

Site: CALEDON
Lot: 58A
Model: GLENCAIRIN (30-04) ELEV B
Purchaser: DALVIR SINGH SIDHU
Purchaser: 0
Phone: 647.628.5290
Email: NSOTRAN@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
	STRUCTURALS	
1	SIDE ENTRY (FROM EXTERIOR TO INSIDE HOME) GRADE PERMITTING AND PENDING CITY APPROVAL- SEE SKETCH	18-Aug-21
2	LARGER BASEMENT WINDOW- 30" X 24" APPROX, IF POSSIBLE. IN LIEU OF STANDARD- SEE SKETCH	18-Aug-21
	COLOURS	
1	KITCHEN FLOOR TILE- 24 X 24- UP 5	AUGUST 18 2021
2	FOYER FLOOR TILE- 24 X 24- UP 5	AUGUST 18 2021
3	CABINET- MASTER ENSUITE- UP 1	AUGUST 18 2021
4	COMFORT HEIGHT- MASTER AND SHARED BATH, POWDER	AUGUST 18 2021
5	FRIDGE ENCLOSURE (DEEP UPPER AND GABLES)- SEE SKETCH	AUGUST 18 2021
6	UPPER ANGLE CORNER CABINET- QTY 1- SEE SKETCH	AUGUST 18 2021
7	PLAIN CLEAR GLASS DOOR- IN UPPER ANGLE CABINET- SEE SKETCH	AUGUST 18 2021
8	KITCHEN COUNTER- UP 2	AUGUST 18 2021

ZANCOR HOMES COLOUR CHART

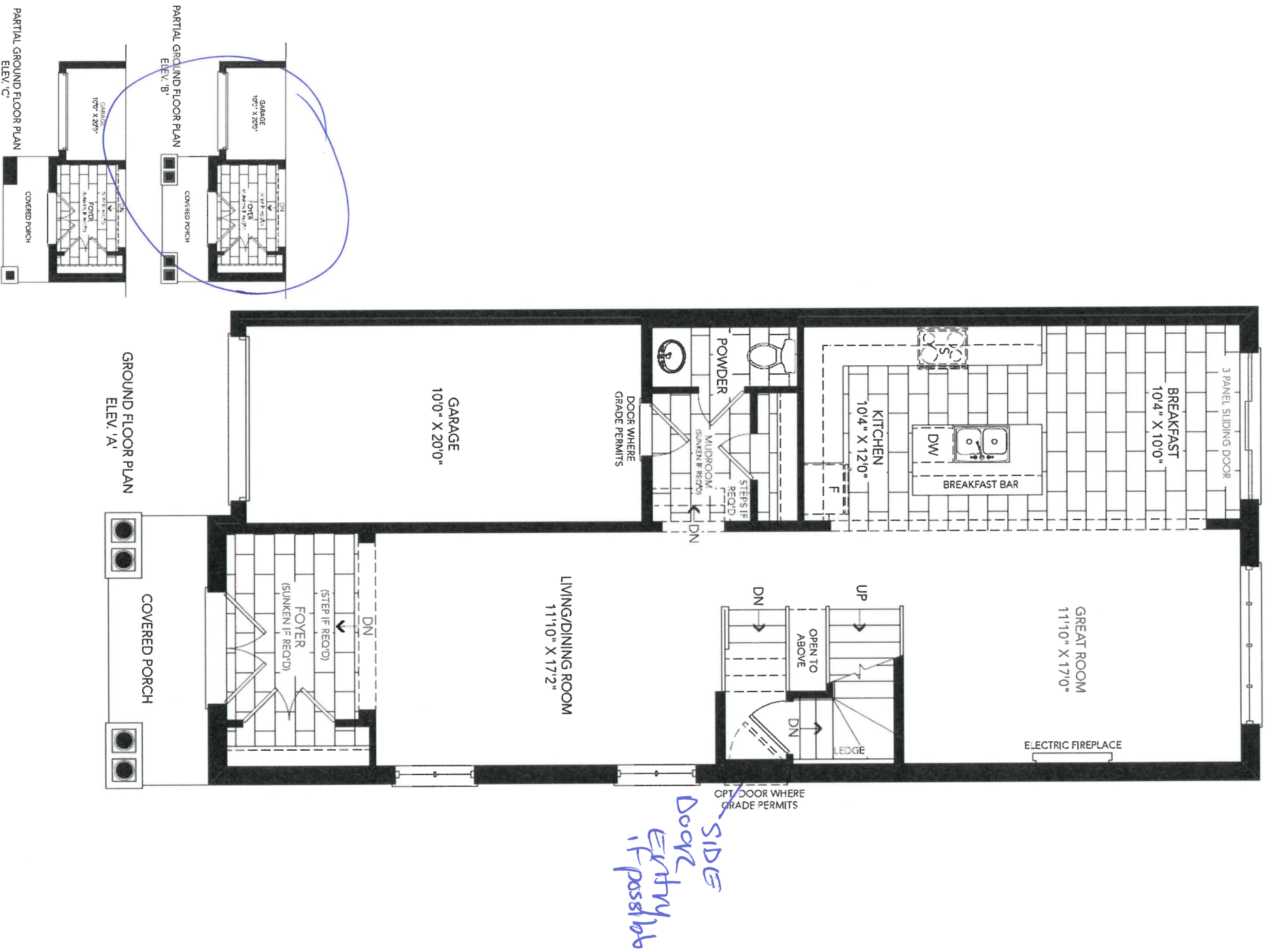
ENTRANCES				
Main Foyer - FLOORING	RESELECTION REQUIRED	TREND ROYAL WHITE 24 X 24- UP 5		
Mudroom - FLOORING	PLATA STATUARIO BRINA MATTE 24 X 24	NEW BYZANTINE PENTELLIC GREY 12 X 24- BRICKED		
Side Hall - FLOORING	**confirmed by email Nov 10 2022	NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING	RESELECTION REQUIRED	TREND ROYAL WHITE 24 X 24- UP 5		
Breakfast - FLOORING	PLATA STATUARIO BRINA MATTE 24 X 24	TREND ROYAL WHITE 24 X 24- UP 5		
Kitchen - CABINETS	**confirmed by email Nov 10 2022	SIERRA WHITE PVC		
Island - CABINETS		SIERRA WHITE PVC		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOPS		H800BC		
Kitchen - COUNTERTOP	RESELECTION REQUIRED	BIANCO CARRARA - UP 2		
Island - COUNTERTOP	**HAVEN GRIS**	DINOS GRIS - UP 2		
Kitchen - BACKSPLASH	Confirmed by email Dec 13 2022	DECLINED		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING		NORTHERN SOLID SAWN PEARL RED OAK- 3 1/4" JAVA		
Main Hall - FLOORING		NORTHERN SOLID SAWN PEARL RED OAK- 3 1/4" JAVA		
Dining / Living Room - FLOORING		NORTHERN SOLID SAWN PEARL RED OAK- 3 1/4" JAVA		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		ALL METAL BLACK SINGLE COLLAR W/ ALT PLAIN		
Railing Details - POSTS		2 3/4" TURNED OAK POST		
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- BRICKED		
Powder Room - CABINETS		SIERRA WHITE PVC		
Powder Room - COUNTERTOP		BIANCO CARRARA- COMFORT HEIGHT		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		NORTHERN SOLID SAWN PEARL RED OAK- 3 1/4" JAVA		
Master Bedroom - FLOORING		T17 OPENING NIGHT		
Bedroom 2 - FLOORING		T17 OPENING NIGHT		
Bedroom 3 - FLOORING		T17 OPENING NIGHT		
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- BRICKED		
Master Ensuite - SHOWER WALL		NEW BYZANTINE ASSURO BLUE 12 X 24- STACKED VERTICLE		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		SHAKER PVC STONE GREY- UP 1- COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOPS		H800BC		
Master Ensuite - COUNTERTOP		BIANCO CARRARA		
Master Ensuite - SINK(s)	STD	Master Ensuite - FAUCET(s)	STD	
FOR TRADE USE				
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		CALEDON	58A	
PAGE 1 OF 2				
		PURCHASER INITIALS	VENDOR APPROVAL	

2ND FLOOR CONTINUED...									
Main Bath - FLOORING				NA					
Main Bath - TUB / SHOWER WALL				NA					
Main Bath - SHOWER FLOOR				NA					
Main Bath - SHOWER JAMB				NA					
Main Bath - CABINETS				NA					
Main Bath - HANDLES/KNOBS				NA					
Main Bath - COUNTERTOP				NA					
Main Bath - SINK(s)		NA		Main Bath - FAUCET(s)		NA			
Shared Bath- FLOORING				NEW BYZANTINE ASSURO 12 X 24- BRICKED					
Shared Bath- TUB / SHOWER WALL				NEW BYZANTINE ASSURO 12 X 24- STACKED VERTICLE					
Shared Bath- SHOWER FLOOR				NA					
Shared Bath- SHOWER JAMB				NA					
Shared Bath- CABINETS				SIERRA WHITE PVC- COMFORT HEIGHT					
Shared Bath- HANDLES/KNOBS				H800BC					
Shared Bath- COUNTERTOP				5003-38					
Shared Bath- SINK(s)		STD		Shared Bath - FAUCET(s)		STD			
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)		NA		Ensuite Bath - FAUCET(s)		NA			
LAUNDRY									
Laundry - FLOORING		NEW BYZANTINE ASSURO BLUE 12 X 24- BRICK		Laundry - HANDLES/KNOBS		H800BC			
Laundry - CABINETS		SIERRA WHITE PVC		Laundry - SINK		STD			
Laundry - COUNTERTOP		5003-38		Laundry - FAUCET		STD			
Laundry - BACKSPLASH		NA							
TRIM / PAINT									
Casing/Baseboards				STD					
Interior Doors				STD					
Interior Door Hardware				STD					
PAINT - Throughout				WARM GREY					
FIREPLACE									
Location / Insert / Mantle				STD					
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		DO NOT INSTALL			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STD		ELECTRICAL for Built-in Oven		DECLINED			
GAS LINE & ELECTRICAL TO STOVE		DECLINED		ELECTRICAL for Built-in Micro		DECLINED			
GAS LINE & ELECTRICAL TO DRYER		DECLINED		ELECTRICAL for Cooktop		DECLINED			
HOOD FAN VENT SIZE		6" STD		ELECTRICAL for Bar Fridge		DECLINED			
WATERLINE to Fridge		DECLINED							
DISCLAIMER									
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				N/S					
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				N/S					
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		58A					
PURCHASER(S):		Dalvir Singh Sidhu							
PURCHASER(S):		0							
CONTACT:		647.287.3087		JAGITSTATIA@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.				PURCHASER SIGNATURE		0			
				PURCHASER SIGNATURE					
				DÉCOR CONSULTANT					
				Vendor APPROVAL					

CALEDON CLUB

1st 58A
Aug 18/21

30-04 GLENCARIN

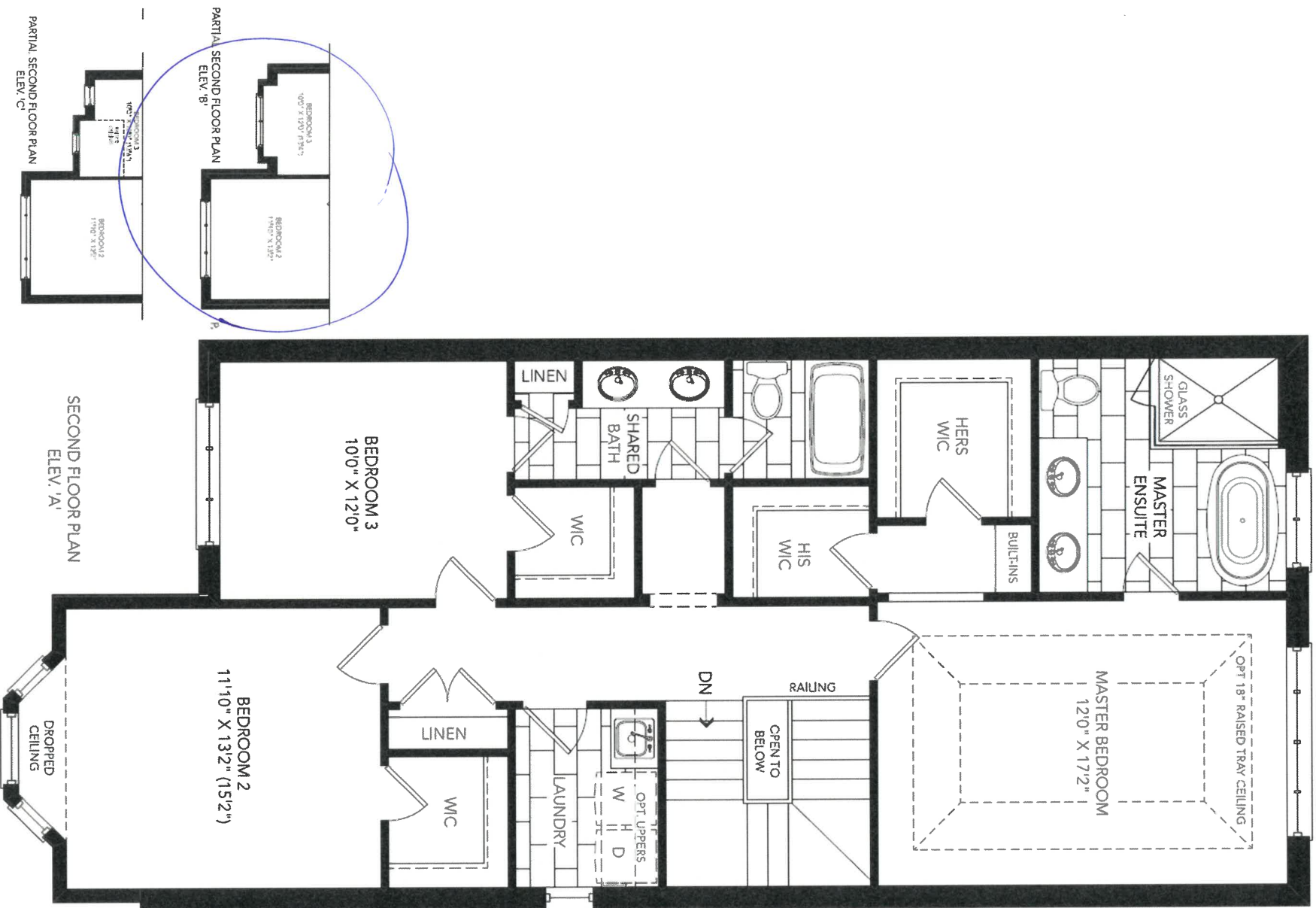


N.S.

CALEDON CLUB

Lot 58A
Aug 18/21

30-04 GLENCARIN



N.S.

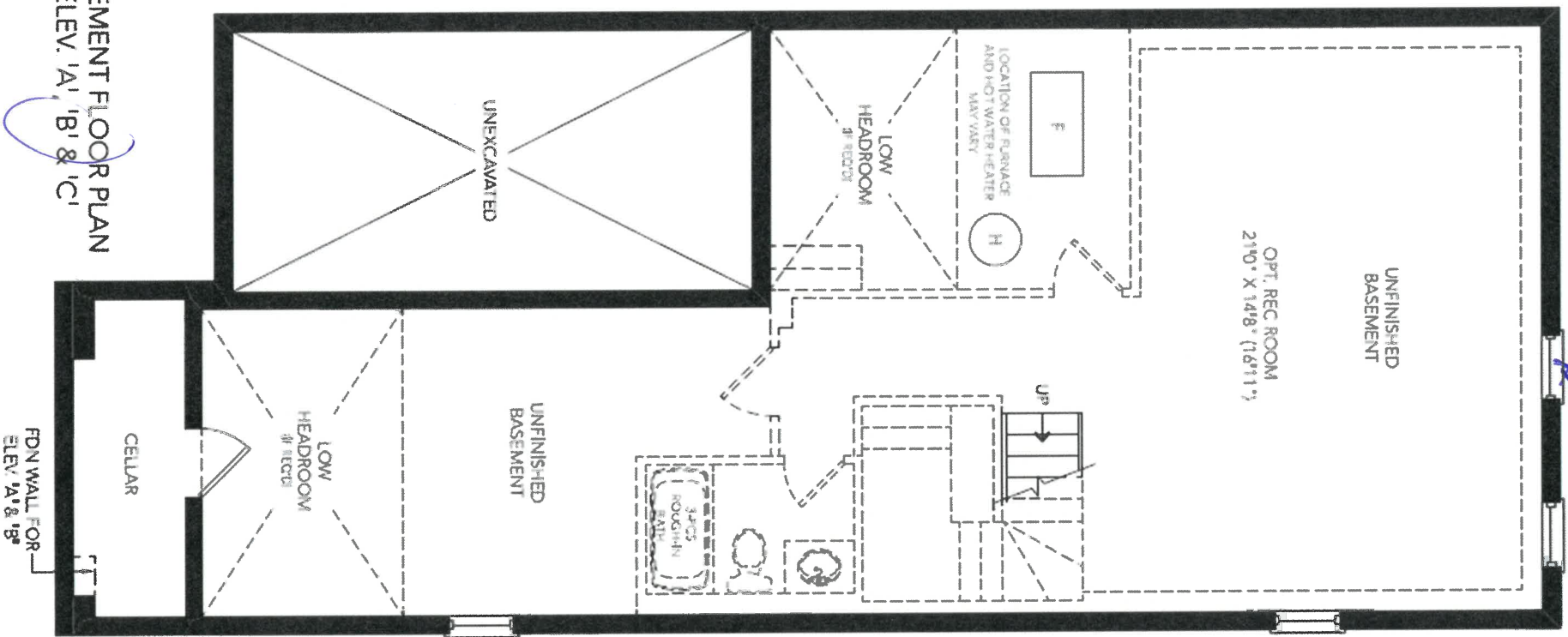
CALEDON CLUB

10458A
Aug 18/21

30-04 GLENCARIN

Large window
30' x 24' approx
if possible

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



N-S



CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PH:
CELL :

DRAFTED BY: FERNANDA
COMMENT

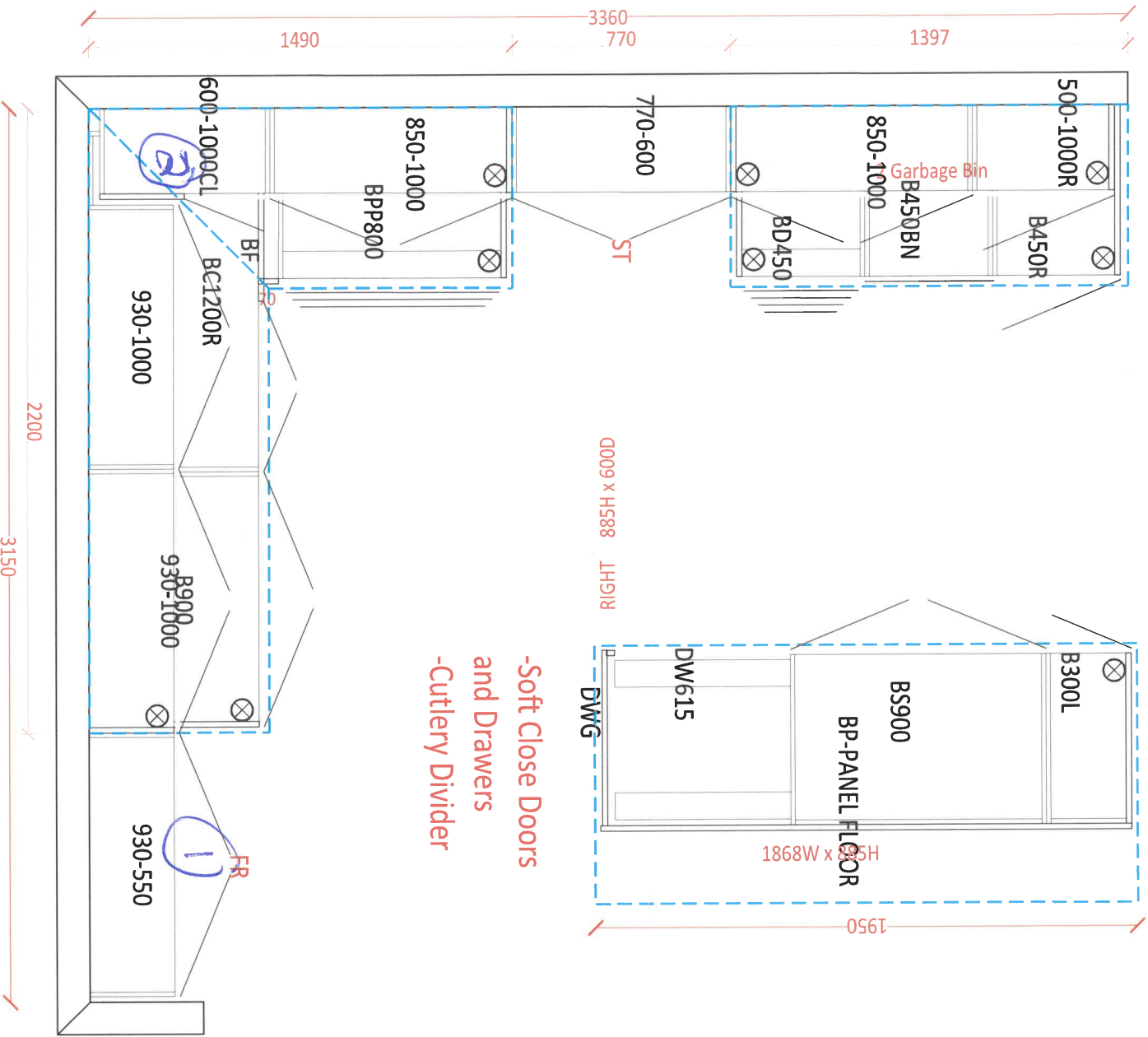
P/O #

PAGE
12 of 24

DATE SUBMITTED
22 Jul 2021

30-4-ELEV. A,B,C KITCHEN

1st SCA
Aug 18/21



-Soft Close Doors
and Drawers
-Cutlery Divider

- ① Fridgy enclosure
- ② upper and cabinet w/ plain clear glass.

N.S.



CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

JOB NUMBER

INSTALL DATE:

PH:
CELL:

DRAFTED BY: FERNANDA
COMMENT

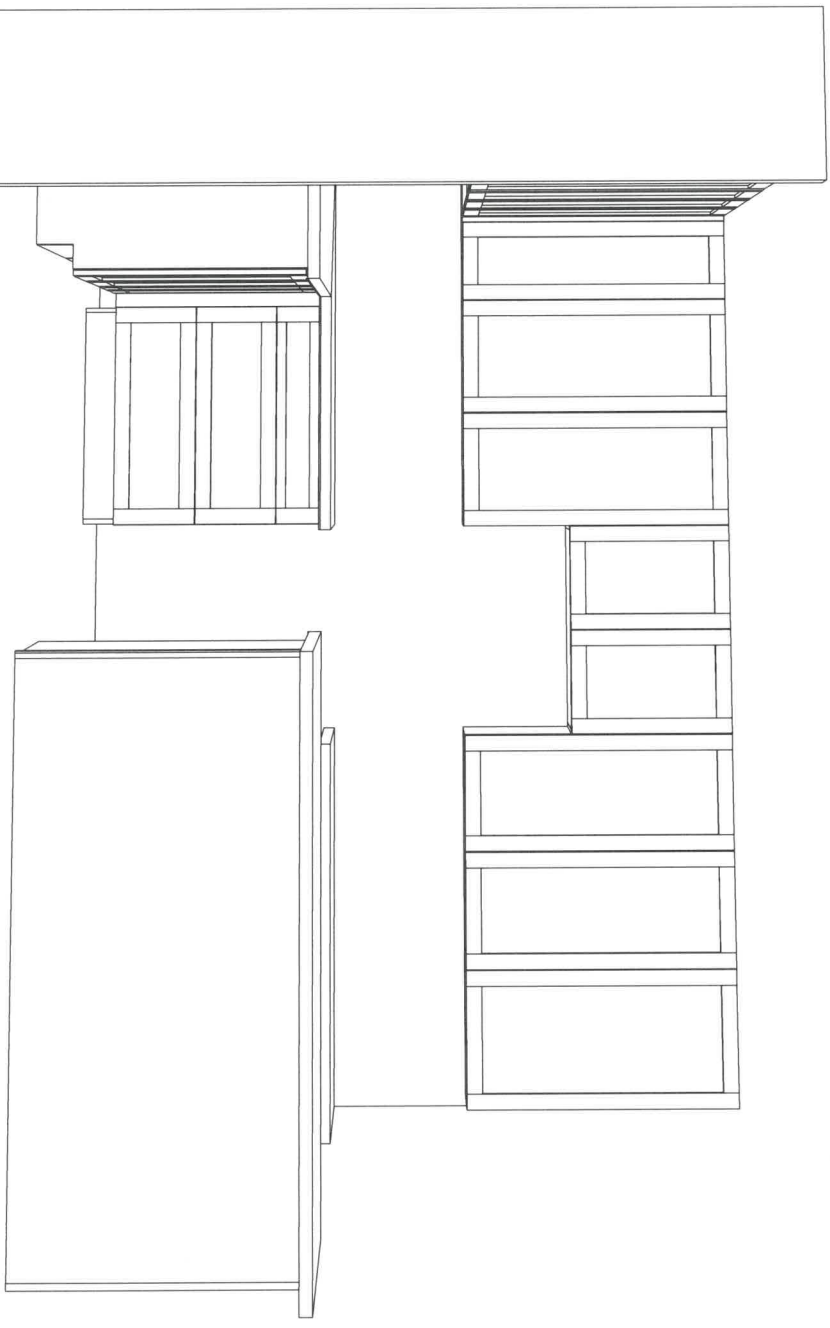
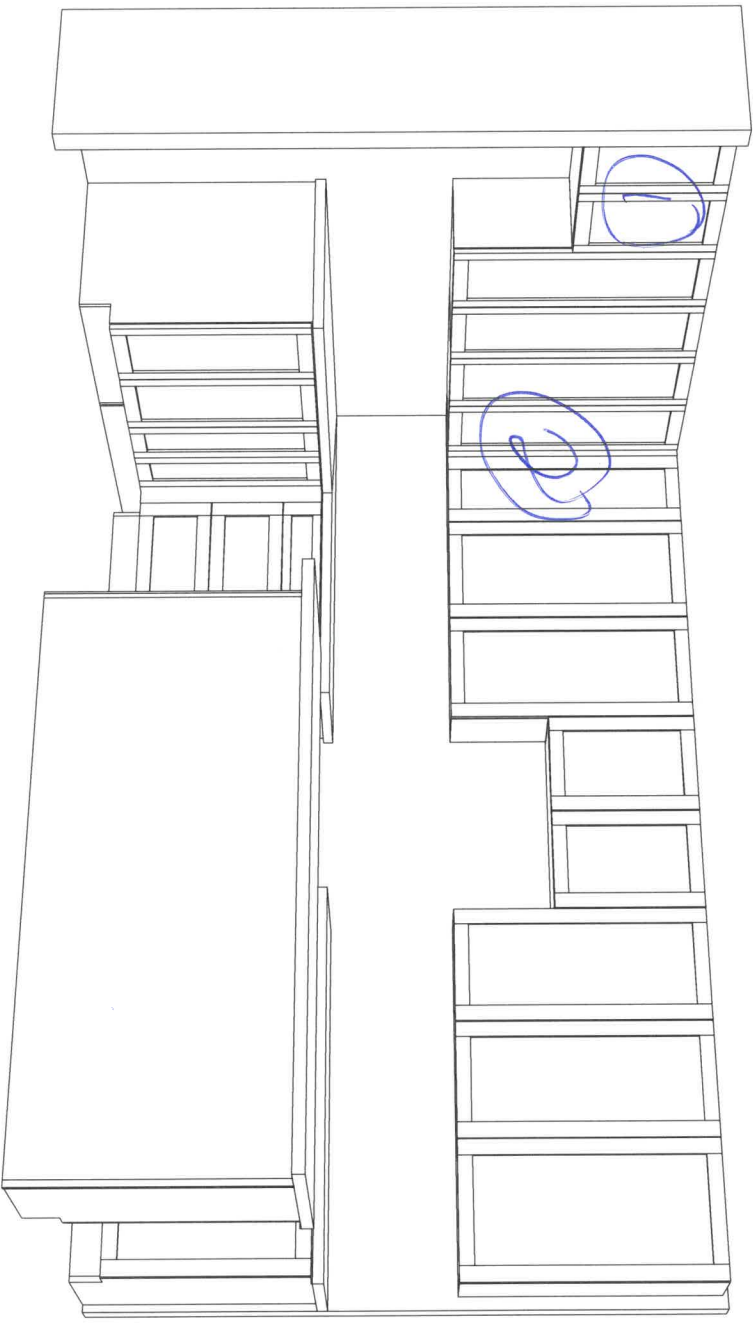
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PAGE
13 of 24

DATE SUBMITTED
22 Jul 2021

30-4-ELEV. A,B,C
KITCHEN

lot 58A
Aug 18/21



① Fridge enclosure
② upper angle cabinet w/ plain clear glass cabinet

ALS



CLIENT NAME: ZANCOR HOMES
SHIP TO : CALEDON CLUB

DRAFTED BY: FERNANDA

PH:
CELL:

DATE SUBMITTED
22 Jul 2021

COMMENT

P/O #

JOB NUMBER

INSTALL DATE:

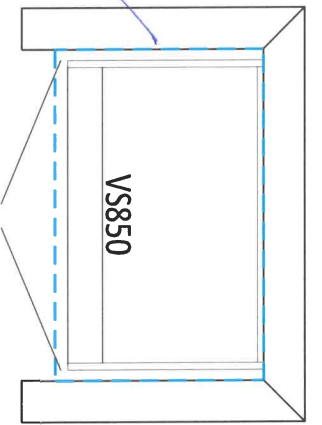
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14 of 24

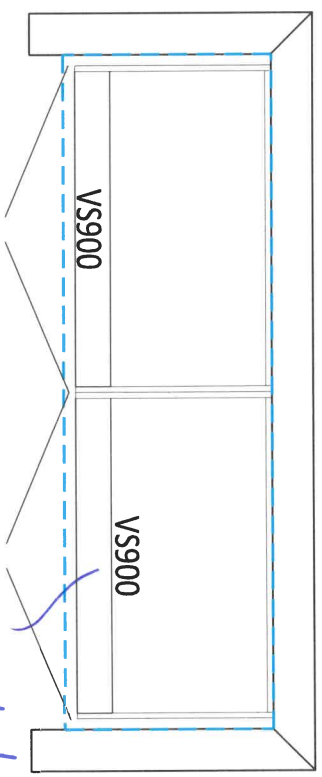
30-4-ELEV. A,B,C
STD VANITIES

1 of 584
Aug 18/21

POWDER
910

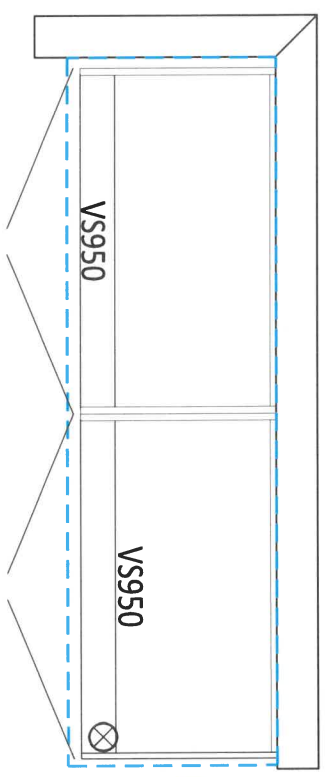


SHARED
1860



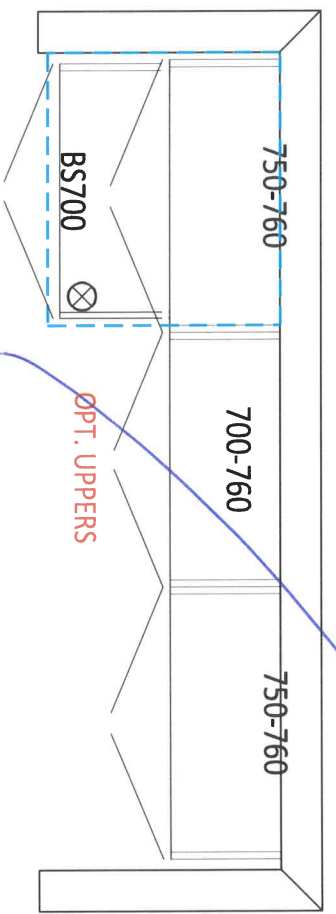
MASTER ENSUITE

1950



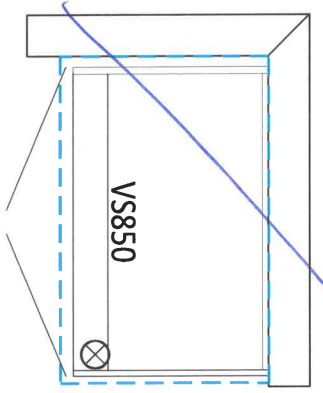
LAUNDRY ROOM
2250

750



OPT. BASEMENT BATH

900



A/S.

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

N.S.

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.**

N.S.

- ▶ 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
- ☐ 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 Aug 18/21

CALEDON

SITE

LOT

58A

** 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

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. N/S

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.** N/S

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. N/S

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'. N/S

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. N/S

STAR 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. N/S

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. N/S

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.** N/S

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. N/S

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**** N/S

DATE	By 18/21	
SITE	CALEDON	
LOT	58A	

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

Aug 18/21

CALEDON

58A

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*

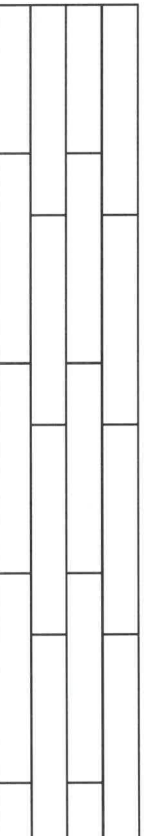
(Large tiles installation for floor and wall) – ¼ Brick

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 o=7" in 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:

Powder, Master, Shared, Laundry, Mud



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

AL-S

(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

Aug 18/21

SITE

CALEDON

LOT

58A

Stone Countertop Edge Profiles

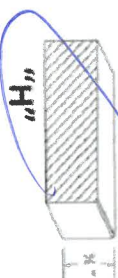
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



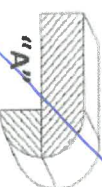
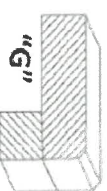
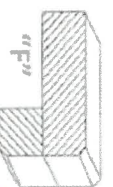
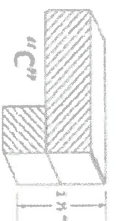
Standard Countertop Edge in Vanity



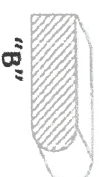
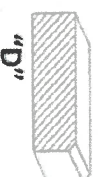
Homeowner(s) Initial AKS

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

Optional Edge in Kitchen



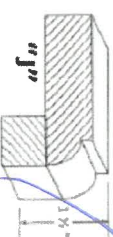
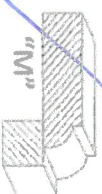
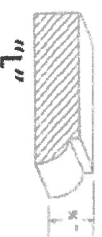
Optional Edge in Bathroom



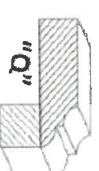
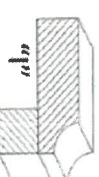
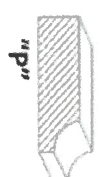
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Aug 18/21

SITE

CALEDON

LOT

58A