

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-08-30 / 1:18 PM / Page 1 of 1

Site: CALEDON

Lot: 61A

Model: GLENCAIRIN (30-04) ELEV B

Purchaser: RANVIR TATLA



Purchaser: 0

Phone: 647.287.3087

Email: JAGIITATLA@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
STRUCTURALS	
1 SIDE ENTRY ( FROM EXTERIOR TO INSIDE HOME) GRADE PERMITTING AND PENDING CITY APPROVAL- SEE SKETCH	18-Aug-21
2 LARGER BASEMENT WINDOW- 30" X 24" APPROX, IF POSSIBLE. IN LIEU OF STANDARD- SEE SKETCH	18-Aug-21
COLOURS	
1 KITCHEN FLOOR TILE- 24 X 24- UP 5	18-Aug-21
2 FOYER FLOOR TILE- 24 X 24- UP 5	18-Aug-21
3 CABINET- MASTER ENSUITE- UP 1	18-Aug-21
4 COMFORT HEIGHT- MASTER AND SHARED BATH, POWDER	18-Aug-21
5 FRIDGE ENCLOSURE ( DEEP UPPER AND GABLES)- SEE SKETCH	18-Aug-21
6 UPPER ANGLE CORNER CABINET- QTY 1- SEE SKETCH	18-Aug-21
7 PLAIN CLEAR GLASS DOOR- IN UPPER ANGLE CABINET- SEE SKETCH	18-Aug-21
8 KITCHEN COUNTER- UP 2	18-Aug-21

ENTRANCES				
Main Foyer - FLOORING		TREND ROYAL WHITE 24 X 24- UP 5		
Mudroom - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- BRICKED		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		TREND ROYAL WHITE 24 X 24- UP 5		
Breakfast - FLOORING		TREND ROYAL WHITE 24 X 24- UP 5		
Kitchen - CABINETS		SIERRA WHITE PVC		
Island - CABINETS		SIERRA WHITE PVC		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		DINOS GRIS - UP 2		
Island - COUNTERTOP		DINOS GRIS - UP 2		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		NORTHERN SOLID SAWN PEARL RED OAK- 3 1/4" JAVA		
Main Hall - FLOORING		NORTHERN SOLID SAWN PEARL RED OAK- 3 1/4" JAVA		
Dining / Living Room - FLOORING		NORTHERN SOLID SAWN PEARL RED OAK- 3 1/4" JAVA		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		ALL 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- BRICKED		
Powder Room - CABINETS		SIERRA WHITE PVC		
Powder Room - COUNTERTOP		BIANCO CARRARA- COMFORT HEIGHT		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		NORTHERN SOLID SAWN PEARL RED OAK- 3 1/4" JAVA		
Master Bedroom - FLOORING		T17 OPENING NIGHT		
Bedroom 2 - FLOORING		T17 OPENING NIGHT		
Bedroom 3 - FLOORING		T17 OPENING NIGHT		
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- BRICKED		
Master Ensuite - SHOWER WALL		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICLE		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		SHAKER PVC STONE GREY- UP 1- COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		BIANCO CARRARA		
Master Ensuite - SINK(S)	STD	Master Ensuite - FAUCET(S)	STD	
***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 61A		
		PURCHASER INITIALS	VENDOR APPROVAL	



ZANCOR HOMES COLOUR CHART

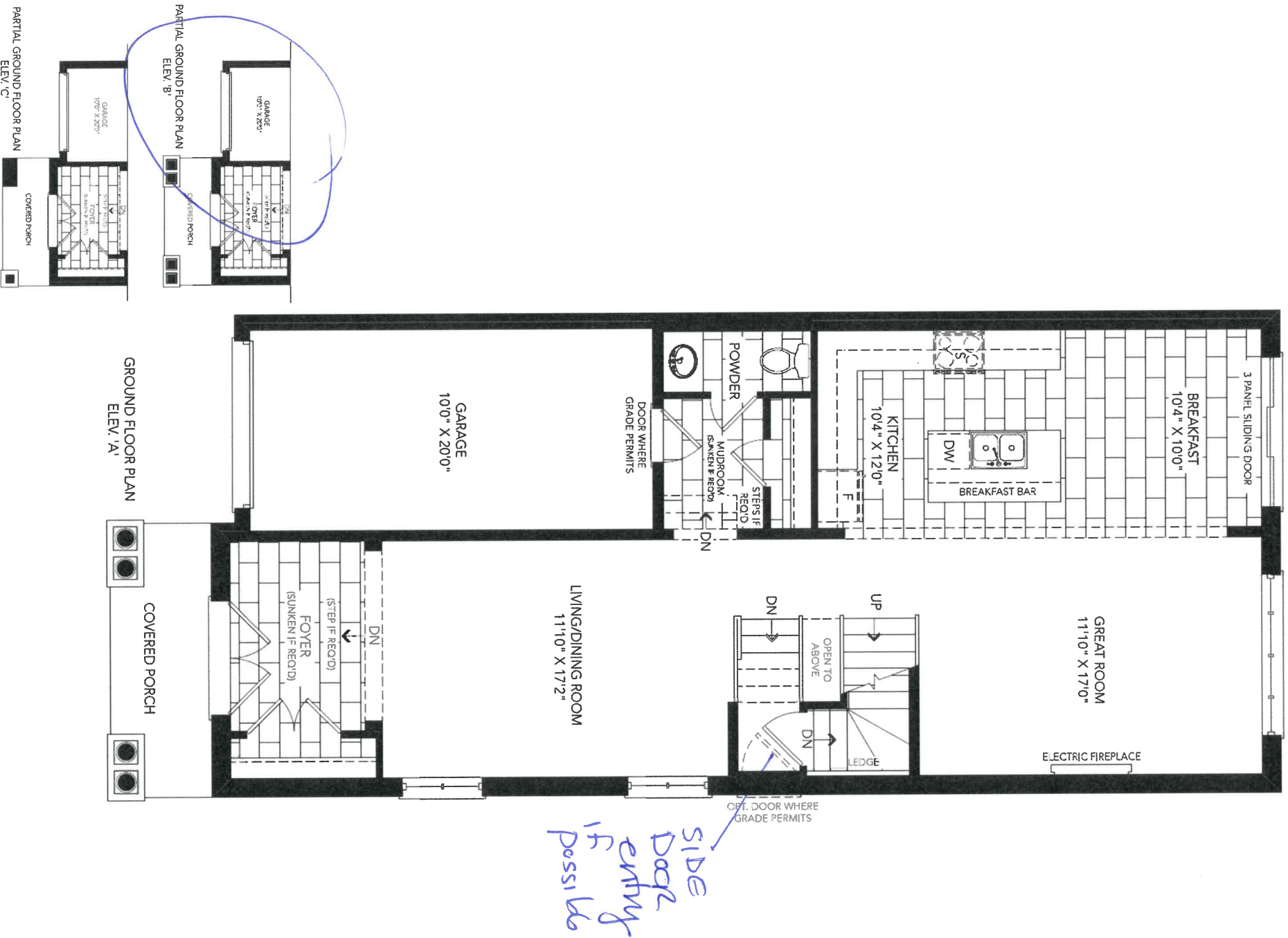
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2ND FLOOR CONTINUED...						
Main Bath - FLOORING		NA				
Main Bath - TUB / SHOWER WALL		NA				
Main Bath - SHOWER FLOOR		NA				
Main Bath - SHOWER JAMB		NA				
Main Bath - CABINETS		NA				
Main Bath - HANDLES/KNOB		NA				
Main Bath - COUNTERTOP		NA				
Main Bath - SINK(s)	NA		Main Bath - FAUCET(s)			NA
Shared Bath - FLOORING		NEW BYZANTINE ASSURO 12 X 24- BRICKED				
Shared Bath- TUB / SHOWER WALL		NEW BYZANTINE ASSURO 12 X 24- STACKED VERTICLE				
Shared Bath- SHOWER FLOOR		NA				
Shared Bath- SHOWER JAMB		NA				
Shared Bath- CABINETS		SIERRA WHITE PVC- COMFORT HEIGHT				
Shared Bath- HANDLES/KNOB		H800BC				
Shared Bath- COUNTERTOP		5003-38				
Shared Bath- SINK(s)	STD		Shared Bath - FAUCET(s)			STD
Ensuite Bath - FLOORING		NA				
Ensuite Bath - TUB / SHOWER WALL		NA				
Ensuite Bath - SHOWER FLOOR		NA				
Ensuite Bath - SHOWER JAMB		NA				
Ensuite Bath - CABINETS		NA				
Ensuite Bath - HANDLES/KNOB.		NA				
Ensuite Bath - COUNTERTOP		NA				
Ensuite Bath - SINK(s)	NA		Ensute Bath - FAUCET(s)			NA
LAUNDRY						
Laundry - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24- BRICK		laundry - HANDLES/KNOB			H800BC
Laundry - CABINETS	SIERRA WHITE PVC		laundry - SINK			STD
Laundry - COUNTERTOP	5003-38		laundry - FAUCET			STD
Laundry - BACKSPLASH	NA					
TRIM / PAINT						
Casing/Baseboards		STD				
Interior Doors		STD				
Interior Door Hardware		STD				
PAINT - Throughout		WARM GREY				
FIREPLACE						
Location / Insert / Mantle		STD				
ACCESSORIES						
Mirrors	YES		BATH ACCESSORIES			DO NOT INSTALL
APPLIANCE REQUIREMENTS						
GAS LINE TO BBQ	STD		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" STD		ELECTRICAL for Bar Fridge			DECLINED
WATERLINE to Fridge	DECLINED					
DISCLAIMER						
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						
Colours of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendor's selection must be accepted by the purchaser						
SITE / LOT:	CALEDON		RANVIR TATLA		61A	
PURCHASER(S):						
PURCHASER(S):	0					
CONTACT:	647.287.3087		JAGJITSTATLA@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.						
ZANCOR HOMES			PURCHASER SIGNATURE			
			PURCHASER SIGNATURE			
			DÉCOR CONSULTANT			
			Vendor APPROVAL			
			JILLIAN			
			Aug 26/21			
**PAGE 2 OF 2**						

# CALEDON CLUB

## 30-04 GLENCARIN

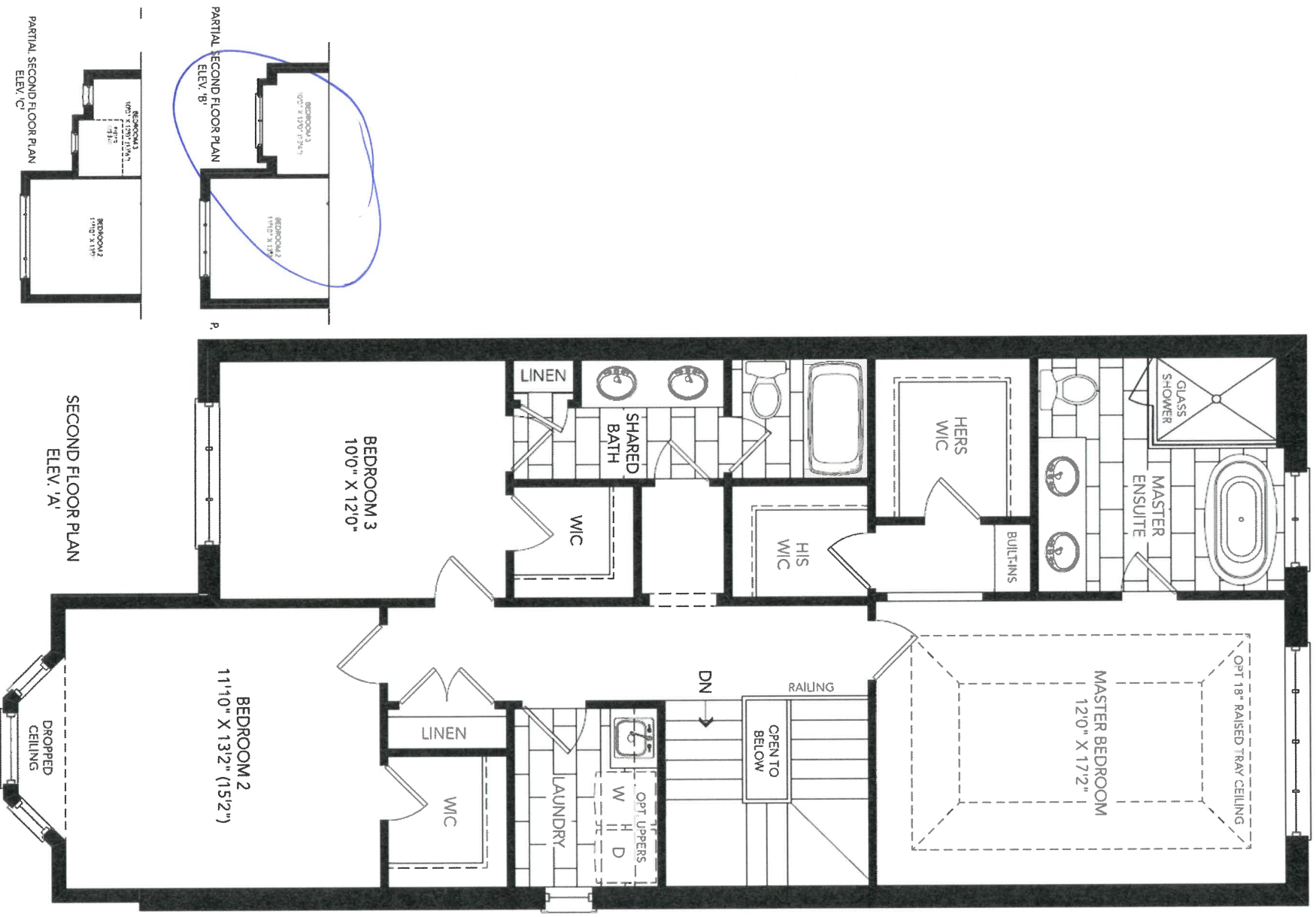
1st 6/14  
Aug 18/21



CALEDON  
CLUB

1st 6/18  
Aug 18/21

30-04 GLENCARIN



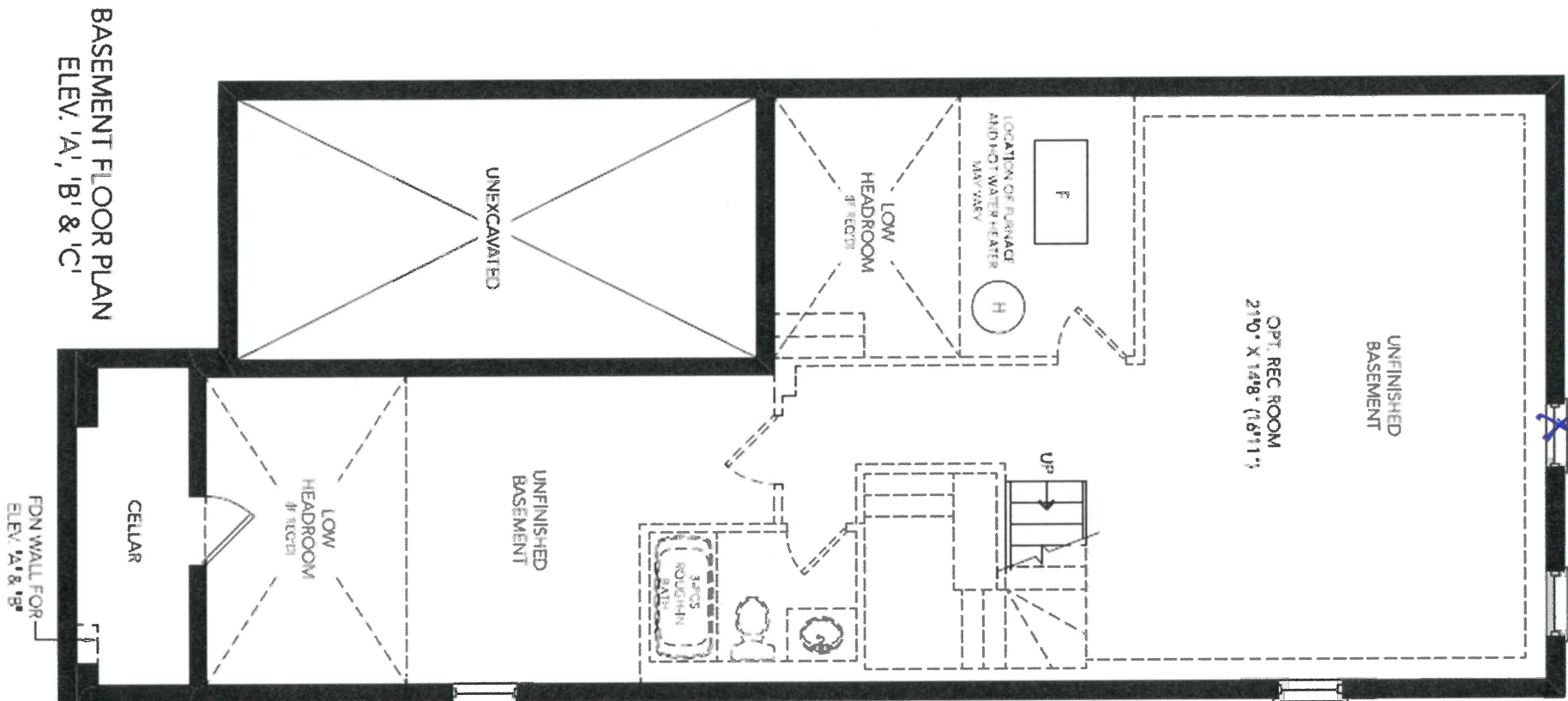


# CALEDON CLUB

Lot 61A  
Aug 18/21

## 30-04 GLENCARIN

LARGER window  
30" x 24" approx  
if possible



P



DATE SUBMITTED

22 Jul 2021

CLIENT NAME: ZANCOR HOMES

SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PAGE

12 of 24

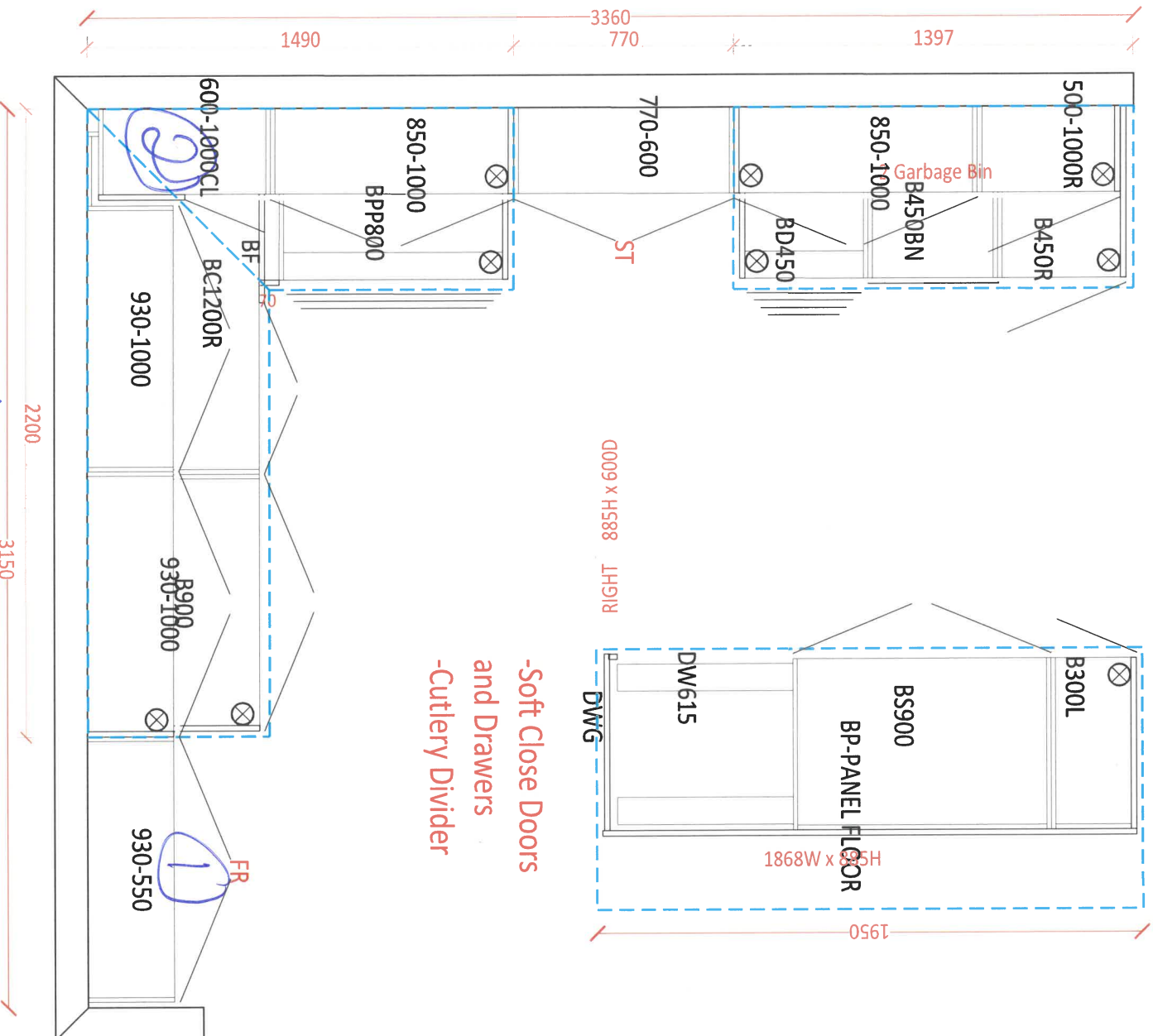
PH:  
CELL:

DRAFTED BY: FERNANDA  
COMMENT

P/O #

## 30-4-ELEV. A,B,C KITCHEN

10/16/1  
Aug 18/21



- ① Tridge Enclosure
- ② upper angle corner w/ plain clear glass Door

PA



CLIENT NAME: ZANCOR HOMES  
SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PAGE

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DATE SUBMITTED

22 Jul 2021

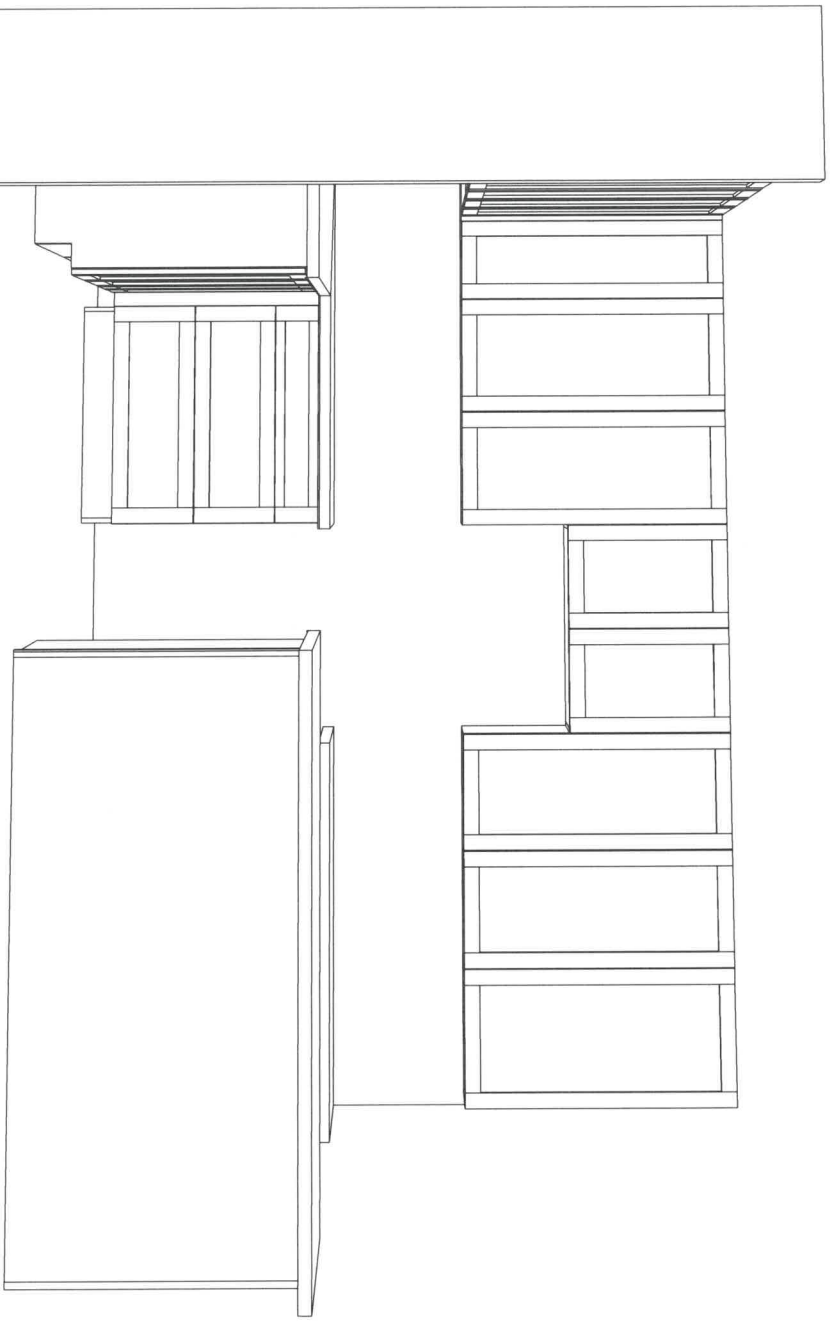
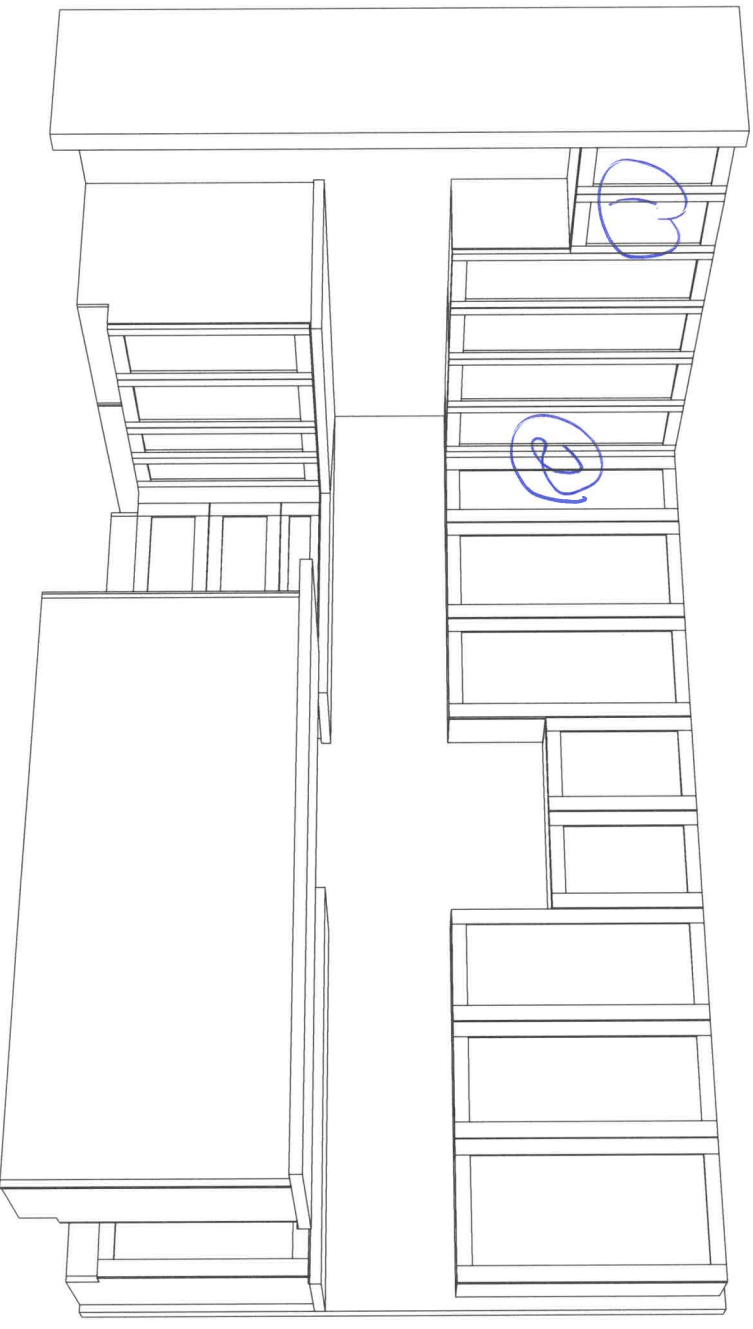
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COMMENT

PH:  
CELL:

P/O #

30-4-ELEV. A,B,C  
KITCHEN

1st 6/1  
Aug 18/21



- ① Fridge enclosure
- ② upper Angl corners w/ plain glass clear door

ft





DATE SUBMITTED  
22 Jul 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO : CALEDON CLUB

PH:  
CELL:

DRAFTED BY: FERNANDA  
COMMENT

P/O #

JOB NUMBER

INSTALL DATE:

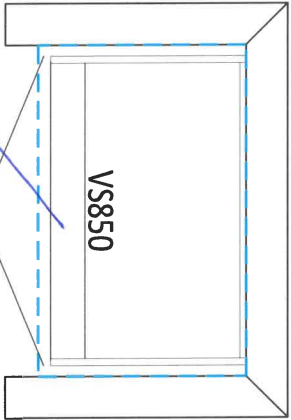
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30-4-ELEV. A,B,C  
STD VANITIES

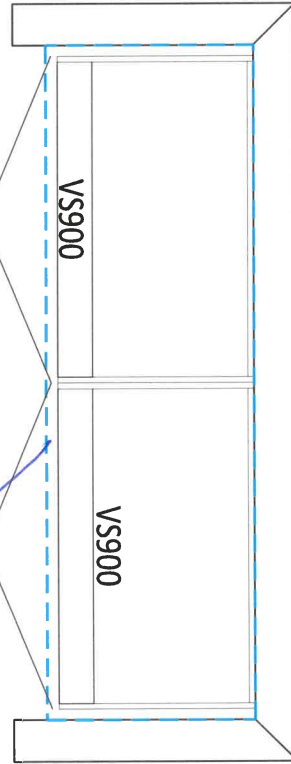
1 of 6 of A  
Aug 18/21

POWDER  
910



Comfort Height

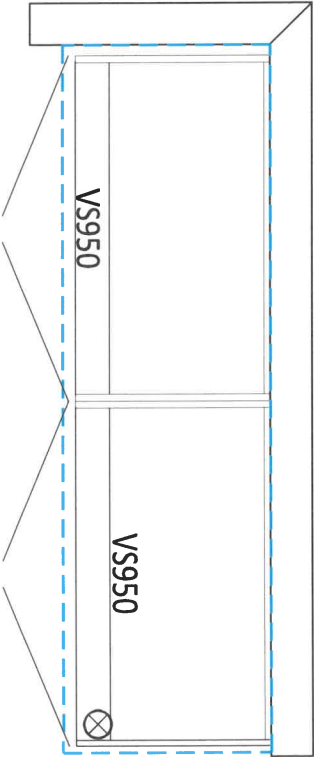
SHARED  
1860



MASTER ENSUITE

Comfort Height

1950

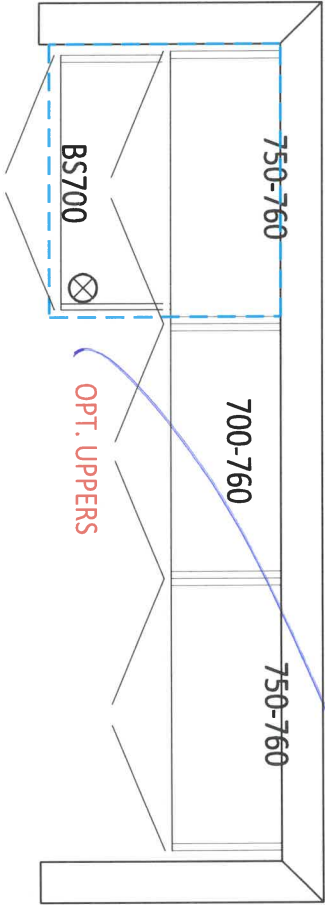


Comfort Height

LAUNDRY ROOM

750

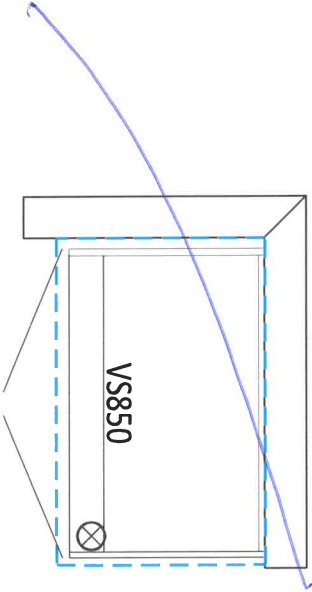
2250



OPT. UPPERS

OPT. BASEMENT BATH

900



PA

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

SM

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.**

SM

INITIAL

- 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 \*\*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

\*\*Electrical required

DATE Aug 18/21

SITE CALEDON

LOT 61A

\*\* 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

# THE GALLERY

BY ZANCOR

ZANCOR

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

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

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

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

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

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

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

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

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

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

## HARDWOOD / LAMINATE WAIVER:

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

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

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

DATE	Aug 18/21	SITE	CALEDON	LOT	612
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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

**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

**DATE**

Aug 18/21

**SITE**

CALEDON

**LOT**

601A

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\*

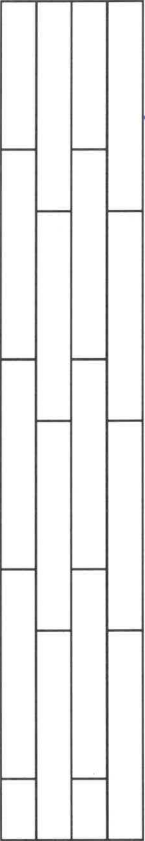
(Large tiles installation for floor and wall) – ¼ Brick

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=1 in a ¼ 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:

Open Pender, mud, Master, Shaw, laundry



Please understand, even in using this ¼ brick installation, there may still be minimal lippage which cannot fully be eliminated.

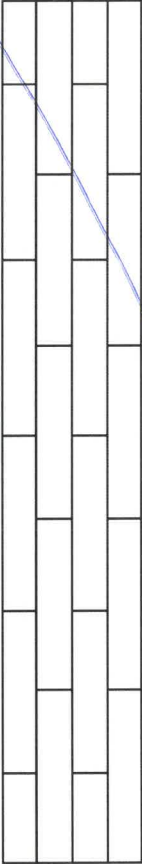
Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

Homeowner(s) Initial

(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 18/21

SITE

CALEDON

LOT

61A

Stone Countertop Edge Profiles

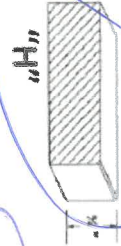
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity

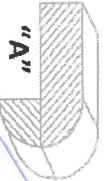
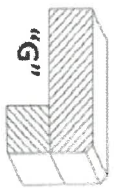
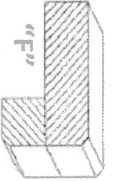
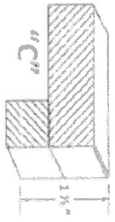


Homeowner(s) Initial

*[Handwritten signature]*

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

Optional Edge in Kitchen



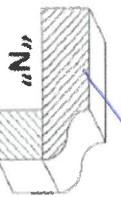
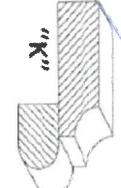
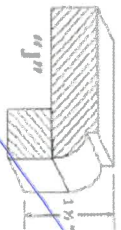
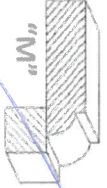
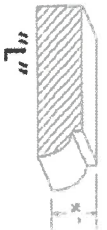
Optional Edge in Bathroom



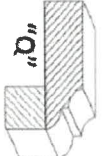
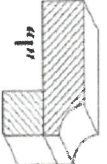
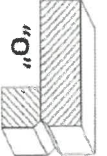
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

*COIA*

DATE

SITE

LOT

*10/9/18/21*

CALEDON