

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-07-23 / 3:06 PM / Page 1 of 1

Site: CALEDON

Lot: 21A

Model: GREYSTONE (30-03) C

Purchaser: GAURAV V. PATEL

Purchaser: MADHURI M. POTNIS


Phone: 647-408-1101

Email: GAURAV.V.PATEL@GMAIL.COM / MILINDPOTNIS@YAHOO.COM

**OPT. 4TH BED



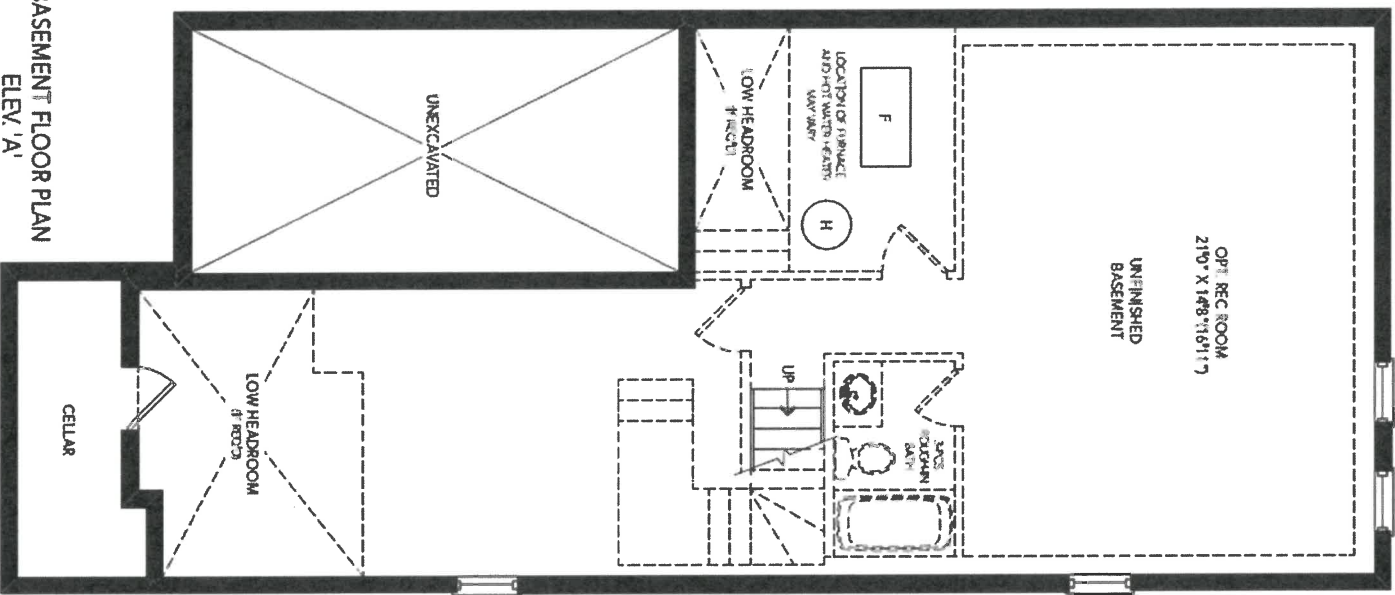
	DESCRIPTION	DATE SELECTED
	BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS
		INCLUDED IN APS
1	EXTERIOR SIDE DOOR FROM EXTERIOR TO STAIR LANDING	JULY 19 2021
2	CABINETS - BANK OF DRAWERS BETWEEN SINKS IN MASTER ENSUITE	JULY 19 2021
3	CABINETS - BANK OF DRAWERS IN MAIN BATH	JULY 19 2021
4	MASTER ENSUITE - ADD TOE TESTER **INSTALL APPROX 18 INCHES FROM FINISHED FLOOR	JULY 19 2021

ENTRANCES			
Main Foyer - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK	
Mudroom - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK	
Side Hall - FLOORING		N/A	
Basement Foyer - FLOORING		N/A	
KITCHEN			
Kitchen - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK	
Breakfast - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK	
Kitchen - CABINETS		MOSAIC OAK - MAYFLOWER BROWN STAIN	
Island - CABINETS		MOSAIC OAK - MAYFLOWER BROWN STAIN	
Servery - CABINETS		N/A	
Kitchen - HANDLES/KNOBS		H800BC	
Kitchen - COUNTERTOP		BIANCO SARADO	
Island - COUNTERTOP		BIANCO SARADO	
Kitchen - BACKSPLASH		DECLINED	
Kitchen - SINK		STANDARD	
Kitchen - FAUCET		STANDARD	
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT			
Family / Great Room - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" JAVA (PEARL)	
Main Hall - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" JAVA (PEARL)	
Dining / Living Room - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" JAVA (PEARL)	
Library / Den - FLOORING		N/A	
Basement Rec Room - FLOORING		N/A	
STAIRS			
Railing Details - PICKETS		STANDARD METAL - SINGLE COLLAR WITH ALT PLAIN	
Railing Details - POSTS		STANDARD TURNED OAK	
Railing Details - HANDRAIL		STANDARD OVAL OAK	
Stair Stain - MAIN STAIRS		STAN 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 ASSURO 12 X 24 *BRICK	
Powder Room - CABINETS		EURO HIGH GLOSS WHITE	
Powder Room - COUNTERTOP		BIANCO CARRARA	
Powder Room - SINK		STANDARD	
Powder Room - FAUCET		STANDARD	
2ND FLOOR			
Upper Hall - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" JAVA (PEARL)	
Master Bedroom - FLOORING		CARPET - OPENING NIGHT COLOUR T03 w/STANDARD UNDERPAD	
Bedroom 2 - FLOORING		CARPET - OPENING NIGHT COLOUR T03 w/STANDARD UNDERPAD	
Bedroom 3 - FLOORING		CARPET - OPENING NIGHT COLOUR T03 w/STANDARD UNDERPAD	
Bedroom 4 - FLOORING		CARPET - OPENING NIGHT COLOUR T03 w/STANDARD UNDERPAD	
Bedroom 5 - FLOORING		N/A	
Master Ensuite - FLOORING		GENESIS LIGHT GREAY 12 X 24 *BRICK	
Master Ensuite - SHOWER WALL		GENESIS LIGHT GREAY 12 X 24 *BRICK	
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2	
Master Ensuite - SHOWER JAMB		BIANCO CARRARA	
Master Ensuite - CABINETS		EURO HIGH GLOSS WHITE	
Master Ensuite - HANDLES/KNOBS		H800BC	
Master Ensuite - COUNTERTOP		BAINCO CARRARA MARBLE	
Master Ensuite - SINK(S)	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.		SIGNATURES	
CALEDON 21A		GPA et. mg muf	
PAGE 1 OF 2		PURCHASER INITIALS	VENDOR APPROVAL

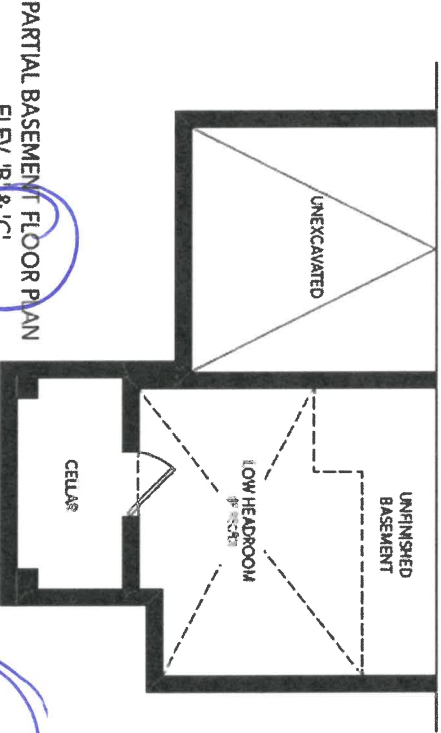
2ND FLOOR CONTINUED ...									
Main Bath - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK							
Main Bath - TUB / SHOWER WALL		NEW BYZANTINE GREY 12 X 24 *BRICK							
Main Bath - SHOWER FLOOR		N/A							
Main Bath - SHOWER JAMB		N/A							
Main Bath - CABINETS		EURO PVC - STORM							
Main Bath - HANDLES/KNOB		H800BC							
Main Bath - COUNTERTOP		LAMINATE 5003-38							
Main Bath - SINK(S)		STANDARD		Main Bath - FAUCET(S)		STANDARD			
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/KNOB		N/A							
Shared Bath- COUNTERTOP				N/A					
Shared Bath- SINK(S)				Shared Bath - FAUCET(S)					
Ensuite Bath - FLOORING		N/A							
Ensuite Bath - TUB / SHOWER WALL		N/A							
Ensuite Bath - SHOWER FLOOR		N/A							
Ensuite Bath - SHOWER JAMB		N/A							
Ensuite Bath - CABINETS		N/A							
Ensuite Bath - HANDLES/KNOB		N/A							
Ensuite Bath - COUNTERTOP				N/A					
Ensuite Bath - SINK(S)				Ensuite Bath - FAUCET(S)					
LAUNDRY									
Laundry - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK		Laundry - HANDLES/KNOB		H800BC			
Laundry - CABINETS		EURO HIGH GLOSS WHITE		Laundry - SINK		STANDARD			
Laundry - COUNTERTOP		LAMINATE 5003-38		Laundry - FAUCET		STANDARD			
Laundry - BACKSPLASH		N/A							
TRIM / PAINT									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
PAINT - Throughout		WARM GREY							
FIREPLACE									
Location / Insert / Mantle		STANDARD ELECTRIC							
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		YES			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STANDARD		ELECTRICAL for Built-in Oven		N/A			
GAS LINE & ELECTRICAL TO STOVE		DECLINED		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		DECLINED							
		DISCLAIMER				INITIALS			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				GIA AP.					
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				GIA AP.					
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		21A					
PURCHASER(S):		GAURAV V. PATEL							
PURCHASER(S):		MILIND SHASHIKA POTNIS							
CONTACT:		647-408-1101		GAURAV.V.PATEL@GMAIL.COM / MILINDPOTNIS@YAHOO.COM					
****FOR TRADE USE****				SIGNATURES / DATE					
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		GIA AP. M. Potnis					
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT		SIMONE					
PAGE 2 OF 2		Vendor APPROVAL		5/22/21					

Caledon Club

GREYSTONE 30-03



BASEMENT FLOOR PLAN
ELEV. 'A'



PARTIAL BASEMENT FLOOR PLAN
ELEV. 'B' & 'C'

Handwritten notes in blue ink:

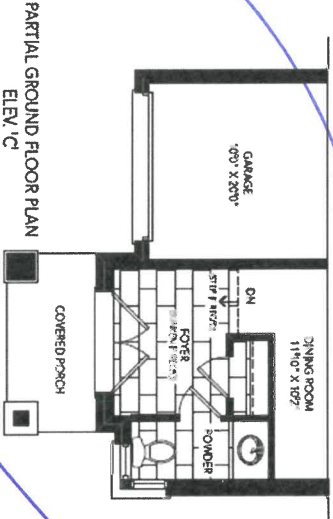
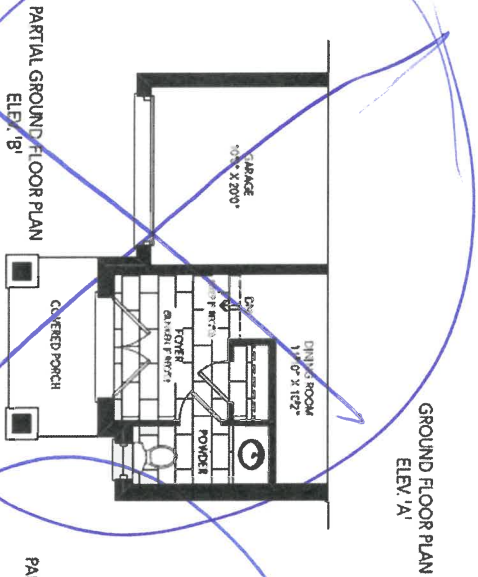
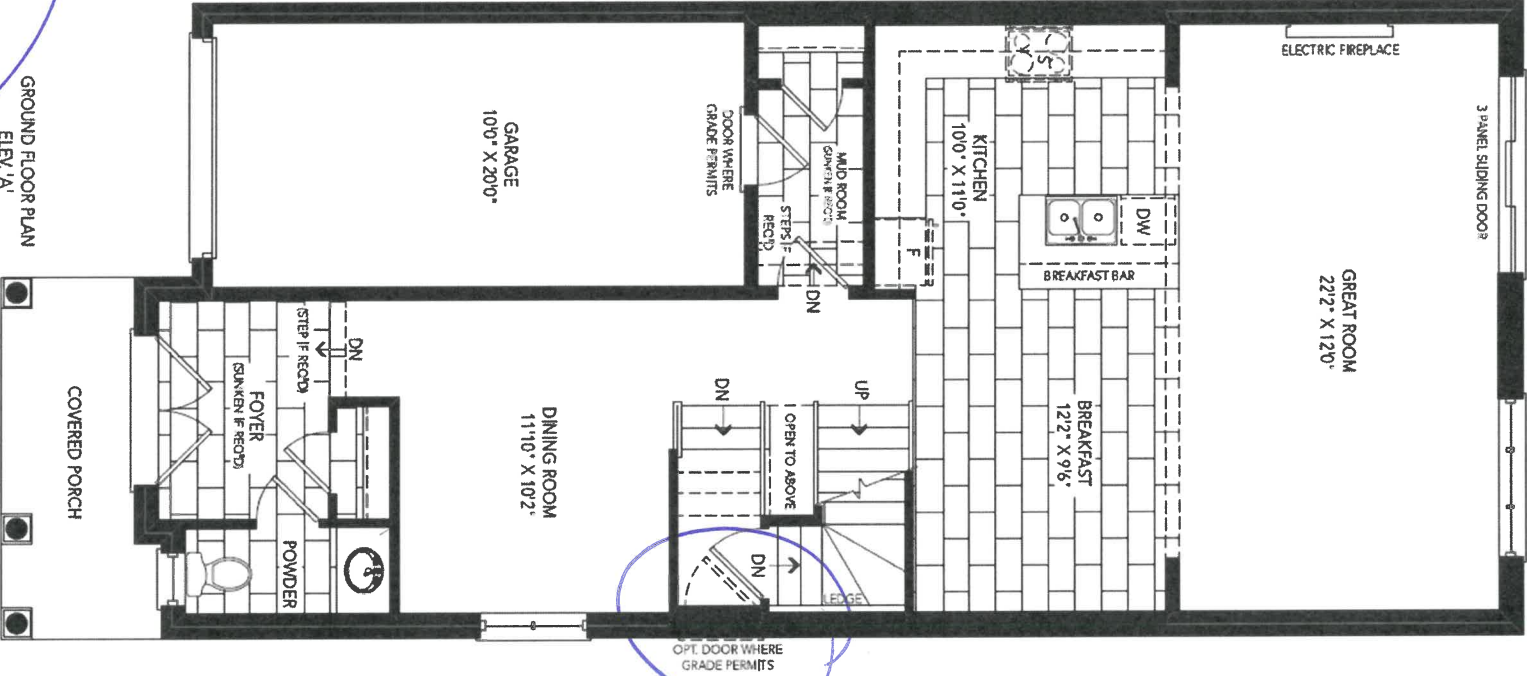
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- GA.
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Handwritten notes in blue ink:

- GA.
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Caledon Club

GREYSTONE 30-03



EXTENSION
SIDE IF
DOOR POSSIBLE

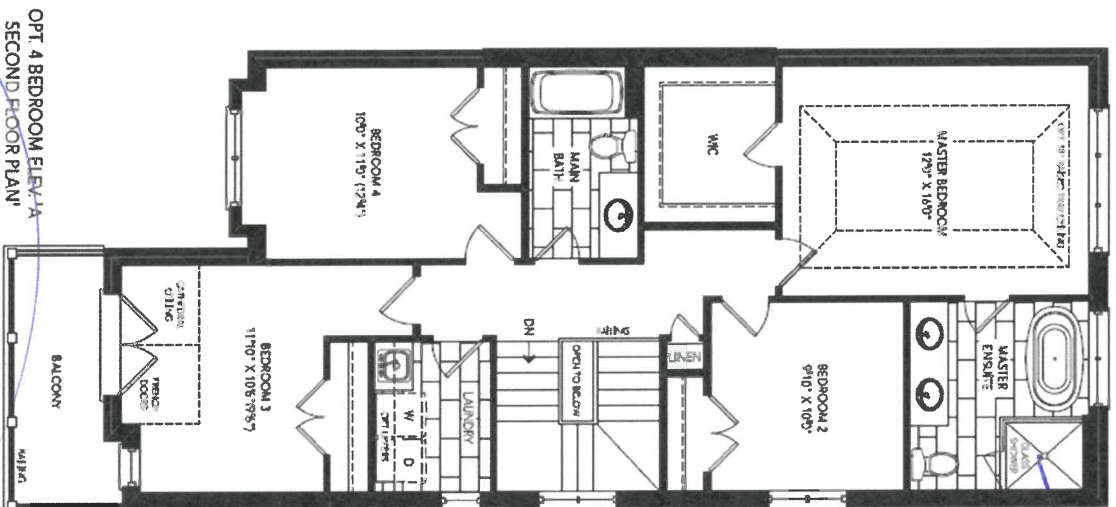
STANDARD

GR.
GAR
GAR

21ft

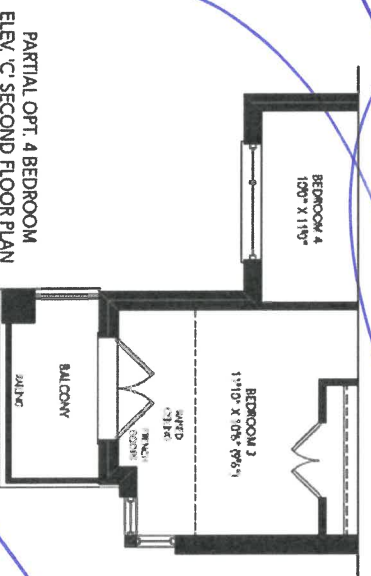
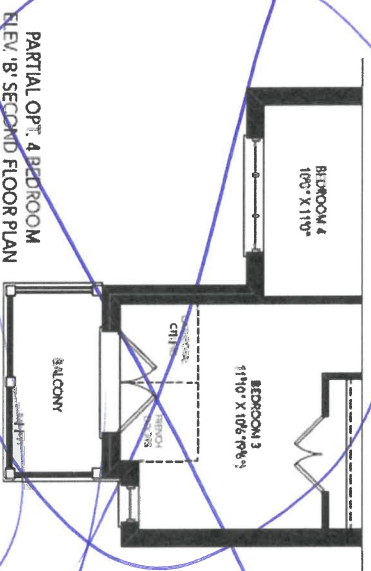
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Caledon Club GREYSTONE 30-03



Add to c
Hester approx 18" AFF

STANDARD



21A @

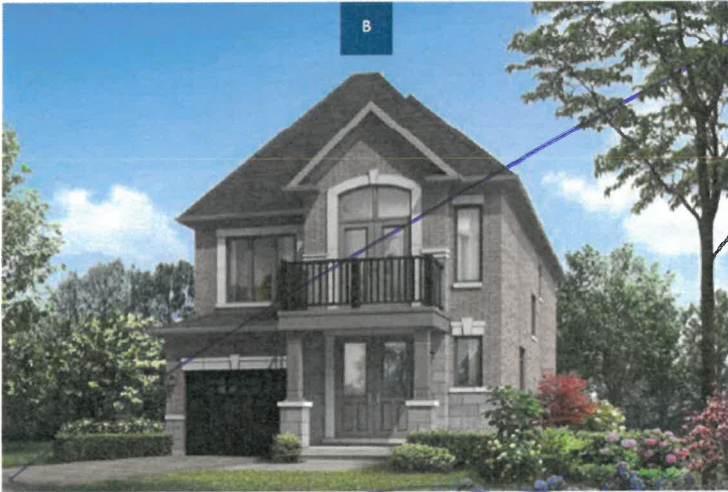
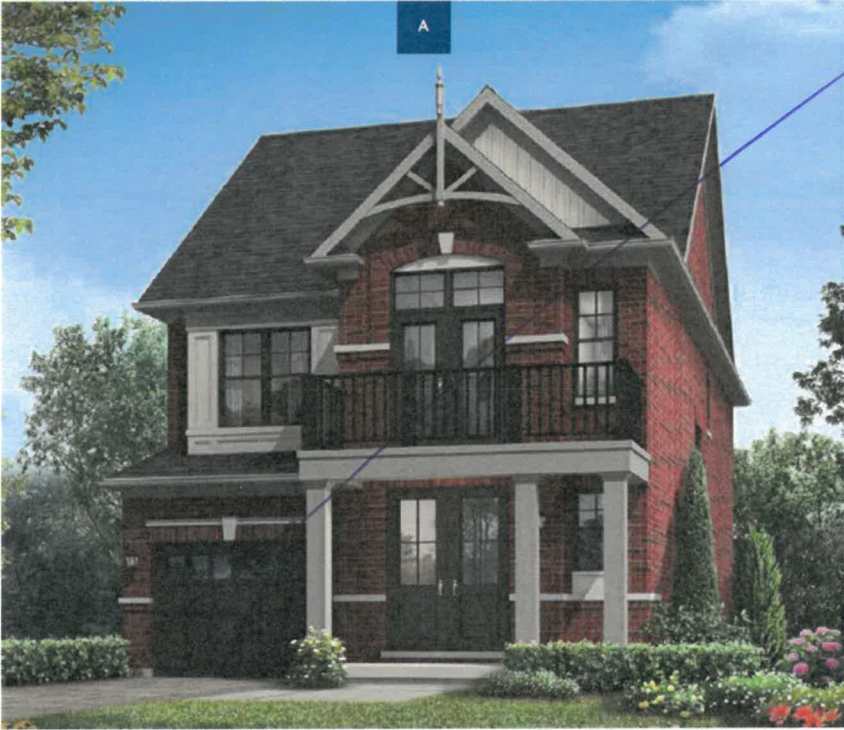
GP.
GPT
mup

GR.
COP
M
Q

30'

GREYSTONE

THREE BEDROOM / OPTIONAL FOUR BEDROOM
ELEV A: 2175 SQ FT / ELEV B: 2167 SQ FT / ELEV C: 2167 SQ FT



Caledon Club
GREYSTONE 30-03

2/A



DATE SUBMITTED
25 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL:
DRAFTED BY: FERNANDA

COMMENT

P/O #

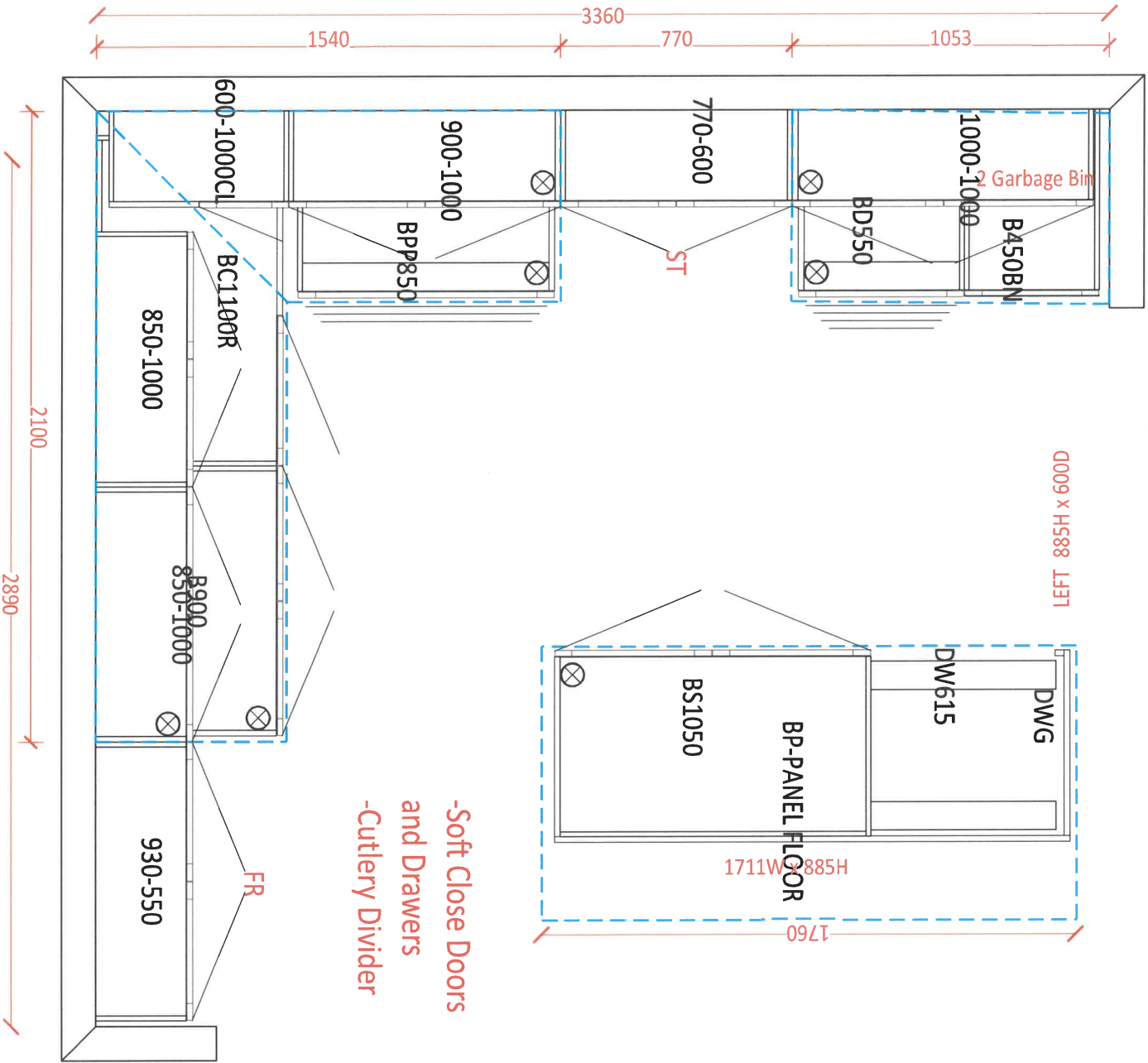
JOB NUMBER

INSTALL DATE:

PAGE

8 of 24

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



-Soft Close Doors
and Drawers
-Cutlery Divider

GP.
G.A.
G.A.
G.A.

GP

GP



DATE SUBMITTED
25 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PH:
CELL :

DRAFTED BY: FERNANDA

COMMENT

P/O #

PAGE
11 of 24

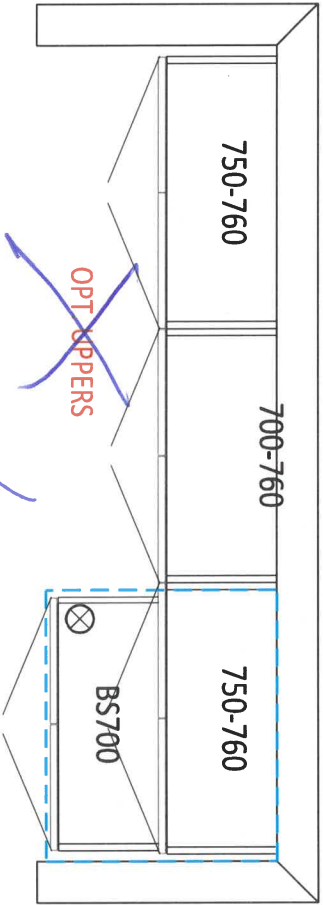
30-3-ELEV. A,B,C
VANITIES OPT. 4 BRD



*Back
Drawers*

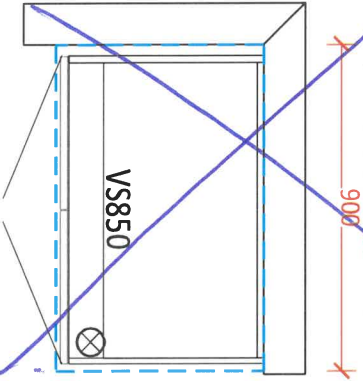


LAUNDRY ROOM



~~OPT. DRIPPERS~~

~~OPT. BASEMENT BATH~~



*GP.
Gar
W
2/1/21*

2/1/21

THE
L L E
BY ZANCOR

ZANCOR

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

Gr. A
Prof. M. M. M.

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.**

Gox
 Gff
 Gff
 Gff

► Upgraded Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)

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
- ☐ Integrated / Flush Inset
- ☒ Waterline
- **Panel to match required**

RANGE UPGRADE

* Larger hood fan CFM might be required, which need a larger vent

<input type="checkbox"/>	36"	** Hood fan opening must be the same size or larger (8" vent might be required)
<input type="checkbox"/>	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 July 19/21

CALEDON

SITE

21A
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.**

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

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

DATE	<u>July 19/21</u>	SITE	<u>CALEDON</u>	LOT	<u>21A</u>
------	-------------------	------	----------------	-----	------------

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

J GOR GR mg (uwp)

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

J GOR GR mg (uwp)

DATE

July 19/21

SITE

CALEDON

LOT

21A

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*

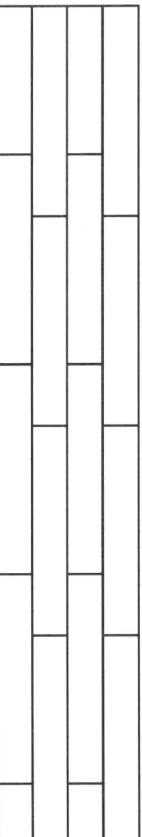
Large tiles installation for floor and wall) – ¼ Brick

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 o=7In 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: _____

All 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.

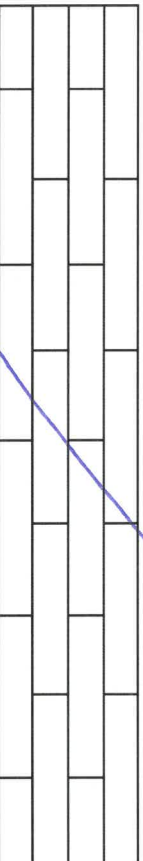
GEA GP.mf (initials)

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: _____



Homeowner(s) Initial

DATE

John 19/11

SITE

CALEDON

LOT

81A

Stone Countertop Edge Profiles

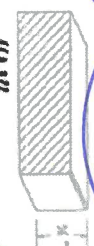
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity

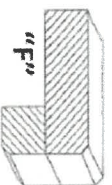
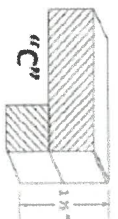


✓ GOR of. mfg Driv

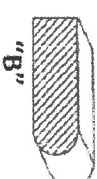
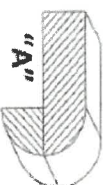
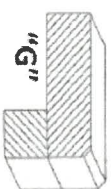
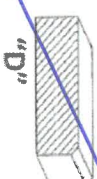
Homeowner(s) Initial

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

Optional Edge in Kitchen



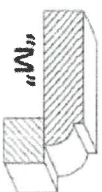
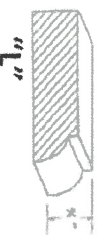
Optional Edge in Bathroom



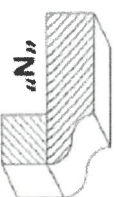
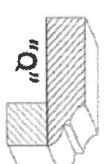
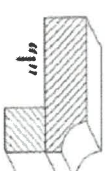
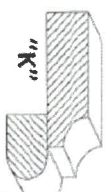
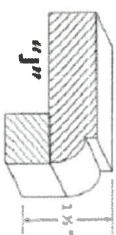
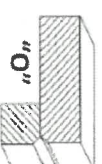
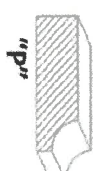
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

ALA

DATE

July 19/21

SITE

CALEDON

LOT