

Site:  
Lot:  
Model:  
Purchaser:  
Purchaser:  
Phone:  
Email:

CALEDON (B)  
189-4  
HIGHLAND (RLTH-02) ELEV C  
Fady Akladios  
Rada Holdings Ltd  
647-467-4597  
fady.aklailios@alumni.utoronto.ca





DESCRIPTION		DATE SELECTED
BONUS PACKAGE:	3 PIECE STAINLESS STEEL APPLANCES 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	FROSTED GLASS ON FRONT EXTERIOR DOOR IN LIEU OF CLEAR GLASS	28-Jan-22
2	FROSTED FRAMELESS GLASS SHOWER IN LIEU OF CLEAR MASTER ENSUITE	28-Jan-22
COLOURS		
1	KITCHEN CABINETS UP # 1	28-Jan-22
2	POWDER ROOM CABINETS UP # 1 GROUND FLOOR AND 2ND FLOOR	28-Jan-22
3	LAUNDRY ROOM CABINETS UP # 1	28-Jan-22
4	KITCHEN BACKSPLASH TILE UP # 2	28-Jan-22
5	BATHROOM ACCESSORIES GR FL AND 2ND FLOOR POWDER ROOMS (2) PAPER HOLDERS YB 2408 (2) TOWEL BAR YB 2418	28-Jan-22
6	BATHROOM ACCESSORIES (2) PAPER HOLDERS YB 2408 (2) TOWEL BAR YB 2424	28-Jan-22
7	COMFORT HEIGHT VANITY MASTER ENSUITE AND MAIN BATH ONLY	28-Jan-22
8	HARDWOOD STANDARD COLOR MASTER BEDROOM, BED ROOM 2,3	28-Jan-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-01-28, 2:42 PM

ENTRANCES				
Main Foyer - FLOORING	LOFT IVORY 12 X 24 INSTALL STACKED			✓
Mudroom - FLOORING	NA			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	LOFT IVORY 12 X 24 INSTALL STACKED			✓
Breakfast - FLOORING	LOFT IVORY 12 X 24 INSTALL STACKED			✓
Kitchen - CABINETS	EURO NOCE CARAVAGGIO UP # 1			✓
Island - CABINETS	EURO NOCE CARAVAGGIO UP # 1			✓
Servery - CABINETS	NA			
Kitchen - HANDLES/KNOBS	H 900-AC		✓	
Kitchen - COUNTERTOP	BIANCO SARDO		✓	
Island - COUNTERTOP	BIANCO SARDO		✓	
Kitchen - BACKSPLASH	C & D TENDER GREY BRIGHT 4 X 16 INSTALL STACKED			✓
Kitchen - SINK	STANDARD			
Kitchen - FAUCET	STANDARD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" BUCKINGHAM			✓
Main Hall - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" BUCKINGHAM			✓
Dining / Living Room - FLOORING	NA			
Library / Den - FLOORING	NA			
Basement Rec Room -/Hall FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" BUCKINGHAM			✓
STAIRS				
Railing Details - PICKETS	METAL BLACK SINGLE COLLAR WITH ALT PLAIN			✓
Railing Details - POSTS	2 3/4" TURNED OAK POSTS			✓
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 Gr Fir & 2nd Fir	LOFT IVORY 12 X 24 INSTALL STACKED			✓
Powder Room - CABINETS	EURO NOCE CARAVAGGIO UP # 1			✓
Powder Room - COUNTERTOP	PERLATO ROYAL			
Powder Room - SINK	STANDARD			
Powder Room - FAUCET	STANDARD			
2ND FLOOR				
Upper Hall - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" BUCKINGHAM			✓
Master Bedroom - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" BUCKINGHAM			✓
Bedroom 2 - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" BUCKINGHAM			✓
Bedroom 3 - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" BUCKINGHAM			✓
Bedroom 4 - FLOORING	NA			
Bedroom 5 - FLOORING	NA			
Master Ensuite - FLOORING	LOFT ASH 12 X 24 INSTALL STACKED			
Master Ensuite - SHOWER WALL	LOFT ASH 12 X 24 INSTALL HORIZONTAL STACKED			
Master Ensuite - SHOWER FLOOR	2 X 2 WHITE			
Master Ensuite - SHOWER JAMB	BIANCA CARRERRA			
Master Ensuite - CABINETS	EURO HIGH GLOSS WHITE COMFORT HEIGHT			✓
Master Ensuite - HANDLES/KNOBS	K-400-P			
Master Ensuite - COUNTERTOP	BIANCA CARRERRA			
Master Ensuite - SINK(s)	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 PRIOR to installation.		CALEDON 189-4	F.A.	Vendor Approval
**PAGE 1 OF 2**		PURCHASER INITIALS		VENDOR APPROVAL

JAN 31 2022

2ND FLOOR CONTINUED...									
Main Bath - FLOORING		LOFT ASH 12 X 24 INSTALL STACKED							
Main Bath - TUB / SHOWER WALL		LOFT ASH 12 X 24 INSTALL HORIZONTAL STACKED							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		EURO HIGH GLOSS WHITE COMFORT HEIGHT							
Main Bath - HANDLES/KNOBS		K-400-P							
Main Bath - COUNTERTOP		COTE D'AZUR 1886K-07							
Main Bath - SINK(s)		STANDARD		Main Bath - FAUCET(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		NA							
Ensuite Bath - TUB / SHOWER WALL		NA							
Ensuite Bath - SHOWER FLOOR		NA							
Ensuite Bath - SHOWER JAMB		NA							
Ensuite Bath - CABINETS		NA							
Ensuite Bath - HANDLES/KNOBS		NA							
Ensuite Bath - COUNTERTOP		NA							
Ensuite Bath - SINK(s)				Ensuite Bath - FAUCET(s)					
LAUNDRY									
Laundry - FLOORING		LOFT IVORY 12 X 24 INSTALL STACKED							
Laundry - CABINETS		EURO NOCE CARAVAGGIO UP # 1 ✓		Laundry - HANDLES/KNOBS		H-900AC			
Laundry - COUNTERTOP		PEARL SQUOIA 5001K-07		Laundry - SINK		STANDARD			
Laundry - BACKSPLASH		NA		Laundry - FAUCET		STANDARD			
TRIM / PAINT									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
PAINT - Throughout		WARM GREY							
FIREPLACE									
Location / Insert / Mantle		STANDARD ELECTRIC							
ACCESSORIES									
Mirrors		STANDARD		BATH ACCESSORIES		UPGRADE ✓			
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				INITIALS			
Any changes to the colour chart after signing are subject to a <b>\$5000</b> administration fee plus costs						F.A.			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						F.A.			
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)				189-4		✓	
PURCHASER(S):		Fady Akladios							
PURCHASER(S):		Rada Holdings Ltd							
CONTACT:		647-467-4597		fady.akladios@alumni.utoronto.ca					
****FOR TRADE USE****		SIGNATURES / DATE							
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.		PURCHASER SIGNATURE				KATHERINE			
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT							
Vendor APPROVAL				JAN 3 1 2022					

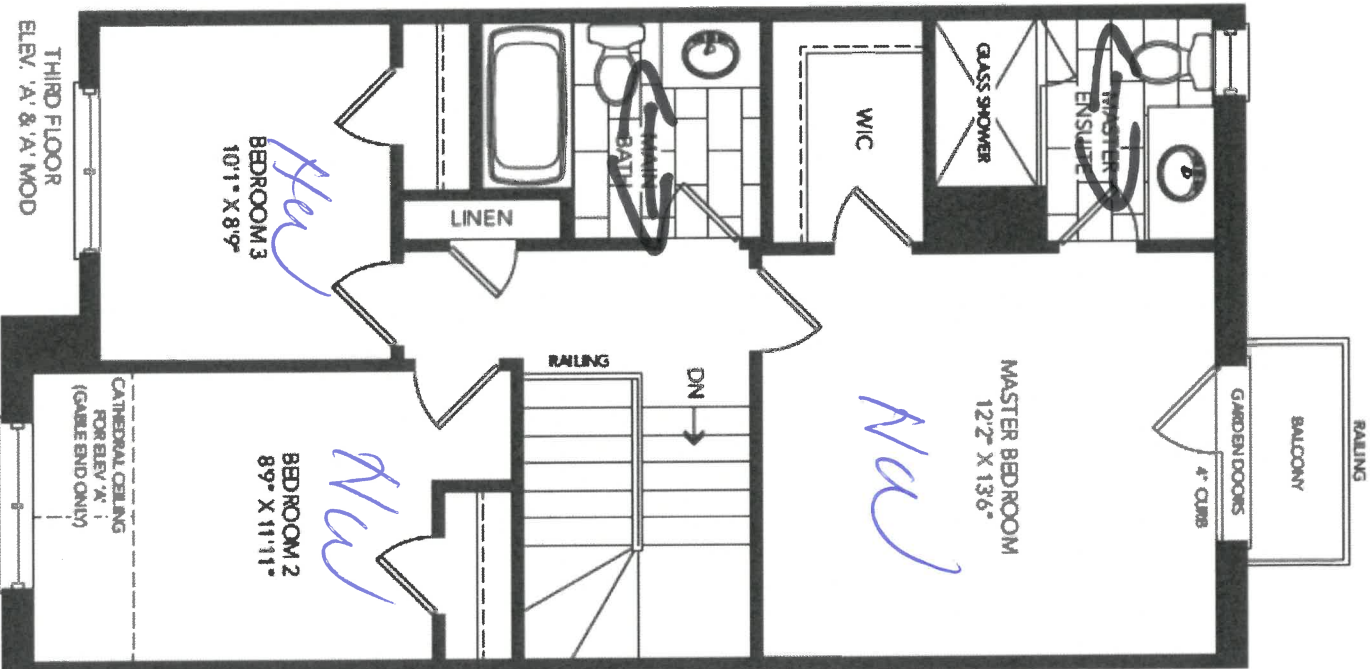


Lot 189-4

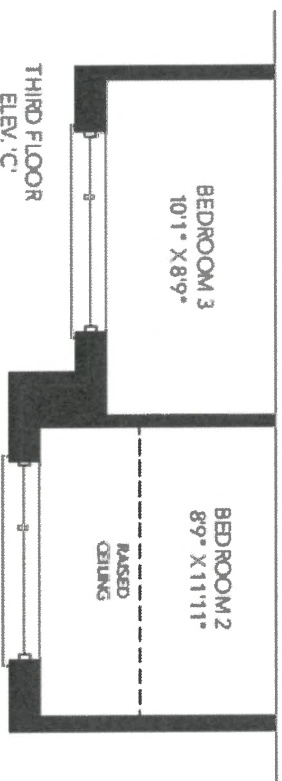
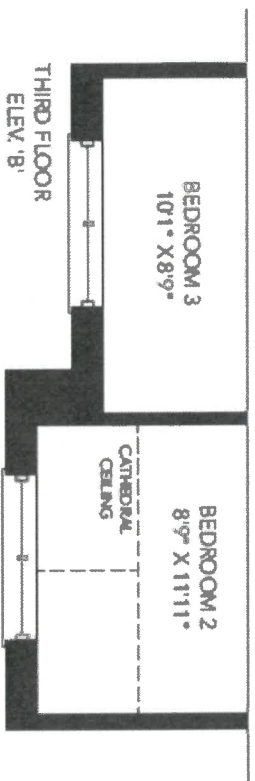
Jan 28/22

→ FROSTED GLASS

# HIGHLAND RLTH-02

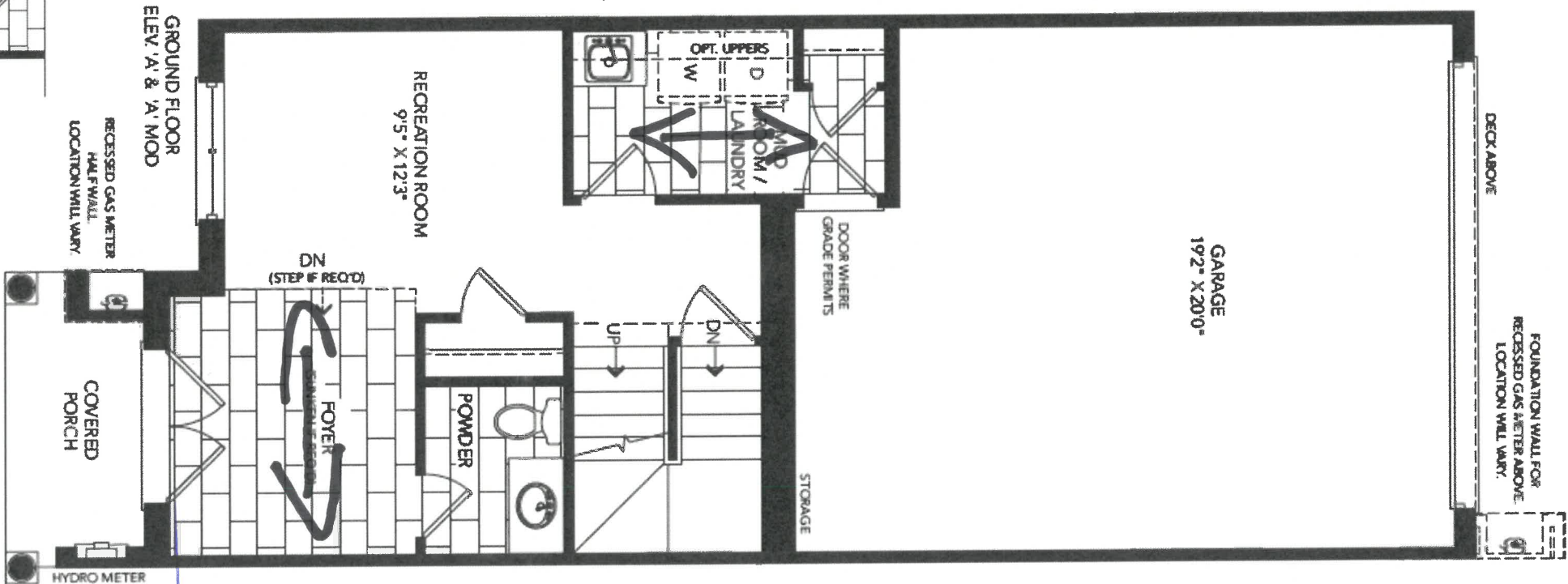
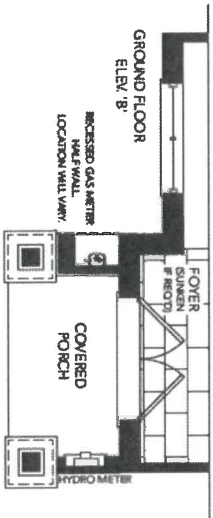
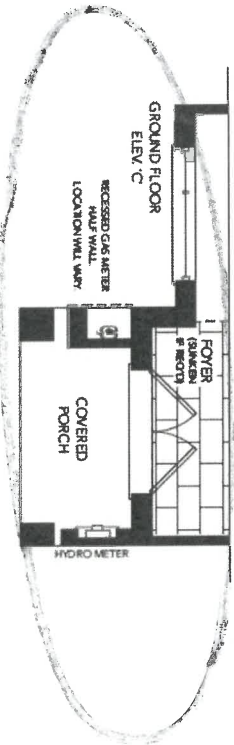


F.A.1



Lot. 189-4  
Jan 28/22

# HIGHLAND RLTH-02



F.V.

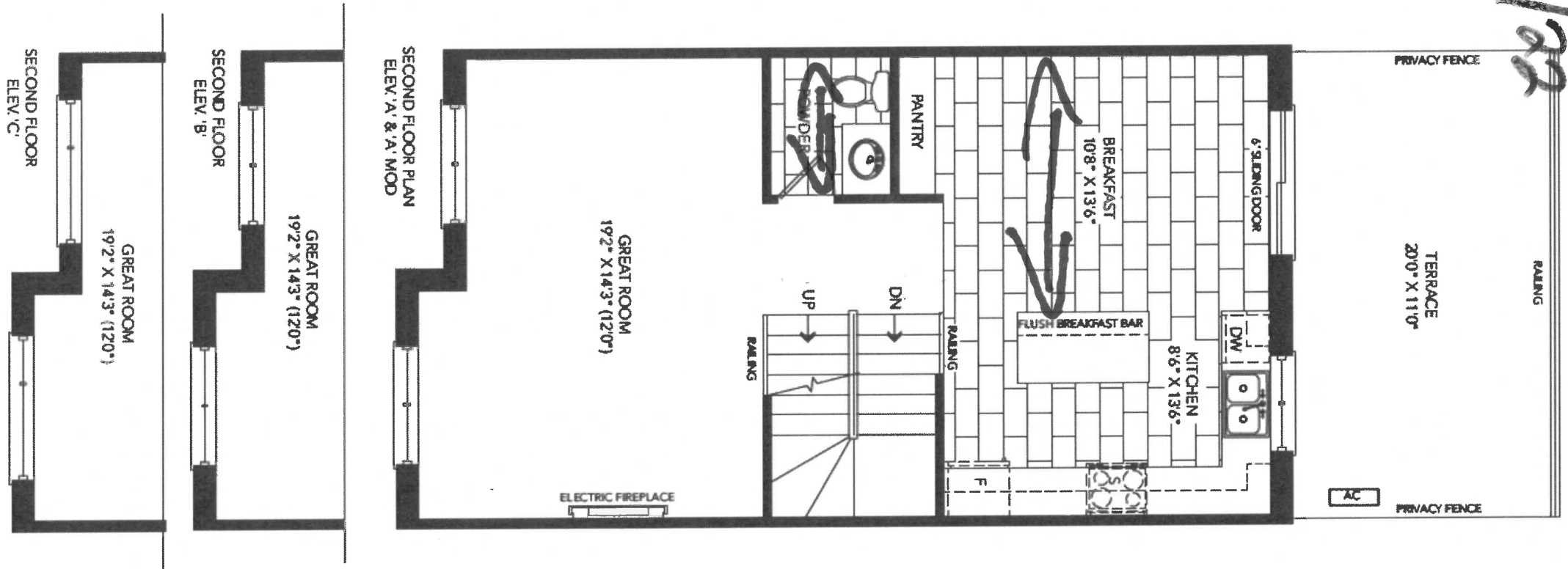
FROSTEL  
GLASS  
FRONT  
DOOR



Lot 189-4

Jan 28/22

# HIGHLAND RLTH-02



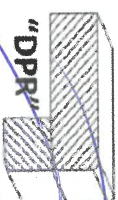
Handwritten notes and sketches at the bottom of the page, including a large 'F.A.' and a circular diagram with internal lines.

Stone Countertop Edge Profiles

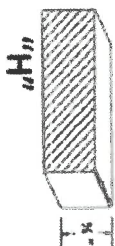
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity

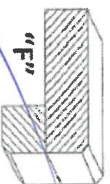
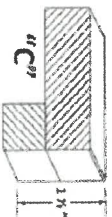


F.A.

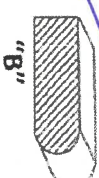
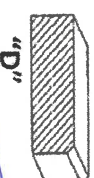
Homeowner(s) Initial

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

Optional Edge in Kitchen



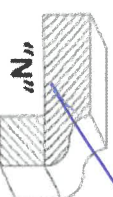
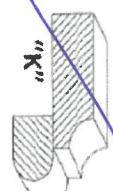
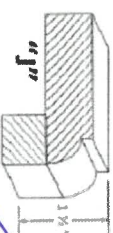
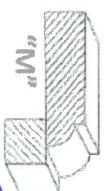
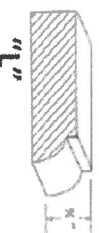
Optional Edge in Bathroom



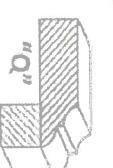
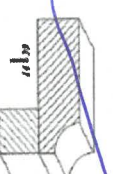
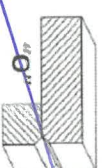
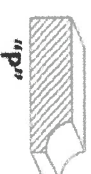
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE Jan 22/22

SITE CALEDON

LOT B5-4

## 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.

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.

FA  
Homeowner(s) Initial

\_\_\_\_\_  
Homeowner(s) Initial

**CALEDON**

Jan 22/22  
DATE

SITE

LOT

189-4

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

SM

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 10/28/22

CALEDON

SITE

LOT

189-4

\*\* 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

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. FA.

**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.** F.A.

**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. F.A.

**STONE COUNTERTOP JOINTS:** Purchaser is aware there may be joints in stone counter tops, in kitchens and vanities if applicable as per plan. Joints will also be applicable where the length of the counter top exceeds the length of a stone slab. F.A.

**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. F.A.

**STAR 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. F.A.

**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. F.A.

**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.** F.A.

**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. F.A.

#### 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, TARIO and/or the Builder in relation to the matter. **\*\*SEE COLOUR CHART FOR LOCATIONS\*\*** F.A.

DATE	SITE		LOT
1/22/22	CALEDON		189-4



CLIENT NAME: ZANCOR HOMES  
SHIP TO : CALEDON CLUB

DATE SUBMITTED

10 Mar 2021

DRAFTED BY: FERNANDA  
COMMENT

PH:  
CELL:

JOB NUMBER

INSTALL DATE:

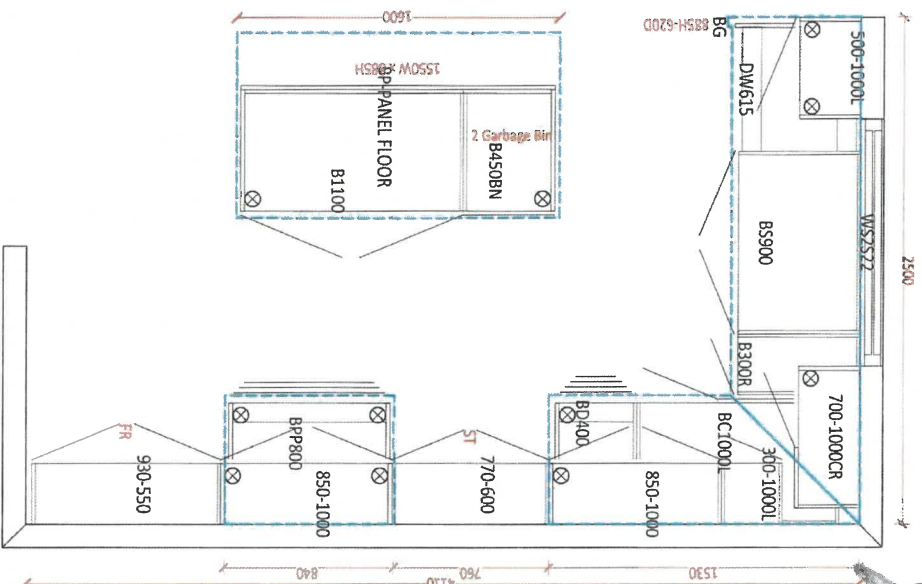
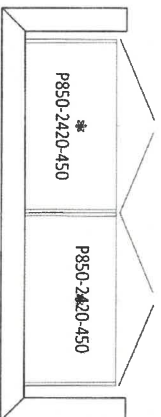
PAGE

3 of 12

P/O #

RLTH-02-ELEV. A, B, C  
KITCHEN

-Soft Close Doors  
and Drawers  
-Cutlery Divider  
-Recycle Bin



Lo 6 B9-4  
9-23/22

F.A.



CLIENT NAME: ZANCOR HOMES  
SHIP TO: CALEDON CLUB

DRAFTED BY: FERNANDA

PH:  
CELL:

DATE SUBMITTED  
10 Mar 2021

P/O#

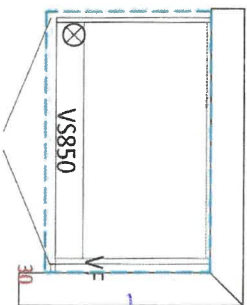
JOB NUMBER

INSTALL DATE:

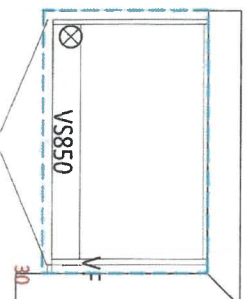
PAGE  
4 of 12

RLTH-02-ELEV. A, B, C  
STD. VANITIES

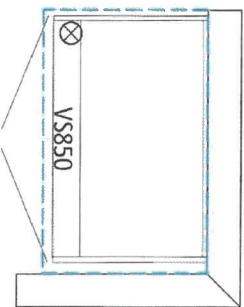
POWDER GROUND FLOOR  
900



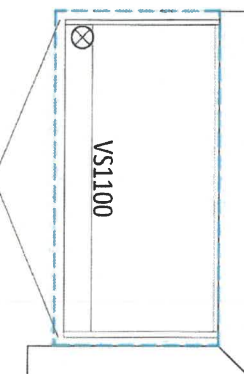
POWDER SECOND FLOOR  
910



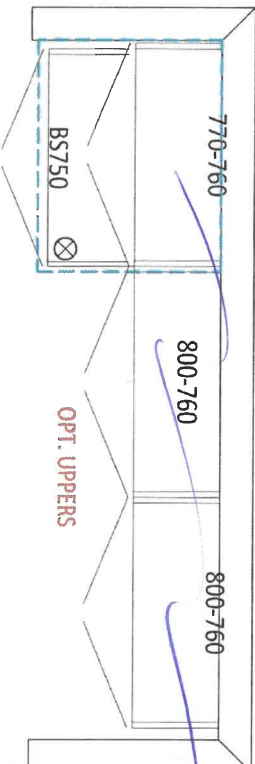
MAIN  
910



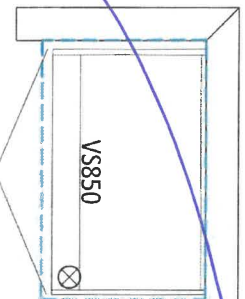
MASTER ENSUITE  
1160



LAUNDRY ROOM  
800 2420



OPT. BASEMENT BATH  
900



Lot 136-4

pm 28/03