

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2021-04-08 / 2:27 PM / Page 1 of 1

Site:

Lot:

Model:

Purchaser:

Purchaser:

Phone:

Email:

BROOKLIN NOW TOWNS

5-29


EXCITE TH-02 (A)


ISHA LATOYA GREEN

JOHN A. AKINS

416-316-5469

GREEN.ISHA@YAHOO.CA / JOHNANDREW944@GMAIL.COM


TOWNS IN BROOKLIN



DESCRIPTION		DATE SELECTED
	BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLANCES WITH WHITE FRONT LOAD WASHER & DRYER	INCLUDED IN APS
	BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
	BONUS PACKAGE: AIR CONDITIONING UNIT	INCLUDED IN APS
	STRUCTURALS	
#1	FIREPLACE - ELECTRIC SIMPLEFIRE SF-BI36 INCLUDES STANDARD MANTLE AND ELECTRICAL	JAN 22 2021
#2	3 PCE BASEMENT ROUGHIN - TURN AND REPOSITION AS PER SKETCH **REQUESTUNG TO BE AS CLOSE TO LOW HEADROOM AS POSSIBLE, IF POSSIBLE	JAN 22 2021
#3	SIDELITE AT FRONT ENTRANCE - OBSCURE (FROSTED) GLASS IN LIEU OF CLEAR	JAN 22 2021
#4	NO FURTHER STRUCTURAL CHANGES	JAN 22 2021
	FINISHES	
#1	MASTER ENSUITE CABINETS - UPGRADE 1	APRIL 1 2021
#2	MAIN BATHROOM CABINETS - UPGRADE 1	APRIL 1 2021
#3	UNDERPAD IN BEDROOMS - UPGRADE 2	APRIL 1 2021
#4	KITCHEN COUNTERTOP - UPGRADE 2	APRIL 1 2021
#5	ELECTRICAL - ADD PLUG ABOVE FIREPLACE APPROX 65 INCHES AFF	APRIL 1 2021
#6	***STANDARD CABLE ROUGHIN TO BE LOCATED BESIDE PLUG ABOVE FIREPLACE	APRIL 1 2021

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	
SF - Kitchen	SIERRA PVC - WHITE	K300P	EMERSTONE CARRARA WHITE (2)	
SF - Island	SIERRA PVC - WHITE	K300P	EMERSTONE CARRARA WHITE (2)	
SF - Servery	SIERRA PVC - WHITE	K300P	EMERSTONE CARRARA WHITE (2)	
SF - Powder Room	PEDESTAL			
TF - Master Ensuite	COSTELLO HIGH GLOSS (1)	K300P	LAMINATE 4925K-07	
TF - Main Bath	COSTELLO HIGH GLOSS (1)	K300P	LAMINATE - 5005-38	
GF - Powder Room	PEDESTAL			
GF - Mud Room / Laundry	N/A			
TILES				
GF - Foyer		LIVORNO 18 X 18		
GF - Mud Room / Laundry		LIVORNO 18 X 18		
GF - Powder Room		LIVORNO 18 X 18		
SF - Powder Room		LIVORNO 18 X 18		
SF - Kitchen		HARDWOOD		
SF - Breakfast		HARDWOOD		
TF - Master Ensuite Floor		LIVORNO 18 X 18		
TF - Master Ensuite Wall		LIVORNO 18 X 18		
TF - Master Ensuite Shower Floor		WHITE 2 X 2		
TF - Master Ensuite Shower Jamb		BIANCO CARRARA		
TF - Main Bath Floor		LIVORNO 18 X 18		
TF - Main Bath Tub Wall		LIVORNO 18 X 18		
HARDWOOD / CARPET				
GF - Rec Room		VINTAGE OAK HARDWOOD - 3-1/4" NATURAL (PEARL)		
SF - Kitchen		VINTAGE OAK HARDWOOD - 3-1/4" NATURAL (PEARL)		
SF - Breakfast		VINTAGE OAK HARDWOOD - 3-1/4" NATURAL (PEARL)		
SF - Servery		VINTAGE OAK HARDWOOD - 3-1/4" NATURAL (PEARL)		
SF - Family		VINTAGE OAK HARDWOOD - 3-1/4" NATURAL (PEARL)		
SF - Living / Dining		VINTAGE OAK HARDWOOD - 3-1/4" NATURAL (PEARL)		
TF - Upper Hall		VINTAGE OAK HARDWOOD - 3-1/4" NATURAL (PEARL)		
TF - Master Bedroom		CARPET - OPENING NIGHT COLOUR T03 w/GREY GOOSE UNDERPAD		
TF - Bedroom 2		CARPET - OPENING NIGHT COLOUR T03 w/GREY GOOSE UNDERPAD		
TF - Bedroom 3		CARPET - OPENING NIGHT COLOUR T03 w/GREY GOOSE UNDERPAD		
FIREPLACES				
LOCATION	GRET ROOM - SI-BF36 ELECTRIC SIMPLEFIRE WITH COUNTRYSIDE MANTLE			
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	NO	
Bathroom Accessories	DELETE	Location	NO	
Purchaser has reviewed the colour chart			SITE & LOT	
****FOR TRADE USE****			BROOKLIN NOW TOWNS	5-29
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 (2 FLIGHTS):	VARNISH ONLY		
(Railings) Picket Details:	WOOD - STANDARD 1-3/4" TURNED OAK		
(Railings) Post Details:	STANDARD TURNED OAK		
(Railings) Handrail Details:	STANDARD OVAL HANDRAIL		
TRIM			
Casing/Baseboards	STANDARD COLONIAL		
Interior Doors	STANDARD TWO PANEL		
Interior Door Hardware	STANDARD		
PAINT			
THROUGHOUT	WARM GREY		
PLUMBING- UPGRADES TO BE DETAILED ON PES			
	FIXTURES	FAUCETS	NOTES
GF - Powder room	STANDARD	STANDARD	
GF - Laundry	STANDARD	STANDARD	
SF - Kitchen	STANDARD	STANDARD	
SF - Opt. Bar Sink	STANDARD	STANDARD	
SF - Powder room	STANDARD	STANDARD	
TF - Master Ensuite	STANDARD	STANDARD	
TF - Main Bath	STANDARD	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			
GAS LINE TO BBQ	YES - STANDARD		
WATERLINE to Fridge	NO	DECLINED	
Hood Fan Venting SIZE	6 INCH		
ELECTRICAL for Built-in Oven	N/A		
ELECTRICAL for Built-in Micro / OTR	N/A		
ELECTRICAL for Gas Stove / Cooktop	N/A		
ELECTRICAL for Bar Fridge	N/A		
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			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE:	BROOKLIN NOW TOWNS	LOT: 5-29	
PURCHASER(S):	ISHA LATOYA GREEN		APRIL 1 2021
	JOHN A. AKINS		
HOME #/CELL #	416-316-5469		
EMAIL:	GREEN.ISHA@YAHOO.CA / JOHNANDREW944@GMAIL.COM		
FOR TRADE USE		Purchaser Signature	Date
		SMONE	APRIL 1 2021
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.		Décor Consultant Signature	Date
ZANCOR HOMES			APR 1 8/21
*** PAGE 2 OF 2 ***		Vendor Signature	Date



DATE SUBMITTED

30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALLEY TOWNS

PH:
CELL :

DRAFTED BY: FERNANDA
COMMENT

P/O #

OB NUMBER

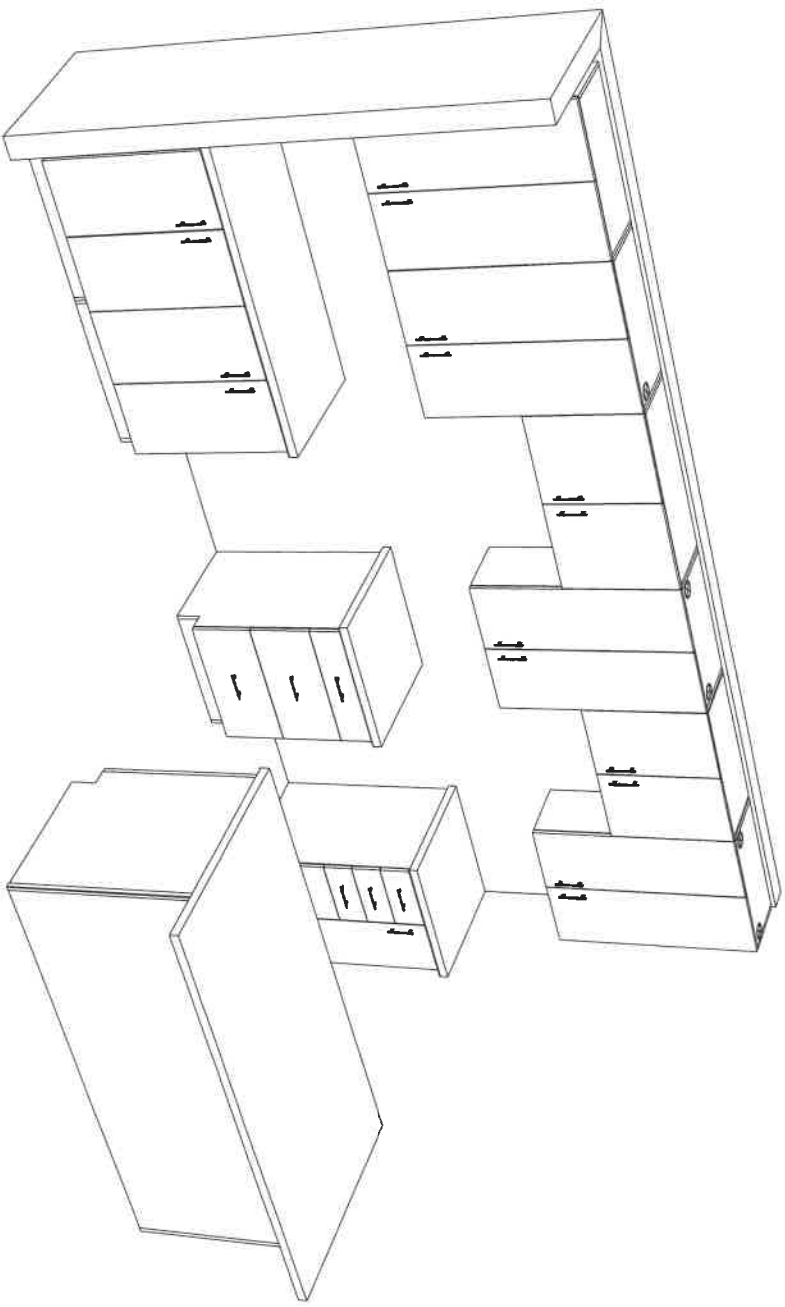
INSTALL DATE:

PAGE

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TH-02

KITCHEN 3D DRAWING



5-29

T.G



DATE SUBMITTED

30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALLEY TOWNS

JOB NUMBER

INSTALL DATE:

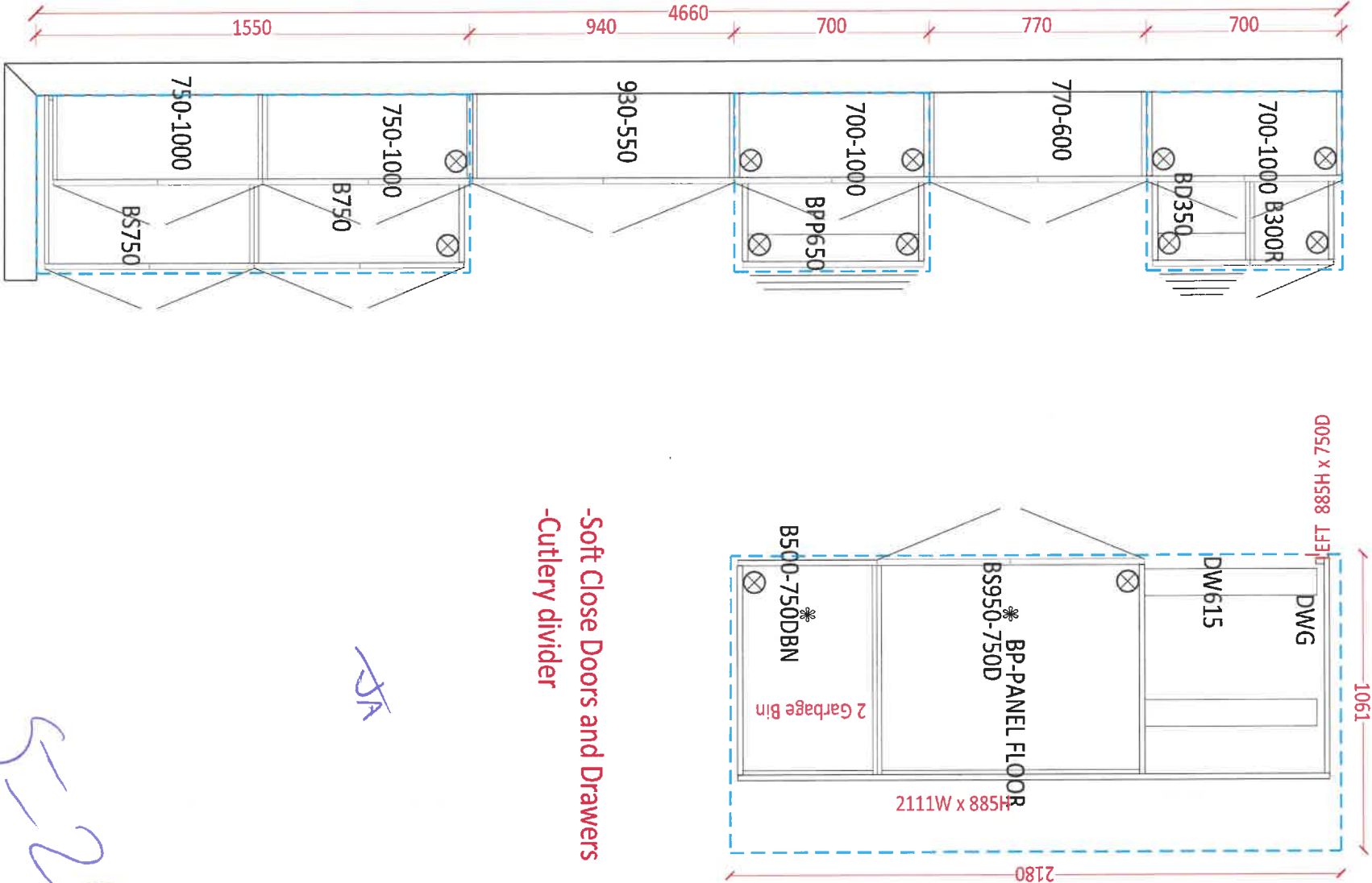
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COMMENT

P/O #

PAGE
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TH-02
KITCHEN ELEV. A & B
CORNER UPGRADE



CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALLEY TOWNS

JOB NUMBER

INSTALL DATE:

PH:

CELL :

PAGE

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COMMENT

P/O #

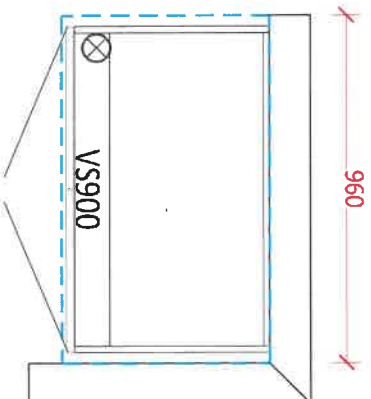
DATE SUBMITTED

30 Mar 2021

TH-02
STANDARD VANITIES ELEV A & B
CORNER UPGRADE

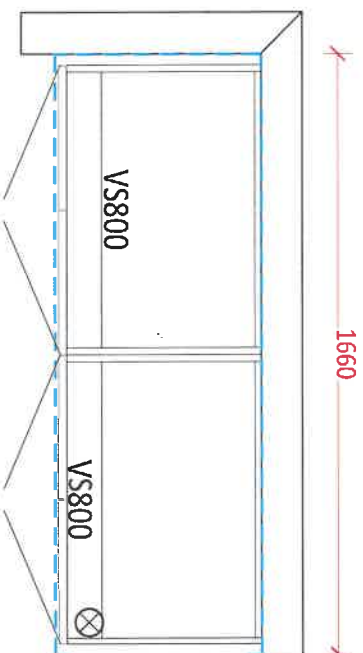
MAIN

960



MASTER ENSUITE

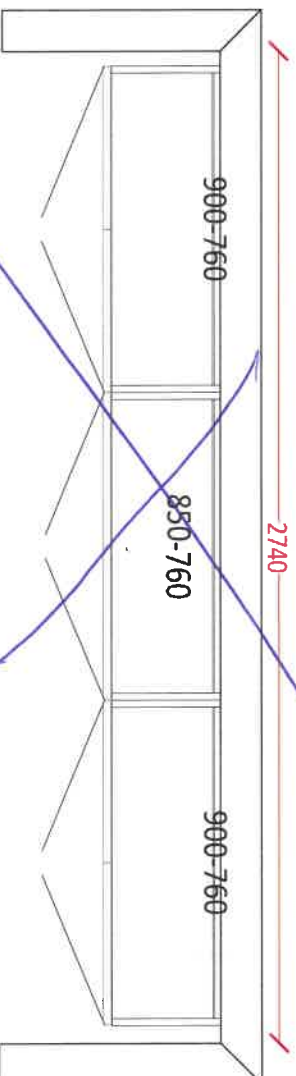
1660



5-29

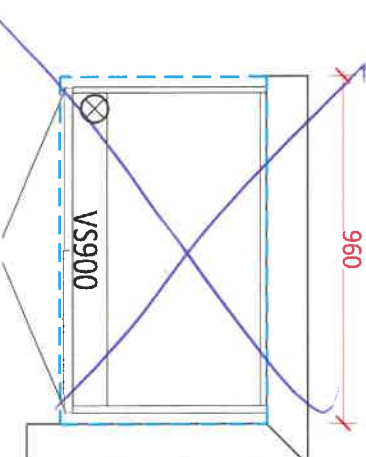
OPT. LAUNDRY UPPERS

2740



OPT. BASEMENT BATH

960

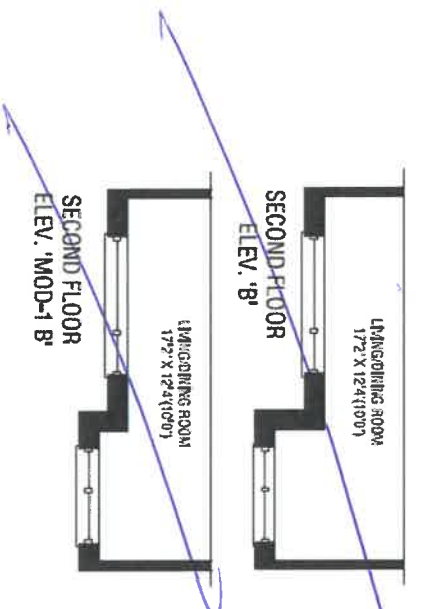


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5-29

Brooklin NOW Towns

EXCITE TH-02

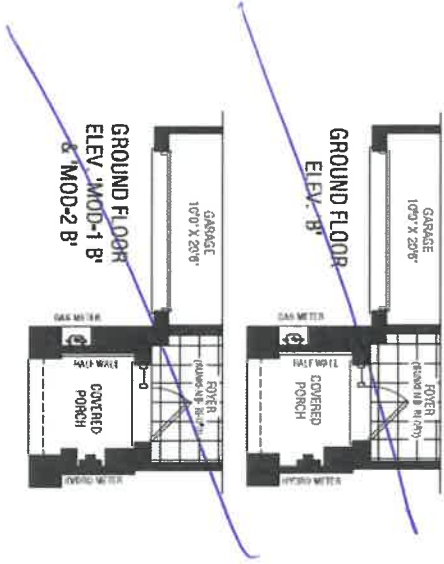
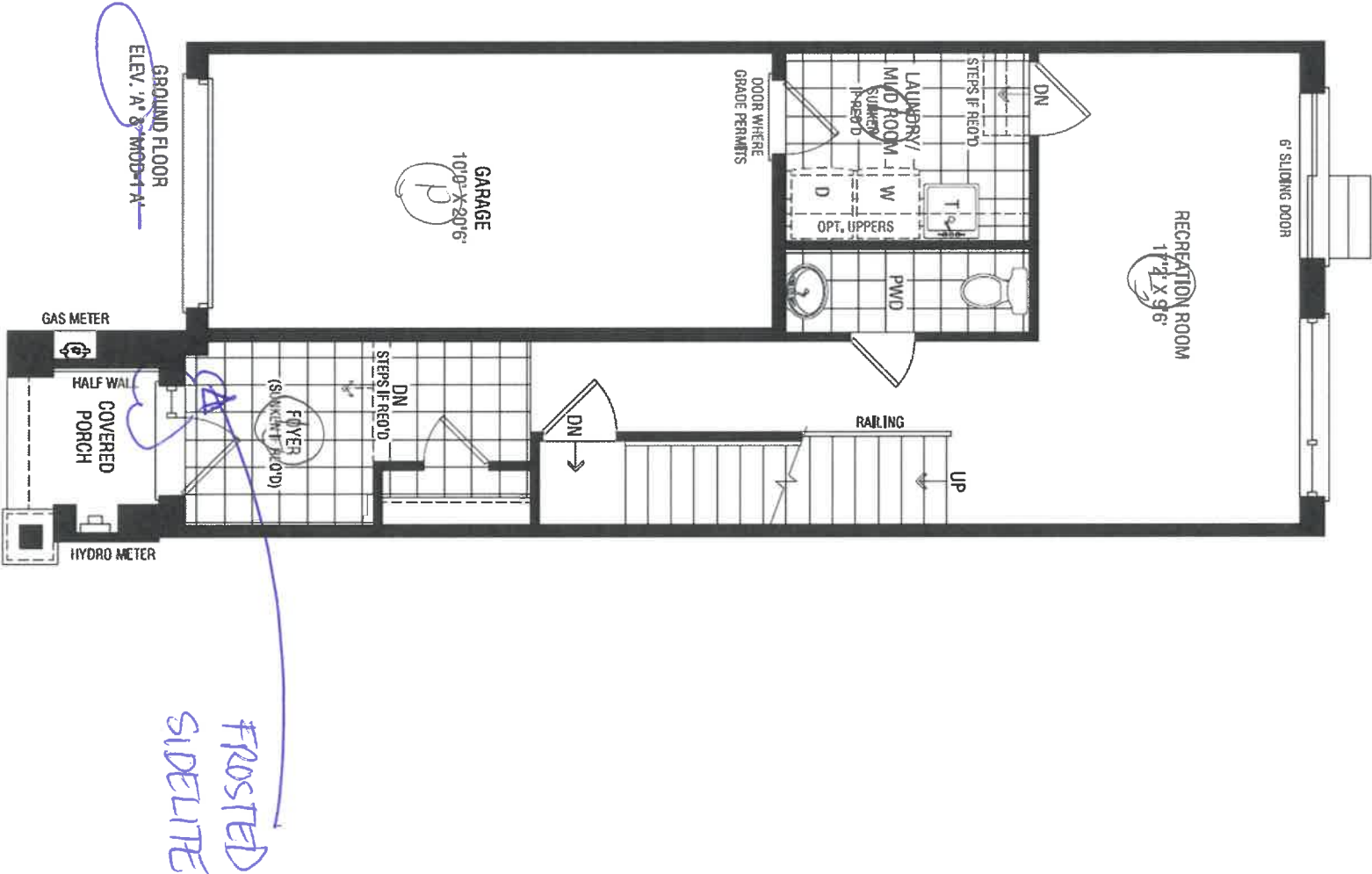


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LOT 5-29

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Brooklin NOW Towns
EXCITE TH-02



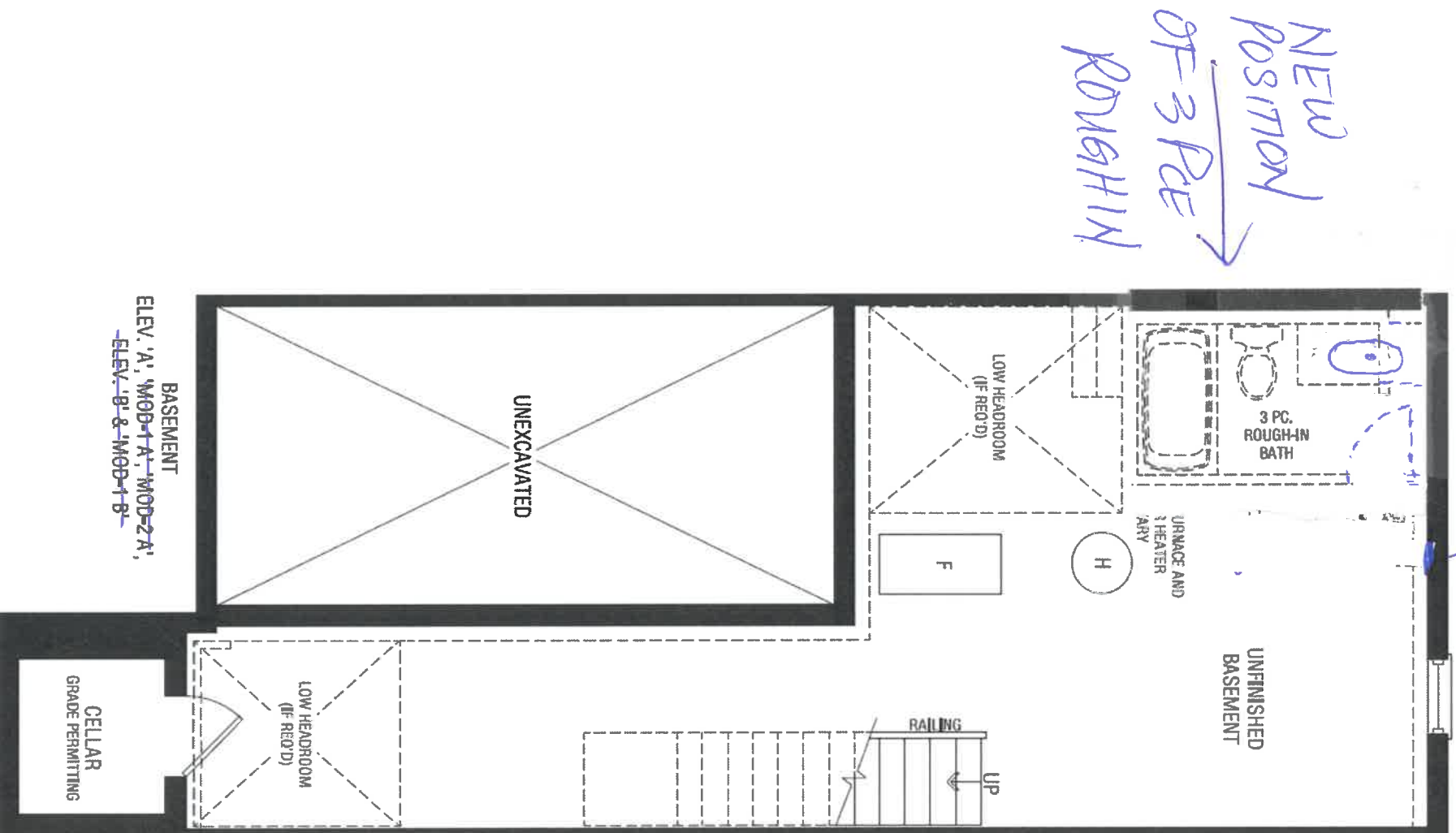
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LOT

5-29

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Brooklin NOW Towns
EXCITE TH-02

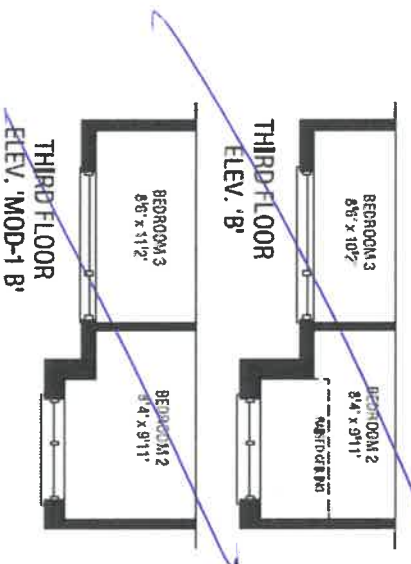
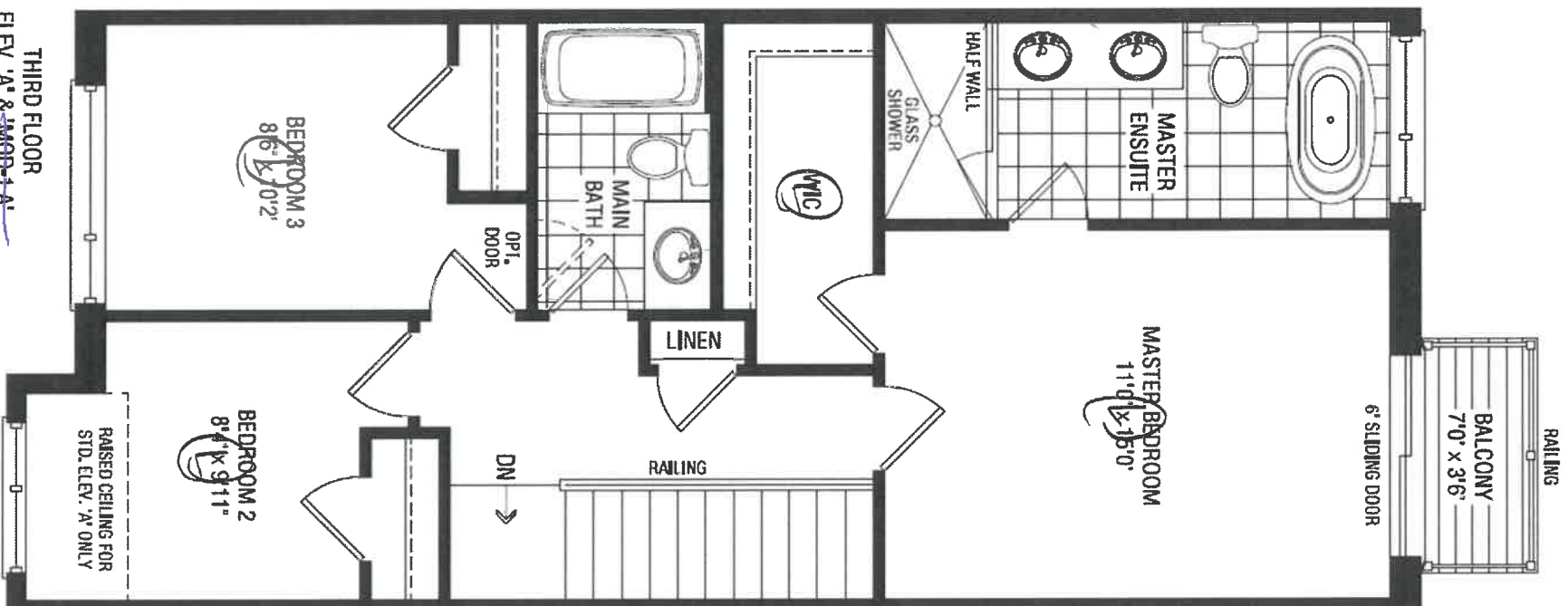


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LOT 5-29

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Brooklin NOW Towns EXCITE TH-02

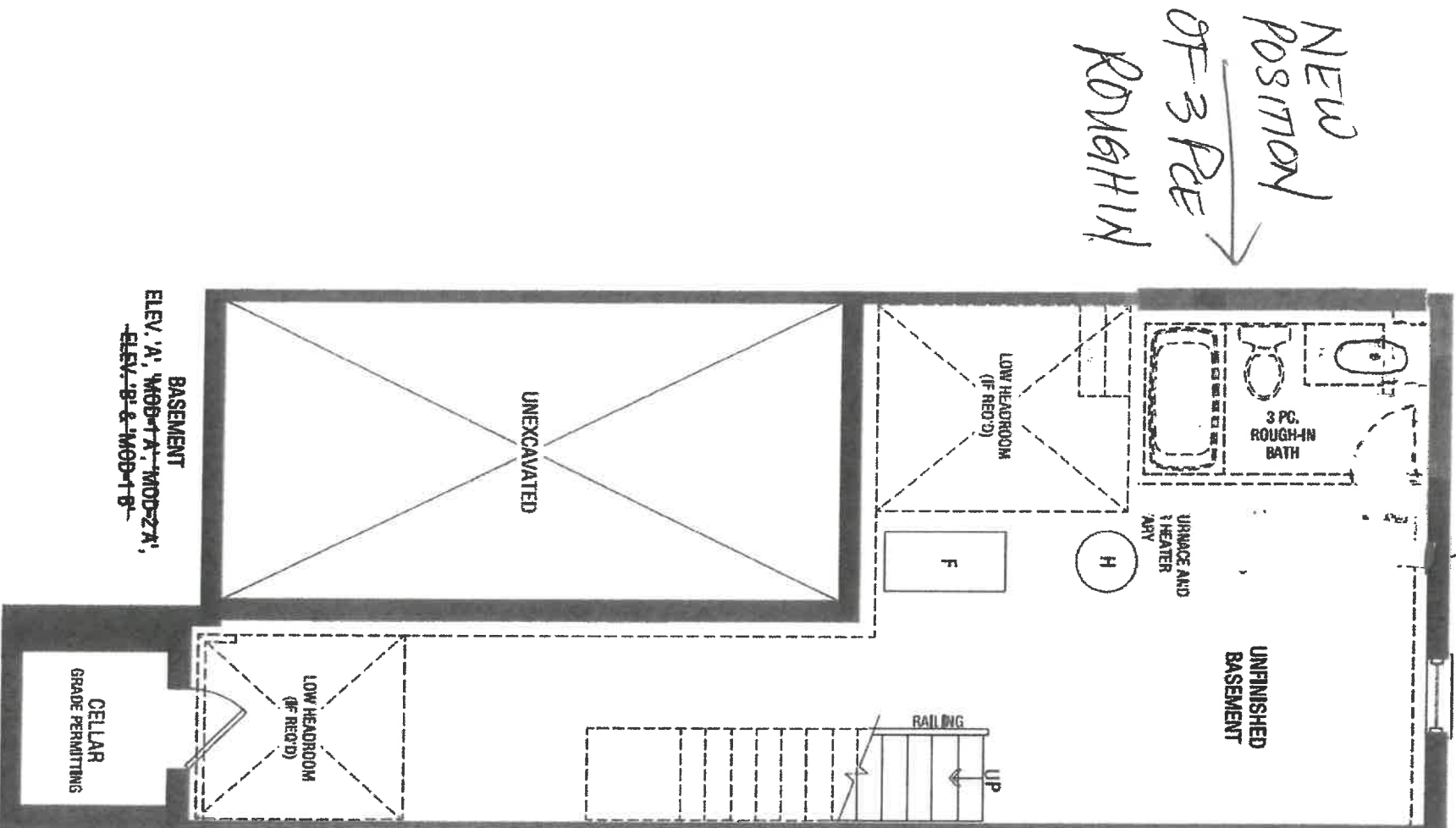


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LOT 5-29

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Brooklin NOW Towns
EXCITE TH-02



I.G.

ST

57

LOT 5-29

I.G.

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 74" **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"

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.

INITIAL

FRIDGE

☐ Built-In ☐ Flush Inset

(Spec's Required) ☐ Paneled / Integrated ☐ Water Line

RANGE

☐ 36" ☐ Cooktop (Apron front)

(Spec's Required) ☐ 48" ☐ Cooktop (Drop-in)

Larger CFM may be required with these appliances

☐ Gas ☐ 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 Apr 1/2021

SITE BROOKLIN TOWNS

LOT 5-29

** 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.

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.

I.G
JA

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.**

I.G
JA

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.

JA

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'.

I.G
JA

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.

JA

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.

I.G
JA

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.

I.G
JA

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.**

I.G
JA

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.

I.G
JA

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, TARION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

I.G
JA

DATE Apr 11/2024

SITE BROOKLIN TOWNS

LOT 5-29

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE:

BROOKLIN TOWNS - 5-29

DATE:

APR 1 / 2021

STANDARD ITEMS AS PER SCHEDULE A:

STANDARD CABLE ROUGHIN in (1) Master Bedroom, (1) Family / Great Room
STANDARD TELEPHONE ROUGHIN in (1) Master Bedroom, (1) Family / Great Room
STANDARD CAT5 ROUGHIN - (3) In location of Purchasers choice.

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

Rep:

Jessica

Location:

8601 Jane Street Unit #8 Vaughan ON 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 as indicated above.

OPTION 2:

X IG JA
Homeowner(s) Initial

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

Stone Countertop Edge Profiles

Where applicable as per site specifications

LOT / SITE:

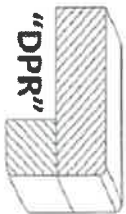
BROOKLIN TOWNS - 5-29

DATE:

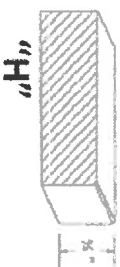
Apr 1/2024

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge
in Kitchen



Standard Countertop Edge
in Vanity

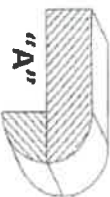
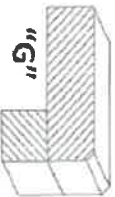
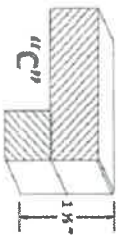


Homeowner(s) Initial

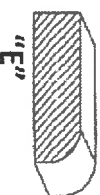
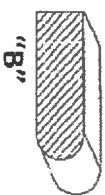
X I-G JA

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

Optional Edge in Kitchen



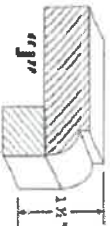
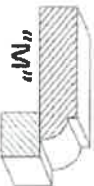
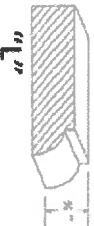
Optional Edge in Bathroom



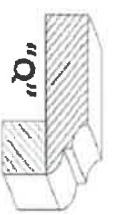
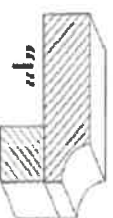
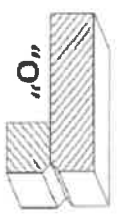
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial