

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2022-03-24 / 10:16 AM / Page 1 of 1

Site: CALEDON (B)

Lot: 130B

Model: MAGNA (38-01) ELEV C

Purchaser: JADVINDER SINGH BHELLA

Purchaser: 0

Phone: 647.208.7400

Email: JADVINDER.S.BHELLA@GMAIL.COM



DESCRIPTION	DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
BONUS PACKAGE: AIR CONDITIONER	AS PER SCH E
STRUCTURALS	
1 SIDE DOOR ENTRY- (FROM EXTERIOR TO STAIRS), AS PER PLAN, GRADE PERMITTING & PENDING CITY APPROVAL	07-Dec-21
COLOURS	
1 HARDWOOD- UP 1- GREAT ROOM, PARLOUR, MAIN HALL/ LANDINGS/ UPPER HALL- UP 1	16-Mar-22
2 RAILING- UP 3	16-Mar-22
3 NO HANDLES OR HOLES DRILLED FOR ALL CABINETS	16-Mar-22

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		
Mudroom - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		
Breakfast - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		
Kitchen - CABINETS		SIERRA WHITE PVC		
Island - CABINETS		SIERRA WHITE PVC		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		NO HOLES DRILLED OR HANDLES		
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		KENTWOOD OAK STURGEON 3 1/2" X 3/4" - UP 1		
Main Hall - FLOORING		KENTWOOD OAK STURGEON 3 1/2" X 3/4" - UP 1		
Dining / Living Room - FLOORING		NA		
Library / Den - FLOORING- PARLOUR		KENTWOOD OAK STURGEON 3 1/2" X 3/4" - UP 1		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		BLACK METAL SINGLE COLLAR W/ ALT PLAIN- UP 2		
Railing Details - POSTS		3 1/4" SQUARE OAK POST W/ REVEAL- UP 2		
Railing Details - HANDRAIL		2 3/4" SQUARE OAK - UP 2		
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		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED		
Powder Room - CABINETS		SIERRA WHITE PVC		
Powder Room - COUNTERTOP		BIANCO CARRARA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		KENTWOOD OAK STURGEON 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		T20 OPENING NIGHT		
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		SHAKER V PVC TUXEDO		
Master Ensuite - HANDLES/KNOBS		NO HOLES DRILLED, NO HANDLES		
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 PRIOR to installation.		CALEDON	130B	
		PAGE 1 OF 2		
		PURCHASER INITIALS	VENDOR APPROVAL	

2ND FLOOR CONTINUED...									
Main Bath - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED							
Main Bath - TUB / SHOWER WALL		NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED VERTICAL							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		SHAKER V PVC TUXEDO							
Main Bath - HANDLES/KNOBS		NO HOLES DRILLED, NO HANDLES							
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		NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED							
Ensuite Bath - TUB / SHOWER WALL		NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED VERTICAL							
Ensuite Bath - SHOWER FLOOR		NA							
Ensuite Bath - SHOWER JAMB		NA							
Ensuite Bath - CABINETS		SHAKER V PVC TUXEDO							
Ensuite Bath - HANDLES/KNOBS		NO HOLES DRILLED, NO HANDLES							
Ensuite Bath - COUNTERTOP		5003-38							
Ensuite Bath - SINK(s)		STD		Ensuite Bath - FAUCET(s)		STD			
LAUNDRY									
Laundry - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED							
Laundry - CABINETS		SIERRA WHITE PVC		Laundry - HANDLES/KNOBS		NO HOLES			
Laundry - COUNTERTOP		1886K-07		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		STD							
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		DO NOT INSTALL			
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		6" STD		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 Vendors's selection must be accepted by the purchaser									
SITE / LOT:		CALEDON (B)		130B					
PURCHASER(S):		JADVINDER SINGH BHELLA							
PURCHASER(S):		0							
CONTACT:		647.208.7400		JADVINDER.S.BHELLA@GMAIL.COM					
FOR TRADE USE									
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.									
ZANCOR HOMES		PURCHASER SIGNATURE		Jyulla					
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT		JILLIAN					
		Vendor APPROVAL		Jyulla		March 24/22			

38-01 Magna

10/30B

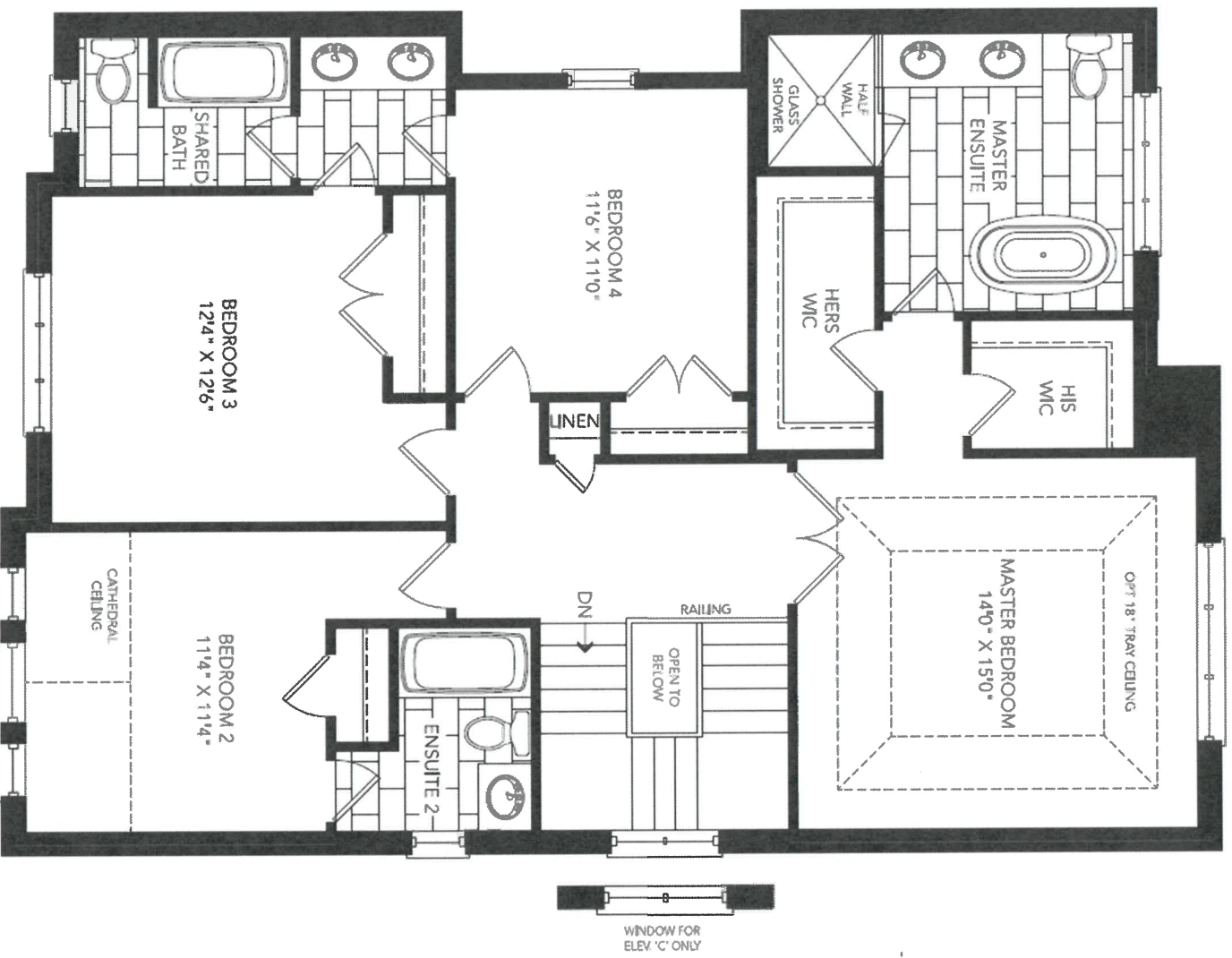
May 16/22



CALEDON CLUB

38-01 Magna

Lot 1301B
May 16/22



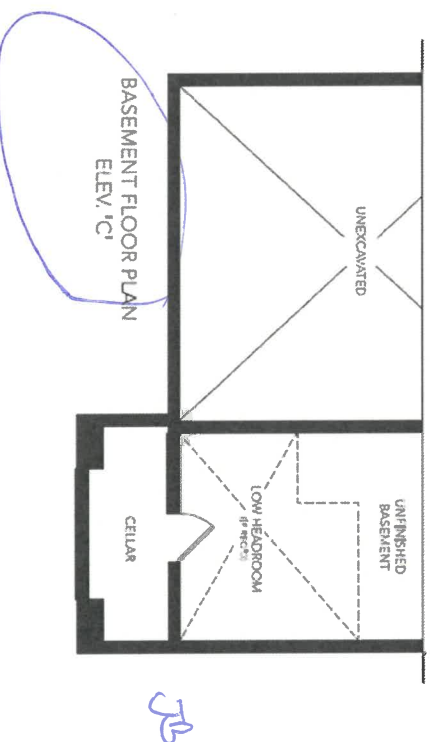
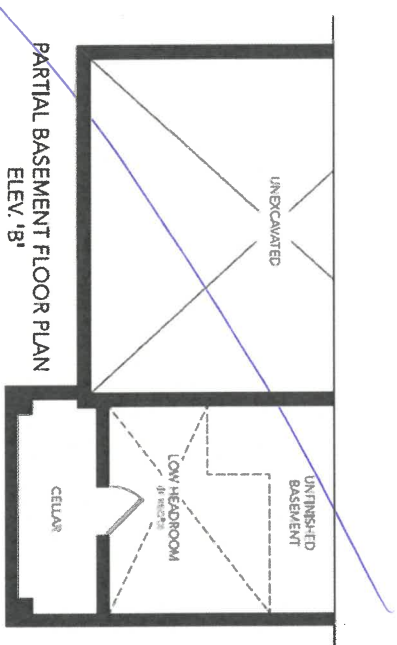
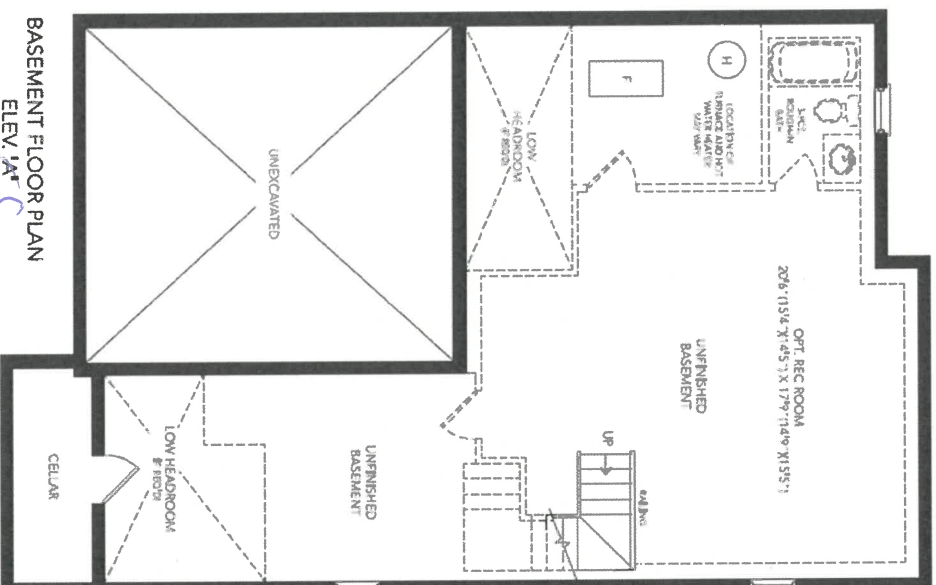
SECOND FLOOR PLAN
ELEV. 'A'

JB

CALEDON CLUB

38-01 Magna

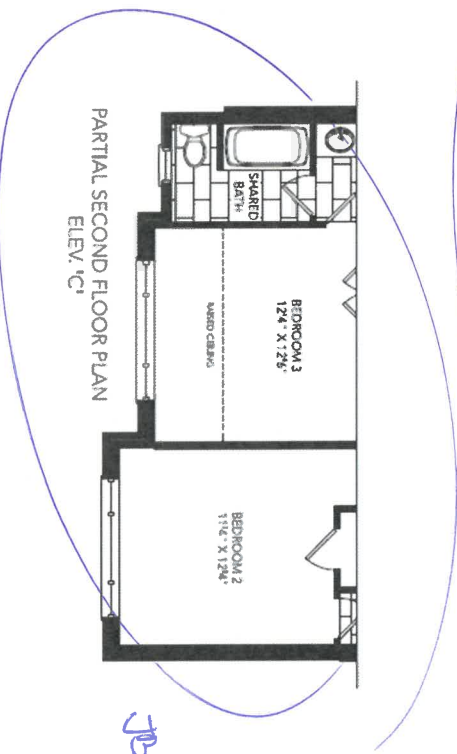
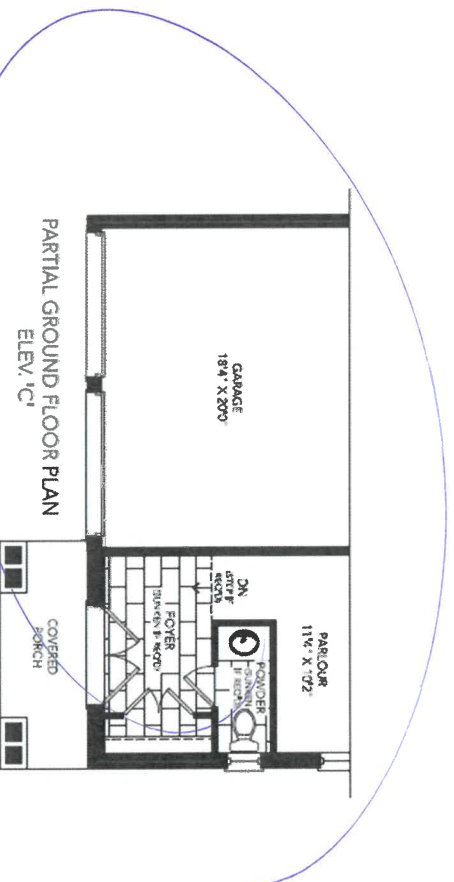
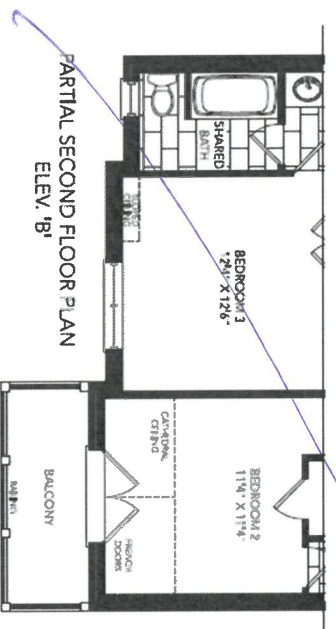
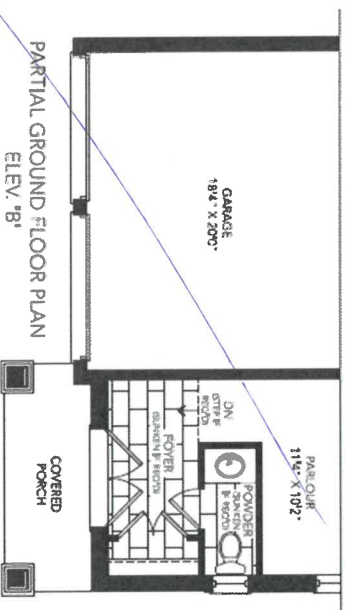
lot 130B
Mon 16/22



CALEDON CLUB

38-01 Magna

Lot 134B
1/24/16/22





DATE SUBMITTED
12 Jul 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL:

DRAFTED BY: FERNANDA
COMMENT

P/O #

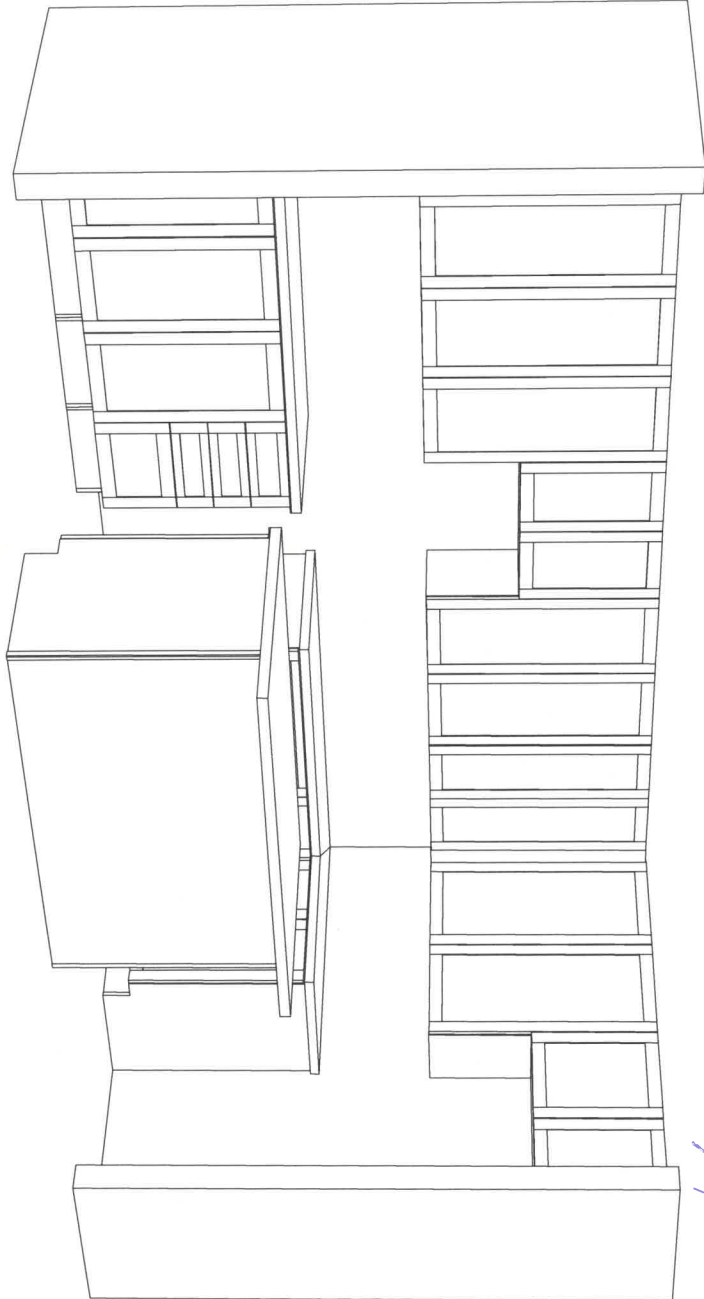
JOB NUMBER

INSTALL DATE:

PAGE

2 of 22

38-1-ELEV A,B,C
KITCHEN



71b

1 of 1308
Jan 14/22



DATE SUBMITTED
12 Jul 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL :

DRAFTED BY: FERNANDA

P/O #

JOB NUMBER

INSTALL DATE:

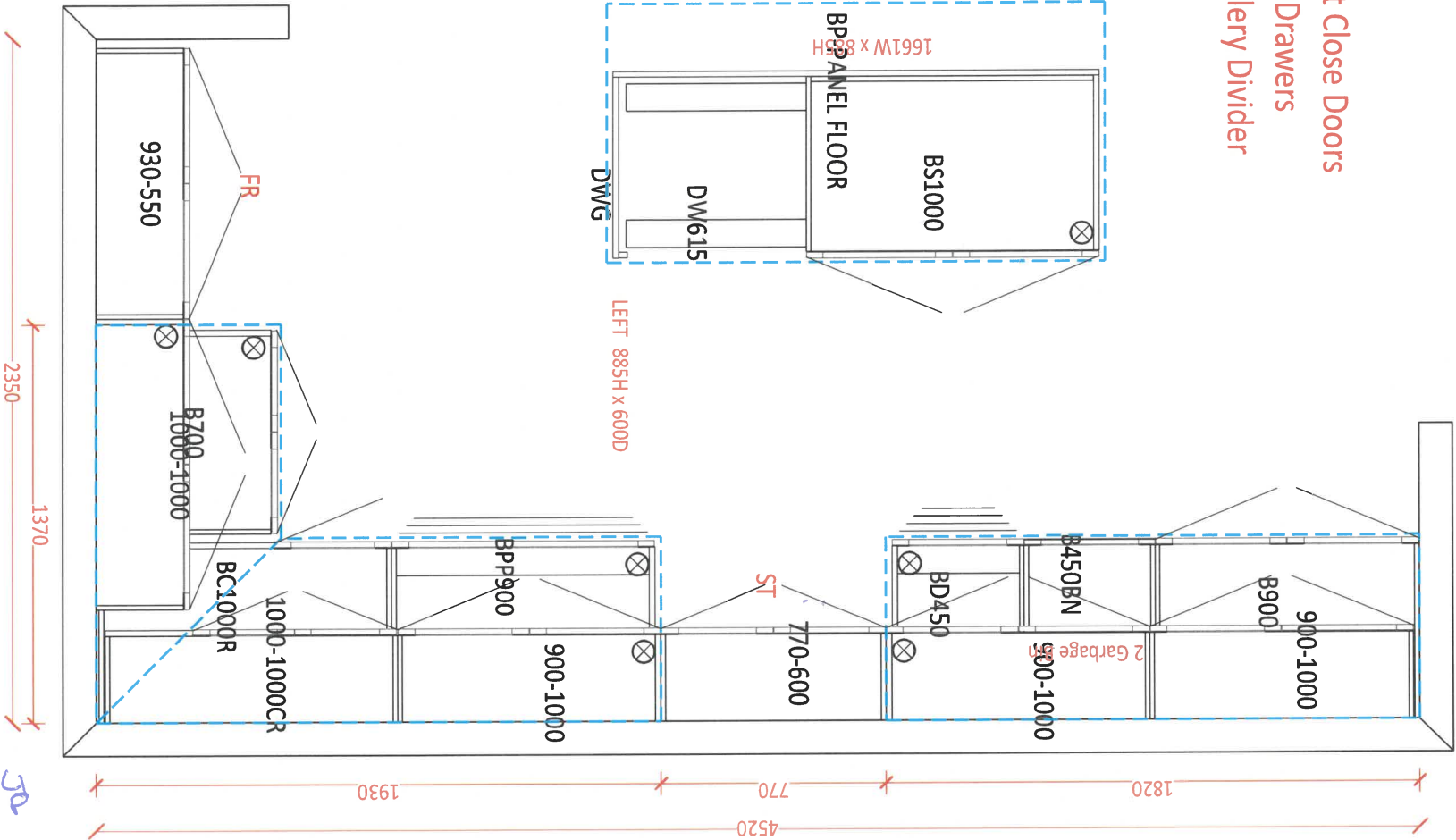
PAGE

1 of 22

38-1-ELEV A,B,C
KITCHEN

1 of 1301B
pym 10/22

-Soft Close Doors
and Drawers
-Cutlery Divider





CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PAGE
3 of 22

DATE SUBMITTED 12 Jul 2021
DRAFTED BY: FERNANDA
COMMENT
PH: CELL: P/O #

38-1-ELEV A,B,C
STD. VANITIES

1st 13013
Mon 4/22

POWDER



ENSUITE 2



SHARED



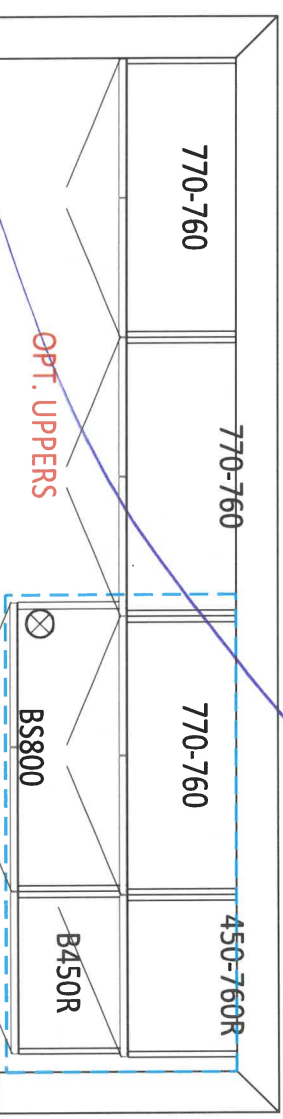
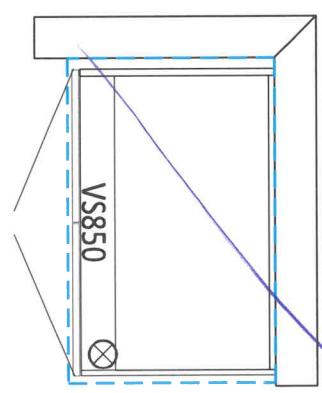
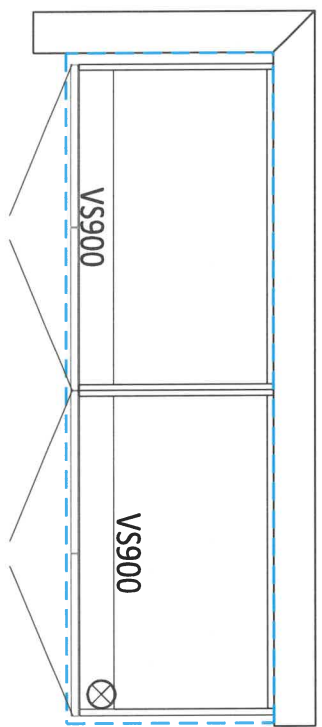
MASTER ENSUITE



OPT. BASEMENT BATH



LAUNDRY ROOM



770-760 770-760 770-760 450-760R
OPT. UPPERS
BS800 B450R
JB

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

JB

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.**

JB

- ▶ 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

- **Electrical required
- ☐ 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 The Range Microwave (OTR)
 - ☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

DATE

May 11/22

SITE

CALEDON

LOT

1306

** 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	MAY 14 / 22	SITE	CALEDON	LOT	130B
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.

X JB
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

MA 14/22
DATE

CALEDON
SITE

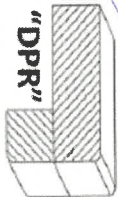
130B
LOT

Stone Countertop Edge Profiles

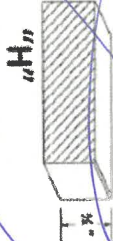
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



Standard Countertop Edge in
Vanity

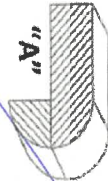
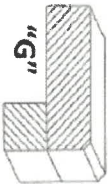
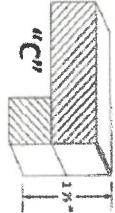


JB

Homeowner(s) Initial

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

Optional Edge in Kitchen



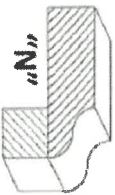
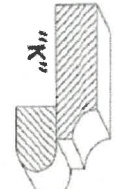
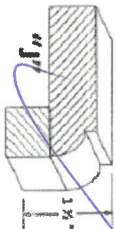
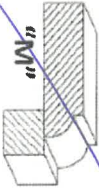
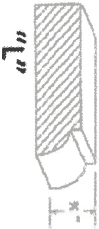
Optional Edge in Bathroom



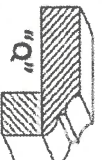
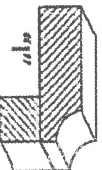
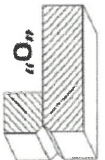
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Mar 14 / 22

SITE

CALEDON

LOT

130B