

CONSTRUCTION SUMMARY OF EXTRAS

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Site: BROOKLIN NOW TOWNS

Lot: 4-24

Model: IMAGINE TH-01 (B)

Purchaser: GIVI SAMADASHVILI

Purchaser: GEORGE ZEDELASHVILI

Phone: 416-822-0170

Email: GIO.ZEDELA@ICLOUD.COM / KAKHELO1@HOTMAIL.COM



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	SMOOTH CEILINGS ON MAIN FLOOR	JAN 23 2021
#2	SMOOTH CEILINGS ON SECOND FLOOR	JAN 23 2021
#3	SMOOTH CEILINGS ON THIRD FLOOR UPPER HALL ONLY	JAN 23 2021
#4	FIREPLACE - ELECTRIC FIREPLACE DIMPLEX PRISM BLF5051 (50" LINEAR) *WALL WILL BE BUILT INTO THE ROOM APPROXIMATELY 8 INCHES; FIREPLACE WILL BE INSTALLED APPROX 22 INCHES FROM THE FLOOR TO THE BOTTOM OF THE FIREPLACE;	JAN 23 2021
#5	ACCESSORY LOG KIT (LF50DWS-KIT)	JAN 23 2021
	COLOURS	
#1	HARDWOOD, MAIN FLOOR, UPPER HALL AND REC ROOM, MASTER BED, BED 2 & 3, ALL NON TILES AREAS	09-Apr-21
#2	STAIN TO MATCH STAIRS	09-Apr-21
#3	MOEN TOWEL BAR- 24" YB2424- MASTER	09-Apr-21
#4	MOEN TOWEL BAR 18"- YB2418- MAIN BATH	09-Apr-21
#5	MOEN METHOD TOILET PAPER HOLDER- YB2408- MASTER, MAIN, GF POWDER, SF POWDER	09-Apr-21
#6	UPGRADE 1 COLONIAL- BASEBOARD AND CASING TRIM	09-Apr-21
#7	TILE FLOORING- GF POWDER ROOM - UP 4	09-Apr-21
#8	TILE FLOORING- SF POWDER ROOM - UP 4	09-Apr-21
#9	TILE FLOORING- FOYER- UP 4	09-Apr-21
#10	WATERLINE FOR FRIDGE	09-Apr-21
#11	MICROWAVE BUILT IN- 24" (SPECS TO BE SUPPLIED BY HOME OWNER FOLLOW BY MAY 24, 2021)	09-Apr-21
#12	ELECTRICAL FOR MICROWAVE- 15 AMP ON SEPARATE CIRCUIT	09-Apr-21
#13	COMFORT HEIGHT- MASTER ENSUITE AND MAIN BATH	09-Apr-21
#14	KITCHEN- DELETE CABINET ABOVE THE STOVE FOR FUTURE CHIMNEY HOOD FAN, CENTRE VENT TO RUN ACROSS CABINETS ( SPECS TO BE SUPPLIED BY HOMEOWNER BY MAY 24, 2021)	09-Apr-21

ENTRANCES				
Main Foyer - FLOORING	ETERNA VOLKAS CALCATTA GREY 12 X 24 UP 4			
Mudroom/ LAUNDRY - FLOORING	LIVORNO GRIS 18 X 18	✓		
Side Hall - FLOORING	NA			
Basement Foyer - FLOORING	NA			
KITCHEN				
Kitchen - FLOORING	HARDWOOD KENTWOOD OAK TALON 3.5" UP 1	✓		
Breakfast - FLOORING	HARDWOOD KENTWOOD OAK TALON 3.5" UP 1	✓		
Kitchen - CABINETS	HIGH GLOSS EURO WHITE	✓		
Island - CABINETS	HIGH GLOSS EURO WHITE	✓		
Servery - CABINETS	HIGH GLOSS EURO WHITE	✓		
Kitchen - HANDLES/KNOBS	K300P	✓		
Kitchen - COUNTERTOP	BIANCO SARDO GRANITE	✓		
Island - COUNTERTOP	BIANCO SARDO GRANITE	✓		
Kitchen - BACKSPLASH	DECLINED	✓		
Kitchen - SINK	STD	✓		
Kitchen - FAUCET	STD	✓		
DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining Room - FLOORING	NA			
Great Room - FLOORING	HARDWOOD KENTWOOD OAK TALON 3.5" UP 1	✓		
Den - FLOORING	NA			
Library - FLOORING	NA			
Office - FLOORING	NA			
Basement Rec Room - FLOORING	HARDWOOD KENTWOOD OAK TALON 3.5" UP 1	✓		
STAIRS				
Railing Details - PICKETS	1 3/4" TURNED OAK	✓		
Railing Details - POSTS	2- 3/4" TURNED OAK POST	✓		
Railing Details - HANDRAIL	2-1/2" OVAL OAK HANDRAIL	✓		
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				
GF-Powder Room - FLOORING	ETERNA VOLKAS CALCATTA GREY 12 X 24 UP 4	✓		
SF-Powder Room -FLOORING	ETERNA VOLKAS CALCATTA GREY 12 X 24 UP 4	✓		
Powder Room - COUNTERTOP	NA			
Powder Room - SINK	STD	✓		
Powder Room - FAUCET	STD	✓		
2ND FLOOR				
Upper Hall - FLOORING	HARDWOOD KENTWOOD OAK TALON 3.5" UP 1	✓		
Master Bedroom - FLOORING	HARDWOOD KENTWOOD OAK TALON 3.5" UP 1	✓		
Bedroom 2 - FLOORING	HARDWOOD KENTWOOD OAK TALON 3.5" UP 1	✓		
Bedroom 3 - FLOORING	HARDWOOD KENTWOOD OAK TALON 3.5" UP 1	✓		
Bedroom 4 - FLOORING	HARDWOOD KENTWOOD OAK TALON 3.5" UP 1	✓		
Bedroom 5 - FLOORING	NA			
	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	HIGH GLOSS EURO WHITE	✓		
Master Ensuite - HANDLES/KNOBS	K300C	✓		
Master Ensuite - COUNTERTOP	6696-58 CARRARA BIANCO	✓		
Master Ensuite - SINK(s)	STD	Master Ensuite - FAUCET(s)	STD	
***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.		4-24- BROOKLIN	GS.	
**PAGE 1 OF 2**		PURCHASER INITIALS	VENDOR APPROVAL	

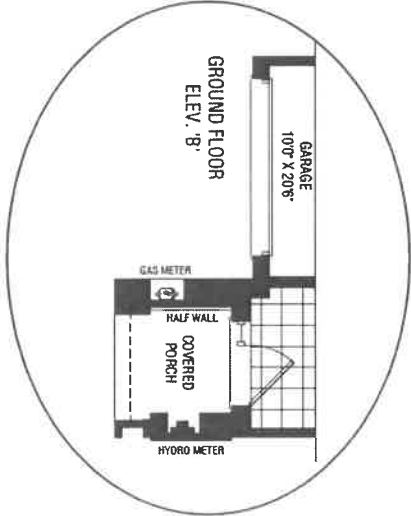
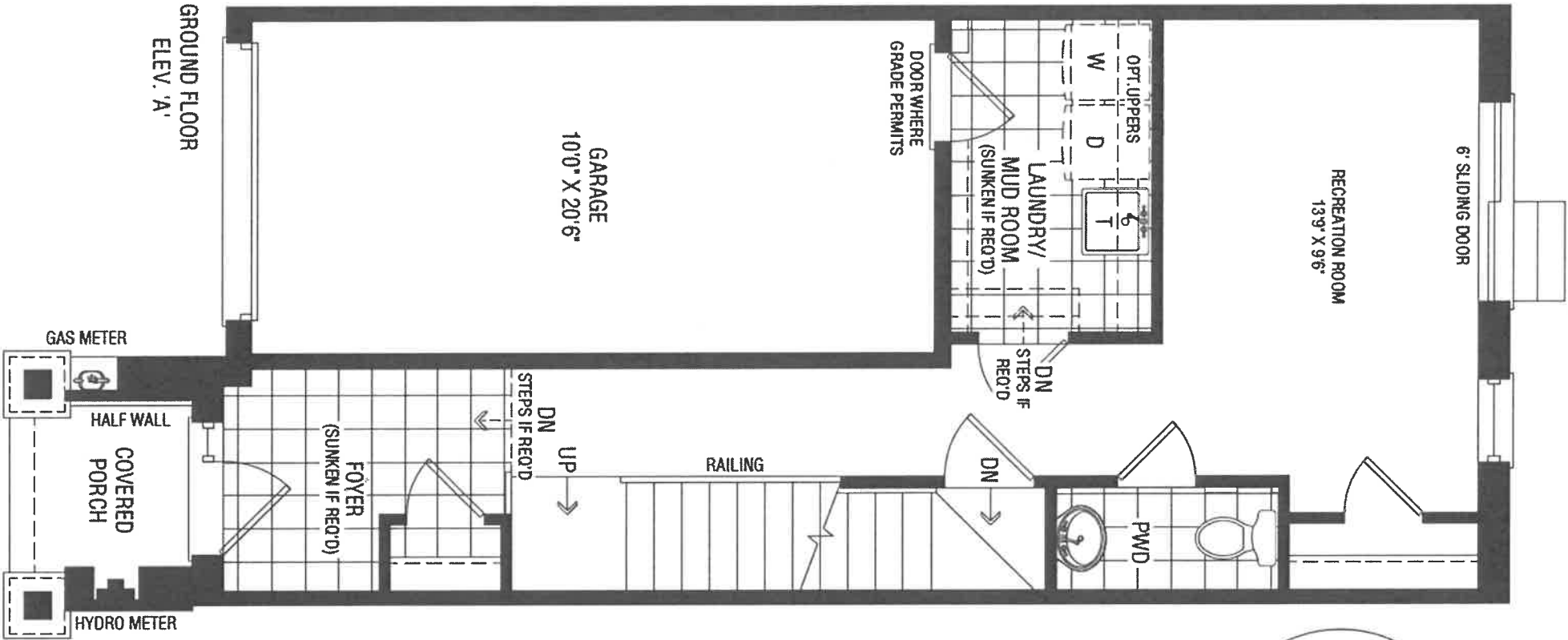
ZANCOR HOMES COLOUR CHART

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2ND FLOOR CONTINUED...				
Main Bath - FLOORING	MADISON ANTHRACITE MATTE 18 X 18 ✓			
Main Bath - TUB / SHOWER WALL	GENESIS LIGHT GREY 12 X 24 ✓			
Main Bath - SHOWER FLOOR	NA			
Main Bath - SHOWER JAMB	NA			
Main Bath - CABINETS	HIGH GLOSS EURO WHITE ✓			
Main Bath - HANDLES/KNOBS	K300C ✓			
Main Bath - COUNTERTOP	8830-58- ELEMENTAL CONCRETE ✓			
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	LIVORNO GRIS 18 X 18	✓ Laundry - HANDLES/KNOBS	NA	
Laundry - CABINETS	NA	Laundry - SINK	STD ✓	
Laundry - COUNTERTOP	NA	Laundry - FAUCET	STD ✓	
Laundry - BACKSPLASH	NA			
TRIM / PAINT				
Casing/Baseboards	UPGRADE 1 COLONIAL - 3" CASING X 5- 1/4" BASEBOARD ✓			
Interior Doors	STD			
Interior Door Hardware	STD			
PAINT - Throughout	WARM GREY ✓			
FIREPLACE				
Location / Insert / Mantle	NA			
ACCESSORIES				
Mirrors	INSTALL	✓ BATH ACCESSORIES	✓ NOT INSTALL w/ G	
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 YES	
GAS LINE & ELECTRICAL TO DRYER	DECLINED	ELECTRICAL for Cooktop	DECLINED	
HOOD FAN VENT SIZE	DECLINED 6"	ELECTRICAL for Bar Fridge	DECLINED	
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:	4-24- BROOKLIN ✓			
PURCHASER(S):	GIVI SAMADASHVILI AND GEORGE ZEDELASHVILI ✓			
HOME #/CELL #	416 822 -0170 ✓			
EMAIL:	GIO.ZEDELASHVILI@ICLOUD.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 buider of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.				
ZANCOR HOMES		SIGNATURES / DATE		
PURCHASER SIGNATURE		2 April 2021		
PURCHASER SIGNATURE/ DÉCOR CONSULTANT		✓		
Vendor APPROVAL		2 April 21		



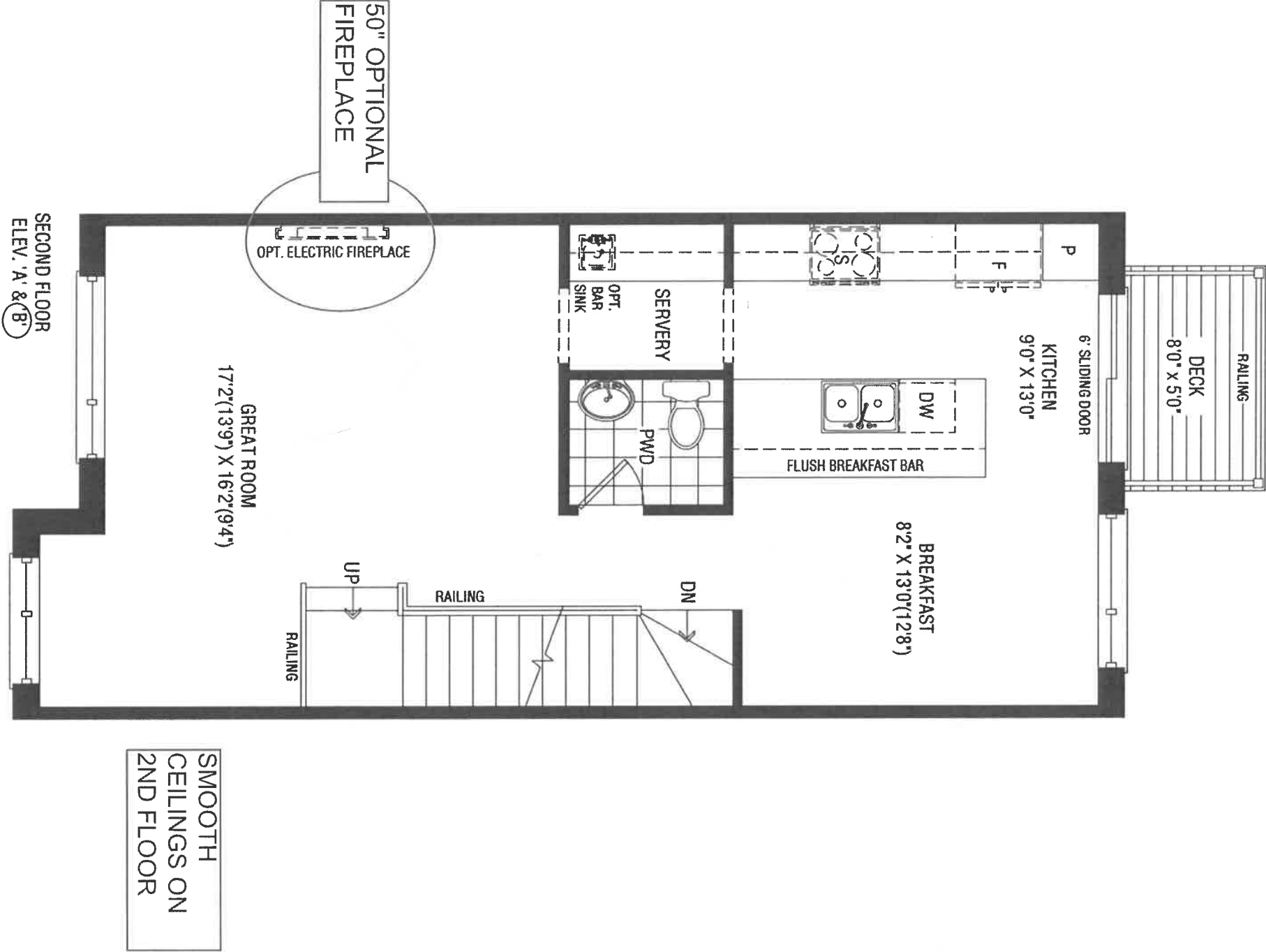
**BROOKLIN NOW TOWNS**  
**Imagine TH-1**



SMOOTH  
CEILINGS ON  
MAIN FLOOR

**LOT 4-24**

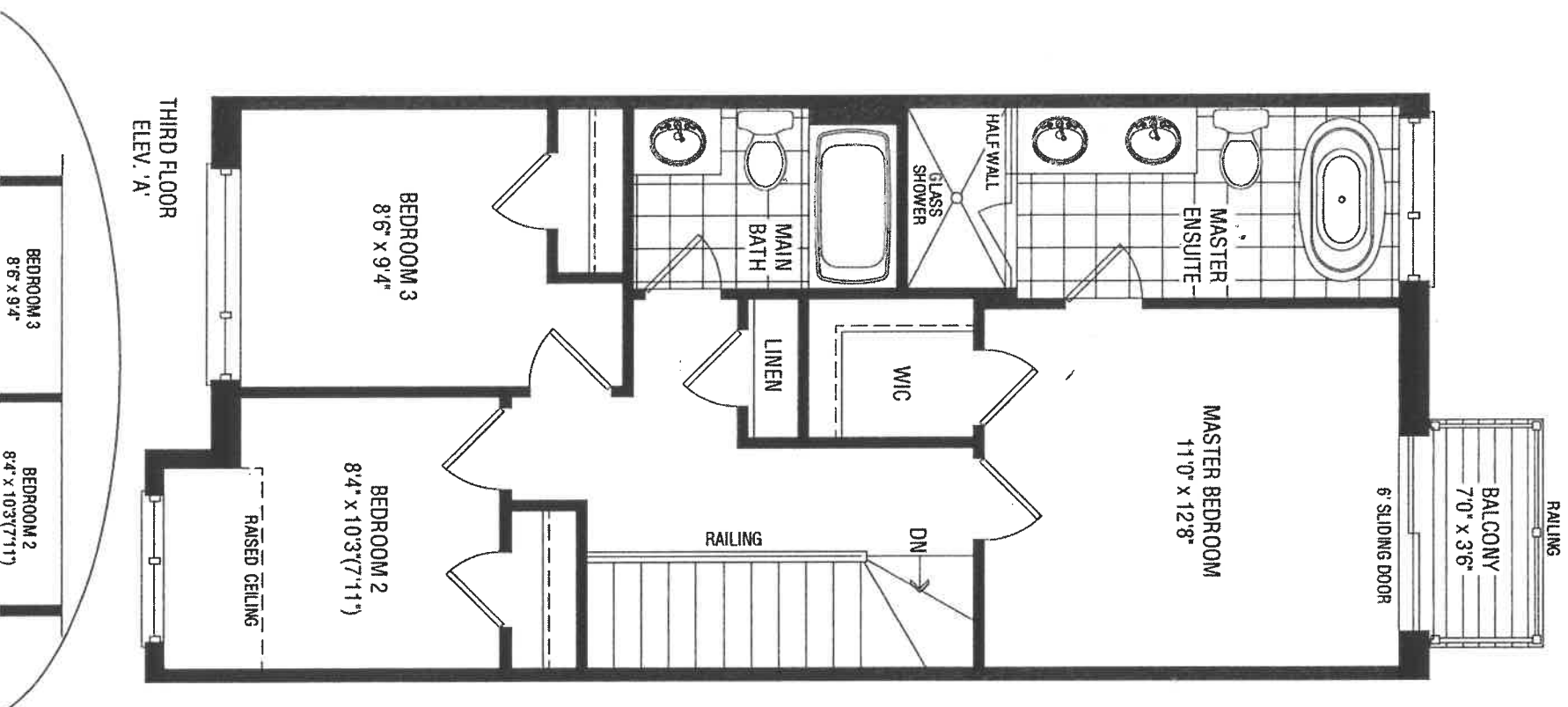
**BROOKLIN NOW TOWNS**  
**Imagine TH-1**



**LOT 4-24**

# BROOKLIN NOW TOWNS

## Imagine TH-1



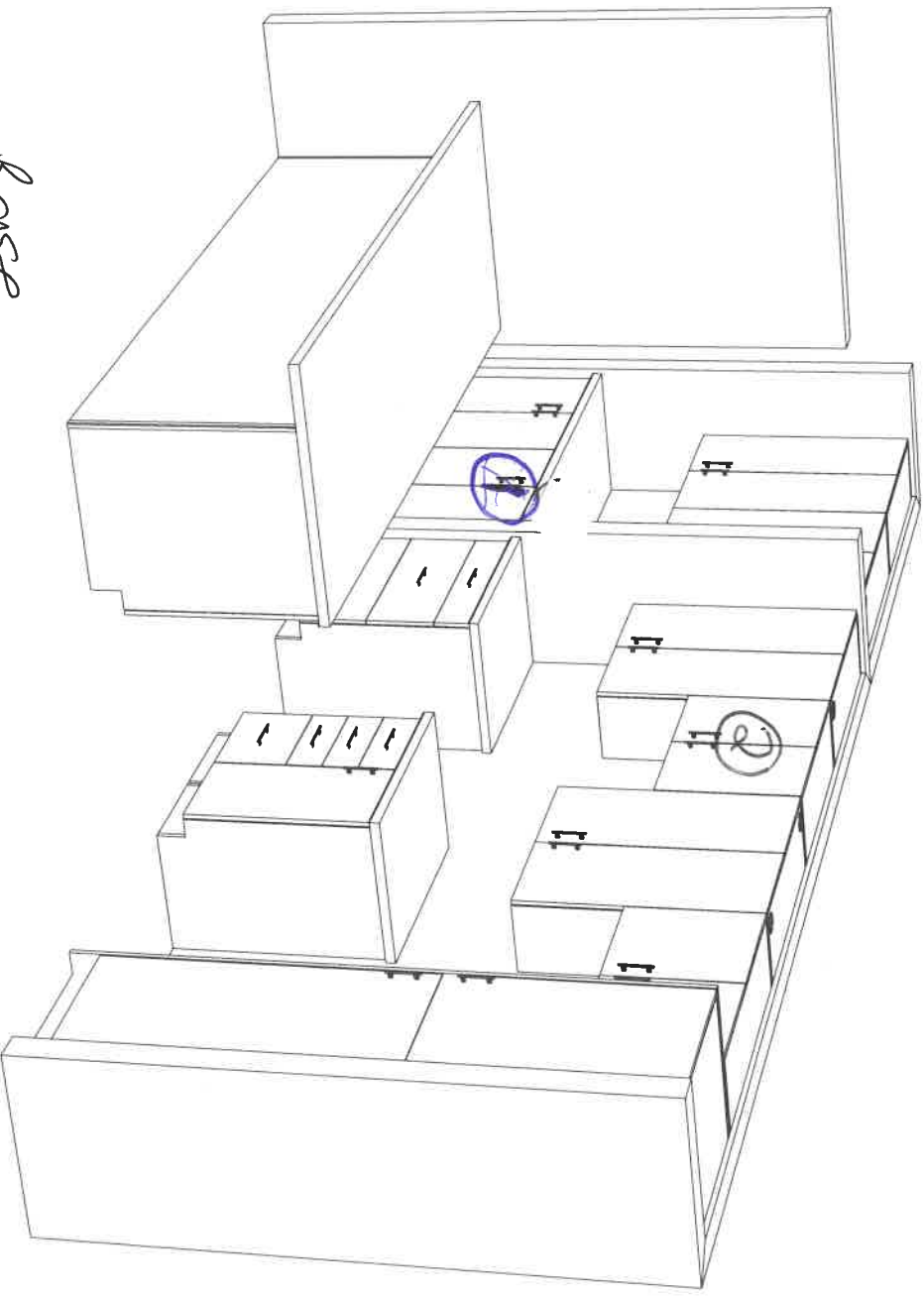
Handwoodin  
Bedrooms  
+  
upper hall

SMOOTH  
CEILINGS ON  
UPPER HALL  
ONLY

2-5.

TH-01

KITCHEN 3D DRAWING



- Base  
① Microwave  
Below  
with drawers  
② chimney Hood

Lot 4-24

Apr. 9, 2021

April 9, 2021

3.13/ Snow

## 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:

BS.  
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**  
(Spec's Required)

- ☐ Built-In
- ☒ Water Line
- ☐ Paneled / Integrated

**RANGE**  
(Spec's Required)

- ☐ 36"
- ☐ 48" \*hood fan opening to be the same as the stove
- ☐ Gas
- ☐ Induction
- ☐ Cooktop (Apron front)
- ☐ Cooktop (Drop-in)

\*\*Larger CFM may be required with these appliances\*\*

\*\*Countertop Cut-out charge required for cooktop

**HOOD FAN & VENT**  
(Spec's Required)

- ☒ Under Cabinet (Standard)
- ☒ 6 Inch (Standard)
- ☒ Chimney (centre vent)
- ☐ 8 Inch
- ☐ Insert / Liner
- ☐ 10 Inch

**WALL OVEN & MICRO**  
(Spec's Required)

- ☐ Single Oven
- ☐ Warming Drawer
- ☐ Double Oven
- ☐ Over the Range Microwave
- ☐ Steam Oven
- ☒ Built-in Microwave (\*trim kit required)

DATE April 7, 2021 SITE **BRAMPTON** LOT 4--24

\*\* 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.

G.S.

**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.**

G.S.

**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.

G.S.

**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'.

G.S.

**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.

G.S.

**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.

G.S.

**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.

G.S.

**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.**

G.S.

**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.

G.S.

### 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\*\***

G.S.

DATE

April 9/21

SITE

BRAMPTON

LOT

4-24

## 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

**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

SITE

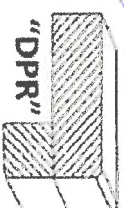
LOT

Stone Countertop Edge Profiles

\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in  
Kitchen



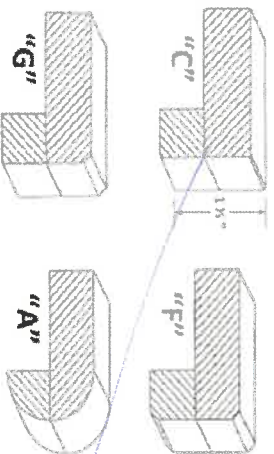
Standard Countertop Edge in  
Vanity



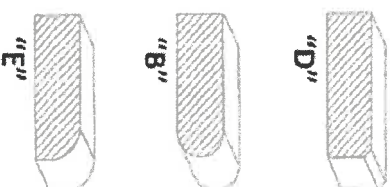
Homeowner(s) Initial

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

Optional Edge in Kitchen



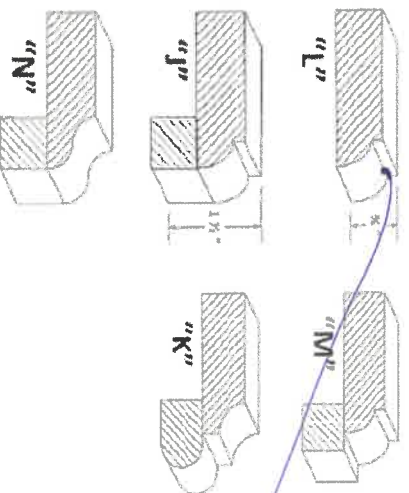
Optional Edge in Bathroom



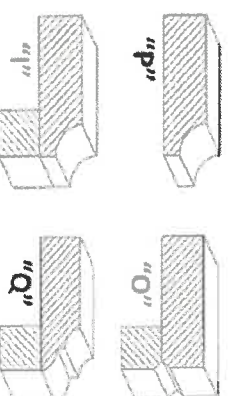
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Apr. 9/21

SITE

BRAMPTON

LOT

4-24