

CONSTRUCTION SUMMARY OF EXTRAS

REVISED JAN 30 2023

Printed ~~2022-03-03~~ / 2:25 PM / Page 1 of 1

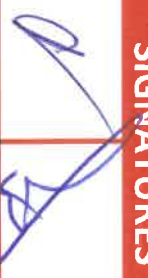
Site: CALEDON (B)  
Lot: 164B  
Model: CAPLIANO (30-05) ELEV B  
Purchaser: CHARANJIT SINGH MANKOO  
Purchaser: 0  
Phone: 416.728.0407  
Email: 0



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE WASHER & DRYER		INCLUDED IN APS
BONUS PACKAGE: STAINLESS STEEL HOOD FAN		INCLUDED IN APS
BONUS PACKAGE: AIR CONDITIONER		AS PER SCH E
STRUCTURALS		
1 SIDE ENTRY ( FROM EXTERIOR TO STAIRS), AS PER PLAN. GRADE PERMITTING AND PENDING CITY APPROVAL. SEE SKETCH		11-Jan-22
2 WATERLINE FOR FRIDGE		11-Jan-22
COLOURS		
1 N/A		01-Mar-22
2 COMFORT HEIGHT POWDER ROOM,ENSUITE, MAIN,MASTER ENSUITE		01-Mar-22


SIDE DOOR NOT POSSIBLE due to grade (confirmed with site) .....NOV 11 2022

JAN 30 2023 - CORRECT KITCHEN LAYOUT ATTACHED.

ENTRANCES				
Main Foyer - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Mudroom - FLOORING	NA			
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Breakfast - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Kitchen - CABINETS	400 SERIES WHITE PVC			
Island - CABINETS	400 SERIES WHITE PVC			
Servery - CABINETS	NA			
Kitchen - HANDLES/KNOBS	H 800-BC			
Kitchen - COUNTERTOP	BIANCO SARDO			
Island - COUNTERTOP	BIANCO SARDO			
Kitchen - BACKSPLASH	DECLINED			
Kitchen - SINK	STANDARD			
Kitchen - FAUCET	STANDARD			
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Family / Great Room - FLOORING	SOLID SAWN SELELC V PEARL BUCKINGHAM			
Main Hall - FLOORING	SOLID SAWN SELELC V PEARL BUCKINGHAM			
Dining / Living Room - FLOORING	SOLID SAWN SELELC V PEARL BUCKINGHAM			
Hobby Room- FLOORING	SOLID SAWN SELELC V PEARL BUCKINGHAM			
Basement Rec Room - FLOORING	NA			
STAIRS				
Railing Details - PICKETS	METAL BLACK SIGNLE COLLAR WITH ALT PLAIN			
Railing Details - POSTS	2 3/4" TURNED OAK POSTS			
Railing Details - HANDRAIL	2 1/2" OVAL OAK			
Stair Stain - MAIN STAIRS	STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
Stair Stain - BASEMENT STAIRS (if applicable)	NA			
Stair Stain - SERVICE STAIRS (if applicable)	NA			
POWDER ROOM				
Powder Room - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED			
Powder Room - CABINETS	400 SERIES WHITE PVC COMFORT HEIGHT			
Powder Room - COUNTERTOP	BIANCO SARDO			
Powder Room - SINK	OVAL UNDERMOUNT			
Powder Room - FAUCET	STANDARD			
2ND FLOOR				
Upper Hall - FLOORING	SOLID SAWN SELELC V PEARL BUCKINGHAM			
Master Bedroom - FLOORING	OPENING NIGHT T-03			
Bedroom 2 - FLOORING	OPENING NIGHT T-03			
Bedroom 3 - FLOORING	OPENING NIGHT T-03			
Bedroom 4 - FLOORING	OPENING NIGHT T-03			
Bedroom 5 - FLOORING	NA			
Master Ensuite - FLOORING	LOFT GREY 12 X 24 INSTALL STACKED			
Master Ensuite - SHOWER WALL	LOFT GREY 12 X 24 INSTALL HORIZONTAL STACKED			
Master Ensuite - SHOWER FLOOR	2 X 2 WHITE			
Master Ensuite - SHOWER JAMB	BIANCA CARRERRA			
Master Ensuite - CABINETS	EURO BLACKWOOD COMFORT HEIGHT			
Master Ensuite - HANDLES/KNOBS	H-800-BC			
Master Ensuite - COUNTERTOP	BIANCA CARRERRA			
Master Ensuite - SINK(s)	OVAL 4220 CFV	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.		CALEDON	164B	
		***PAGE 1 OF 2***	PURCHASER INITIALS	VENDOR APPROVAL

MAR 03 2022

2ND FLOOR CONTINUED...

Main Bath - FLOORING	LOFT GREY 12 X 24 INSTALL STACKED		
Main Bath - TUB / SHOWER WALL	LOFT GREY 12 X 24 INSTALL HORIZONTAL STACKED		
Main Bath - SHOWER FLOOR	NA		
Main Bath - SHOWER JAMB	NA		
Main Bath - CABINETS	EURO BLACKWOOD COMFORT HEIGHT		
Main Bath - HANDLES/KNOBS	H-800-BC		
Main Bath - COUNTERTOP	SIERRA CASCADE 5005-38		
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)		Shared Bath - FAUCET(s)	
Ensuite Bath - FLOORING	LOFT GREY 12 X 24 INSTALL STACKED		
Ensuite Bath - TUB / SHOWER WALL	LOFT GREY 12 X 24 INSTALL HORIZONTAL STACKED		
Ensuite Bath - SHOWER FLOOR	NA		
Ensuite Bath - SHOWER JAMB	NA		
Ensuite Bath - CABINETS	EURO BLACKWOOD COMFORT HEIGHT		
Ensuite Bath - HANDLES/KNOBS	H0800-BC		
Ensuite Bath - COUNTERTOP	SIERRA CASCADE 5005-38		
Ensuite Bath - SINK(s)	STANDARD	Ensuite Bath - FAUCET(s)	STANDARD
LAUNDRY			
Laundry - FLOORING	NEW BYZANTINE ASSURO BLUE 12 X 24 INSTALL STACKED		
Laundry - CABINETS	400 SERIES WHITE PVC	Laundry - HANDLES/KNOBS	H-800-BC
Laundry - COUNTERTOP	COTE D AZUR 1886 K-07	Laundry - SINK	STANDARD
Laundry - BACKSPLASH	NA	Laundry - FAUCET	SNA
TRIM / PAINT			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
PAINT - Throughout	WARM GREY		
FIREPLACE			
STANDARD ELECTRIC			
ACCESSORIES			
Mirrors	STANDARD	BATH ACCESSORIES	STANDARD
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	YES		
DISCLAIMER			
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 Vendor's selection must be accepted by the purchaser			
SITE / LOT:	CALEDON (B)		164B
PURCHASER(S):	CHARANJIT SINGH MANKOO		
PURCHASER(S):	0		
CONTACT:	416.728.0407		0
****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.			
ZANCOR HOMES		PURCHASER SIGNATURE	
		PURCHASER SIGNATURE	
		DÉCOR CONSULTANT	KATHERINE
**PAGE 2 OF 2**		Vendor APPROVAL	MAR 03 2022



CALEDON  
CLUB

10+1648  
Feb 23/22

30-05 CAPILANO



20/04/22

✓

1st 1648  
Feb 23/22

1st 1648  
Feb 23/22



ee/rr/m

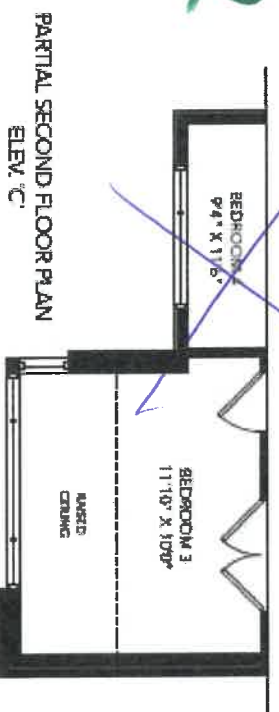
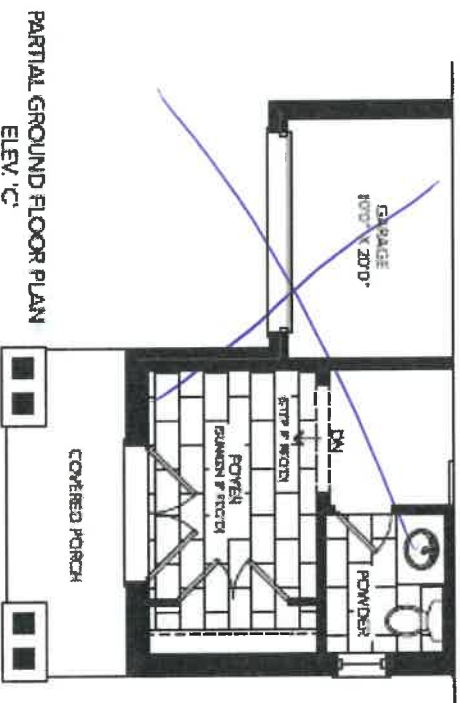
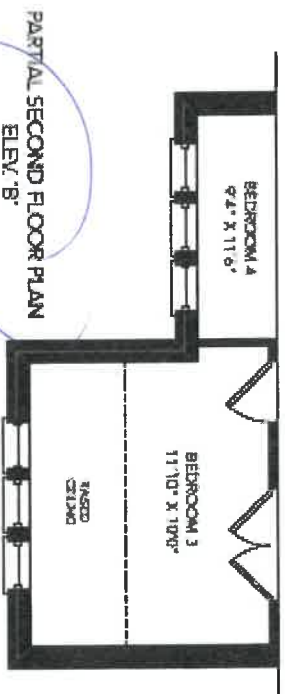
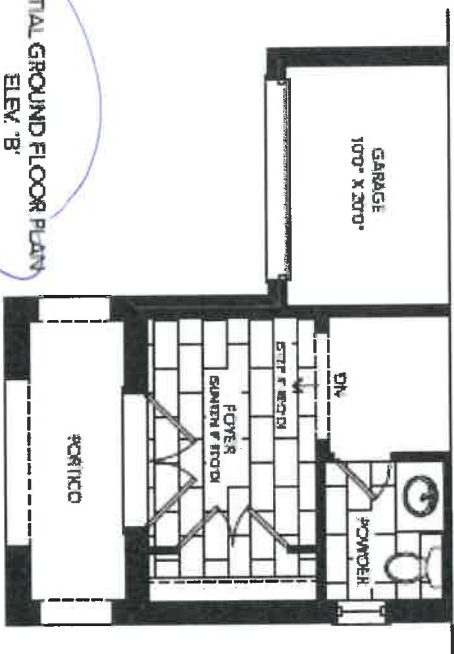
COVERED PORCH

X  
/

# CALEDON CLUB

## 30-05 CAPILANO

Lot 164B  
Jan 11/22  
Job 23/22



01/04/22

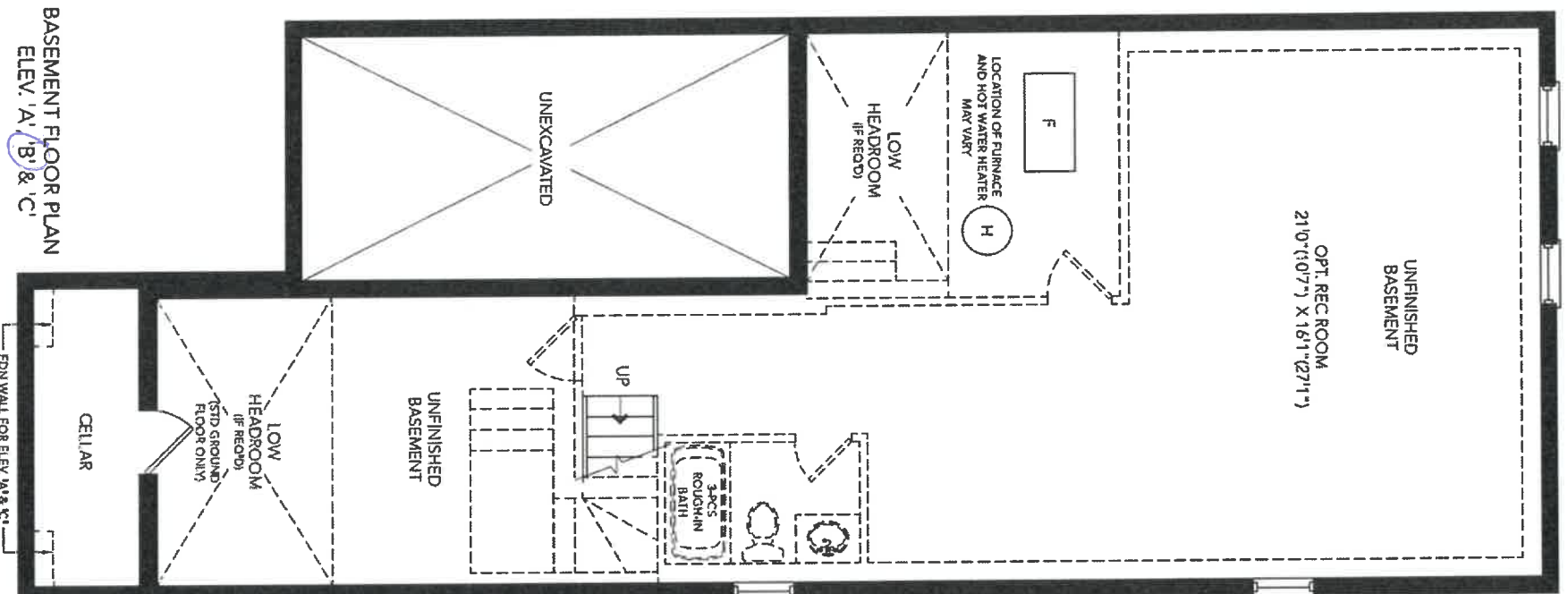
X

# CALEDON CLUB

30-05 CAPILANO

105164B  
~~105164B~~

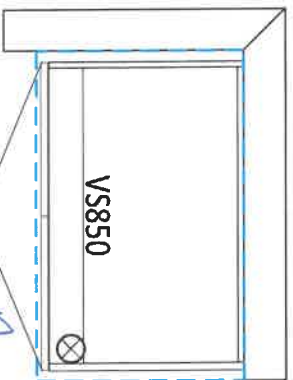
105164B  
March 1/22



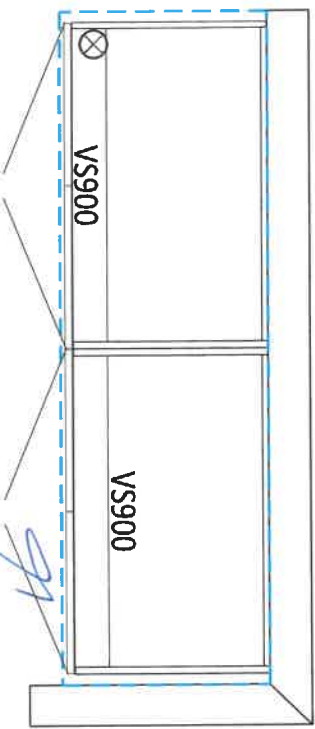
✓

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

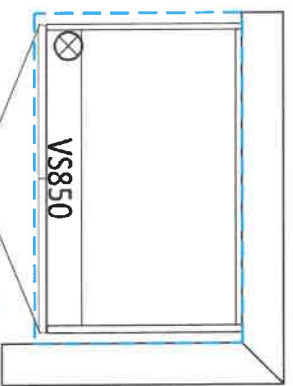
POWDER  
910



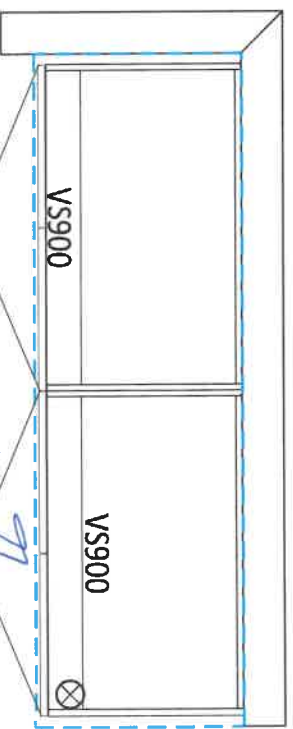
MAIN  
1860



ENSUITE 2  
910



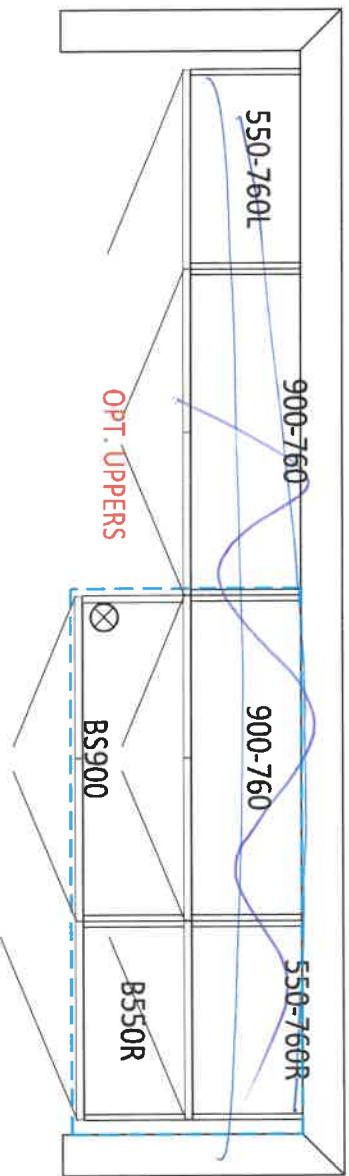
MASTER ENSUITE  
1860



*comfort Ht*

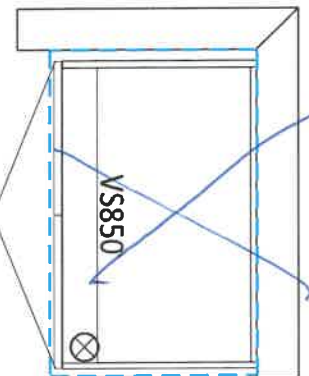
LAUNDRY ROOM

2990 1510



OPT. UPPERS

OPT. BASEMENT BATH  
900



*q*





DATE SUBMITTED

25 Jun 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO : CALEDON CLUB

DRAFTED BY: FERNANDA

PH:  
CELL :

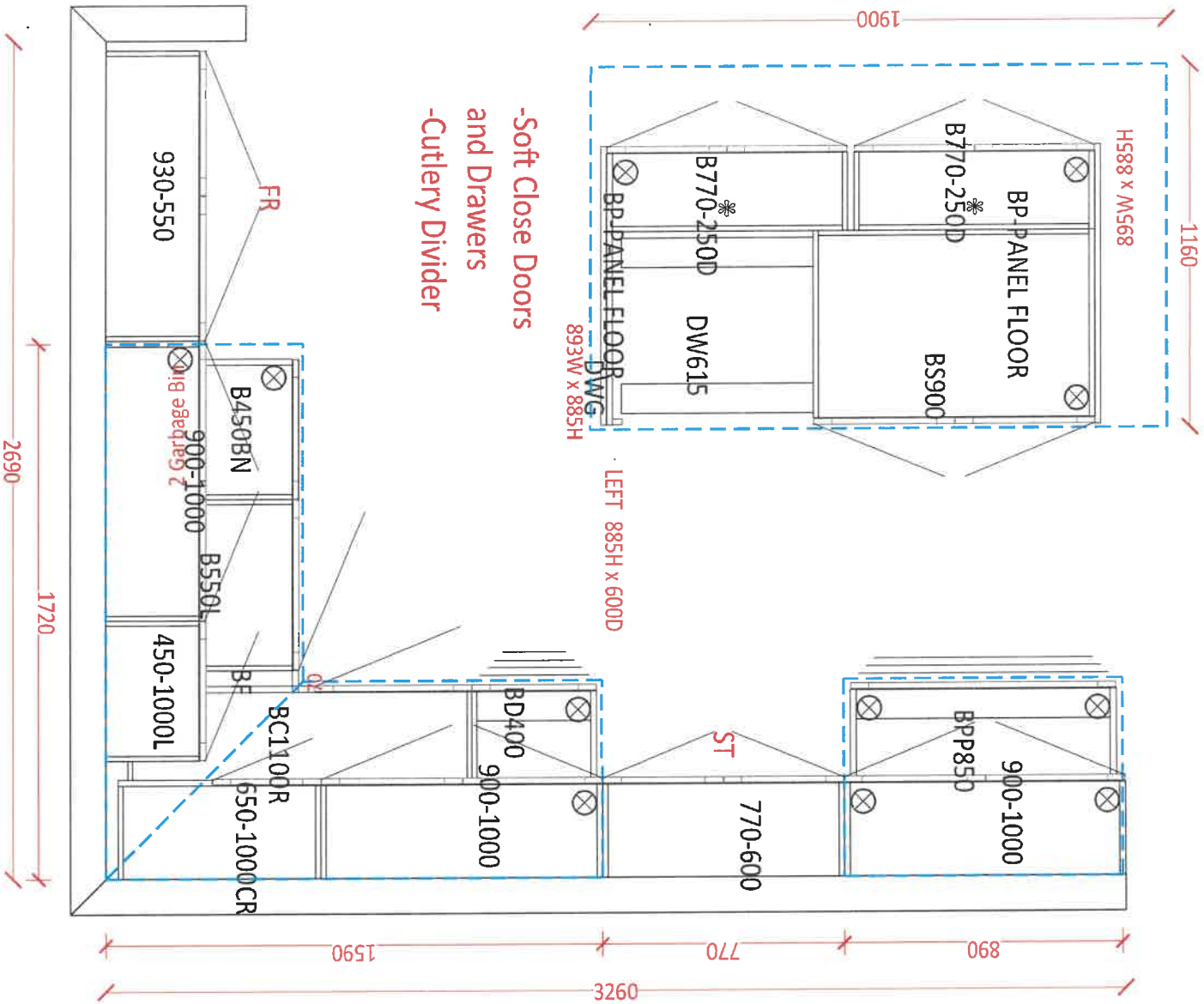
JOB NUMBER

INSTALL DATE:

PAGE  
16 of 24

P/O #

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



164B

Correct kitchen layout



DATE SUBMITTED  
25 Jun 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO : CALEDON CLUB

PH:  
CELL :

DRAFTED BY: FERNANDA  
COMMENT

P/O #

JOB NUMBER

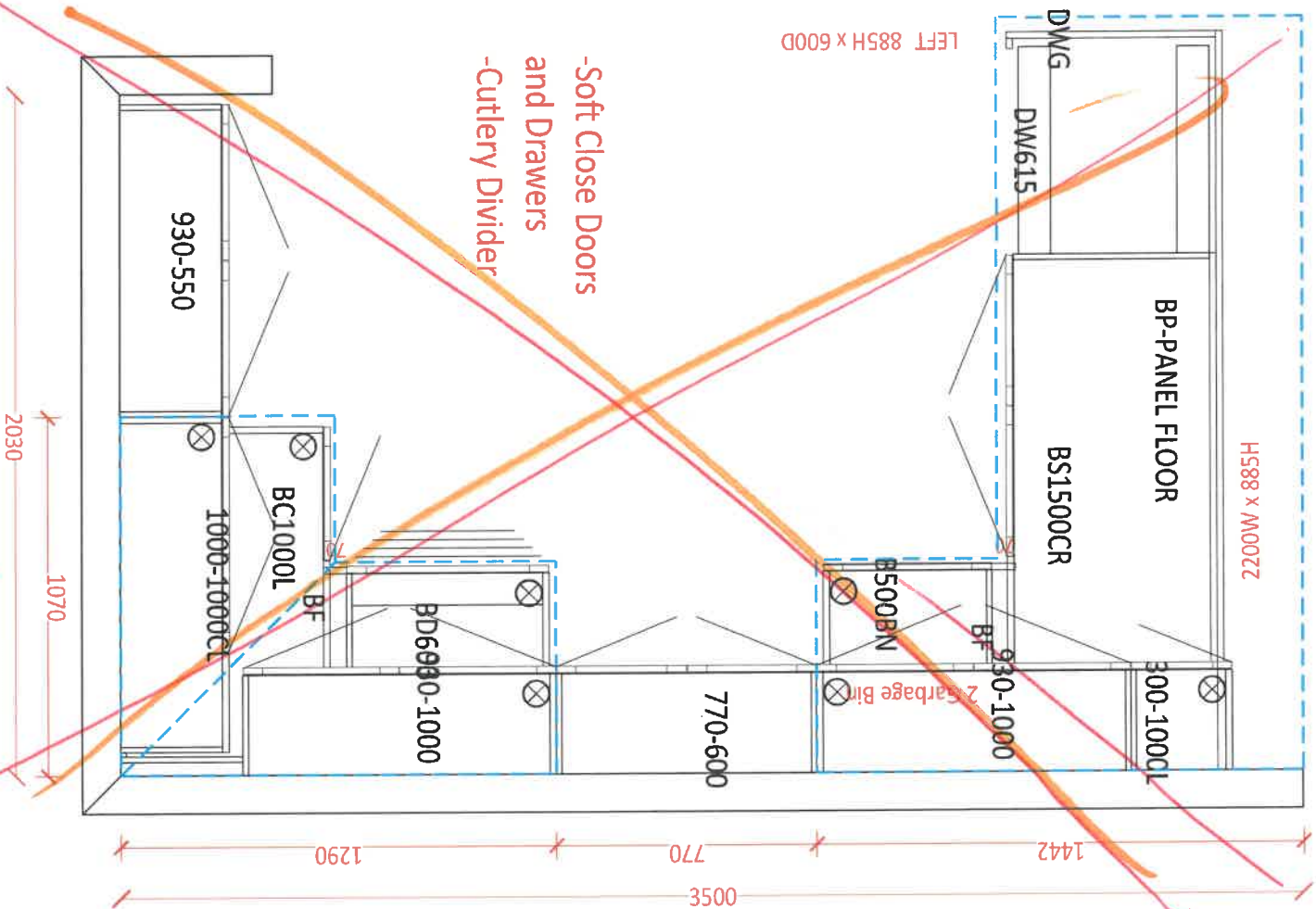
INSTALL DATE:

PAGE  
19 of 24

30-5-ELEV. A,B,C  
KITCHEN (OPT. UNIVERSAL GROUND FLOOR)

Lot 164B

March 1/22



Wrong Layout



DATE SUBMITTED  
25 Jun 2021

CLIENT NAME: ZANCOR HOMES  
SHIP TO: CALEDON CLUB

PH:  
CELL:

DRAFTED BY: FERNANDA

COMMENT

P/O #

JOB NUMBER

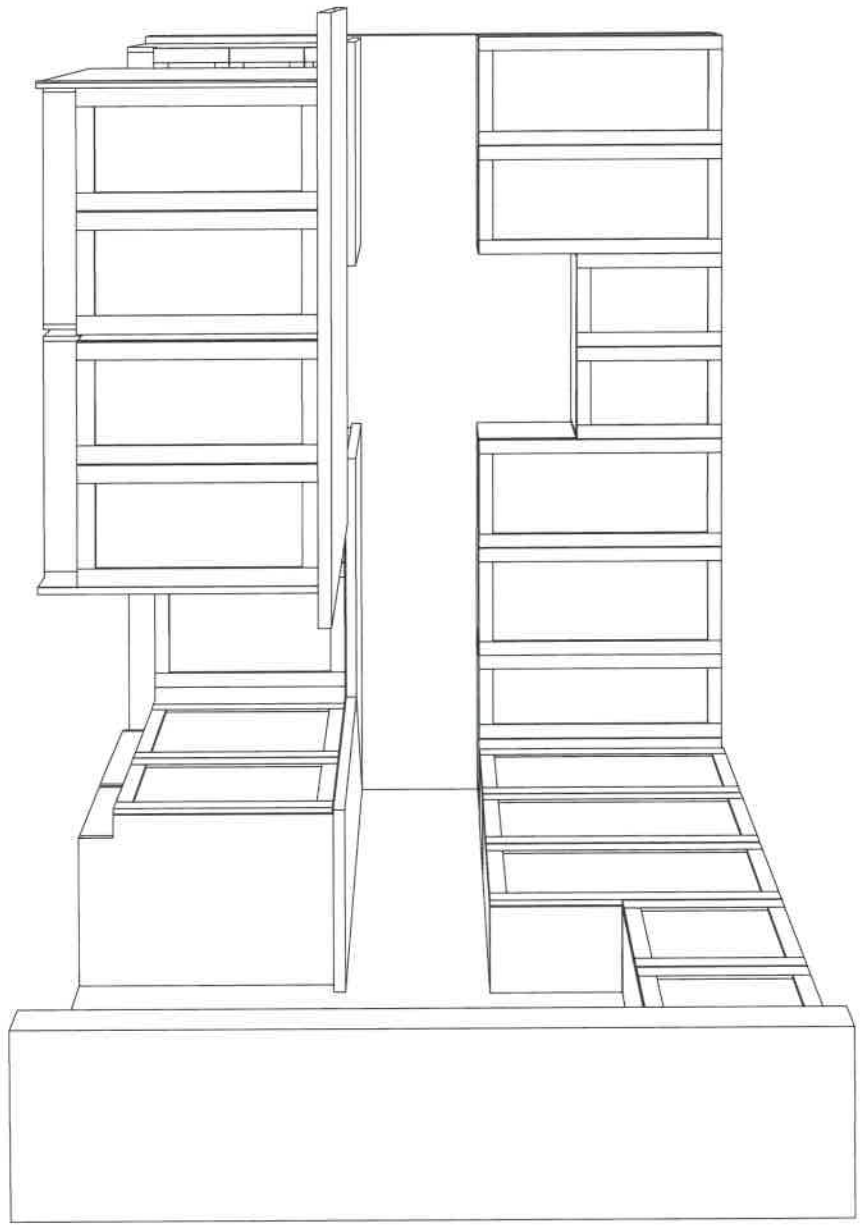
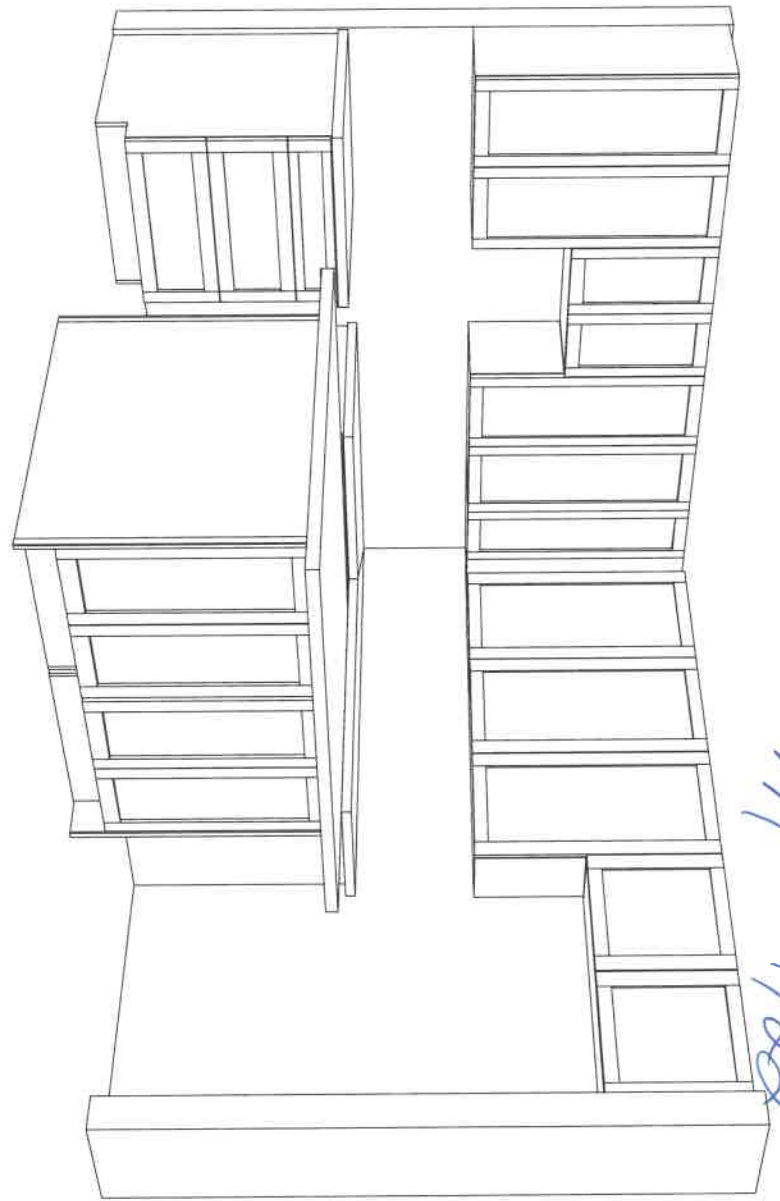
INSTALL DATE:

PAGE

17 of 24

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

Lot 16413  
March 1/22



q

## APPLIANCE ACKNOWLEDGEMENT

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

- It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.

### STANDARD APPLIANCE OPENINGS provided by Zancor:

\*Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

- Fridge Opening 36" x 74"
- Stove Opening 30"
- Hood Fan Opening 30"
- Hood Fan & Vent 6" with Under Cabinet Hood
- Dishwasher Opening 24"

Accepts Standard  
Openings \*\*Initial

*SM*

### OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

- **\*\*Specs/information sheets are required and it is the responsibility of the homeowner to provide this to Zancor Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**

*SM*

- **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
- ☐ Paneled \*\*Panel to match required
- ☐ Integrated / Flush Inset
- ☒ Waterline

### RANGE UPGRADE

\*Larger hood fan CFM might be required, which need a larger vent

- ☐ 36" \*\*Hood fan opening must be the same size or larger (8" vent might be required)
- ☐ 48" \*\*Hood Fan opening must be the same size or larger (8" or 10" vent required)
- ☐ Gas Range \*\*gas line and electrical required & sold separately
- ☐ Induction \*\*electrical required & sold separately
- ☐ Cooktop (Apron Front) \*\*Countertop Cut-out required & sold separately
- ☐ Cooktop (Drop-in) \*\*countertop Cut-out required & sold separately

### HOOD FAN & VENT UPGRADE

- ☐ 8 Inch \*\*Required for 600 CFM
- ☐ 10 Inch
- ☐ Chimney Hood Fan \*\*Vent must be centred
- ☐ Insert / Liner

### WALL OVEN/MICRO UPGRADE

- ☐ Single Wall Oven \*\*electrical required & sold separately
- ☐ Double Wall Oven \*\*electrical required & sold separately
- ☐ Steam Oven \*\*electrical required & sold separately
- ☐ Warming Drawer \*\*electrical required & sold separately
- ☐ Over Then Range Microwave (OTR)
- ☐ Built-In Microwave \*\*Trim Kit required \*\*electrical required & sold separately

\*\*Electrical required

DATE

*12/16/20*

SITE **CALEDON**

LOT

*1648*

\*\* 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



## 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 March/07

SITE                     

LOT 1048

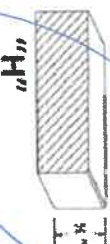
Stone Countertop Edge Profiles  
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in  
Kitchen



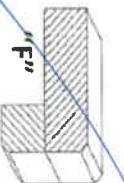
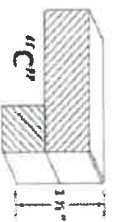
Standard Countertop Edge in  
Vanity



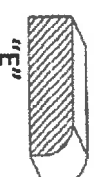
Homeowner(s) Initial

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

Optional Edge in Kitchen



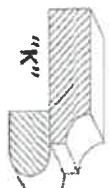
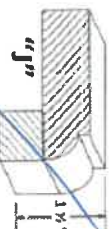
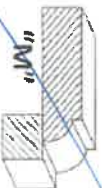
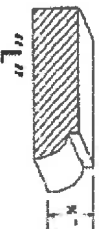
Optional Edge in Bathroom



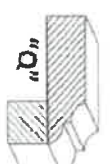
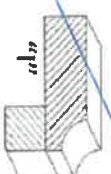
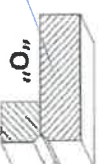
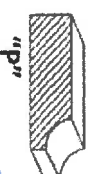
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

3/10/2024

SITE

CALEDON

LOT

164R

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 (vye 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 absorbercy 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 20/09/2020

SITE **CALEDON**

LOT 164B

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