

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2022-03-03 / 2:25 PM / Page 1 of 1

Site:

Lot:

Model:

Purchaser:

Purchaser:

Phone:

Email:

CALEDON (B)

164B

CAPLIANO (30-05) ELEV B

CHARANJIT SINGH MANKOO

0

416.728.0407



0



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. GRADE PERMITTING AND PENDING CITY APPROVAL- SEE SKETCH		11-Jan-22
2 WATERLINE FOR FRIDGE		11-Jan-22
COLOURS		
1 N/A		01-Mar-22
2 COMFORT HEIGHT POWDER ROOM,ENSUITE, MAIN,MASTER ENSUITE		01-Mar-22


ZANCOR HOMES COLOUR CHART

PRINTED 2022-03-01, 2:07 PM

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED		
Mudroom - FLOORING		NA		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED		
Breakfast - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED		
Kitchen - CABINETS		400 SERIES WHITE PVC		
Island - CABINETS		400 SERIES WHITE PVC		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H 800-BC		
Kitchen - COUNTERTOP		BIANCO SARDO		
Island - COUNTERTOP		BIANCO SARDO		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		SOLID SAWN SELELC V PEARL BUCKINGHAM		
Main Hall - FLOORING		SOLID SAWN SELELC V PEARL BUCKINGHAM		
Dining / Living Room - FLOORING		SOLID SAWN SELELC V PEARL BUCKINGHAM		
Hobby Room- FLOORING		SOLID SAWN SELELC V PEARL BUCKINGHAM		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		METAL BLACK SIGNIE COLLAR WITH ALT PLAIN		
Railing Details - POSTS		2 3/4" TURNED OAK POSTS		
Railing Details - HANDRAIL		2 1/2" OVAL OAK		
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 ASSURO BLUE 12 X 24 INSTALL STACKED		
Powder Room - CABINETS		400 SERIES WHITE PVC COMFORT HEIGHT		
Powder Room - COUNTERTOP		BIANCO SARDO		
Powder Room - SINK		OVAL UNDERMOUNT		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		SOLID SAWN SELELC V PEARL BUCKINGHAM		
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		
Master Ensuite - FLOORING		LOFT GREY 12 X 24 INSTALL STACKED		
Master Ensuite - SHOWER WALL		LOFT GREY 12 X 24 INSTALL HORIZONTAL STACKED		
Master Ensuite - SHOWER FLOOR		2 X 2 WHITE		
Master Ensuite - SHOWER JAMB		BIANCA CARRERRA		
Master Ensuite - CABINETS		EURO BLACKWOOD COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H-800-BC		
Master Ensuite - COUNTERTOP		BIANCA CARRERRA		
Master Ensuite - SINK(S)		OVAL 4220 CFV	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	164B	<div><div></div><div></div></div> <div>PURCHASER INITIALS</div> <div>VENDOR APPROVAL</div>

MAR 03 2022

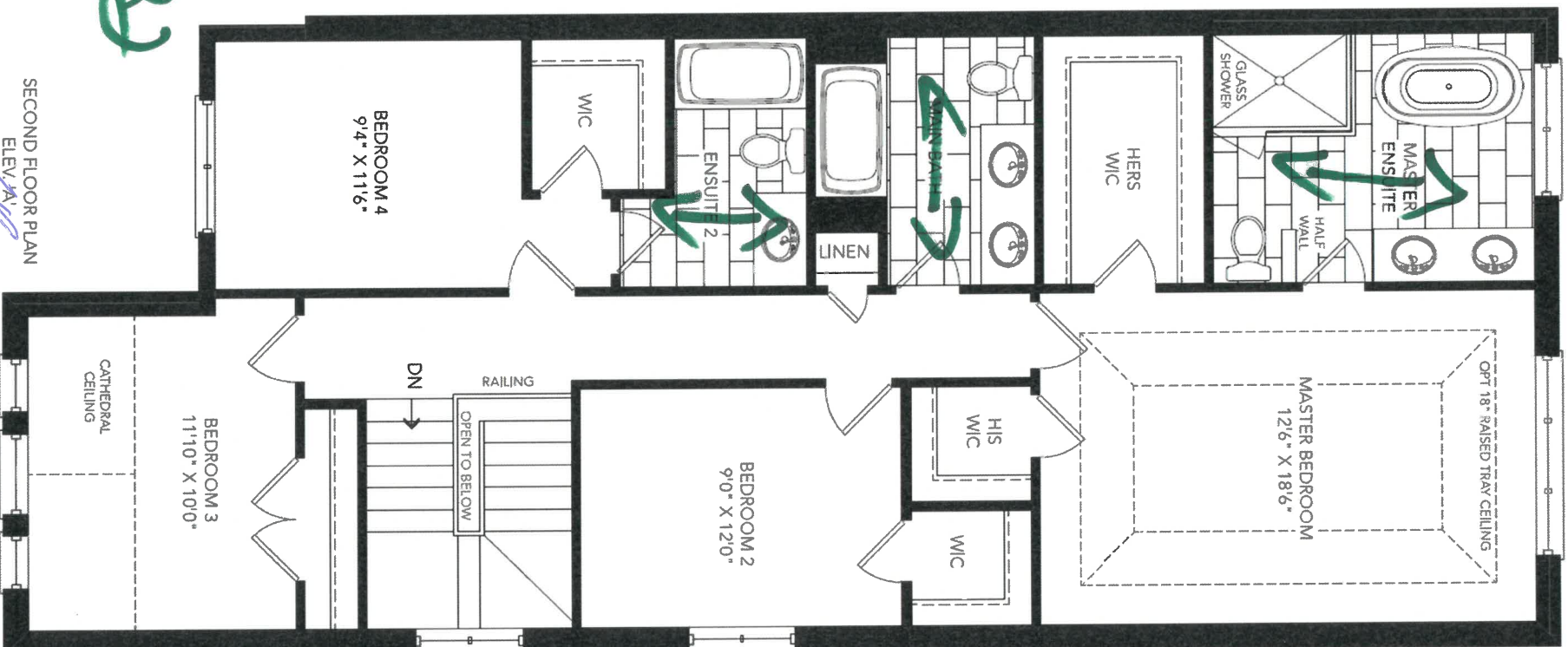


2ND FLOOR CONTINUED...									
Main Bath - FLOORING		LOFT GREY 12 X 24 INSTALL STACKED							
Main Bath - TUB / SHOWER WALL		LOFT GREY 12 X 24 INSTALL HORIZONTAL STACKED							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		EURO BLACKWOOD COMFORT HEIGHT							
Main Bath - HANDLES/KNOBS		H-800-BC							
Main Bath - COUNTERTOP		SIERRA CASCADE 5005-38		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		LOFT GREY 12 X 24 INSTALL STACKED							
Ensuite Bath - TUB / SHOWER WALL		LOFT GREY 12 X 24 INSTALL HORIZONTAL STACKED							
Ensuite Bath - SHOWER FLOOR		NA							
Ensuite Bath - SHOWER JAMB		NA							
Ensuite Bath - CABINETS		EURO BLACKWOOD COMFORT HEIGHT							
Ensuite Bath - HANDLES/KNOBS		H0800-BC							
Ensuite Bath - COUNTERTOP		SIERA CASCADE 5005-38							
Ensuite Bath - SINK(s)		STANDARD		Ensuite Bath - FAUCET(s)		STANDARD			
LAUNDRY									
Laundry - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED							
Laundry - CABINETS		400 SERIES WHITE PVC		Laundry - HANDLES/KNOBS		H-800-BC			
Laundry - COUNTERTOP		COTE D AZUR 1886 K-07		Laundry - SINK		STANDARD			
Laundry - BACKSPLASH		NA		Laundry - FAUCET		SNA			
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		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		YES							
DISCLAIMER									
Any changes to the colour chart after signing are subject to a <b>\$5000</b> 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)				164B			
PURCHASER(S):		CHARANJIT SINGH MANKOO							
PURCHASER(S):		0							
CONTACT:		416.728.0407				0			
****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.				SIGNATURES / DATE					
<div><div>ZANCOR HOMES</div><div><div>**PAGE 2 OF 2**</div></div></div>				PURCHASER SIGNATURE					
				PURCHASER SIGNATURE		KATHERINE			
				DÉCOR CONSULTANT		MAR 03 2022			

CALEDON  
CLUB

10+1648  
Feb 23/22

30-05 CAPILANO



10/24/22

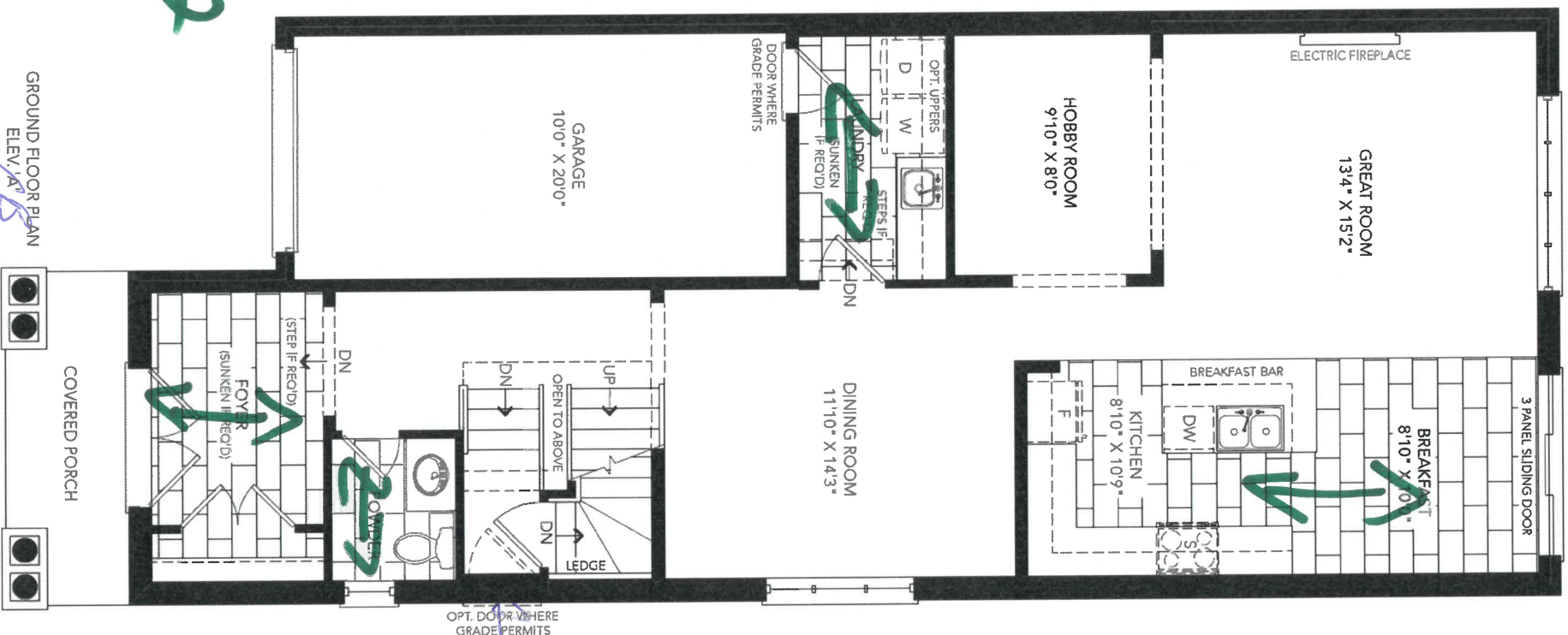
SECOND FLOOR PLAN  
ELEV. A1

q

# CALEDON CLUB

30-05 CAPILANO

lot 164B  
Feb 23/22



Floor Tile  
Direction

March/22

OPT. DOOR WHERE  
GRADE PERMITS

Add side  
entry.

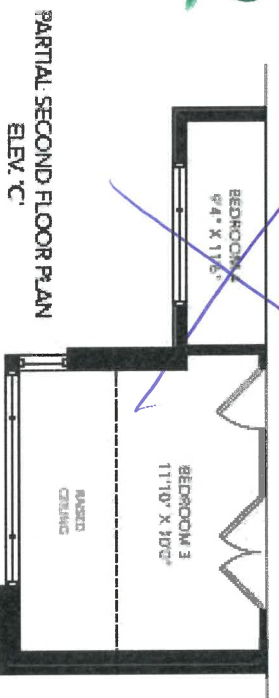
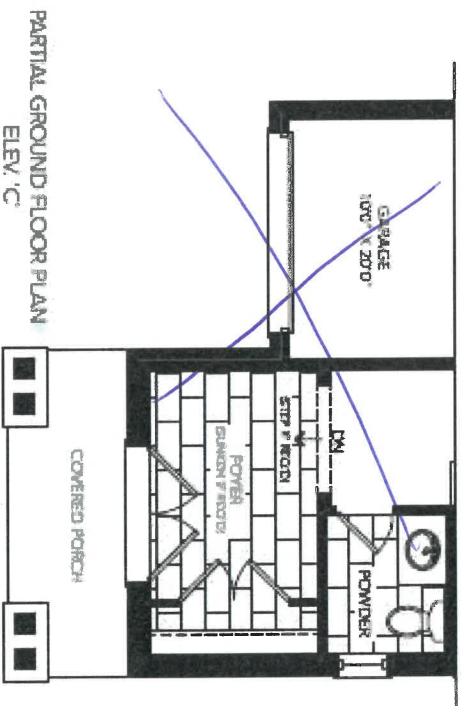
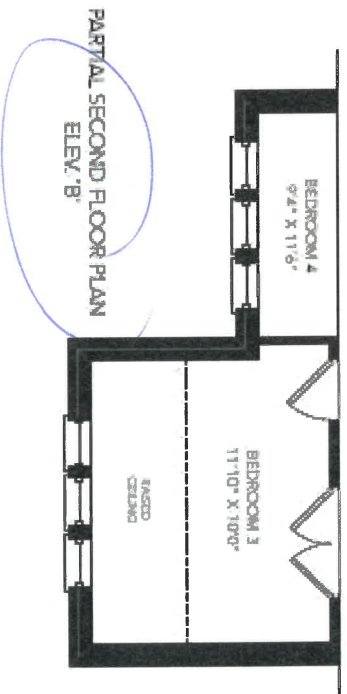
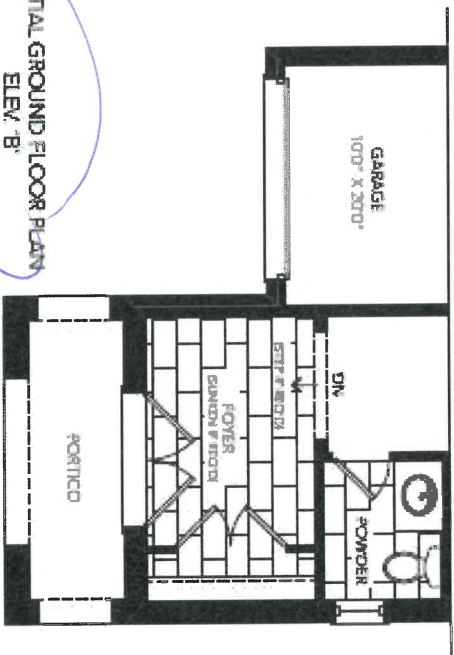
GROUND FLOOR PLAN  
ELEV. A/B



# CALEDON CLUB

30-05 CAPILANO

Lot 164B  
Jan 11/22  
Feb 23/22



01/04/22

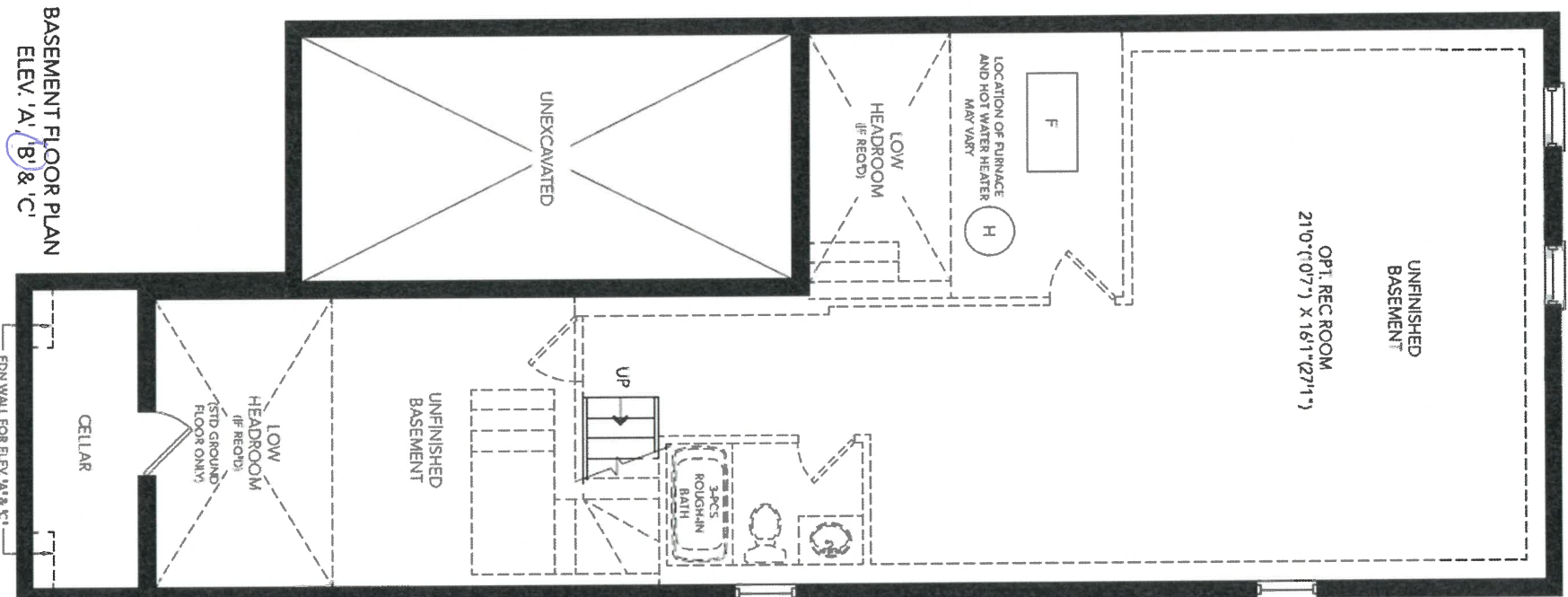
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# CALEDON CLUB

30-05 CAPILANO

105164B  
~~105164B~~

L06164B  
March 1/22



✓

## 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

\*\*Electrical required

DATE

11 March/2020

SITE CALEDON

LOT

1648

\*\* 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





DATE SUBMITTED  
25 Jun 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO : CALEDON CLUB  
DRAFTED BY: FERNANDA  
COMMENT

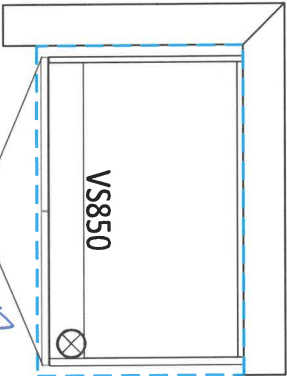
PH:  
CELL :

JOB NUMBER  
INSTALL DATE:  
PAGE  
P/O #

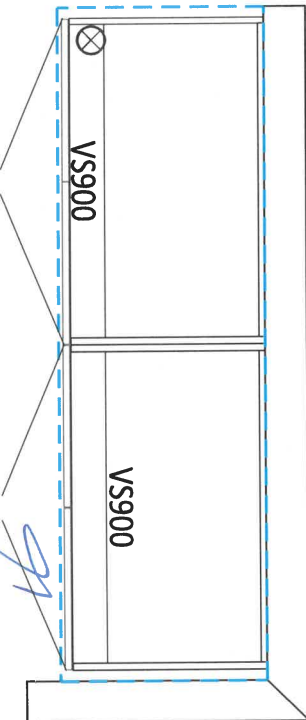
18 of 24

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

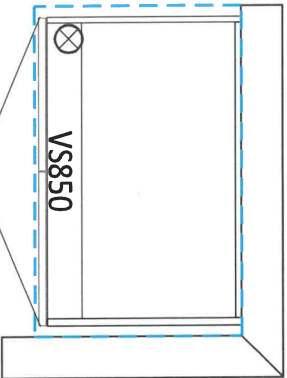
POWDER  
910



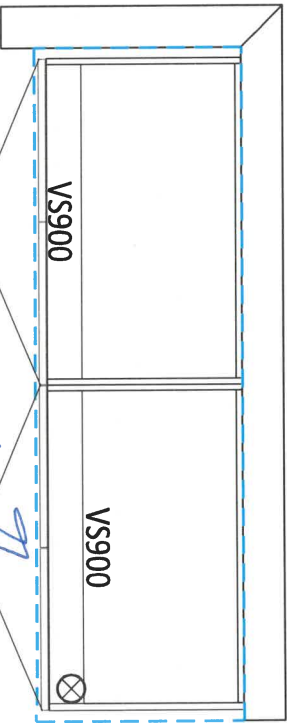
MAIN  
1860



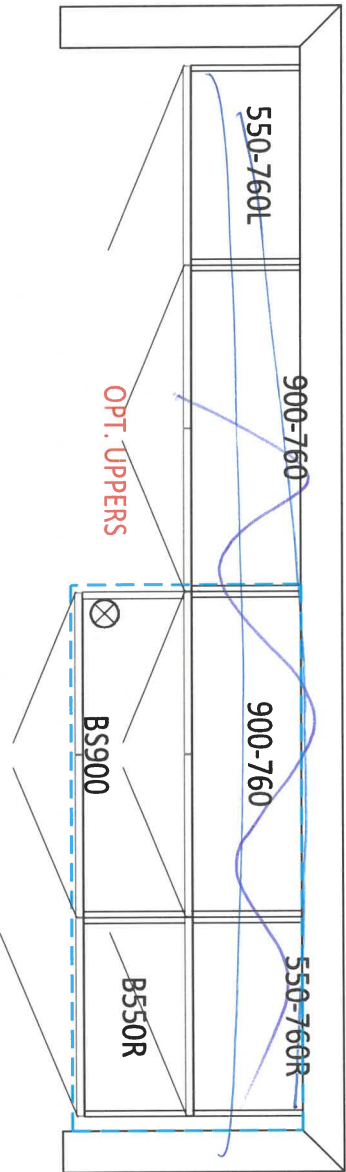
ENSUITE 2  
910



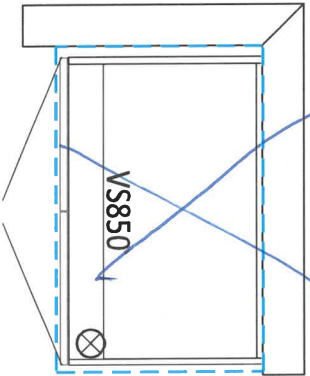
MASTER ENSUITE  
1860



LAUNDRY ROOM  
2990 1510



OPT. BASEMENT BATH  
900



## 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

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

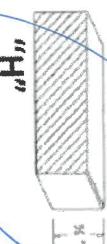
Stone Countertop Edge Profiles  
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in  
Kitchen



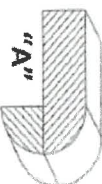
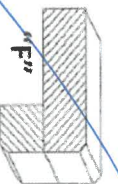
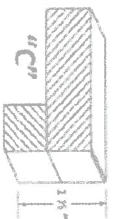
Standard Countertop Edge in  
Vanity



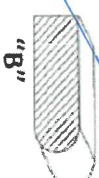
Homeowner(s) Initial

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

Optional Edge in Kitchen



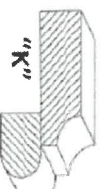
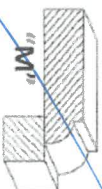
Optional Edge in Bathroom



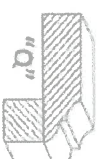
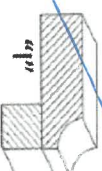
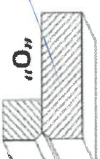
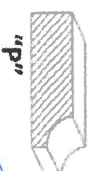
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

12/04/23

SITE

CALEDON

LOT

164R





DATE SUBMITTED

25 Jun 2021

CLIENT NAME: ZANCOR HOMES

SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PAGE

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PH:  
CELL:

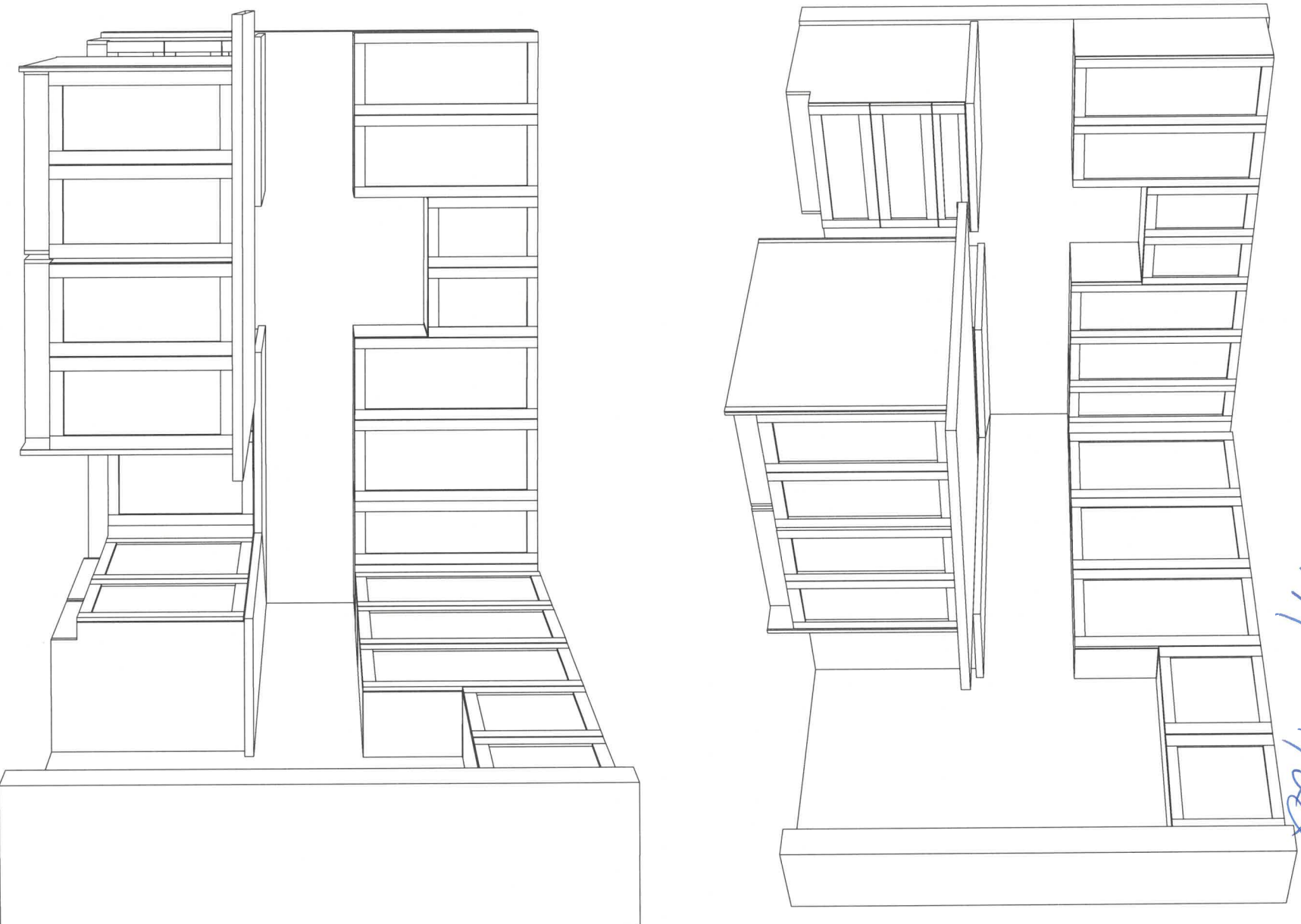
DRAFTED BY: FERNANDA

COMMENT

P/O #

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

Lot 16413  
March 1/22



✓



DATE SUBMITTED  
25 Jun 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO : CALEDON CLUB

PH:  
CELL :

DRAFTED BY: FERNANDA  
COMMENT

P/O#

JOB NUMBER

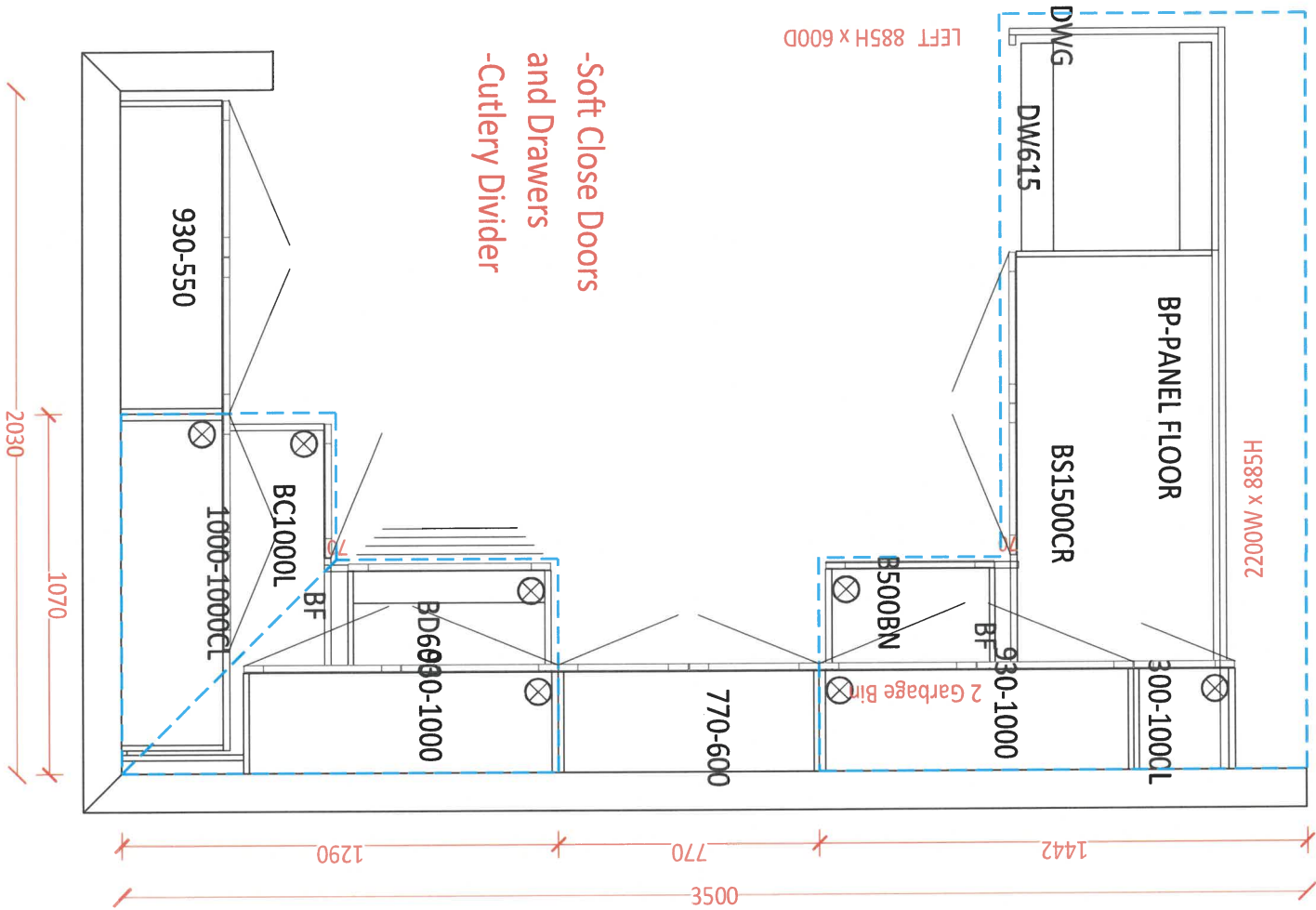
INSTALL DATE:

PAGE

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30-5-ELEV. A,B,C  
KITCHEN (OPT. UNIVERSAL GROUND FLOOR)

Lot 164B  
March 1/22



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 absorbcency 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	2020/04/13	
SITE	CALEDON	
LOT	164B	

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