



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

CALEDON
34A
GRANDVIEW (38-04) C
EARL NEDD
0
416-666-6452
RICARDO@VERSASECURITY.CA



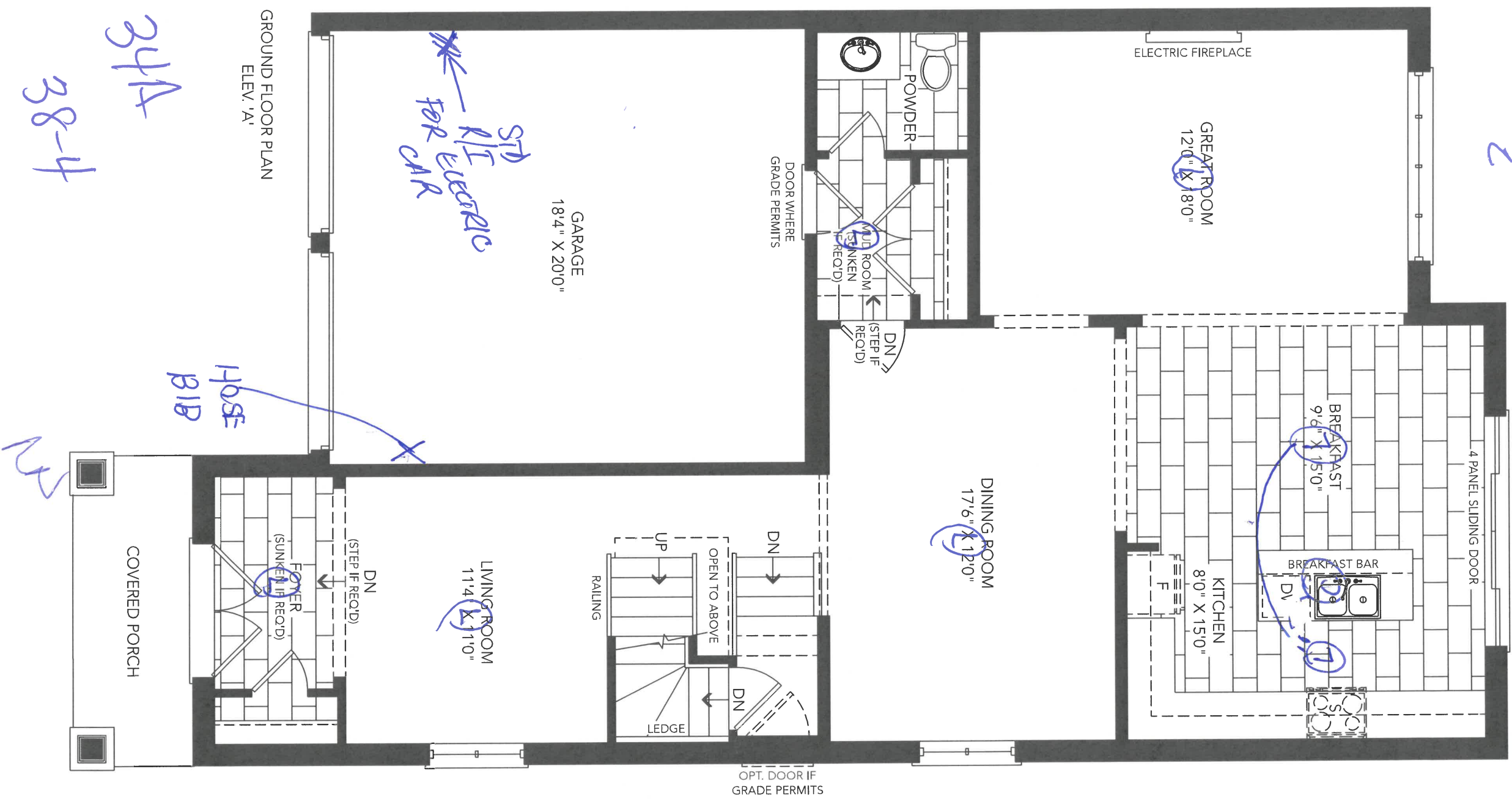
DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
1 SIDE ENTRANCE FROM EXTERIOR TO STAIR LANDING, GRADE PERMITTING		23-Aug-21
2 SMOOTH CEILINGS ON MAIN FLOOR		23-Aug-21
3 HOSE BIB - RELOCATE THE STANDARD HOSE BIB TO LOCTION AS PER SKETCH		23-Aug-21
4 ELECTRICAL - ADD CAPPED LIGHT CENTRED ABOVE ISLAND ON ITS OWN SWITCH ***THE KITCHEN AND BREAKFAST LIGHTS ARE TO BE ON THE SAME SWITCH		23-Aug-21
5 ELECTRICAL - ADD CAPPED LIGHT IN MASTER ENSUITE ON SAME SWITCH AS STANDARD **IN LINE WITH THE MIDDLE OF THE TUB		23-Aug-21
6 BAESMENT WINDOWS - ADD 30 X 16 **SHIFT OVER STANDARD		23-Aug-21
7 ELECTRICAL NOTE - SEE LOCATION OF STANDARD ELECTIC CAR ROUGHIN		23-Aug-21
8 KITCHEN - BASE THICK GABLE ON EITHER END **42' DEEP**		23-Aug-21
9 KITCHEN COUNTERTOP - EXTEND THE DEPTH OF THE BREAKFAST BAR TO BE 42 INCHES DEEP		23-Aug-21
10 KITCHEN - FRIDGE ENCLOSURE		23-Aug-21
11 TILES - UPGRADE 6 - KITCHEN		23-Aug-21
12 TILES - UPGRADE 5 - FOYER		23-Aug-21
13 KITCHEN COUNTERTOP - UPGRADE 3		23-Aug-21
14 KITCHEN - HANDLES H800G (GOLD)		23-Aug-21
15 HARDWOOD - UPGRADE 3 IN STANDARD AREAS		23-Aug-21
16 TILES - FLOOR & WALLS - ENSUITE 2 - UPGRADE 2		23-Aug-21
17 TILES - ADD TILES TO CEILINGS ENSUITE 2 & SHARED BATH		23-Aug-21
18 CABINETS - ENSUITE 2 - UPGRADE 1		23-Aug-21
19 TILES - MASTER ENSUITE - FLOOR - UPGRADE 6		23-Aug-21
20 TILES - MASTER ENSUITE - WALL - UPGRADE 4		23-Aug-21
21 SHOWER JAMB UPGRADE IN MASTER ENSUITE		23-Aug-21
22 TILES - MASTER ENSUITE SHOWER FLOOR		23-Aug-21
23 COUNTERTOP MASTER ENSUITE - UPGRADE 2		23-Aug-21
24 BASEMENT WINDOW - ENLARGE (1) AT REAR OF HOME		23-Aug-21
25 CABINETS - COMFORT HEIGHT IN POWDER, MASTER & ENSUITE 2		23-Aug-21
26 RAILINGS - UPGRADE POSTS & HANDRAIL		23-Aug-21
27 CABINETS - ADD BANK OF DRAWERS BETWEEN SINKS IN MASTER ENSUITE AND SHARED		23-Aug-21
ADDITIONAL		
1 LAUNDRY UPPERS - SIERRA PVC WHITE		14-Sep-21
ADDITIONAL ELECTRICAL		
1 ELECTRICAL - ADD PLUG IN FAMILY ROOM ABOVE FIREPLACE AS PER ARTISTIC HOMES		06-Jan-22
2 ELECTRICAL - ADD PLUG IN MASTER BEDROOM AS PER ARTISTIC HOMES		06-Jan-22

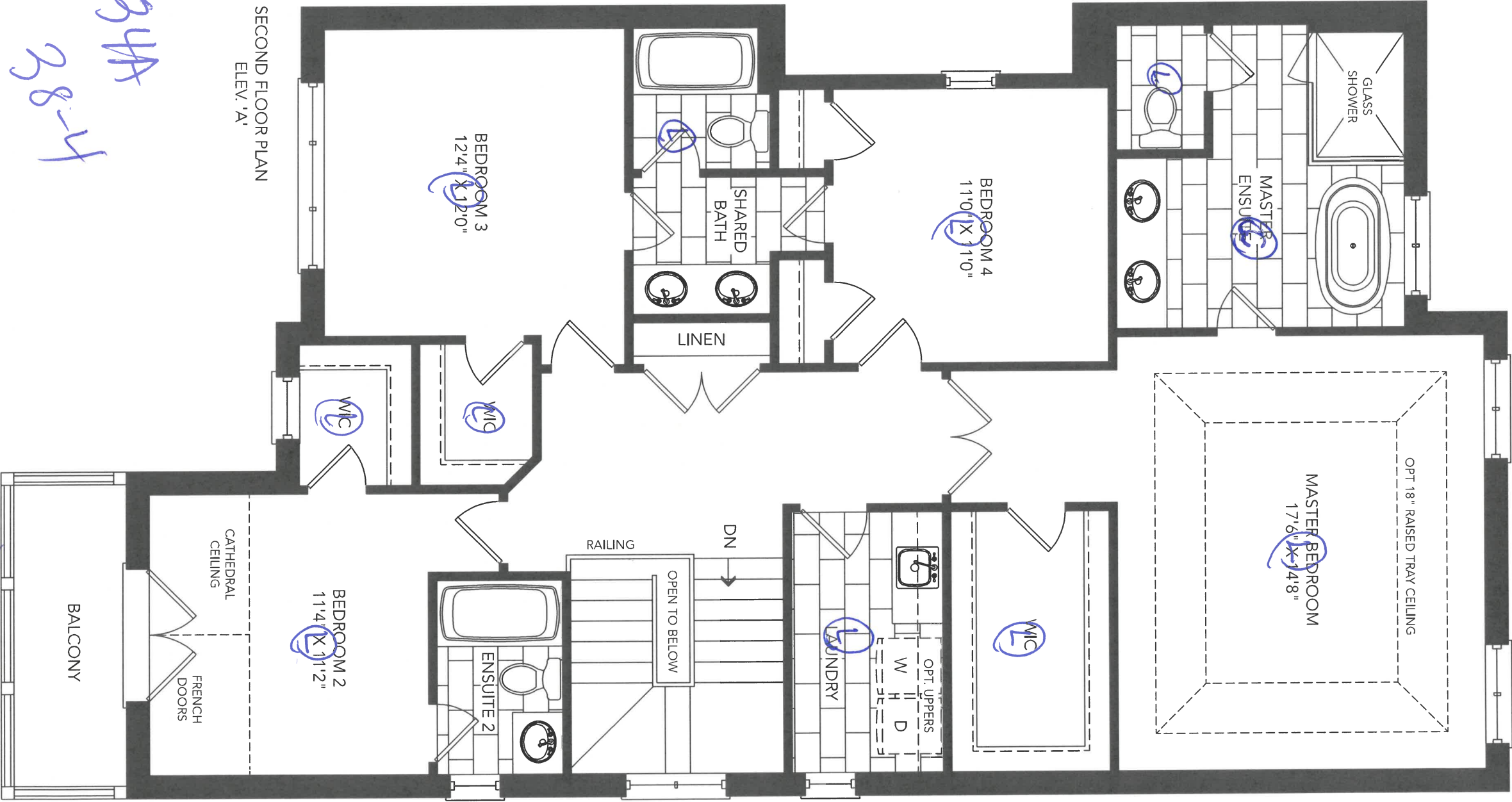
NOV 11/21 -
Due to the house being in Reverse, see updated location for standard electric car rough in in the garage.

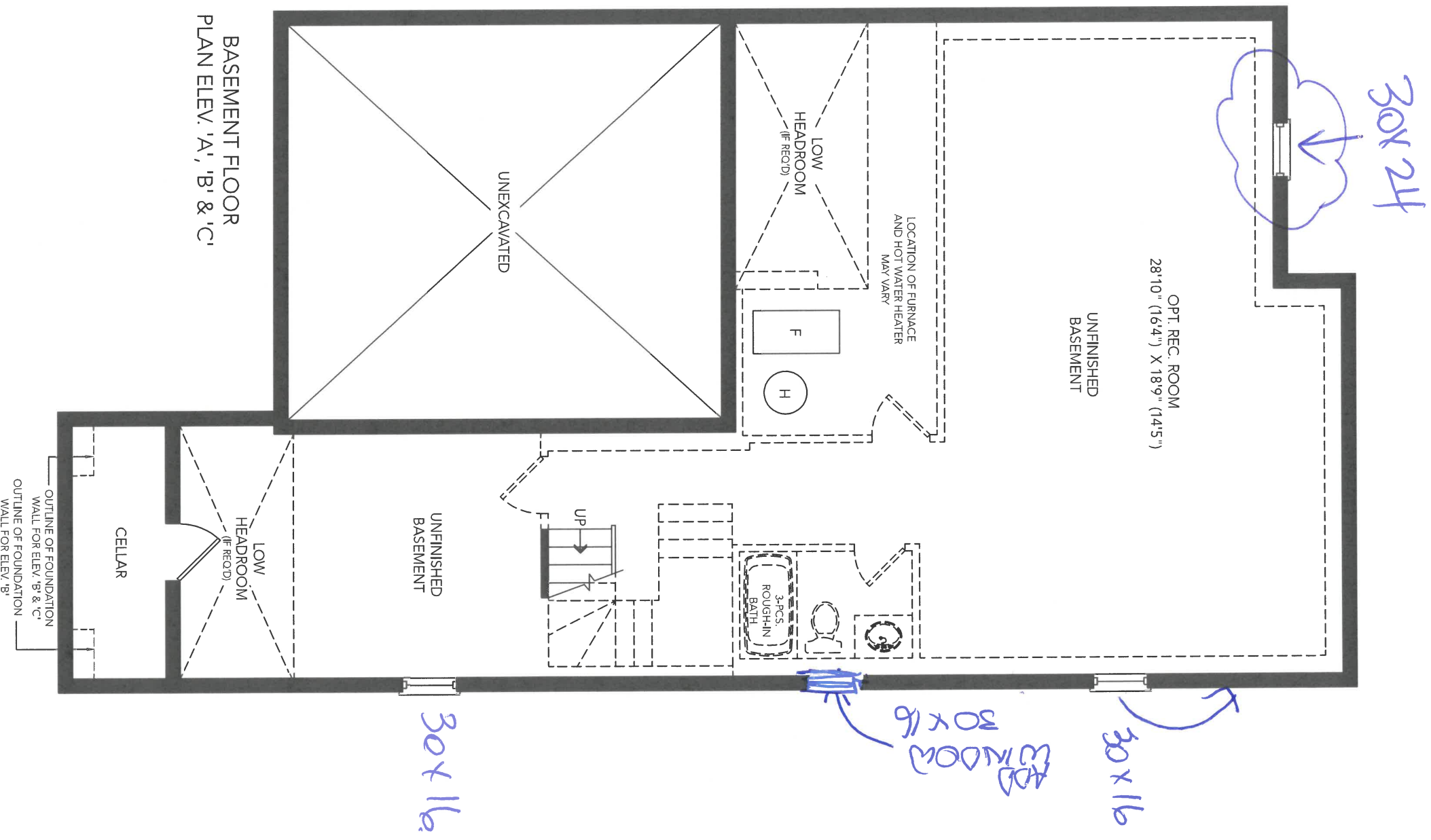
ENTRANCES				
Main Foyer - FLOORING	ALABASTRO BIANCO 12 X 24 (5) *STACKED			
Mudroom - FLOORING	GENESIS LIGHT GREY 12 X 24 *STACKED			
Side Hall - FLOORING	N/A			
Basement Foyer - FLOORING	N/A			
KITCHEN				
Kitchen - FLOORING	ALABASTRO BIANCO 24 X 24 (6)			
Breakfast - FLOORING	ALABASTRO BIANCO 24 X 24 (6)			
Kitchen - CABINETS	EURO LARICE BIANCO			
Island - CABINETS	EURO LARICE BIANCO			
Servery - CABINETS	N/A			
Kitchen - HANDLES/KNOBS	H800G (GOLD)			
Kitchen - COUNTERTOP	EMERSTONE CALCATTA GOLD (3)			
Island - COUNTERTOP	EMERSTONE CALCATTA GOLD (3)			
Kitchen - BACKSPLASH	N/A			
Kitchen - SINK	STANDARD			
Kitchen - FAUCET	STANDARD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	HARDWOOD - VINTAGE WHITE OAK ATHENA UV (3) - 5 INCH			
Main Hall - FLOORING	HARDWOOD - VINTAGE WHITE OAK ATHENA UV (3) - 5 INCH			
Dining / Living Room - FLOORING	HARDWOOD - VINTAGE WHITE OAK ATHENA UV (3) - 5 INCH			
LIVING ROOM - FLOORING	HARDWOOD - VINTAGE WHITE OAK ATHENA UV (3) - 5 INCH			
Basement Rec Room - FLOORING	N/A			
STAIRS				
Railing Details - PICKETS	STANDARD METAL - SINGLE COLLAR WITH ALT PLAIN			
Railing Details - POSTS	UPGRADE - SQUARE OAK POST WITH BEVEL CORNERS			
Railing Details - HANDRAIL	UPGRADE - GROOVED 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	GENESIS LIGHT GREY 12 X 24 *STACKED			
Powder Room - CABINETS	400 SERIES PVC - WHITE			
Powder Room - COUNTERTOP	BIANCO CARRARA / H800BC			
Powder Room - SINK	STANDARD OVAL UNDERMOUNT			
Powder Room - FAUCET	STANDARD			
2ND FLOOR				
Upper Hall - FLOORING	HARDWOOD - VINTAGE WHITE OAK ATHENA UV (3) - 5 INCH			
Master Bedroom - FLOORING	CARPET - OPENING NIGHT COLOUR T04 w/STNADARD UNDERPAD			
Bedroom 2 - FLOORING	CARPET - OPENING NIGHT COLOUR T04 w/STNADARD UNDERPAD			
Bedroom 3 - FLOORING	CARPET - OPENING NIGHT COLOUR T04 w/STNADARD UNDERPAD			
Bedroom 4 - FLOORING	CARPET - OPENING NIGHT COLOUR T04 w/STNADARD UNDERPAD			
Bedroom 5 - FLOORING	N/A			
Master Ensuite - FLOORING	TIMELESS WHITE POLISHED 24 X 24 (6)			
Master Ensuite - SHOWER WALL	TIMELESS WHITE POLISHED 12 X 24 (4) **VERTICAL STACKED			
Master Ensuite - SHOWER FLOOR	ONTARIO SERIES - SNOW WHITE POLISHED HEX			
Master Ensuite - SHOWER JAMB	MARMOLINE SNOW			
Master Ensuite - CABINETS	EURO OLMO CARISMA			
Master Ensuite - HANDLES/KNOBS	H800BC			
Master Ensuite - COUNTERTOP	EMERSTONE PURE BLANCO (2)			
Master Ensuite - SINK(S)	STD OVAL UNDERMOUNT	Master Ensuite - FAUCET(S)	STANDARD	
FOR TRADE USE				
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.		CALEDON 34A		
		PURCHASER INITIALS	VENDOR APPROVAL	

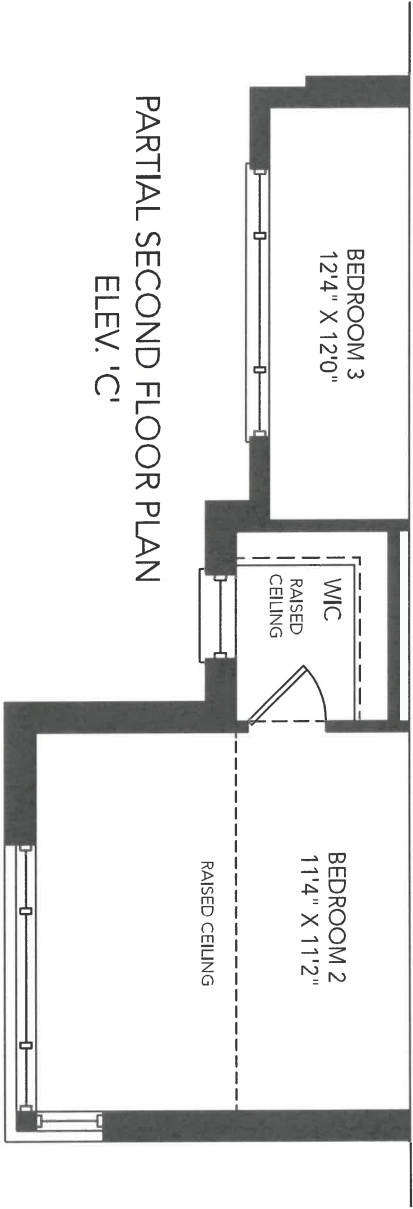
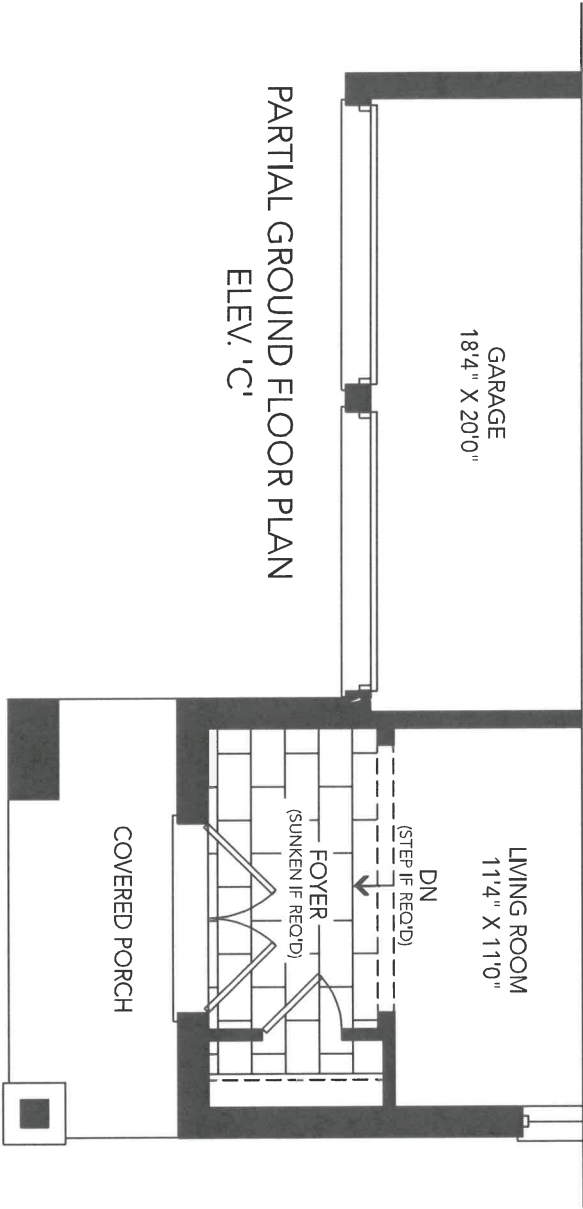
ANCOR HOMES COLOUR CHART
2ND FLOOR CONTINUED...

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	NEW BYZANTINE ASSURO 12 X 24 *STACKED	
Shared Bath- TUB / SHOWER WALL	NEW BYZANTINE ASSURO 12 X 24 *STACKED **INCLUDES CEILING	
Shared Bath- SHOWER FLOOR	N/A	
Shared Bath- SHOWER JAMB	N/A	
Shared Bath- CABINETS	EURO HIGH GLOSS WHITE	
Shared Bath- HANDLES/KNOBS	H800BC	
Shared Bath- COUNTERTOP	LAMINATE - 1886K-07	
Shared Bath- SINK(s)	STANDARD	Shared Bath - FAUCET(s) STANDARD
Ensuite Bath - FLOORING	FLOW LIGHT GREY POLISHED (2) *STACKED	
Ensuite Bath - TUB / SHOWER WALL	FLOW LIGHT GREY POLISHED (2) *STACKED ***INCLUDES CEILING	
Ensuite Bath - SHOWER FLOOR	N/A	
Ensuite Bath - SHOWER JAMB	N/A	
Ensuite Bath - CABINETS	EURO HIGH GLOSS LIGHT GREY (1)	
Ensuite Bath - HANDLES/KNOBS	H800B (BLACK)	
Ensuite Bath - COUNTERTOP	LAMINATE - 5001K-07	
Ensuite Bath - SINK(s)	STANDARD	Ensuite Bath - FAUCET(s) STANDARD
LAUNDRY		
Laundry - FLOORING	NEW BYZANTINE ASSURO 12 X 24 STACKED	Laundry - HANDLES/KNOBS H800BC
Laundry - CABINETS	SIERRA PVC WHITE	Laundry - SINK STANDARD
Laundry - COUNTERTOP	4945-38	Laundry - FAUCET STANDARD
Laundry - BACKSPLASH	N/A	
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 DELETE
APPLIANCE REQUIREMENTS		
GAS LINE TO BBQ	STANDARD	ELECTRICAL for Built-in Oven N/A
GAS LINE & ELECTRICAL TO STOVE	DECLINE	ELECTRICAL for Built-in Micro N/A
GAS LINE & ELECTRICAL TO DRYER	N/A	ELECTRICAL for Cooktop N/A
HOOD FAN VENT SIZE	DECLINE	ELECTRICAL for Bar Fridge N/A
WATERLINE to Fridge	DECLINE	
DISCLAIMER		INITIALS
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	34A
PURCHASER(S):	EARL NEDD	
PURCHASER(S):	0	
CONTACT:	416-666-6452	RICARDO@VERSASECURITY.CA
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		SIMONE
PURCHASER SIGNATURE		
DÉCOR CONSULTANT		
Vendor APPROVAL		









24A

18-4



C

34A



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:

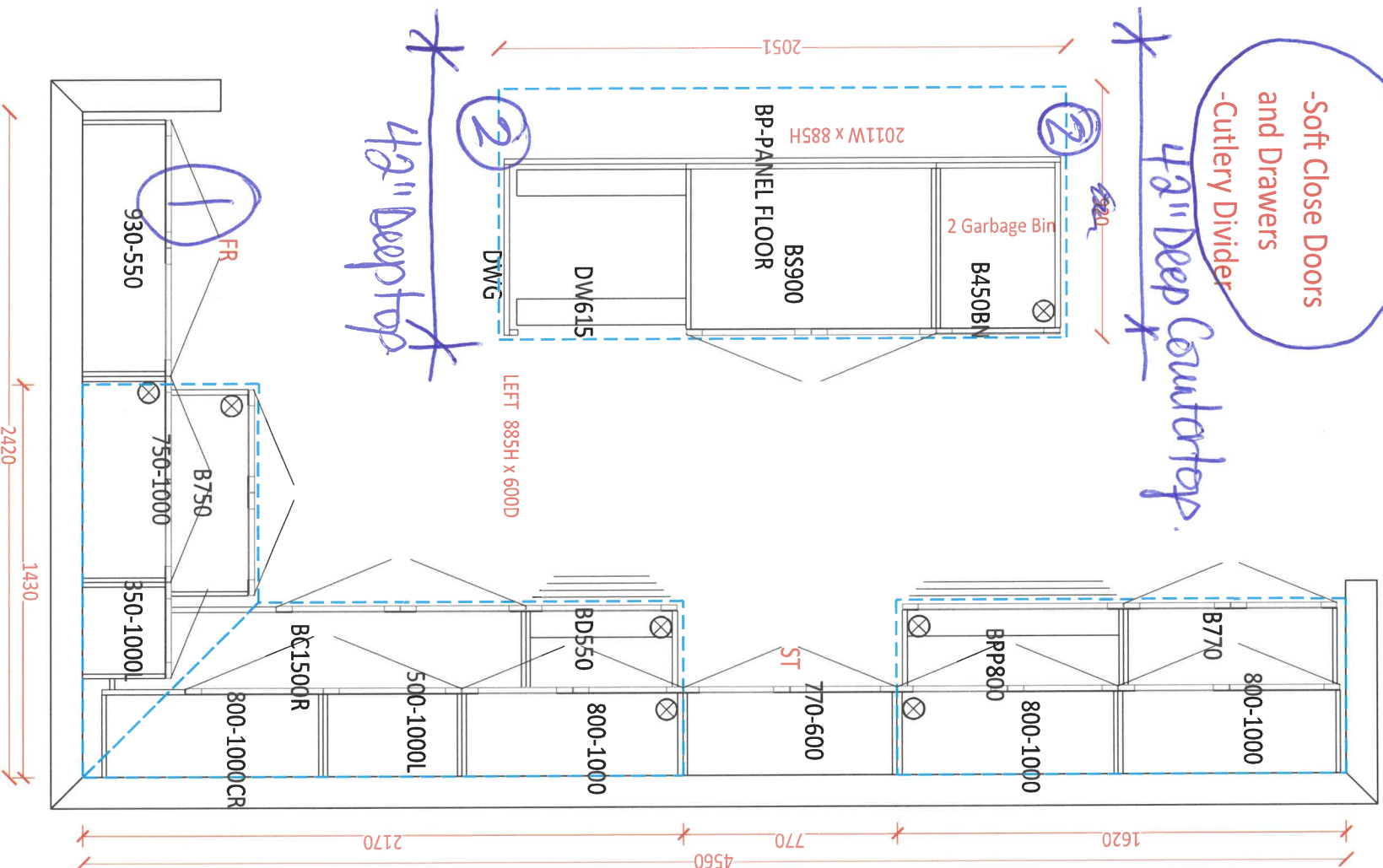
PAGE

10 of 22

38-4-ELEV A,B,C KITCHEN

- Soft Close Doors
- and Drawers
- Cutlery Divider

42" Deep Countertop.



① Find Evidence

② Extended thick gable



243



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:

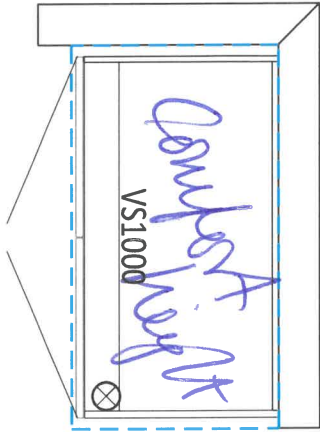
PAGE

12 of 22

38-4-ELEV A,B,C
STD. VANITIES

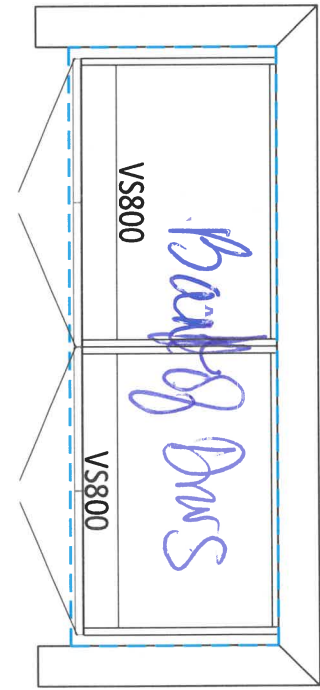
POWDER

1060



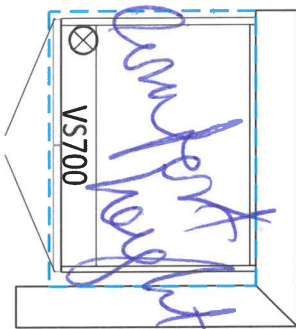
SHARED

1660



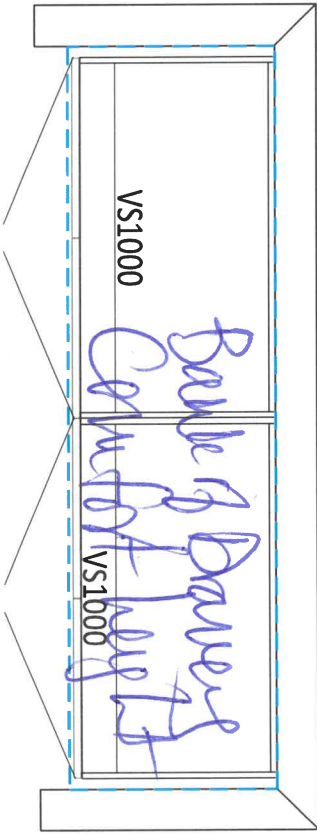
ENSUITE 2

760



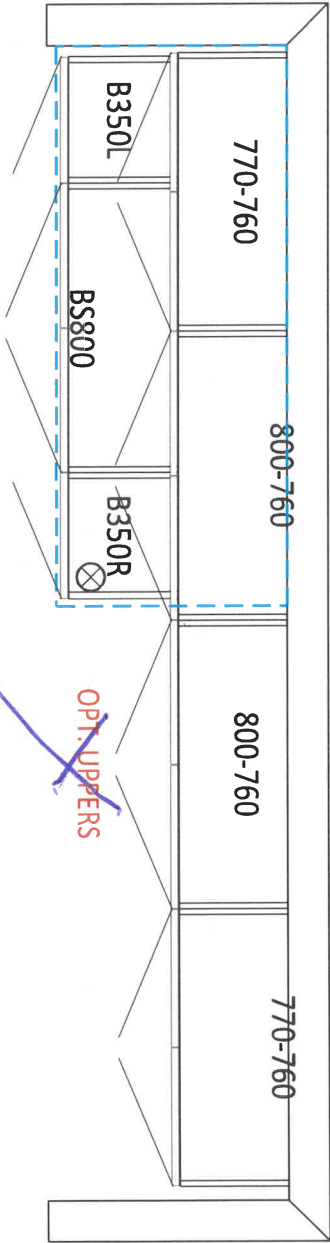
MASTER ENSUITE

2060



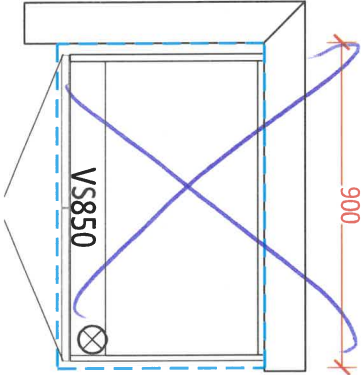
LAUNDRY ROOM

1550 3200



OPT. BASEMENT BATH

900



34A

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

h2

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.**

h2

- 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 Aug 23/21

CALEDON

SITE

34A

LOT

** Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.

**It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.

ZANCOR

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

Purchaser accepts and acknowledges that the Builder reserves the right to substitute materials with those of equal or better quality where the manufacture, scheduling or delivery of materials may directly impact the Builder's ability to meet its' contractual obligations under the Agreement of Purchase and Sale.

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	SITE	LOT
Aug 23/21	CALEDON	344

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

MP

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

MP

DATE Aug 23/21

CALEDON

344

SITE

LOT

Stone Countertop Edge Profiles

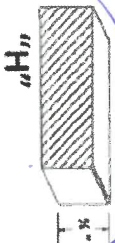
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



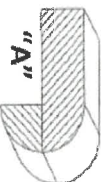
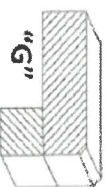
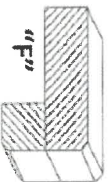
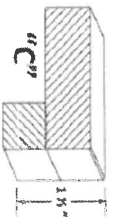
Standard Countertop Edge in
Vanity



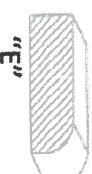
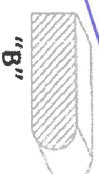
Homeowner(s) Initial

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

Optional Edge in Kitchen



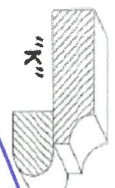
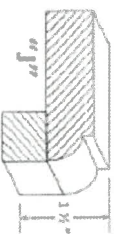
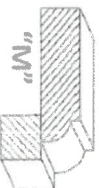
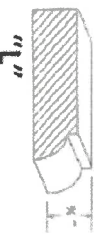
Optional Edge in Bathroom



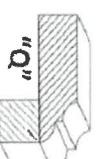
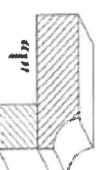
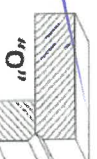
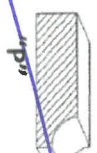
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

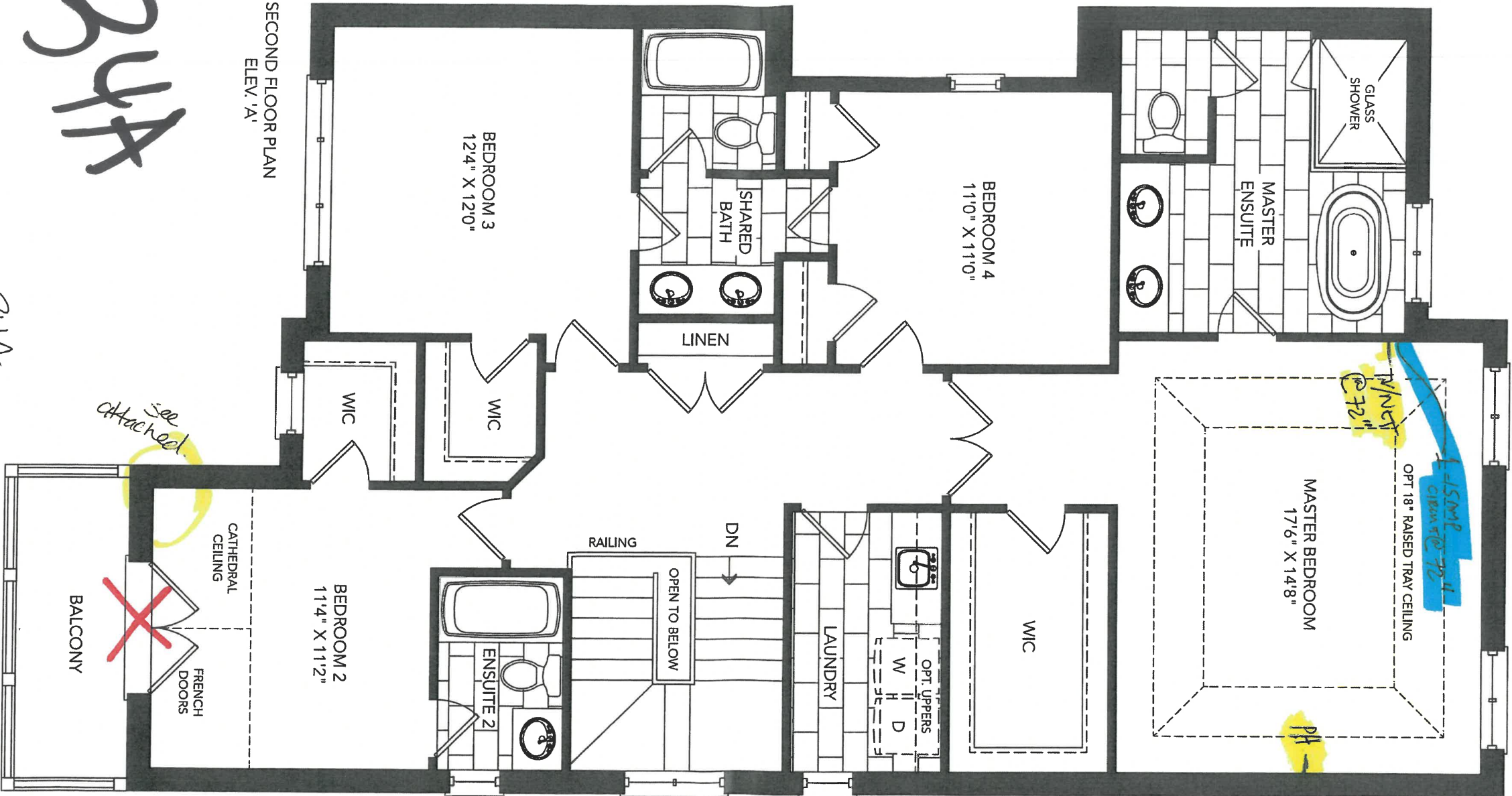
DATE Aug 23/24

SITE CALEDON

LOT

34A

Oct. 4/21



34A

34A

Oct. 4/21