

CONSTRUCTION SUMMARY OF EXTRAS

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Site: CALEDON  
Lot: 176-1  
Model: HIGHLAND (RLTH-02) ELEV A END UNIT  
Purchaser: Deepak Gupta  
Purchaser: Rashpal Singh Mann  
Phone: 416 435-8584  
Email: realtorrasphal@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	INCLUDED IN APS	
1 PLUG ABOVE FIREPLACE IN GREAT ROOM FOR FUTURE TV INSTALL APPROX 65" FROM FLOOR		11-Jan-22
2 (1) CAPPED LIGHT ABOVE KITCHEN ISLAND ON SEPARATE SWITCH		11-Jan-22
3 KITCHEN AND POWDER ROOM TILE UP # 4 2ND FLOOR		11-Jan-22
4 KITCHEN COUNTER TOP UP# 3 QUARTZ		11-Jan-22
5 POWDER ROOM GROUND FLOOR COUNTER TOP UP # 3 QUARTZ		11-Jan-22
6 POWDER ROOM 2ND FLOOR COUNTER TOP UP # 3 QUARTZ		11-Jan-22
7 MASTER ENSUITE UP # 3 QUARTZ COUNTER TOP INCLUDES OVAL UNDERMOUNT SINK		11-Jan-22
8 MAIN BATH UP # 3 QUARTZ COUNTER TOP INCLUDES OVAL UNDERMOUNT SINK		11-Jan-22
9 MASTER ENSUITE UP # 1 SHOWER FLOOR		11-Jan-22
10 COMFORT HEIGHT VANITIES GR & 2ND FLOOR POWDER ROOMS, MAIN BATH, MASTER BATH		11-Jan-22
11 HARDWOOD UP # 1 GREAT ROOM, HALL, LANDINGS, REC ROOM, HALL, UPPER HALL		11-Jan-22
12 HARDWOOD UP # 1 MASTER BEDROOM, BEDROOM 2, BEDROOM 3		11-Jan-22
13 BATHROOM ACCESSORIES METHOD POWDER ROOM GR FLR & 2ND FL (2) PAPER HOLDERS YB2408 & (2) TOWEL BAR YB 2418		11-Jan-22
14 BATHROOM ACCESSORIES METHOD MASTER ENSUITE & MAIN BATH (2) PAPER HOLDERS YB2408 & (2) TOWEL BAR YB 2424		11-Jan-22

ZANCOR HOMES COLOUR CHART

PRINTED 2022-01-11, 11:50 AM

ENTRANCES				
Main Foyer - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED			
Mudroom - FLOORING	NA			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	ETERNA VOLAKIS WHITE POLISHED 12 X 24 INSTALL STACKED UP # 4			
Breakfast - FLOORING	ETERNA VOLAKIS WHITE POLISHED 12 X 24 INSTALL STACKED UP # 4			
Kitchen - CABINETS	SHAKER V PVC TUXEDO			
Island - CABINETS	SHAKER V PVC TUXEDO			
Servery - CABINETS	NA			
Kitchen - HANDLES/KNOBS	H-800-BC			
Kitchen - COUNTERTOP	CALACATTA GOLD QUARTZ UP # 3			
Island - COUNTERTOP	CALACATTA GOLD QUARTZ UP # 3			
Kitchen - BACKSPLASH	DECLINED			
Kitchen - SINK	STANDARD			
Kitchen - FAUCET	STANDARD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Great Room - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" GOTHAM UP # 1			
Main Hall - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" GOTHAM UP # 1			
Dining / Living Room - FLOORING	NA			
Library / Den - FLOORING	NA			
Ground Floor Rec Room /Hall - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" GOTHAM UP # 1			
STAIRS				
Railing Details - PICKETS	METAL BLACK SINGLE COLLAR WITH ALT PLAIN			
Railing Details - POSTS	2 3/4" TURNED OAK POSTS			
Railing Details - HANDRAIL	2 1/2" OVAL OAK HANDRAIL			
Stair Stain - MAIN STAIRS	STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Stair Stain - BASEMENT STAIRS (if applicable)	NA			
Stair Stain - SERVICE STAIRS (if applicable)	NA			
POWDER ROOM				
Powder Room - FLOORING 2ND FLOOR	ETERNA VOLAKIS WHITE POLISHED 12 X 24 INSTALL STACKED UP # 4			
Powder Room - CABINETS GR FL/& 2ND FLOOR	SHAKER V PVC TUXEDO COMFORT HEIGHT			
Powder Room - COUNTERTOP GR FLOOR & 2ND FLOOR	CALACATTA GOLD QUARTZ UP # 3			
Powder Room - SINK	OVAL UNDERMOUNT 4220CFY			
Powder Room - FAUCET	STANDARD			
2ND FLOOR				
Upper Hall - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" GOTHAM UP # 1			
Master Bedroom - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" GOTHAM UP # 1			
Bedroom 2 - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" GOTHAM UP # 1			
Bedroom 3 - FLOORING	SOLID SAWN SELECT V PEARL 3 1/4" GOTHAM UP # 1			
Bedroom 4 - FLOORING	NA			
Bedroom 5 - FLOORING	NA			
Master Ensuite - FLOORING	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL STACKED			
Master Ensuite - SHOWER WALL	NEW BYZANTINE PENTELLIC GREY 12 X 24 INSTALL HORIZONTAL STACKED			
Master Ensuite - SHOWER FLOOR	ONT SERIES HEXAGON TAUPE MATT UP # 1			
Master Ensuite - SHOWER JAMB	PERLATO ROYALE			
Master Ensuite - CABINETS	SHAKER V PVC TUXEDO COMFORT HEIGHT			
Master Ensuite - HANDLES/KNOBS	H-800-BC			
Master Ensuite - COUNTERTOP	CALCATT A GOLD QUARTZ UP # 3			
Master Ensuite - SINK(S)	OVAL 4220 CFY	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 <u>PRIOR</u> to installation.		SIGNATURES		
CALEDON 176-1		<div><div></div><div></div></div>		
**PAGE 1 OF 2**		PURCHASER INITIALS	VENDOR APPROVAL	

JAN 12 2022



ZANCOR HOMES COLOUR CHART

2ND FLOOR CONTINUED...

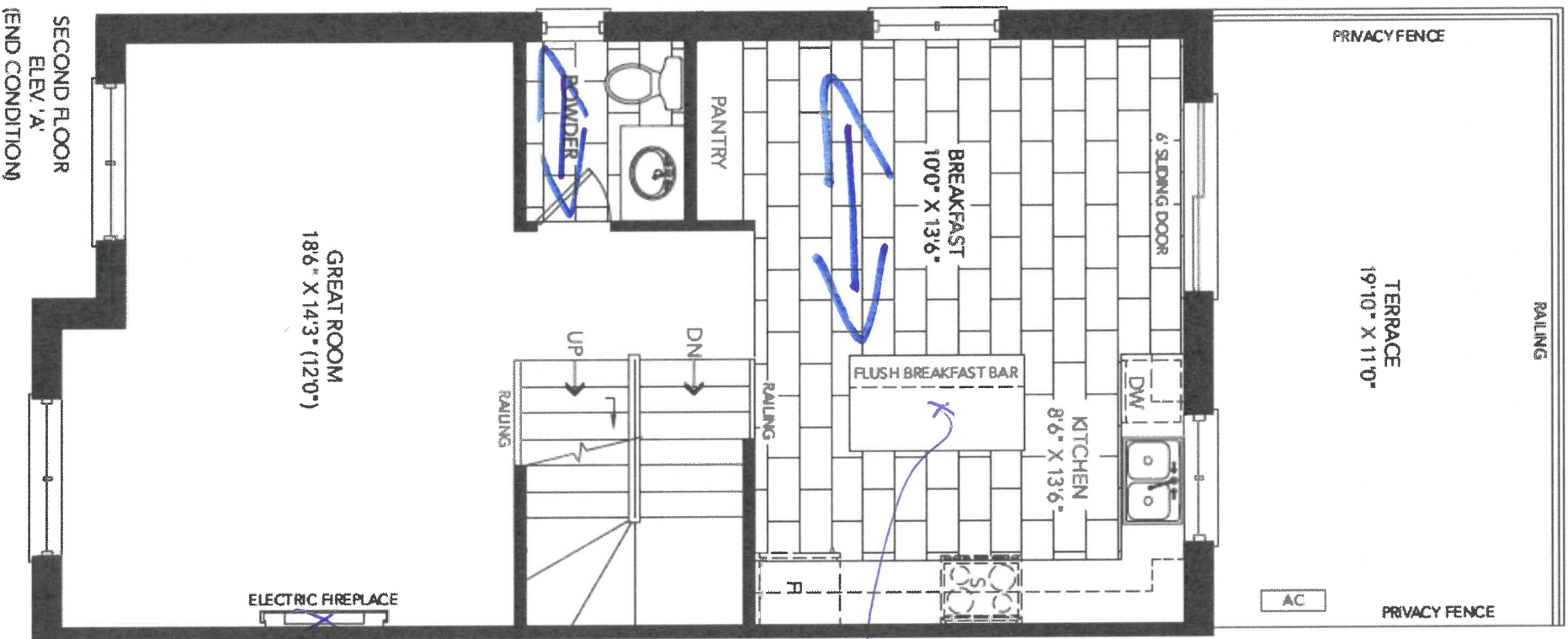
Main Bath - FLOORING		NEW BYZANTINE PENTELIC GREY12 X 24 INSTALL STACKED			
Main Bath - TUB / SHOWER WALL		NEW BYZANTINE PENTELIC GREY12 X 24 INSTALL HORIZONTAL STACKED			
Main Bath - SHOWER FLOOR		NA			
Main Bath - SHOWER JAMB		NA			
Main Bath - CABINETS		SHAKER V PVC TUXEDO COMFORT HEIGHT			
Main Bath - HANDLES/KNOBS		H-800-BC			
Main Bath - COUNTERTOP		CALACATTA GOLD QUARTZ UP # 3			
Main Bath - SINK(s)		OVAL 4220CFY	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)		Shared Bath - FAUCET(s)			
Ensuite Bath - FLOORING		NA			
Ensuite Bath - TUB / SHOWER WALL		NA			
Ensuite Bath - SHOWER FLOOR		NA			
Ensuite Bath - SHOWER JAMB		NA			
Ensuite Bath - CABINETS		NA			
Ensuite Bath - HANDLES/KNOBS		NA			
Ensuite Bath - COUNTERTOP					
Ensuite Bath - SINK(s)		Ensuite Bath - FAUCET(s)			
LAUNDRY					
Laundry / MUD - FLOORING&GROUND FL POWDER		NEW BYZANTINE PENTELIC GREY 12 X 24 INSTALL STACKED			
Laundry - CABINETS		SHAKER V PVC TUXEDO	Laundry - HANDLES/KNOBS	H-800-BC	
Laundry - COUNTERTOP		P283CA TUNDRA TAUPE	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 ELECTRIC 34"			
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		INITIALS			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs		WS ON		BS	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		WS ON		BS	
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	1 76-1	0 176-1	
PURCHASER(S):		Deepak Gupta			
PURCHASER(S):		Rashpal Singh Mann			
CONTACT:		416 435-8584	0		
***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		WS ON	
		PURCHASER SIGNATURE		BS	
		DÉCOR CONSULTANT		KATHERINE	
**PAGE 2 OF 2**		Vendor APPROVAL		JAN 12 2022	

Lo 6126-1

Jan 11/22

# HIGHLAND RLTH-02 (end unit)

Tile  
Direction  
↔



CAP LT  
Sep South.

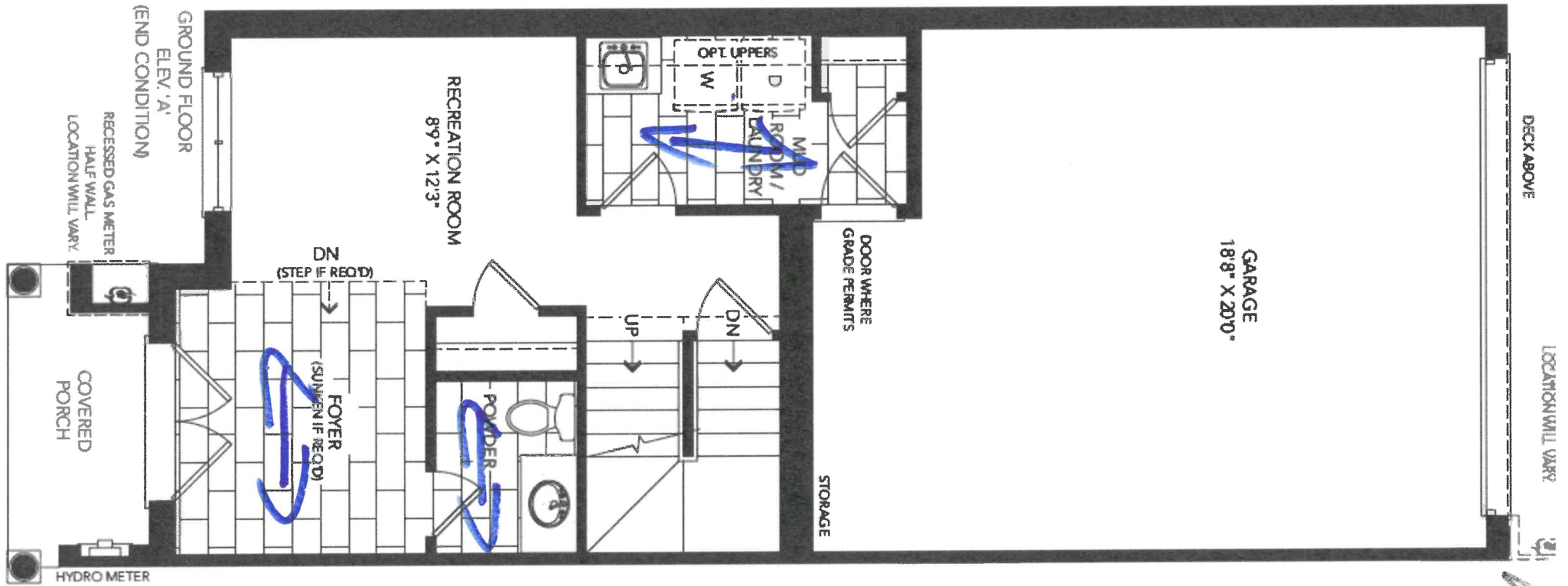
Plug ABOVE  
FP

Install  
65" FP  
From  
Floor

OK

# HIGHLAND RLTH-02 (end unit)

↑  
↓  
Life Direction



Lot 176-1

Jan 1/22

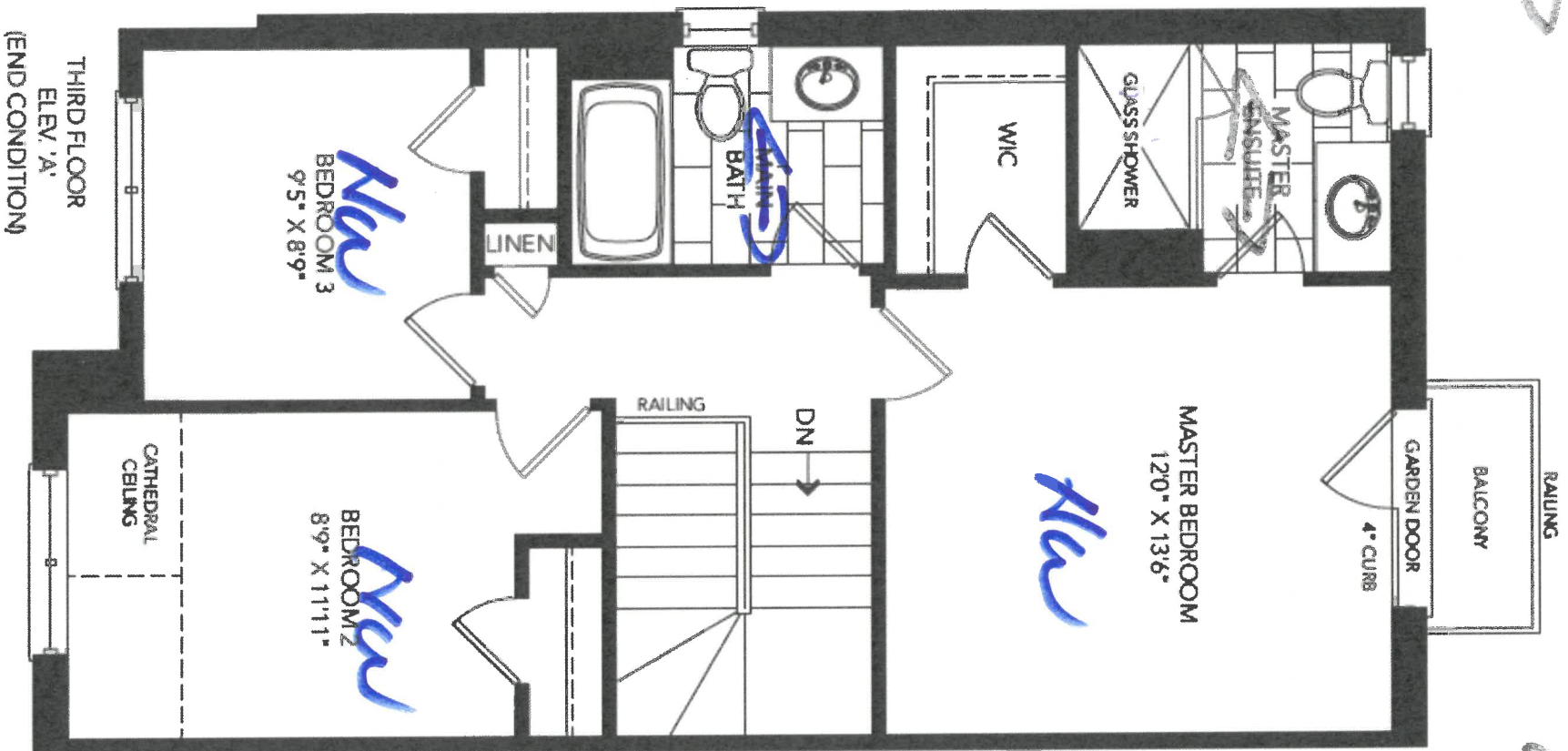
W



Lo 6176-1

Jan 11/22

# HIGHLAND RLTH-02 (end unit)

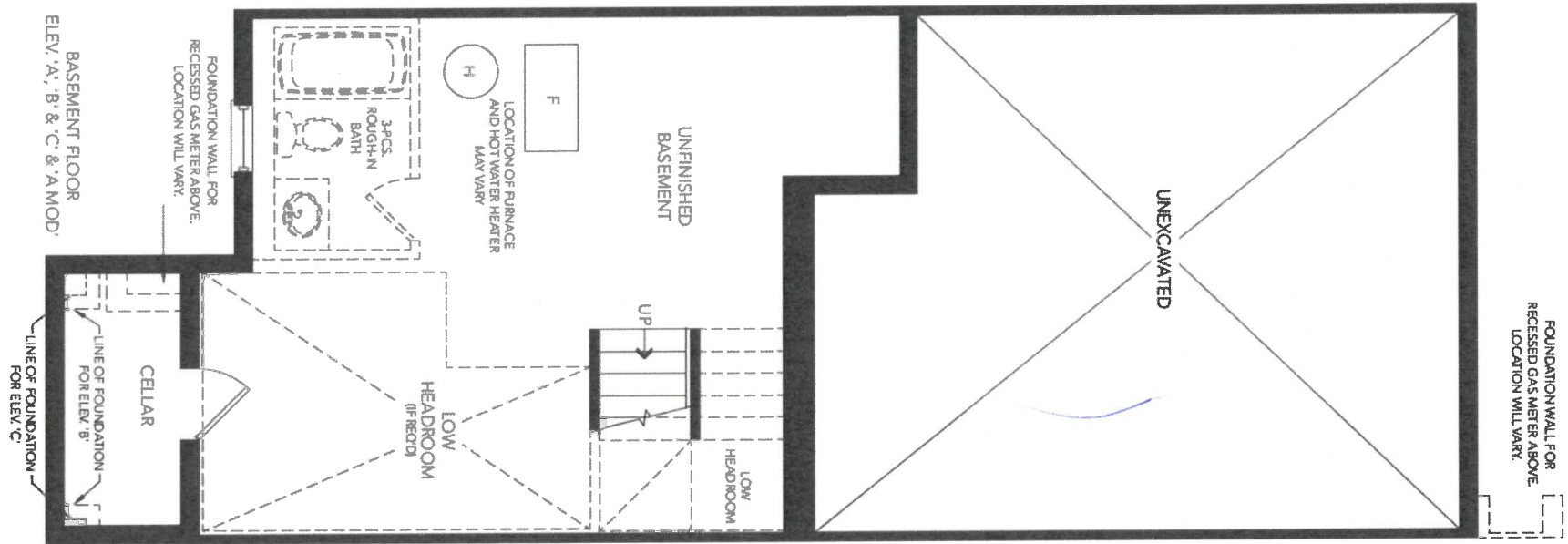


Tile Direction

See

Qs /

HIGHLAND RLTH-02



Lot 176-1

Jan 11/22.

Dr /

## 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:**

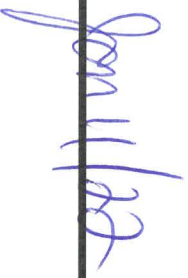
I/we the Homeowner(s) acknowledge that if we do not contact the home automation company, I/we the Homeowner(s) have agreed to the Vendor locations for the standard rough-ins for Cable, CAT6, Telephone that are included in the Agreement of Purchase and Sale.

Homeowner(s) Initial



**CALEDON**

DATE



SITE

LOT





APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller - Appliance Canada (905) 660-2424 / smiller@appliancecanada.com

- It is the Purchasers 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

Initial

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.**

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
- ☐ 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

Jan 11/22

CALEDON

SITE

LOT

126-1

\*\* 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

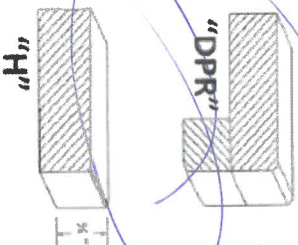
Stone Countertop Edge Profiles

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

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen

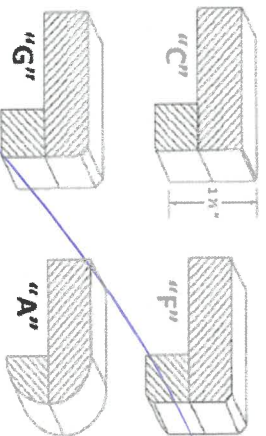
Standard Countertop Edge in Vanity



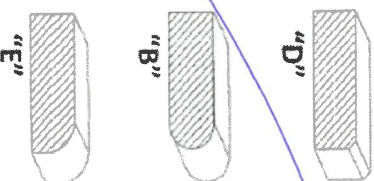
Homeowner(s) Initial MR Q

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

Optional Edge in Kitchen



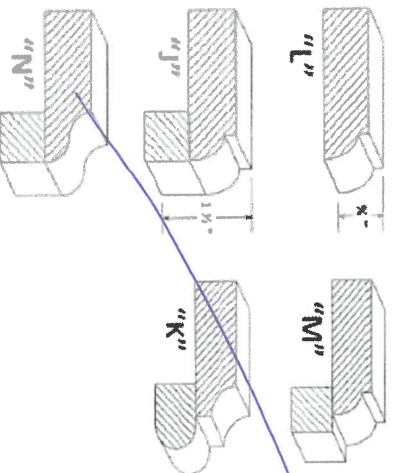
Optional Edge in Bathroom



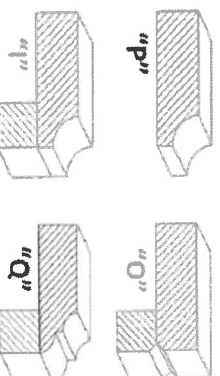
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE Jan 11/22

SITE CALEDON

LOT 176-1



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		LOT
Jan 11/22	CALEDON		126-1

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