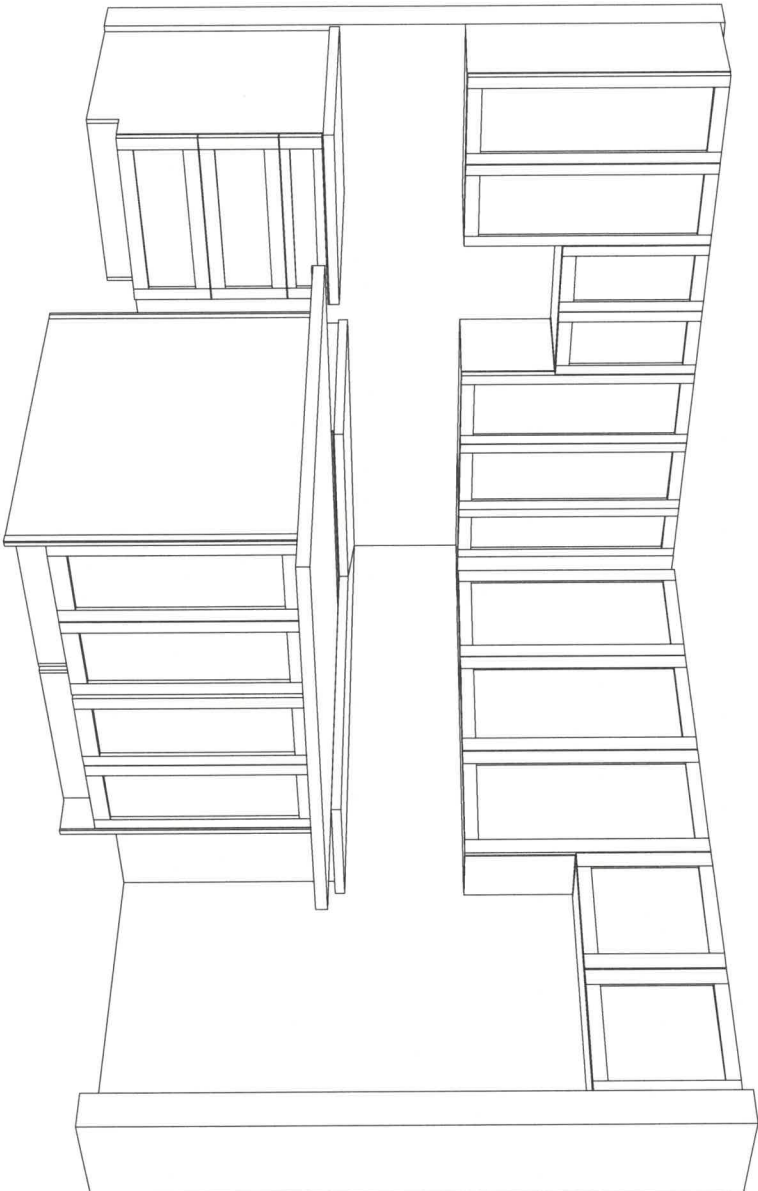
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COMMENT

P/O #

30-5-ELEV. A,B,C
KITCHEN

60198B
Jan 10/22





CLIENT NAME: ZANCOR HOMES
SHIP TO: CALEDON CLUB

PH:
CELL:

DRAFTED BY: FERNANDA

COMMITMENT

25 Jun 2021

JOB NUMBER	
INSTALL DATE	
PAGE	16

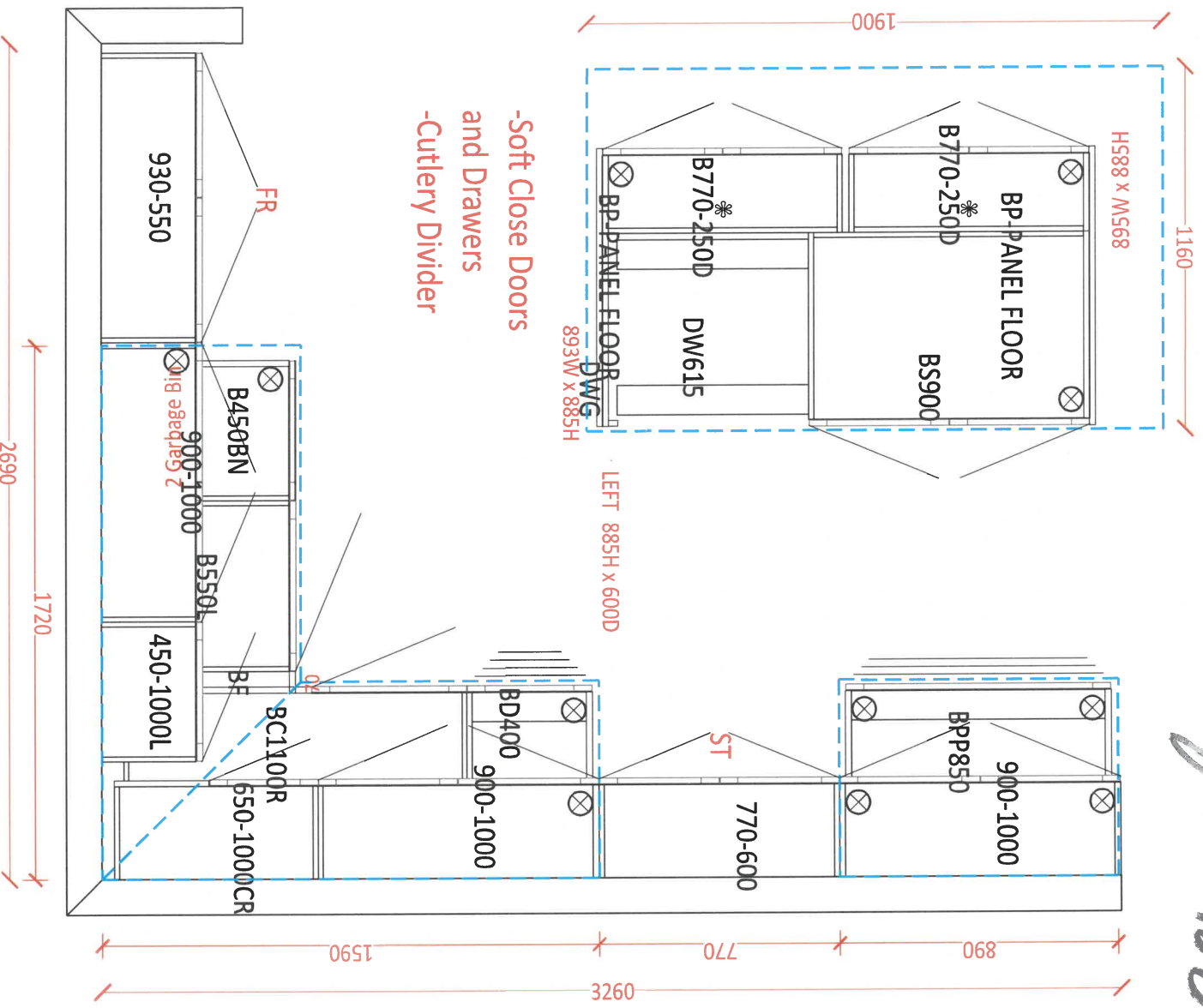
INSTALL DATE:

PAGE

16 of 24

30-5-ELEV. A,B,C
KITCHEN

Lot 98B
Jan 10/62





DATE SUBMITTED
25 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO: CALEDON CLUB

PH:
CELL:

DRAFTED BY: FERNANDA
COMMENT

P/O #

JOB NUMBER

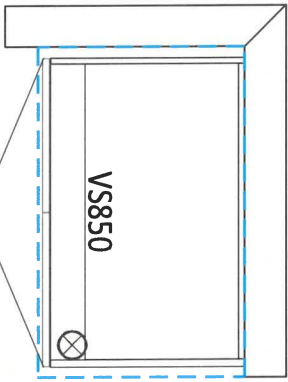
INSTALL DATE:

PAGE

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30-5-ELEV. A,B,C
STD VANITIES

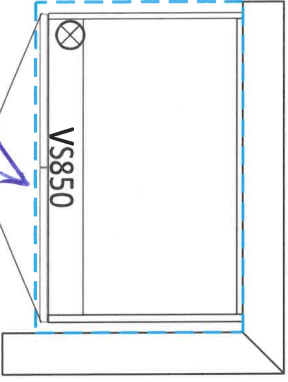
POWDER
910



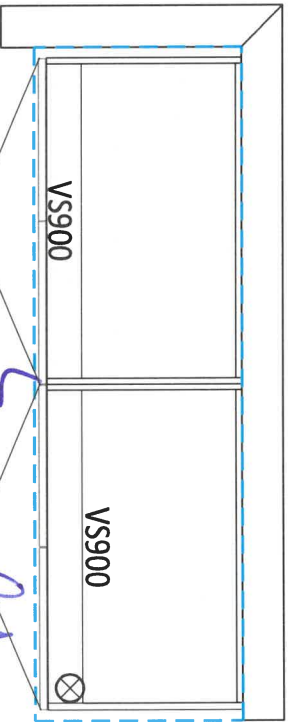
MAIN
1860



ENSUITE 2
910



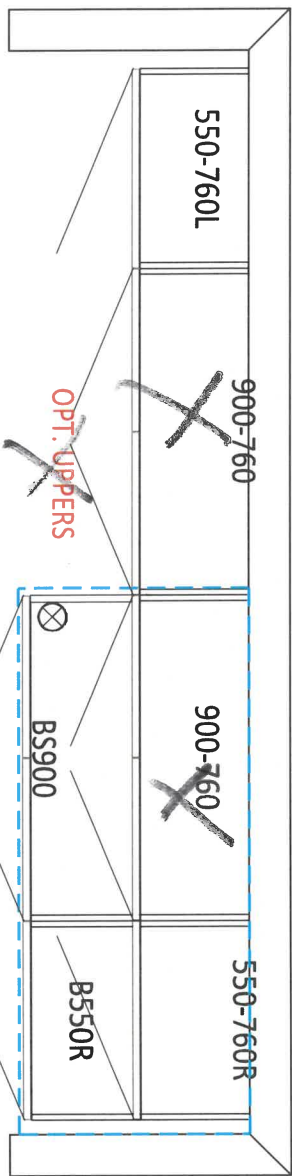
ENSUITE 1
1860



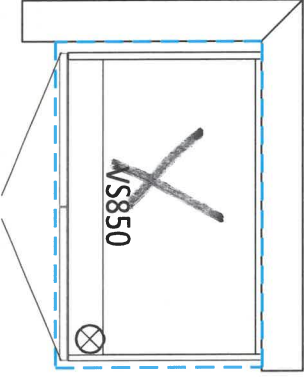
COMFORT HT

LAUNDRY ROOM

2990 1510



OPT. BASEMENT BATH
900



Lot 9213

Jan 10/22

COMFORT BANK of Areas
Neijt MASTER ENSUITE

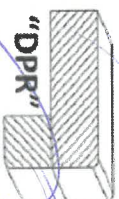
BANK of Areas
COMFORT HT

Stone Countertop Edge Profiles

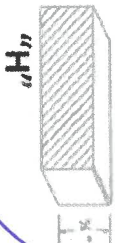
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



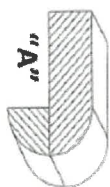
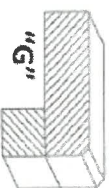
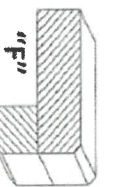
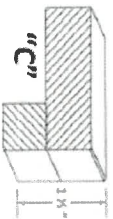
Standard Countertop Edge in
Vanity



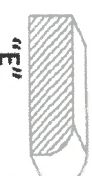
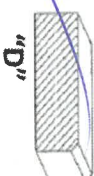
Homeowner(s) Initial

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

Optional Edge in Kitchen



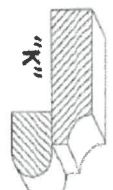
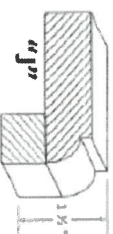
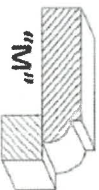
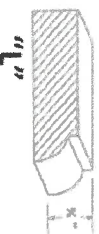
Optional Edge in Bathroom



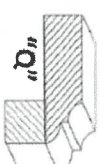
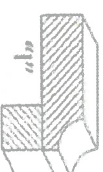
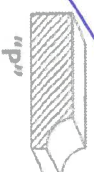
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

10/10/22

SITE

CALEDON

LOT

9813

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

CALEDON

DATE

SITE

LOT

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller - Appliance Canada (905) 660-2424 / smiller@appliancecanada.com


- 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 provided by Zancor:

*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.

- Fridge Opening 36" x 74"
► Stove Opening 30"
► Hood Fan Opening 30"
► Hood Fan & Vent 6" with Under Cabinet Hood
► Dishwasher Opening 24"

Accepts Standard
Openings **Initial



OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

- ****Specs/information sheets are required and it is the responsibility of the homeowner to provide this to Zancor Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**



- **Upgraded Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)**

INITIAL

- ***Specs that require changes/modifications after this date will not be accepted***

- 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.

FRIDGE UPGRADE

- ☐ Built-in
☐ Paneled **Panel to match required
☐ Integrated / Flush Inset
☒ Waterline

RANGE UPGRADE

*Larger hood fan CFM might be required, which need a larger vent

- ☐ 36" **Hood fan opening must be the same size or larger (8" vent might be required)
☐ 48" **Hood Fan opening must be the same size or larger (8" or 10" vent required)
☐ Gas Range **gas line and electrical required & sold separately
☐ Induction **electrical required & sold separately
☐ Cooktop (Apron Front) **Countertop Cut-out required & sold separately
☒ Cooktop (Drop-in) **countertop Cut-out required & sold separately

HOOD FAN & VENT
UPGRADE

- ☐ 8 Inch **Required for 600 CFM
☐ 10 Inch
☐ Chimney Hood Fan **Vent must be centred
☐ Insert / Liner

WALL OVEN/MICRO
UPGRADE

- ☐ Single Wall Oven **electrical required & sold separately
☐ Double Wall Oven **electrical required & sold separately
☐ Steam Oven **electrical required & sold separately
☐ Warming Drawer **electrical required & sold separately
☒ Over Then Range Microwave (OTR)
☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

DATE



CALEDON

SITE

LOT

9813

** 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 Jan 10/22 SITE CALEDON LOT 9813

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