

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2022-06-02 / 2:03 PM / Page 1 of 1

Site: CALEDON (B)
Lot: 84B
Model: FAIRMONT 38-06 (CORNER)
Purchaser: TARUNVEER SINGH BAKSHI
Purchaser: 0
Phone: 226-503-7215
Email: TUNVEER.BAKSHI@GMAIL.COM




	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 & COLOURS	
1	BATH ACCESSORIES - MOEN METHOD IN ALL BATHROOMS	25-Apr-22
2	FINISHES SELECTED BY ZOOM MEETING	25-Apr-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-04-26, 9:34 AM

ENTRANCES				
Main Foyer - FLOORING		LOFT IVORY 12 X 24 *BRICK		
Mudroom - FLOORING		LOFT IVORY 12 X 24 *BRICK		
Side Hall - FLOORING		N/A		
Basement Foyer - FLOORING		N/A		
KITCHEN				
Kitchen - FLOORING		LOFT IVORY 12 X 24 *BRICK		
Breakfast - FLOORING		LOFT IVORY 12 X 24 *BRICK		
Kitchen - CABINETS		CAMBRIDGE OAK - ESPRESSO STAIN		
Island - CABINETS		CAMBRIDGE OAK - ESPRESSO STAIN		
Servery - CABINETS		N/A		
Kitchen - HANDLES/KNOBS		H500C		
Kitchen - COUNTERTOP		GRANITE - GIALLO ORNAMENTAL LIGHT		
Island - COUNTERTOP		GRANITE - GIALLO ORNAMENTAL LIGHT		
Kitchen - BACKSPLASH		N/A		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" BUCKINGHAM (PEARL)		
Main Hall - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" BUCKINGHAM (PEARL)		
Dining / Living Room - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" BUCKINGHAM (PEARL)		
Library / Den - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" BUCKINGHAM (PEARL)		
Basement Rec Room - FLOORING		N/A		
STAIRS				
Railing Details - PICKETS		STANDARD WOOD - TURNED OAK		
Railing Details - POSTS		STANDARD WOOD - TURNED OAK		
Railing Details - HANDRAIL		STANDARD WOOD - OVAL OAK		
Stair Stain - MAIN STAIRS		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - BASEMENT STAIRS (if applicable)		N/A		
Stair Stain - SERVICE STAIRS (if applicable)		N/A		
POWDER ROOM				
Powder Room - FLOORING		LOFT IVORY 12 X 24 *BRICK		
Powder Room - CABINETS		CAMBRIDGE OAK - ESPRESSO STAIN / H500C		
Powder Room - COUNTERTOP		MARBLE - PERLATO ROYAL		
Powder Room - SINK		STANDARD OVAL UNDERMOUNT		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" BUCKINGHAM (PEARL)		
Master Bedroom - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STD UNDERPAD		
Bedroom 2 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STD UNDERPAD		
Bedroom 3 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STD UNDERPAD		
Bedroom 4 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STD UNDERPAD		
Bedroom 5 - FLOORING		N/A		
Master Ensuite - FLOORING		LOFT IVORY 12 X 24 *BRICK		
Master Ensuite - SHOWER WALL		LOFT IVORY 12 X 24 *VERTICAL STACK		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		PERLATO ROYAL		
Master Ensuite - CABINETS		CAMBRIDGE OAK - ESPRESSO STAIN		
Master Ensuite - HANDLES/KNOBS		H500C		
Master Ensuite - COUNTERTOP		MARBLE - PERLATO ROYAL		
Master Ensuite - SINK(S)	STD OVAL UNDERMOUNT	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 84P	SIGNATURES	
PAGE 1 OF 2		PURCHASER INITIALS	VENDOR APPROVAL	

May 19/22

2ND FLOOR CONTINUED...									
Main Bath - FLOORING				N/A					
Main Bath - TUB / SHOWER WALL				N/A					
Main Bath - SHOWER FLOOR				N/A					
Main Bath - SHOWER JAMB				N/A					
Main Bath - CABINETS				N/A					
Main Bath - HANDLES/KNOBS				N/A					
Main Bath - COUNTERTOP				N/A					
Main Bath - SINK(s)				Main Bath - FAUCET(s)					
Shared Bath- FLOORING				LOFT IVORY 12 X 24 *BRICK					
Shared Bath- TUB / SHOWER WALL				LOFT IVORY 12 X 24 *STACK					
Shared Bath- SHOWER FLOOR				N/A					
Shared Bath- SHOWER JAMB				N/A					
Shared Bath- CABINETS				CAMBRIDGE OAK - ESPRESSO STAIN					
Shared Bath- HANDLES/KNOBS				H500P					
Shared Bath- COUNTERTOP				LAMINATE 7264-58					
Shared Bath- SINK(s)		STANDARD		Shared Bath - FAUCET(s)		STANDARD			
Ensuite Bath - FLOORING				LOFT IVORY 12 X 24 *BRICK					
Ensuite Bath - TUB / SHOWER WALL				LOFT IVORY 12 X 24 *STACK					
Ensuite Bath - SHOWER FLOOR				N/A					
Ensuite Bath - SHOWER JAMB				N/A					
Ensuite Bath - CABINETS				CAMBRIDGE OAK - ESPRESSO STAIN					
Ensuite Bath - HANDLES/KNOBS				H500P					
Ensuite Bath - COUNTERTOP				LAMINATE 7264-58					
Ensuite Bath - SINK(s)		STANDARD		ENSUITE 2 Bath - FAUCET(s)		STANDARD			
LAUNDRY									
Laundry - FLOORING				LOFT IVORY 12 X 24 *BRICK					
Laundry - CABINETS		CAMBRIDGE OAK - ESPRESSO STAIN		Laundry - HANDLES/KNOBS		H500C			
Laundry - COUNTERTOP		LAMINATE 7264-58		Laundry - SINK		STANDARD			
Laundry - BACKSPLASH		N/A		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 INCH ELECTRIC					
Mirrors		ACCESSORIES		YES		BATH ACCESSORIES		UPGRADE	
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STANDARD		ELECTRICAL for Built-in Oven		N/A			
GAS LINE & ELECTRICAL TO STOVE		N/A		ELECTRICAL for Built-in Micro		N/A			
GAS LINE & ELECTRICAL TO DRYER		N/A		ELECTRICAL for Cooktop		N/A			
HOOD FAN VENT SIZE		6 INCH		ELECTRICAL for Bar Fridge		N/A			
WATERLINE to Fridge		N/A							
DISCLAIMER									
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						X			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						X			
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						X			
SITE / LOT:		CALEDON (B)		84B					
PURCHASER(S):		TARUNVEER SINGH BAKSHI							
PURCHASER(S):		0							
CONTACT:		226-503-7215		TUNVEER BAKSHI@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 <u>PRIOR</u> to installation.									
		PURCHASER SIGNATURE		X		SIMONE			
		PURCHASER SIGNATURE							
		DÉCOR CONSULTANT							
		Vendor APPROVAL							

CALEDON CLUB

38-06 (C) Fairmont

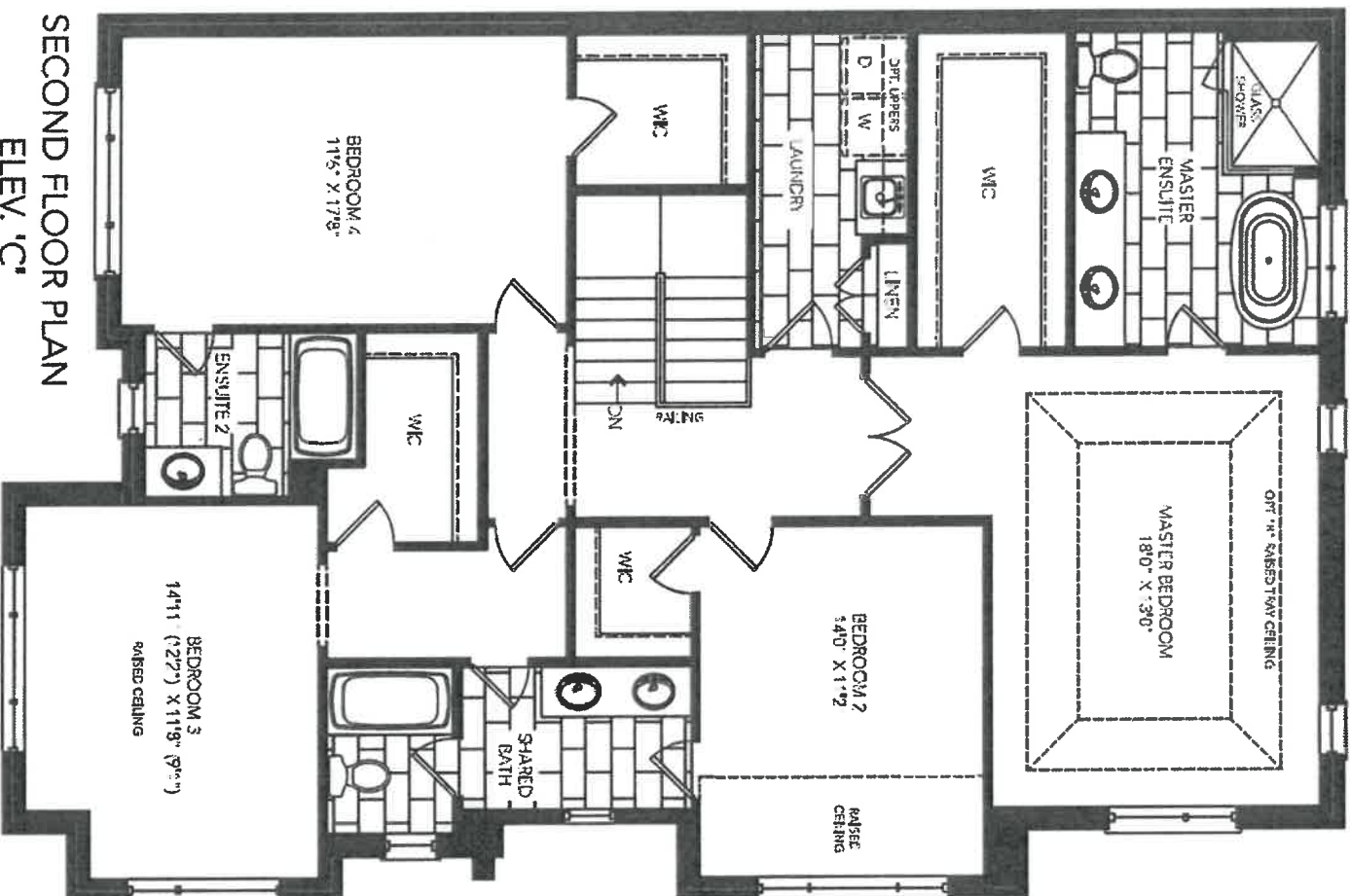


GROUND FLOOR PLAN
ELEV. 'C'

272

CALEDON CLUB

38-06 (C) Fairmont

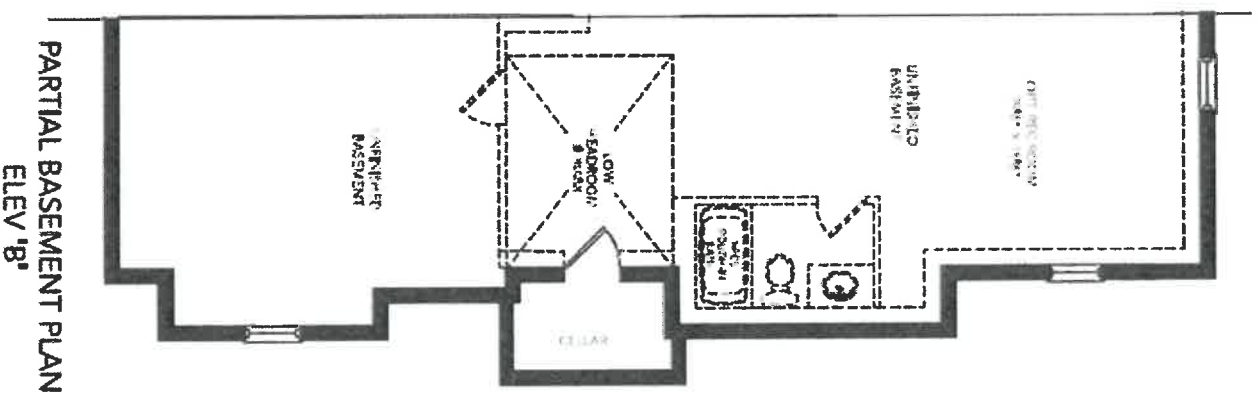
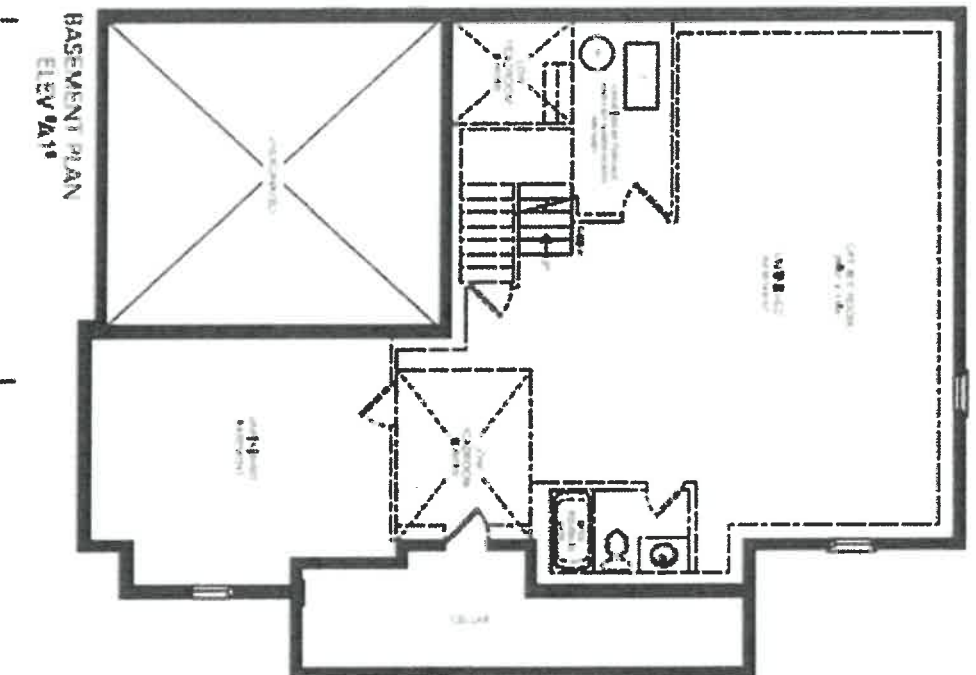


SECOND FLOOR PLAN
ELEV. 'C'

24B

CALEDON CLUB

38-06 (C) Fairmont



©

24B



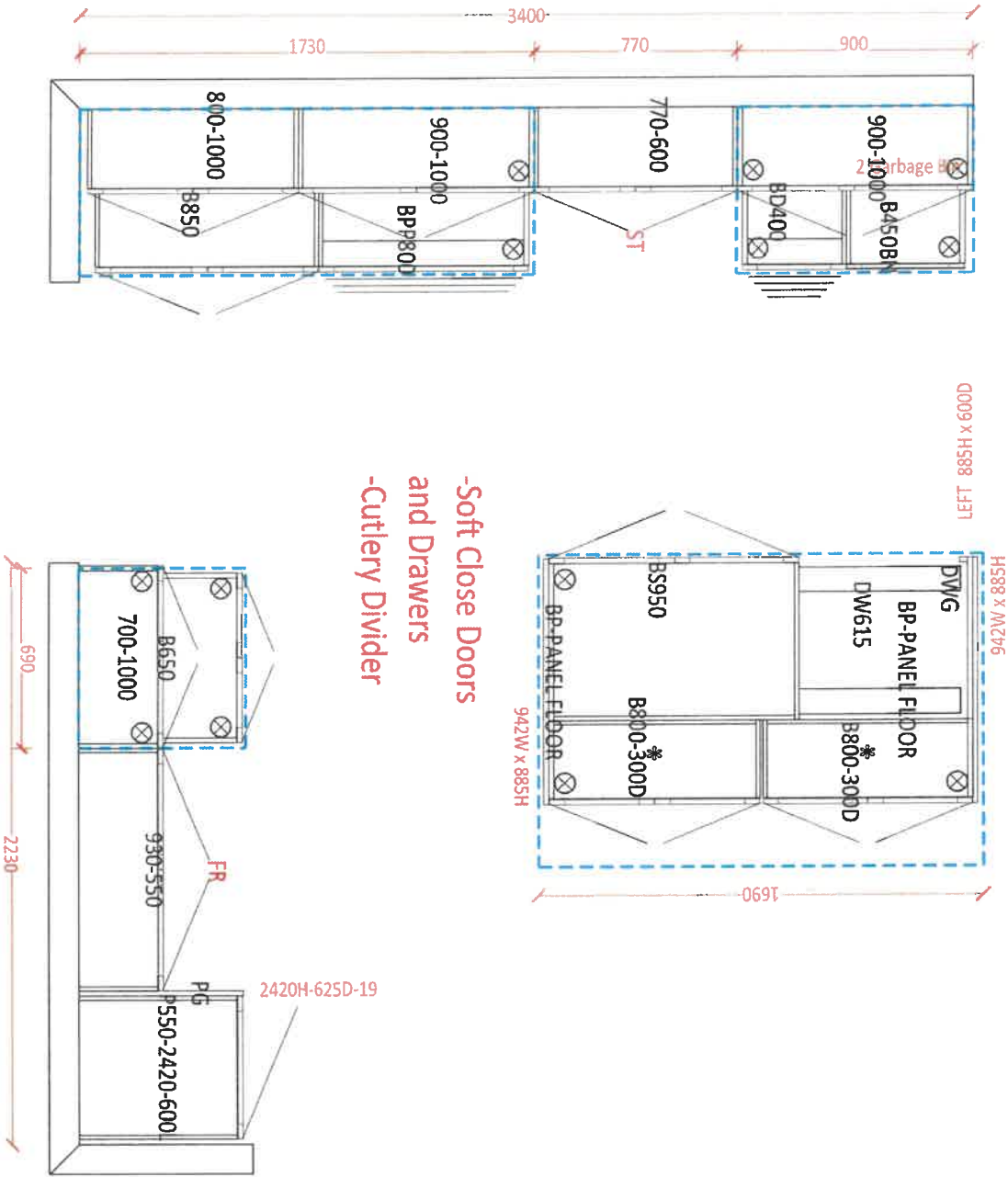
DATE SUBMITTED
12 Jul 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB
DRAFTED BY: FERNANDA
COMMENT

PH:
CELL :

JOB NUMBER
INSTALL DATE:
PAGE
P/O #

38-6-ELEV A,B,C
KITCHEN



-Soft Close Doors
and Drawers
-Cutlery Divider

841B



DATE SUBMITTED

12 Jul 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

PH:
CELL :

DRAFTED BY: FERNANDA
COMMENT

P/O #

JOB NUMBER

INSTALL DATE:

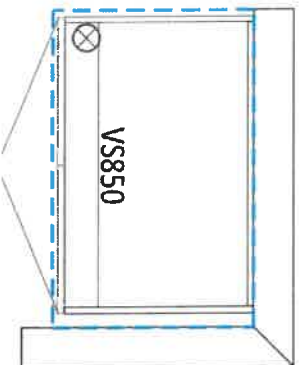
PAGE

22 of 22

38-6-ELEV A,B,C STD. VANITIES

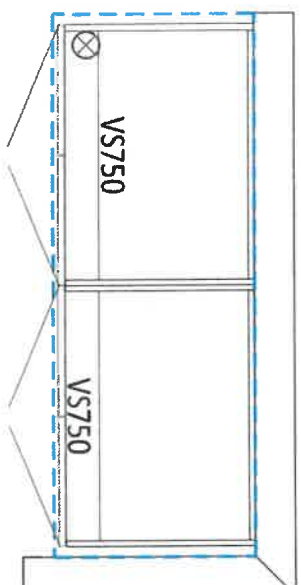
POWDER

910



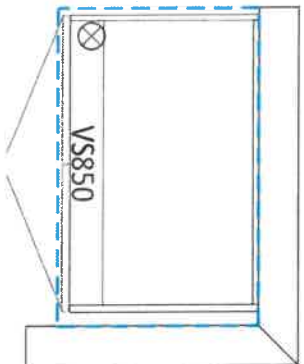
SHARED

1560



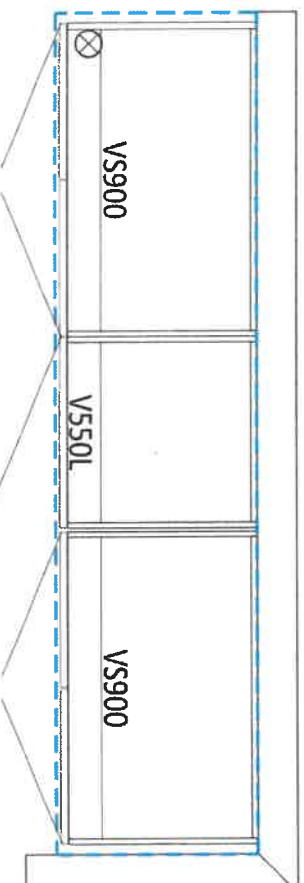
ENSUITE 2

910



MASTER ENSUITE

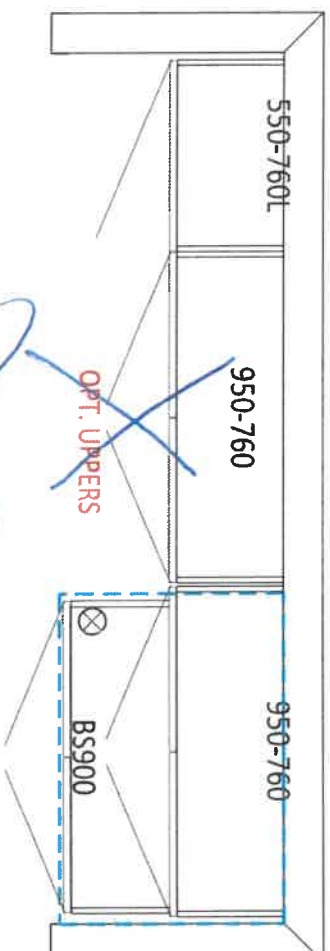
2420



LAUNDRY ROOM

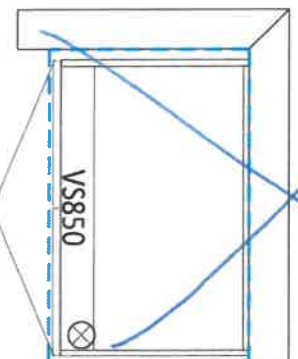
2500

950



OPT. BASEMENT BATH

900



84B

Method™

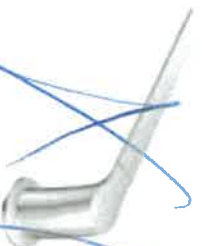
Traditional | Transitional | Modern



Double Robe Hook
Model YB2403
Chrome
Other



Pivoting Paper Holder
Model YB2408
Chrome
Other
ALB 130715



18\"/>



24\"/>



9\"/>



CH BN

FINISH OPTIONS:

To order, combine the model number with one of these finish letter(s):
Chrome (CH), LifeShine® Brushed Nickel (BN).

X4

PRO-FIT™
INSULATION SYSTEM

84B

X

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 |
| ▶ Stove Opening | 30" | |
| ▶ Hood Fan Opening | 30" | <input checked="" type="checkbox"/> |
| ▶ 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.



- ▶ 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
- ☐ Panelled **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

- **Electrical required
- ☒ 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 08/05/22

CALEDON

SITE

84B LOT

** 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 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	APR 28/22	
SITE	CALEDON	
LOT	84B	

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.

 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

SITE

LOT

CALEDON

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*

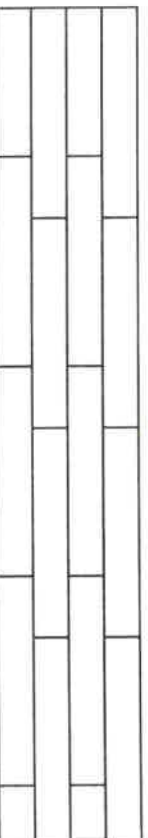
(Large tiles installation for floor and wall) – ¾ Brick

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 avoid lippage. Attached with this letter, you will find a layout of the ¾ brick installation that has been recommended.

LOCATIONS:

All floor tiles



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.

X
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

Apr 25/22

SITE

CALEDON

LOT

84B

Stone Countertop Edge Profiles

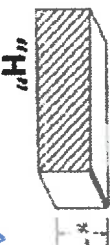
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



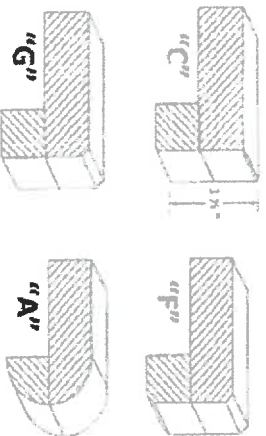
Standard Countertop Edge in
Vanity



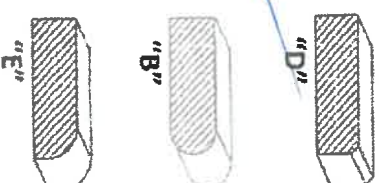
Homeowner(s) Initial

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

Optional Edge in Kitchen



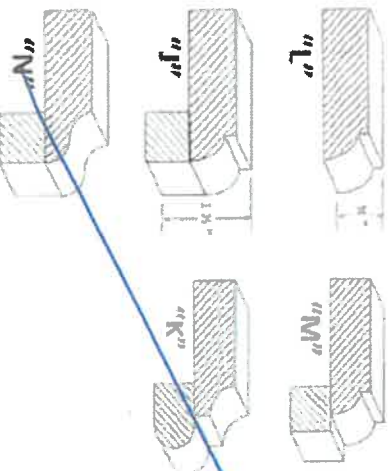
Optional Edge in Bathroom



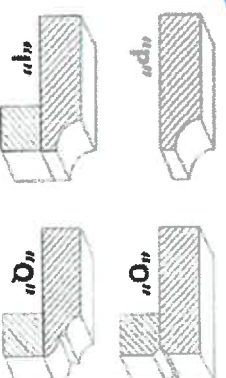
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Apr 25/22

SITE

CALEDON

LOT

84B