

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-04-19 / 11:50 AM / Page 1 of 1

Site:

Lot:

Model:

Purchaser:

Purchaser:

Phone:

Email:

BROOKLIN NOW TOWNS

4-23

IMAGINE TH-01 (B)

JEREMY K. CHIU

KAHTLEEN J. CHIU

647-456-4355

JEREMY.CHIU@OUTLOOK.COM /
KATHLEEN.CHIU@OUTLOOK.COM

now

TOWNS IN BROOKLIN

ZANCOR






HOMES

| | DESCRIPTION | DATE SELECTED |
|----|---|-----------------|
| | BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES 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 | NO STRUCTURAL CHANGES | |
| | COLOURS | |
| #1 | HARDWOOD IN ALL NON TILED AREAS, GROUND FLOOR, MAIN FLOOR AND UPPER HALL, EXCLUDING BEDROOMS - UP 1 | 16-Apr-21 |
| #2 | STAIN FOR STAIRS, AND RAILINGS | 16-Apr-21 |

ZANCOR HOMES COLOUR CHART

PRINTED 2021-04-16, 10:44 AM

| ENTRANCES | | | | |
|---|---|--|----------------------------|------|
| Main Foyer - FLOORING | | GENESIS TAUPE 12 X 24 | ✓ | |
| Mudroom - FLOORING | | GENESIS TAUPE 12 X 24 | ✓ | |
| Side Hall - FLOORING | | NA | | |
| Basement Foyer - FLOORING | | NA | | |
| KITCHEN | | | | |
| Kitchen - FLOORING | ✓ | NORTHERN SOLID SAWN COLLECTION SELECT V- PEARL WHITE OAK 3 1/4" GOTHAM- UP 1 | | |
| Breakfast - FLOORING | ✓ | NORTHERN SOLID SAWN COLLECTION SELECT V- PEARL WHITE OAK 3 1/4" GOTHAM- UP 1 | | |
| Kitchen - CABINETS | | HIGH GLOSS EURO WHITE | ✓ | |
| Island - CABINETS | | HIGH GLOSS EURO WHITE | ✓ | |
| Servery - CABINETS | | HIGH GLOSS EURO WHITE | ✓ | |
| Kitchen - HANDLES/KNOBS | | H800BC | ✓ | |
| Kitchen - COUNTERTOP | | BIANCO SARDO GRANITE | ✓ | |
| Island - COUNTERTOP | | BIANCO SARDO GRANITE | ✓ | |
| KITCHEN BACKSPLASH | | DECLINED | ✓ | |
| Kitchen - SINK | | STD | | |
| Kitchen - FAUCET | | STD | | |
| GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT | | | | |
| Dining Room - FLOORING | | NA | | |
| Living Room - FLOORING | | NA | | |
| Great Room - FLOORING | ✓ | NORTHERN SOLID SAWN COLLECTION SELECT V- PEARL WHITE OAK 3 1/4" GOTHAM- UP 1 | | |
| Library / Den - FLOORING | | NA | | |
| Basement Rec Room - FLOORING | ✓ | NORTHERN SOLID SAWN COLLECTION SELECT V- PEARL WHITE OAK 3 1/4" GOTHAM- UP 1 | | |
| STAIRS | | | | |
| Railing Details - PICKETS | | METAL BLACK SINGLE COLLAR W/ ALT PLAIN | ✓ | STD. |
| Railing Details - POSTS | | 3 1/4" TURNED OAK POST | ✓ | |
| Railing Details - HANDRAIL | | 2 3/4" OVAL OAK HANDRAIL | ✓ | |
| Stair Stain - MAIN STAIRS | | STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE | | ✓ |
| Stair Stain - BASEMENT STAIRS (if applicable) | | NA | | |
| Stair Stain - SERVICE STAIRS (if applicable) | | NA | | |
| POWDER ROOM | | | | |
| SF - Powder Room - FLOORING | | LIVORNO GRIS 18 X 18 | ✓ | |
| Powder Room - CABINETS | | NA | | |
| Gf- Powder Room - FLOORING | | GENESIS TAUPE 12 X 24 | ✓ | |
| Powder Room - SINK | | STD | | |
| Powder Room - FAUCET | | STD | | |
| 2ND FLOOR | | | | |
| Upper Hall - FLOORING | ✓ | NORTHERN SOLID SAWN COLLECTION SELECT V- PEARL WHITE OAK 3 1/4" GOTHAM- UP 1 | | |
| Master Bedroom - FLOORING | | T03 OPENING NIGHT | ✓ | |
| Bedroom 2 - FLOORING | | T03 OPENING NIGHT | ✓ | |
| Bedroom 3 - FLOORING | | T03 OPENING NIGHT | ✓ | |
| Bedroom 4 - FLOORING | | NA | | |
| Bedroom 5 - FLOORING | | NA | | |
| Master Ensuite - FLOORING | | LIVORNO GRIS 18 X 18 | ✓ | |
| Master Ensuite - SHOWER WALL | | LIVORNO GRIS 18 X 18 | ✓ | |
| Master Ensuite - SHOWER FLOOR | | WHITE 2 X 2 | ✓ | |
| Master Ensuite - SHOWER JAMB | | BIANCO CARRARA | ✓ | |
| Master Ensuite - CABINETS | | EURO OLMO CARISMA | ✓ | |
| Master Ensuite - HANDLES/KNOBS | | H800BC | ✓ | |
| Master Ensuite - COUNTERTOP | | PEARL SEQUINA 5001K-07 TEXTURED GLOSS | | |
| Master Ensuite - SINK(s) | | STD | Master Ensuite - FAUCET(s) | STD |
| ***FOR TRADE USE*** | | SIGNATURES | | |
| 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. | | LOT 4-23- BROOKLIN | | |
| **PAGE 1 OF 2** | | PURCHASER INITIALS | VENDOR APPROVAL | |

| | | | | | | | | | |
|--|------------|--|--|--|---------------------------------------|-------------------------|---|-----|-----|
| 2ND FLOOR CONTINUED... | | | | | | | | | |
| Main Bath - FLOORING | | | | | LIVORNO GRIS 18 X 18 | | ✓ | | |
| Main Bath - TUB / SHOWER WALL | | | | | LIVORNO GRIS 18 X 18 | | ✓ | | |
| Main Bath - SHOWER FLOOR | | | | | NA | | | | |
| Main Bath - SHOWER JAMB | | | | | NA | | | | |
| Main Bath - CABINETS | | | | | EURO OLMO CARISMA | | ✓ | | |
| Main Bath - HANDLES/KNOBS | | | | | H800BC | | ✓ | | |
| Main Bath - COUNTERTOP | | | | | PEARL SEQUINA 5001K-07 TEXTURED GLOSS | | ✓ | | |
| Main Bath - SINK(s) | | | | | STD | | Main Bath - FAUCET(s) | | STD |
| | | | | | | | | | |
| 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) | | | | | NA | | Shared Bath - FAUCET(s) | | NA |
| | | | | | | | | | |
| 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 | | | | | NA | | | | |
| Ensuite Bath - SINK(s) | | | | | NA | | Ensuite Bath - FAUCET(s) | | NA |
| LAUNDRY | | | | | | | | | |
| Laundry - FLOORING | | | | | ✓ GENESIS TAUPE 12 X 24 | Laundry - HANDLES/KNOBS | | NA | |
| Laundry - CABINETS | | | | | NA | Laundry - SINK | | STD | |
| Laundry - COUNTERTOP | | | | | NA | Laundry - FAUCET | | STD | |
| Laundry - BACKSPLASH | | | | | NA | | | | |
| TRIM / PAINT | | | | | | | | | |
| Casing/Baseboards | | | | | STD | | | | |
| Interior Doors | | | | | STD | | | | |
| Interior Door Hardware | | | | | STD | | | | |
| PAINT - Throughout | | | | | WARM GREY | | ✓ | | |
| FIREPLACE | | | | | | | | | |
| Location / Insert / Mantle | | | | | NA | | | | |
| ACCESSORIES | | | | | | | | | |
| Mirrors | YES | | | | BATH ACCESSORIES | | DO NOT INSTALL | | |
| 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 | STANDARD ✓ | | | | ELECTRICAL for Bar Fridge | | DECLINED | | |
| WATERLINE to Fridge | DECLINED | | | | | | | | |
| DISCLAIMER | | | | | | | | | |
| Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs | | | | | | | INITIALS | | |
| Purchaser has checked and acknowledged accuracy of colour and selections before signing. | | | | | | | 11.  | | |
| 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: | | | | | | | | | |
| LOT 4-23 BROOKLIN ✓ | | | | | | | | | |
| PURCHASER(S): | | | | | | | | | |
| JEREMY K CHIU AND KATHLEEN J CHIU | | | | | | | | | |
| HOME #/CELL # | | | | | | | | | |
| 647.456.4355 | | | | | | | | | |
| EMAIL: | | | | | | | | | |
| KATHLEEN.CHIU@OUTLOOK.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 PRIOR to installation. | | | | | | | | | |
| SIGNATURES / DATE | | | | | | | | | |
| PURCHASER SIGNATURE | | | |  | | | | | |
| PURCHASER SIGNATURE | | | |  | | | | | |
| DÉCOR CONSULTANT | | | |  | | | | | |
| Vendor APPROVAL | | | |  | | | | | |

RAILING

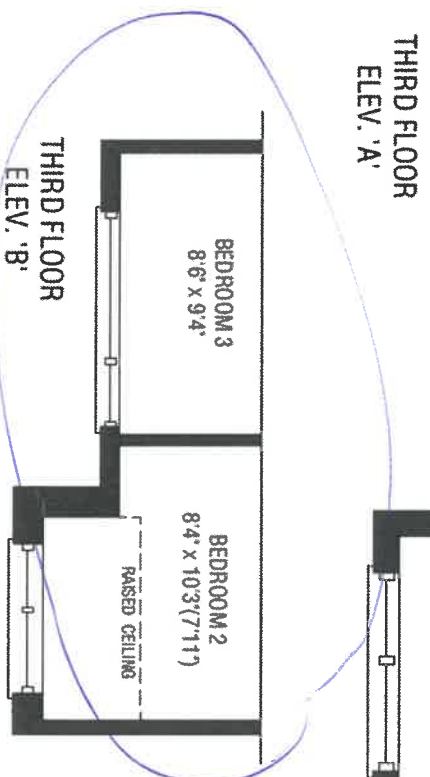
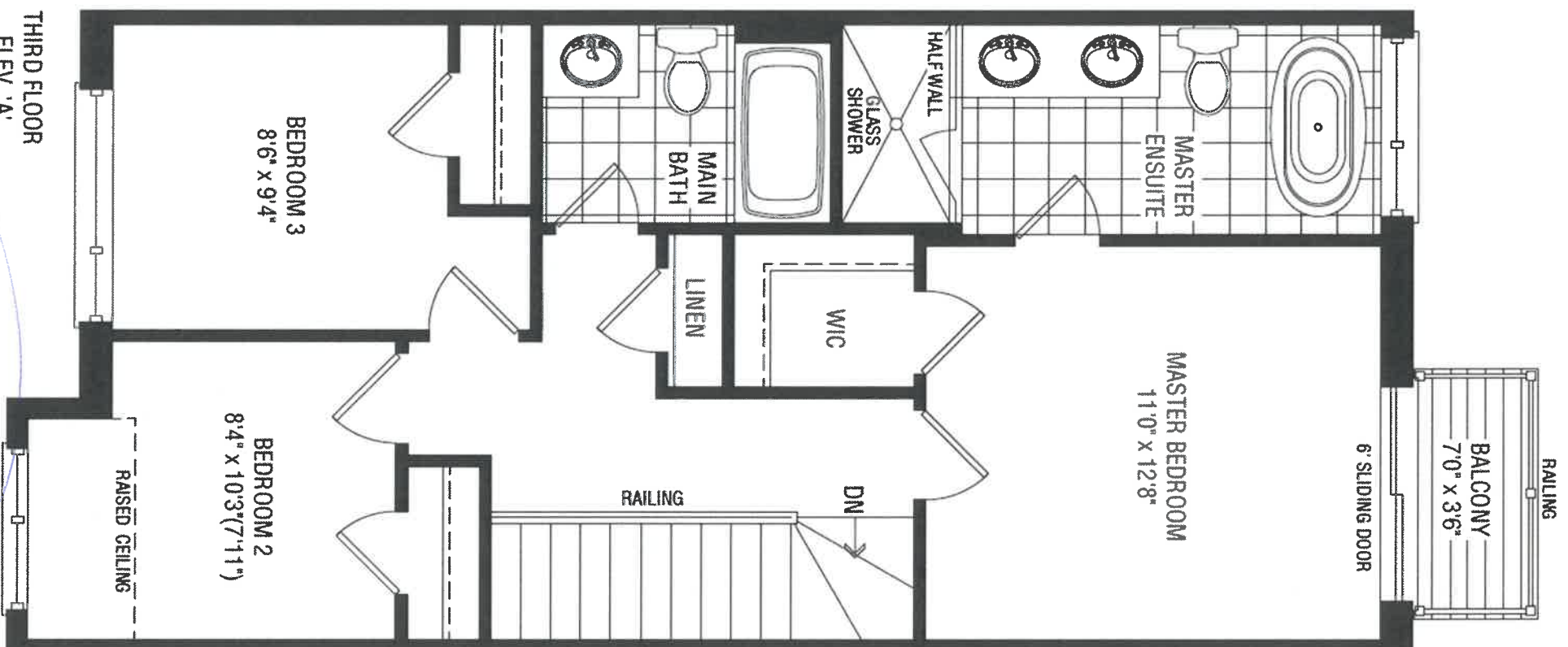
DECK

8'0" x 5'0"



五





4-23

IMAGINE

TH-1

Handwritten signature and initials.



DATE SUBMITTED
30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALLEY TOWNS

JOB NUMBER

INSTALL DATE:

PH:
CELL:
DRAFTED BY: FERNANDA

PAGE

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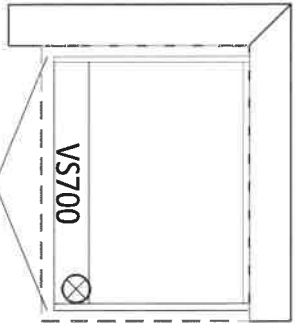
COMMENT

P/O #

TH-01
STANDARD VANITIES ELEV A & B

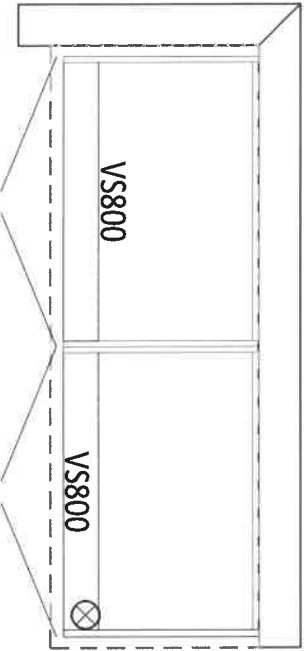
MAIN

760



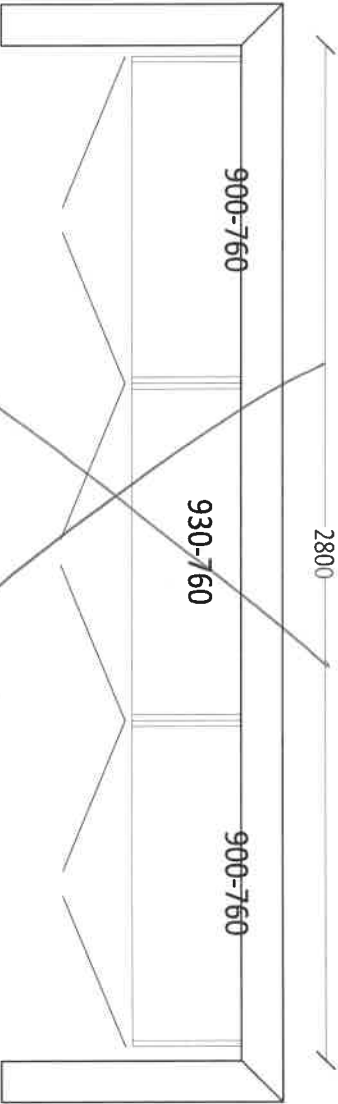
MASTER ENSUITE

1660



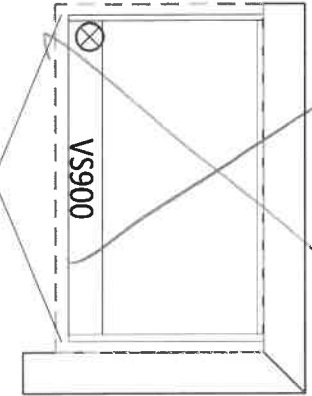
OPT. LAUNDRY UPPERS

2800



OPT. BASEMENT BATH

960



4-23

J.L. Ke



DATE SUBMITTED
30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALEY TOWNS

JOB NUMBER

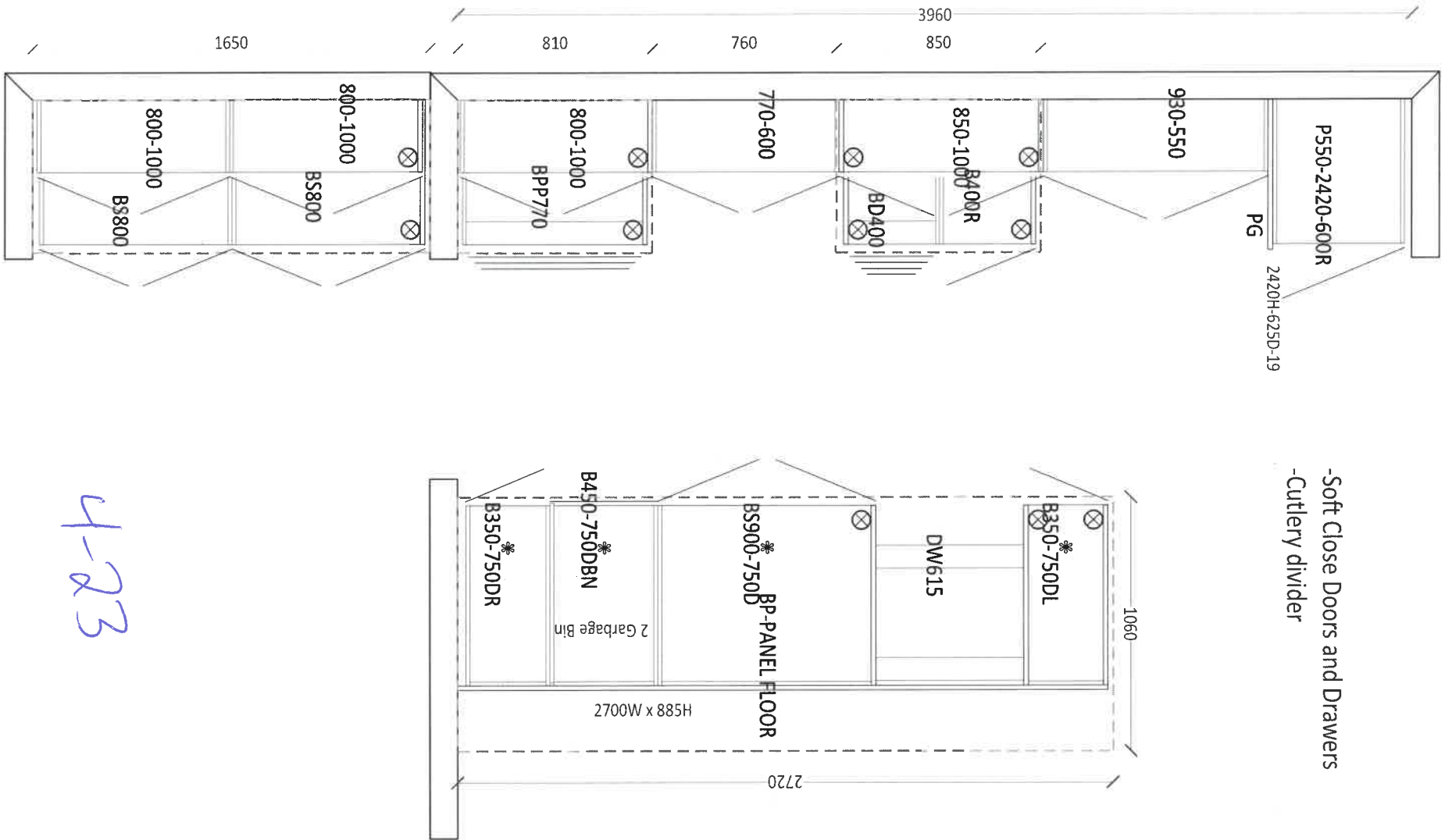
INSTALL DATE:

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COMMENT

P/O #

PAGE
1 of 19

TH-01
KITCHEN ELEV. A & B





DATE SUBMITTED
30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALEY TOWNS

JOB NUMBER

INSTALL DATE:

PH:
CELL :

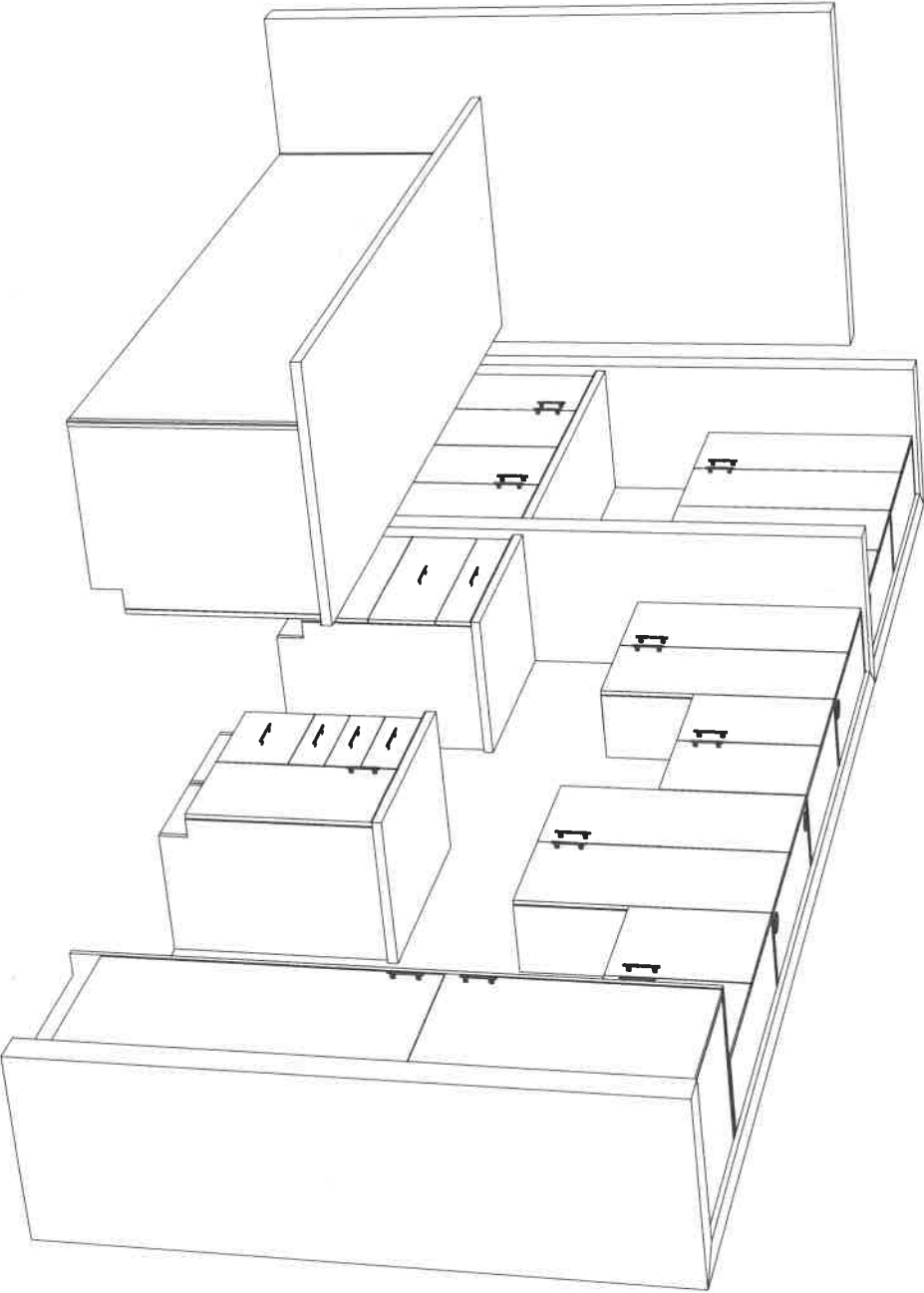
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COMMENT

P/O #

PAGE

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TH-01
KITCHEN 3D DRAWING



Standard kitchen

4-23

J. S. K.

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

| | | | | |
|------|--------------------|----------------|-----|-------------|
| DATE | <u>APRIL 16/21</u> | BROOKLIN TOWNS | LOT | <u>4-23</u> |
| | | SITE | | |

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE: BROOKLIN TOWNS - 4-23
DATE: APRIL 16/21

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.

A.C. KO
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

Stone Countertop Edge Profiles

Where applicable as per site specifications

LOT / SITE:

BROOKLIN TOWNS -

4-23

DATE:

APRIL 16/21

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge
in Kitchen



Standard Countertop Edge
in Vanity

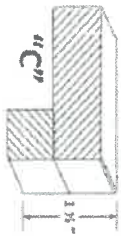


Homeowner(s) Initial

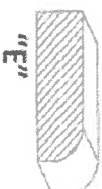
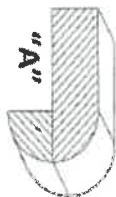
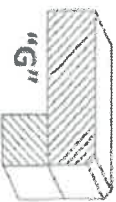
J.C. K.

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

Optional Edge in Kitchen



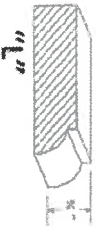
Optional Edge in Bathroom



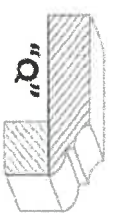
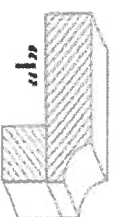
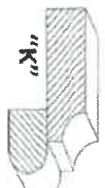
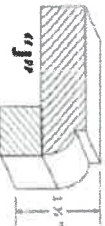
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

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 *1-18-2*

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 *1-18-2*

FRIDGE

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

RANGE

- ☐ 36" ☒ Cooktop (Apron front)
- (Spec's Required) ☐ 48" *hood fan opening to be the same as the stove ☐ Cooktop (Drop-in)

Larger CFM may be required with these appliances

**Countertop Cut-out charge required for cooktop

☐ Induction

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 *April 16/21*

SITE **BROOKLIN TOWNS**

LOT *4-23*

** 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.