

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-08-13 / 1:02 PM / Page 1 of 1


Site: CALEDON
Lot: 121A
Model: CAPILANO (30-05) B
Purchaser: SONIA CHOCHAN
Purchaser: SANDEEP KUMAR CHOCHAN
Phone: 647-852-8547 / 419-769-9240
Email: SONIA_79@HOTMAIL.CA / CHOCHAN_S@HOTMAIL.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	SIDE DOOR ENTRANCE TO STAIR LANDING, GRADE AND TOWN PERMITTING	AUG 9 2021
2	GAS LINE TO STOVE **INCLUDES 15 AMP PLUG	AUG 9 2021
3	WATERLINE TO FRIDGE	AUG 9 2021
4	ELECTRICAL - ADD PLUG ABOVE FIREOKACE APPROX 65 INCHES ABOVE FLOOR	AUG 9 2021
5	COMFORT HEIGHT VANITY IN MASTDER ENSUITE	AUG 9 2021
6	HARDWOOD - UPGRADE COLOUR	AUG 9 2021

ZANCOR HOMES COLOUR CHART

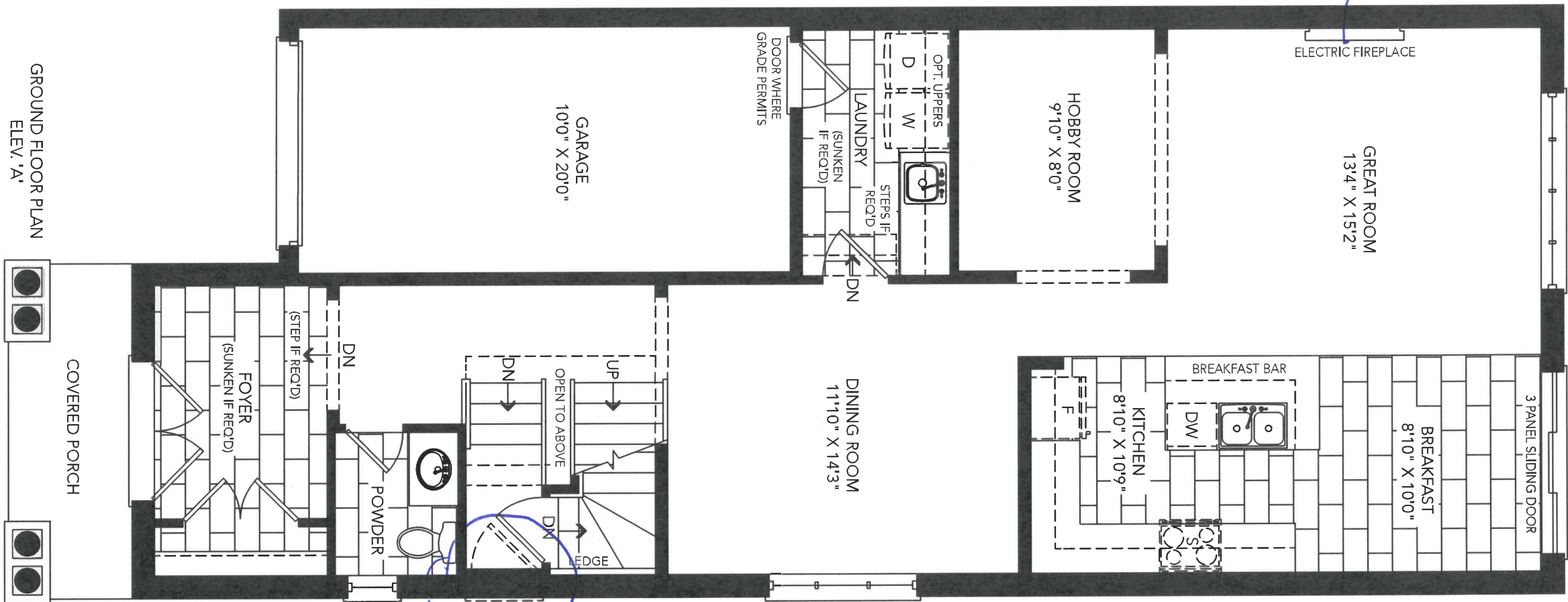
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ENTRANCES				
Main Foyer - FLOORING		LOFT ASH 12 X 24 *BRICK		
Mudroom - FLOORING		N/A		
Side Hall - FLOORING		N/A		
Basement Foyer - FLOORING		N/A		
KITCHEN				
Kitchen - FLOORING		LOFT ASH 12 X 24 *BRICK		
Breakfast - FLOORING		LOFT ASH 12 X 24 *BRICK		
Kitchen - CABINETS		EURO LARICE BIANCO		
Island - CABINETS		EURO LARICE BIANCO		
Servery - CABINETS		N/A		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		GRANITE - BIANCO SARDO		
Island - COUNTERTOP		GRANITE - BIANCO SARDO		
Kitchen - BACKSPLASH		N/A		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		HARDWOOD - KENTWOOD OAK STURGEON - 3-1/2" (1)		
Main Hall - FLOORING		HARDWOOD - KENTWOOD OAK STURGEON - 3-1/2" (1)		
Dining / Living Room - FLOORING		HARDWOOD - KENTWOOD OAK STURGEON - 3-1/2" (1)		
Library / Den - FLOORING		N/A		
Basement Rec Room - FLOORING		N/A		
STAIRS				
Railing Details - PICKETS		STANDARD METAL - SINGLE COLLAR ALT. PLAIN		
Railing Details - POSTS		STANDARD TURNED OAK		
Railing Details - HANDRAIL		STANDARD OVAL OAK		
Stair Stain - MAIN STAIRS		STAIN 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		LOFT ASH 12 X 24 *BRICK		
Powder Room - CABINETS		SIERRA PVC WHITE		
Powder Room - COUNTERTOP		BIANCO CARRARA MARBLE		
Powder Room - SINK		STANDARD OVAL UNDERMOUNT		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		HARDWOOD - KENTWOOD OAK STURGEON - 3-1/2" (1)		
Master Bedroom - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 2 - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 3 - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 4 - FLOORING		N/A		
Bedroom 5 - FLOORING		N/A		
Master Ensuite - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK		
Master Ensuite - SHOWER WALL		NEW BYZANTINE ASSURO 12 X 24 *STACKED		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO BLACKWOOD **COMFORT HEIGHT**		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		BIANCO CARRARA		
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 121A	S-C	
		PURCHASER INITIALS	VENDOR APPROVAL	

ZANCOR HOMES COLOUR CHART

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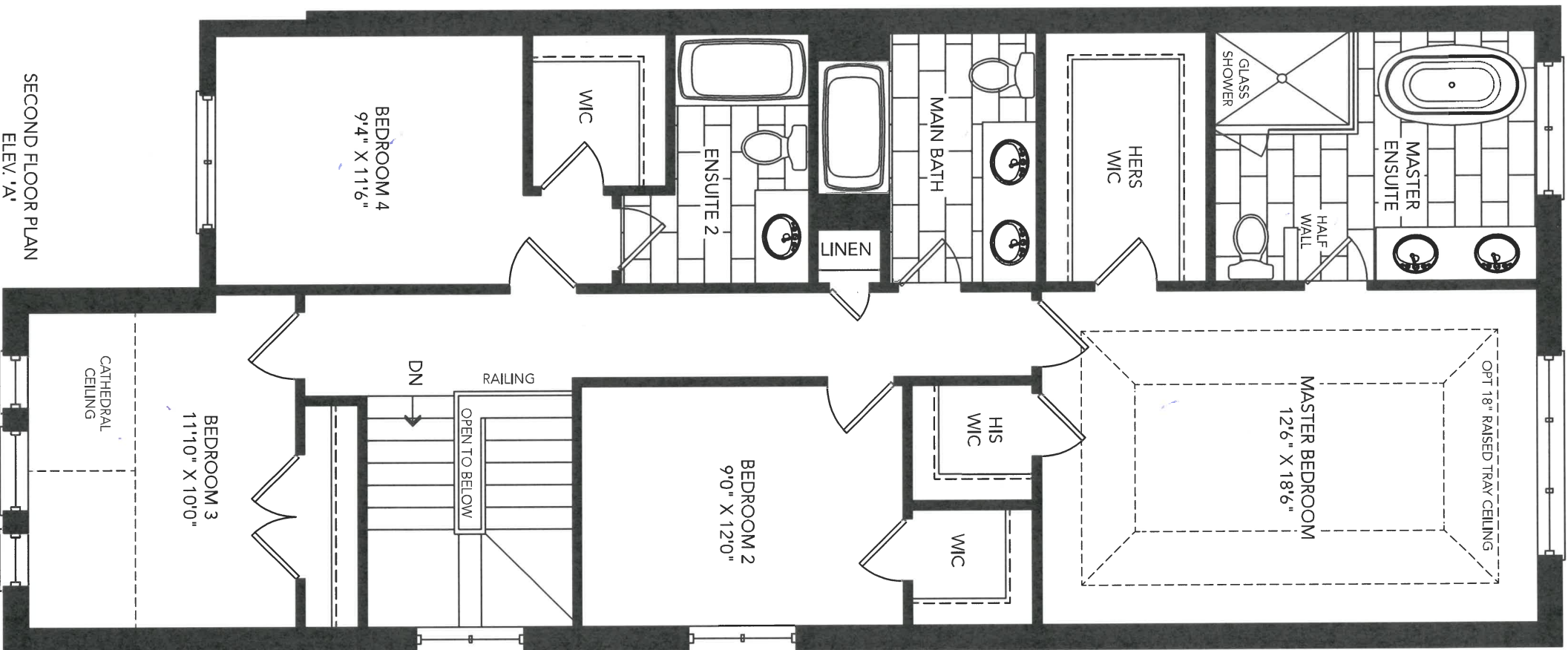
2ND FLOOR CONTINUED...					
Main Bath - FLOORING	GENESIS DARAK GREY 12 X 24 *BRICK				
Main Bath - TUB / SHOWER WALL	GENESIS DARAK GREY 12 X 24 *STACKED				
Main Bath - SHOWER FLOOR	N/A				
Main Bath - SHOWER JAMB	N/A				
Main Bath - CABINETS	EURO OLMO CARISMA				
Main Bath - HANDLES/KNOBS	H800BC				
Main Bath - COUNTERTOP	LAMINATE 4924-38				
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/KNOBS	N/A				
Shared Bath- COUNTERTOP	N/A				
Shared Bath- SINK(s)		Shared Bath - FAUCET(s)			
Ensuite Bath - FLOORING	GENESIS DARK GREY 12 X 24 *BRICK				
Ensuite Bath - TUB / SHOWER WALL	GENESIS DARK GREY 12 X 24 *STACKED				
Ensuite Bath - SHOWER FLOOR	N/A				
Ensuite Bath - SHOWER JAMB	N/A				
Ensuite Bath - CABINETS	EURO OLMO CARISMA				
Ensuite Bath - HANDLES/KNOBS	H800BC				
Ensuite Bath - COUNTERTOP	LAMINATE 4924-38				
Ensuite Bath - SINK(s)	STANDARD	Ensuite Bath - FAUCET(s)	STANDARD		
LAUNDRY					
Laundry - FLOORING	LOFT ASH 12 X 24 *BRICK	Laundry - HANDLES/KNOBS	H800BC		
Laundry - CABINETS	SIERRA PVC WHITE	Laundry - SINK	STANDARD		
Laundry - COUNTERTOP	LAMINATE 4924-38	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	DELETE		
APPLIANCE REQUIREMENTS					
GAS LINE TO BBQ	YES - STANDARD	ELECTRICAL for Built-in Oven	N/A		
GAS LINE & ELECTRICAL TO STOVE	YES	ELECTRICAL for Built-in Micro	N/A		
GAS LINE & ELECTRICAL TO DRYER	N/A	ELECTRICAL for Cooktop	N/A		
HOOD FAN VENT SIZE	6 INCH	ELECTRICAL for Bar Fridge	N/A		
WATERLINE to Fridge	YES				
DISCLAIMER		INITIALS			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs		SC			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		S-C			
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		121A		
PURCHASER(S):	SONIA CHOCHAN				
PURCHASER(S):	SANDEEP KUMAR CHOCHAN				
CONTACT:	647-852-8547 / 419-769-9240 N/A_79@HOTMAIL.CA / CHOCHAN_S@HOTMAIL.C				
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			
		PURCHASER SIGNATURE			
		DÉCOR CONSULTANT			
		SIMONE			
PAGE 2 OF 2		Vendor APPROVAL			



Plug 65"
AFF

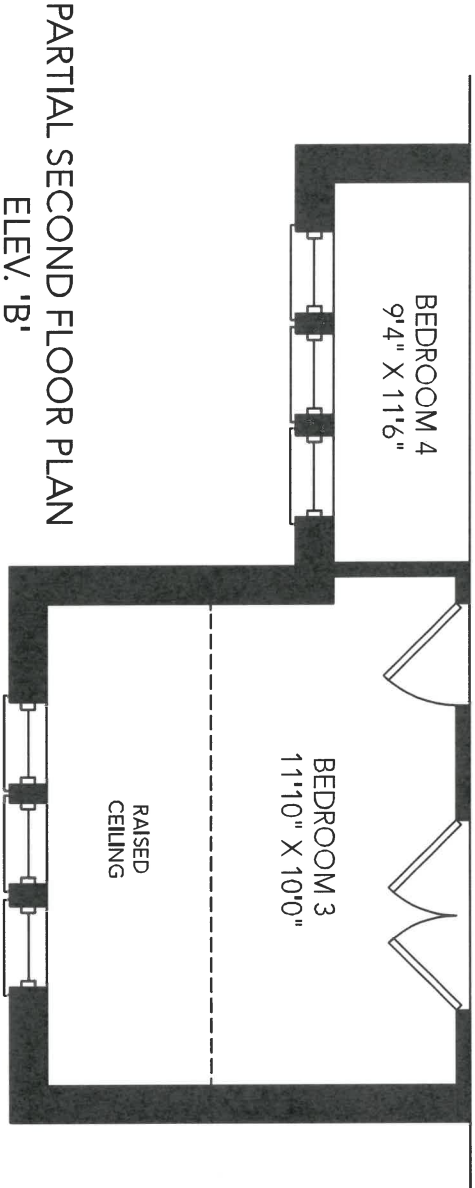
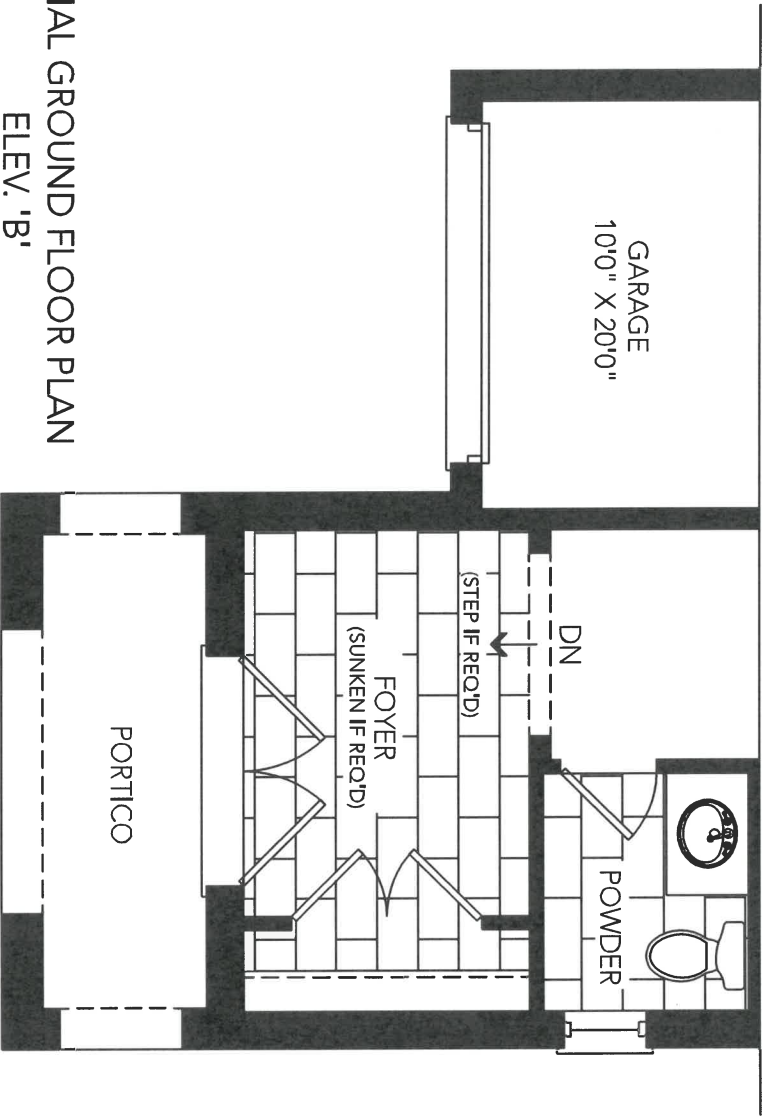
SIDE
DOOR
GRADE
PERMITTING
SC

121A
130-0519



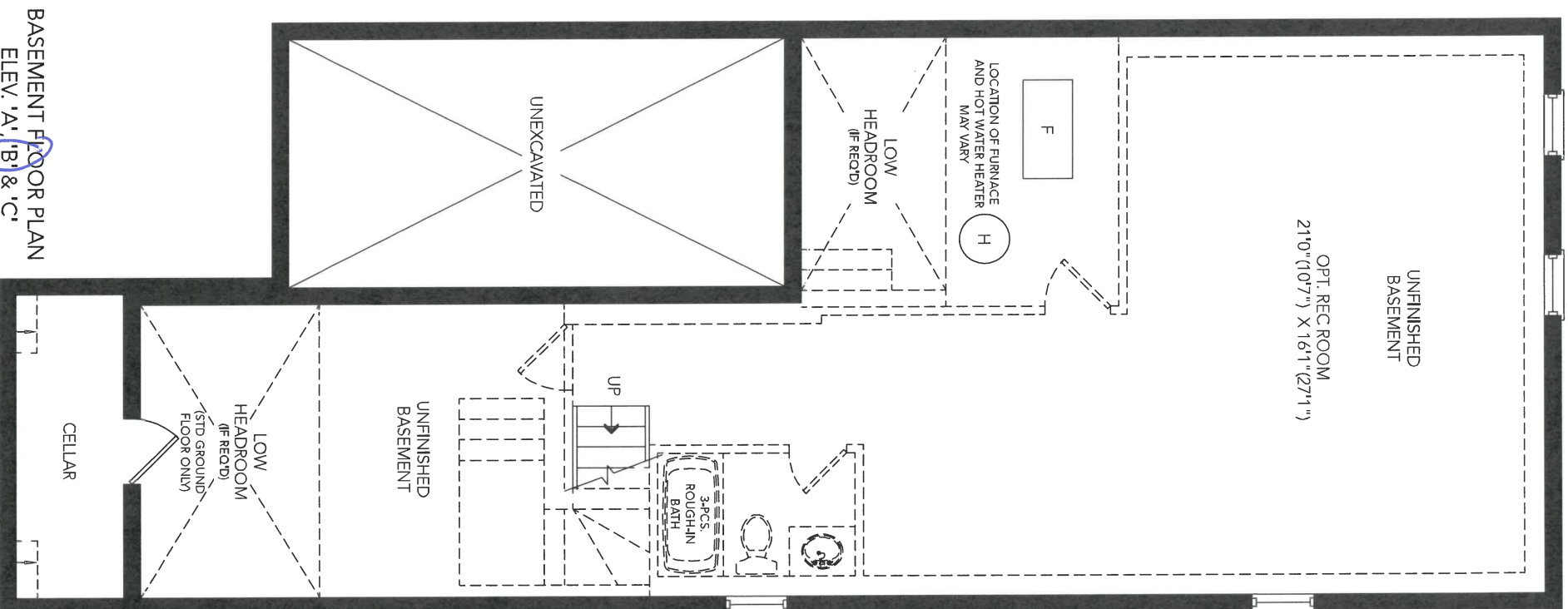
S-C

121A-05
B



30-05

121A



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

5-C

12A
99-05

30'

CAPILANO

FOUR BEDROOM

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

A



B



C



22C
121A

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

S.C

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.**

S-C

- 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

gas line

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

**Electrical required

DATE Aug 9/21

CALEDON

121A

DATE

SITE

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

DATE	SITE	LOT
Dec 9/21	CALEDON	1214

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.

S.C
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.

S.C
Homeowner(s) Initial

Aug 9/21
DATE

CALEDON
SITE

121 #
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*

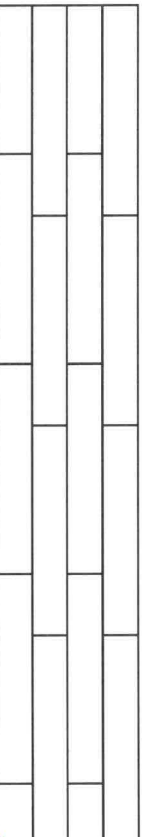
(Large tiles installation for floor and wall) – ¼ Brick

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 o=7in a ½ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.

LOCATIONS: _____

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.

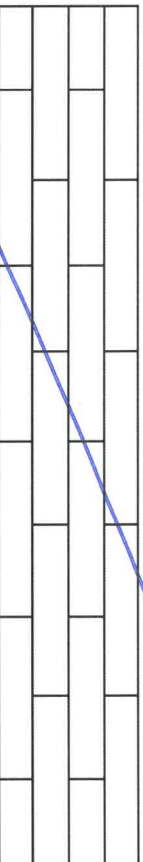
Homeowner(s) Initial

S-C

(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

Aug 9/24

SITE

CALEDON

LOT

121A

Stone Countertop Edge Profiles

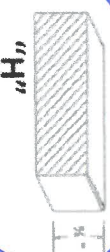
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



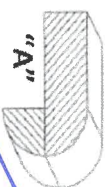
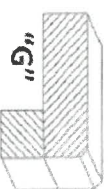
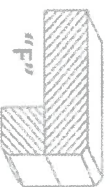
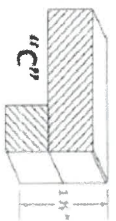
Standard Countertop Edge in Vanity



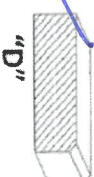
Homeowner(s) Initial

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

Optional Edge in Kitchen



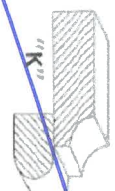
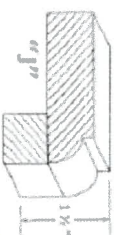
Optional Edge in Bathroom



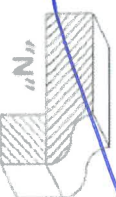
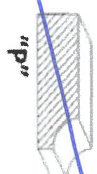
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Aug 9/21

SITE

CALEDON

LOT

21A



DATE SUBMITTED
25 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

DRAFTED BY: FERNANDA
COMMENT

PH:
CELL :

P/O #

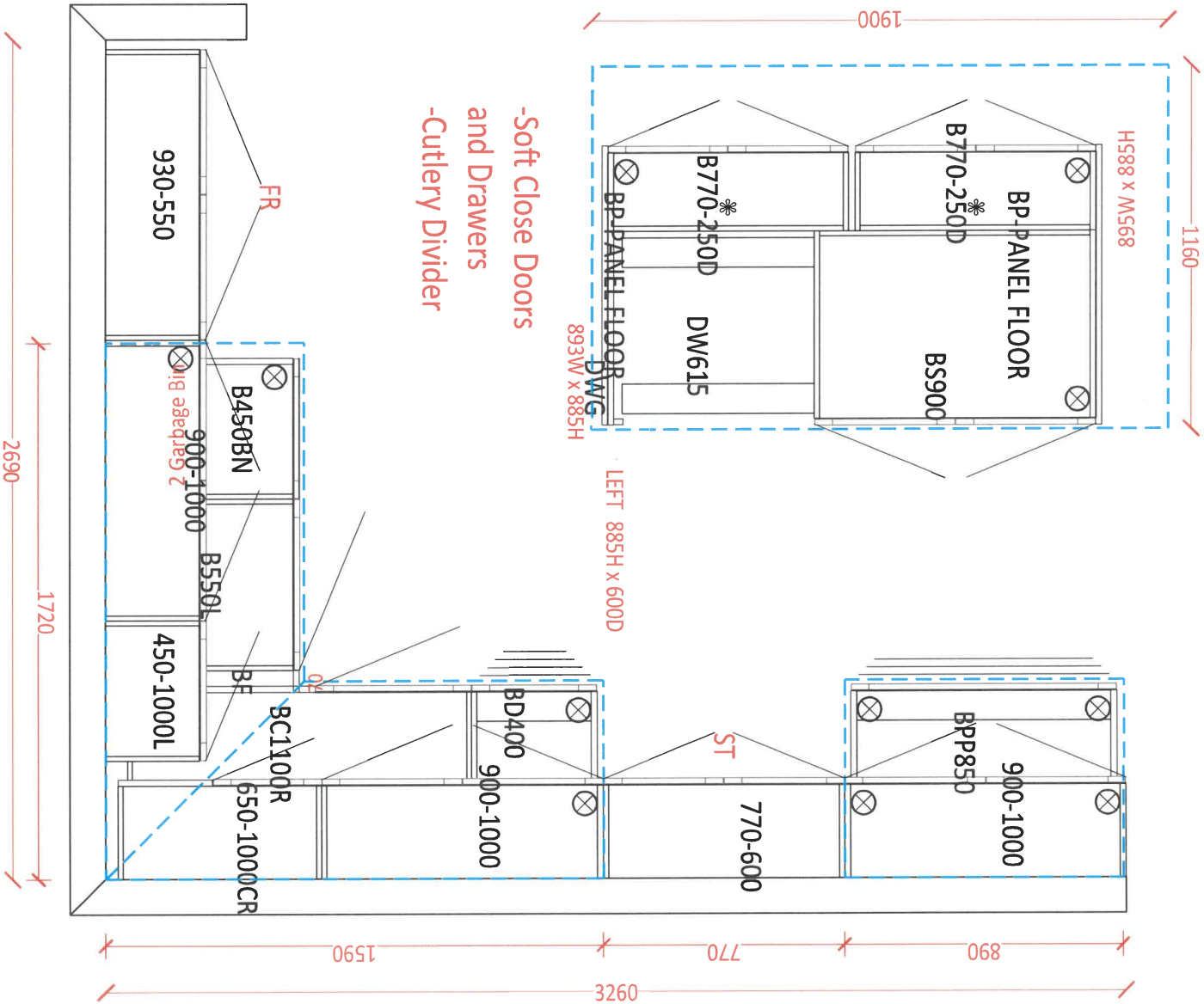
JOB NUMBER

INSTALL DATE:

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



STD

SEC

121A



CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PH:
CELL :

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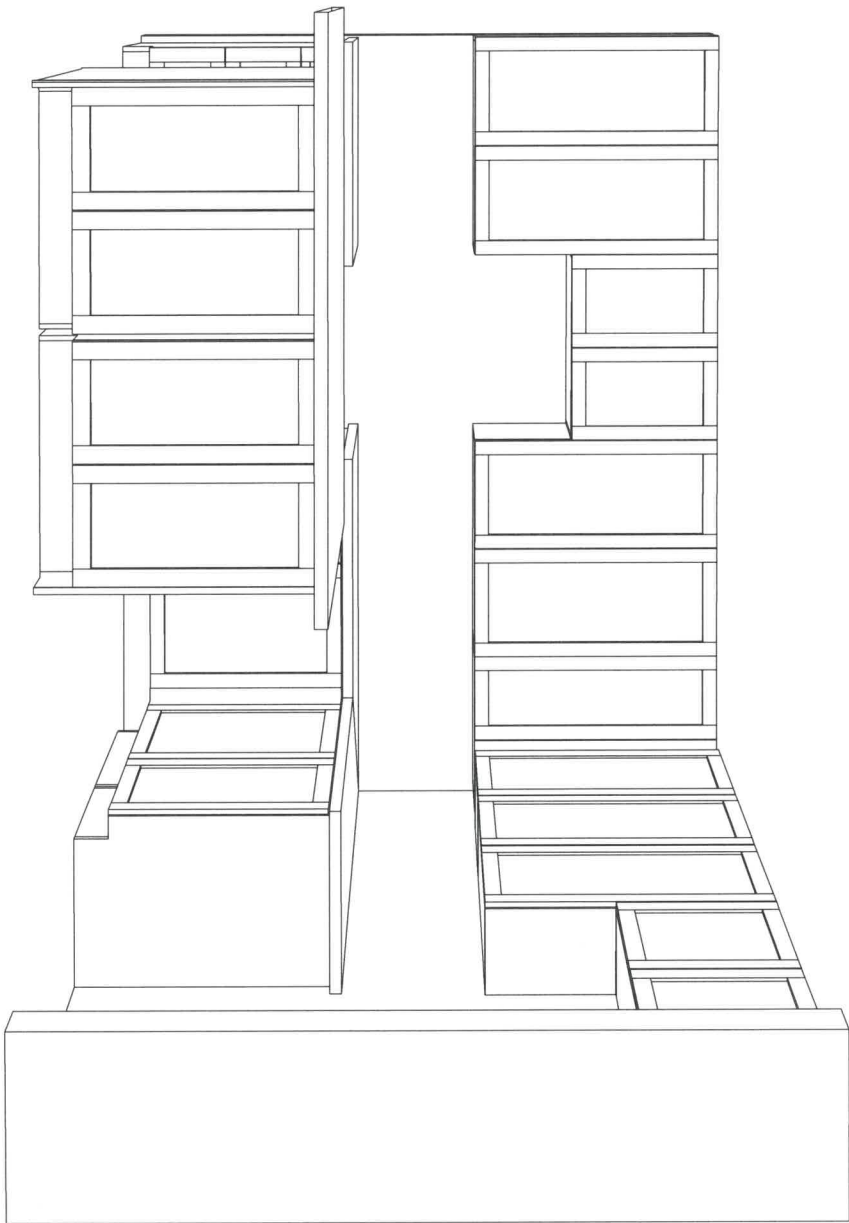
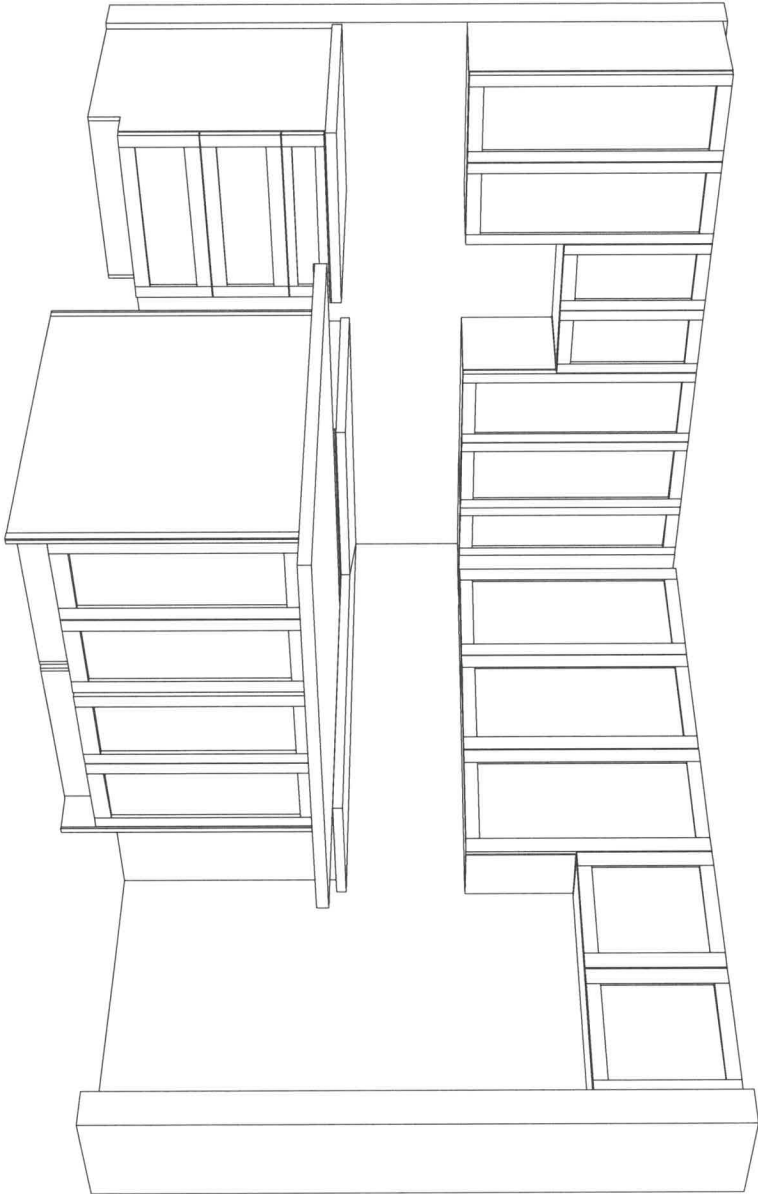
DATE SUBMITTED

25 Jun 2021

DRAFTED BY: FERNANDA
COMMENT

P/O #

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



121A S.C



CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL :

DATE SUBMITTED
25 Jun 2021

DRAFTED BY: FERNANDA
COMMENT

P/O#

JOB NUMBER

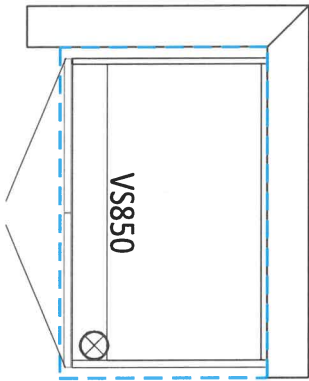
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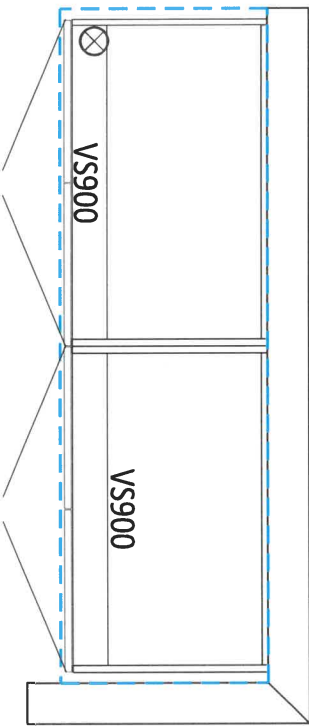
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30-5-ELEV. A,B,C
STD VANITIES

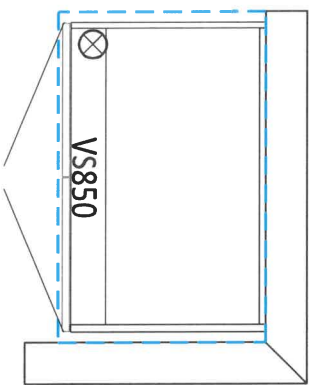
POWDER
910



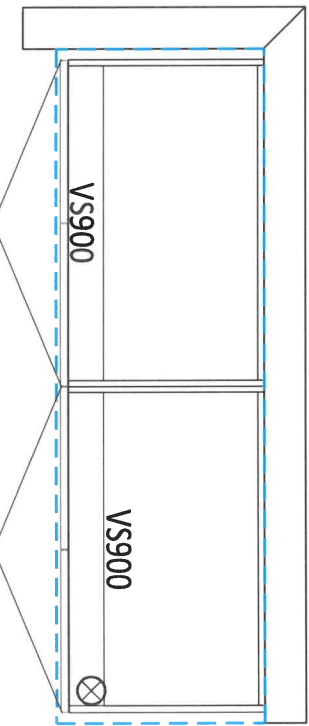
MAIN
1860



ENSUITE 2
910

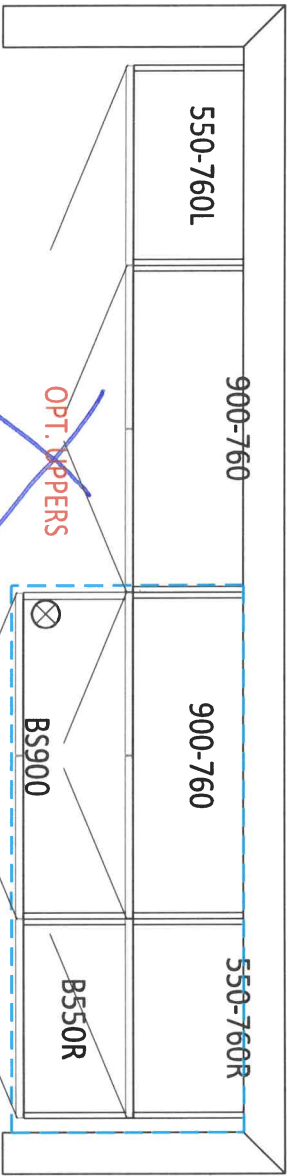


MASTER ENSUITE
1860

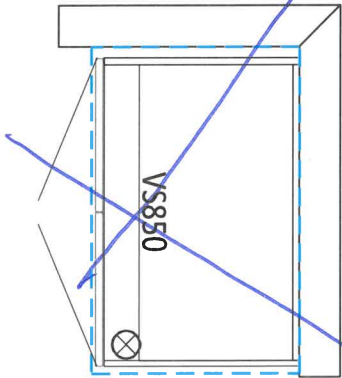


LAUNDRY ROOM

2990 1510



OPT. BASEMENT BATH
900



5-C

121A