

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-08-13 / 11:22 AM / Page 1 of 1

Site: CALEDON
Lot: 109A
Model: CABO (30-02) C **OPT. 4TH BEDROOM
Purchaser: TY CHENG
Purchaser: DIEU XUAN QUACH
Phone: 416-616-2887 / 416-902-0398
Email: CTM_STONENWORKS@YAHOO.COM /
QUACHXUANDIEU@YAHOO.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
1	FROST GLASS ON FRONT DOORS IN LIEU OF CLEAR	AUG 5 2021
2	CABINET HANDLES THROUGHOUT - H800G (GOLD)	AUG 5 2021
3	FIREPLACE - WOOD LOG KIT INSERT IN LIEU OF STANDARD	AUG 5 2021
4	AIR CONDITIONING UNIT (LENNOX)	AUG 5 2021
5	RAILINGS - UPGRADE POST & HANDRAIL	AUG 5 2021
6	HARDWOOD - UPGRADE COLOUR IN STANDARD AREAS	AUG 5 2021
7	KITCHEN - BASE CORNER CABINET	AUG 5 2021
8	BATHROOMS - UPGRADE TOWEL BAR & TOILET HOLDER TO MOEN METHOD CHROME	AUG 5 2021
9	ELECTRICAL - ADD PLUG APPROX 65 INCHES ABOVE FLOOR **LOCATE CABLE ROUGHIN BESIDE	AUG 5 2021

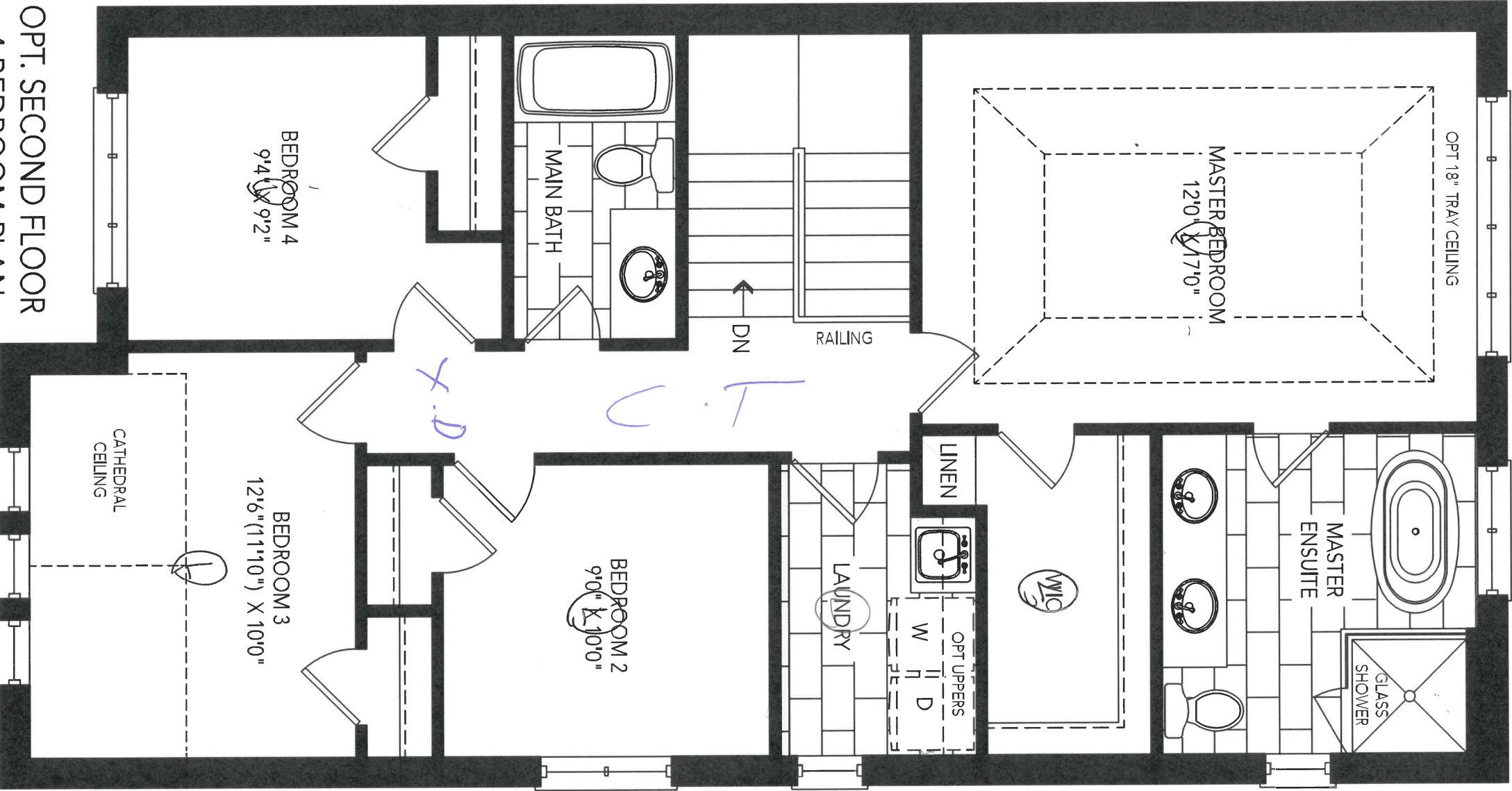
ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK	✓	
Mudroom - FLOORING		N/A		
Side Hall - FLOORING		N/A		
Basement Foyer - FLOORING		N/A		
KITCHEN				
Kitchen - FLOORING		HARDWOOD - MIRAGE DURAMATT - RIO - 3-5/16"	✓	
Breakfast - FLOORING		HARDWOOD - MIRAGE DURAMATT - RIO - 3-5/16"	✓	
Kitchen - CABINETS		EURO LARICE BIANCO	✓	
Island - CABINETS		EURO LARICE BIANCO	✓	
Servery - CABINETS		N/A		
Kitchen - HANDLES/KNOBS		H800G (GOLD)	✓	
Kitchen - COUNTERTOP		GIALLO ORNAMENTAL LIGHT GRANITE	✓	
Island - COUNTERTOP		GIALLO ORNAMENTAL LIGHT GRANITE	✓	
Kitchen - BACKSPLASH		N/A		
Kitchen - SINK		STANDARD	✓	
Kitchen - FAUCET		STANDARD	✓	
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		HARDWOOD - MIRAGE DURAMATT - RIO - 3-5/16"	✓	
Main Hall - FLOORING		HARDWOOD - MIRAGE DURAMATT - RIO - 3-5/16"	✓	
Dining / Living Room - FLOORING		HARDWOOD - MIRAGE DURAMATT - RIO - 3-5/16"	✓	
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		UPGRADE TO SQUARE OAK WITH BEVEL CORNERS	✓	
Railing Details - HANDRAIL		UPGRADE TO OAK GROOVED	✓	
Stair Stain - MAIN STAIRS		STAIN 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		EURO LARICE BIANCO / H800G (GOLD)	✓	
Powder Room - COUNTERTOP		BIANCO CARRARA MARBLE	✓	
Powder Room - SINK		STANDARD OVAL UNDERMOUNT	✓	
Powder Room - FAUCET		STANDARD	✓	
2ND FLOOR				
Upper Hall - FLOORING		HARDWOOD - MIRAGE DURAMATT - RIO - 3-5/16"	✓	
Master Bedroom - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD	✓	
Bedroom 2 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD	✓	
Bedroom 3 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD	✓	
Bedroom 4 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD	✓	
Bedroom 5 - FLOORING		N/A		
Master Ensuite - FLOORING		GENESIS LIGHT GREY 12 X 24 *BRICK	✓	
Master Ensuite - SHOWER WALL		NEW BYZANTINE ASSURO 12 X 24 *STACKED	✓	
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2	✓	
Master Ensuite - SHOWER JAMB		BIANCO CARRARA	✓	
Master Ensuite - CABINETS		SIERRA PVC WHITE	✓	
Master Ensuite - HANDLES/KNOBS		H800G (GOLD)	✓	
Master Ensuite - COUNTERTOP		BIANCO CARRARA	✓	
Master Ensuite - SINK(S)	STANDARD 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 PRIOR to installation.		CALEDON 109A	C.T	X.D.
		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 *STACKED				✓			
Main Bath - SHOWER FLOOR		N/A							
Main Bath - SHOWER JAMB		N/A							
Main Bath - CABINETS		SIERRA PVC WHITE				✓			
Main Bath - HANDLES/KNOBS		H800G (GOLD)				✓			
Main Bath - COUNTERTOP		LAMINATE 6696-58				✓			
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/KNOBS		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/KNOBS		N/A							
Ensuite Bath - COUNTERTOP		N/A							
Ensuite Bath - SINK(s)				Ensuite Bath - FAUCET(s)					
LAUNDRY									
Laundry - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK		✓		Laundry - HANDLES/KNOBS		H800G (GOLD) ✓	
Laundry - CABINETS		SIERRA PVC WHITE		✓		Laundry - SINK		STANDARD	
Laundry - COUNTERTOP		6696-58		✓		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		ELECTRIC 34" - UPGRADE WITH LOG INSERT				✓			
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		UPGRADE		✓	
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						C.S		X.D	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						C.S		X.D	
Colours of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendors s selection must be accepted by the purchaser									
SITE / LOT:		CALEDON				109A			
PURCHASER(S):		TY CHENG							
PURCHASER(S):		DIEU XUAN QUACH							
CONTACT:		416-616-2887 / 416-902-0398				CTW_STONENWORKS@YAHOO.COM / QUACHXUANDIEU@YAHOO.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							
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT				SIMONE			
		Vendor APPROVAL							



OPT. SECOND FLOOR
4 BEDROOM PLAN

ELEV. 'A'



109A
30-02©



DATE SUBMITTED

25 Jun 2021

CLIENT NAME: **ZANCOR HOMES**

SHIP TO: CALEDON CLUB

PH:

CELL:

DRAFTED BY: FERNANDA

COMMENT

JOB NUMBER	
INSTALL DATE	
PAGE	40

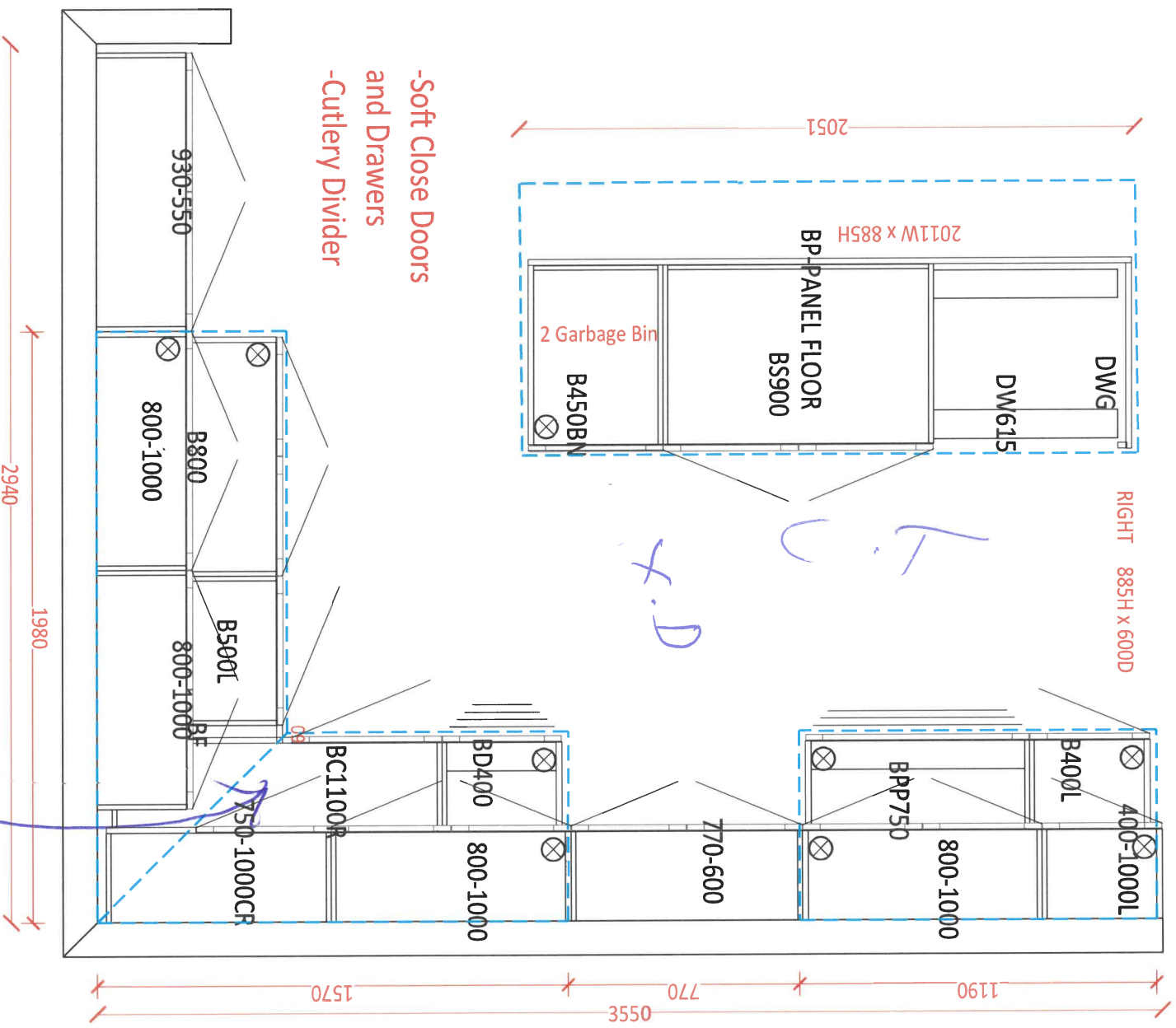
INSTALL DATE:

PAGE

4 of 24

30-2-ELEV. A,B,C

KITCHEN



REMOVED
TO
GARDEN
CITY

10A



DATE SUBMITTED
25 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

DRAFTED BY: FERNANDA
COMMENT

PH:
CELL :

P/O #

JOB NUMBER

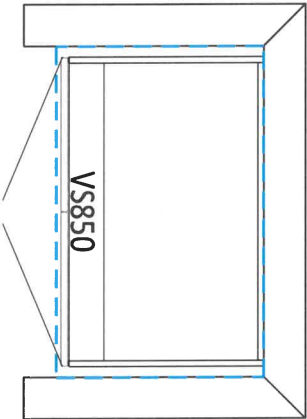
INSTALL DATE:

PAGE
7 of 24

30-2-ELEV. A,B,C
VANITIES OPT. 4 BRD

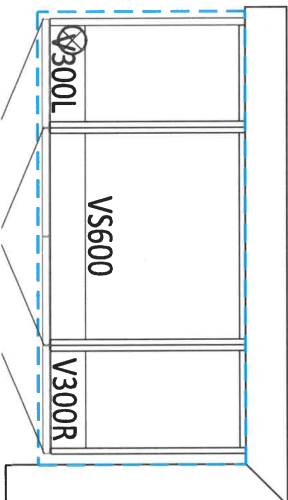
POWDER

910



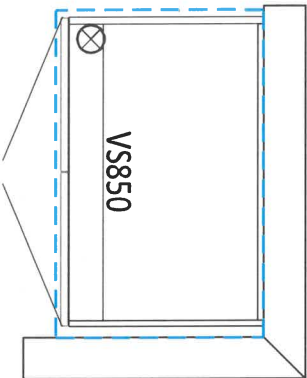
MAIN BATH (GROUND)

1250



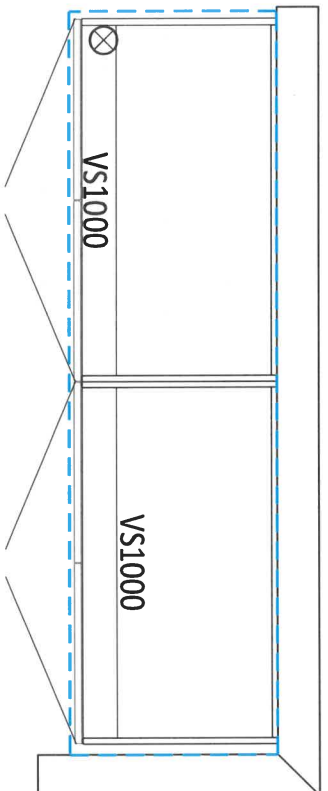
MAIN BATH (SECOND FLOOR)

900



MASTER ENSUITE

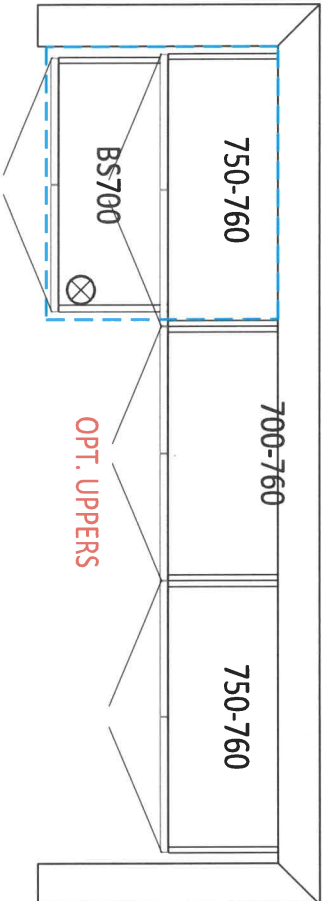
2050



LAUNDRY ROOM

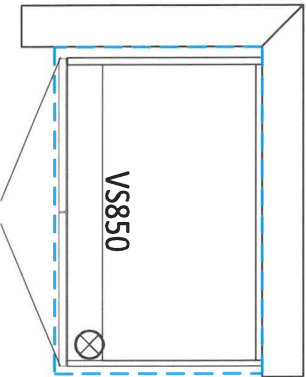
750

2250



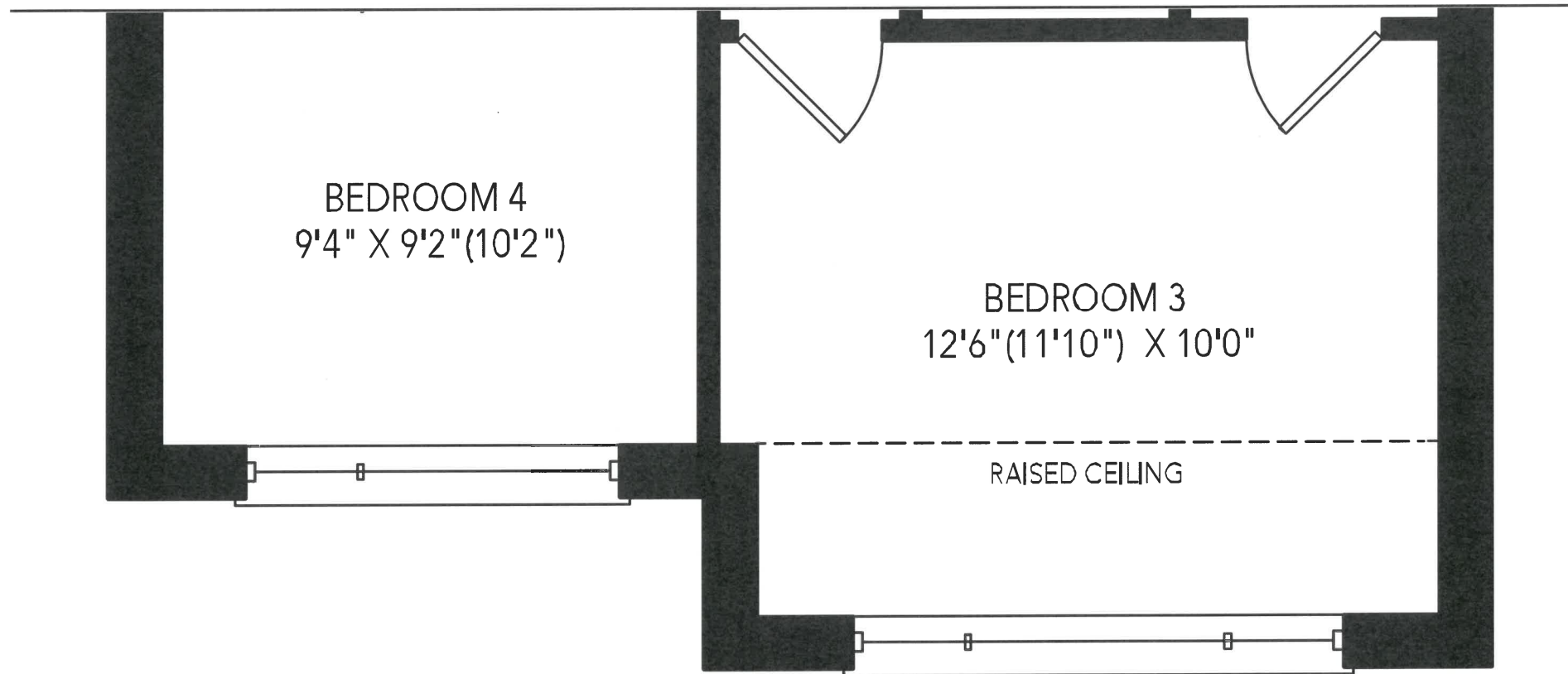
OPT. BASEMENT BATH

900



109A

ELEV. 'B'



PARTIAL OPT. SECOND FLOOR
4 BEDROOM PLAN
ELEV. 'C'

CIT
x 6

109A
36-02C

109A

PARTIAL GROUND FLOOR PLAN
ELEV. 'C'

GARAGE
10'0" X 20'0"

DN
(STEP IF REQ'D)

FOYER
(SUNKEN IF REQ'D)

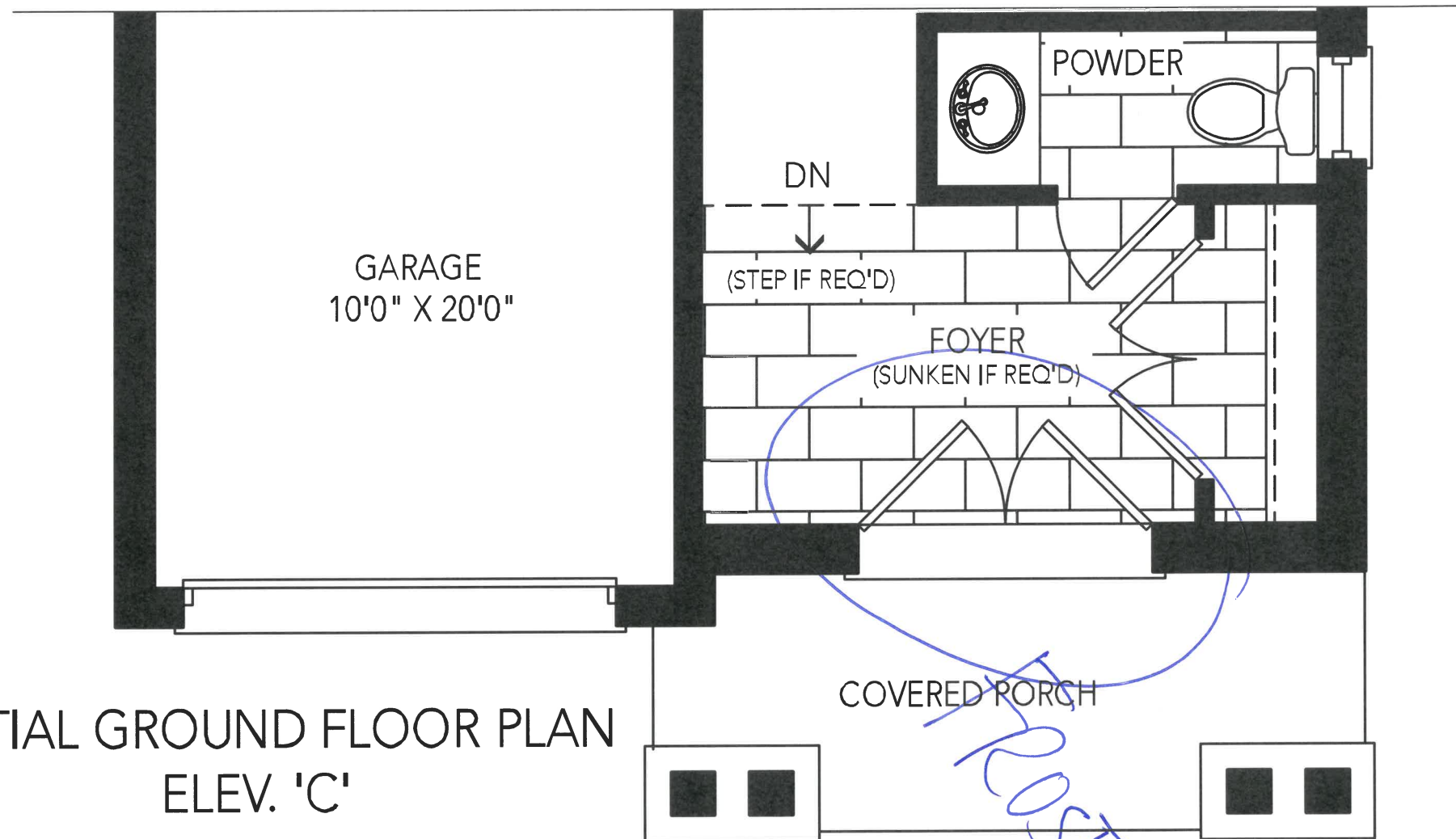
POWDER

COVERED PORCH

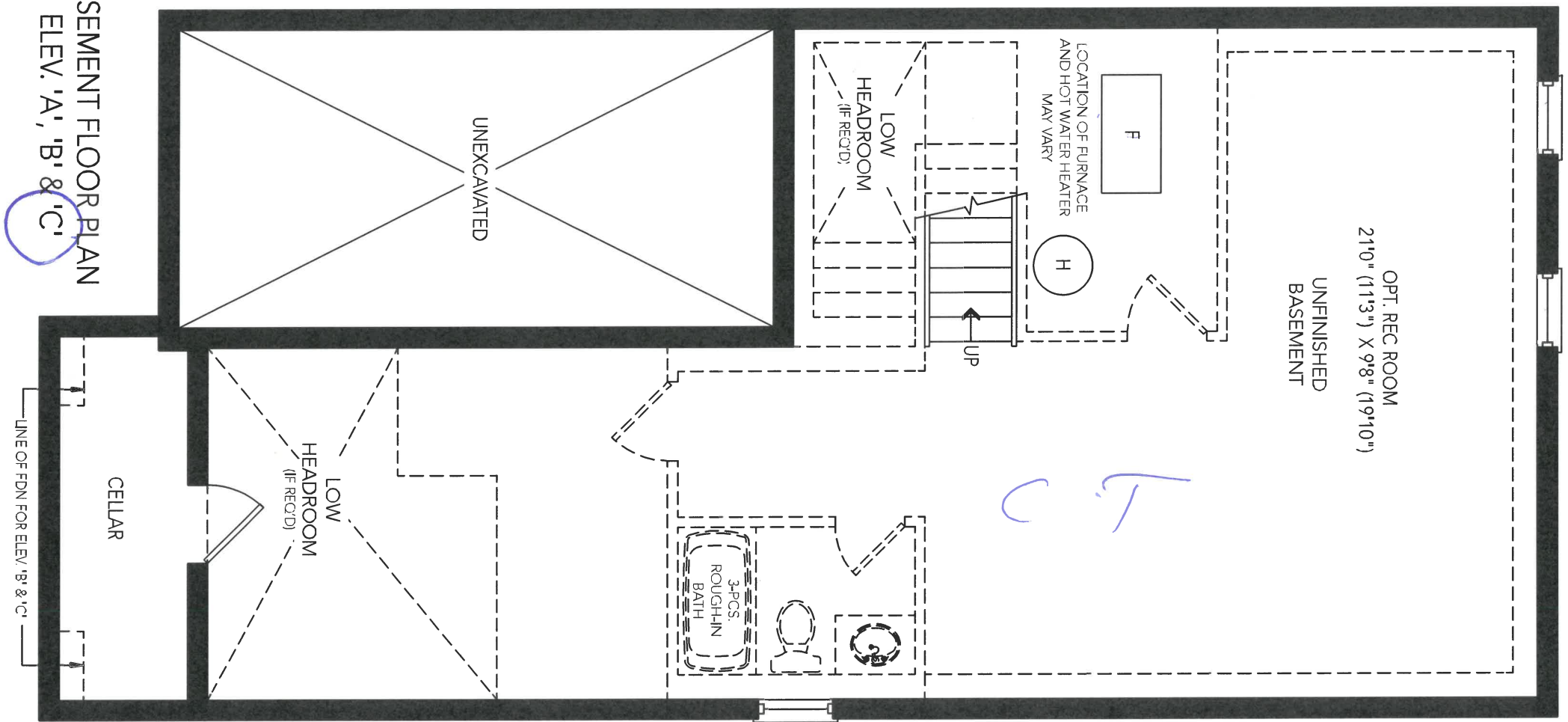
X.D

C.T

POSTED
OUTER



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



L.C.

X.D

30-02
109A
©

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

C.T

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.**

X.D

- **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 5/24

SITE CALEDON

LOT 109A

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

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

ZANCOR

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

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

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

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

PORCELAIN & NATURAL STONES: Due to the properties of natural stones including but not limited to **marble, granite, quartz**, no two pieces are exactly the same. Variations in colour, tone, granularity (pitting, fissures) and pattern are to be expected, including various lighting may affect the overall finished look. Stone tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections may exist with the selection of natural stone materials and shall not hold the Vendor liable for provision of same.

STONE COUNTERTOP JOINTS: Purchaser is aware that one joint will be at each corner and on either side of slide-in-range (if applicable). It will also be where the length of the counter top exceeds the length of a stone slab. Slabs are usually approximately 5'x 8'.

CERAMIC TILES: Due to manufacturing, shade (dye lots), product variations may exist that can affect the overall look of the finished product. Although every effort will be made to ensure the colours and materials selected are as close as possible to the samples, the purchaser acknowledges that the sample tiles supplied in the Design Centre may not be identical to the materials installed in the home.

STAIR STAINS: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Factors including but not limited to wood type, knotting, graining, density, age, humidity, and air temperature can result in substantial variations in stain intensity. The purchaser accepts that although the Vendor will do their best to match stain the unfinished stairs as close as possible to the pre-finished floors, it is not possible to have an identical match and that there MAY be shade differences between the two products.

CABINETRY: Due to the natural properties of wood, slight variations apparent with cabinetry are to be expected. This includes but not limited to wood species, wood grain, colour, finish, product variations, and natural imperfections are all factors that may affect the overall look of the finished product. Such factors make exact colour matching impossible. The type and intensity of lighting in the areas of designated cabinetry placement may also highlight characteristics of cabinetry finish. All cabinets shall be finished with a white melamine interior box unless a finished interior is upgraded. Due to building specifications and/or on-site conditions, certain cabinetry upgrades may not be possible. The purchaser acknowledges that the Builder cannot guarantee the cabinetry finish or provision of certain upgrades and shall not hold the Builder liable for provision of same.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

HARDWOOD / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, colour/stain and wood grain are significant factors that make exact colour matching impossible. The purchaser acknowledges that the hardwood flooring is a pre-finished product in a controlled environment. Expansion, compression and cupping are characteristics of hardwood flooring once installed in the home. The purchaser acknowledges these may become apparent over time and despite the Builders' efforts to install the hardwood flooring materials in keeping with good workmanship, the Builder shall not be responsible nor held liable for minor variances of fluctuation in hardwood flooring materials.

HARDWOOD / LAMINATE WAIVER:

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in certain areas. I/We understand there is a concern due to possible water and other substances being frequently splashed or spilled onto the floor and in contravention of Ontario Building Code Section 9.30.1.2(1).

"Finished flooring bathrooms, kitchens, public entrance halls, laundry & general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance.

I/We are prepared to assume full responsibility for any damage caused to the hardwood floor or subfloor due to moisture absorbency in the mentioned areas, and agree to waive any claims against the Township of residence, TARIION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

DATE Aug 5/21

SITE CALEDON

LOT 109A

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.

C.T
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.

C.T
Homeowner(s) Initial

Aug 5/21
DATE

CALEDON
SITE

109A
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*

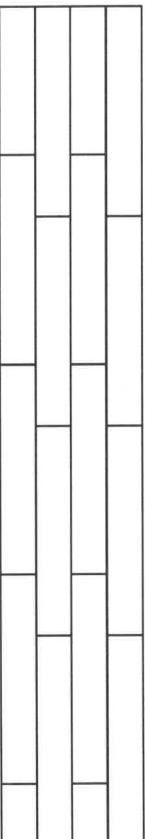
(Large tiles installation for floor and wall) – ½ Brick

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 ½ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the ¾ brick installation that has been recommended.

LOCATIONS:

FLOORS



Please understand, even in using this ¾ 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.

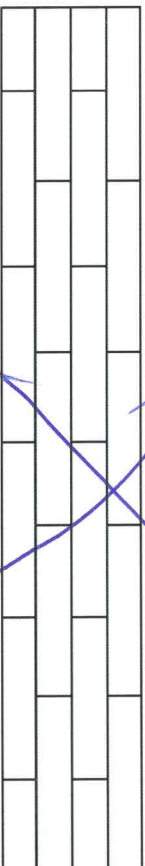
C.T

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:



C.T

Homeowner(s) Initial

DATE Aug 5/21

CALEDON

SITE


109A

LOT


Stone Countertop Edge Profiles
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen


C.T

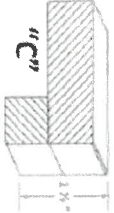
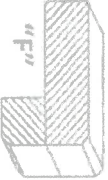

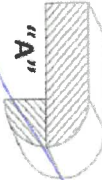
Standard Countertop Edge in Vanity


C.T




Homeowner(s) Initial

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

Optional Edge in Kitchen


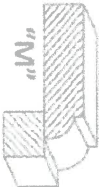



Optional Edge in Bathroom





Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen

Optional Edge in Vanity

Homeowner(s) Initial

DATE Aug 5 / 21

SITE CALEDON

LOT 109A