

CONSTRUCTION SUMMARY OF EXTRAS

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Site: CALEDON

Lot: 151-2

Model: HIGHLAND (RLTH-02) ELEV B

Purchaser: SUMIT CHAUHAN

Purchaser: ISHA KHATTAR

Phone: 437.970.7505

Email: SUMIT.BMIT@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
	BONUS PACKAGE: AIR CONDITIONER	INCLUDED IN APS
	STRUCTURALS	
1	FROST FRONT DOOR	02-Nov-21
	COLOURS	
1	OVER THE RANGE MICROWAVE INCLUDES 15 AMP- SEE SKETCH	02-Nov-21
2	FRIDGE ENCLOSURE- DEEP UPPER AND GABLES- SEE SKETCH	02-Nov-21
3	KITCHEN CABINET- UP 1	02-Nov-21
4	KITCHEN COUNTERTOP- UP 2	02-Nov-21
5	KITCHEN TILE- UP 2- 12 X 24- STACKED	02-Nov-21
6	KITCHEN BACKSPLASH- UP 3	02-Nov-21
7	GF AND SF POWDER ROOM TILE- UP 2 12 X 24- STACKED	02-Nov-21
8	GF AND SF CABINET- UP 1	02-Nov-21
9	FOYER TILE- UP 2- 12 X 24- STACKED	02-Nov-21
10	MASTER CABINET- UP 1	02-Nov-21
11	MASTER FLOOR TILE- UP 2- 12 X 24-STACKED	02-Nov-21
12	MASTER WALL TILE- UP 2- 12 X 24- STACKED	02-Nov-21
13	MASTER SHOWER FLOOR- UP 1	02-Nov-21
14	HARDWOOD- GREAT ROOM, HALL/LANDINGS/ REC ROOM/HALL/ UPPER HALL- UP 3	02-Nov-21
15	CARPET, INCLUDES SUPREME WHITE 1/2" CHIP FOAM UNDERPAD UP 1	02-Nov-21
16	RAILING- UP 2	02-Nov-21
17	ELECTRICAL- PLUG FOR FUTURE TV OVER FIREPLACE, INSTALL 65 AFF, BESIDE CABLE- SEE SKETCH	02-Nov-21
18	ELECTRICAL- 50" DIMPLEX BLF50S1 FIREPLACE IN LIEU OF STANDARD, 8 INCH WALL BUILT INTO ROOM TO ACCOMMODATE- SEE SKETCH	02-Nov-21

ZANCOR HOMES COLOUR CHART

PRINTED 2021-11-02, 3:40 PM

ENTRANCES				
Main Foyer - FLOORING	FLOW LIGHT GREY POLISHED 12 X 24- UP 2- STACKED			
Mudroom - FLOORING	DARK GREY 12 X 24- STACKED			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	FLOW LIGHT GREY POLISHED 12 X 24- UP 2- STACKED			
Breakfast - FLOORING	FLOW LIGHT GREY POLISHED 12 X 24- UP 2- STACKED			
Kitchen - CABINETS	EURO MYSTIQUE HIGH GLOSS- UP 1			
Island - CABINETS	EURO MYSTIQUE HIGH GLOSS- UP 1			
PANTRY - CABINETS	EURO MYSTIQUE HIGH GLOSS- UP 1			
Kitchen - HANDLES/KNOBS	H800BC			
Kitchen - COUNTERTOP	CARRARA WHITE- UP 2			
Island - COUNTERTOP	CARRARA WHITE- UP 2			
Kitchen - BACKSPLASH	SIMPOLO GLASS STORM- UP 3			
Kitchen - SINK	STD			
Kitchen - FAUCET	STD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	NORTHERN SOLID SAWN PEARL MAPLE 3 1/4" NOVA- UP 3			
Main Hall - FLOORING	NORTHERN SOLID SAWN PEARL MAPLE 3 1/4" NOVA- UP 3			
Dining / Living Room - FLOORING	NA			
Library / Den - FLOORING	NA			
Basement Rec Room - FLOORING	NA			
STAIRS				
Railing Details - PICKETS	BLACK METAL SINGLE COLLAR W/ ALT PLAIN- UP 2			
Railing Details - POSTS	3 1/4" SQUARE OAK POST W/ BEVEL- UP 2			
Railing Details - HANDRAIL	2 3/4" GROOVED OAK- UP 2			
Stair Stain - MAIN STAIRS	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Stair Stain - BASEMENT STAIRS (if applicable)	NA			
Stair Stain - SERVICE STAIRS (if applicable)	NA			
POWDER ROOM				
GF & SF Powder Room - FLOORING	FLOW LIGHT GREY POLISHED 12 X 24- UP 2- STACKED			
GF & SF Powder Room - CABINETS	SHAKER MDF STONE GREY- UP 1			
GF & SF Powder Room - COUNTERTOP	BIANCO CARRARA			
Powder Room - SINK	STD			
Powder Room - FAUCET	STD			
2ND FLOOR				
Upper Hall - FLOORING	NORTHERN SOLID SAWN PEARL MAPLE 3 1/4" NOVA- UP 3			
Master Bedroom - FLOORING	925 REMARKABLE QUALITY- LIQUID SILVER- SUPREME WHITE UNDERPAD- UP 1			
Bedroom 2 - FLOORING	925 REMARKABLE QUALITY- LIQUID SILVER- SUPREME WHITE UNDERPAD- UP 1			
Bedroom 3 - FLOORING	925 REMARKABLE QUALITY- LIQUID SILVER- SUPREME WHITE UNDERPAD- UP 1			
Bedroom 4 - FLOORING	NA			
Bedroom 5 - FLOORING	NA			
Master Ensuite - FLOORING	FLOW LIGHT GREY POLISHED 12 X 24- UP 2- STACKED			
Master Ensuite - SHOWER WALL	FLOW LIGHT GREY POLISHED 12 X 24- UP 2- STACKED VERTICAL			
Master Ensuite - SHOWER FLOOR	ONTARIO HEXAGON DARK GREY GLOSSY- UP 1			
Master Ensuite - SHOWER JAMB	BIANCO CARRARA			
Master Ensuite - CABINETS	EURO ANTHRACITE- UP 1			
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 151-2	SC	Vendor Approval
		PAGE 1 OF 2	PURCHASER INITIALS	VENDOR APPROVAL

2ND FLOOR CONTINUED...

Main Bath - FLOORING	DARK GREY - 12 X 24- STACKED			
Main Bath - TUB / SHOWER WALL	DARK GREY 12 X 24- STACKED HORIZONTAL			
Main Bath - SHOWER FLOOR	NA			
Main Bath - SHOWER JAMB	NA			
Main Bath - CABINETS	EURO HIGH GLOSS WHITE			
Main Bath - HANDLES/KNOBS	H800BC			
Main Bath - COUNTERTOP	5001K-07			
Main Bath - SINK(s)	STD		Main Bath - FAUCET(s)	STD
Shared Bath- FLOORING	NA			
Shared Bath- TUB / SHOWER WALL	NA			
Shared Bath- SHOWER FLOOR	NA			
Shared Bath- SHOWER JAMB	NA			
Shared Bath- CABINETS	NA			
Shared Bath- HANDLES/KNOBS	NA			
Shared Bath- COUNTERTOP	NA			
Shared Bath- SINK(s)	NA		Shared Bath - FAUCET(s)	NA
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/KNOBS	NA			
Ensuite Bath - COUNTERTOP	NA			
Ensuite Bath - SINK(s)	NA		Ensuite Bath - FAUCET(s)	NA

LAUNDRY

Laundry - FLOORING	DARK GREY 12 X 24- STACKED	Laundry - HANDLES/KNOBS	H800BC
Laundry - CABINETS	HIGH GLOSS EURO WHITE	Laundry - SINK	STD
Laundry - COUNTERTOP	1890K-22	Laundry - FAUCET	STD
Laundry - BACKSPLASH	NA		

TRIM / PAINT

Casing/Baseboards	STD
Interior Doors	STD
Interior Door Hardware	STD
PAINT - Throughout	COOL WHITE

FIREPLACE

Location / Insert / Mantle	50" DIMPLEX
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ACCESSORIES

Mirrors	YES	BATH ACCESSORIES	DO NOT INSTALL
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APPLIANCE REQUIREMENTS

GAS LINE TO BBQ	STD	ELECTRICAL for Built-in Oven	DECLINED
GAS LINE & ELECTRICAL TO STOVE	DECLINED	ELECTRICAL for OTR	YES
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

DISCLAIMER		INITIALS	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs		SC	HK
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		SC	HK

Colours of all materials are as close as possible to Builders selection but not necessarily identical due to the 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	151-2
PURCHASER(S):	SUMIT CHAUHAN	
PURCHASER(S):	ISHA KHATTAR	
CONTACT:	437.970.7505	SUMIT.BMIT@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.

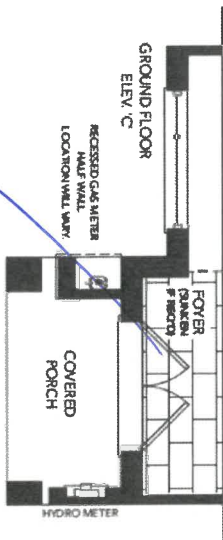
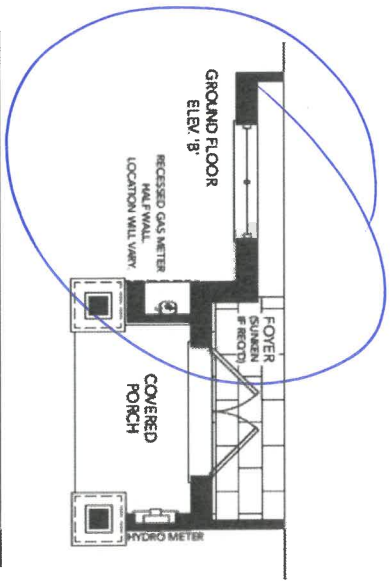
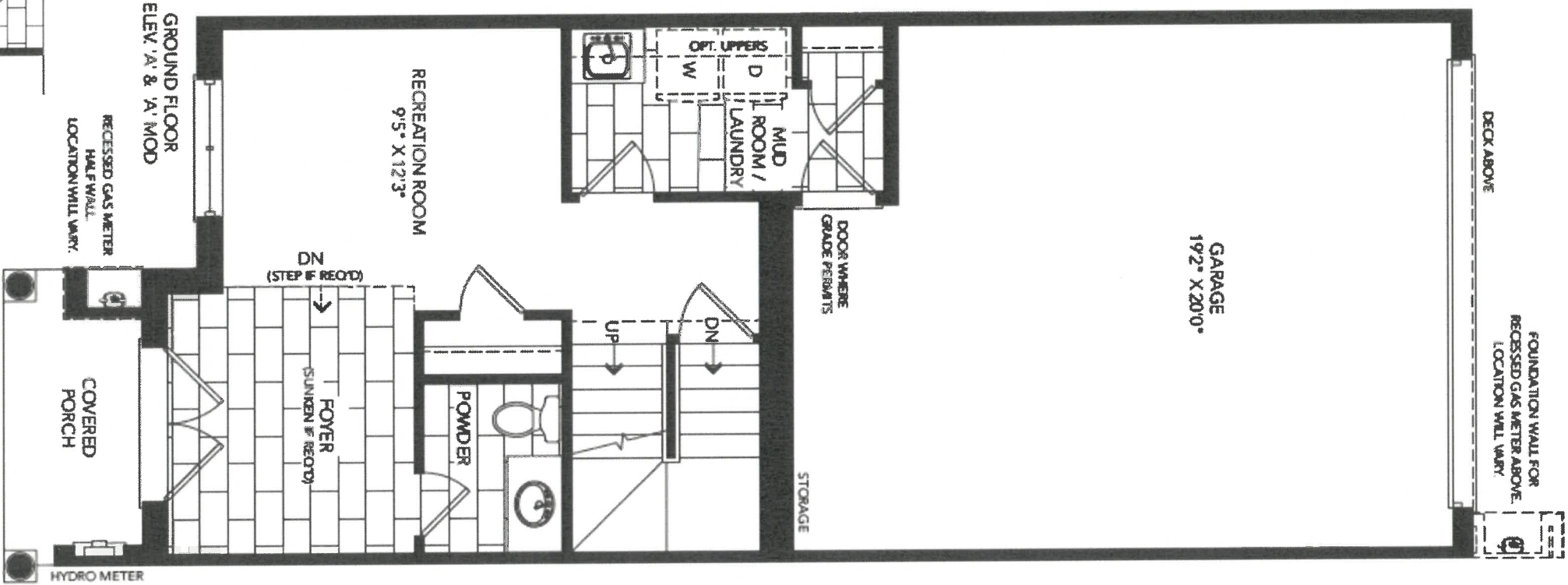
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ZANCOR HOMES

PURCHASER SIGNATURE	
PURCHASER SIGNATURE	
DÉCOR CONSULTANT	
VENDOR APPROVAL	

lot 151-a
Nov 2/21

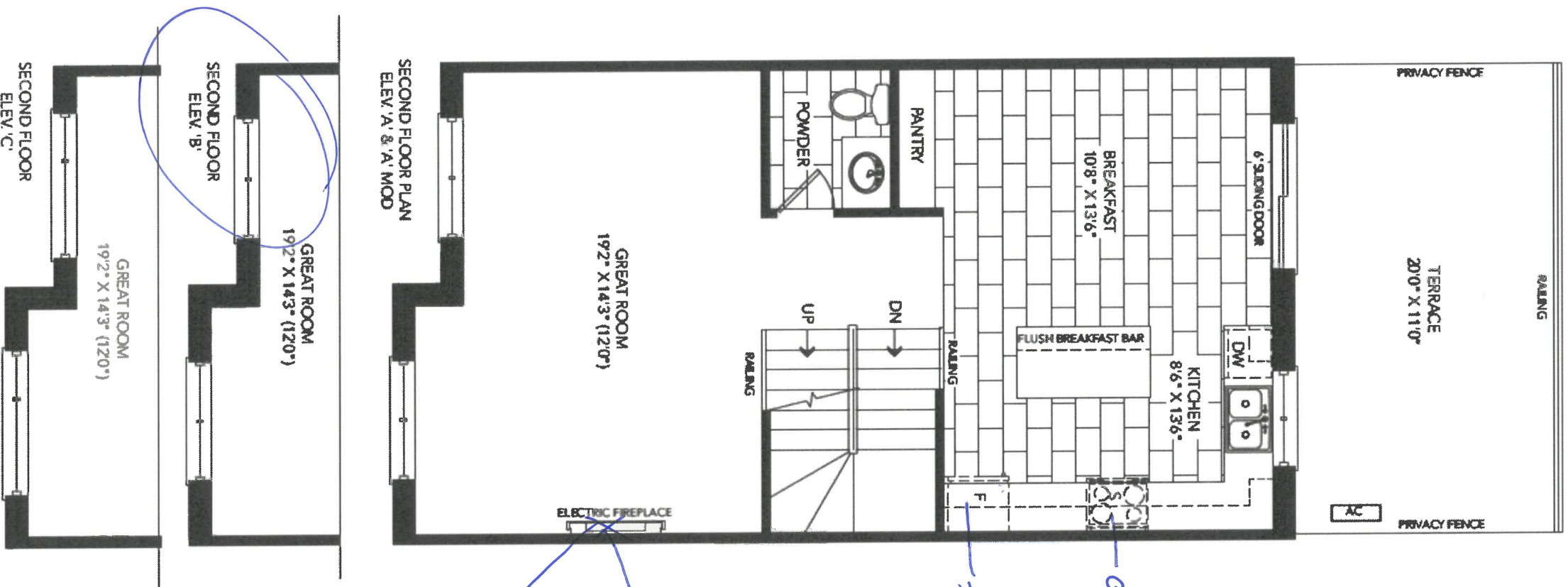
HIGHLAND RLTH-02



SC

T-K

HIGHLAND RLTH-02



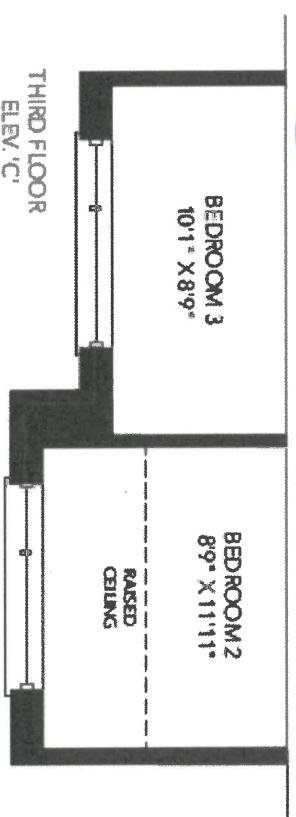
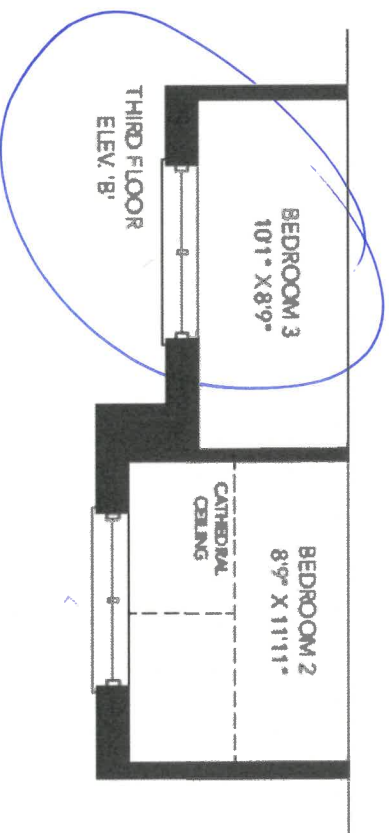
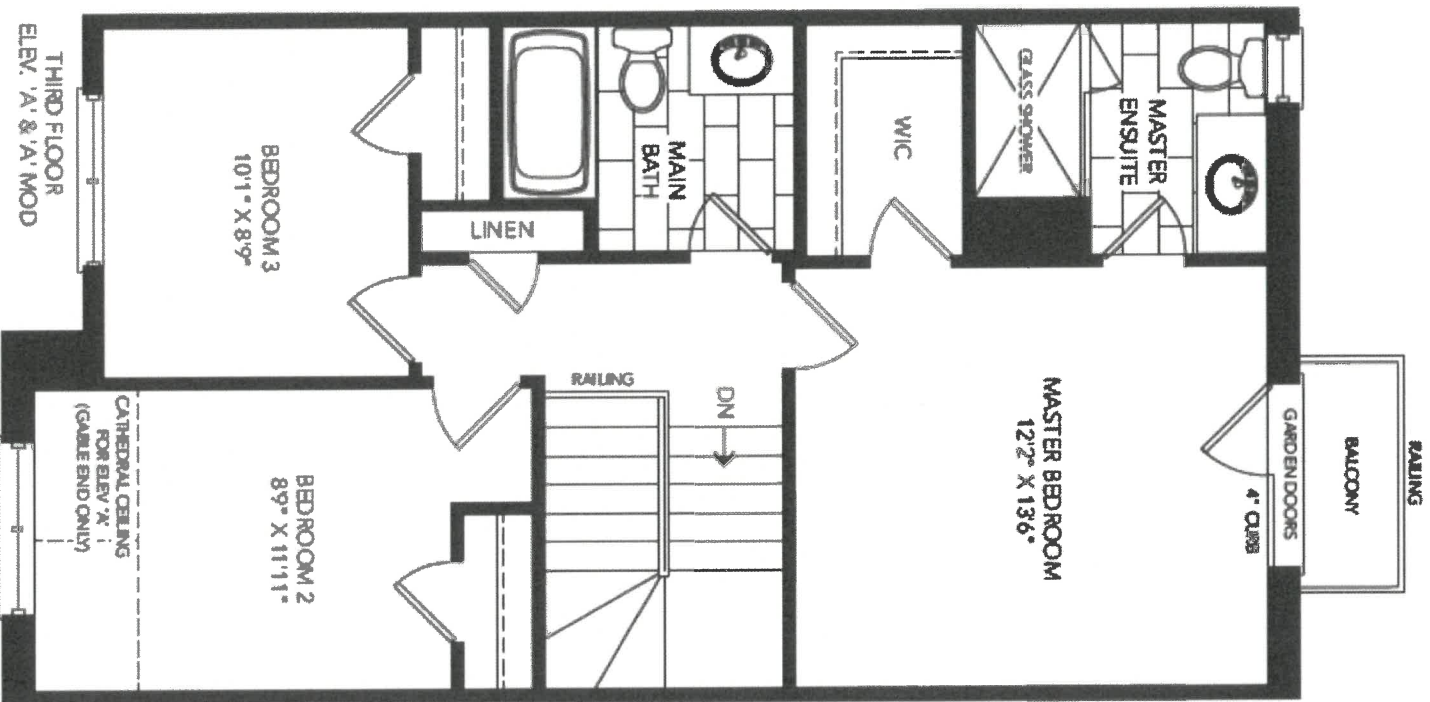
10/15/22
Rev 2/21

over the Range Hvac
Fridge enclosure
plug for TV,
65" A/P
50" Fireplace

SC

1.1x

HIGHLAND RLTH-02



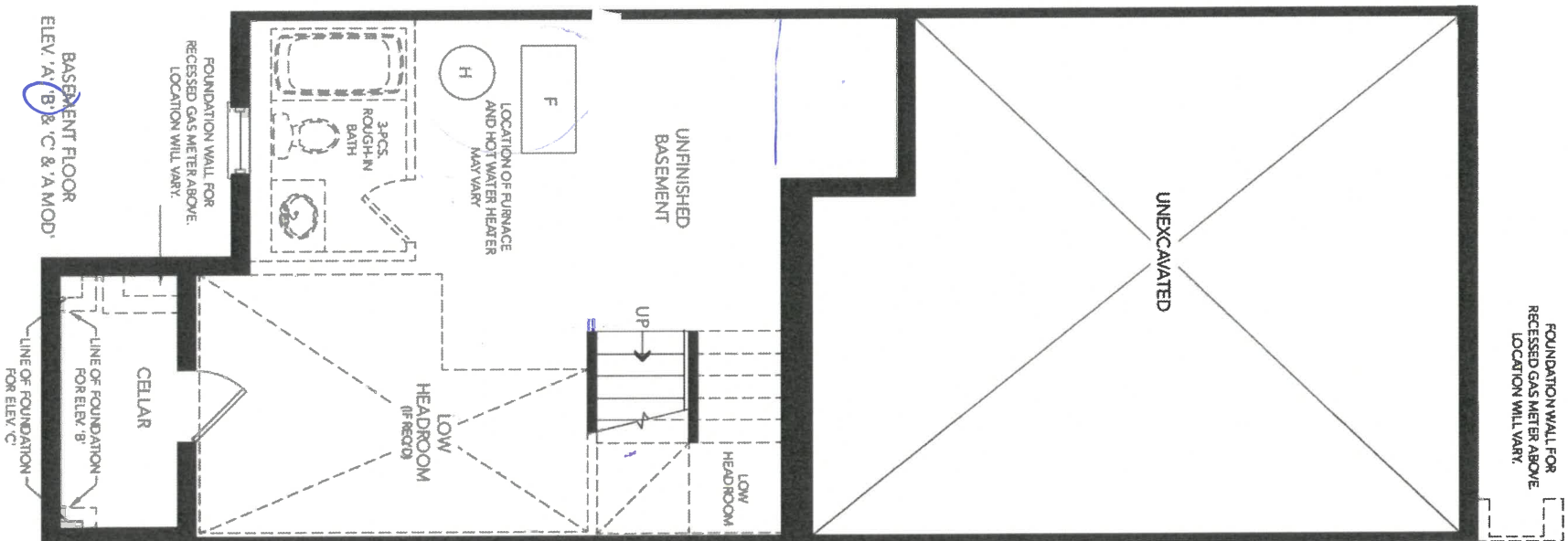
1st 151-2
Nov 2/21

54

1st

lot 151-a
Nov 2/21

HIGHLAND RLTH-02



SC

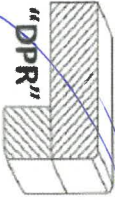
J.K.

Stone Countertop Edge Profiles

Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



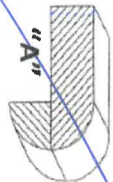
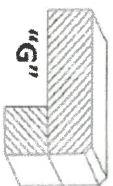
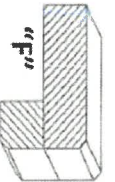
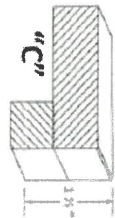
Standard Countertop Edge in
Vanity



Homeowner(s) Initial JIC

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

Optional Edge in Kitchen



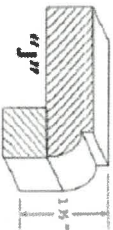
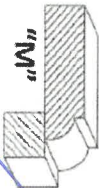
Optional Edge in Bathroom



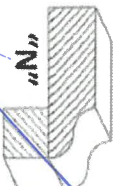
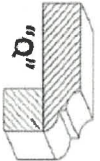
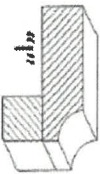
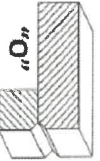
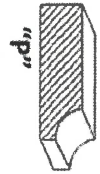
Homeowner(s) Initial JIC

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



 ✓

Homeowner(s) Initial JIC

DATE

Nov 1/21

SITE

CALEDON

LOT

151-2

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

SMC

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.**

SMC
J.E.

- 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 NOV 21/21

SITE CALEDON

LOT 151-2

** 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. 1K SC

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.** 1K SC

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. 1K SC

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'x8'. 1K SC

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. 1K SC

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. 1K SC

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. 1K SC

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.** 1K SC

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. 1K SC

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**** 1K SC

DATE Nov 2/21	SITE CALEDON	LOT 51-2
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.

SC JK.
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 *Nov 21/21*

SITE

CALEDON

LOT

151-2