

Printed 2021-08-26 / 4:57 PM / Page 1 of 1

CALEDON

34A

GRANDVIEW (38-04) C

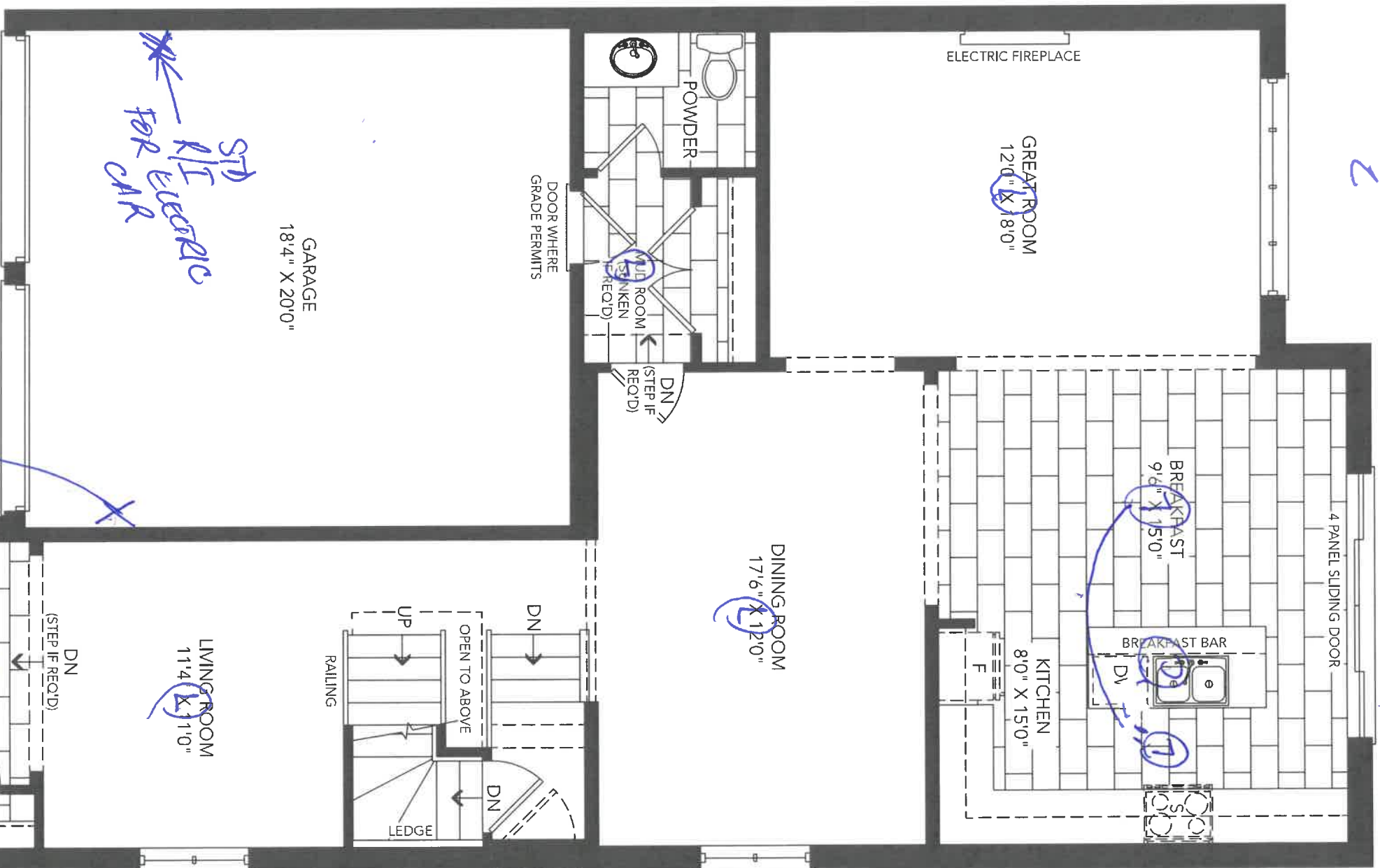
EARL NEDD

416-666-6452

RICARDO@VERSASEcurity.CA

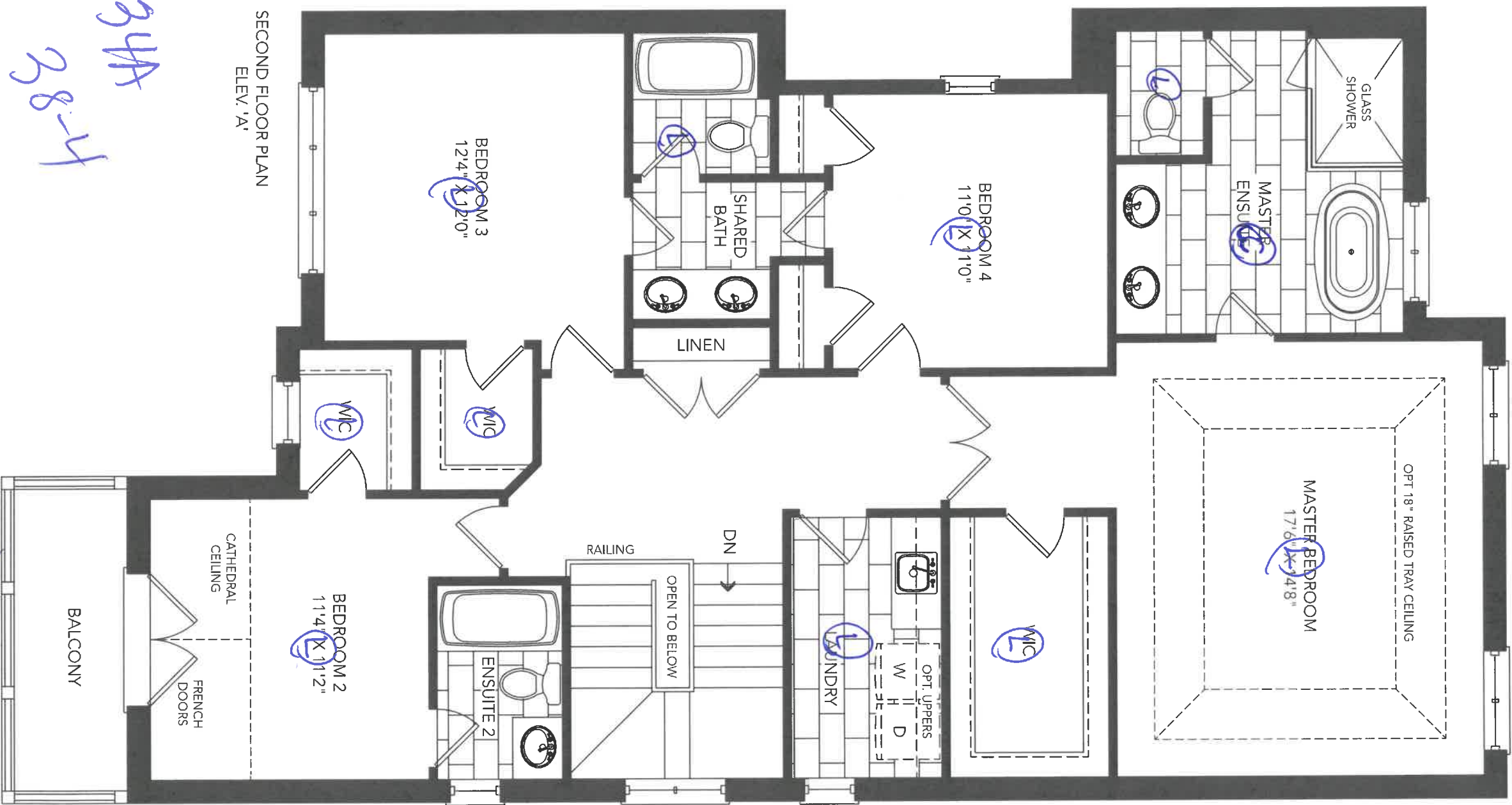
[illegible]

2ND FLOOR CONTINUED ...					
Main Bath - FLOORING		N/A			
Main Bath - TUB / SHOWER WALL		N/A			
Main Bath - SHOWER FLOOR		N/A			
Main Bath - SHOWER JAMB		N/A			
Main Bath - CABINETS		N/A			
Main Bath - HANDLES/KNOBS		N/A			
Main Bath - COUNTERTOP		N/A			
Main Bath - SINK(s)		Main Bath - FAUCET(s)			
Shared Bath- FLOORING		NEW BYZANTINE ASSURO 12 X 24 *STACKED			
Shared Bath- TUB / SHOWER WALL		NEW BYZANTINE ASSURO 12 X 24 *STACKED **INCLUDES CEILING			
Shared Bath- SHOWER FLOOR		N/A			
Shared Bath- SHOWER JAMB		N/A			
Shared Bath- CABINETS		EURO HIGH GLOSS WHITE			
Shared Bath- HANDLES/KNOBS		H800BC			
Shared Bath- COUNTERTOP		LAMINATE - 1886K-07			
Shared Bath- SINK(s)	STANDARD		Shared Bath - FAUCET(s)		STANDARD
Ensuite Bath - FLOORING		FLOW LIGHT GREY POLISHED (2) *STACKED			
Ensuite Bath - TUB / SHOWER WALL		FLOW LIGHT GREY POLISHED (2) *STACKED ***INCLUDES CEILING			
Ensuite Bath - SHOWER FLOOR		N/A			
Ensuite Bath - SHOWER JAMB		N/A			
Ensuite Bath - CABINETS		EURO HIGH GLOSS LIGHT GREY (1)			
Ensuite Bath - HANDLES/KNOBS		H800B (BLACK)			
Ensuite Bath - COUNTERTOP		LAMINATE - 5001K-07			
Ensuite Bath - SINK(s)	STANDARD		Ensuite Bath - FAUCET(s)		STANDARD
LAUNDRY					
Laundry - FLOORING	NEW BYZANTINE ASSURO 12 X 24 STACKED	Laundry - HANDLES/KNOBS		H800BC	
Laundry - CABINETS	SIERRA PVC WHITE	Laundry - SINK		STANDARD	
Laundry - COUNTERTOP	4945-38	Laundry - FAUCET		STANDARD	
Laundry - BACKSPLASH	N/A				
TRIM / PAINT					
Casing/Baseboards		STANDARD			
Interior Doors		STANDARD			
Interior Door Hardware		STANDARD			
PAINT - Throughout		COOL WHITE			
FIREPLACE					
Location / Insert / Mantle		STANDARD			
ACCESSORIES					
Mirrors	YES	BATH ACCESSORIES		DELETE	
APPLIANCE REQUIREMENTS					
GAS LINE TO BBQ	STANDARD	ELECTRICAL for Built-in Oven		N/A	
GAS LINE & ELECTRICAL TO STOVE	DECLINE	ELECTRICAL for Built-in Micro		N/A	
GAS LINE & ELECTRICAL TO DRYER	N/A	ELECTRICAL for Cooktop		N/A	
HOOD FAN VENT SIZE	DECLINE	ELECTRICAL for Bar Fridge		N/A	
WATERLINE to Fridge	DECLINE				
DISCLAIMER				INITIALS	
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		34A		
PURCHASER(S):	EARL NEDD				
PURCHASER(S):	0				
CONTACT:	416-666-6452		RICARDO@VERSASECURITY.CA		
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.			SIGNATURES / DATE		
<div><div>ZANCOR HOMES</div><div>**PAGE 2 OF 2**</div></div>			PURCHASER SIGNATURE		
			PURCHASER SIGNATURE		
			DÉCOR CONSULTANT		
			SIMONE		



GROUND FLOOR PLAN
ELEV. 'A'

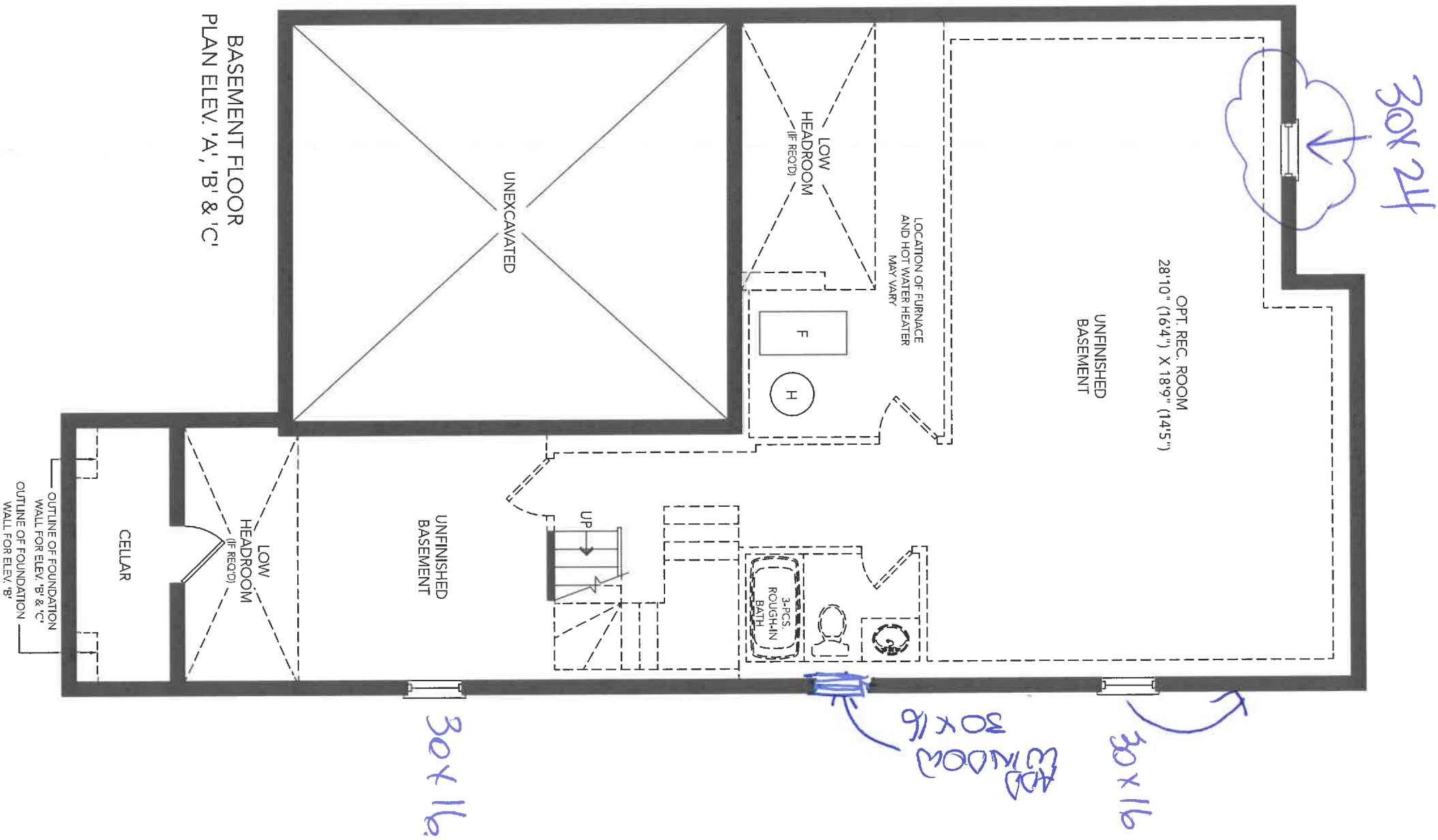
34A
38-4



SECOND FLOOR PLAN
ELEV. 'A'

34#
28-4

ky

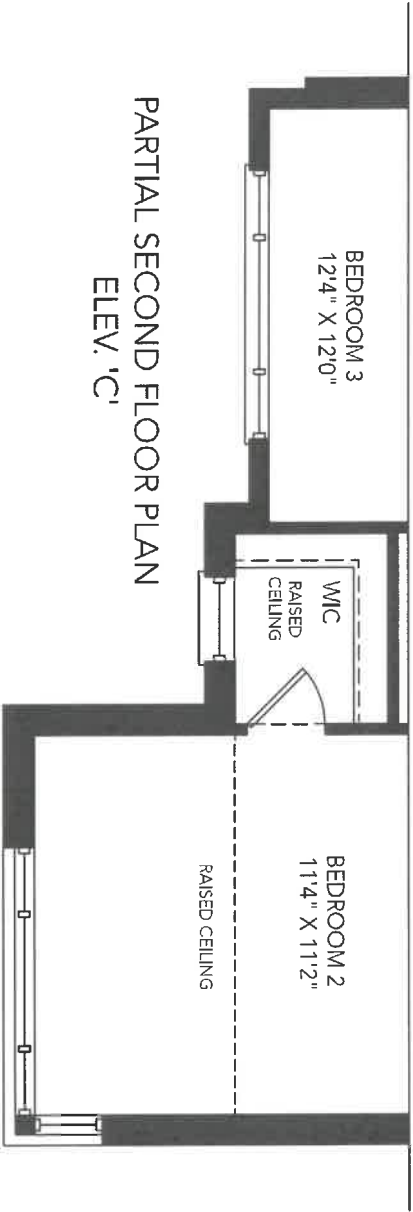
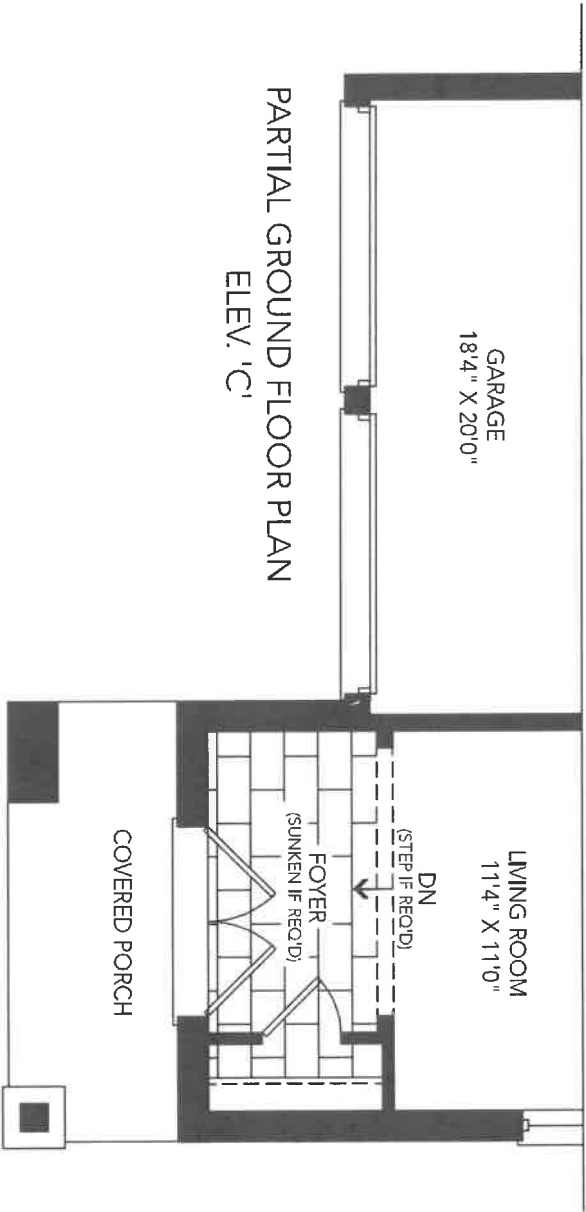


BASEMENT FLOOR
PLAN ELEV. 'A', 'B' & 'C'

AS

34A

38-4



24A

18-4



C



34A



DATE SUBMITTED
12 Jul 2021

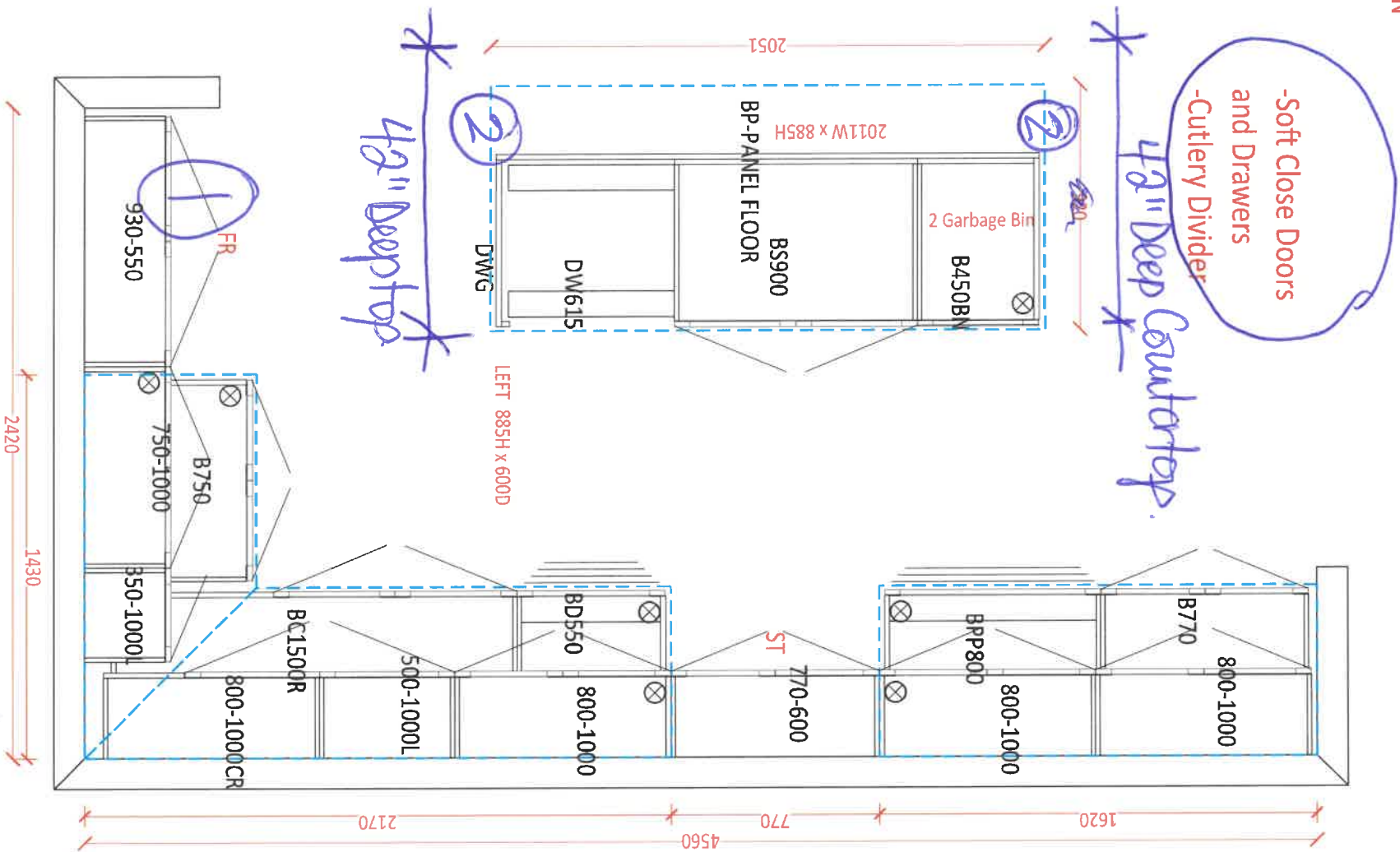
CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB
DRAFTED BY: FERNANDA
COMMENT

PH:
CELL:

JOB NUMBER
INSTALL DATE:
PAGE
P/O #

10 of 22

38-4-ELEV A,B,C
KITCHEN



- ① Fridge Enclosure
- ② Extended Thick gable

34A



DATE SUBMITTED

12 Jul 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL :

DRAFTED BY: FERNANDA

COMMENT

P/O #

OS NUMBER

INSTALL DATE:

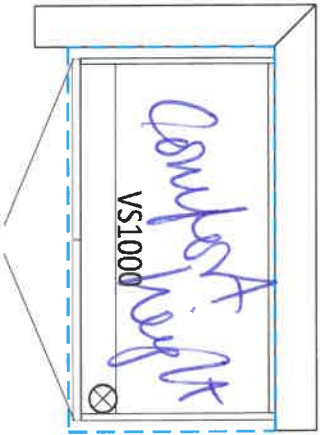
PAGE

12 of 22

38-4-ELEV A,B,C
STD. VANITIES

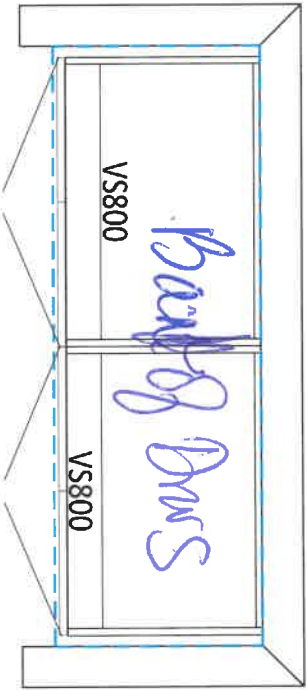
POWDER

1060



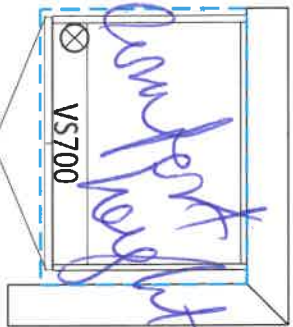
SHARED

1660



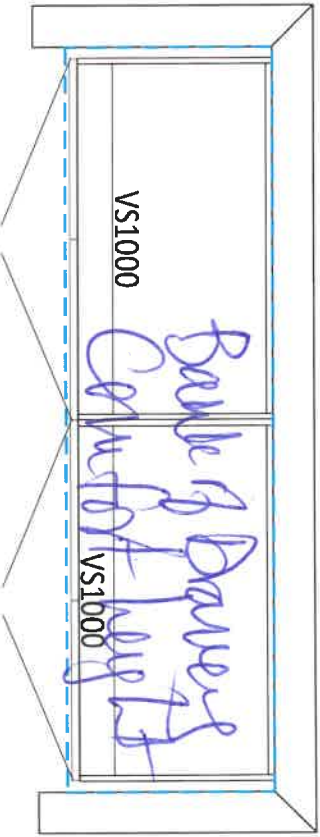
ENSUITE 2

760



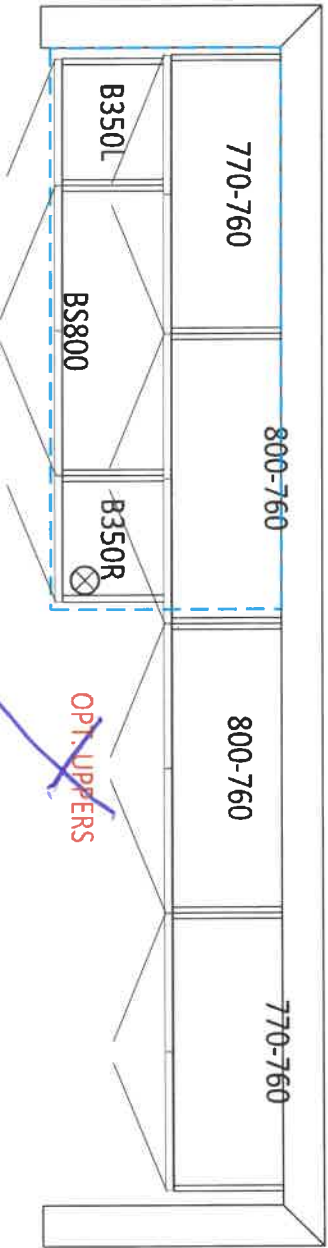
MASTER ENSUITE

2060



LAUNDRY ROOM

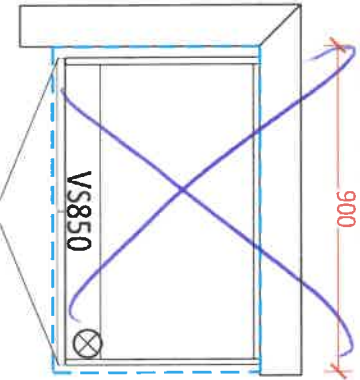
3200



~~OPT. LINERS~~

OPT. BASEMENT BATH

900



34A

APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller - Appliance Canada (905) 660-2424 / smiller@appliancecanada.com

- It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.

STANDARD APPLIANCE OPENINGS provided by Zancor:

*Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

- Fridge Opening 36" x 74" Accepts Standard
► Stove Opening 30" Openings **Initial
► Hood Fan Opening 30"
► Hood Fan & Vent 6" with Under Cabinet Hood
► Dishwasher Opening 24"

OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

- ****Specs/information sheets are required and it is the responsibility of the homeowner to provide this to Zancor Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**

- **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 23/21

SITE CALEDON

LOT 34A

** 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 absorbercy 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	SITE	LOT
Aug 23/21	CALEDON	34A

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

MP

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

MP

DATE

Aug 23/21

SITE

CALEDON

LOT

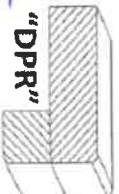
34A

Stone Countertop Edge Profiles

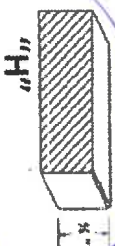
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



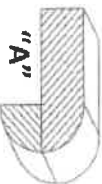
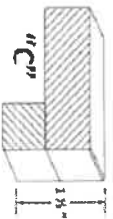
Standard Countertop Edge in
Vanity



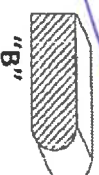
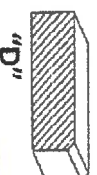
Homeowner(s) Initial

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

Optional Edge in Kitchen



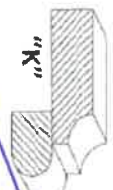
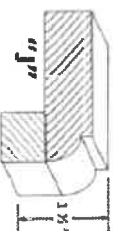
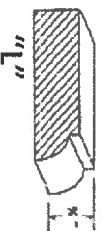
Optional Edge in Bathroom



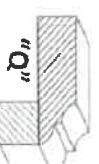
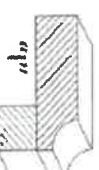
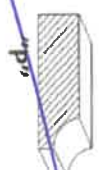
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE Aug 23/24

SITE CALEDON

LOT

34A