

CONSTRUCTION SUMMARY OF EXTRAS  
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Site: CALEDON  
Lot: 149-3  
Model: ROSEDALE RLTH-01 - ELEV B  
Purchaser: Beverlyn Larbi  
Purchaser: DYLAN DUAH YEBOAH  
Phone: 416.318.5484 / 647.409.0066  
Email: BEVERLYN\_LARBI@HOTMAIL.COM



DESCRIPTION		DATE SELECTED
	BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE WASHER & DRYER	INCLUDED IN APS
	BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
	BONUS PACKAGE: AIR CONDITIONING	INCLUDED IN APS
1	KITCHEN /BREAKFAST TILES UP # 5	2-Dec-21
2	KITCHEN CABINETS UP # 1	2-Dec-21
3	KITCHEN COUNTER TOP UP # 5 INCLUDES DOUBLE UNDERMOUNT SINK	2-Dec-21
4	HARDWOOD UP # 1 GREAT ROOM, REC ROOM, LANDINGS, UPPER HALL	2-Dec-21
5	RAILING UP # 3	2-Dec-21
6	POWDER ROOM CABINETS GROUND FLOOR UP # 1	2-Dec-21
7	MASTER ENSUITE FLOOR TILES UP # 5	2-Dec-21
8	MASTER ENSUITE WALL TILES UP # 5	2-Dec-21
9	MASTER ENSUITE UP # 1 VANITY COMFORT HEIGHT	2-Dec-21
10	MASTER ENSUITE UP # 3 QUARTZ COUNTER TOP INCLUDES OVAL UNDERMOUNT SINKS	2-Dec-21
11	UPGRADE CABINET HARDWARE	2-Dec-21
12	MAIN BATH UP # 1 VANITY	2-Dec-21
13	POWDER ROOM FLOOR TILE 2ND FLOOR UP # 5	2-Dec-21
14	POWDER ROOM UP # 1 VANITY CABINET	2-Dec-21

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE PENTELIC GREY 12 X 24 INSTALL STACKED		
Mudroom -/laundry FLOORING Gr Floor		NEW BYZANTINE PENTELIC GREY 12 X 24 INSTALL STACKED		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		STATUARIO PURE 12 X 24 INSTALL STACKED UP #5		
Breakfast - FLOORING		STATUARIO PURE 12 X 24 INSTALL STACKED UP #5		
Kitchen - CABINETS		SIERRA MDF STONE GREY UP # 1		
Island - CABINETS		SIERRA MDF STONE GREY UP # 1		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H-800-MB		
Kitchen - COUNTERTOP		CALACATTA OCEAN QUARTZ UP # 5		
Island - COUNTERTOP		CALACATTA OCEAN QUARTZ UP # 5		
Kitchen - BACKSPLASH		NA		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		KENTWOOD OAK WOLFHOUND 3/4 X 3 1/2" UP # 1		
Main Hall - FLOORING		NA		
Dining / Living Room - FLOORING		NA		
Library / Den - FLOORING		NA		
Rec Room /Hall- FLOORING/landings		KENTWOOD OAK WOLFHOUND 3/4 X 3 1/2" UP # 1		
STAIRS				
Railing Details - PICKETS		METAL BLACK SINGLE COLLAR WITH ALT PLAIN UP # 3		
Railing Details - POSTS		3 1/4" SQUARE OAK POST WITH BEVEL CORNERS		
Railing Details - HANDRAIL		2 3/4" GROOVED OAK HANDRAIL		
Stair Stain - MAIN STAIRS		STAIN AS CLOSE TO HARDWOOD AS POSSIBLE		
Stair Stain - BASEMENT STAIRS (if applicable)		NA		
Stair Stain - SERVICE STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING GROUND FLOOR		NEW BYZANTINE PENTELIC GREY 12 X 24 INSTALL STACKED		
Powder Room - CABINETS		SIERRA MDF BLACK UP # 1/HARDWARE H-500-P		
Powder Room - COUNTERTOP		BIANCO SARDO GRANITE		
Powder Room - SINK		OVAL UNDERMOUNT 4220 CFY		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		KENTWOOD OAK WOLFHOUND 3/4 X 3 1/2" UP # 1		
Master Bedroom - FLOORING		OPENING NIGHT T-20		
Bedroom 2 - FLOORING		OPENING NIGHT T-20		
Bedroom 3 - FLOORING		OPENING NIGHT T-20		
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		STATUARIO PURE 12 X 24 INSTALL STACKED UP # 5		
Master Ensuite - SHOWER WALL		STATUARIO PURE 12 X 24 INSTALL HORIZONTAL STACKED UP # 5		
Master Ensuite - SHOWER FLOOR		2 X 2 WHITE		
Master Ensuite - SHOWER JAMB		BIANCA CARRERA		
Master Ensuite - CABINETS		SIERRA MDF BLACK UP # 1 COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H-800-G		
Master Ensuite - COUNTERTOP		BORGHINI CLASSIC QUARTZ UP # 3		
Master Ensuite - SINK(s)		OVAL UNDERMOUNT 4220 CFY	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		LOT 149-3
		B.C. D.Y.		
		PURCHASER INITIALS		VENDOR APPROVAL



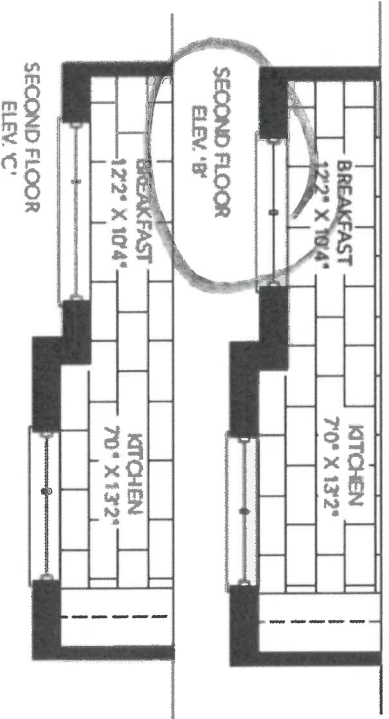
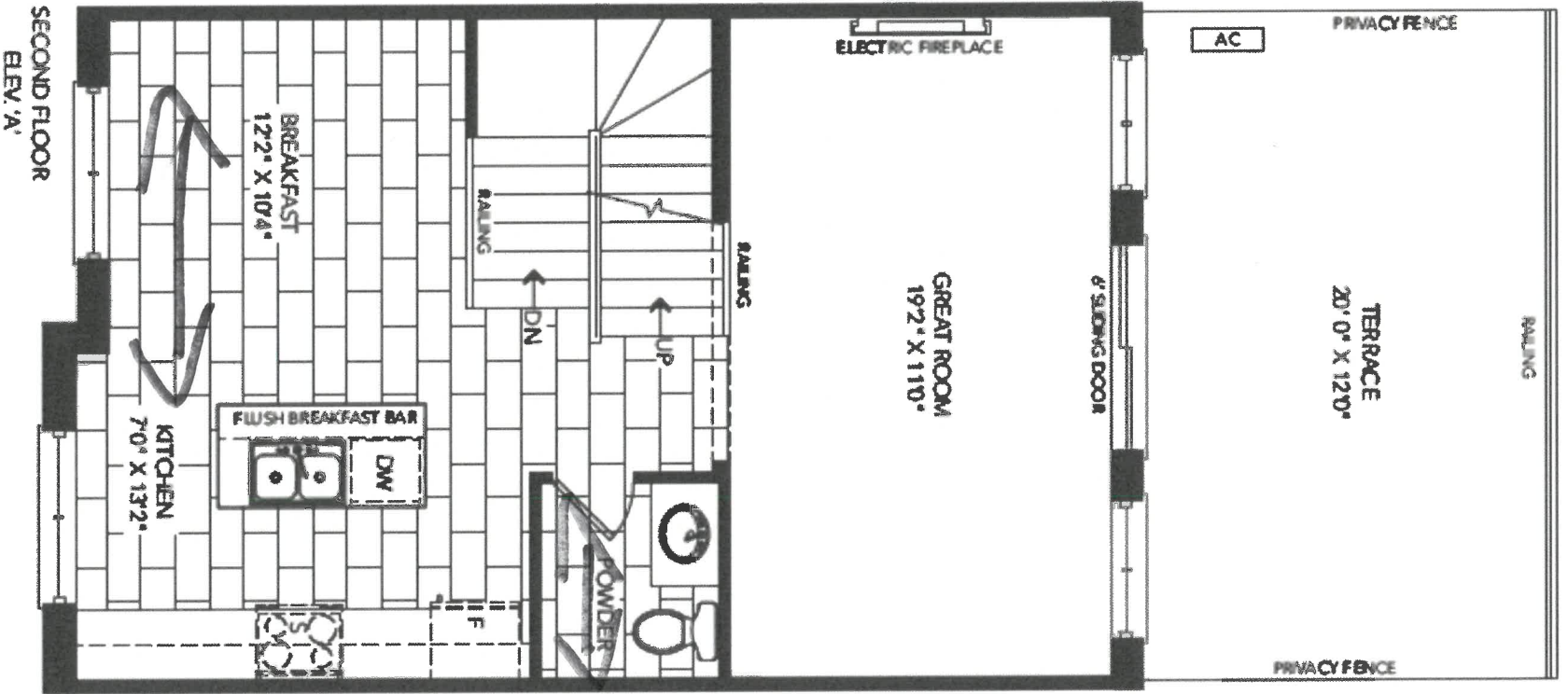
2ND FLOOR CONTINUED...									
Main Bath - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED								
Main Bath - TUB / SHOWER WALL	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL HORIZONTAL STACKED								
Main Bath - SHOWER FLOOR	NA								
Main Bath - SHOWER JAMB	NA								
Main Bath - CABINETS	SIERRA MDF BLACK UP # 1								
Main Bath - HANDLES/KNOBS	H-500-P								
Main Bath - COUNTERTOP	ARGENTO ROMANO 6697-58								
Main Bath - SINK(s)	STANDARD		Main Bath - FAUCET(s)		STANDARD				
Powder Rm- FLOORING 2nd floor	STATUARIO PURE 12 X 24 INSTALL STACKED UP # 5								
Powder Room- CABINETS 2nd Floor	SHAKER MDF STONE GREY UP # 1								
Shared Bath- HANDLES/KNOBS	H-800-MB								
Powder Room- COUNTERTOP 2nd Floor	BIANCO SARDO								
Powder Room SINK	OVAL UNDERMOUNT 4220 CFY	Shared Bath - FAUCET(s)		STANDARD					
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)			Ensuite Bath - FAUCET(s)						
LAUNDRY									
Laundry - FLOORING	NEW BYZANTINE GREY 12 X 24 STACKED		Laundry - HANDLES/KNOBS		H-800-MB				
Laundry - CABINETS	400 SERIES WHITE PVC		Laundry - SINK		STANDARD				
Laundry - COUNTERTOP	CARRERRA BIANCO 6696-58		Laundry - FAUCET		STANDARD				
Laundry - BACKSPLASH	NA								
TRIM / PAINT									
Casing/Baseboards	STANDARD								
Interior Doors	STANDARD								
Interior Door Hardware	STANDARD								
PAINT - Throughout	COOL WHITE								
FIREPLACE									
Location / Insert / Mantle	STANDARD								
ACCESSORIES									
Mirrors	STANDARD		BATH ACCESSORIES		DELETE ALL				
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ	DECLINED		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" STANDARD		ELECTRICAL for Bar Fridge		DECLINED				
WATERLINE to Fridge	DECLINED								
DISCLAIMER									
Any changes to the colour chart after signing are subject to a <b>\$5000</b> 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				149-31-11-1				
PURCHASER(S):	BEVERLYN LARBI								
PURCHASER(S):	DYLAN DUAH YEBOAH								
CONTACT:	416.318.5484/ 647.409.0066		BEVERLYN_LARBI@HOTMAIL.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									
DECOR CONSULTANT									
Vendor APPROVAL									
**PAGE 2 OF 2**									

Lot 1493

Aug 21/21

# ROSEDALE RLTH-01

TILE  
Direction



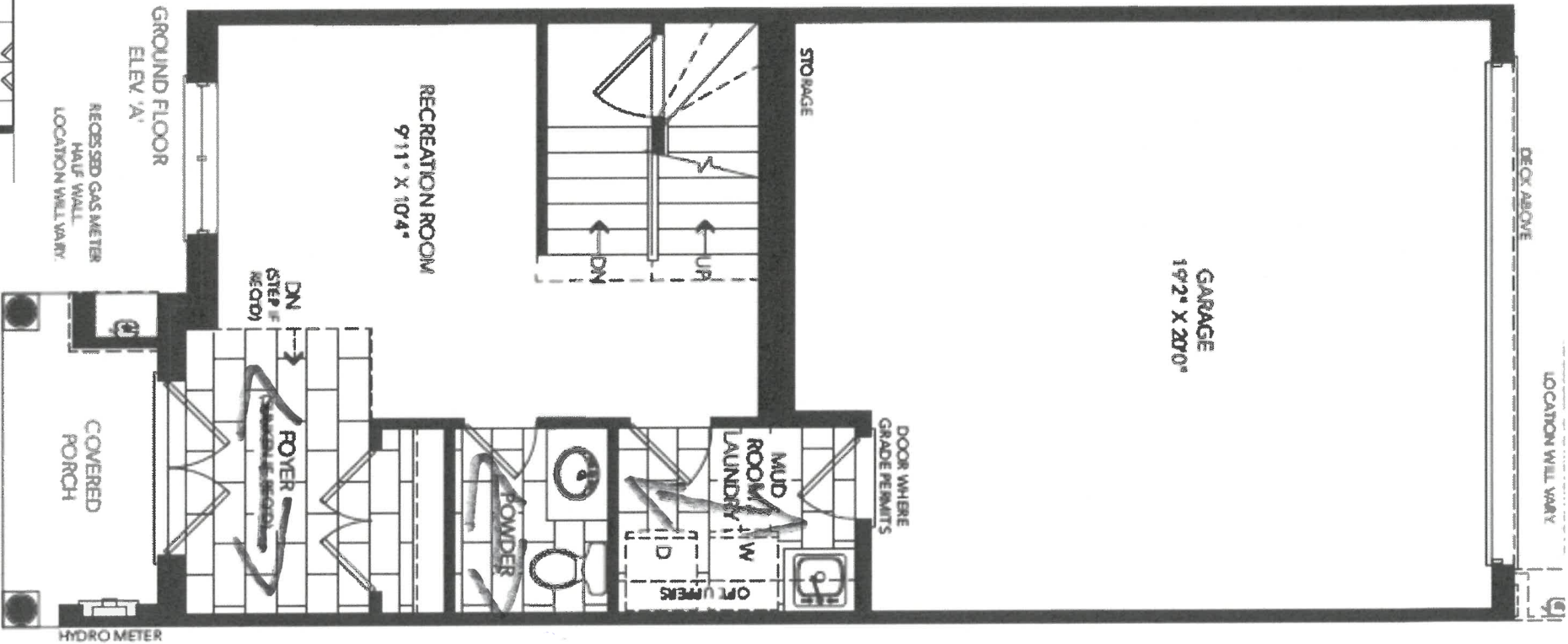
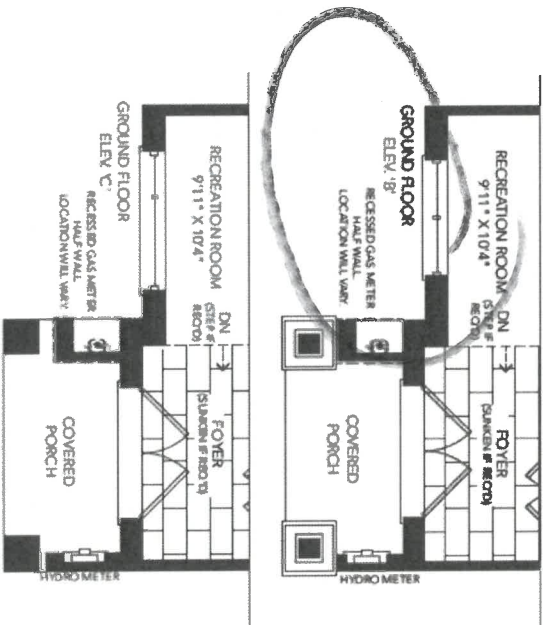
D.Y.B.L



Lot 149-3  
Ac 2/21

# ROSEDALE RLTH-01

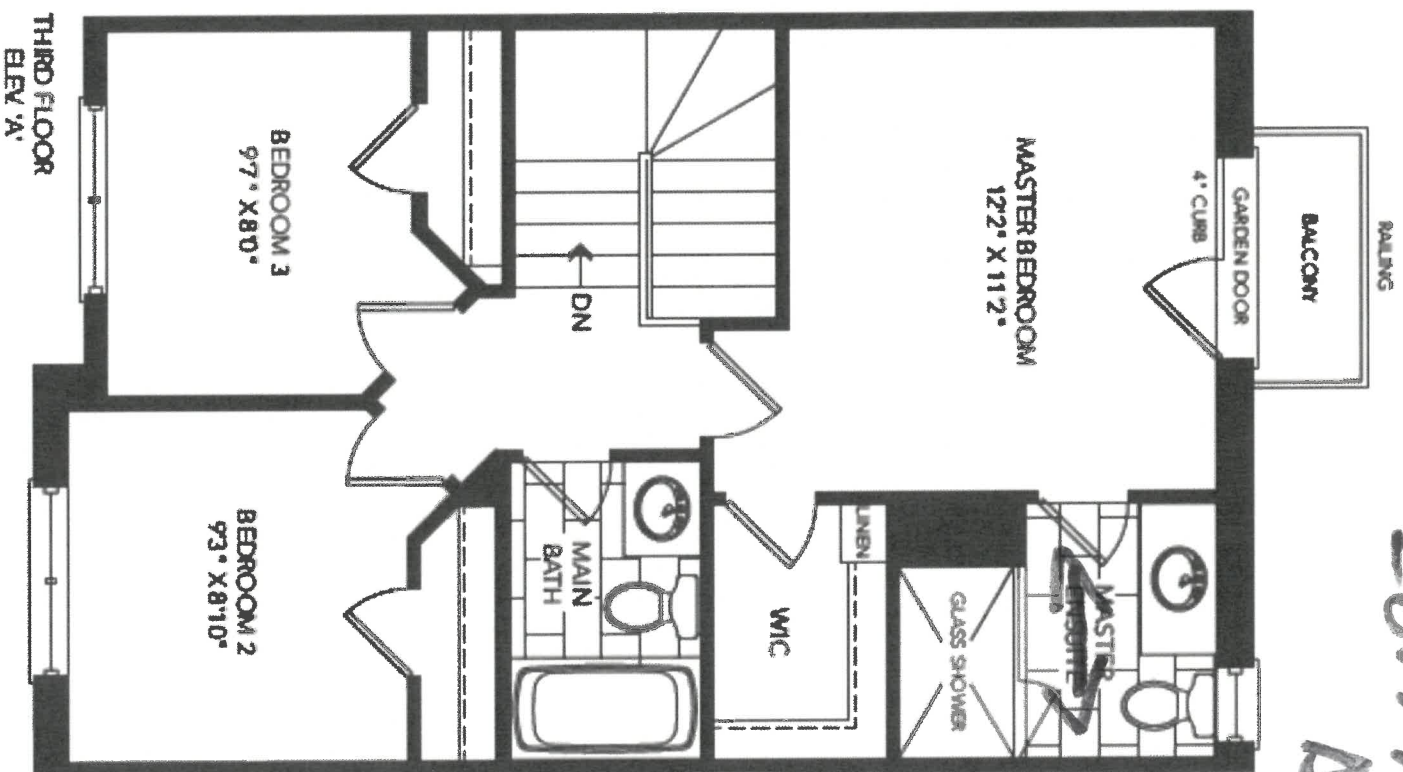
FILE  
Dilation



D.Y.B.L

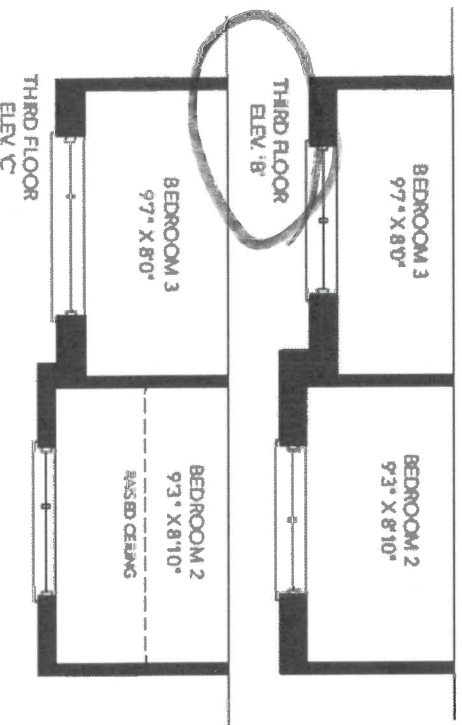
149-3

# ROSEDALE RLTH-01



*Tile  
Direct*

*Lot 144-3  
Acc 2/21*



*D-Y B, L*

*144-3*

## 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.

P.Y B.L  
Homeowner(s) Initial

DATE 12/15/20

**CALEDON**

145-3  
Homeowner(s) Initial

DATE

SITE

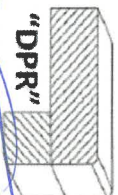
LOT

Stone Countertop Edge Profiles

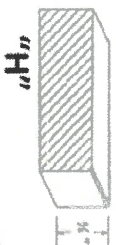
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in  
Kitchen



Standard Countertop Edge in  
Vanity

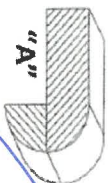
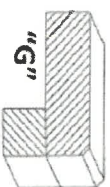
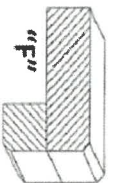
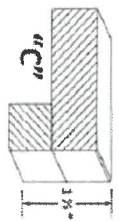


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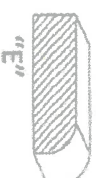
Homeowner(s) Initial

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

Optional Edge in Kitchen



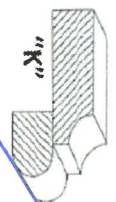
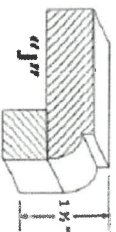
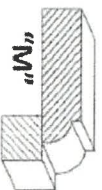
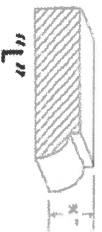
Optional Edge in Bathroom



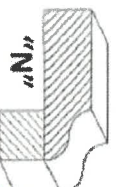
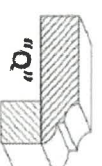
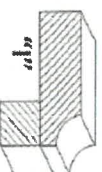
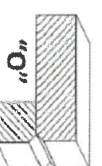
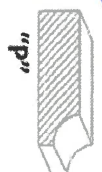
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Dec 2/24

SITE

CALEDON

LOT

149-3



APPLIANCE ACKNOWLEDGEMENT

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

It is the Purchasers 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

D.Y. G.L.

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

\*\*Electrical required

DATE 2/21

SITE CALEDON

LOT 148-3.

\*\* 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.

D.Y. B.C.

**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.**

D.Y. B.C.

**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.

D.Y. B.C.

**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'.

D.Y. B.C.

**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.

D.Y. B.C.

**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.

D.Y. B.C.

**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.

D.Y. B.C.

**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.**

D.Y. B.C.

**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.

D.Y. B.C.

**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\*\***

D.Y. B.C.

DATE Dec 2/21

SITE CALEDON

LOT 149-3.

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