

CONSTRUCTION SUMMARY OF EXTRACTS

Printed 2021-12-08 / 3:27 PM / Page 1 of 1

Site: CALEDON

Lot: 85A

Model: CAPILANO 30-05 ELEV C

Purchaser: Bhupinder Singh Gill

Purchaser: Meharwan Singh Gill

Phone: 647-328-4160 437-993-1300

Email:



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	
STRUCTURALS		
1 SIDE DOOR ENTRY FROM EXTERIOR TO STAIRS AS PER PLAN GRADE PERMITTING AND PENDING CITY APPROVAL	12-Nov-21	
2 (4) 8 FT HIGH INTERIOR DOORS ON THE MAIN FLOOR	12-Nov-21	
COLOURS		
1 KITCHEN COUNTER TOP UP # 3 QUARTZ	07-Dec-21	
2 KITCHEN BACKSPLASH UP # 3 INCLUDES BEHIND CHIMNEY HOOD FAN	07-Dec-21	
3 UPGRADE CABINET HARDWARE	07-Dec-21	
4 HARDWOOD UP # 1 GREAT ROOM, MAIN HALL, DINING, HOBBY ROOMS, UPPER HALL	07-Dec-21	
5 COMFORT HEIGHT MASTER ENSUITE, MAIN BATH, ENSUITE BATH	07-Dec-21	
6 ACCESSORIES METHOD (4) PAPER HOLDERS IN CHROME YB2408 MASTER, POWDER, MAIN, ENSUITE	07-Dec-21	
7 (3) TOWEL BAR YB 2424 MASTER, MAIN , ENSUITE	07-Dec-21	
8 (1) TOWEL BAR YB 2418 POWDER ROOM	07-Dec-21	
9 N/A	07-Dec-21	
10 N/A	07-Dec-21	
11 DELETE CABINET ABOVE STOVE FOR FUTURE CHIMNEY HOOD CENTER VENT CAP TO RUN ACROSS UPPER CABINETS	07-Dec-21	
12 (2) CLEAR GLASS DOORS ( STANDARD WHITE INTERIOR)	07-Dec-21	
13 PLUG ABOVE FIREPLACE INSTALL APPROX 65" FROM FLOOR	07-Dec-21	
14 (1) CAPPED LIGHT ABOVE KITCHEN ISLAND ON SEPARATE SWITCH	07-Dec-21	

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL BRICK PATTERN		
Mudroom - FLOORING		NA		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL BRICK PATTERN		
Breakfast - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL BRICK PATTERN		
Kitchen - CABINETS		EURO LARICE BIANCO		
Island - CABINETS		EURO LARICE BIANCO		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H-800MB		
Kitchen - COUNTERTOP		BORGHINI CLASSIC QUARTZ UP # 3		
Island - COUNTERTOP		BORGHINI CLASSIC QUARTZ UP # 3		
Kitchen - BACKSPLASH		TAVELLA SATIN SAND 3 X 6 INSTALL STACKED UP # 3		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		TORLYS PRESTON EE13302 3/4" X 31/4" UP # 1		
Main Hall - FLOORING		TORLYS PRESTON EE13302 3/4" X 31/4" UP # 1		
Dining / FLOORING		TORLYS PRESTON EE13302 3/4" X 31/4" UP # 1		
Hobby Room - FLOORING		TORLYS PRESTON EE13302 3/4" X 31/4" UP # 1		
Basement Rec Room - FLOORING		NA		
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		NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL BRICK PATTERN		
Powder Room - CABINETS		EURO LARICE BIANCO		
Powder Room - COUNTERTOP		PERLA TO Royal		
Powder Room - SINK		STANDARD OVAL UNDERMOUNT 4220CFY		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		TORLYS PRESTON EE13302 3/4" X 31/4" UP # 1		
Master Bedroom - FLOORING		OPENING T-04		
Bedroom 2 - FLOORING		OPENING T-04		
Bedroom 3 - FLOORING		OPENING T-04		
Bedroom 4 - FLOORING		OPENING T-04		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		LOFT ASH 12 X 24 INSTALL STACKED		
Master Ensuite - SHOWER WALL		LOFT ASH 12 X 24 INSTALL HORIZONTAL STACKED		
Master Ensuite - SHOWER FLOOR		2 X 2 WHITE		
Master Ensuite - SHOWER JAMB		BIANCA CARRERA		
Master Ensuite - CABINETS		400 SERIES WHITE PVC COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H-800MB		
Master Ensuite - COUNTERTOP		Master Ensuite - FAUCET(s)		STANDARD
Master Ensuite - SINK(s)		(2) OVAL 4220CFY		
SIGNATURES				
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 85A	odg	Vendor Approval
***FOR TRADE USE***		***PAGE 1 OF 2***		

JAN 3 1 2022



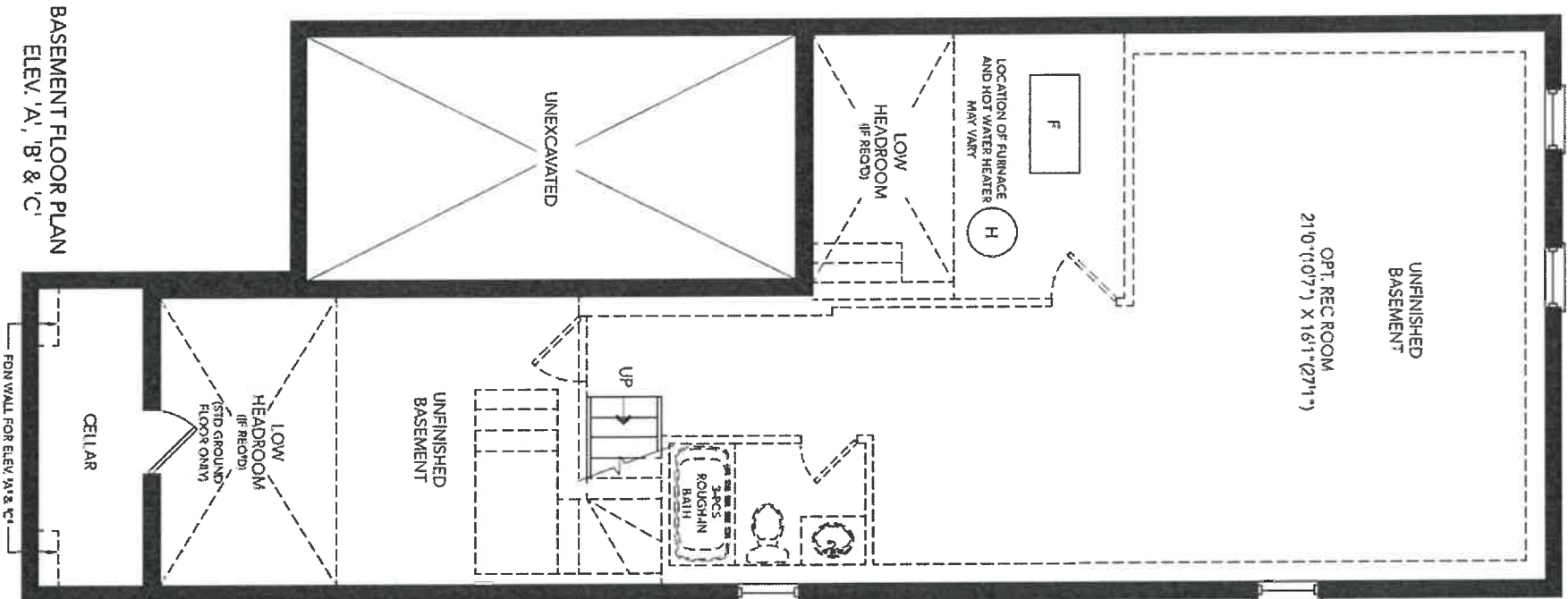
JCOR HOMES COLOUR CHART

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	EURO OLMO CARISMA COMFORT HEIGHT			
Main Bath - HANDLES/KNOBS	H-800-MB			
Main Bath - COUNTERTOP	6698-56 PALOMA POLAR			
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)	NA	
Ensuite Bath - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED			
Ensuite Bath - TUB / SHOWER WALL	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL HORIZONTAL STACKED			
Ensuite Bath - SHOWER FLOOR	NA			
Ensuite Bath - SHOWER JAMB	NA			
Ensuite Bath - CABINETS	EURO OLMO CARISMA COMFORT HEIGHT			
Ensuite Bath - HANDLES/KNOBS	H-800MB			
Ensuite Bath - COUNTERTOP	6698 -56 PALOMA POLAR			
Ensuite Bath - SINK(s)	STANDARD	Ensuite Bath - FAUCET(s)	STANDARD	
LAUNDRY				
Laundry - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL BRICK PATTERN			
Laundry - CABINETS	EURO STORM	Laundry - HANDLES/KNOBS	H-800-MB	
Laundry - COUNTERTOP	4925K-07 CALACATTA MARBLE	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	STANDARD 34" ELECTRIC			
ACCESSORIES				
Mirrors	STANDARD	BATH ACCESSORIES	UPGRADE	
APPLIANCE REQUIREMENTS				
GAS LINE TO BBQ	DECLINED	ELECTRICAL for Built-in Oven	DECLINED	
GAS LINE & ELECTRICAL TO STOVE	DECLINED	ELECTRICAL for Micro shelf		
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		INITIALS		
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 Vendors's selection must be accepted by the purchaser				
SITE / LOT:	CALEDON			85A
PURCHASER(S):	Bhupinder Singh Gill			
PURCHASER(S):	Meharwan Singh Gill			
CONTACT:	647-328-4160 437-993-1300			
***FOR TRADE USE***		SIGNATURES / DATE		
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		
		DÉCOR CONSULTANT		
ZANCOR HOMES		Vendor APPROVAL		
**PAGE 2 OF 2**		DEC 0 9 2021		

# CALEDON CLUB

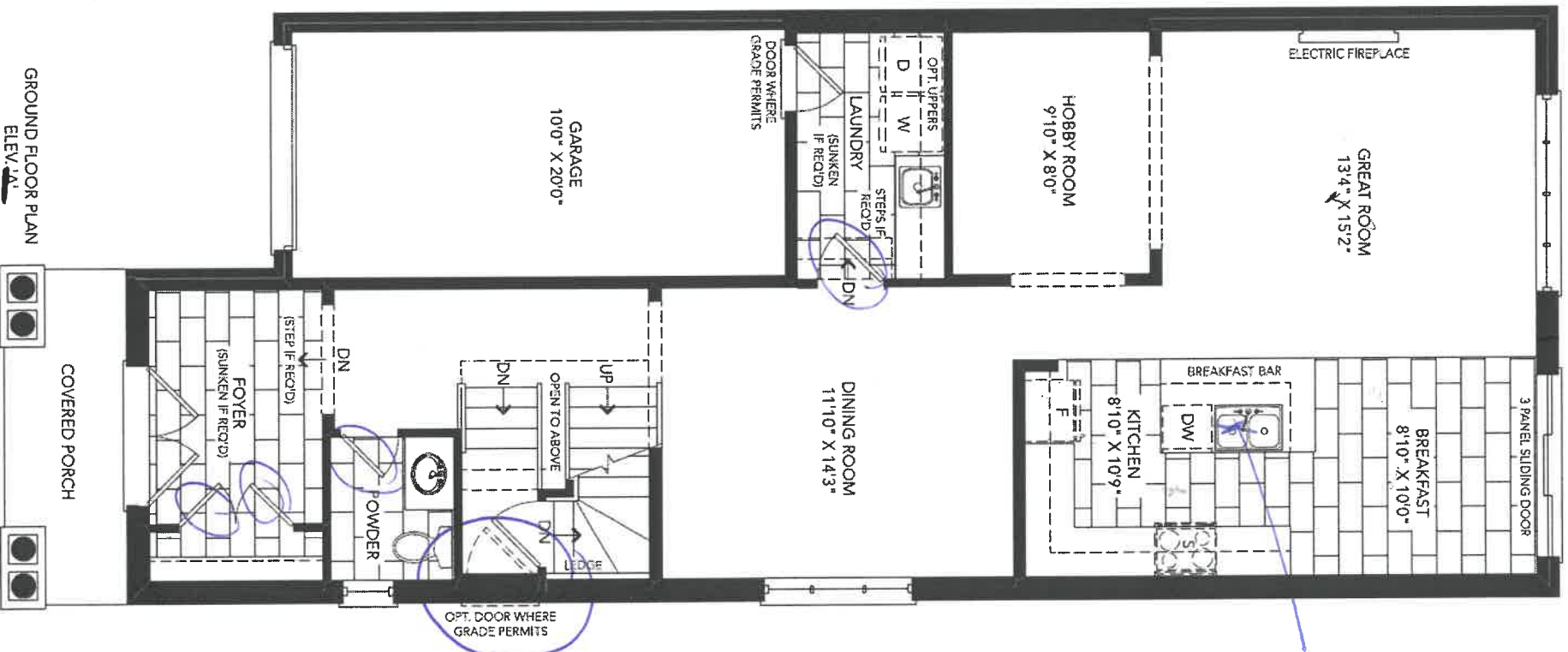
## 30-05 CAPILANO



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

85A

CALEDON <sup>W</sup> Lot 85A  
 CLUB  
 30-05 CAPILANO Nov 12/21



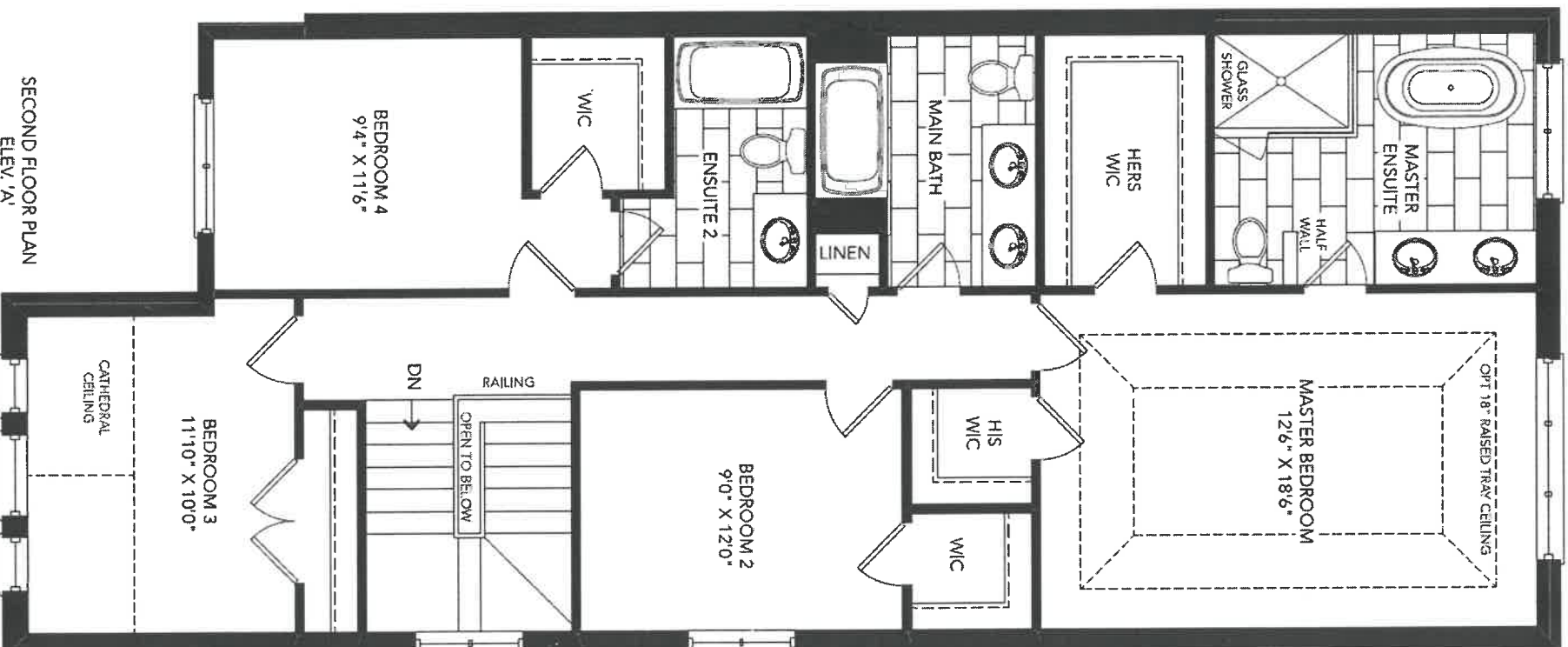
GROUND FLOOR PLAN  
ELEV. A

CALEDON CLUB

Lot 85A

30-05 CAPILANO

Nov 12/21



SECOND FLOOR PLAN  
ELEV. 'A'

Will  
B.S.  
Nov 7/21

FLOOR

Will  
X B.S.  
X

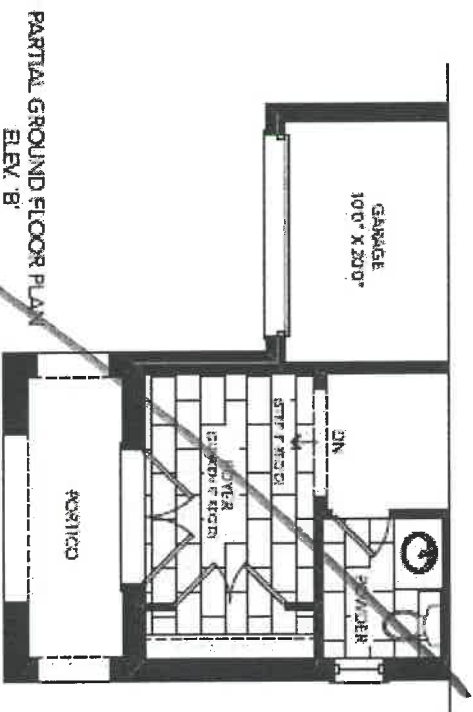


CALEDON CLUB

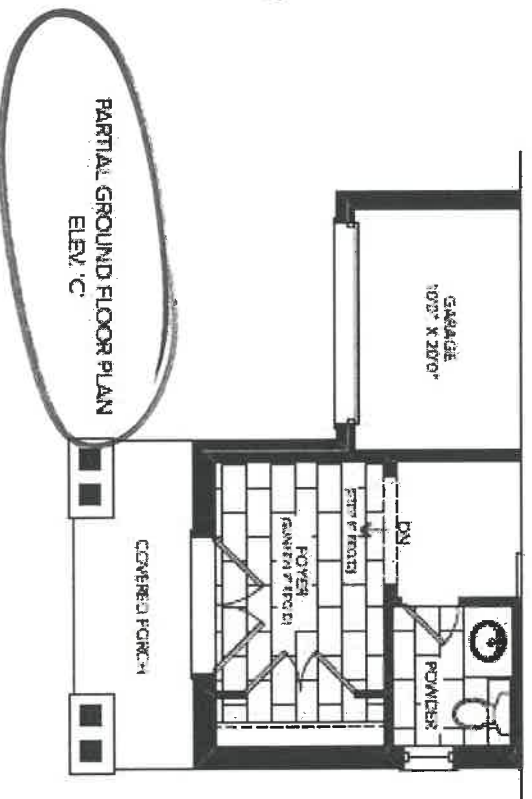
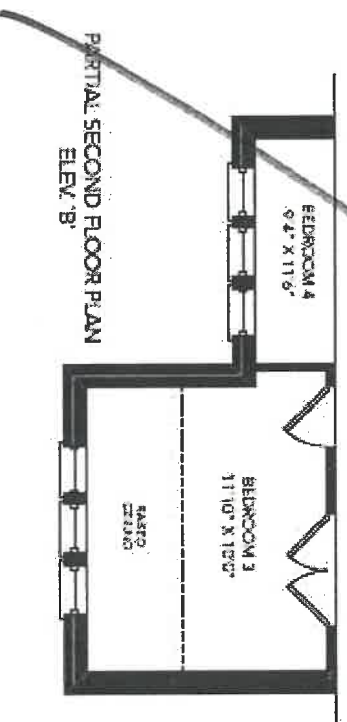
30-05 CAPILANO

10185A

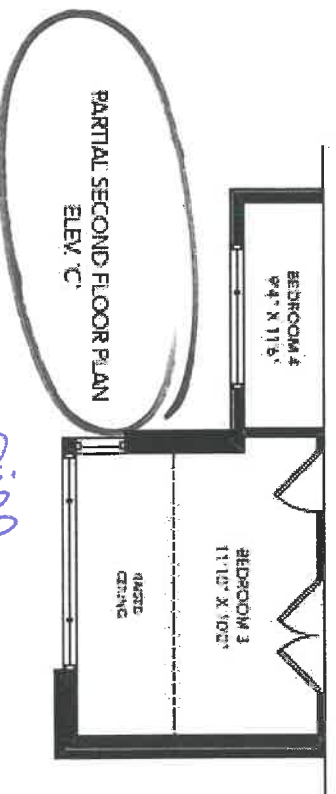
Nov 12/21



B.S.  
B.S.  
B.S.



Dec 7/21



B.S.  
B.S.  
B.S.



CLIENT NAME: ZANCOR HOMES  
SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

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PH:  
CELL :

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COMMENT

P/O #

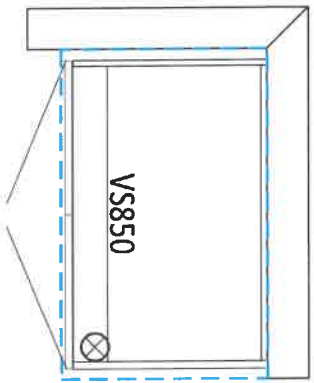
DATE SUBMITTED

25 Jun 2021

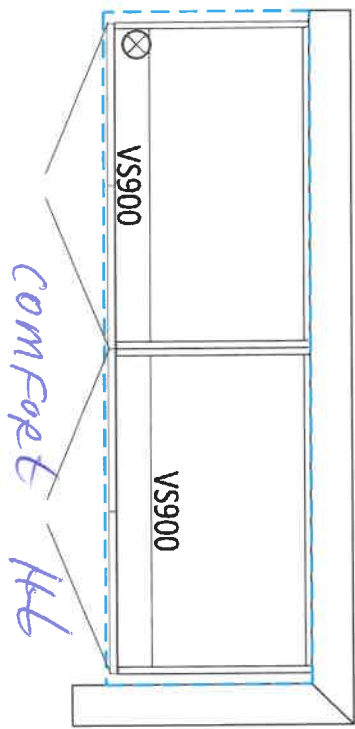
30-5-ELEV. A,B,C  
STD VANITIES

Lot 85A  
Due 7/21

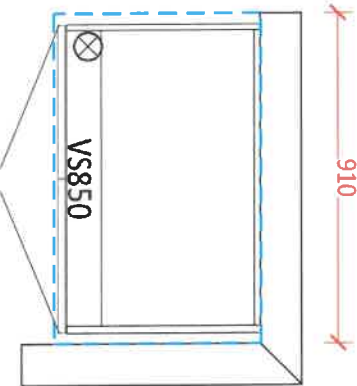
POWDER  
910



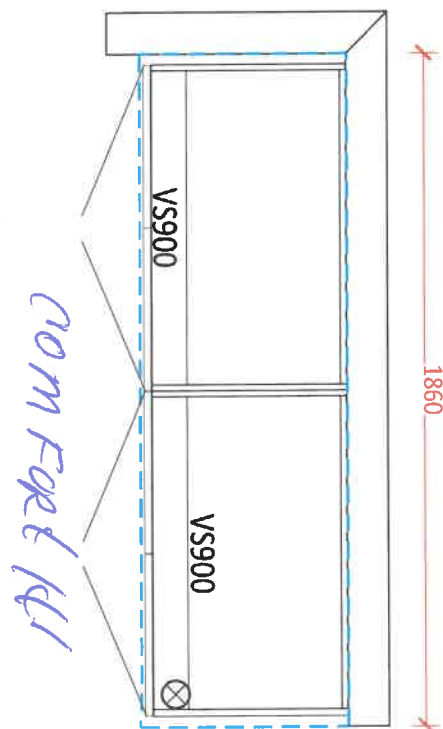
MAIN  
1860



ENSUITE 2  
910



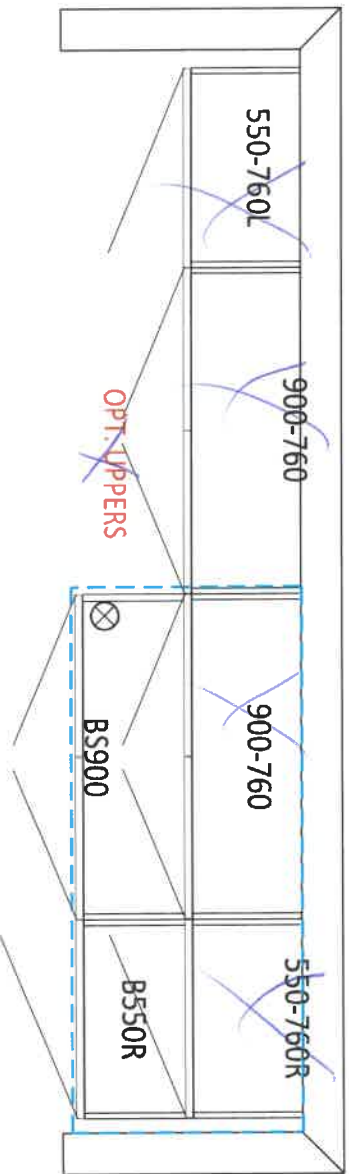
MASTER ENSUITE  
1860



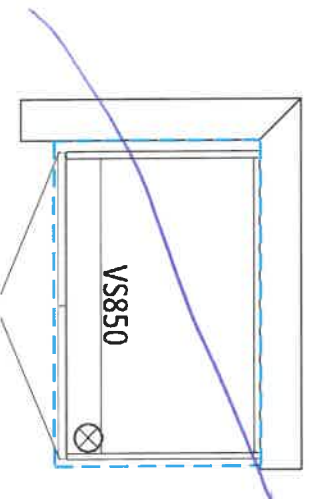
Comfort HL

LAUNDRY ROOM  
2990

1510

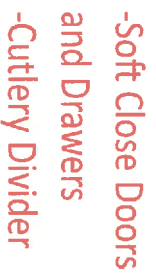


OPT. BASEMENT BATH  
900





10135A  
Due 7/21



- 1) Petal color for future  
Cherry Wood 28  
1980
- 2) Clear lungs  
white - Interiq

## 3

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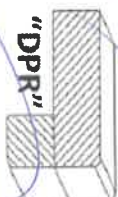
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Stone Countertop Edge Profiles

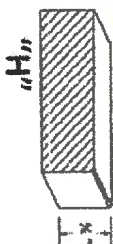
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in  
Kitchen



Standard Countertop Edge in  
Vanity

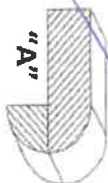
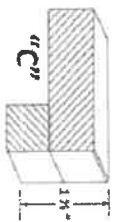


Homeowner(s) Initial

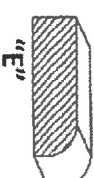
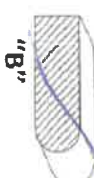
WJD BS

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

Optional Edge in Kitchen



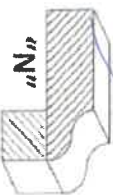
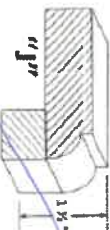
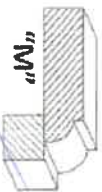
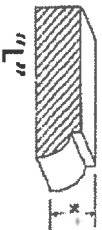
Optional Edge in Bathroom



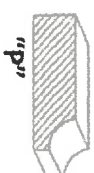
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Dec 2/21

SITE

CALEDON

LOT

22511



DATE SUBMITTED

25 Jun 2021

CLIENT NAME: ZANCOR HOMES

SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PH:  
CELL :

DRAFTED BY: FERNANDA

COMMENT

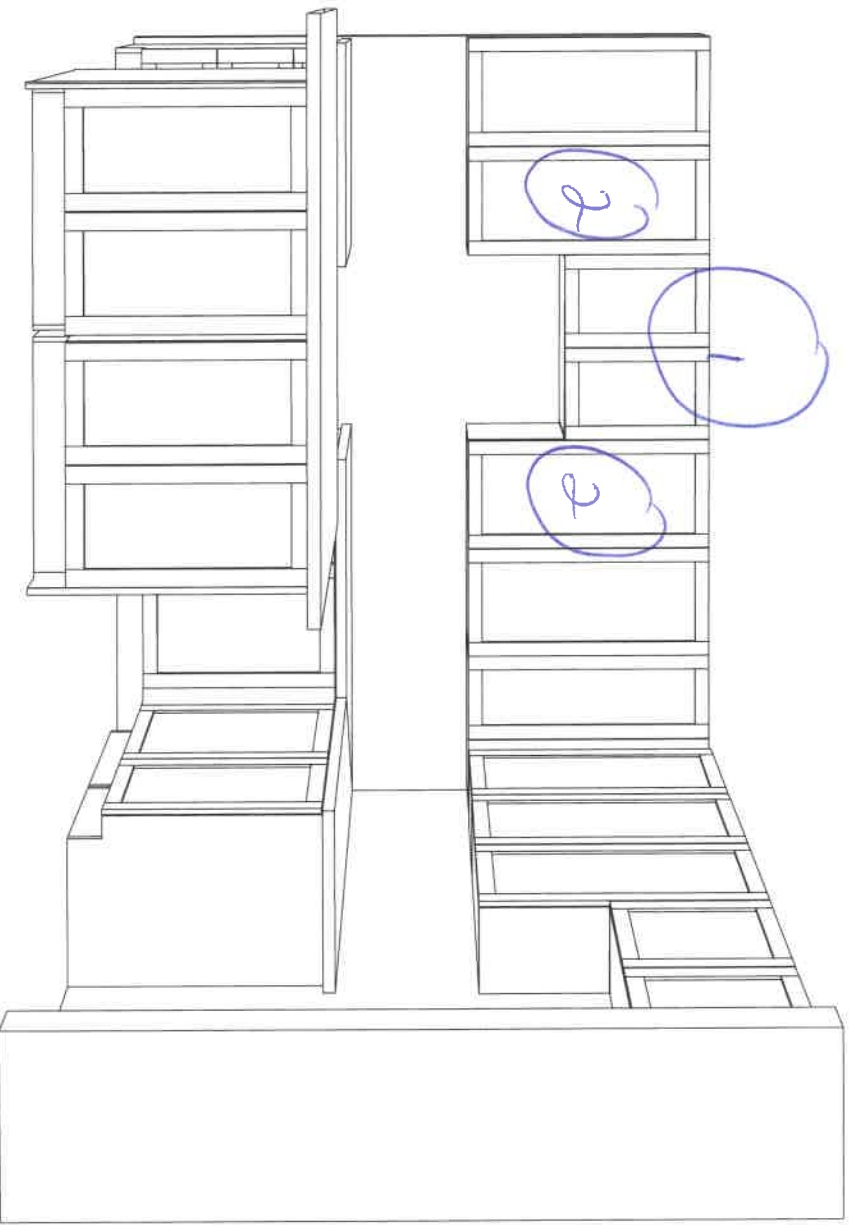
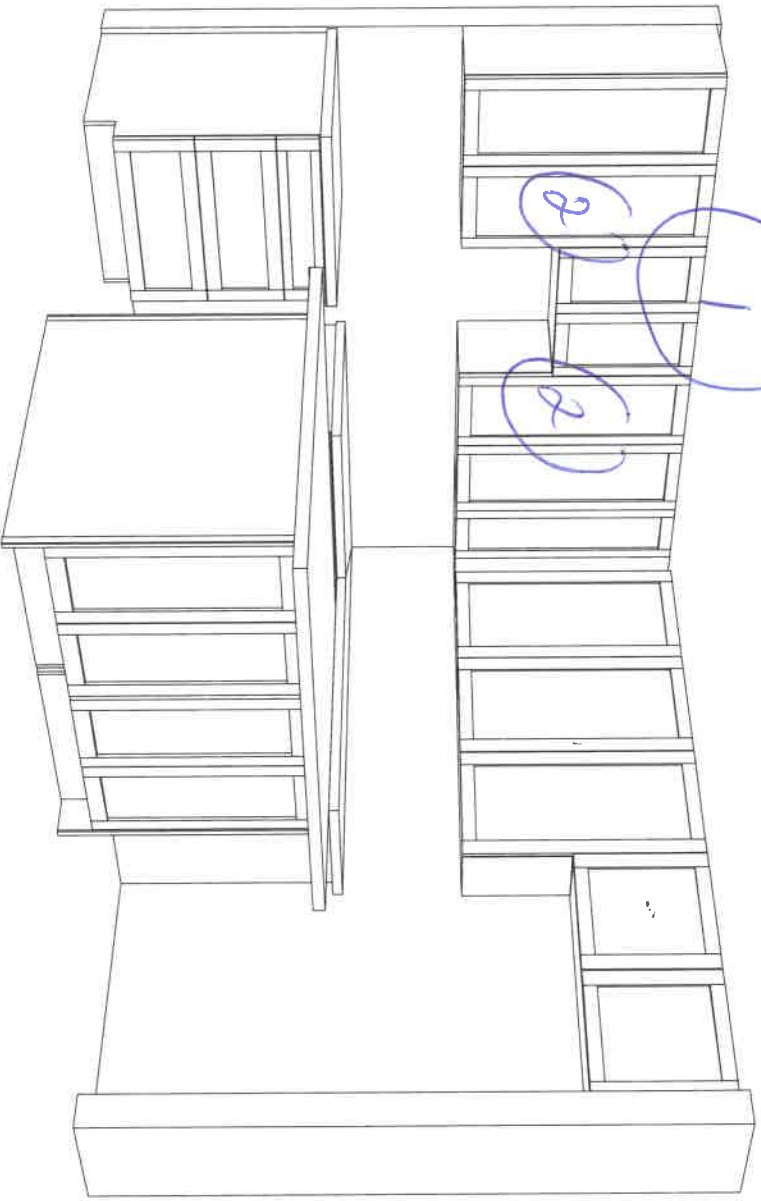
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30-5-ELEV. A,B,C  
KITCHEN

20685A Due 7/21



20685A  
B-8



## 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\*

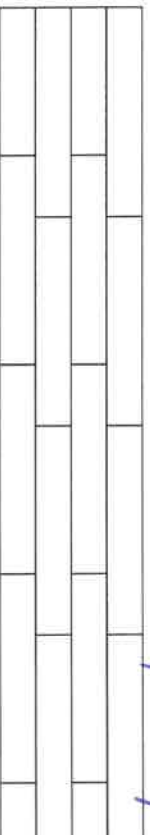
(Large tiles installation for floor and wall) – ¾ Brick

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 ¾ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¾ brick installation that has been recommended.

LOCATIONS:

Kitchen, Powder Room, Entry



Please understand, even in using this ¾ 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

Bill B

(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

Dec 14

SITE

LOT

85A

## 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 Manufacturer's 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  
► Stove Opening 30" Openings \*\*Initial  
► Hood Fan Opening 30"  
► Hood Fan & Vent 6" with Under Cabinet Hood  
► Dishwasher Opening 24"

B.S.M.  
12.16

## 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.**

B.S.M.  
12.16

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

DATE 12/21/24

CALEDON

SITE

LOT 85A.

\*\* 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

# THE GALLERY

BY ZANCOR

ZANCOR

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 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 <b>CALEDON</b>	LOT 
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221 North Rivermede Road, Concord, Ontario L4K 3N7 \* T: (905) 738.7010 F: (905) 738.5948