

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2022-03-24 / 10:42 AM / Page 1 of 1

Site: CALEDON (B)

Lot: 16B

Model: GREYSTONE (30-03) B \*\*3 BEDROOM

Purchaser: THAMBIDURAI VARADHARAJAN

Purchaser: 0

Phone: 647-909-7414

Email: THAMBIDURAIPT75@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 ENTRANCE FROM EXTERIOR TO STAIR LANDING, GRADE PERMITTING IF POSSIBLE	11-Nov-21
2	GAS LINE TO STOVE **INCLUDES 15 AMP PLUG	11-Nov-21
3	HVAC - HUMIDIFIER (LENNOX WB17)	11-Nov-21
	COLOURS	
1	KITCHEN BACKSPLASH *BRICK PATTERN UGRADE 2	21-Mar-22
2	HARDWOOD - IN ALL BEDROOMS IN LIEU OF CARPET	21-Mar-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-03-21, 2:54 PM

ENTRANCES				
Main Foyer - FLOORING		✓	NEW BYZANTINE GREY 12 X 24 *BRICK	
Mudroom - FLOORING		✓	NEW BYZANTINE GREY 12 X 24 *BRICK	
Side Hall - FLOORING			N/A	
Basement Foyer - FLOORING			N/A	
KITCHEN				
Kitchen - FLOORING		✓	NEW BYZANTINE GREY 12 X 24 *BRICK	
Breakfast - FLOORING		✓	NEW BYZANTINE GREY 12 X 24 *BRICK	
Kitchen - CABINETS		✓	TUXEDO SHAKER	
Island - CABINETS		✓	TUXEDO SHAKER	
Servery - CABINETS			N/A	
Kitchen - HANDLES/KNOBS		✓	H800BC	
Kitchen - COUNTERTOP		✓	GRANITE - GIALLO ORNAMENTAL LIGHT	
Island - COUNTERTOP		✓	GRANITE - GIALLO ORNAMENTAL LIGHT	
Kitchen - BACKSPLASH		✓	COLOURS & DIMENSIONS 4 X 16 TENDER GREY BRIGHT *BRICK	
Kitchen - SINK			STANDARD	
Kitchen - FAUCET			STANDARD	
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		✓	HARDWOOD - VINTAGE OAK 3-1/4" BUCKINGHAM (PEARL)	
Main Hall - FLOORING		✓	HARDWOOD - VINTAGE OAK 3-1/4" BUCKINGHAM (PEARL)	
Dining / Living Room - FLOORING		✓	HARDWOOD - VINTAGE OAK 3-1/4" BUCKINGHAM (PEARL)	
Library / Den - FLOORING			N/A	
Basement Rec Room - FLOORING			N/A	
STAIRS				
Railing Details - PICKETS			STANDARD METAL - SINGLE COLLAR ALT. PLAIN	
Railing Details - POSTS			STANDARD - TURNED OAK	
Railing Details - HANDRAIL			STANDARD - OVAL OAK	
Stair Stain - MAIN STAIRS			STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	
Stair Stain - BASEMENT STAIRS (if applicable)			N/A	
Stair Stain - SERVICE STAIRS (if applicable)			N/A	
POWDER ROOM				
Powder Room - FLOORING		✓	NEW BYZANTINE GREY 12 X 24 *BRICK	
Powder Room - CABINETS		✓	TUXEDO SHAKER / H800BC	
Powder Room - COUNTERTOP		✓	PERLATO ROYAL MARBLE	
Powder Room - SINK		✓	STANDARD OVAL UNDERMOUNT	
Powder Room - FAUCET			STANDARD	
2ND FLOOR				
Upper Hall - FLOORING		✓	HARDWOOD - VINTAGE OAK 3-1/4" BUCKINGHAM (PEARL)	
Master Bedroom - FLOORING			HARDWOOD - VINTAGE OAK 3-1/4" BUCKINGHAM (PEARL) IN LIEU OF CARPET	
Bedroom 2 - FLOORING			HARDWOOD - VINTAGE OAK 3-1/4" BUCKINGHAM (PEARL) IN LIEU OF CARPET	
Bedroom 3 - FLOORING			HARDWOOD - VINTAGE OAK 3-1/4" BUCKINGHAM (PEARL) IN LIEU OF CARPET	
Bedroom 4 - FLOORING			N/A	
Bedroom 5 - FLOORING			N/A	
Master Ensuite - FLOORING		✓	NEW BYZANTINE ASSURO 12 X 24 *BRICK	
Master Ensuite - SHOWER WALL		✓	NEW BYZANTINE ASSURO 12 X 24 *VERTICAL STACK	
Master Ensuite - SHOWER FLOOR		✓	WHITE 2 X 2	
Master Ensuite - SHOWER JAMB		✓	BIANCO CARRARA	
Master Ensuite - CABINETS		✓	CONTEMPORARY OAK - TIMBER GREY	
Master Ensuite - HANDLES/KNOBS		✓	H800BC	
Master Ensuite - COUNTERTOP			BIANCO CARRARA	
Master Ensuite - SINK(s)		STANDARD	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	16B	
		**PAGE 1 OF 2**		PURCHASER INITIALS
				VENDOR APPROVAL

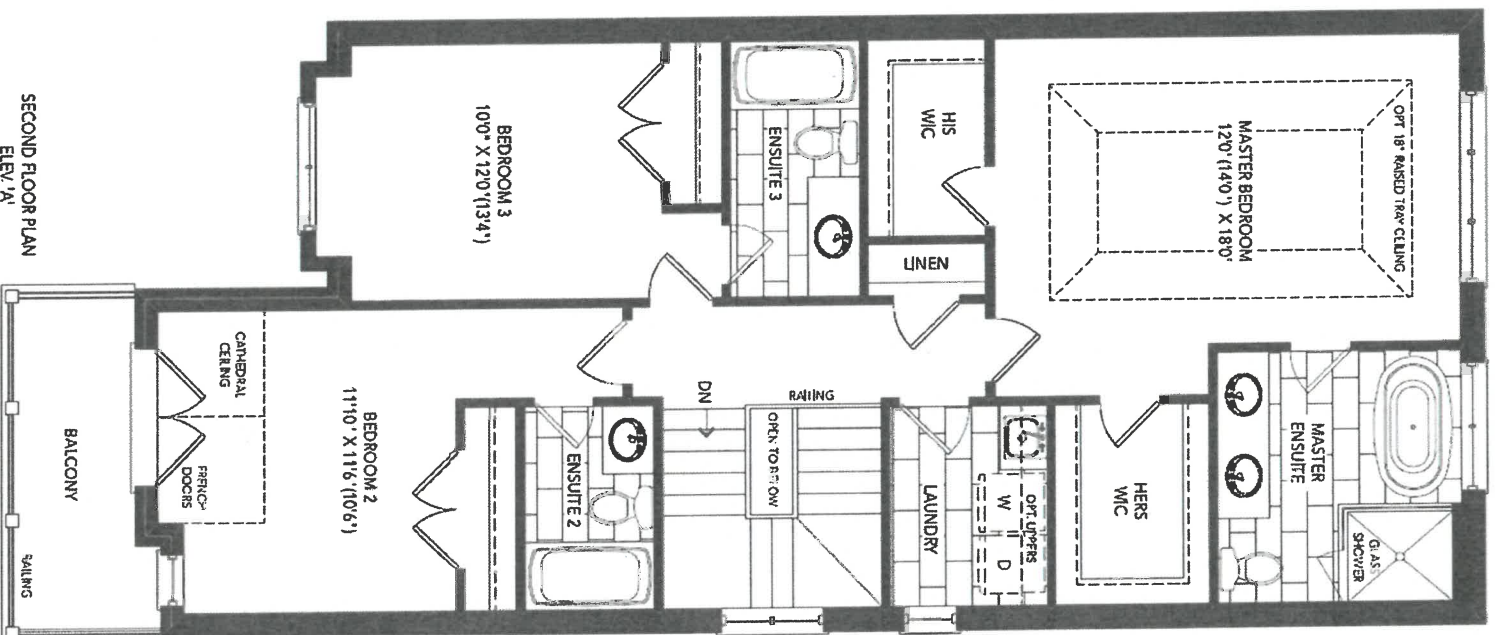


ZANCOR HOMES COLOUR CHART

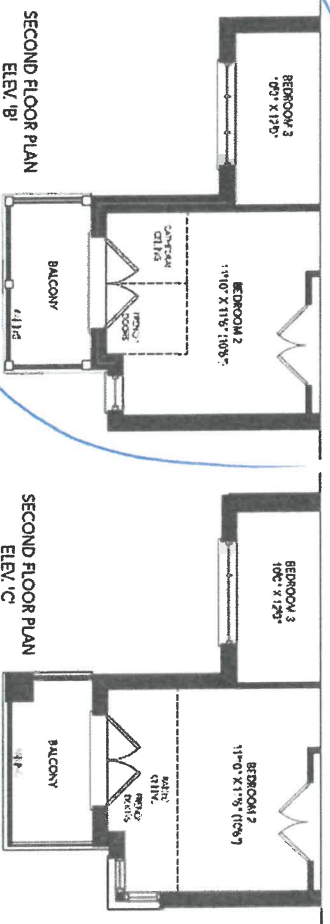
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2ND FLOOR CONTINUED...									
Main Bath - FLOORING				N/A					
Main Bath - TUB / SHOWER WALL				N/A					
Main Bath - SHOWER FLOOR				N/A					
Main Bath - SHOWER JAMB				N/A					
Main Bath - CABINETS				N/A					
Main Bath - HANDLES/KNOBS				N/A					
Main Bath - COUNTERTOP				N/A					
Main Bath - SINK(s)				Main Bath - FAUCET(s)					
Shared Bath- FLOORING				N/A					
Shared Bath- TUB / SHOWER WALL				N/A					
Shared Bath- SHOWER FLOOR				N/A					
Shared Bath- SHOWER JAMB				N/A					
Shared Bath- CABINETS				N/A					
Shared Bath- HANDLES/KNOBS				N/A					
Shared Bath- COUNTERTOP				N/A					
Shared Bath- SINK(s)				Shared Bath - FAUCET(s)					
Ensuite 2/3 Bath - FLOORING				NEW BYZANTINE ASSURO 12 X 24 * BRICK					
Ensuite 2/3 Bath - TUB / SHOWER WALL				NEW BYZANTINE ASSURO 12 X 24 * VERTICAL STACK					
Ensuite 2/3 Bath - SHOWER FLOOR				N/A					
Ensuite 2/3 Bath - SHOWER JAMB				N/A					
Ensuite 2/3 Bath - CABINETS				CONTEMPORARY OAK - TIMBER GREY					
Ensuite 2/3 Bath - HANDLES/KNOBS				H800BC					
Ensuite 2/3 Bath - COUNTERTOP				LAMINATE 5009-60					
Ensuite 2/3 Bath - SINK(s)		STANDARD		Ensuite Bath - FAUCET(s)		STANDARD			
LAUNDRY									
Laundry - FLOORING				NEW BYZANTINE ASSURO 12 X 24 * BRICK					
Laundry - CABINETS		CONT. OAK TIMBER GREY		Laundry - HANDLES/KNOBS		H800BC			
Laundry - COUNTERTOP		LAMINATE 5009-60		Laundry - SINK		STANDARD			
Laundry - BACKSPLASH		N/A		Laundry - FAUCET		STANDARD			
TRIM / PAINT									
Casing/Baseboards				STANDARD					
Interior Doors				STANDARD					
Interior Door Hardware				STANDARD					
PAINT - Throughout				COOL WHITE					
FIREPLACE									
Location / Insert / Mantle				STANDARD					
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		YES			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		YES		ELECTRICAL for Built-in Oven		N/A			
GAS LINE & ELECTRICAL TO STOVE		YES		ELECTRICAL for Built-in Micro		N/A			
GAS LINE & ELECTRICAL TO DRYER		N/A		ELECTRICAL for Cooktop		N/A			
HOOD FAN VENT SIZE		6 INCH		ELECTRICAL for Bar Fridge		N/A			
WATERLINE to Fridge		N/A							
DISCLAIMER									
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						TV			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						TV			
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)		16B					
PURCHASER(S):		THAMBIDURAI VARADHARAJAN							
PURCHASER(S):		0							
CONTACT:		647-909-7414		THAMBIDURAIPT75@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.				PURCHASER SIGNATURE		SIGNATURES / DATE			
				PURCHASER SIGNATURE					
				DÉCOR CONSULTANT		SIMONE			
				Vendor APPROVAL		March 24 / 22.			

# Caledon Club GREYSTONE 30-03

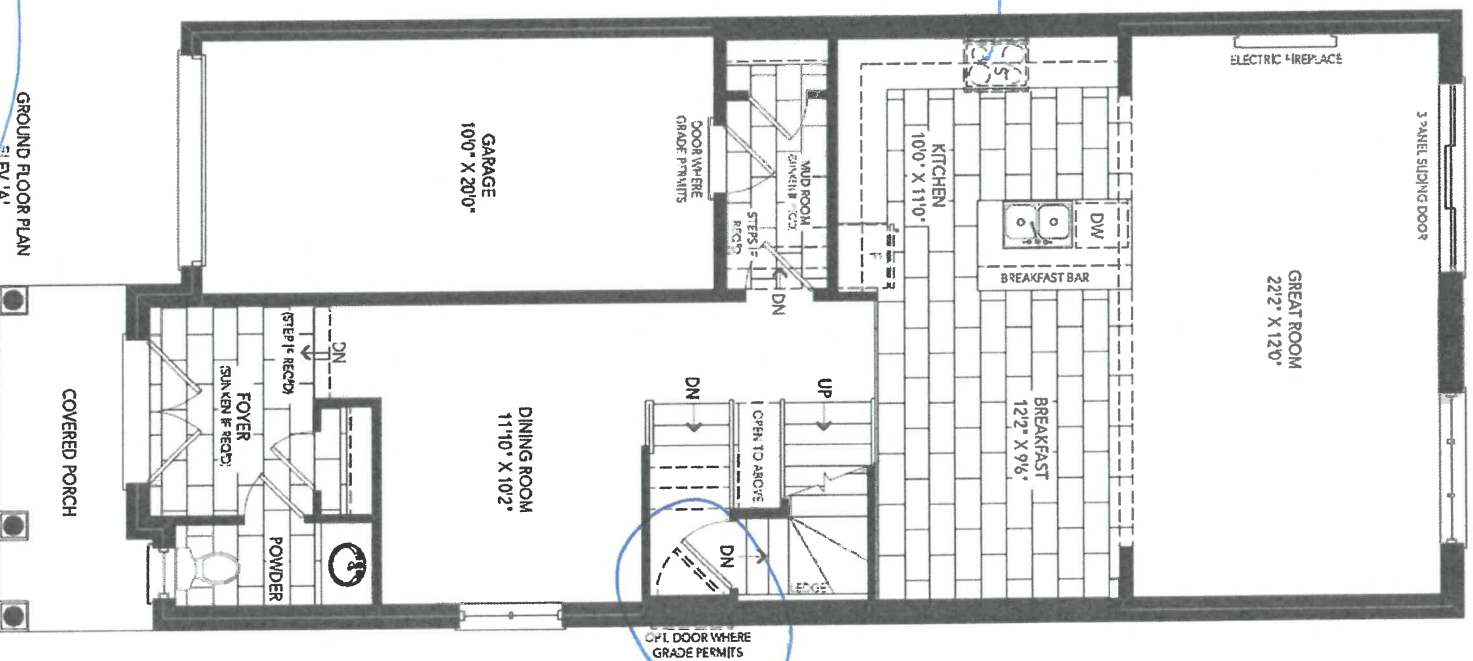


Hardwood  
all in bedrooms



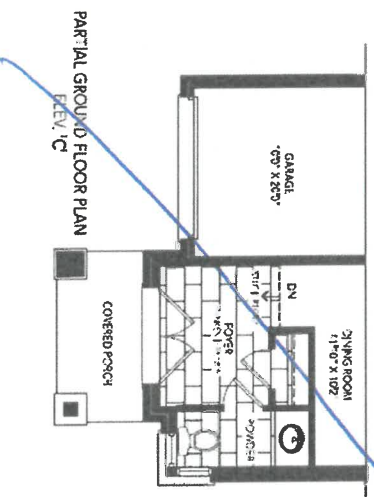
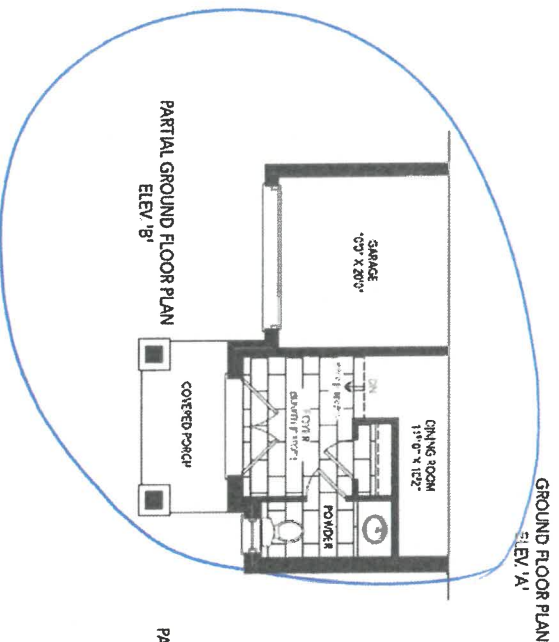
10B

# Caledon Club GREYSTONE 30-03



Gas incl.  
15 AMP.

Side door  
entrance,  
grade permits



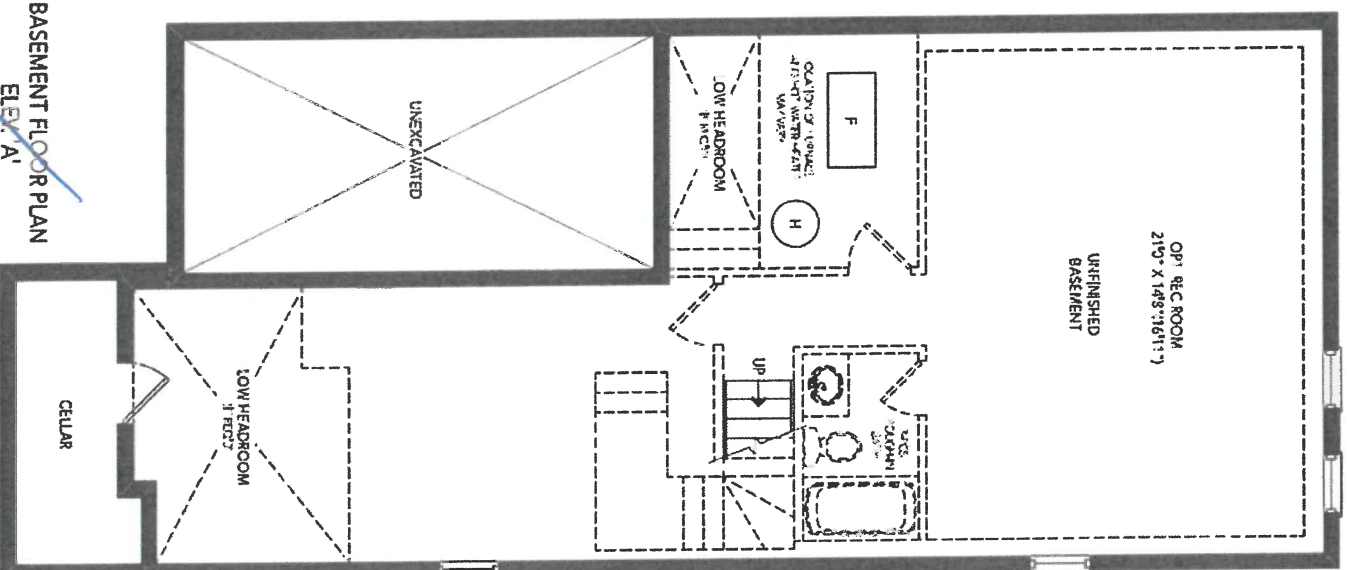
Humidifier

1108

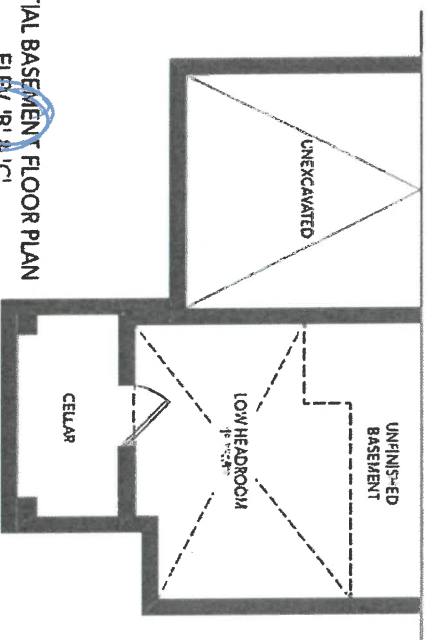


# Caledon Club

## GREYSTONE 30-03

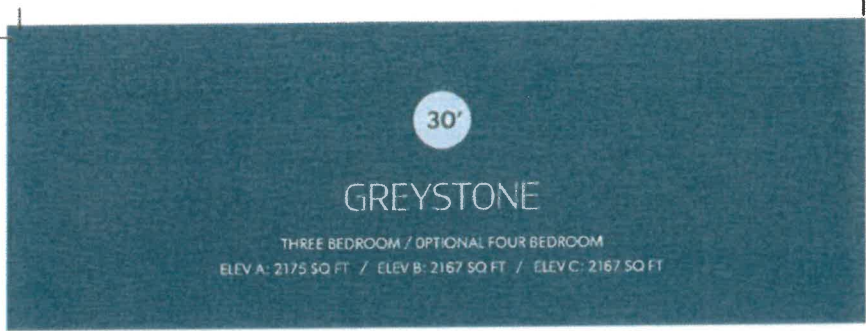


PARTIAL BASEMENT FLOOR PLAN  
ELEV. B' & C'



16B

**Caledon Club**  
**GREYSTONE 30-03**



16B

(B)



DATE SUBMITTED  
25 Jun 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO : CALEDON CLUB

PH:   
CELL :

DRAFTED BY: FERNANDA

COMMENT

P/O #

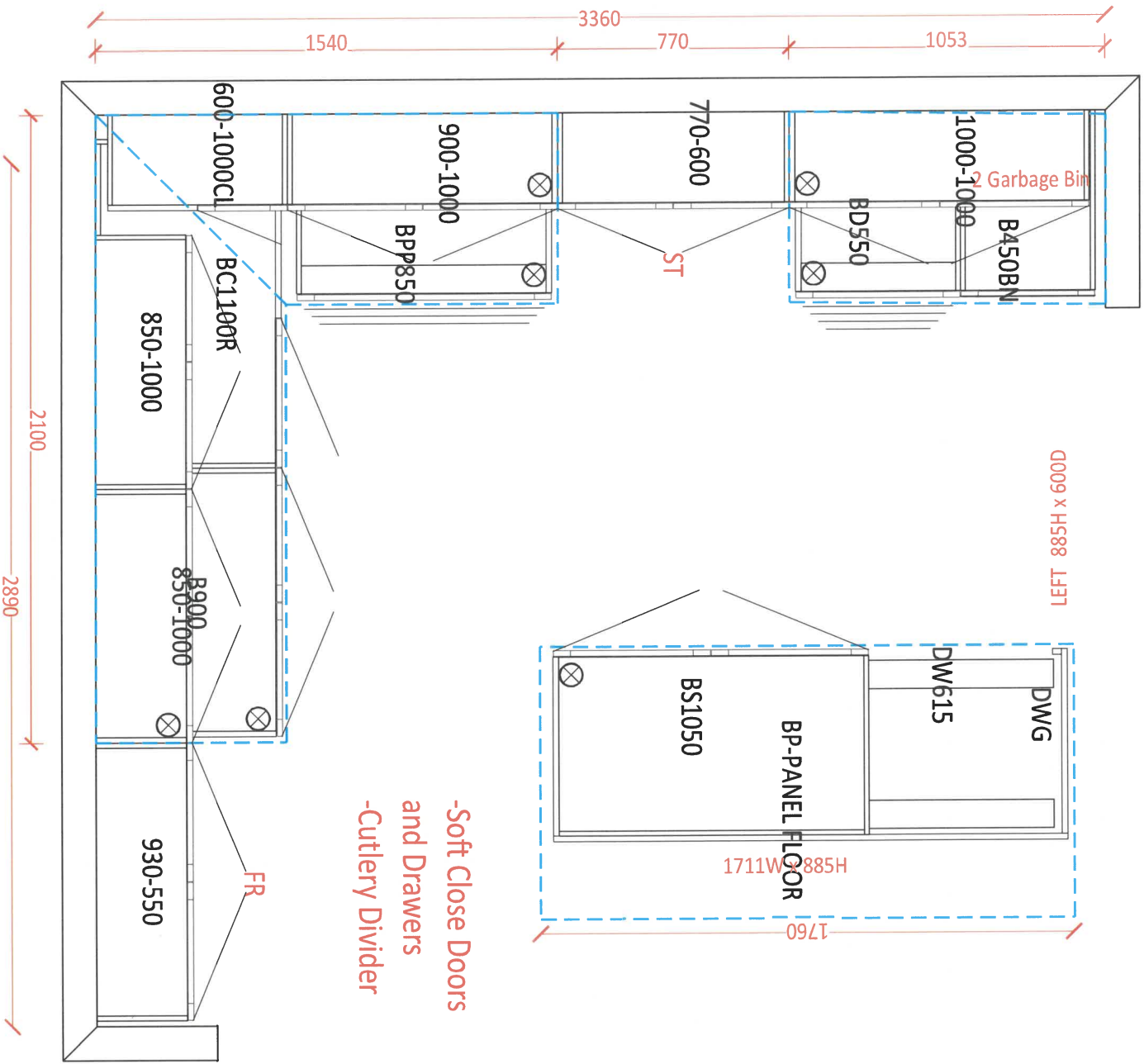
JOB NUMBER

INSTALL DATE:

PAGE

8 of 24

30-3-ELEV. A,B,C  
KITCHEN



~

16B





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:

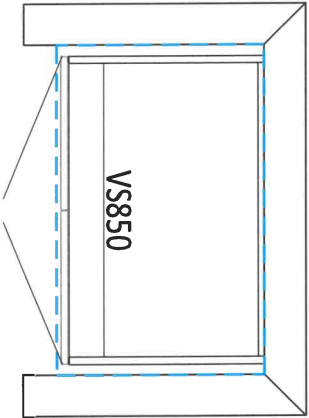
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30-3-ELEV. A,B,C  
STD. VANITIES

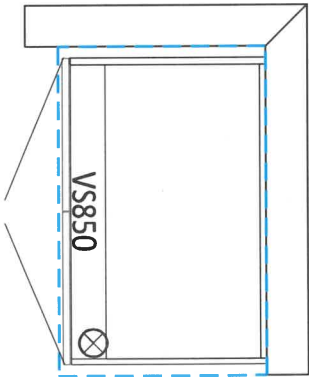
POWDER

910



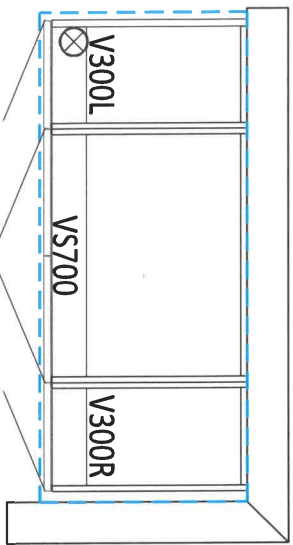
ENSUITE 2

910



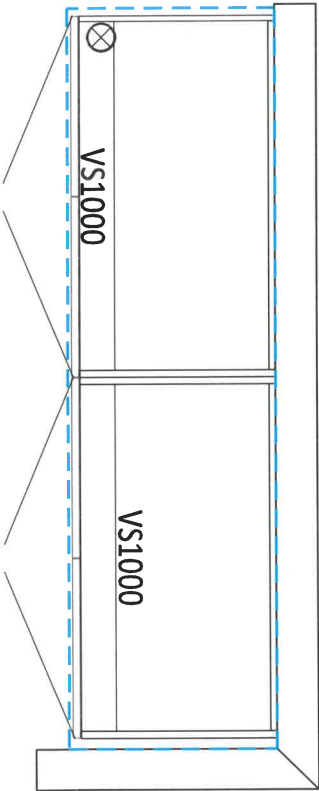
ENSUITE 3

1350



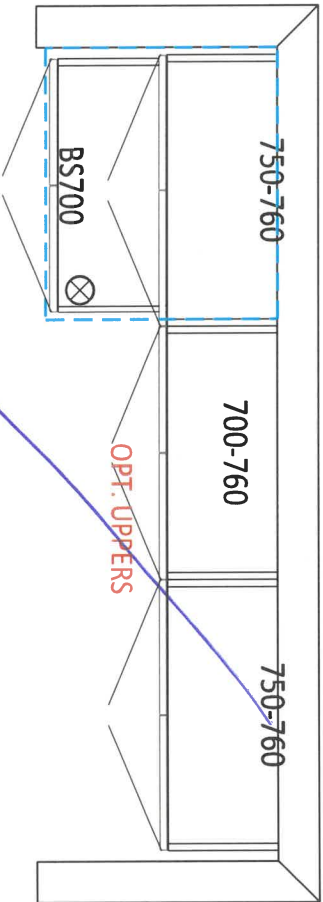
MASTER ENSUITE

2050



LAUNDRY ROOM

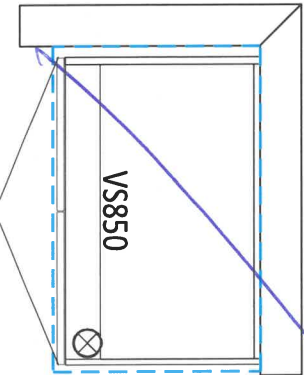
2250



750

OPT. BASEMENT BATH

900



16B

## 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

TV

## 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.**

TV

- ▶ 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

Gas line

## 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 &amp; 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 Mar 21/22

SITE CALEDON

LOT 16B

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

DATE Mar 21/22 SITE CALEDON LOT 16B

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.

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

DATE

SITE

LOT

Mar 21/22

CALEDON

16B

## BRICK/JOINT PATTERN INSTALLATION RELEASE FORM

**FLOOR TILES** \*Brick installation is standard\*

**WALL TILES** \*Brick installation requires an additional charge and must be included on the extras if selected\*

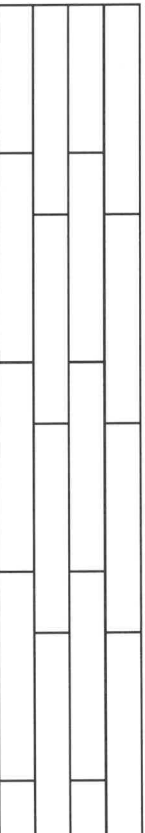
(Large tiles installation for floor and wall) – ¼ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed so in a ¼ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.

LOCATIONS:

Floors



Please understand, even in using this ¼ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

Homeowner(s) Initial

N

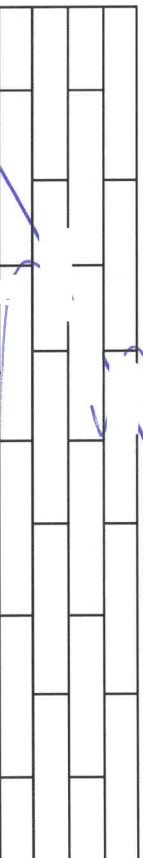
(Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.

LOCATIONS:

Backsplash

tlc



Homeowner(s) Initial

N

DATE

Mar 21/22

SITE

CALEDON

LOT

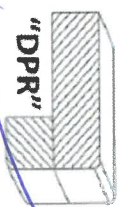
16B

Stone Countertop Edge Profiles

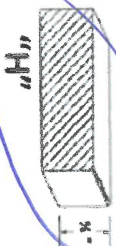
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in  
Kitchen



Standard Countertop Edge in  
Vanity

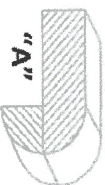
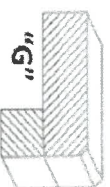
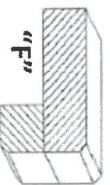
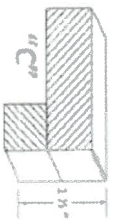


N

Homeowner(s) Initial

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

Optional Edge in Kitchen



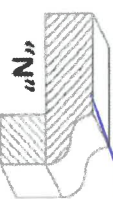
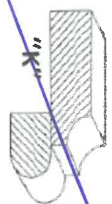
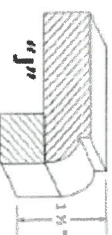
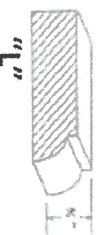
Optional Edge in Bathroom



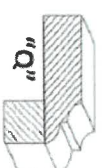
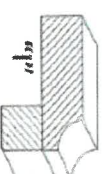
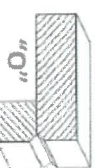
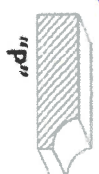
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

MM 2/22

DATE

CALEDON

SITE

16B

LOT