

Site: CALEDON (B)

Lot: 103B

Model: WESTMOUNT (30-06) ELEV B CORNER

Purchaser: SHAWAL AHMED CHEEMA

Purchaser: 0

Phone: 647.677.2332


Email: SHAWALCHEEMA@YAHOO.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 CONDITIONER	AS PER SCH E	
	STRUCTURALS	
1	NA	03-Dec-21
2	GAS LINE FOR STOVE, INCLUDES 15AMP. 40 AMP TO REMAIN	03-Dec-21
3	NA	03-Dec-21
4	SOUND INSULATION BETWEEN MASTER BEDROOM AND BEDROOM 2- SEE SKETCH	03-Dec-21
5	N/A	03-Dec-21
6	ELECTRICAL- 50" FIREPLACE BLF5051 IN LIEU OF STANDARD. WALL TO BE BUILT INTO ROOM BY APROX 8" TO ACCOMMODATE	03-Dec-21
7	LARGER BASEMENT WINDOWS- 30" X 24" APPROX. IN LIEU OF STANDARD. IF POSSIBLE, WINDOW WELLS MAY BE REQUIRED- SEE SKETCH- QTY 3	03-Dec-21
	COLOURS	
1	ELECTRICAL- 2 CAPPED LIGHTS OVER SINK/DISHWASHER AREA, SPACED EVENLY AND CENTERED. ON SEPARATE SWITCH. STD LIGHT TO REMAIN- SEE SKETCH	01-Feb-22
2	KITCHEN CABINET- UP 1	01-Feb-22
3	KITCHEN COUNTERTOP- UP 3	01-Feb-22
4	HARDWOOD- UP 2- GREAT ROOM, DINING ROOM, DEN, MAIN HALL, UPPER HALL	01-Feb-22
5	MASTER SHOWER FLOOR- UP 1	01-Feb-22
6	WATERLINE FOR FRIDGE	01-Feb-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-02-01, 3:08 PM

ENTRANCES				
Main Foyer - FLOORING		NEW BYZNATINE ASSURO BLUE 12 X 24- BRICKED		
Mudroom - FLOORING		NEW BYZNATINE ASSURO BLUE 12 X 24- BRICKED		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZNATINE ASSURO BLUE 12 X 24- BRICKED		
Breakfast - FLOORING		NEW BYZNATINE ASSURO BLUE 12 X 24- BRICKED		
Kitchen - CABINETS		SHAKER PVC STONE GREY- UP 1		
Island - CABINETS		SHAKER PVC STONE GREY- UP 1		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		BORGHINI CLASSIC- UP 3		
Island - COUNTERTOP		BORGHINI CLASSIC- UP 3		
Kitchen - BACKSPLASH		DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		KENTWOOD BRUSHED OAK STONECROP 5 X 3/4" - UP 2		
Main Hall - FLOORING		KENTWOOD BRUSHED OAK STONECROP 5 X 3/4" - UP 2		
Dining / Living Room - FLOORING		KENTWOOD BRUSHED OAK STONECROP 5 X 3/4" - UP 2		
Library / Den - FLOORING		KENTWOOD BRUSHED OAK STONECROP 5 X 3/4" - UP 2		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		1 3/4" TURNED OAK		
Railing Details - POSTS		2 3/4" TURNED OAK POST		
Railing Details - HANDRAIL		2 1/2" OVAL OAK HANDRAIL		
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				
Powder Room - FLOORING		NEW BYZNATINE ASSURO BLUE 12 X 24- BRICKED		
Powder Room - CABINETS		EURO OLMO CARISMA		
Powder Room - COUNTERTOP		BIANCO CARRARA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		KENTWOOD BRUSHED OAK STONECROP 5 X 3/4" - UP 2		
Master Bedroom - FLOORING		T20 OPENING NIGHTT		
Bedroom 2 - FLOORING		T20 OPENING NIGHTT		
Bedroom 3 - FLOORING		T20 OPENING NIGHTT		
Bedroom 4 - FLOORING		T20 OPENING NIGHTT		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		NEW BYZNATINE ASSURO BLUE 12 X 24- BRICKED		
Master Ensuite - SHOWER WALL		NEW BYZNATINE ASSURO BLUE 12 X 24- STACKED VERTICAL		
Master Ensuite - SHOWER FLOOR		ONTARIO HEX SERIES TAUPE MATTE- UP 1		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO BLACKWOOD		
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	103B	<div><div>8C</div><div></div></div>
		PAGE 1 OF 2	PURCHASER INITIALS	VENDOR APPROVAL

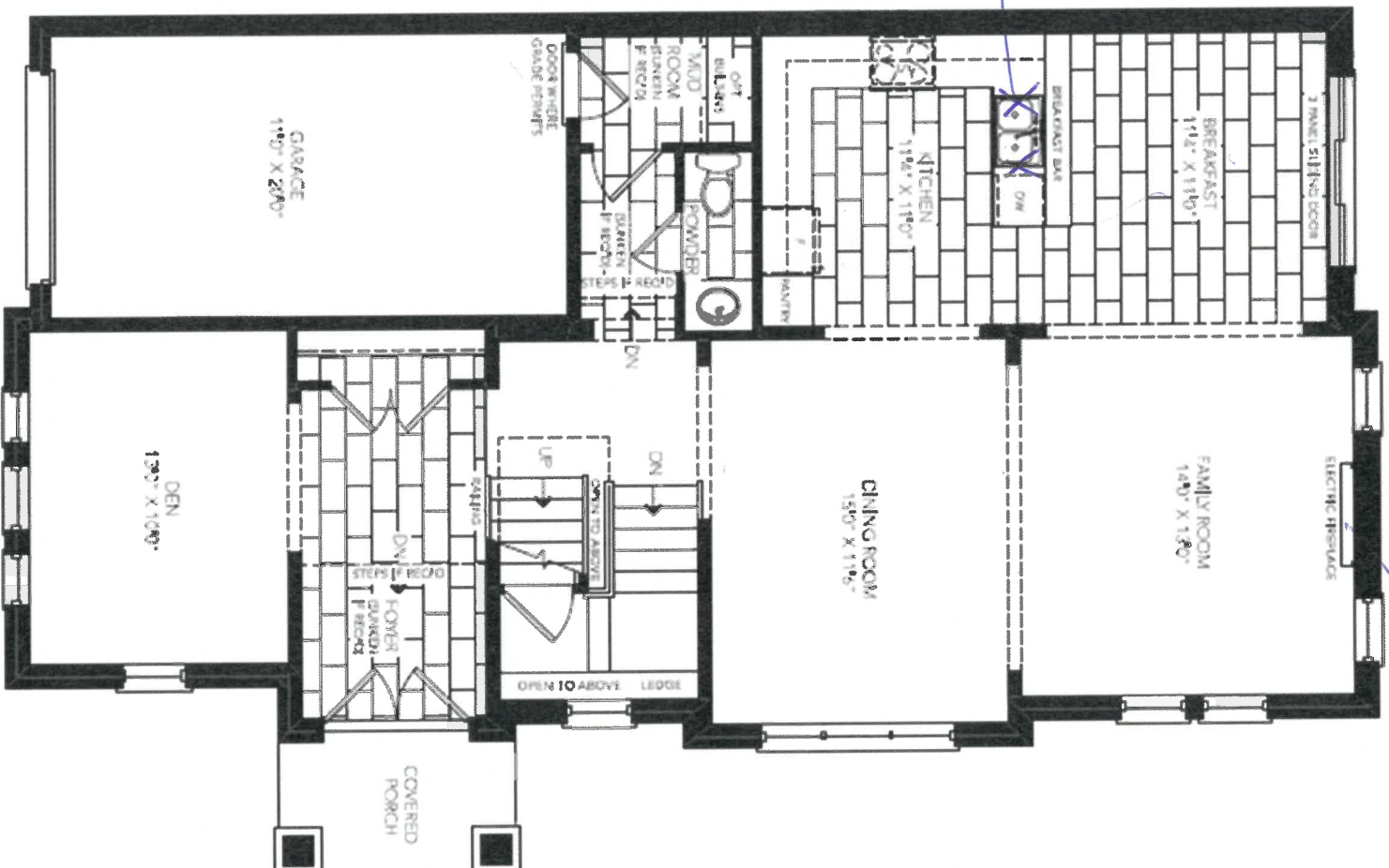
FEB 1 0 2022

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/KNOBS				NA					
Main Bath - COUNTERTOP				NA					
Main Bath - SINK(s)		NA		Main Bath - FAUCET(s)		NA			
Shared Bath- FLOORING				NEW BYZANTINE ASSURO BLUE 12 X 24- BRICKED					
Shared Bath- TUB / SHOWER WALL				NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED HORIZONTAL					
Shared Bath- SHOWER FLOOR				NA					
Shared Bath- SHOWER JAMB				NA					
Shared Bath- CABINETS				EURO BLACKWOOD					
Shared Bath- HANDLES/KNOBS				H800BC					
Shared Bath- COUNTERTOP				P-948-CA					
Shared Bath- SINK(s)		STD		Shared Bath - FAUCET(s)				STD	
Ensuite Bath - FLOORING				NEW BYZANTINE ASSURO BLUE 12 X 24- BRICKED					
Ensuite Bath - TUB / SHOWER WALL				NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED HORIZONTAL					
Ensuite Bath - SHOWER FLOOR				NA					
Ensuite Bath - SHOWER JAMB				NA					
Ensuite Bath - CABINETS				EURO BLACKWOOD					
Ensuite Bath - HANDLES/KNOBS				H800BC					
Ensuite Bath - COUNTERTOP				P-948-CA					
Ensuite Bath - SINK(s)		STD		Ensuite Bath - FAUCET(s)				STD	
LAUNDRY									
Laundry - FLOORING				NEW BYZANTINE ASSURO BLUE 12 X 24- BRICKED					
Laundry - CABINETS		EURO BLACKWOOD		Laundry - HANDLES/KNOBS				h800bc	
Laundry - COUNTERTOP		P-948-CA		Laundry - SINK				STD	
Laundry - BACKSPLASH		NA		Laundry - FAUCET				STD	
TRIM / PAINT									
Casing/Baseboards				STD					
Interior Doors				STD					
Interior Door Hardware				STD					
PAINT - Throughout				COOL WHITE					
FIREPLACE									
Location / Insert / Mantle				50" DIMPLEX					
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		YES		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		YES							
DISCLAIMER									
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.						SC			
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 (B)		103B					
PURCHASER(S):		SHAWAL AHMED CHEEMA							
PURCHASER(S):		0							
CONTACT:		647.677.2332		SHAWALCHEEMA@YAHOO.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.									
		PURCHASER SIGNATURE				JILLIAN			
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT							
PAGE 2 OF 2		Vendor APPROVAL		FEB 1 0 2022					

CALEDON CLUB

30-06 WESTMOUNT

101103B
Dec 3/21
Feb 1/22



X 8c

30-06 WESTMOUNT

Dec 3/21

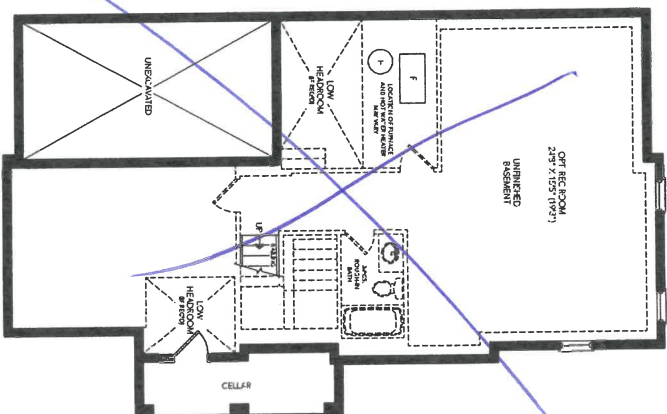
Feb 1/22



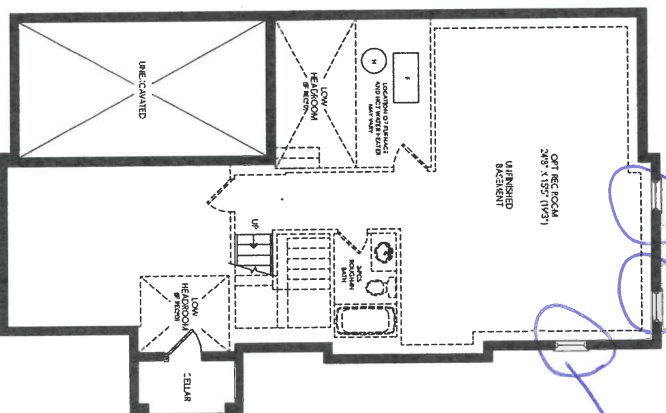
A large handwritten 'X' is drawn at the top left of the page. To its right, a large handwritten '8' is drawn. A vertical line is drawn below the 'X' and to the left of the '8', extending from the top of the page down towards the bottom.

30-06
Westmont

lot 103B
Dec 3/21



BASEMENT PLAN
ELEV. 'A'



PARTIAL BASEMENT
ELEV. 'B' & 'C'

3x large
Basement
Windows

X



CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL:

DWG NUMBER

INSTALL DATE:

PAGE

24 of 24

DRAFTED BY: FERNANDA

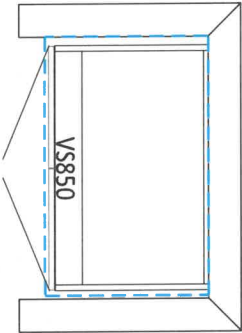
COMMENT

P/G #

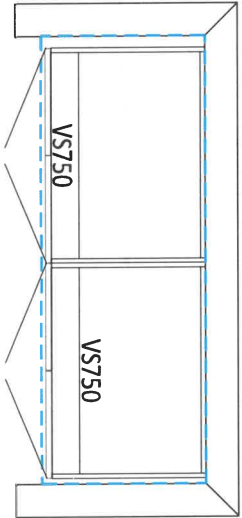
DATE SUBMITTED
25 Jun 2021

30-6-ELEV. A,B,C
STD VANITIES

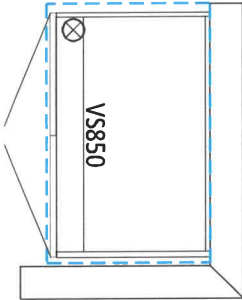
POWDER
900



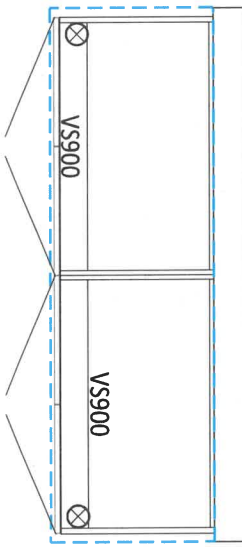
MAIN
1560



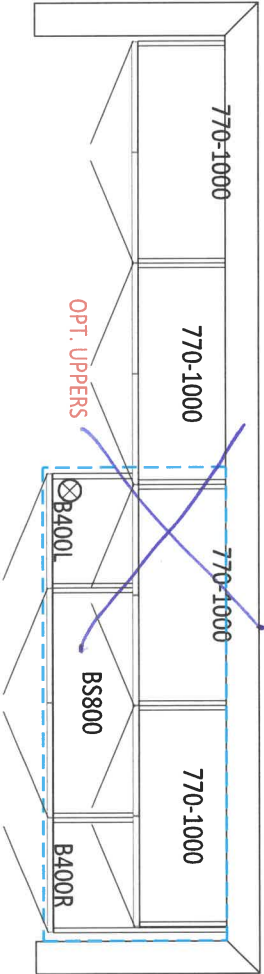
ENSUITE 2
900



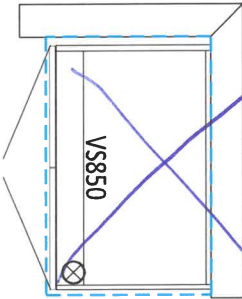
MASTER ENSUITE
1860



LAUNDRY ROOM
3150 1650



OPT. BASEMENT BATH
900



82

82



DATE SUBMITTED

25 Jun 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO: CALEDON CLUB

PH:
CELL:

DRAFTED BY: FERNANDA
COMMENT

P/O #

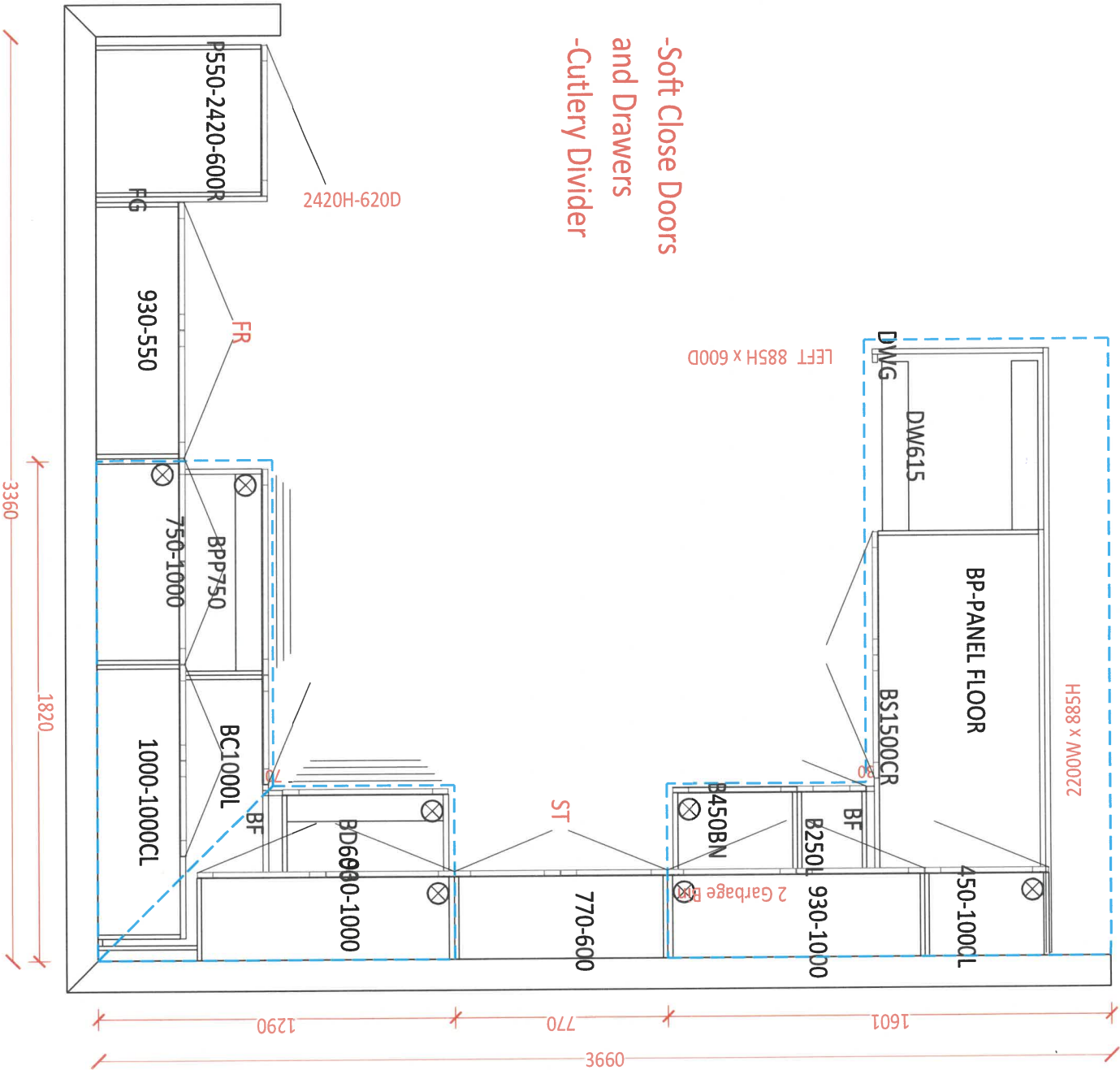
JOB NUMBER

INSTALL DATE:

PAGE

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30-6-ELEV. A,B,C
KITCHEN



88

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 Openings **Initial 18C
- Stove Opening 30"
- 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.** 18C

- 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 The Range Microwave (OTR)
- ☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

**Electrical required

DATE

Feb 1 / 22

SITE

CALEDON

LOT

103B

** 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 absorbcency 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 Feb 1 / 22 SITE CALEDON LOT 103B

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.

X 

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 Feb 1 / 22

CALEDON

103B

SITE

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*

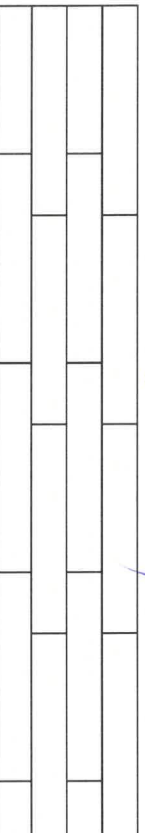
(Large tiles installation for floor and wall) – ½ Brick

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 on a ½ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ½ brick installation that has been recommended.

LOCATIONS:

all floors



Please understand, even in using this ½ 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.

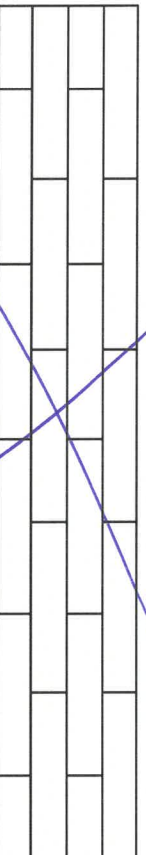
Homeowner(s) Initial

48C

(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

CALEDON

DATE

John/22

SITE

LOT

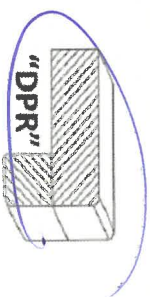
103B

Stone Countertop Edge Profiles

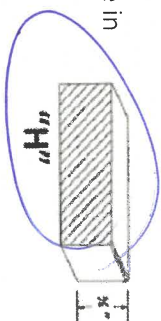
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity

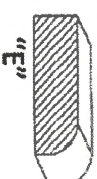
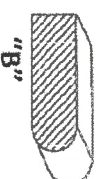
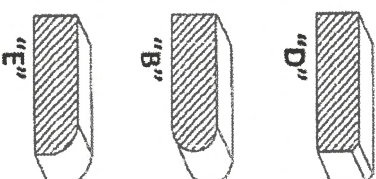
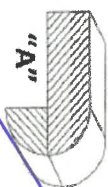
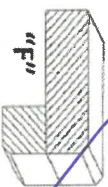
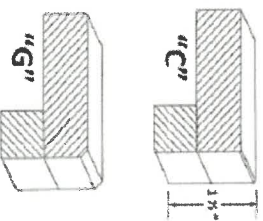


SC

Homeowner(s) Initial

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

Optional Edge in Kitchen

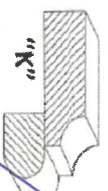
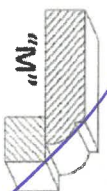
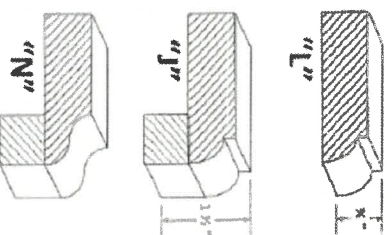


SC

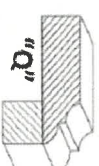
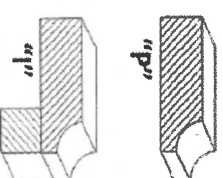
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

10318

DATE

Feb 11/22

SITE

CALEDON

LOT