

CONSTRUCTION SUMMARY OF EXTRAS

REVISED FEB 7, 2023

11:05 AM / Page 1 of 1



Site: CALEDON (B)
Lot: 7B
Model: CAPILANO 30-05 ELEV. C
Purchaser: DALVIR SINGH
Purchaser: 0
Phone: 416-666-0733
Email: DALVIRSELLS247@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 STAIR LANDING, GRADE PERMITTING IF POSSIBLE	07-Dec-21
	COLOURS	
1	COMFORT HEIGHT VANITY IN POWDER, MASTER, MAIN BATH, ENSUITE 2	04-Feb-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-02-04, 9:42 AM

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL BRICK		
Mudroom - FLOORING		NA		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL BRICK		
Breakfast - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL BRICK		
Kitchen - CABINETS		EURO BLACKWOOD		
Island - CABINETS		EURO BLACKWOOD		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H 800-BC		
Kitchen - COUNTERTOP		BIANCO SARDO GRANITE		
Island - COUNTERTOP		BIANCO SARDO GRANITE		
Kitchen - BACKSPASH		NA		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		SOLID SAWN RED OAK PEARL 3 1/4' JAVA		
Main Hall - FLOORING		SOLID SAWN RED OAK PEARL 3 1/4' JAVA		
Dining - FLOORING		SOLID SAWN RED OAK PEARL 3 1/4' JAVA		
HOBBY - FLOORING		SOLID SAWN RED OAK PEARL 3 1/4' JAVA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		METAL BLACK SINGLE COLLAR W/ALT PLAIN		
Railing Details - POSTS		2 3/4" TURNED OAK POST		
Railing Details - HANDRAIL		2 1/2" OVAL OAK HANDRAIL		
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 PENTELLIC GREY 12 X 24 INSTALL BRICK		
Powder Room - CABINETS		EURO BLACKWOOD		
Powder Room - COUNTERTOP		BIANCO CARRARA		
Powder Room - SINK		OVAL UNDERMOUNT 4220 CFY		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		SOLID SAWN RED OAK PEARL 3 1/4' JAVA		
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		RESELECTION REQUIRED 12 X 24 INSTALL STACKED		
Master Ensuite - SHOWER WALL		**GENESIS GREY** 12 X 24 INSTALL HORIZONTAL STACKED		
Master Ensuite - SHOWER FLOOR		Confirmed by email Feb 6 2023 2 X 2 WHITE		
Master Ensuite - SHOWER JAMB		BIANCA CARRERA		
Master Ensuite - CABINETS		EURO LARICE BIANCO COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H-800-BC		
Master Ensuite - COUNTERTOP		BIANCO CARRARA		
Master Ensuite - SINK(S)		(2) OVAL 4220 CFY	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 PRIOR to installation.		CALEDON	7B	
		** PAGE 1 OF 2 **	PURCHASER INITIALS	VENDOR APPROVAL

2022 01 31 11

FEB 10 2022

ZANCOR HOMES COLOUR CHART

PRINTED 2022-02-04, 9:42 AM

2ND FLOOR CONTINUED ...

Main Bath - FLOORING	RESELECTION REQUIRED	LOTT GEM 12 X 24 INSTALL STACKED ✓	
Main Bath - TUB / SHOWER WALL	**GENESIS GREY**	LOTT GEM 12 X 24 INSTALL HORIZONTAL STACKED ✓	
Main Bath - SHOWER FLOOR	Confirmed by email Feb 6 2023		
Main Bath - SHOWER JAMB		NA	
Main Bath - CABINETS		EURO LARICE BIANCO COMFORT HEIGHT	
Main Bath - HANDLES/KNOBS		H-800-BC	
Main Bath - COUNTERTOP		SERRANIA 1890K-22	
Main Bath - SINK(S)		STANDARD	Main Bath - FAUCET(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)		NA	Shared Bath - FAUCET(S) N
Ensuite Bath - FLOORING	RESELECTION REQUIRED	LOTT GEM 12 X 24 INSTALL STACKED ✓	
Ensuite Bath - TUB / SHOWER WALL	**GENESIS GREY**	LOTT GEM 12 X 24 INSTALL HORIZONTAL STACKED ✓	
Ensuite Bath - SHOWER FLOOR	Confirmed by email Feb 6 2023	NA	
Ensuite Bath - SHOWER JAMB		NA	
Ensuite Bath - CABINETS		EURO LARICE BIANCO COMFORT HEIGHT	
Ensuite Bath - HANDLES/KNOBS		H-800-BC	
Ensuite Bath - COUNTERTOP		SERRANIA 1890K-22	
Ensuite Bath - SINK(S)		STANDARD	Ensuite Bath - FAUCET(S) STANDARD
LAUNDRY			
Laundry - FLOORING		BYZANTINE PENTELLIC GREY 12 X 24BRICK	Laundry - HANDLES/KNOBS H-800-BC
Laundry - CABINETS AND UPERS		EURO BLACKWOOD	Laundry - SINK STANDARD
Laundry - COUNTERTOP		8831-58 ELEMENTAL STONE	Laundry - FAUCET STANDARD
Laundry - BACKSPASH		NA	
TRIM / PAINT			
Casing/Baseboards		STANDARD	STANDARD
Interior Doors		STANDARD	STANDARD
Interior Door Hardware		STANDARD	STANDARD
PAINT - Throughout		WARM GREY	
FIREPLACE			
location / Insert / Mantle		DIMPLEX BLF34 (34" 0 LINEAR WALL BUILT INTO ROOM APPROX 8" ELECTRICAL INCLUDED	
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"	ELECTRICAL for Bar Fridge DECLINED
WATERLINE to Fridge		DECLINED	
DISCLAIMER			INITIALS
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			DS
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			DS
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			DS
SITE / LOT:	CALEDON	DALVIR SINGH	7B
PURCHASER(S):			
PURCHASER(S):		0	
CONTACT:	416-666-0733	DALVIRSELLS247@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.

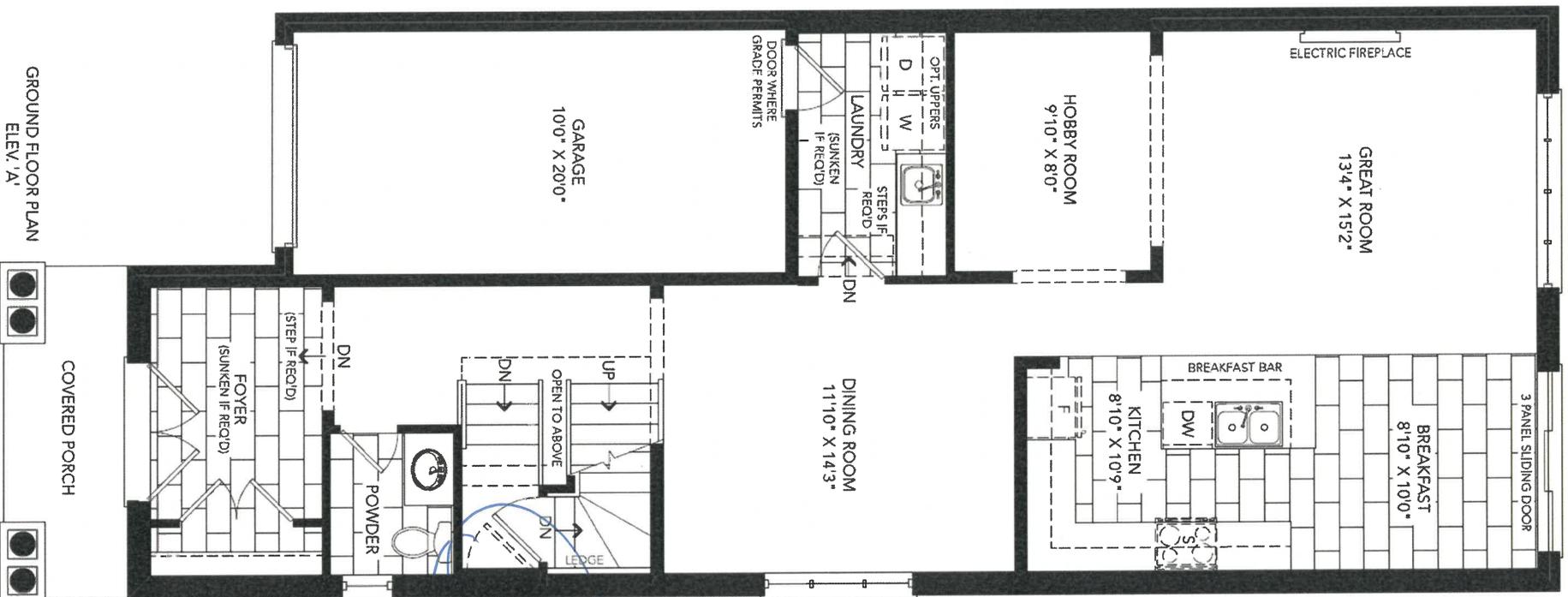


****PAGE 2 OF 2****

PURCHASER SIGNATURE	SIGNATURES / DATE
PURCHASER SIGNATURE	
DÉCOR CONSULTANT	SIMONE
Vendor APPROVAL	FEB 10 2022

CALEDON CLUB

30-05 CAPILANO



GROUND FLOOR PLAN
ELEV. 'A'

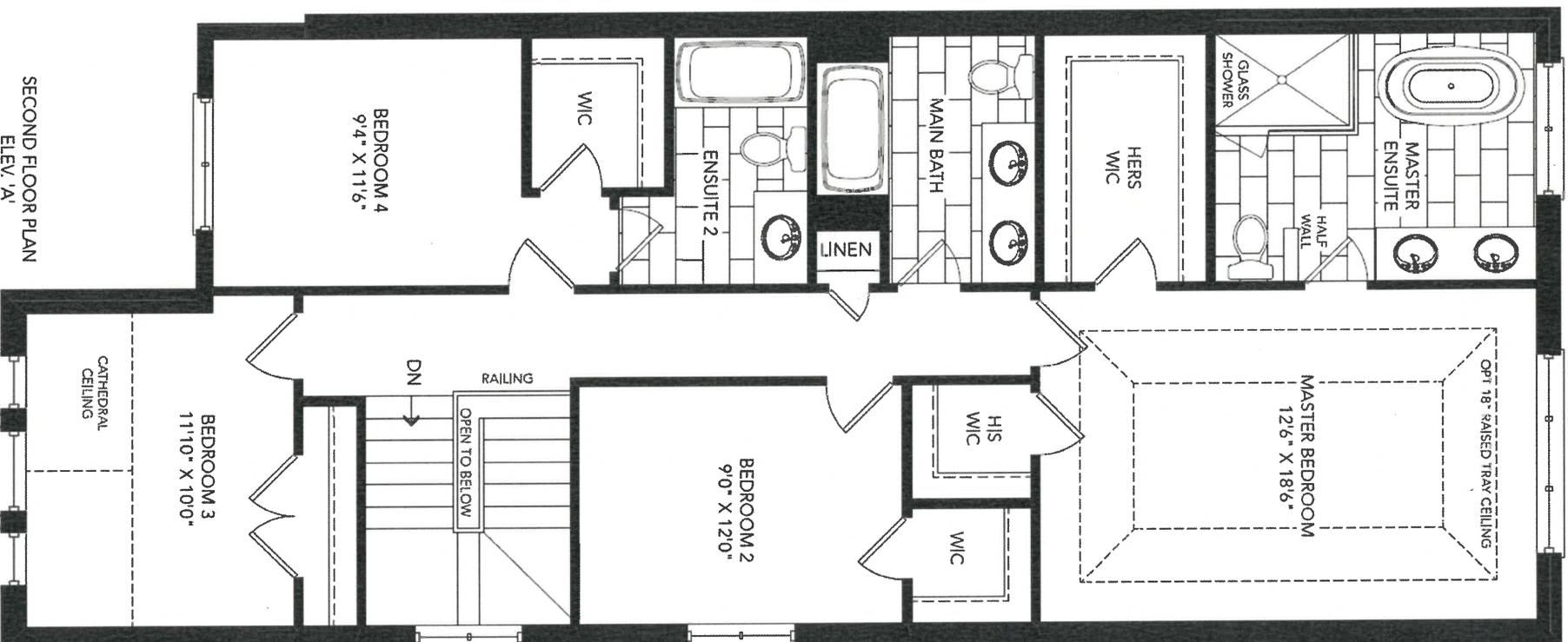
OPT. DOOR WHERE GRADE PERMITS

SIDE DOOR
ENTRY, GRADE
Permitting

FB

CALEDON CLUB

30-05 CAPILANO

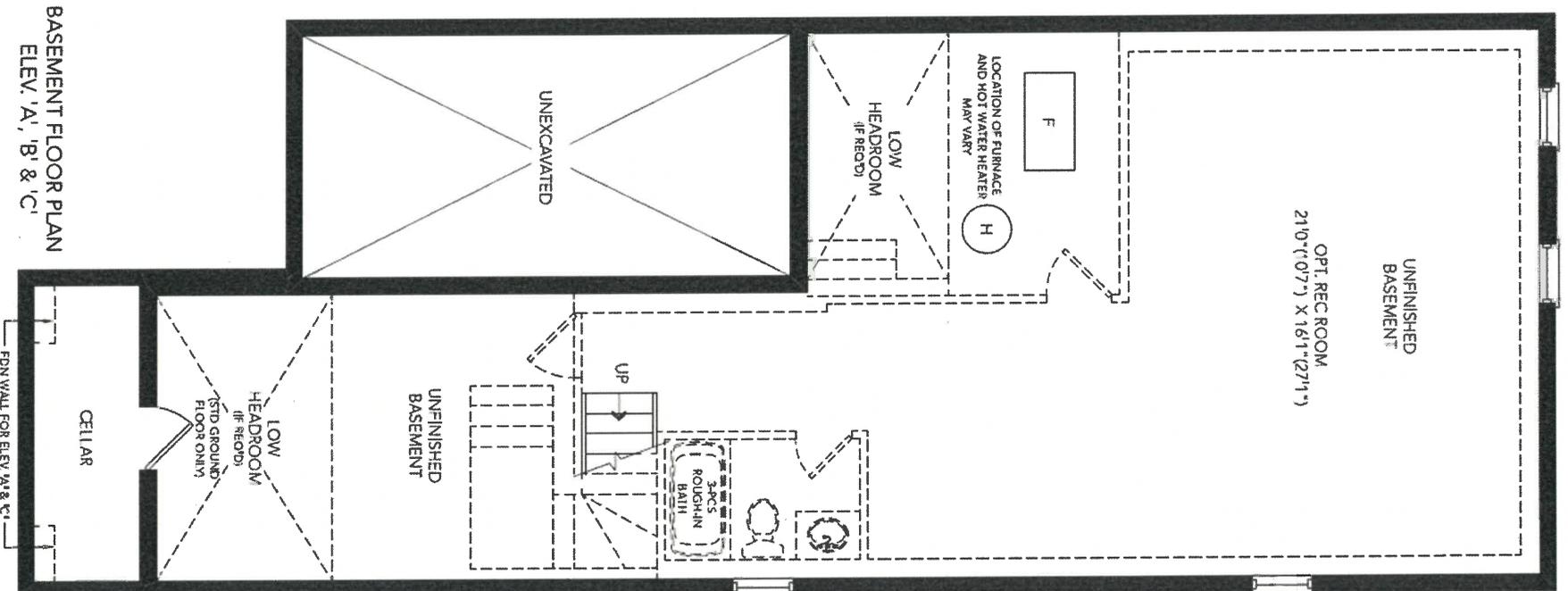


SECOND FLOOR PLAN
ELEV. 'A'

7B

CALEDON CLUB

30-05 CAPILANO

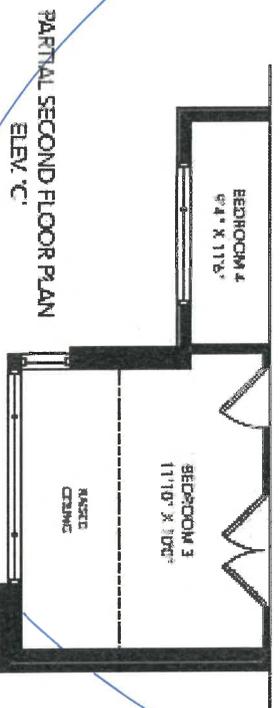
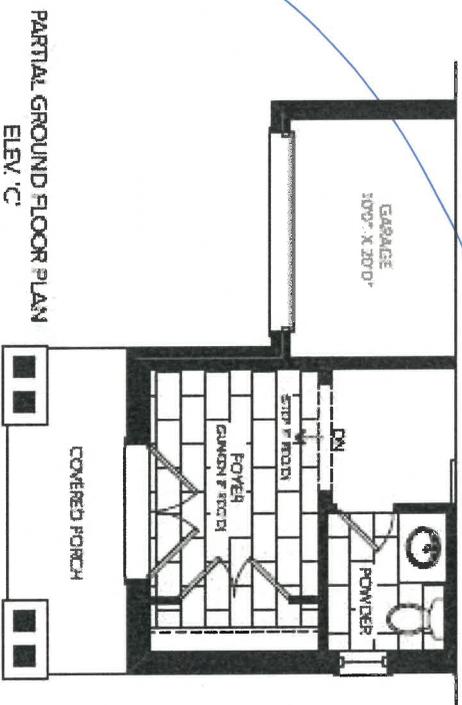
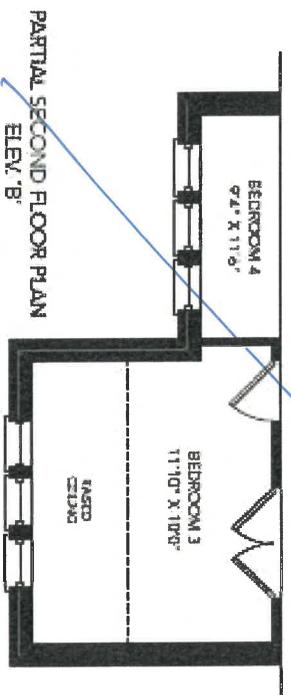
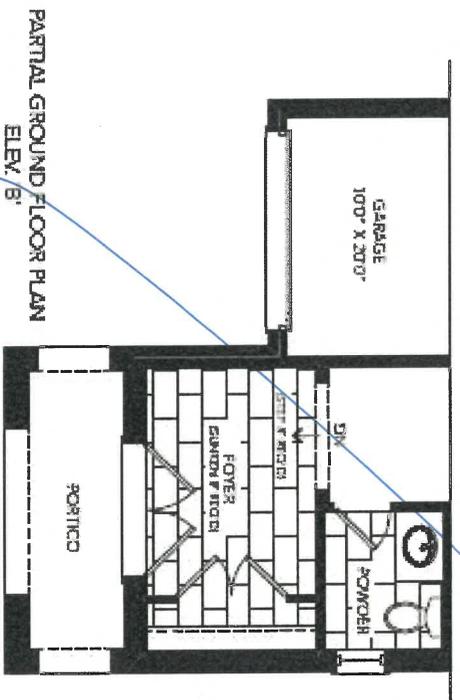


BASEMENT FLOOR PLAN
ELEV. 'A', 'B' & 'C'

1B

CALEDON CLUB

30-05 CAPILANO



7/B

CALEDON CLUB

30-05 CAPILANO

30'

CAPILANO

FOUR BEDROOM

ELEV. A: 2423 SQ. FT. / ELEV. B: 2428 SQ. FT. / ELEV. C: 2428 SQ. FT.



1B



DATE SUBMITTED
25 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO: CALEDON CLUB

PH:
CELL:

DRAFTED BY: FERNANDA

P/O #

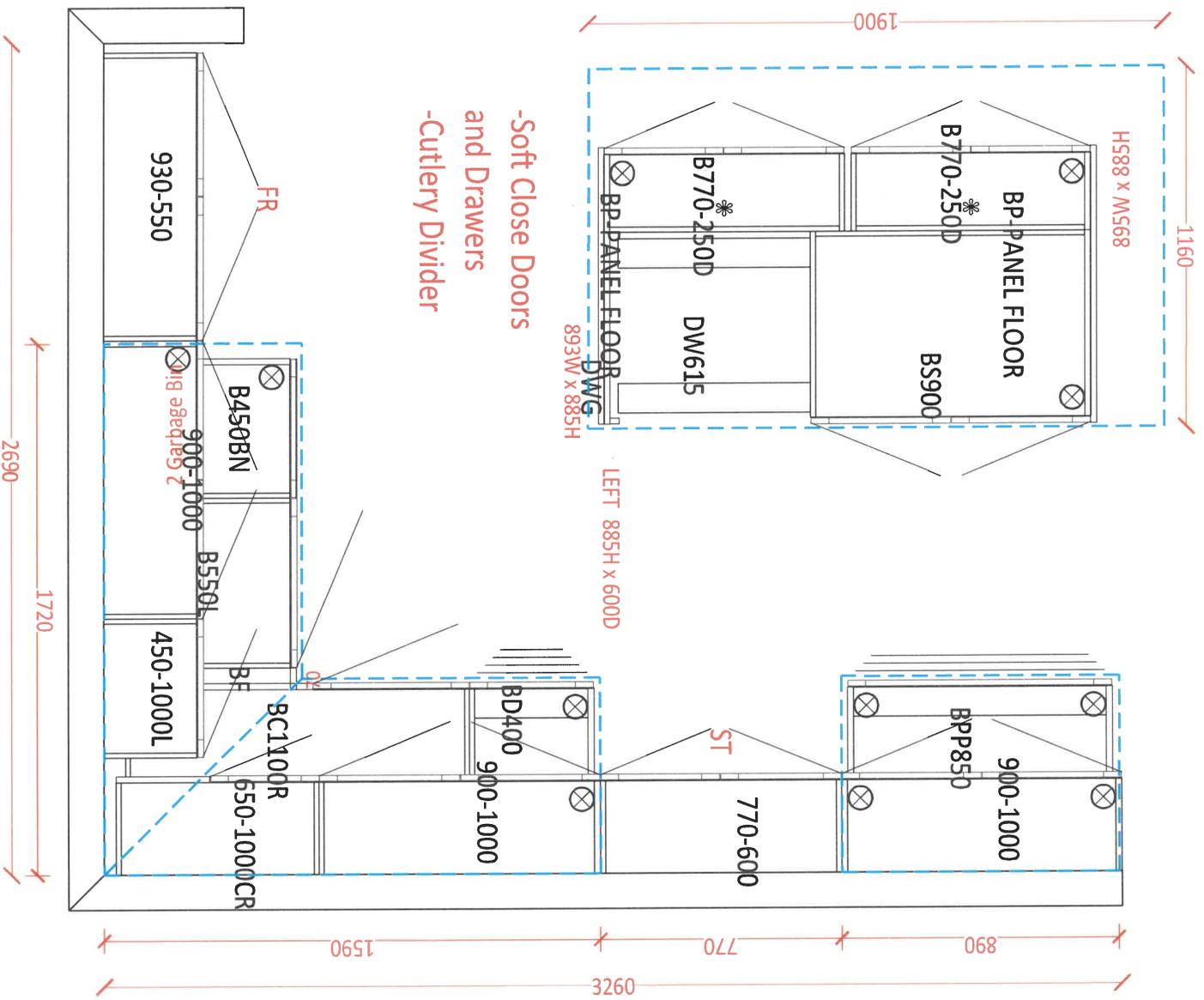
JOB NUMBER

INSTALL DATE:

PAGE

16 of 24

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



-Soft Close Doors
and Drawers
-Cutlery Divider

FB

bs



CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL :

JOB NUMBER

INSTALL DATE:

PAGE
18 of 24

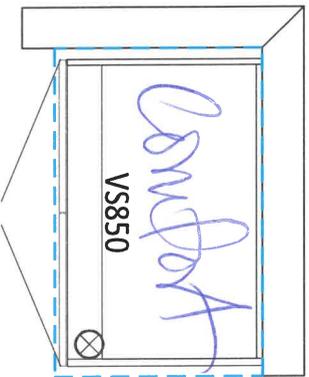
DATE SUBMITTED
25 JUN 2021

DRAFTED BY: FERNANDA
COMMENT

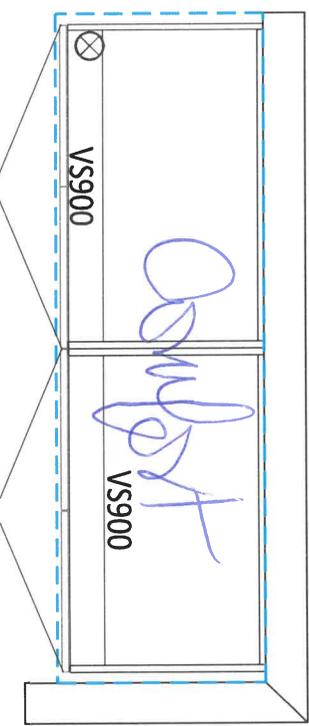
P/O #

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

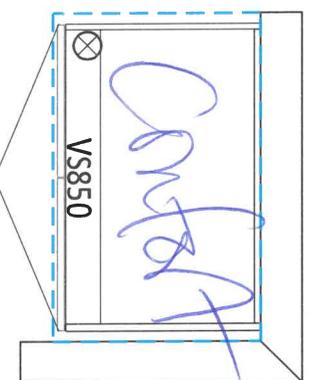
POWDER
910



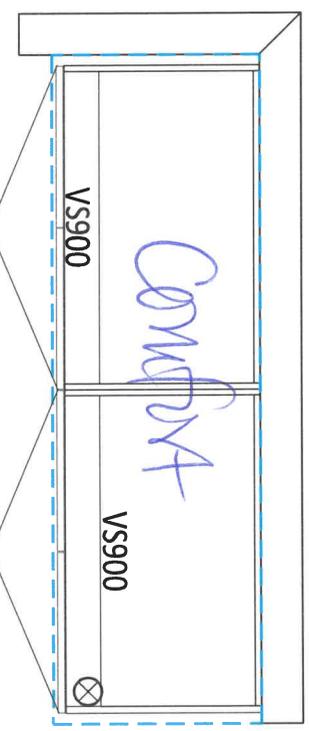
MAIN
1860



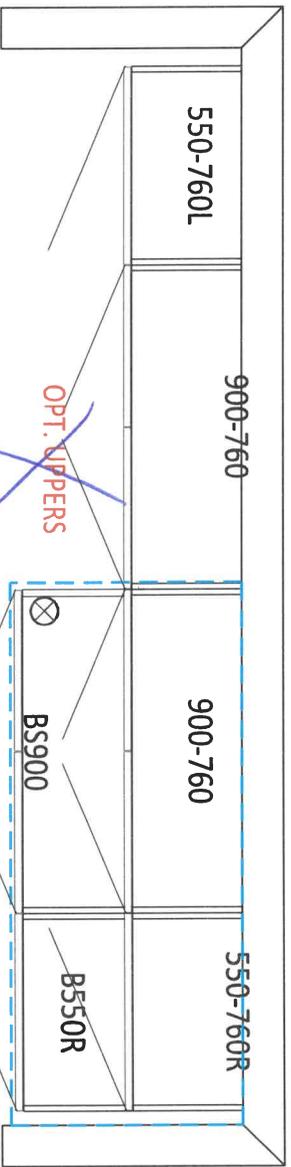
ENSUITE 2
910



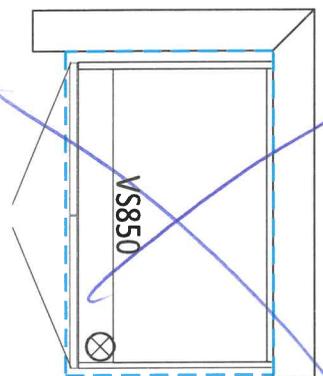
MASTER ENSUITE
1860



LAUNDRY ROOM
2990



OPT. BASEMENT BATH
900



DS

7B

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" Accepts Standard
Openings **Initial
- ▶ Stove Opening 30" ds
- ▶ Hood Fan Opening 30"
- ▶ Hood Fan & Vent 6" with Under Cabinet Hood
- ▶ Dishwasher Opening 24"

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.** ds

▶ **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

**Electrical required

- Steam Oven **electrical required & sold separately
- Warning Drawer **electrical required & sold separately
- Over-Then Range Microwave (OTR)
- Built-In Microwave **Trim Kit required **electrical required & sold separately

DATE Feb 4/22 SITE CALEDON LOT 7B

** Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.
**It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.

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



THE GALLERY

BY 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. DS

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.** DS

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. DS

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'x8'. DS

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. DS

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. DS

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. DS

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.** DS

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. DS

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

DATE Feb 4/22 SITE CALEDON LOT 7B

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.

DS
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.

DS
Homeowner(s) Initial

Feb 4/22
DATE

CALEDON
SITE

7B
LOT

**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*

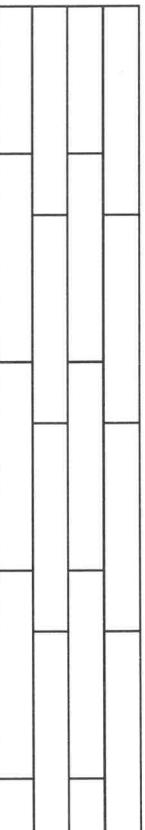
Large tiles installation for floor and wall) – ¼ Brick

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 on a ¼ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.

LOCATIONS:

~~Shower~~



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.

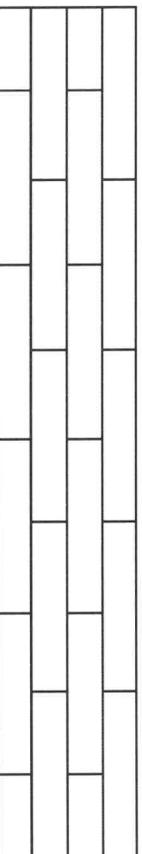
DS

Homeowner(s) Initial

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:



DS

Homeowner(s) Initial

Feb 4/22

DATE

CALEDON

SITE

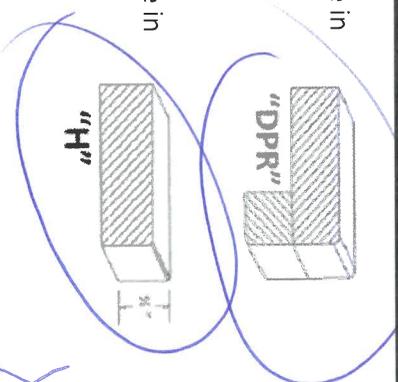
7B

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

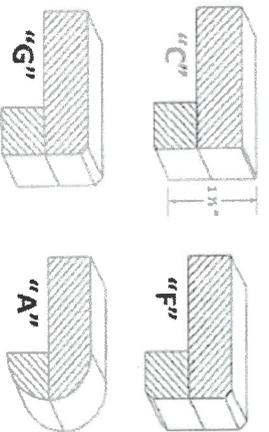


X DS

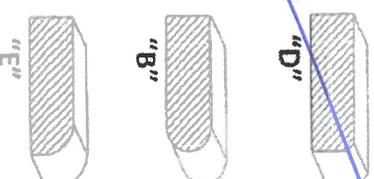
Homeowner(s) Initial

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

Optional Edge in Kitchen



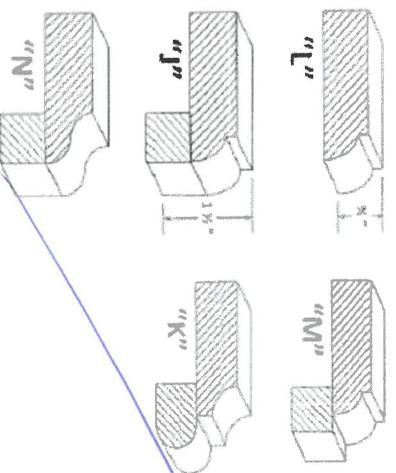
Optional Edge in Bathroom



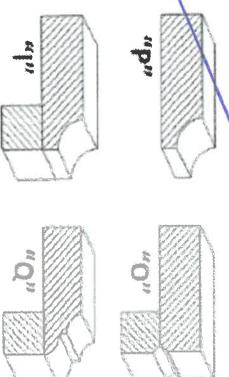
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Feb 4/22

SITE

CALEDON

LOT

ZB