

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-04-08 / 3:36 PM / Page 1 of 1

Site:BRAMPTON

Lot:20

Model:VALLEY 36-02 (B)

Purchaser:DALVIR KAUR RANDHAWA

Purchaser:0

Phone:416-844-1819

Email:RANDHAWAPINDER@HOTMAIL.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 COFFERED CEILING FOR THE FAMILY ROOM		FEB 16 2021
#2 N/A		FEB 16 2021
#3 N/A		FEB 16 2021
#4 EXTERIOR SIDE DOOR TO STAIR LANDING, IF POSSIBLE, GRADE PERMITTING		FEB 16 2021
#5 SMOOTH CEILINGS ON MAIN FLOOR		FEB 16 2021
#6 SMOOTH CEILINGS ON UPPER HALL ONLY		FEB 16 2021
#7 REMOVE WALL BETWEEN HIS/HER CLOSET IN MASTER BEDROOM, INSTALL DOUBLE DOORS IN THE CENTRE		FEB 16 2021
#8 CLOSE OPENING FROM DINING ROOM TO KITCHEN		FEB 16 2021
	COLOURS	
#1 KITCHEN - BUILT-IN WALL OVEN/MICROWAVE ***IN ISLAND		APRIL 7 2021
#2 ELECTRICAL FOR BUILT-IN OVEN/MICRO		APRIL 7 2021
#3 KITCHEN - COOKTOP WITH SOFT CLOSE POT DRAWERS ***USE THE STANDARD POT DRAWERS UNDER THE COOKTOP AND ADD BASE CABINETS IN THE ORIGINAL DRAWER LOCATION - SEE DRAWING		APRIL 7 2021
#4 ELECTRICAL FOR COOKTOP		APRIL 7 2021
#5 KITCHEN COUNTERTOP CUT-OUT FOR COOKTOP		APRIL 7 2021
#6 KITCHEN - CANOPY HOOD RANGE INCLUDING 600 CFM FAN *(TRANSITIONAL HOOD)		APRIL 7 2021
#7 KITCHEN COUNTERTOP - UPGRADE 3		APRIL 7 2021
#8 N/A		APRIL 7 2021
#9 HARDWOOD - UPGRADE 1 IN STANDARD AREAS		APRIL 7 2021
#10 ELECTRICAL - PLUG ABOVE FIREPLACE APPROX 65 INCHES AFF **LOCATE THE STANDARD CABLE ROUGHIN BESIDE PLUG		APRIL 7 2021
#11 HUMIDIFIER (LENNOX)		APRIL 7 2021

ZANCOR HOMES COLOUR CHART

PRINTED 2021-04-07, 4:33 PM

ENTRANCES				
Main Foyer - FLOORING		LIVORNO 18 X 18		
Mudroom - FLOORING		LIVORNO 18 X 18		
Side Hall - FLOORING		N/A		
Basement Foyer - FLOORING		LIVORNO 18 X 18		
KITCHEN				
Kitchen - FLOORING		LIVORNO 18 X 18		
Breakfast - FLOORING		LIVORNO 18 X 18		
Kitchen - CABINETS		EURO PVC BLACKWOOD		
Island - CABINETS		EURO PVC BLACKWOOD		
Servery - CABINETS		N/A		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		EMERSTONE BORGHINI CLASSIC (3)		
Island - COUNTERTOP		EMERSTONE BORGHINI CLASSIC (3)		
Kitchen - BACKSPLASH		N/A		
Kitchen - SINK		STANDARD		
Kitchen - FAUCET		STANDARD		
DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining Room - FLOORING		HARDWOOD - KENTWOOD OAK STURGEON 3-1/2" (1)		
Living Room - FLOORING		HARDWOOD - KENTWOOD OAK STURGEON 3-1/2" (1)		
Great Room - FLOORING		HARDWOOD - KENTWOOD OAK STURGEON 3-1/2" (1)		
Library - FLOORING		N/A		
Office - FLOORING		N/A		
Basement Rec Room - FLOORING		TILES		
STAIRS				
Railing Details - PICKETS		STANDARD METAL - SINGLE COLLAR WITH ALT. PLAIN		
Railing Details - POSTS		STANDARD TURNED OAK		
Railing Details - HANDRAIL		STANDARD OVAL OAK		
Stair Stain - MAIN STAIRS		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - BASEMENT STAIRS (if applicable)		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - SERVICE STAIRS (if applicable)		N/A		
POWDER ROOM				
Powder Room - FLOORING		LIVORNO 18 X 18		
Powder Room - CABINETS		PEDESTAL SINK		
Powder Room - COUNTERTOP		N/A		
Powder Room - SINK		PEDESTAL SINK		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		HARDWOOD - KENTWOOD OAK STURGEON 3-1/2" (1)		
Master Bedroom - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Bedroom 2 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Bedroom 3 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Bedroom 4 - FLOORING		CARPET - OPENING NIGHT COLOUR T15 w/STANDARD UNDERPAD		
Bedroom 5 - FLOORING		N/A		
Master Ensuite - FLOORING		NEW BYZANTINE ASSURO 12 X 24 * BRICK		
Master Ensuite - SHOWER WALL		NEW BYZANTINE ASSURO 12 X 24 * BRICK		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		SIERRA PVC - WHITE		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		BIANCO CARRARA		
Master Ensuite - SINK(s)	STANDARD	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.				
BRAMPTON LOT 20				
PAGE 1 OF 2		PURCHASER INITIALS	VENDOR APPROVAL	

2ND FLOOR CONTINUED...					
Main Bath - FLOORING	VERSAIS GRIS 18 X 18				
Main Bath - TUB / SHOWER WALL	VERSAIS GRIS 18 X 18				
Main Bath - SHOWER FLOOR	N/A				
Main Bath - SHOWER JAMB	N/A				
Main Bath - CABINETS	SIERRA PVC - WHITE				
Main Bath - HANDLES/KNOBS	H800BC				
Main Bath - COUNTERTOP	LAMINATE - 4924-38				
Main Bath - SINK(s)	STANDARD	Main Bath - FAUCET(s)	STANDARD		
Shared Bath- FLOORING	VERSAIS GRIS 18 X 18				
Shared Bath- TUB / SHOWER WALL	VERSAIS GRIS 18 X 18				
Shared Bath- SHOWER FLOOR	N/A				
Shared Bath- SHOWER JAMB	N/A				
Shared Bath- CABINETS	SIERRA PVC - WHITE				
Shared Bath- HANDLES/KNOBS	H800BC				
Shared Bath- COUNTERTOP	LAMINATE - 4924-38				
Shared Bath- SINK(s)	STANDARD	Shared Bath - FAUCET(s)	STANDARD		
Ensuite Bath - FLOORING	N/A				
Ensuite Bath - TUB / SHOWER WALL	N/A				
Ensuite Bath - SHOWER FLOOR	N/A				
Ensuite Bath - SHOWER JAMB	N/A				
Ensuite Bath - CABINETS	N/A				
Ensuite Bath - HANDLES/KNOBS	N/A				
Ensuite Bath - COUNTERTOP	N/A				
Ensuite Bath - SINK(s)	N/A	Ensuite Bath - FAUCET(s)	N/A		
LAUNDRY					
Laundry - FLOORING	VERSAI GRIS 18 X 18	Laundry - HANDLES/KNOBS	H800BC		
Laundry - CABINETS	SIERRA PVC - WHITE	Laundry - SINK	STANDARD		
Laundry - COUNTERTOP	4926K-07	Laundry - FAUCET	STANDARD		
Laundry - BACKSPLASH	N/A				
TRIM / PAINT					
Casing/Baseboards	STANDARD COLONIAL				
Interior Doors	STANDARD TWO PANEL SMOOTH				
Interior Door Hardware	STANDARD SATIN NICKEL LEVER				
PAINT - Throughout	WARM GREY				
FIREPLACE					
Location / Insert / Mantle	STANDARD ELECTRIC				
ACCESSORIES					
Mirrors	YES	BATH ACCESSORIES	DELETE		
APPLIANCE REQUIREMENTS					
GAS LINE TO BBQ	STANDARD	ELECTRICAL for Built-in Oven	YES		
GAS LINE & ELECTRICAL TO STOVE	DECLINED	ELECTRICAL for Built-in Micro	YES		
GAS LINE & ELECTRICAL TO DRYER	N/A	ELECTRICAL for Cooktop	YES		
HOOD FAN VENT SIZE	6 INCH	ELECTRICAL for Bar Fridge	N/A		
WATERLINE to Fridge	YES				
DISCLAIMER					
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.					
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:	BRAMPTON LOT 20				
PURCHASER(S):	DALVIR KAUR RANDHAWA				
HOME #/CELL #	416-844-1819				
EMAIL:	RANDHAWA.PINDER@HOTMAIL.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 <u>PRIOR</u> to installation.		SIGNATURES / DATE			
<div></div>		PURCHASER SIGNATURE		APR 7/21	
		PURCHASER SIGNATURE			
		DÉCOR CONSULTANT		SIMONE	
Vendor APPROVAL		APR 18/21			

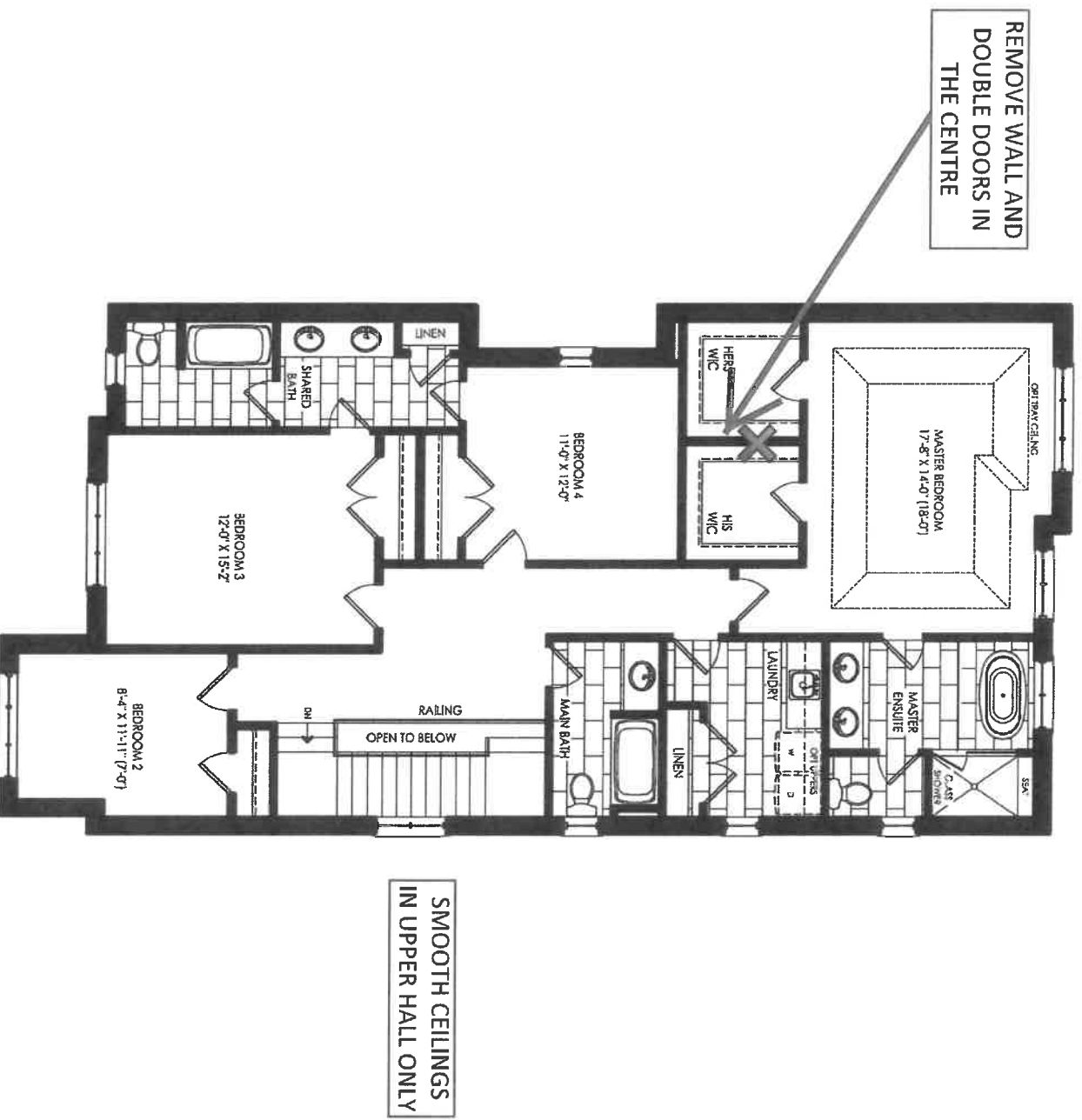
PUSH ABOVE
7/P 6511A/F



LOT 20

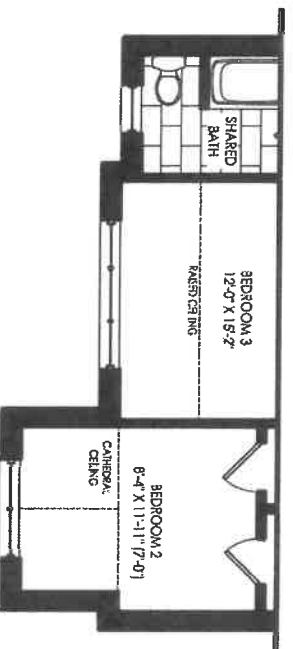
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BRAMPTON
Valley 36-02



Elevation A

Second Floor

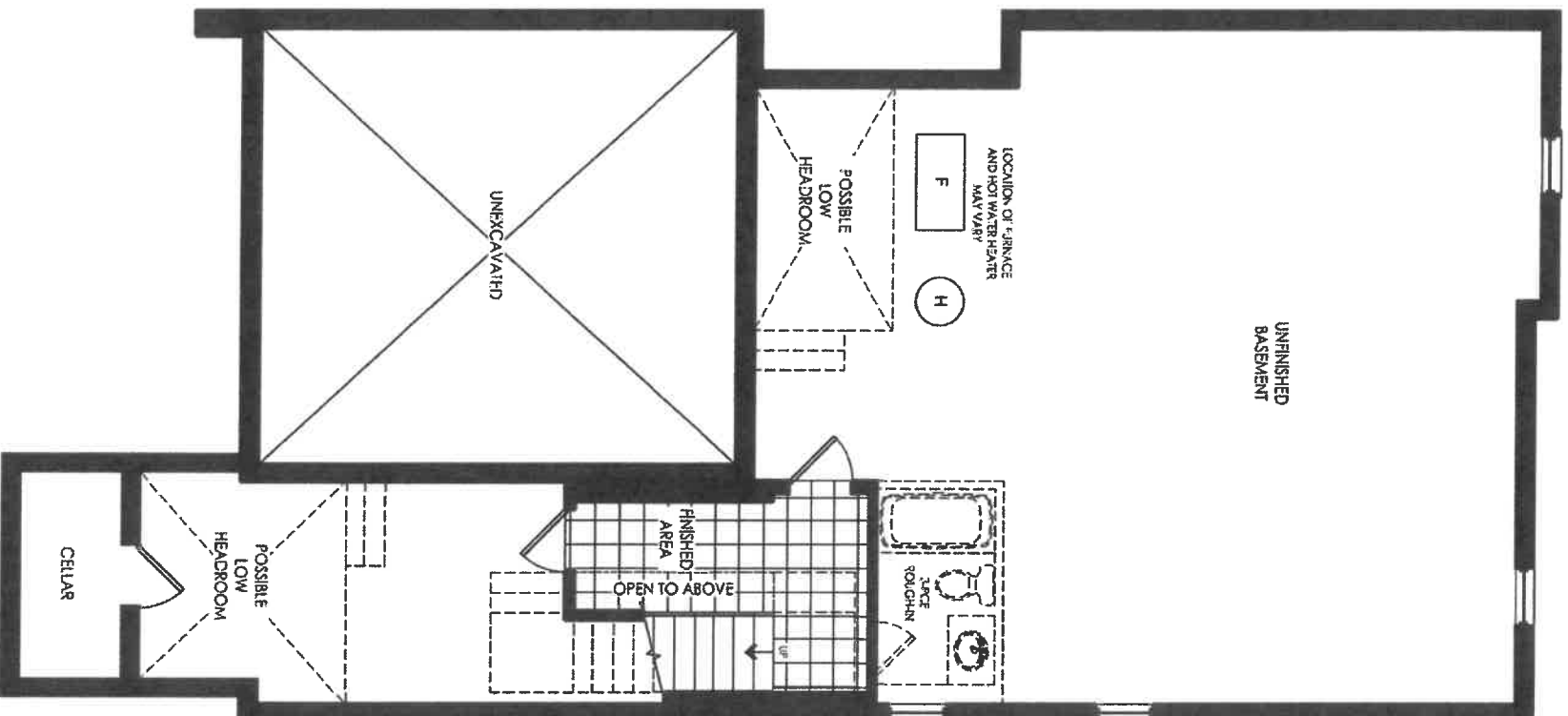


Elevation B
Second Floor

DRD

LOT 20

BRAMPTON
Valley 36-02



Elevation A & B
Basement

DK?

LOT 20

BRAMPTON
Valley 36-02



THE VALLEY

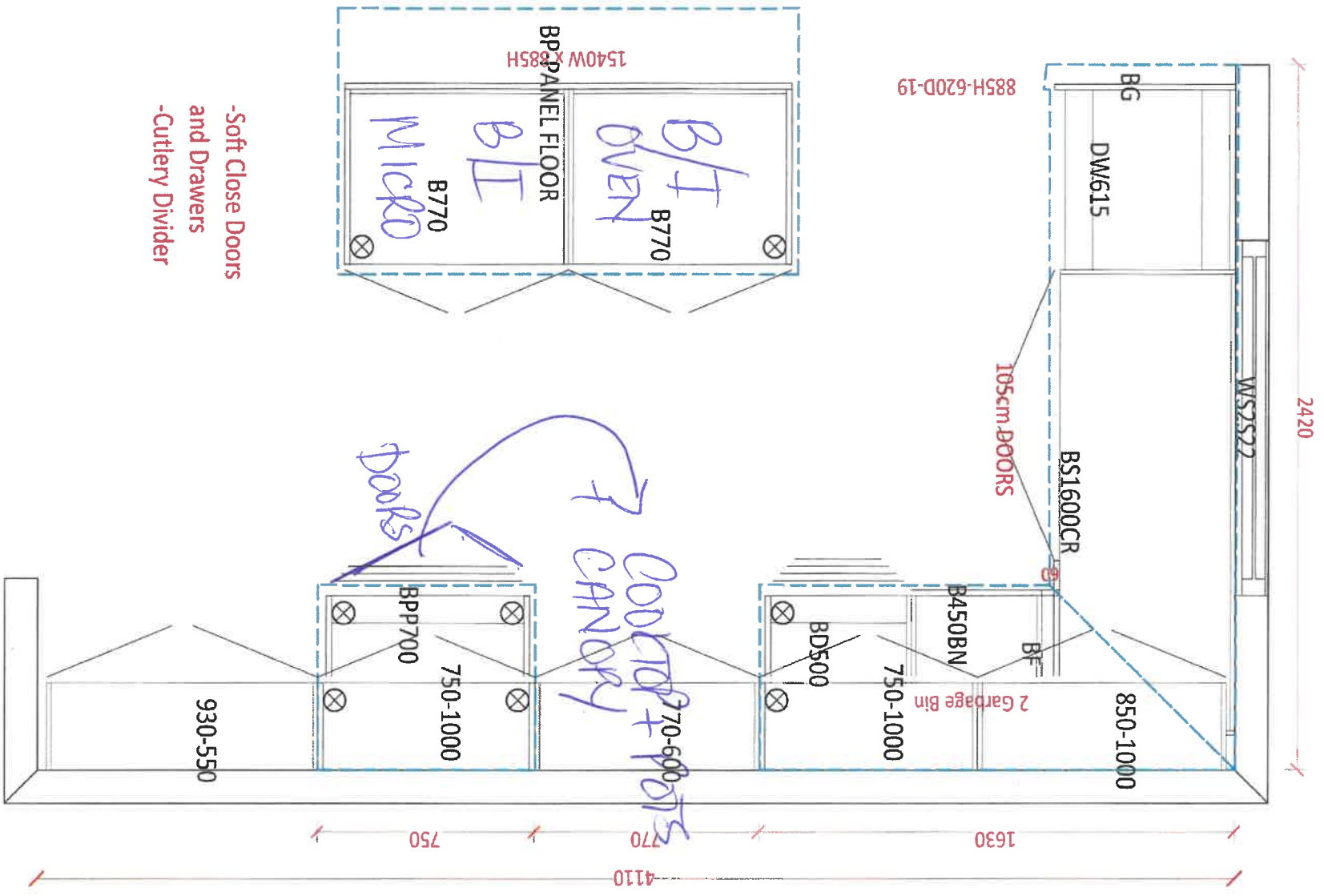
ELEVATION A 2872 SQ. FT. | ELEVATION B 2872 SQ. FT.

BOTH ELEVATIONS INCLUDE 96 SQ. FT. OF FINISHED BASEMENT

LOT 20

D122

36-02 ELEV. A & B
KITCHEN



-Soft Close Doors
and Drawers
-Cutlery Divider

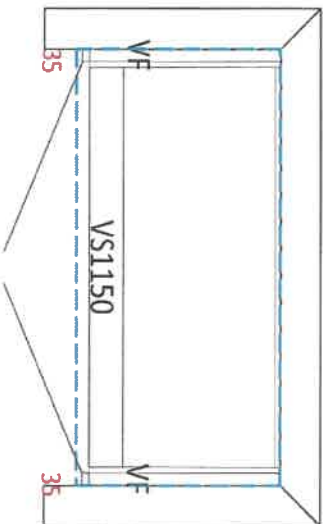
QRP

80 Brampton

36-02 ELEV. A & B

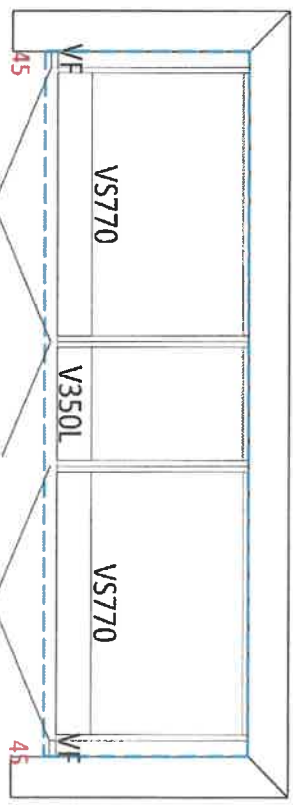
MAIN

1220



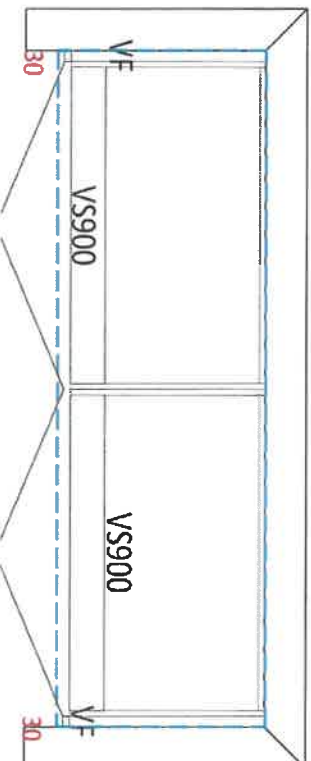
SHARED

1980



MASTER ENSUITE

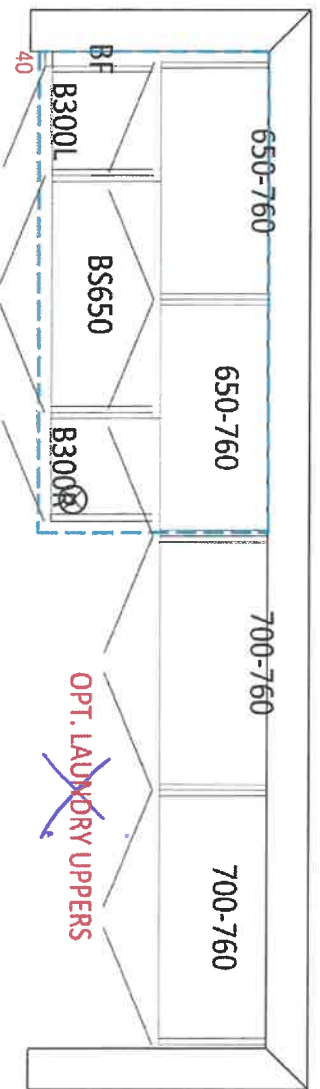
1860



LAUNDRY ROOM

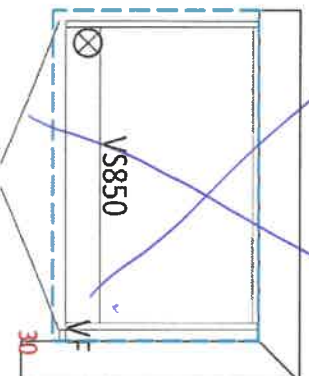
2740

1320



~~OPT. BASEMENT BATH~~

910



~~OPT. LAUNDRY UPPEERS~~

QPR

20 Brauxton

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:

INITIAL

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"

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" ☐ 48" *hood fan opening to be the same as the stove
(Spec's Required) ☐ Gas ☐ Cooktop (Apron front)
Larger CFM may be required with these appliances ☐ Induction ☐ Cooktop (Drop-in)
**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

INSERT
CUSTOM CHIMNEY.

WALL OVEN &

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

BRAMPTON

20

DATE

SITE

LOT

** 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.

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

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 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	APR 7/21	SITE	BRAMPTON	LOT	20
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, CAT6, 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: Smart-Tech Home Automation
Phone: (905) 761-6469
Rep: Kris
Location: 200 Millway Avenue, Unit 8
 Concord, Ont L4K 5K8

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

QRP

OPTION 2:

I/we the Homeowner(s) have **chosen to 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

BRAMPTON

DATE

Apr 7/21

SITE

LOT

20

BRICK/JOINT PATTERN INSTALLATION RELEASE FORM

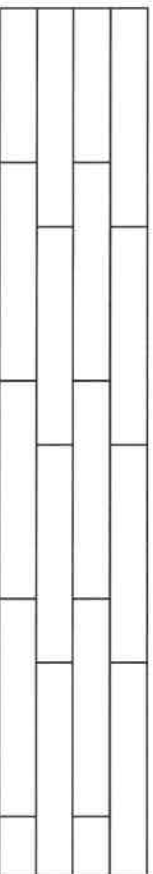
*Brick installation requires an additional charge and must be included on the extras if selected *

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 on 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: Master Ensuite Floor.



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.

DRP
Homeowner(s) Initial

(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 Apr 7/21 SITE **BRAMPTON** LOT 20

Stone Countertop Edge Profiles

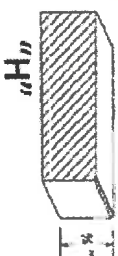
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



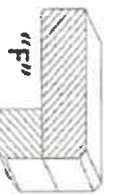
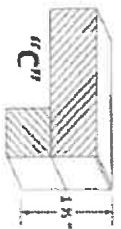
Standard Countertop Edge in
Vanity



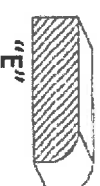
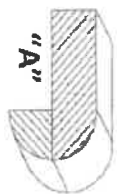
Homeowner(s) Initial DPR

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

Optional Edge in Kitchen



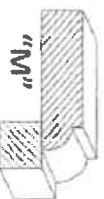
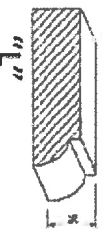
Optional Edge in Bathroom



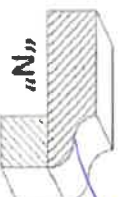
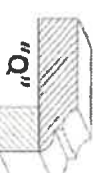
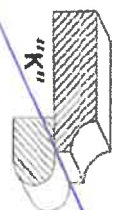
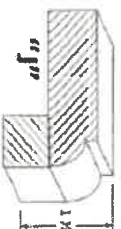
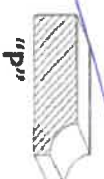
Homeowner(s) Initial _____

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial _____

DATE

Apr 7/21

SITE

BRAMPTON

LOT

20