

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2021-03-25 / 3:30 PM / Page 1 of 1

Site:

Lot:

Model:

Purchaser:

Purchaser:

Phone:

Email:

BROOKLIN NOW TOWNS

5-31

IMAGINE TH-1 (A)

TARESH MISTRY

MALA MANOJ MISTRY

647-295-6258

TDMISTRY@GMAIL.COM / MALA.MISTRY@GMAIL.COM

now

TOWNS IN BROOKLIN

ZANCOR

HOMES

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 CONDITIONING UNIT	INCLUDED IN APS
	STRUCTURALS	
#1	NO STRUCTURAL CHANGES	JAN 25 2021
	COLOURS	
#1	ELECTRICAL - ADD (4) POTLIGHTS WITH LED BULB IN KITCHEN	MAR 19 2021
#2	ELECTRICAL - KITCHEN - SHIFT OVER STANDARD KITCHEN LIGHT ABOVE ISLAND AND ADD CAPPED LIGHT ROUGHIN ON SAME SWITCH	MAR 19 2021
#3	ELECTRICAL - ADD SHOWER POTLIGHT IN MAIN BATHROOM TUB	MAR 19 2021
#4	ELECTRICAL - ADD PLUG ABOVE OPTIONAL FIREPLACE LOCATION **INSTALL CABLE ROUGHIN BESIDE	MAR 19 2021
#5	WATERLINE TO FRIDGE	MAR 19 2021
#6	RAILINGS- UPGRADE POST	MAR 19 2021
#7	TILES- MASTER ENSUITE- UPGRADE SHOWER FLOOR	MAR 19 2021
#8	LAUNDRY- ADD UPPER CABINETS	MAR 19 2021
#9	CASINGS AND BASEBOARD- UPGRADE 1	MAR 19 2021
#10	BACKSPLASH - UPGRADE 2	MAR 19 2021
#11	POWDER INSULATION ON SECOND FLOOR	MAR 19 2021
#12	CARPET UNDERPAD - UPGRADE 1 - IN ALL BEDROOMS	MAR 19 2021
#13	CARPET UPGRADE 1 - IN ALL BEDROOMS	MAR 19 2021

ZANCOR HOMES COLOUR CHART

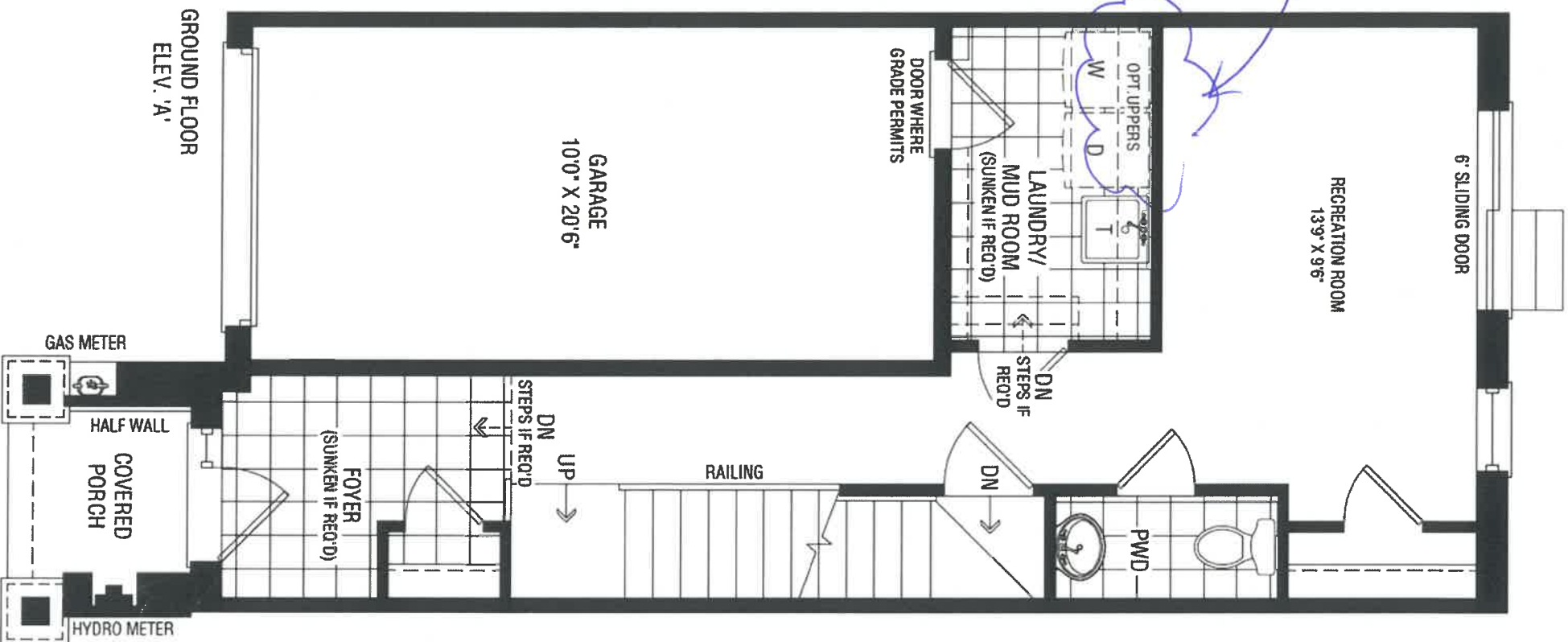
CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	
Kitchen	SIERA PVC WHITE	H800BC	BLANCO SARDO	
Island	SIERA PVC WHITE	H800BC	BLANCO SARDO	
Powder Room	PEDESTAL			
Powder Room	PEDESTAL			
Powder Room	PEDESTAL			
Master Ensuite	SHAKER PVC TUXEDO	H800BC	WHITE CASCADE- 5003-38	
Main Bath	SHAKER PVC TUXEDO	H800BC	WHITE CASCADE- 5003-38	
Laundry	SIERA PVC WHITE	H900BC		
TILES				
GF - Foyer		LIVORNO GRIS 18 X 18		
GF - Mud Room		LIVORNO GRIS 18 X 18		
GF - Powder Room		LIVORNO GRIS 18 X 18		
Kitchen backsplash	COLOURS AND DIMENSIONS ARTIC WHITE BRIGHT 4 X 16 (2)			
SF - Powder Room		LIVORNO GRIS 18 X 18		
SF - Master Ensuite Floor		LIVORNO GRIS 18 X 18		
SF - Master Ensuite Wall		LIVORNO GRIS 18 X 18		
SF - Master Ensuite Shower Floor		HEX TAUPE MATTE (1)		
SF - Master Ensuite Shower Jamb		BIANCO CARRARA		
SF - Main Bath Floor		LIVORNO GRIS 18 X 18		
SF - Main Bath Tub Wall		LIVORNO GRIS 18 X 18		
Laundry Floor		LIVORNO GRIS 18 X 18		
HARDWOOD / CARPET				
SF - Kitchen		VINTAGE NATURAL OAK 3-1/4 PEARL FINISH		
SF - Breakfast		VINTAGE NATURAL OAK 3-1/4 PEARL FINISH		
SF - Servery		VINTAGE NATURAL OAK 3-1/4 PEARL FINISH		
SF - Family / Great Room		VINTAGE NATURAL OAK 3-1/4 PEARL FINISH		
SF - Living / Dining Room		NA		
GF - Rec Room		VINTAGE NATURAL OAK 3-1/4 PEARL FINISH		
SF - Sitting Area		NA		
TF - Upper Hall		VINTAGE NATURAL OAK 3-1/4 PEARL FINISH		
TF - Master Bedroom		CARPET- TIMELESS UPGRADE 1 UNDERPAD- 937 OPAL SLATE		
TF - Bedroom 2		CARPET- TIMELESS UPGRADE 1 UNDERPAD- 937 OPAL SLATE		
TF - Bedroom 3		CARPET- TIMELESS UPGRADE 1 UNDERPAD- 937 OPAL SLATE		
TF - Bedroom 4		NA		
FIREPLACES				
LOCATION		NA		
MIRRORS & ACCESSORIES			PLASTER MOULDING	
Mirrors	YES	Opt. Crown Moulding		NO
Bathroom Accessories	YES	Location		NO
Purchaser has reviewed the colour chart			SITE & LOT	
FOR TRADE USE			BROOKLIN NOW TOWNS	5-31
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.				
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

ZANCOR HOMES COLOUR CHART

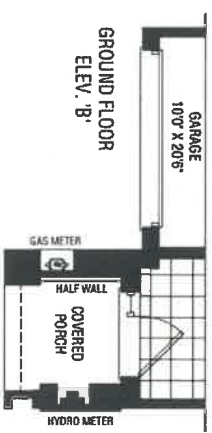
STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair Stain:		NATURAL OAK							
(Railings) Picket Details:		STANDARD METAL							
(Railings) Post Details:		UPGRADE 1- SQUARE OAK POST WITH BEVELLED CORNERS							
(Railings) Handrail Details:									
TRIM									
Casing/Baseboards		UPGRADE 1- COLONIAL TRIM							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
Exterior Door Hardware		STANDARD							
PAINT									
THROUGHOUT		WARM GREY							
PLUMBING- UPGRADES TO BE DETAILED ON PES									
FIXTURES		FAUCETS		NOTES					
Kitchen		STANDARD							
Powder room		STANDARD							
Master Ensuite		STANDARD							
Main Bath		STANDARD							
Laundry		STANDARD							
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'				YES / NO		Package Name:			
		UPG (SEE PES)		DECLINED		NOTES			
GAS LINE TO STOVE		NA							
GAS LINE TO BBQ		STANDARD							
WATERLINE to Fridge		YES							
Hood Fan Venting SIZE		6 INCH							
ELECTRICAL for Built-in Oven		NO							
ELECTRICAL for Built-in Micro / OTR		NO							
ELECTRICAL for Gas Stove / Cooktop		NO		DECLINED					
ELECTRICAL for Bar Fridge		NO							
DISCLAIMER						INITIALS			
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						MA		MA	
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						MA		MA	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						MA		MA	
SITE:		BROOKLIN NOW TOWNS		LOT: 5-31		MA			
PURCHASER(S):		TARESH MISTRY				MA			
		MALA MANOJ MISTRY							
HOME #/CELL #		647-295-6258				MA			
EMAIL:						MA			
		TDMISTRY@GMAIL.COM / MALA.MISTRY@GMAIL.COM				MA			
FOR TRADE USE						MA			
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.						MA			
ZANCOR HOMES						MA			
*** PAGE 2 OF 2 ***						MA			
Decor Consultant Signature						Date		MA	
Purchaser Signature						Date		MA	
Vendor Signature						Date		MA	

BROOKLIN NOW TOWNS

Imagine TH-1



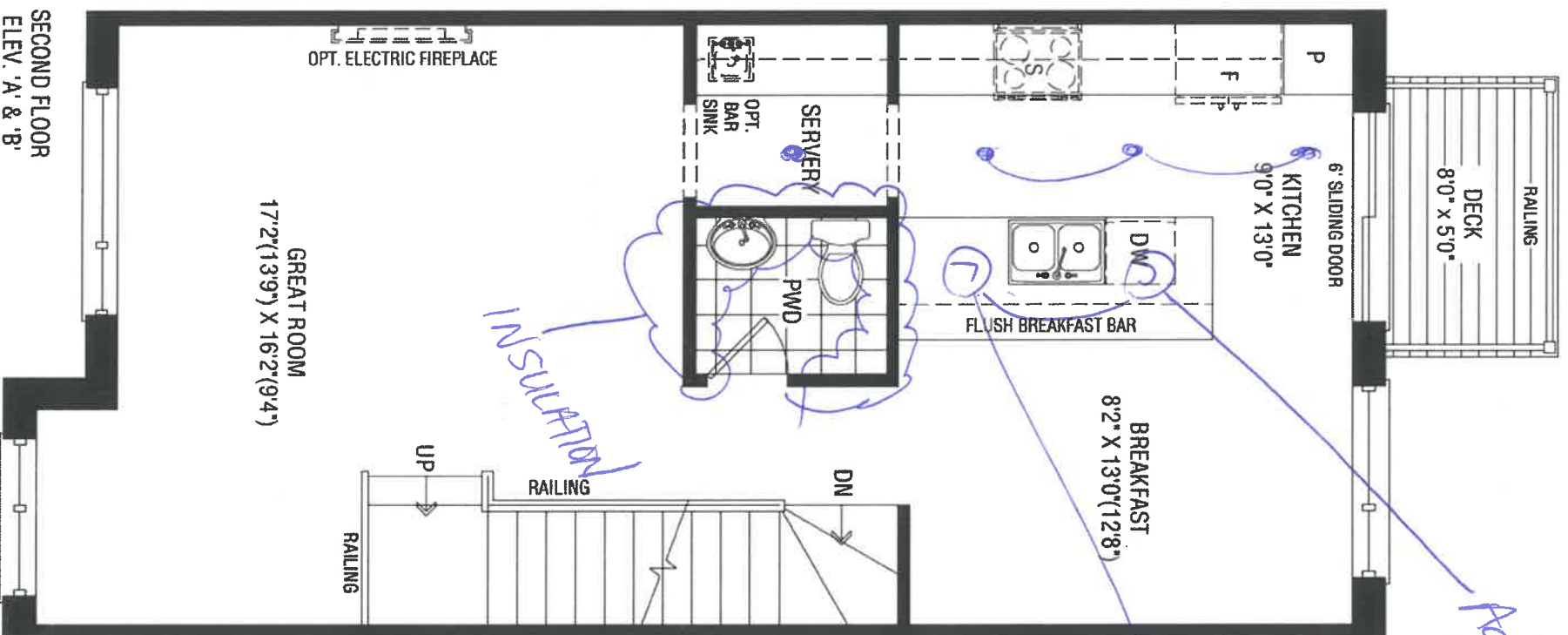
uppers



5-31
or p

BROOKLIN NOW TOWNS

Imagine TH-1

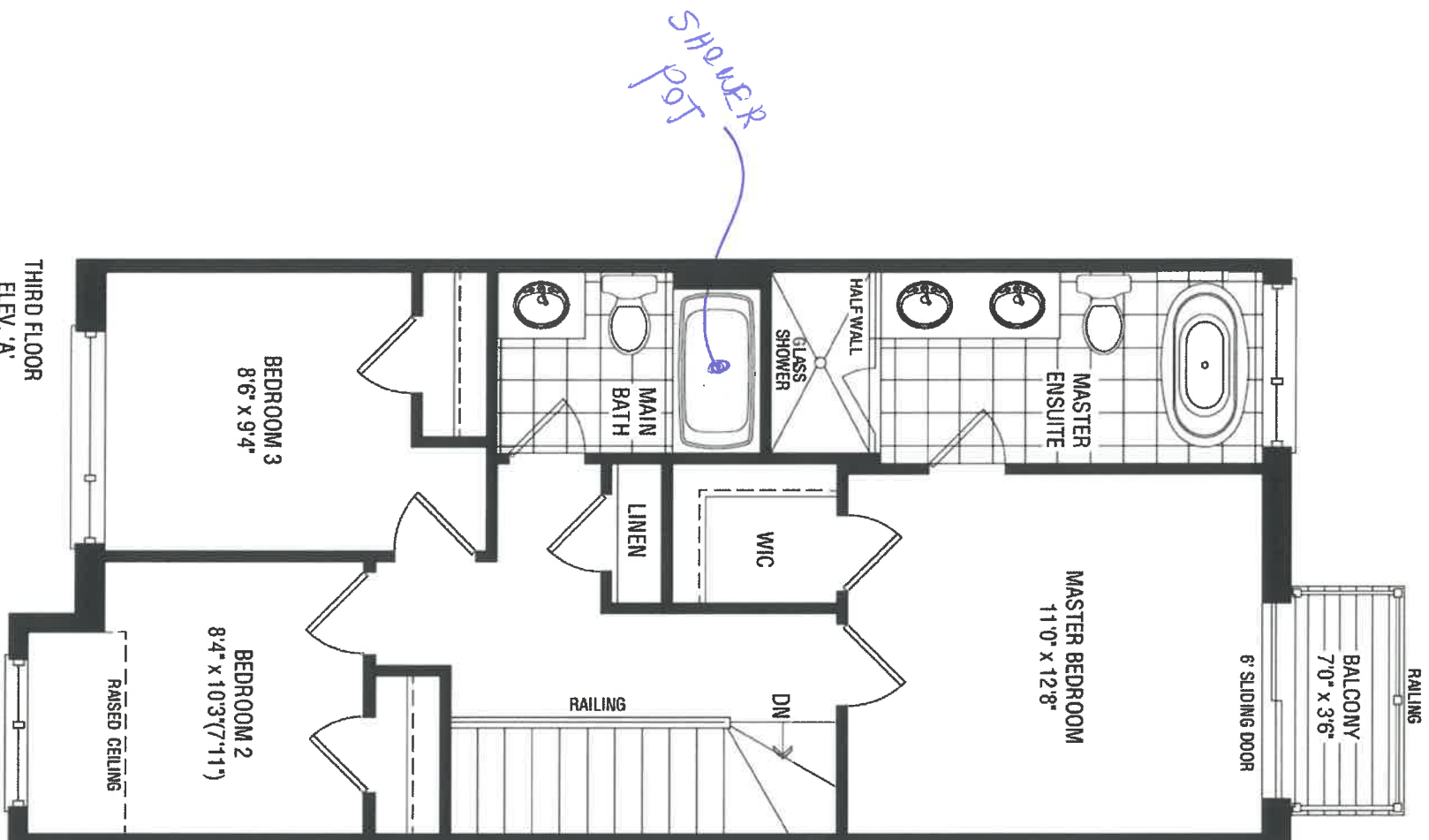


5-31

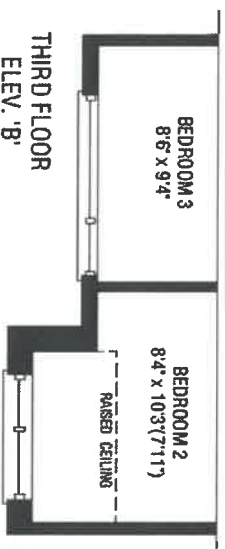
7/2/20

BROOKLIN NOW TOWNS

Imagine TH-1



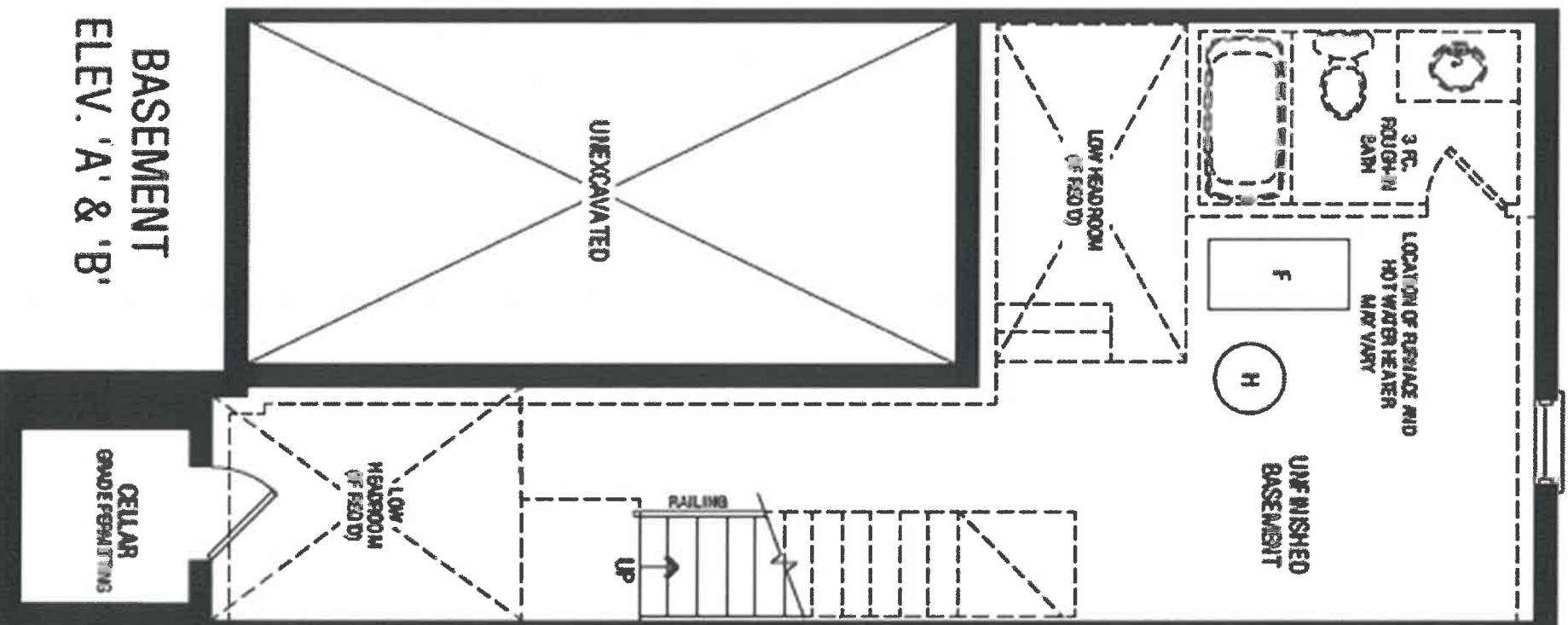
Upgrade!
carpet
+ upg!
underpad
in bedrooms



5-31
ZP

BROOKLIN NOW TOWNS

Imagine TH-1



BASEMENT
ELEV. 'A' & 'B'

5-31
RAB



DATE SUBMITTED
09 Dec.2020

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALLEY TOWNS

PH:
CELL :

DRAFTED BY: FERNANDA
COMMENT

P/O #

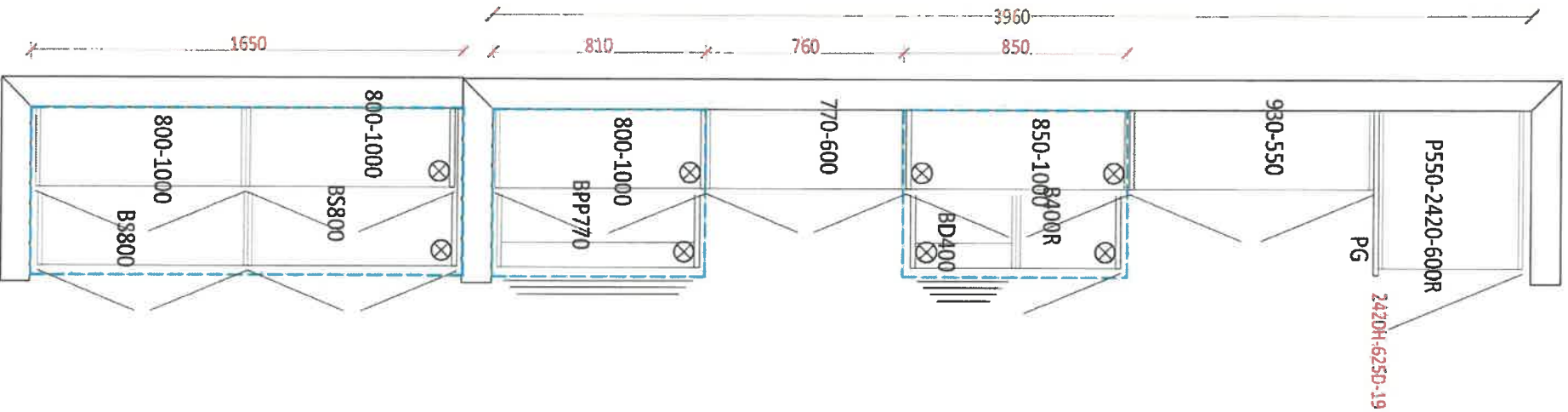
JOB NUMBER

INSTALL DATE:

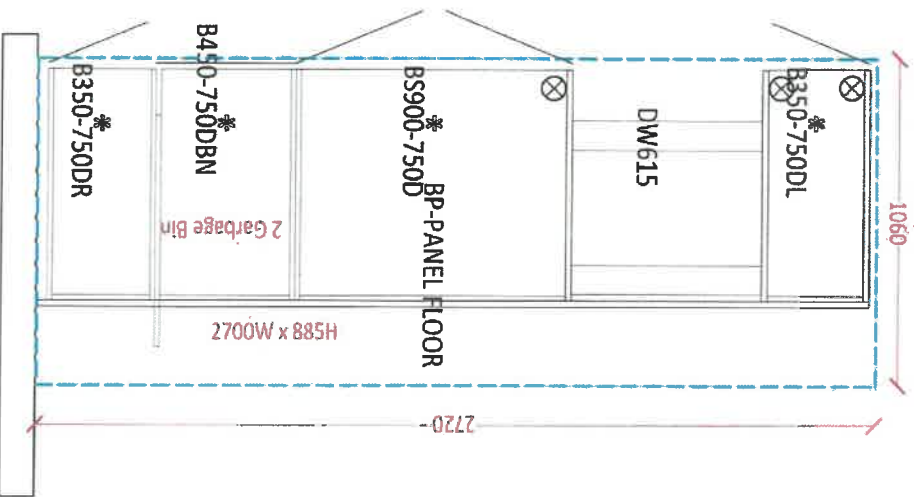
PAGE

1 of 13

TH-01
KITCHEN ELEV. A & B



-Soft Close Doors and Drawers
-Cutlery divider



5-31
R

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALEY TOWNS

JOB NUMBER

INSTALL DATE:

PH:
CELL :

DRAFTED BY: FERNANDA

COMMENT

PROJ

PAGE
2 of 13

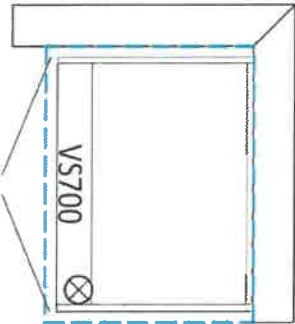
DATE SUBMITTED

09 Dec 2020

TH-01
STANDARD VANITIES ELEV A & B

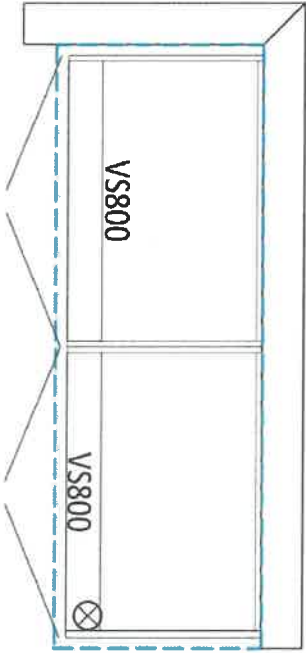
MAIN

760



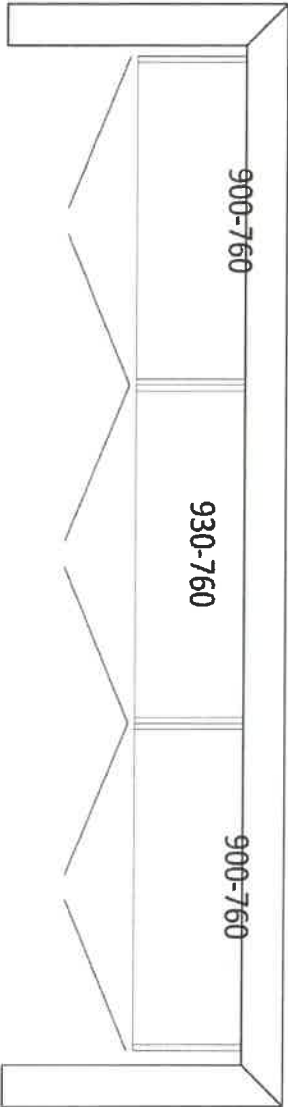
MASTER ENSUITE

1660



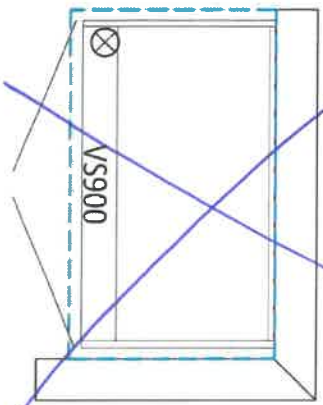
OPT. LAUNDRY UPPERS

2800



OPT. BASEMENT BATH

960



5-31
R/K

THE
GALLERY
BY ZANCOR
APPLIANCE ACKNOWLEDGEMENT

CONTACT: Steve Miller @ Appliance Canada (905) 660-2424 / 8701 Jane Street, Vaughan

► **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.

► 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 are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

STANDARD OPENINGS ACKNOWLEDGED BY PURCHASER:

- Fridge Opening ► 36" x 7 4" **Size is (+/-) & space above the fridge is required due to proper air flow
- Stove Opening ► 30"
- Hood Fan Opening ► 30"
- Hood Fan Vent ► 6"
- Dishwasher Opening ► 24"

SM
INITIAL

UPGRADED APPLIANCES BELOW (check applicable)

It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance that has been upgraded. Zancor Homes will not be responsible for appliance requirements based on upgrades if specs have not been provided to the builder.

SM
INITIAL

- FRIDGE ☐ Built-In ☐ Flush Inset
- (Spec's Required) ☐ Paneled / Integrated ☒ Water Line YES

- RANGE ☐ 36" ☐ 48" ☐ 60" ☐ Cooktop (Apron front)
- (Spec's Required) ☐ 48" ☐ Gas ☐ Cooktop (Dropin)
- **Larger CFM may be required with these appliances** ☒ Induction
- **Countertop Cut-out charge required for cooktop

- HOOD FAN & ☒ Under Cabinet (Standard) ☒ 6 Inch (Standard)
- VENT ☐ Chimney (centre vent) ☐ 8 Inch
- (Spec's Required) ☐ Insert / Liner ☐ 10 Inch

- WALL OVEN & ☐ Single Oven ☐ Warming Drawer
- MICRO ☐ Double Oven ☐ Over the Range Microwave
- (Spec's Required) ☐ Steam Oven ☐ Built-in Microwave (*trim kit required)

DATE Mar 19/21 SITE Brooklin LOT 5-31

** Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.

**It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.

ZANCOR

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

THE
GALLERY
BY ZANCOR

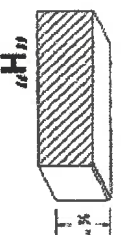
Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

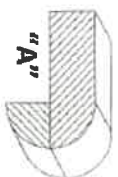
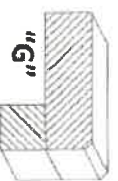
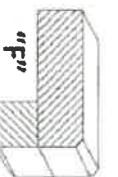
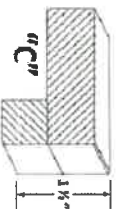


Standard Countertop
Edge in Vanity

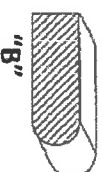
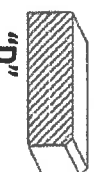


Option 1 – Countertop Edges

Optional Edge in
Kitchen - \$250

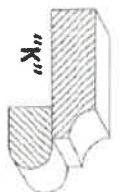
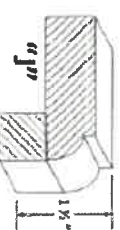
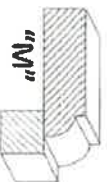
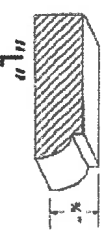


Optional Edge in
Vanity - \$125

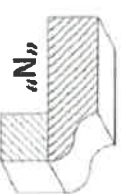
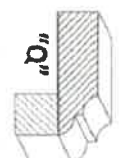
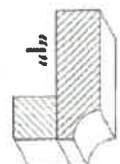
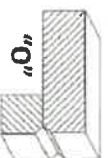
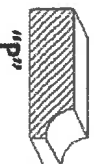


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Optional 2 Edge in
Vanity – Custom \$\$



DATE Mar 19/21

SITE Brooklin

LOT 5-31

Homeowner(s) Initials

ZANCOR

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

THE
GALLERY
BY ZANCOR

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE:

5-31 Brooklyn

HOMEOWNERS:

DATE:

Mar 19/21

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 St.

Vaughan, 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) have chosen to not contact the home automation company. I/we the Homeowner(s) have selected the locations for the standard rough-ins for Cable, CAT5, Telephone that are included in the Agreement of Purchase and Sale directly with a décor rep.


Homeowner(s) Initial

ZANCOR

THE
GALLERY
BY ZANCOR

INTERIOR FINISHES ACKNOWLEDGEMENT / WAIVER

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 absorberency 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 Mar 19/21

SITE Brooklin

LOT 5-31

ZANCOR