

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2022-03-17 / 9:56 AM / Page 1 of 1

Site: CALEDON (B)
Lot: 40B
Model: CAPLIANO (30-05) ELEV C
Purchaser: Lydia Mpanja Nalubega-Kimummwe,Patrick kimummwe
Purchaser: Patrick Leon Nderedhe Kimummwe
Phone: 416.918.5233
Email: LKIMUMWE@YAHOO.CO.UK



	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	AS PER SCH E
	STRUCTURALS	
1	NO STRUCTURAL CHANGES	06-Dec-21
	COLOURS	
1	COMFORT HEIGHT POWDER ROOM, MASTER ENSUITE, MAIN ENSUITE	24-Feb-22
2	PLUG ABOVE FIREPLACE INSTALL APPROX 65" FROM FLOOR	24-Feb-22
3	BATHROOM ACCESSORIES POWDER ROOM (1) 18" TOWEL BAR YB2418 (1) PAPER HOLDER YB 2408	24-Feb-22
4	BATHROOM ACCESSORIES MASTER ENSUITE, MAIN BATH, ENSUITE (3) 24" TOWEL BAR YB2424 (4) PAPER HOLDER YB 2408	24-Feb-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-02-24, 11:16 AM

ENTRANCES				
Main Foyer - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Mudroom - FLOORING	NA			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Breakfast - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Kitchen - CABINETS	SIERRA PVC WHITE			
Island - CABINETS	SIERRA PVC WHITE			
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	SOLID SAWN RED OAK PEARL JAVA 3 1/4"			
Main Hall - FLOORING	SOLID SAWN RED OAK PEARL JAVA 3 1/4"			
Dining / Living Room - FLOORING	SOLID SAWN RED OAK PEARL JAVA 3 1/4"			
Hobby - FLOORING	SOLID SAWN RED OAK PEARL JAVA 3 1/4"			
Basement Rec Room - FLOORING	NA			
STAIRS				
Railing Details - PICKETS	BLACK METAL SINGLE COLLAR WITH ALT PLAIN			
Railing Details - POSTS	2 2/4" 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	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Powder Room - CABINETS	SIERRA PVC WHITE COMFORT HEIGHT			
Powder Room - COUNTERTOP	BIANCA CARRERA			
Powder Room - SINK	STANDARD OVAL UNDERMOUNT			
Powder Room - FAUCET	STANDARD			
2ND FLOOR				
Upper Hall - FLOORING	SOLID SAWN RED OAK PEARL JAVA 3 1/4"			
Master Bedroom - FLOORING	OPENING NIGHT T-20			
Bedroom 2 - FLOORING	OPENING NIGHT T-20			
Bedroom 3 - FLOORING	OPENING NIGHT T-20			
Bedroom 4 - FLOORING	OPENING NIGHT T-20			
Bedroom 5 - FLOORING	NA			
Master Ensuite - FLOORING	GENESSIS DARK GREY 12 X 24 INSTALL STACKED			
Master Ensuite - SHOWER WALL	GENESSIS DARK GREY 12 X 24 INSTALL HORIZONTAL STACKED			
Master Ensuite - SHOWER FLOOR	2 X 2 WHITE			
Master Ensuite - SHOWER JAMB	BIANCA CARRERA			
Master Ensuite - CABINETS	EURO HIGH GLOSS WHITE COMFORT HEIGHT			
Master Ensuite - HANDLES/KNOBS	H-500-BC			
Master Ensuite - COUNTERTOP	BIANCA CARRERRA			
Master Ensuite - SINK(s)	STANDARD OVAL	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	40B	
		PAGE 1 OF 2		
		PURCHASER INITIALS	VENDOR APPROVAL	

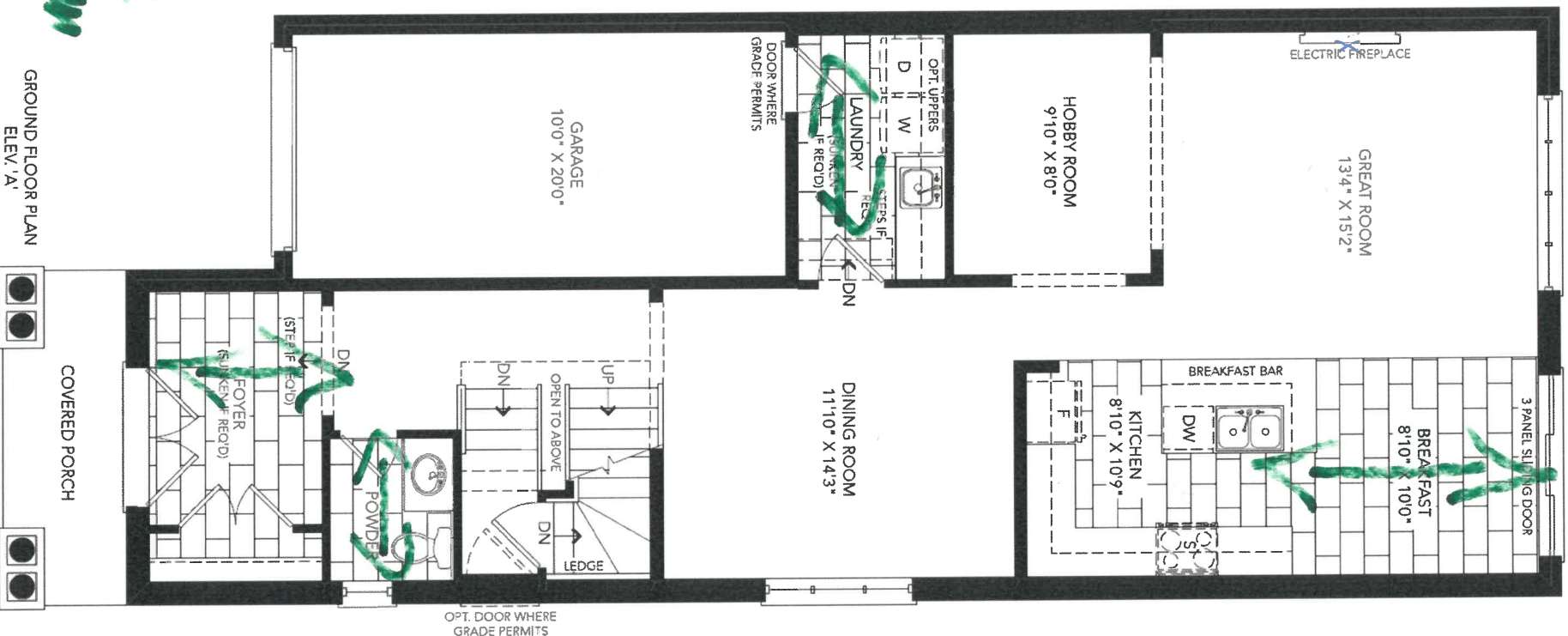
MM217/22

2ND FLOOR CONTINUED...									
Main Bath - FLOORING		GENNESSIS DARK GREY 12 X 24 INSTALL STACKED							
Main Bath - TUB / SHOWER WALL		GENNESSIS DARK GREY 12 X 24 INSTALL HORIZONTAL STACKED							
Main Bath - SHOWER FLOOR		NA							
Main Bath - SHOWER JAMB		NA							
Main Bath - CABINETS		EURO HIGH GLOSS WHITE COMFORT HEIGHT							
Main Bath - HANDLES/KNOBS		H500-BC							
Main Bath - COUNTERTOP		COTE D AZUR 1886K-07				Main Bath - FAUCET(s)		STANDARD	
Main Bath - SINK(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									
Shared Bath- HANDLES/KNOBS		NA							
Shared Bath- COUNTERTOP		NA							
Shared Bath- SINK(s)		NA		Shared Bath - FAUCET(s)				N	
Ensuite Bath - FLOORING		GENNESSIS DARK GREY 12 X 24 INSTALL STACKED							
Ensuite Bath - TUB / SHOWER WALL		GENNESSIS DARK GREY 12 X 24 INSTALL HORIZONTAL STACKED							
Ensuite Bath - SHOWER FLOOR		NA							
Ensuite Bath - SHOWER JAMB		NA							
Ensuite Bath - CABINETS		EURO HIGH GLOSS WHITE COMFORT HEIGHT							
Ensuite Bath - HANDLES/KNOBS		H-500-BC							
Ensuite Bath - COUNTERTOP		COTE D AZUR 1886K-07				Ensuite Bath - FAUCET(s)		STANDARD	
Ensuite Bath - SINK(s)		STANDARD							
LAUNDRY									
Laundry - FLOORING		NEW BYZANTINE AZZURO BLUE 12 X 24 INSTALL STACKED							
Laundry - CABINETS		SIERRA WHITE PVC		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		34" STANDARD ELECTRIC							
ACCESSORIES									
Mirrors		STANDARD		BATH ACCESSORIES				UPGRADE	
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								INITIALS	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.								H	
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								H	
SITE / LOT:		CALEDON (B)				40B			
PURCHASER(S):		Lydia Mpanja Nalubega-Kimumwe,Patrick kimumwe							
PURCHASER(S):		Patrick Leon Nderedhe Kimumwe							
CONTACT:		416.918.5233				KIMUMWE@YAHOO.CO.UK			
****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				PURCHASER SIGNATURE			
		PURCHASER SIGNATURE				PURCHASER SIGNATURE			
		DÉCOR CONSULTANT				DÉCOR CONSULTANT		KATHERINE	
PAGE 2 OF 2		Vendor APPROVAL				Vendor APPROVAL		MM21722	

Lot 408
 FEB
 24/22
 CALEDON
 CLUB
 30-05 CAPILANO

Plug
 About
 Fireplace
 Install
 14 ft
 65"
 From
 Floor

Floor Tile
 Direction

Elev B


Lot 403
FEB 24/22

CALEDON
CLUB
30-05 CAPILANO



SECOND FLOOR PLAN
ELEV. 'A'

FLOOR
Tile
Direction
↓

for

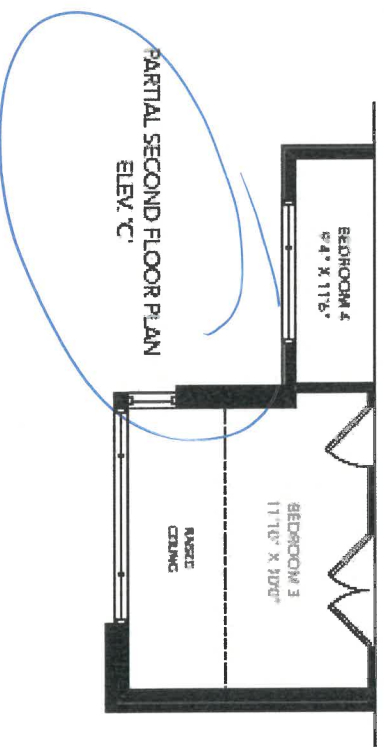
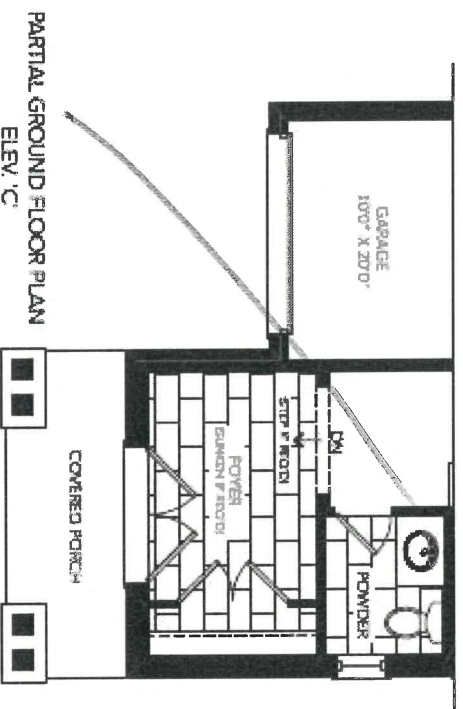
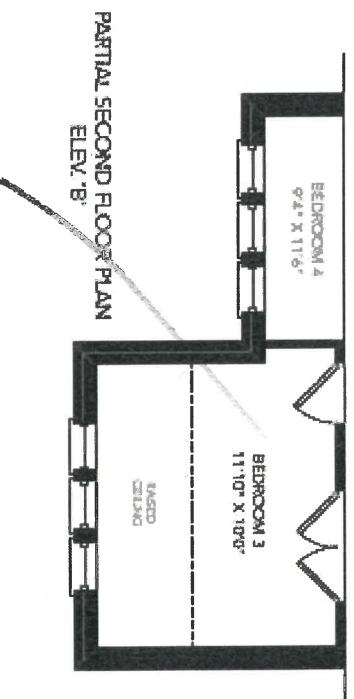
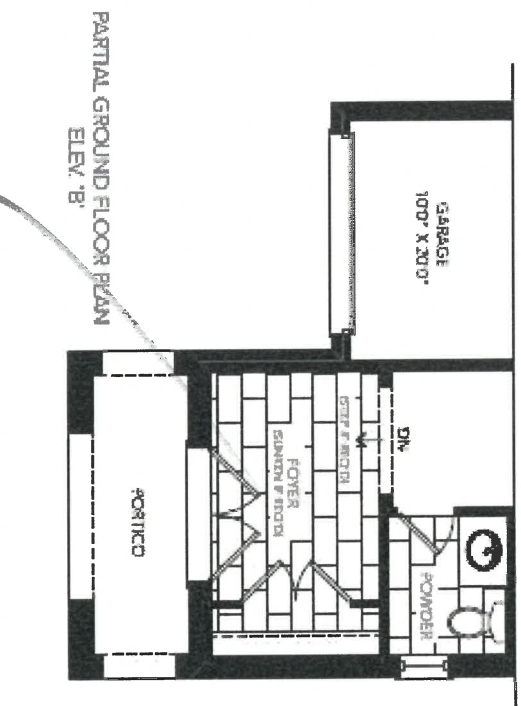
ELUC.

CALEDON
CLUB

30-05 CAPILANO

Lod 4013

June 34/22



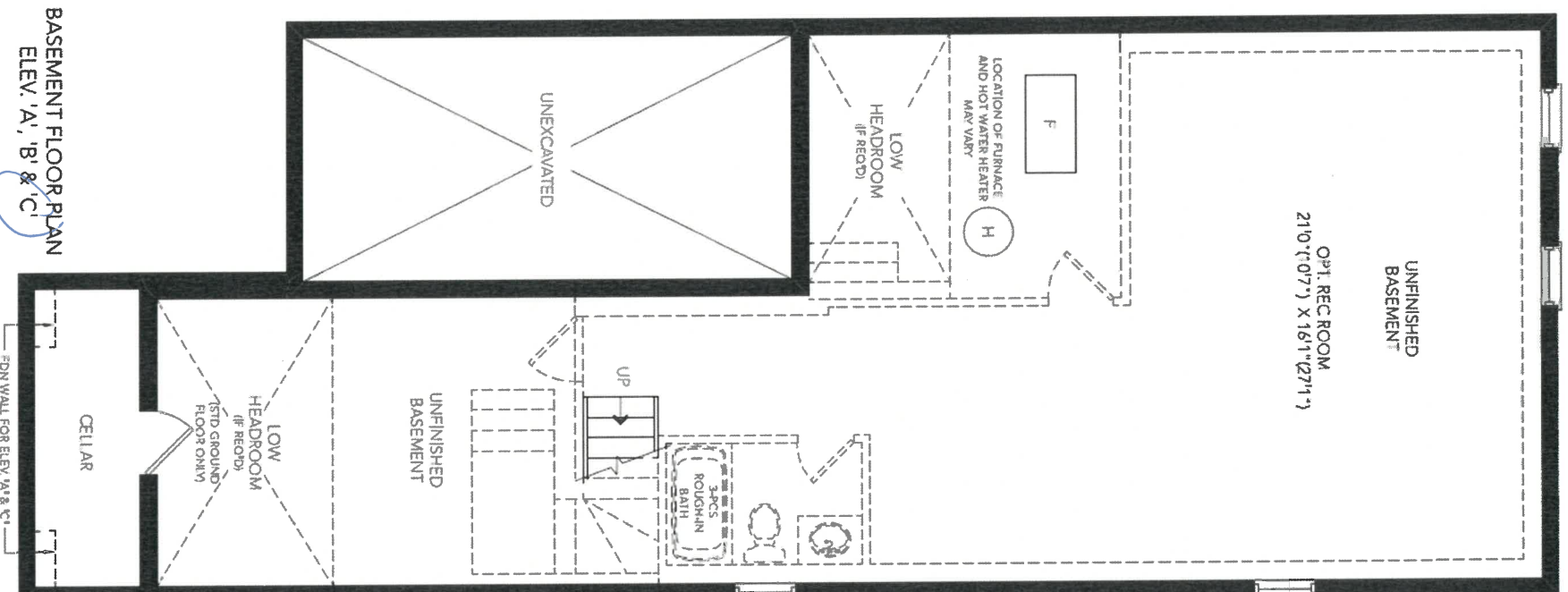
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[Signature]

CALEDON CLUB

30-05 CAPILANO

Lot 4013

FE3341/3



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

Len



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:

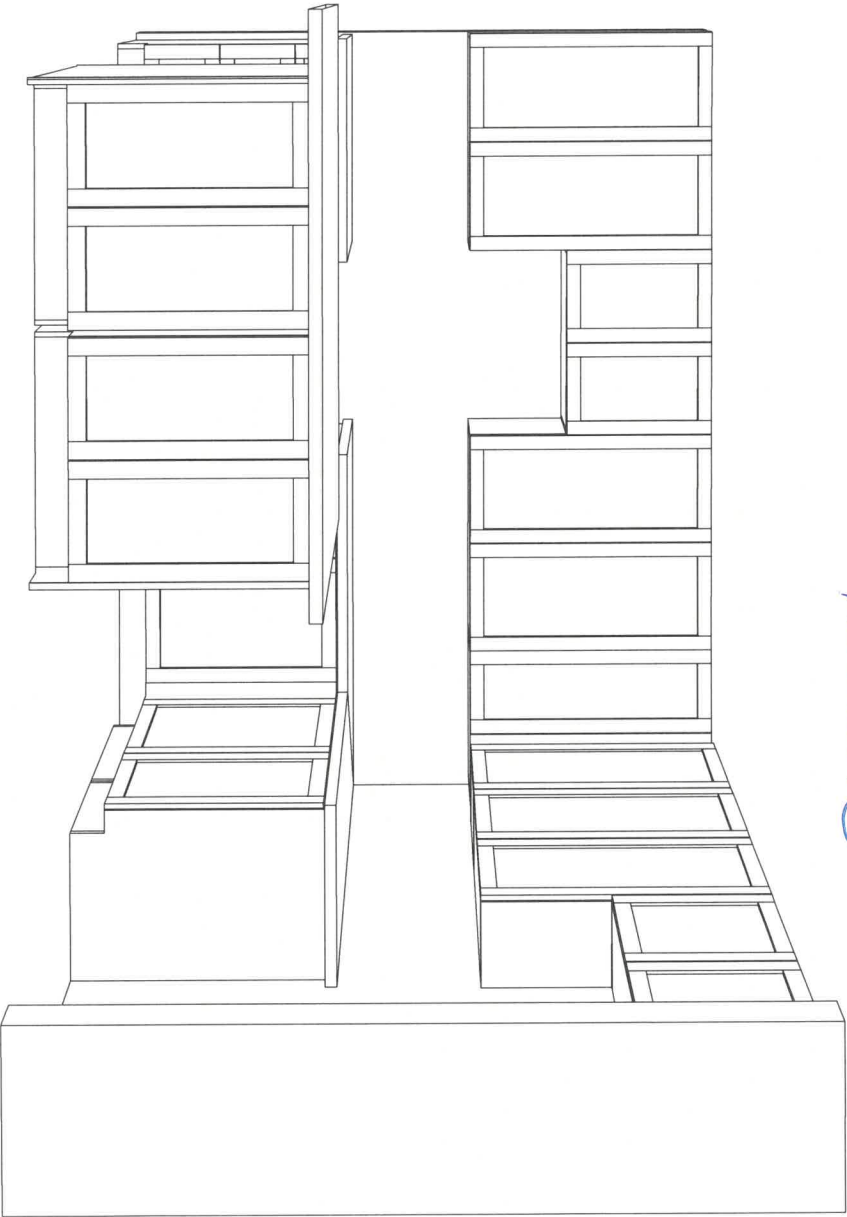
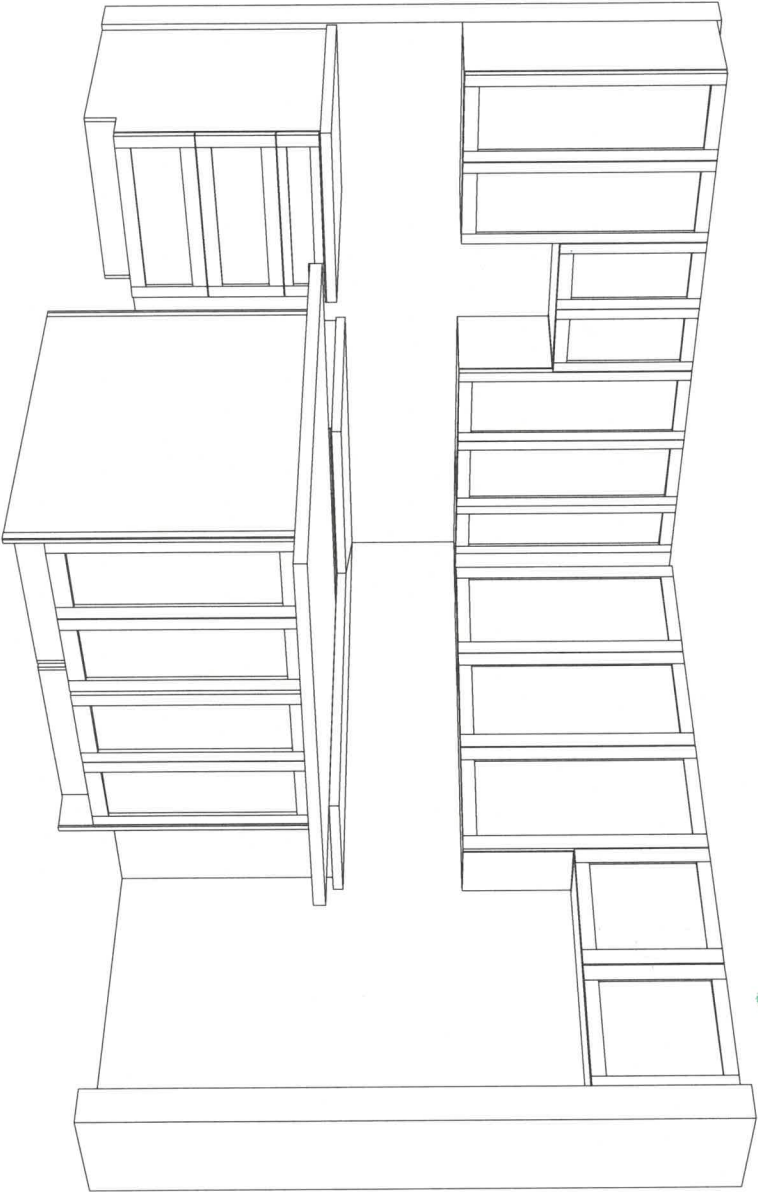
PAGE

17 of 24

30-5-ELEV. A,B,C
KITCHEN

Lot 40
64434/52

Standard Kitchen





CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PAGE

16 of 24

DATE SUBMITTED

25 Jun 2021

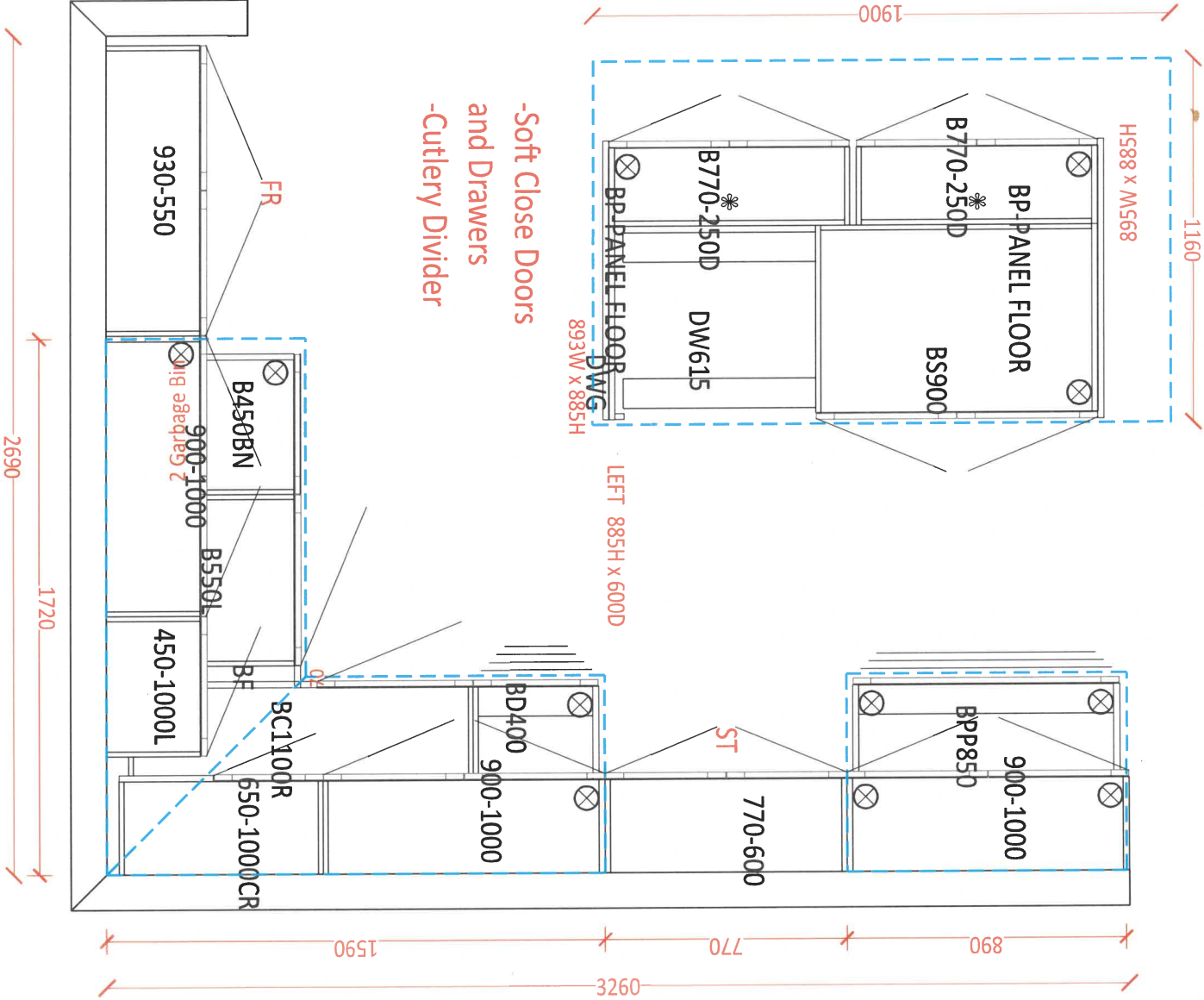
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CELL:

P/O #

30-5-ELEV. A,B,C
KITCHEN

10840
FEB 24/22



-Soft Close Doors
and Drawers
-Cutlery Divider

S/MADREN

Lee

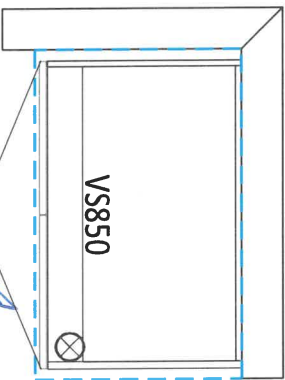


CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

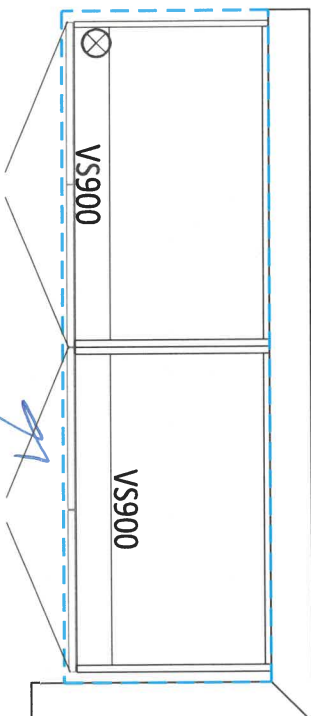
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30-5-ELEV. A,B,C
STD VANITIES

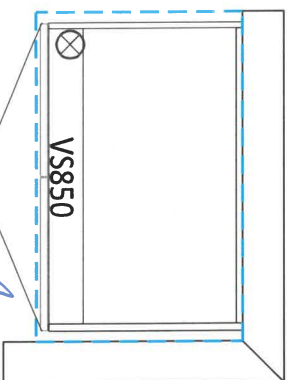
POWDER
910



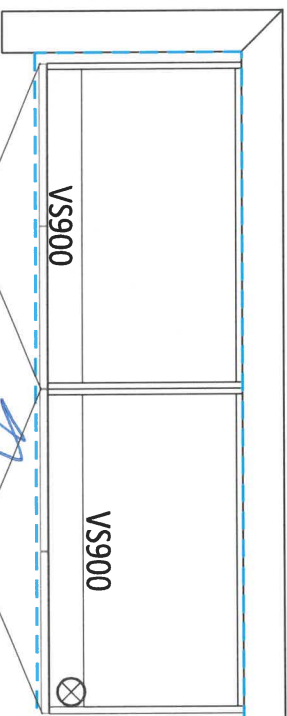
MAIN
1860



ENSUITE 2
910



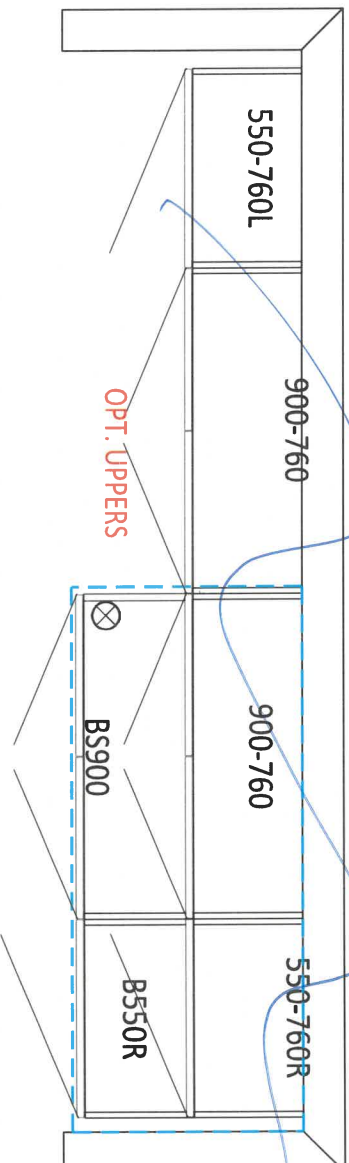
MASTER ENSUITE
1860



comfort HT

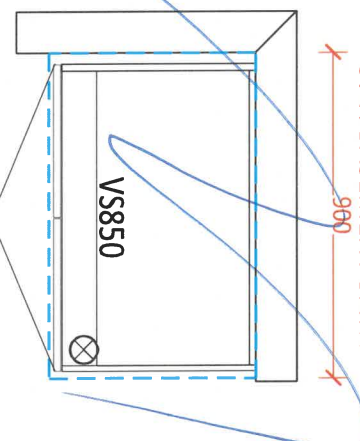
LAUNDRY ROOM

2990 1510



OPT. UPPERS

OPT. BASEMENT BATH
900



low

10140
2624/22

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.

Homeowner(s) Initial

CALEDON

DATE



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

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.**

SM

INITIAL

- Upgraded Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE OF COLOUR CHART (if not received during appointment)

- ***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 Jul 24/22 SITE CALEDON LOT 40B

** 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

Stone Countertop Edge Profiles

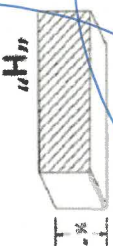
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



Standard Countertop Edge in
Vanity

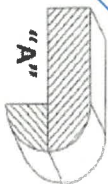
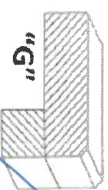
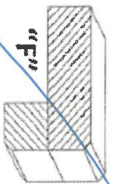
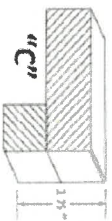


Homeowner(s) Initial

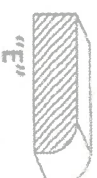
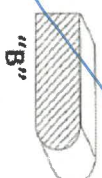
Handwritten signature/initials in blue ink.

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

Optional Edge in Kitchen



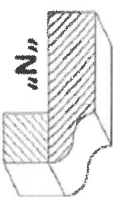
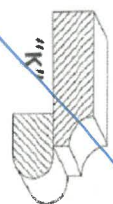
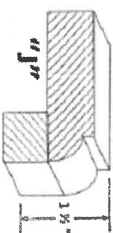
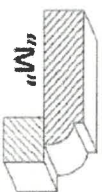
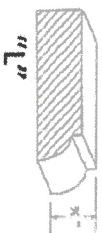
Optional Edge in Bathroom



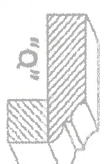
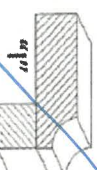
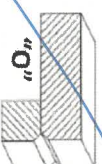
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Handwritten date: July 24/22

SITE

CALEDON

LOT

Handwritten lot number: 4013

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'x8'.

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	SITE		LOT
	CALEDON		4013

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