

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2022-02-01 / 11:27 AM / Page 1 of 1

Site:

Lot:

Model:

Purchaser:

Purchaser:

Phone:

Email:

CALEDON (B)

185-2

ROSEDALE (RLTH-01) ELEV C

MANMOHAN SINGH SAGGU

SANDEEP GUPTA

647.824.3778 / 416.624.8656

SAGGUMS@GMAIL.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 & COLOURS	
1	HARDWOOD UP # 1 GREAT ROOM, MAIN HALL RECR ROOM/HALL, UPPER HALL	27-Jan-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-01-27, 10:59 AM

ENTRANCES				
Main Foyer - FLOORING	GENESIS LT GREY 12 X 24 INSYALL BRICK PATTERN			
Mudroom - FLOORING	NA			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	GENESIS LT GREY 12 X 24 INSTALL BRICK PATTERN			
Breakfast - FLOORING	GENESIS LT GREY 12 X 24 INSTALL BRICK PATTERN			
Kitchen - CABINETS	EURO STORM			
Island - CABINETS	EURO STORM			
Servery - CABINETS	NA			
Kitchen - HANDLES/KNOBS	H-800-BC			
Kitchen - COUNTERTOP	BIANCO SARDO			
Island - COUNTERTOP	BIANCO SARDO			
Kitchen - BACKSPLASH	DECLINED			
Kitchen - SINK	STANDARD			
Kitchen - FAUCET	STANDARD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	KENTWOOD OAK STURGEON 3 1/2" RANDOM LENGTHS UP # 1			
Main Hall - FLOORING	KENTWOOD OAK STURGEON 3 1/2" RANDOM LENGTHS UP # 1			
Dining / Living Room - FLOORING	NA			
Library / Den - FLOORING	NA			
Basement Rec Room - FLOORING	KENTWOOD OAK STURGEON 3 1/2" RANDOM LENGTHS			
STAIRS				
Railing Details - PICKETS	METAL BLACK SINGLE COLLAR WITH ALT PLAIN			
Railing Details - POSTS	2 3/4" TURNED OAK POSTS			
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 2ND & GR FLOOR	GENESIS LT GREY 12 X 24 INSTALL BRICK PATTERN			
Powder Room - CABINETS	EURO STORM H-800-BC			
Powder Room - COUNTERTOP	BIANCA CARRERA			
Powder Room - SINK	STANDARD OVAL UNDERMOUNT			
Powder Room - FAUCET	STANDARD			
2ND FLOOR				
Upper Hall - FLOORING	KENTWOOD OAK STURGEON 3 1/2" RANDOM LENGTHS UP # 1			
Master Bedroom - FLOORING	OPENING NIGHT T-03			
Bedroom 2 - FLOORING	OPENING NIGHT T-03			
Bedroom 3 - FLOORING	OPENING NIGHT T-03			
Bedroom 4 - FLOORING	NA			
Bedroom 5 - FLOORING	NA			
Master Ensuite - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Master Ensuite - SHOWER WALL	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL HORIZONTAL STACKED			
Master Ensuite - SHOWER FLOOR	2 X 2 WHITE			
Master Ensuite - SHOWER JAMB	BIANCA CARRERA			
Master Ensuite - CABINETS	EURO BLACKWOOD			
Master Ensuite - HANDLES/KNOBS	H-800-BC			
Master Ensuite - COUNTERTOP	BIANCA CARRERA			
Master Ensuite - SINK(s)	OVAL UNDERMOUNT	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 PRIOR to installation.		CALEDON	185-2	8/12
*** PAGE 1 OF 2 ***		PURCHASER INITIALS	VENDOR APPROVAL	

2ND FLOOR CONTINUED...									
Main Bath - FLOORING		NEW BYZANTINIEN ASSURO BLUE 12 X 24 INSTALL STACKED				✓			
Main Bath - TUB / SHOWER WALL		NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL HORIZONTAL STACKED				✓			
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		EURO BLACKWOOD				✓			
Main Bath - HANDLES/KNOBS		H-800-BC				✓			
Main Bath - COUNTERTOP		COTE D'AZUR 1886K-07				✓			
Main Bath - SINK(s)		STANDARD		Main Bath - FAUCET(s)		STANDARD			
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)					
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 & MUD ROOM		GENESIS LT GREY 12 X 24 INSTALL BRICK PATTERN				✓			
Laundry - CABINETS		EURO STORM		Laundry - HANDLES/KNOBS		H-800-BC			
Laundry - COUNTERTOP		COTE D'AZUR 1886K-07		Laundry - SINK		STANDARD			
Laundry - BACKSPLASH		NA		Laundry - FAUCET		STANDARD			
TRIM / PAINT									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
PAINT - Throughout		WARM GREY							
FIREPLACE									
Location / Insert / Mantle		T							
ACCESSORIES									
Mirrors		STANDARD		BATH ACCESSORIES		STANDARD			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STANDARD		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 \$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 (B)				185-2 ✓			
PURCHASER(S):		MANMOHAN SINGH SAGGU							
PURCHASER(S):		SANDEEP GUPTA							
CONTACT:		647.824.3778 / 416.624.8656		SAGGUMS@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.						SIGNATURES / DATE			
<div>ZANCOR HOMES</div>						PURCHASER SIGNATURE			
						PURCHASER SIGNATURE			
						DÉCOR CONSULTANT			
						KATHERINE			
						JAN 31 2022			
**PAGE 2 OF 2**						Vendor APPROVAL			





CLIENT NAME: ZANCOR HOMES  
SHIP TO: CALEDON CLUB

PH:  
CELL:

DRAFTED BY: FERNANDA  
COMMENT

DS NUMBER

INSTALL DATE

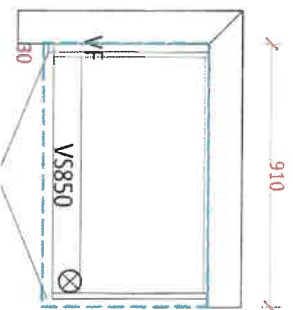
PAGE  
2 of 12

DATE SUBMITTED  
10 Mar 2021

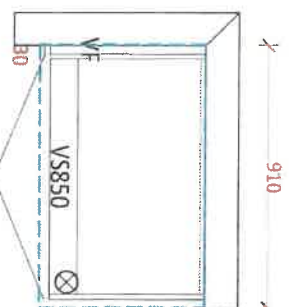
PIC#

RLTH-01-ELEV. A, B, C  
STD. VANITIES

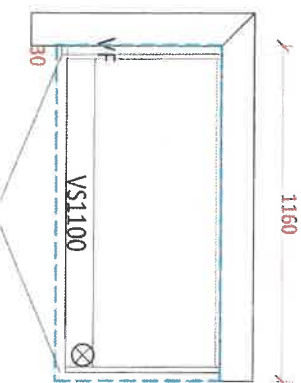
POWDER



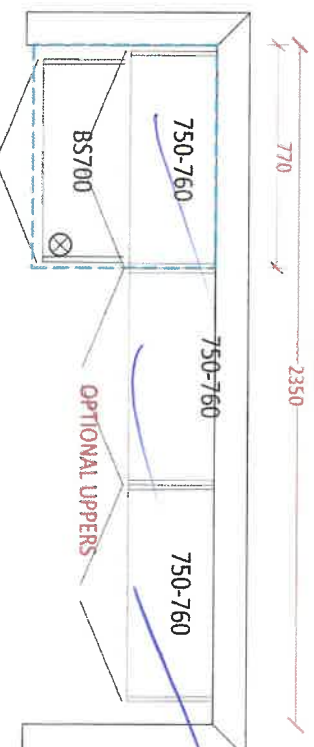
MAIN



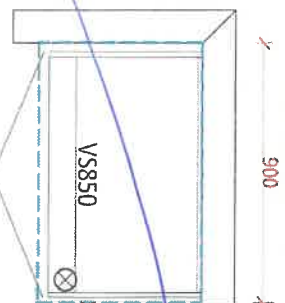
MASTER ENSUITE



LAUNDRY



OPT. BASEMENT BATH



10x135.2  
Jana 2/22

mf/GB



DATE SUBMITTED  
10 Mar 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO : CALEDON CLUB

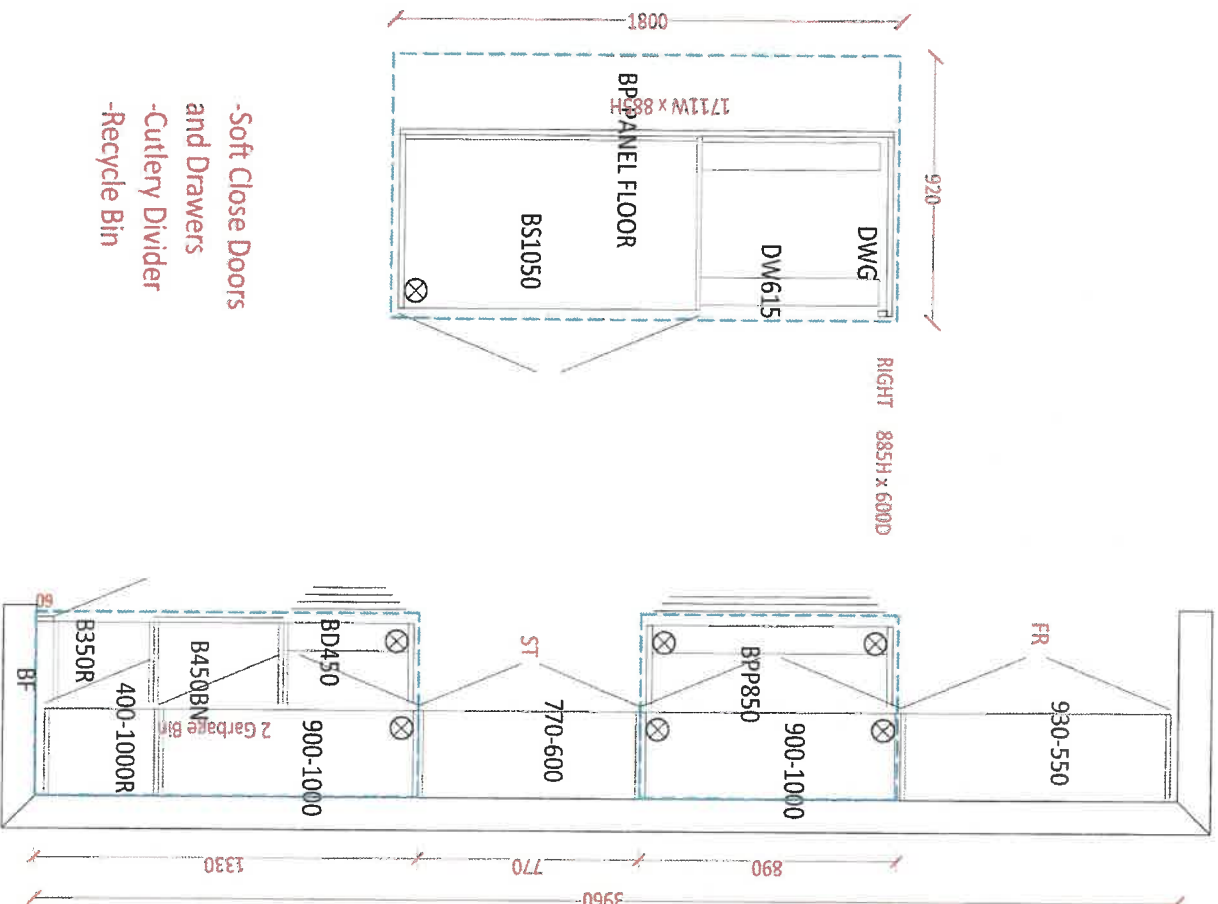
DRAFTED BY: FERNANDA  
COMMENT

PH:  
CELL :

KS NUMBER  
INSTALL DATE:  
PAGE  
1 of 12  
PO#

RLTH-01-ELEV. A, B, C  
KITCHEN

101135-2 Ben 2/26/21

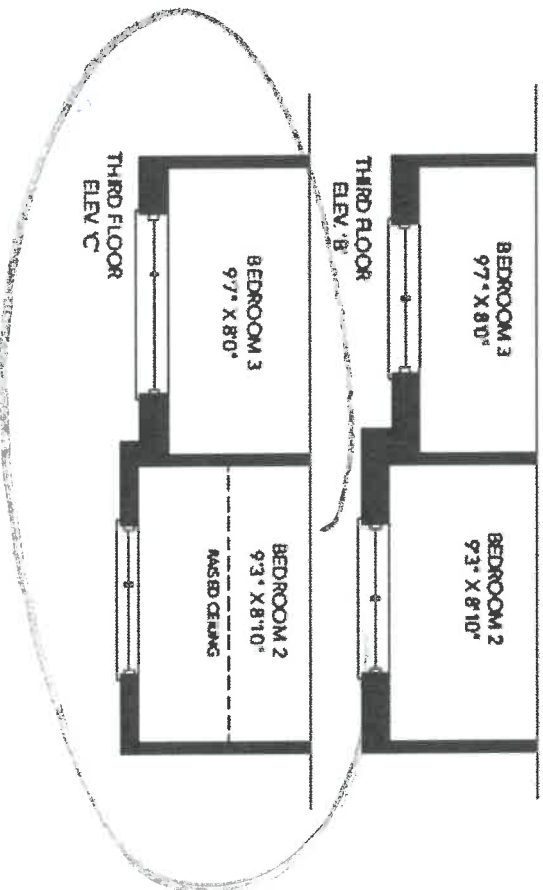
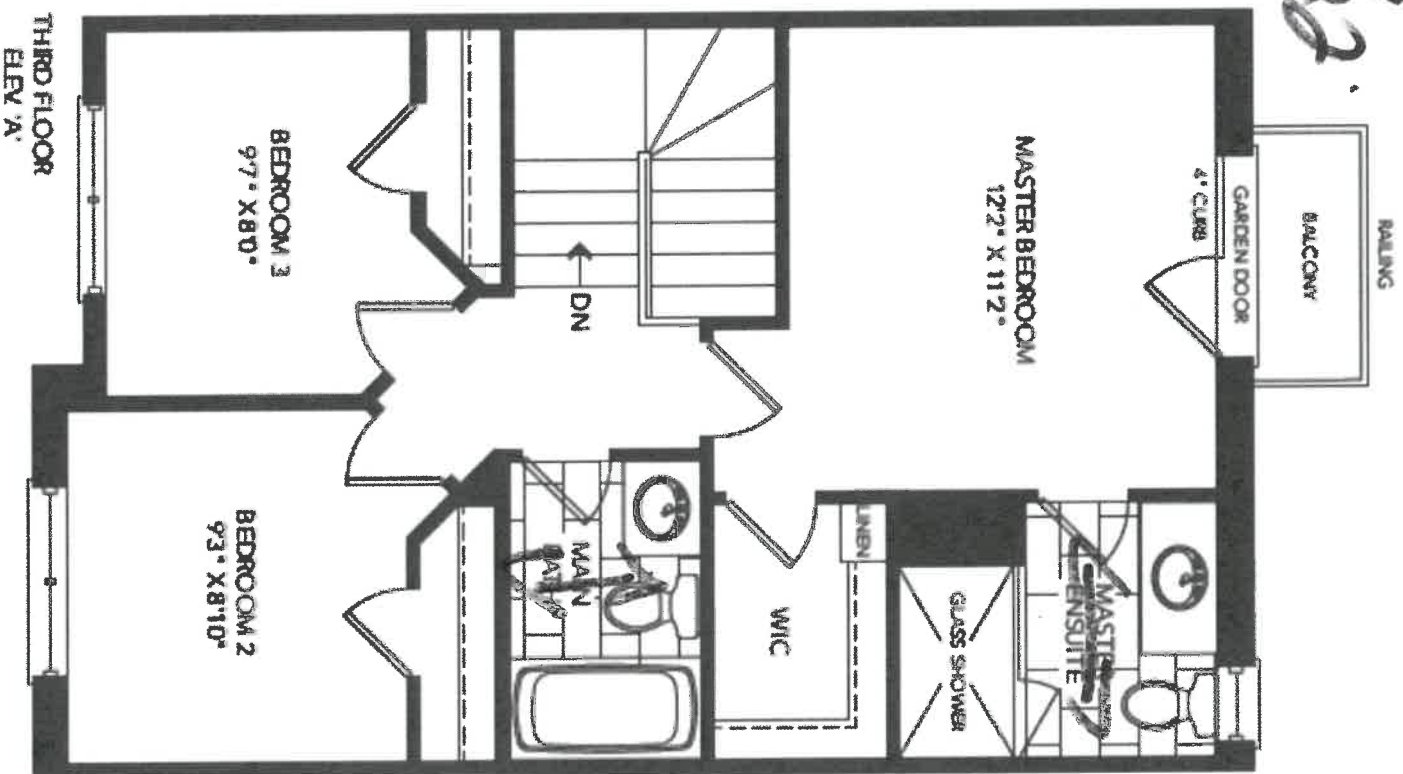


BS 13

Lot 185-2

Jan 27/22

ROSEDALE RLTH-01



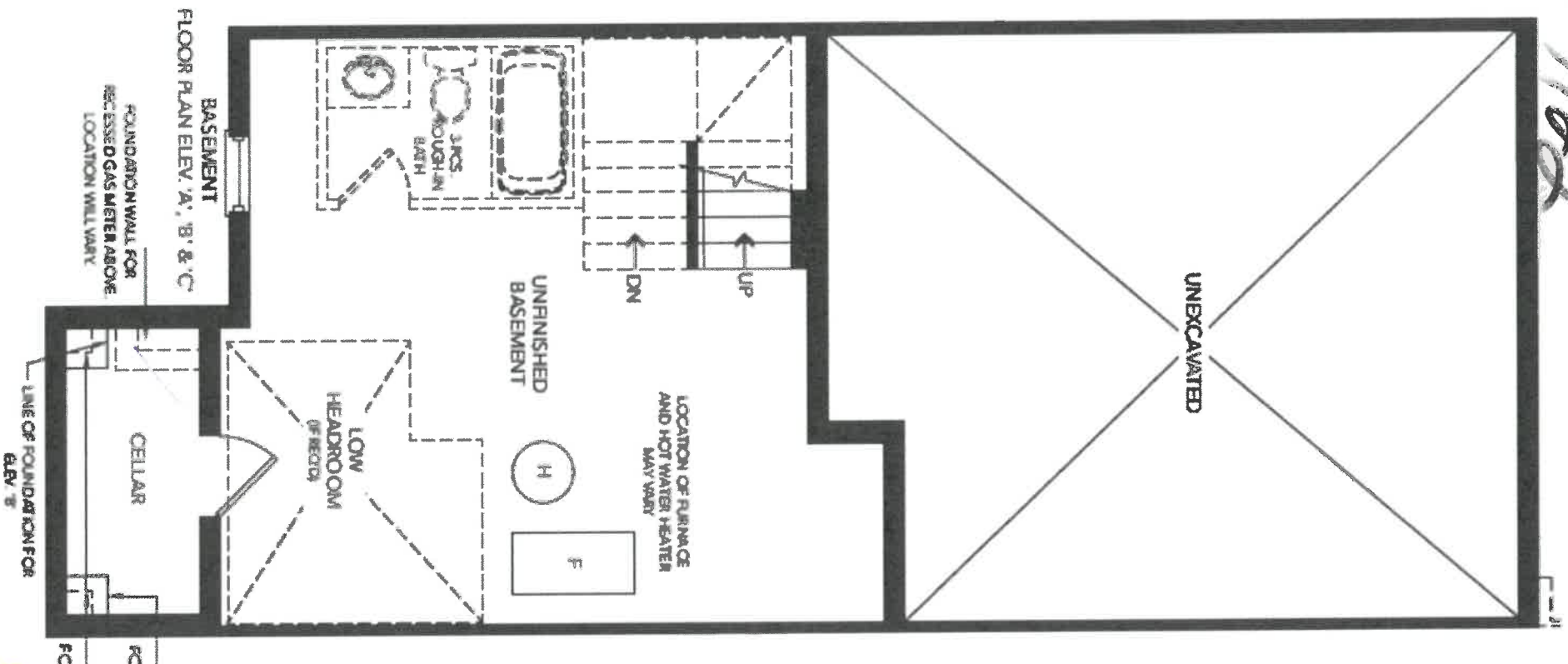
Take  
Direction

25/25

Lot 185-2

Jan 27/22

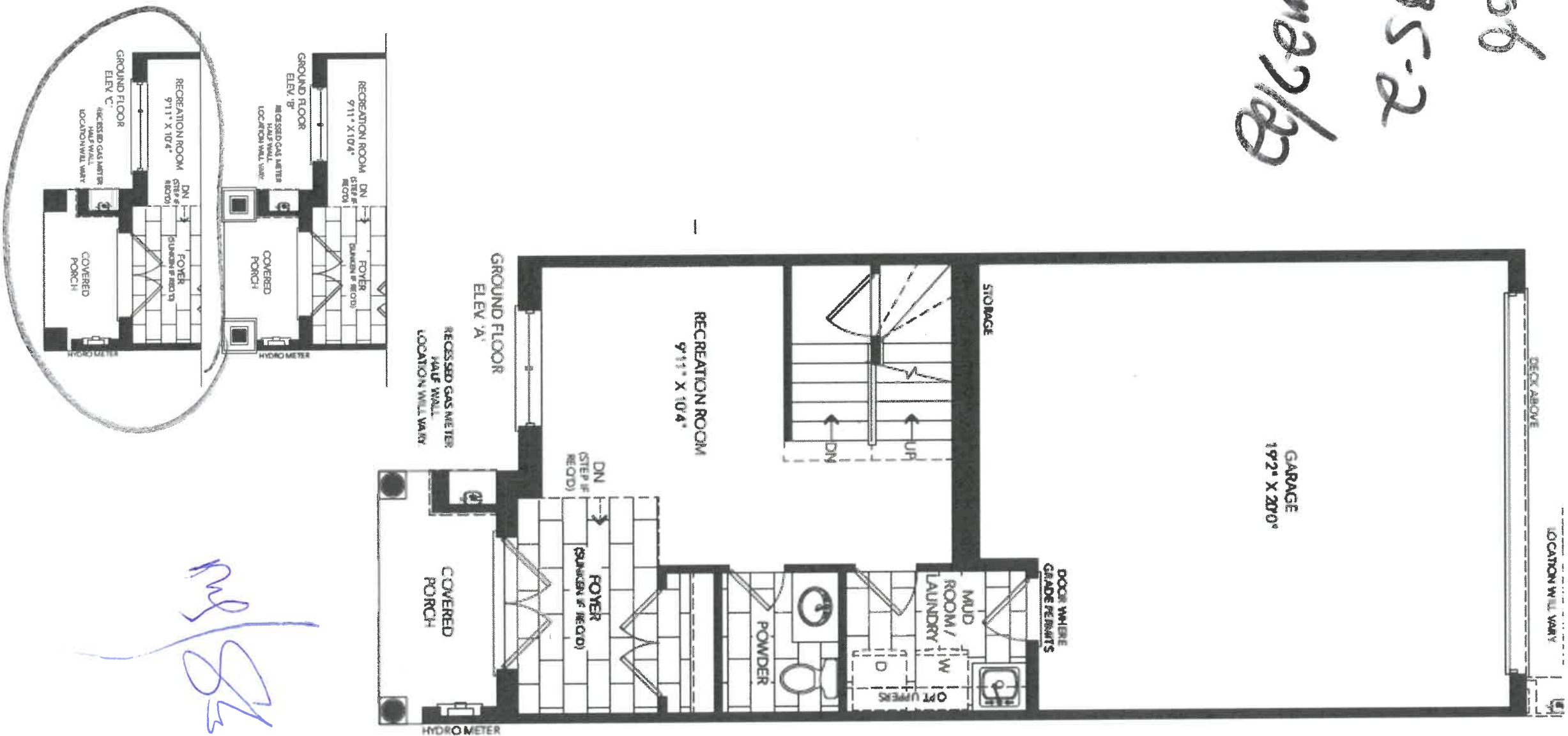
# ROSEDALE RLTH-01



my 22

106  
B5-2  
Jan 27/03

# ROSEDALE RLTH-01



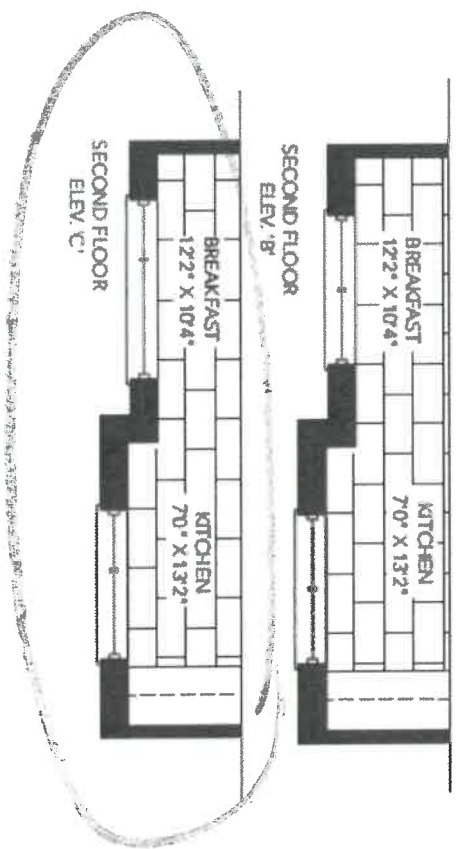
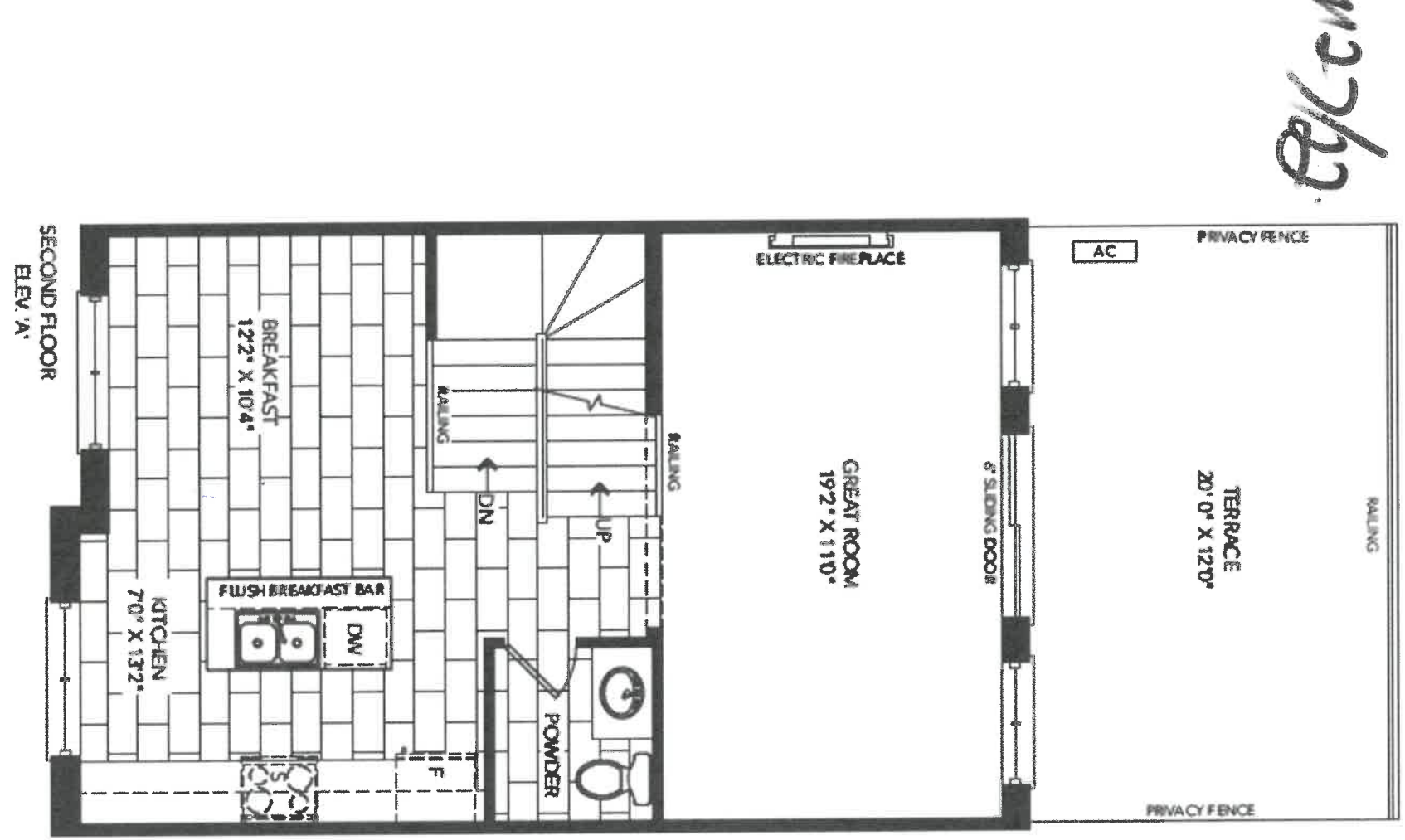


Lot 185-2

29/12/13

2/3

# ROSEDALE RLTH-01



Stone Countertop Edge Profiles

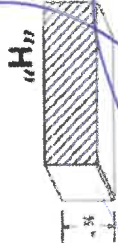
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity



Homeowner(s) Initial

mg/SZ

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

Optional Edge in Kitchen



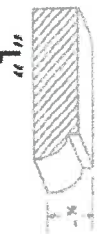
Optional Edge in Bathroom



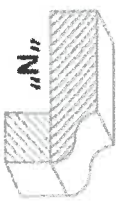
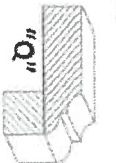
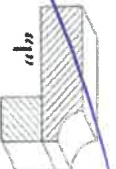
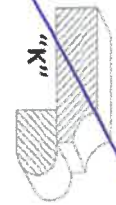
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

CALEDON

185-2

DATE

Jan 27/22

SITE

LOT

## 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/JS

**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 Jan 27/22

CALEDON

SITE

LOT

185-2

\*\* 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

## 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.

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.

MS  
Homeowner(s) Initial  
SLC  
Homeowner(s) Initial

**CALEDON**

Jan 27/22  
DATE

SITE

185-2  
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) – 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 on a ¼ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.

LOCATIONS:

*Foyer, Kitchen, B.F., Powder R.F. Floor and Floor Landing.*


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

SITE

LOT

CALEDON

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 there may be joints in stone counter tops, in kitchens and vanities if applicable as per plan. Joints will also be applicable where the length of the counter top exceeds the length of a stone slab.

**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	<i>June 1/20</i>	SITE	CALEDON	LOT	<i>185-2</i>
221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948					