

Site: CALEDON (B)

Lot: 176-4 ELEV A 1, CORNER

Model: ESSEX (RLTH-02)

Purchaser: AJAY JHAJ

Purchaser: 0

Phone: 416.727.2009

Email: INFO@ACEAIRBALANCING.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
	BONUS PACKAGE: AIR CONDITIONER	AS PER SCH E
	STRUCTURALS	
1	SMOOTH CEILINGS ON SECOND FLOOR	14-Jan-22
2	SOUND INSULATION IN POWDER ROOM	14-Jan-22
20	REQUESTING CATHEDRAL CEILING IN THE MASTER BEDROOM AND BEDROOM 3 LIKE IN THE BROUCHURE MODELS, IF POSSIBLE	14-Jan-22
	COLOURS	
1	WATERLINE FOR FRIDGE	14-Jan-22
2	LAUNDRY UPPER CABINETS	14-Jan-22
3	KITCHEN- OPTIONAL PANTRY IN KITCHEN	14-Jan-22
4	KITCHEN- FRIDGE ENCLOSURE: DEEP UPPER AND GABLE	14-Jan-22
5	ELECTRICAL- ADDITIONAL PLUG ON ISLAND- SEE SKETCH	14-Jan-22
6	ELECTRICAL- PLUG FOR FUTURE TV INSTALLED ON LIVING ROOM WALL- 55 AFF- SEE SKETCH	14-Jan-22
7	ELECTRICAL- PLUG FOR FUTURE TV INSTALLED ON BREAKFAST WALL- INSTALL 55 AFF- SEE SKETCH	14-Jan-22
8	ELECTRICAL- 3 CAPPED LIGHTS OVER KITCHEN ISLAND, ON SEPARATE SWITCH. SPACE EVENLY- STD TO REMAIN- SEE SKETCH	14-Jan-22
9	CAPPED LIGHT ROUGH IN WITH SWITCH IN LIVING ROOM, SPACE EVENLY WITH STANDARD DINING ROOM LIGHT- SEE SKETCH	14-Jan-22
10	CAPPED LIGHT ROUGH IN WITH SWITCH IN HOBBY ROOM- SEE SKETCH	14-Jan-22
11	ELECTRICAL- PLUG FOR FUTURE TV INSTALLED IN MASTER BEDROOM, INSTALL 55 AFF- SEE SKETCH	14-Jan-22
12	CAPPED LIGHT ROUGH LIGHT ON SAME SWITCH IN MASTER BEDROOM- SEE SKETCH	14-Jan-22
13	HARDWOOD- HOBBY ROOM/ LIVING/ DINING/ LANDINGS/ MAIN HALL/ UPPER HALL- UP 1	14-Jan-22
14	KITCHEN TILE- UP 2- 18 X 18	14-Jan-22
15	POWDER ROOM TILE- UP 2- 18 X 18	14-Jan-22
16	COMFORT HEIGHT- MASTER, MAIN, POWDER ROOM X 2	14-Jan-22
17	OPEN SHELF MICROWAVE IN KITCHEN, INCLUDES ELECTRICAL- 15 AMP ON SEPARATE CIRCUIT - SEE SKETCH	14-Jan-22
18	8" HOOD VENT	14-Jan-22
19	KITCHEN- DOUBLE RISER INSTALLED OVER KITCHEN CABINETS, RISER INSTALLED AT CEILING. INCLUDES AREA OVER ADDED PANTRY	14-Jan-22

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED		
Mudroom - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		VERSAI GRIS POLISHED 18 X 18- UP 2		
Breakfast - FLOORING		VERSAI GRIS POLISHED 18 X 18- UP 2		
Kitchen - CABINETS		EURO LARICE BIANCO		
Island - CABINETS		EURO LARICE BIANCO		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		BIANCO SARDO		
Island - COUNTERTOP		BIANCO SARDO		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		NA		
Main Hall - FLOORING		KENTWOOD OAK WOLFHOUND 3 1/2" X 3/4" - UP 1		
Dining / Living Room - FLOORING		KENTWOOD OAK WOLFHOUND 3 1/2" X 3/4" - UP 1		
Library / Den - FLOORING- HOBBY ROOM		KENTWOOD OAK WOLFHOUND 3 1/2" X 3/4" - UP 1		
Basement Rec Room - FLOORING		KENTWOOD OAK WOLFHOUND 3 1/2" X 3/4" - UP 1		
STAIRS				
Railing Details - PICKETS		BLACK METAL SINGLE COLLAR W/ ALT PLAIN		
Railing Details - POSTS		2 3/4" TURNED OAK		
Railing Details - HANDRAIL		2 1/2" OVAL OAK		
Stair Stain - MAIN STAIRS		STAIN STAIRS 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		GF- NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED----- SF- VERSAI GRIS 18 X 18- UP 2		
Powder Room - CABINETS		GF- EURO BLACKWOOD- COMFORT HEIGHT SF- EURO LARICE BIANCO- COMFORT HEIGHT		
Powder Room - COUNTERTOP		PERLATO ROYALE		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		KENTWOOD OAK WOLFHOUND 3 1/2" X 3/4" - UP 1		
Master Bedroom - FLOORING		T20 OPENING NIGHT		
Bedroom 2 - FLOORING		T20 OPENING NIGHT		
Bedroom 3 - FLOORING		T20 OPENING NIGHT		
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		
Master Ensuite - SHOWER WALL		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICAL		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO OLMO CARISMA- COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		BIANCO CARRARA		
Master Ensuite - SINK(s)	STD		Master Ensuite - FAUCET(s)	STD
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	176-4	<div><div>AS</div><div>Vendor Signature</div></div>
		PAGE 1 OF 2	PURCHASER INITIALS	VENDOR APPROVAL

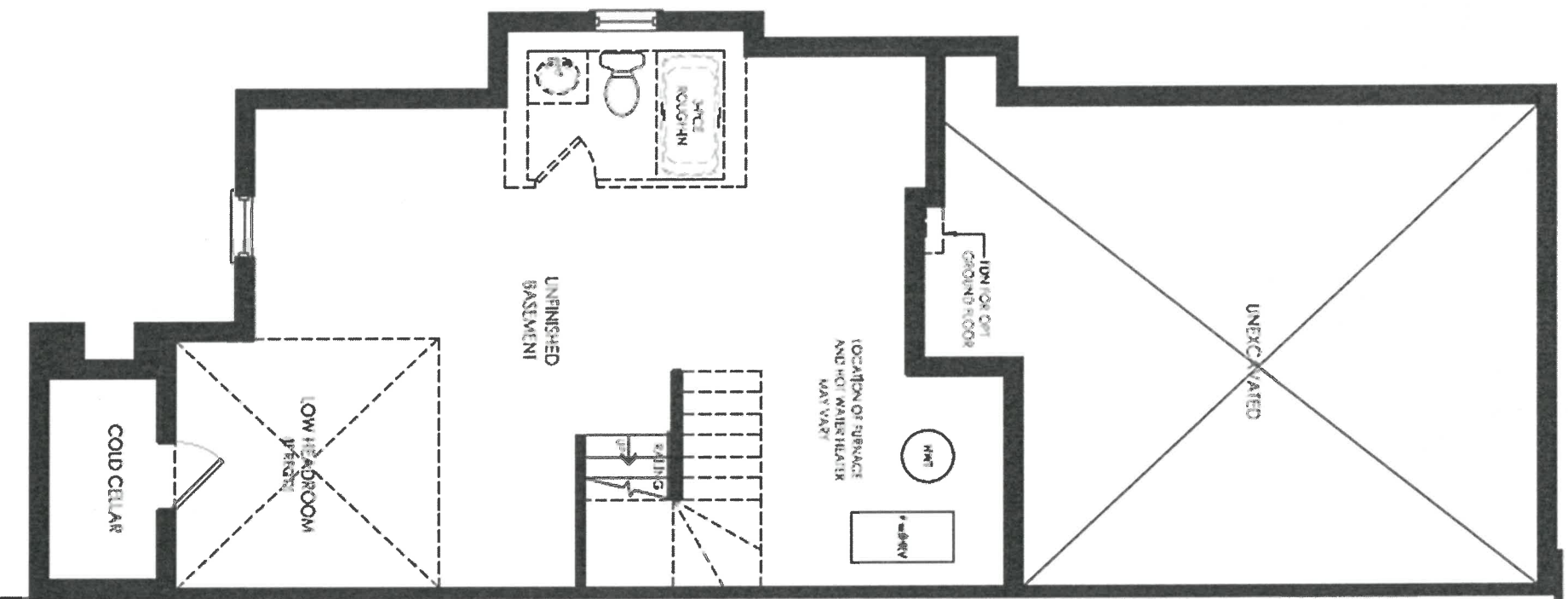
ZANCOR HOMES COLOUR CHART

PRINTED 2022-01-18, 11:18 AM

2ND FLOOR CONTINUED...									
Main Bath - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED							
Main Bath - TUB / SHOWER WALL		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICAL							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		EURO LARICE STONEY- COMFORT HEIGHT							
Main Bath - HANDLES/KNOBS		H800BC							
Main Bath - COUNTERTOP		5003-38							
Main Bath - SINK(s)		STD		Main Bath - FAUCET(s)		STD			
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)		NA		Shared Bath - FAUCET(s)		NA			
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)		NA		Ensuite Bath - FAUCET(s)		NA			
LAUNDRY									
Laundry - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED							
Laundry - CABINETS		EURO BLACKWOOD		Laundry - HANDLES/KNOBS		H800BC			
Laundry - COUNTERTOP		5009-60		Laundry - SINK		STD			
Laundry - BACKSPLASH		NA		Laundry - FAUCET		STD			
TRIM / PAINT									
Casing/Baseboards		STD							
Interior Doors		STD							
Interior Door Hardware		STD							
PAINT - Throughout		COOL WHITE							
FIREPLACE									
Location / Insert / Mantle		NA							
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		YES			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STD		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		8"		ELECTRICAL for Bar Fridge		DECLINED			
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 (B)		176-4 ELEV A 1					
PURCHASER(S):		ALAY JHAJI							
PURCHASER(S):		0							
CONTACT:		416.727.2009		INFO@ACEAIRBALANCING.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 buider of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.									
ZANCOR HOMES		PURCHASER SIGNATURE		PURCHASER SIGNATURE					
		DÉCOR CONSULTANT		JILLIAN					
PAGE 2 OF 2		Vendor APPROVAL		FEB 1 0 2022					

ESSEX "A1" CORNER

126-4
Jan 14/22

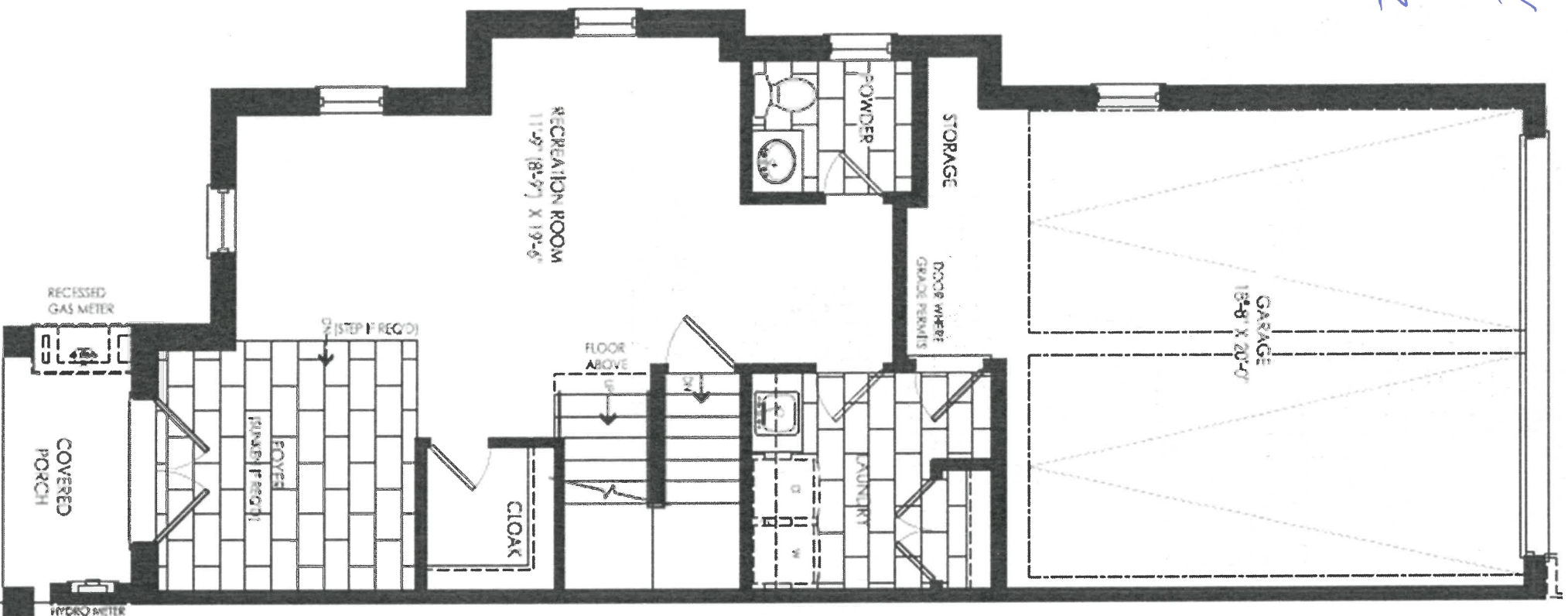


BASEMENT FLOOR PLAN
ELEV. 'A1' CORNER UPGRADE

AB

ESSEX "A1" CORNER

1-26-4
Jan 14/22

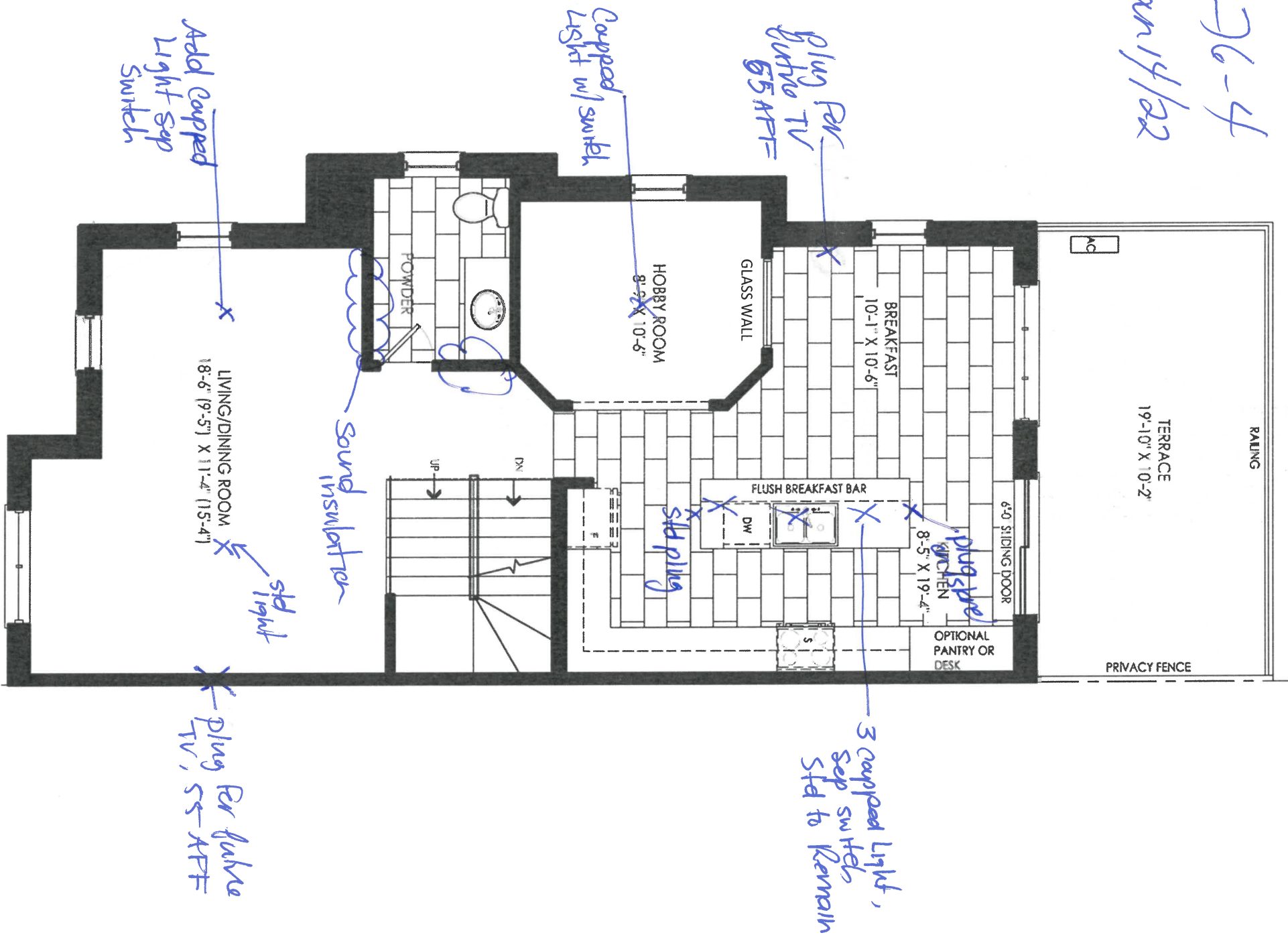


GROUND FLOOR PLAN
ELEV. 'A1' CORNER UPGRADE

18'

ESSEX "A1" CORNER

1-26-4
Jan 14/22



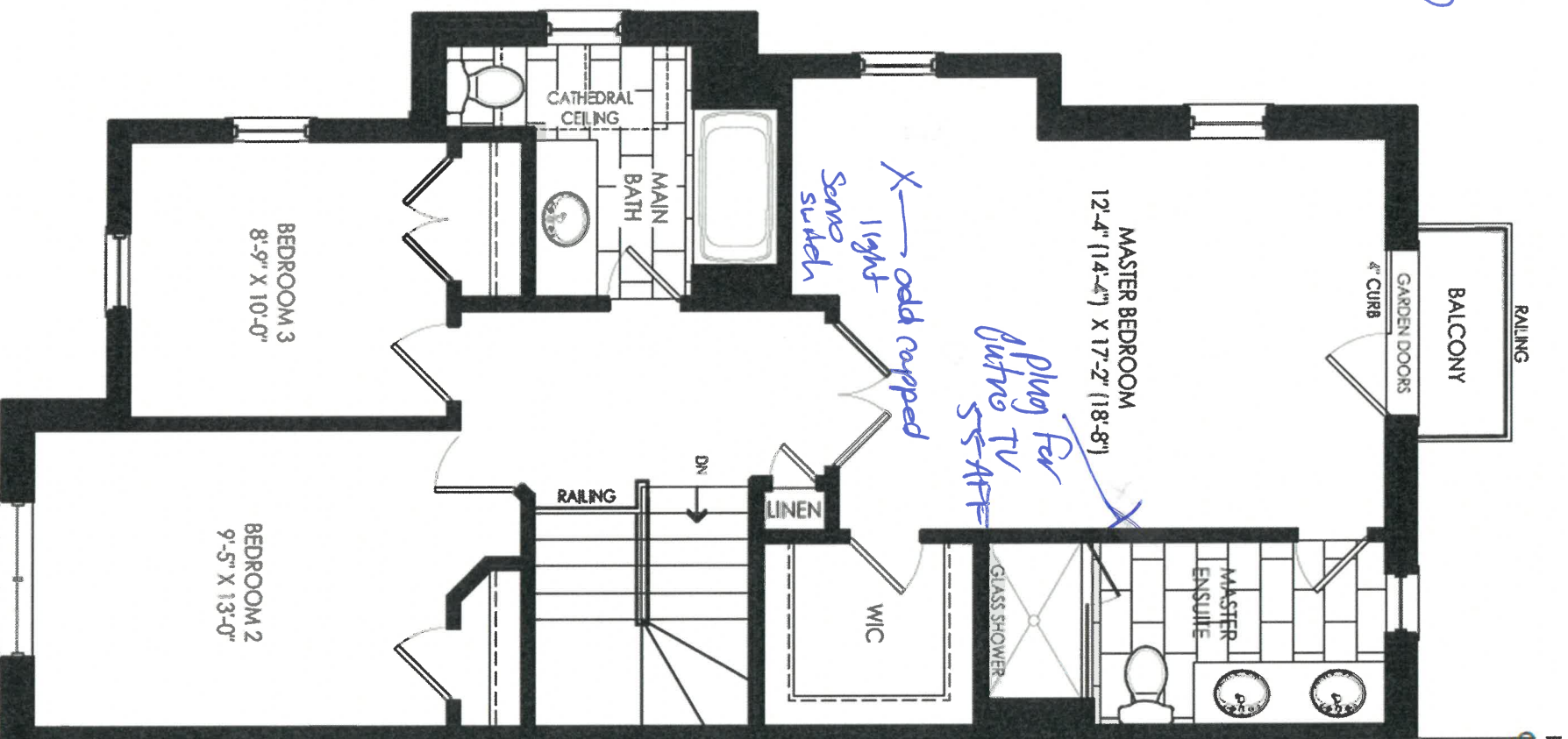
SECOND FLOOR PLAN
ELEV. 'A1' CORNER UPGRADE

Smooth ceiling

A.

ESSEX "A1" CORNER

176-4
Jan 14/22



THIRD FLOOR PLAN
ELEV. 'A1' CORNER UPGRADE

65

CLIENT NAME: ZANCOR HOMES
SHIP TO: CALEDON CLUB

PH:
CELL:

DATE SUBMITTED
10 Mar 2021

DRAFTED BY: FERNANDA
COMENT

JOB NUMBER
INSTALL DATE
PAGE
8 of 12

PAGE
8 of 12

P/C #

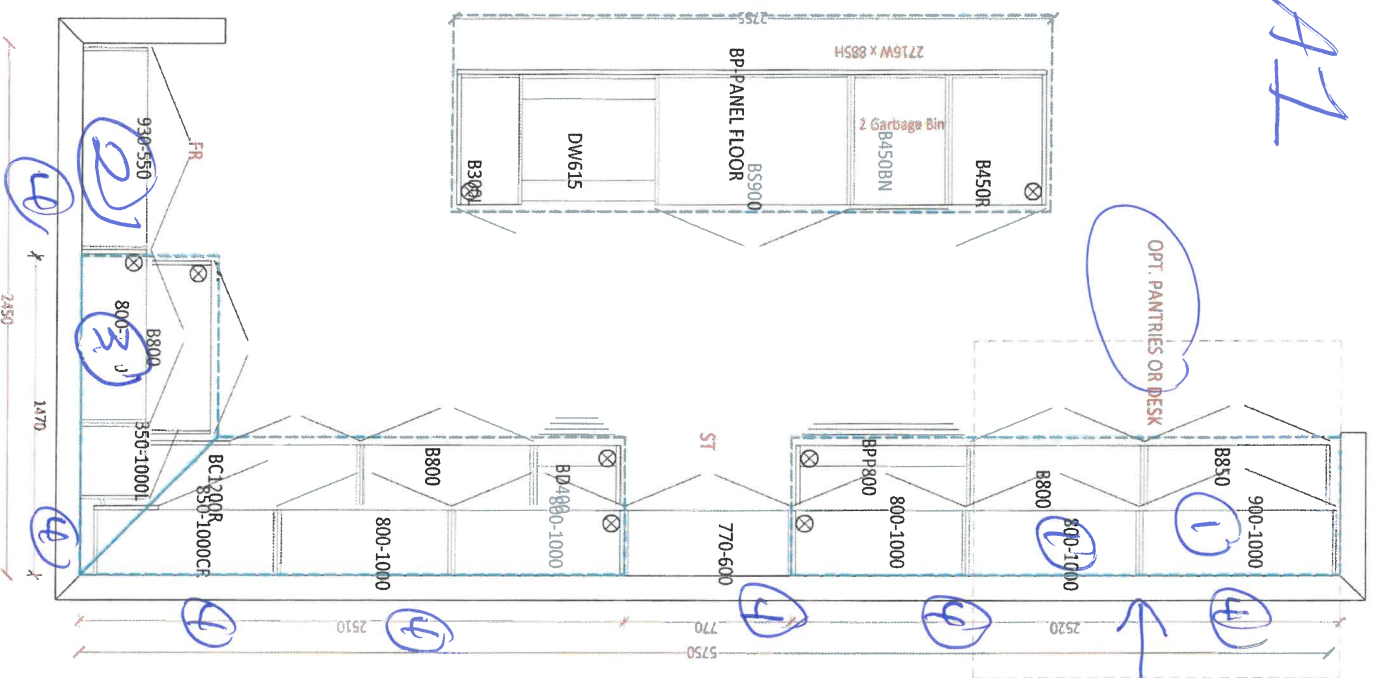
RLTH-04-ELEV. A, B, C
KITCHEN

Quadrat A7

OPT. PANTRIES OR DESK

① Add options
country

104176-4
Jan 14/22



- ① optional painting
- ② bridge enclosure

- ③ microwave shelf - upper cabinet - open shelf.
- ④ double Riser over cabinets + pantry *As*
install at ceiling



CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL :

JOB NUMBER

INSTALL DATE:

PAGE

9 of 12

DRAFTED BY: FERNANDA

COMMENT

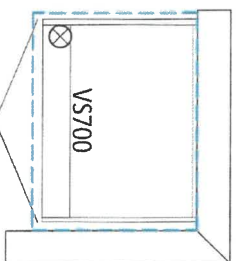
P/O #

DATE SUBMITTED
10 Mar 2021

RLTH-04-ELEV. A, B, C
STD VANITIES

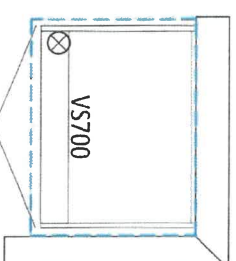
POWDER GROUND FLOOR

750



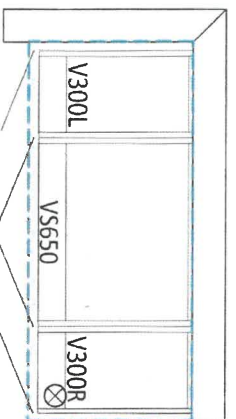
POWDER SECOND FLOOR

750



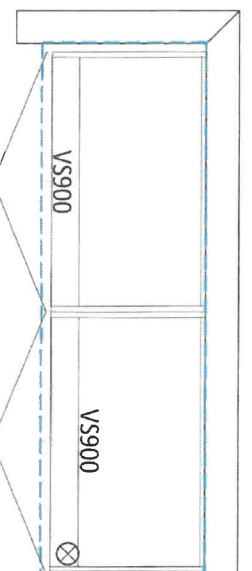
MAIN - *ceiling height*

1310



MASTER ENSUITE - *ceiling height*

1850



LAUNDRY ROOM

2540

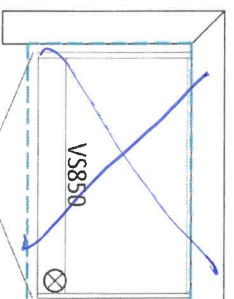
950



OPT. UPPERS

OPT. BASEMENT BATH

900



As

lot 176-4
Jan 14/22
Caledon A7

APPLIANCE ACKNOWLEDGEMENT

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

It is the Purchasers 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.**

SM

▶ 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 Jan 14/22 SITE CALEDON LOT 26-4

** 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.

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

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.

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 14 / 20

SITE CALEDON

LOT 136-4

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.

Y JS
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

Jan 14/22
DATE

CALEDON

SITE

LOT

176-4

Stone Countertop Edge Profiles

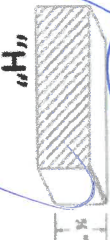
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



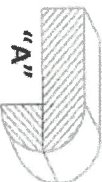
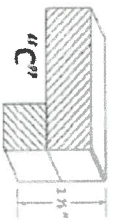
Standard Countertop Edge in Vanity



Homeowner(s) Initial *X AB*

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

Optional Edge in Kitchen



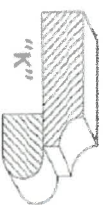
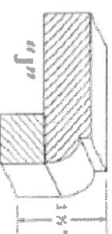
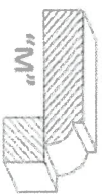
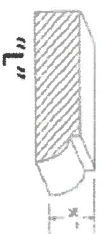
Optional Edge in Bathroom



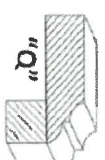
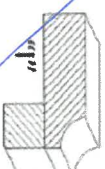
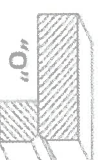
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Jan 14/22

SITE

CALEDON

LOT

176-4