

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2021-04-26 / 1:48 PM / Page 1 of 1

Site:
Lot:
Model:
Purchaser:
Purchaser:
Phone:
Email:



BROOKLIN NOW TOWNS
10-58
DISCOVER RLT-03 (B) *OPT. 4TH BEDROOM
MICHAEL R. THOMAN
0
416-709-7578
MICHAELTHOMAN@OUTLOOK.COM



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 BEDROOMS IN LIEU OF CARPET		APRIL 21 2021
#2 KITCHEN BACKSPLASH - UPGRADE 2		APRIL 21 2021
#3 KITCHEN SINK - UPGRADE TO BLANCO SUPER SINGLE 401518		APRIL 21 2021
#4 KITCHEN - FRIDGE ENCLOSURE		APRIL 21 2021
#5 WATERLINE TO THE FRIDGE		APRIL 21 2021
#6 KITCHEN/SERVERY - MICROWAVE SHELF		APRIL 21 2021
#7 ELECTRICAL REQUIRED FOR MICROWAVE SHELF		APRIL 21 2021
#8 ELECTRICAL IN FAMILY ROOM - INSTALL 65 INCHES AFF **PUT CABLE ROUGHIN BESIDE PLUG		APRIL 21 2021
#9 ELECTRICAL - ADD 2 CARPED LIGHTS ON SAME SWITCH ABOVE ISLAND		APRIL 21 2021
#10 INSULATION IN POWDER ROOM ON SECOND FLOOR		APRIL 21 2021
#11 RAILINGS - UPGRADE TO SQUARE OAK POST AND GROOVED HANDRAIL		APRIL 21 2021
#12 KITCHEN - UPGRADE COUNTERTOP UPG 3		APRIL 21 2021

ZANCOR HOMES COLOUR CHART

PRINTED 2021-04-21, 2:30 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		HARDWOOD VINTAGE NSS OAK 3-1/4" (STD)		
Breakfast - FLOORING		HARDWOOD VINTAGE NSS OAK 3-1/4" (STD)		
Kitchen - CABINETS		400 SERIES WHITE PVC		
Island - CABINETS		400 SERIES WHITE PVC		
KITCHEN BACKSPLASH		COLOURS & DIMENIONS DIAMOND 4 X 16 ARCTIC WHITE BRIGHT (2)		
Kitchen - HANDLES/KNOB		K400P		
Kitchen - COUNTERTOP		EMERSTONE CARRARA LISICIO (3)		
Island - COUNTERTOP		EMERSTONE CARRARA LISICIO (3)		
Servey - COUNTERTOP		EMERSTONE CARRARA LISICIO (3)		
Kitchen - SINK		UPGRADE TO BLANCO SUPER SINGLE 401518		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining Room - FLOORING		HARDWOOD VINTAGE NSS OAK 3-1/4" (STD)		
Living Room - FLOORING		HARDWOOD VINTAGE NSS OAK 3-1/4" (STD)		
Great Room - FLOORING		HARDWOOD VINTAGE NSS OAK 3-1/4" (STD)		
Library / Den - FLOORING		N/A		
Basement Rec Room - FLOORING		HARDWOOD VINTAGE NSS OAK 3-1/4" (STD)		
STAIRS				
Railing Details - PICKETS		STANDARD METAL PICKETS		
Railing Details - POSTS		UPGRADE TO SQUARE OAK POST WITH BEVEL CORNERS		
Railing Details - HANDRAIL		UPGRADE TO GROOVED OAK HANDRAIL		
Stair Stain - MAIN STAIRS		VARNISH ONLY		
Stair Stain - BASEMENT STAIRS (if applicable)		VARNISH ONLY		
Stair Stain - SERVICE STAIRS (if applicable)		N/A		
POWDER ROOM				
Powder Room (GROUND & 2ND) - FLOORING		LIVORNO 18 X 18		
Powder Room - CABINETS		N/A		
Powder Room - COUNTERTOP		N/A		
Powder Room - SINK		PEDESTAL		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		HARDWOOD VINTAGE NSS OAK 3-1/4" (STD)		
Master Bedroom - FLOORING		HARDWOOD VINTAGE NSS OAK 3-1/4" (STD) (in lieu of carpet)		
Bedroom 2 - FLOORING		HARDWOOD VINTAGE NSS OAK 3-1/4" (STD) (in lieu of carpet)		
Bedroom 3 - FLOORING		HARDWOOD VINTAGE NSS OAK 3-1/4" (STD) (in lieu of carpet)		
Bedroom 4 - FLOORING		HARDWOOD VINTAGE NSS OAK 3-1/4" (STD) (in lieu of carpet)		
Bedroom 5 - FLOORING		N/A		
Master Ensuite - FLOORING		VERSAIS GRIS 18 X 18		
Master Ensuite - SHOWER WALL		VERSAIS GRIS 18 X 18		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO PVC STORM		
Master Ensuite - HANDLES/KNOB		H800BC		
Master Ensuite - COUNTERTOP		LAMINATE 5009-60		
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 PRIOR to installation.		LOT 10-58 BROOKLIN		
PAGE 1 OF 2		PURCHASER INITIALS	VENDOR APPROVAL	

ZANCOR HOMES COLOUR CHART

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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		EURO PVC STORM							
Main Bath - HANDLES/KNOBS		H800BC							
Main Bath - COUNTERTOP		LAMINATE 5009-60							
Main Bath - SINK(s)		STANDARD		Main Bath - FAUCET(s)				STANDARD	
Shared Bath - FLOORING		N/A							
Shared Bath - TUB / SHOWER WALL		N/A							
Shared Bath - SHOWER FLOOR		N/A							
Shared Bath - SHOWER JAMB		N/A							
Shared Bath - CABINETS		N/A							
Shared Bath - HANDLES/KNOBS		N/A							
Shared Bath - COUNTERTOP		N/A							
Shared Bath - SINK(s)				Shared Bath - FAUCET(s)					
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)				Ensuite Bath - FAUCET(s)					
LAUNDRY									
Laundry - FLOORING		N/A		Laundry - HANDLES/KNOBS		N/A			
Laundry - CABINETS		N/A		Laundry - SINK		N/A			
Laundry - COUNTERTOP		N/A		Laundry - FAUCET		N/A			
Laundry - BACKSPLASH		N/A							
TRIM / PAINT									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD							
Interior Door Hardware		STANDARD							
PAINT - Throughout		WARM GREY							
FIREPLACE									
Location / Insert / Mantle		N/A							
ACCESSORIES									
Mirrors		YES		BATH ACCESSORIES		YES			
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STANDARD		ELECTRICAL for Built-in Oven		N/A			
GAS LINE & ELECTRICAL TO STOVE		N/A		ELECTRICAL for Built-in Micro		N/A			
GAS LINE & ELECTRICAL TO DRYER		N/A		ELECTRICAL for Cooktop		N/A			
HOOD FAN VENT SIZE		6 INCH		ELECTRICAL for Bar Fridge		N/A			
WATERLINE to Fridge		DECLINED							
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:		LOT 10-58 BROOKLIN							
PURCHASER(S):		MICHAEL R. THOMAN							
HOME #/CELL #		416-709-7578							
EMAIL:		MICHAELTHOMAN@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.									
PURCHASER SIGNATURE				PURCHASER SIGNATURE		SIGNATURES / DATE			
PURCHASER SIGNATURE				PURCHASER SIGNATURE					
DÉCOR CONSULTANT				DÉCOR CONSULTANT		SIMONE			
Vendor APPROVAL				Vendor APPROVAL		April 21/21			



Product Specification Sheet

QUATRUS R15 U SUPER SINGLE

Satin brushed finish



PRODUCT DIMENSIONS



QUATRUS R15 U
SUPER SINGLE

Colour Finish

Model No.

FEATURES / SPECIFICATIONS



Satin brushed
finish

401518

- German engineered with 304 series, 18-gauge stainless steel
- Practical 15 mm radius corners for easy cleaning
- X-pattern drain grooves quickly remove water from the sink
- Extra-large bowl size is ideal for busy families
- 18/10 chrome-nickel content for exceptional lustreand strength
- Rear-positioned drain holes maximize cabinet storage space

DESIGN AND PLANNING TIPS

Cabinet Size: 36" (915 mm)
Bowl depth: 9" (230 mm)
Depending on cabinet construction, a different cabinet size may be required.
Consult the cabinet manufacturer.

WARRANTY

Limited Lifetime warranty

Code/Standards Compliance

BLANCO sinks and faucets are third-party tested and certified to CSA, cUPC, ANSI/ASME and NSF standards and listed by applicable certification bodies. For more information on individual product listings, contact our office or listing organization.

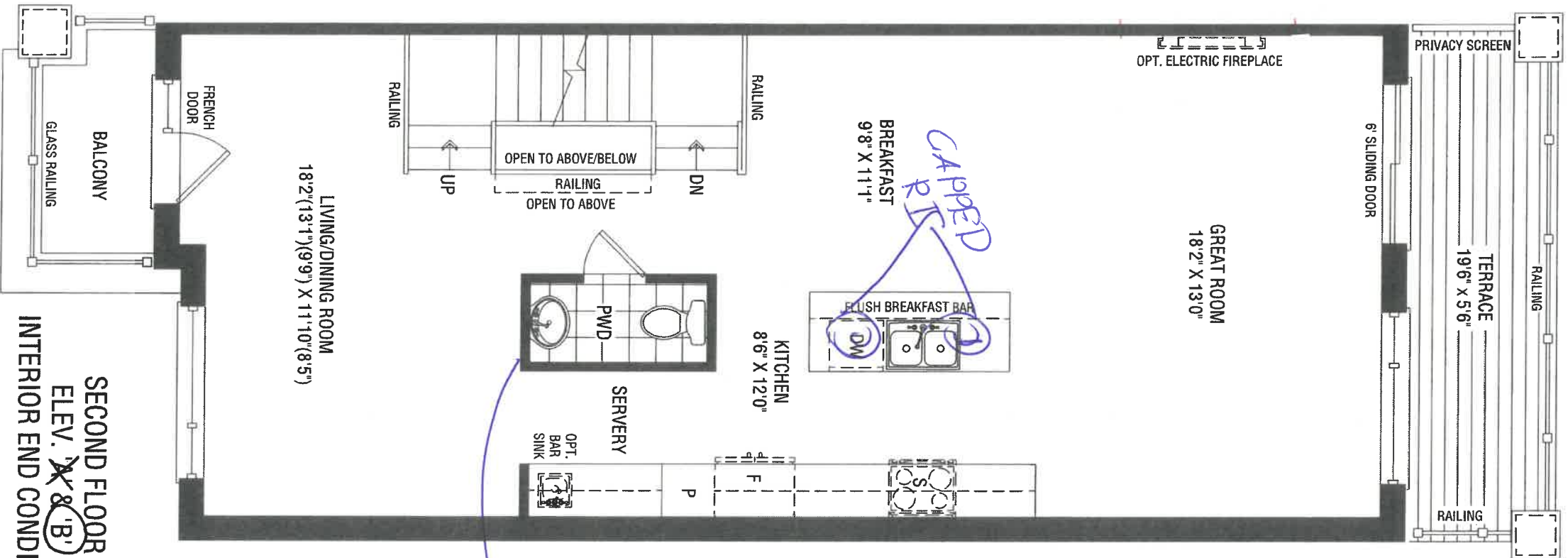
BLANCO CANADA
100 Corporation Drive
Brampton, ON L6S 6B5

Tel: 905 494 2400
Fax: 905 494 2425
www.blancocanada.com

Toll Free: 1 877 425 2626
Toll Free: 1 877 825 2626

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10-50 Brooklyn
Kitchen



INSULATE

1/4

SECOND FLOOR
ELEV. X 8' B'
INTERIOR END CONDITION

LOT 10-58

DISCOVER RLT-03
OPT. 4th BEDROOM

LOT 10-58

GARAGE
18'2" X 20'6"

RECREATION ROOM
14'9"(8'8") X 14'0"(9'0")

FOYER
(SUNKEN IF REQ'D)

BATH
P.W.D. SUNKEN IF REQ'D

STAIRS
UP
DN
OPEN TO ABOVE

DOOR WHERE GRADE PERMITS

RAILING

LEDGE

TERRACE ABOVE

1010-50

RECREATION ROOM
14'9"(8'8") X 14'0"(9'0")

FOYER
(SUNKEN IF REQ'D)

UP

DN

STEPS IF REQ'D

RAILING

OPEN TO ABOVE

RAILING

EDGE

DN

DN

STEPS IF REQ'D

P.W.D.

SUNKEN IF REQ'D

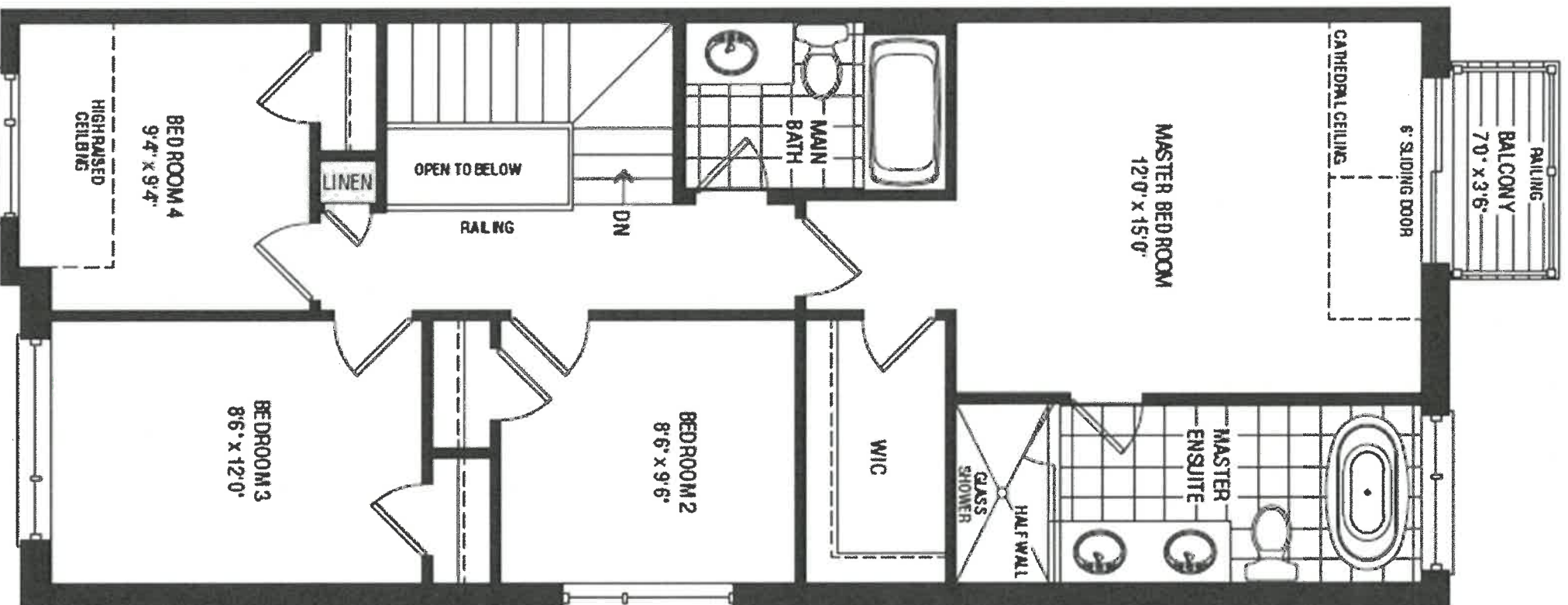
TOILET

Diagram illustrating a foyer area with a railing and a sunken section. The railing is labeled "RAILING" and the sunken section is labeled "FOYER (SUNKEN IF REQD)".

GROUND FLOOR
ELEV. 'B'
INTERIOR
END CONDITION

~~GROUND
ELEV.~~

DISCOVER
RT-03
019. 441850



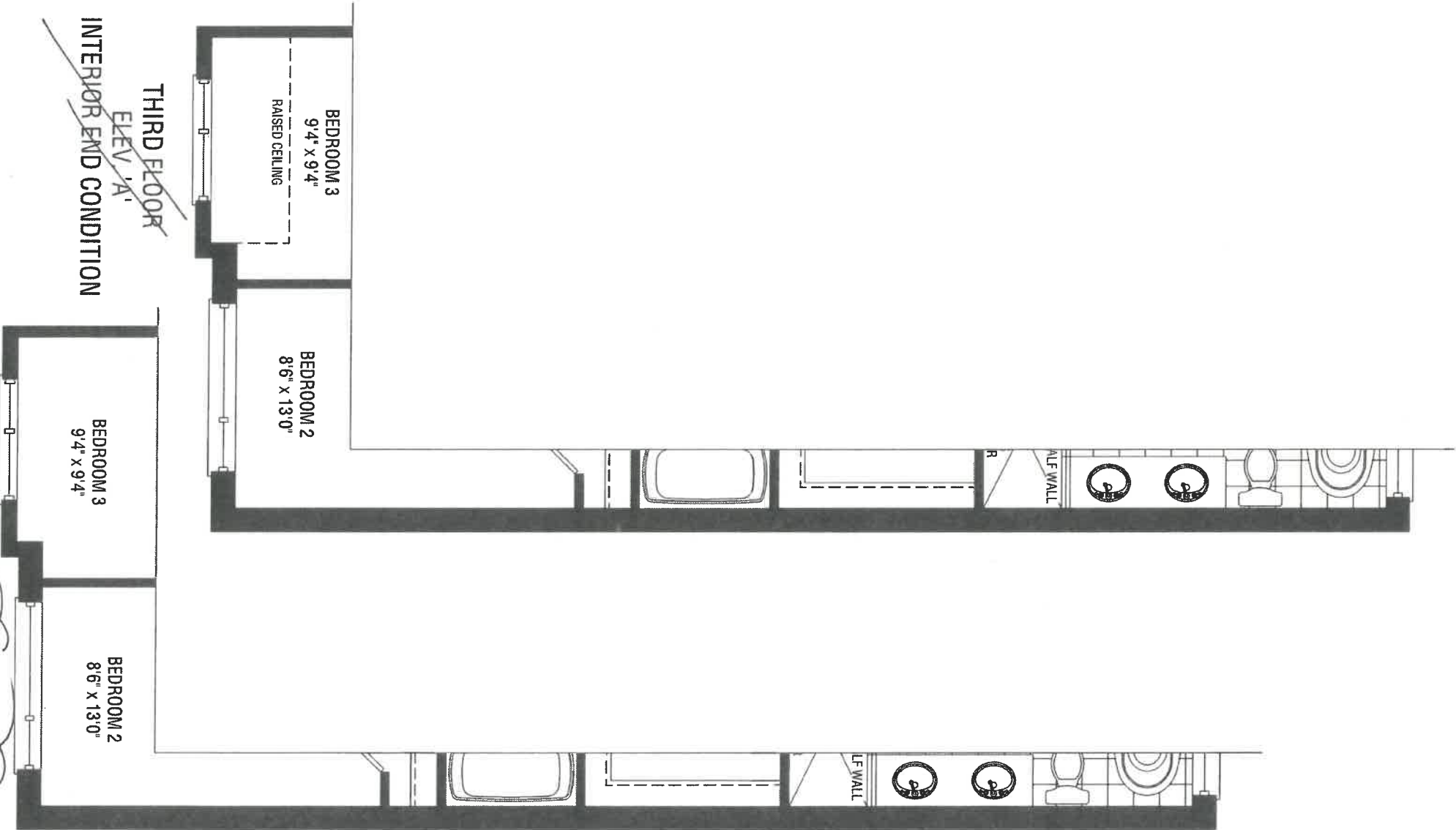
*Hardwood
in all
Bedrooms*

Int

10-58

DISCOVER RLT-03

ELEV. 'A'



LOT 10-58

DISCOVER RLT-03
OPT. 4th Bedroom



DATE SUBMITTED
30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALLEY TOWNS

JOB NUMBER

INSTALL DATE:

PH:
CELL :

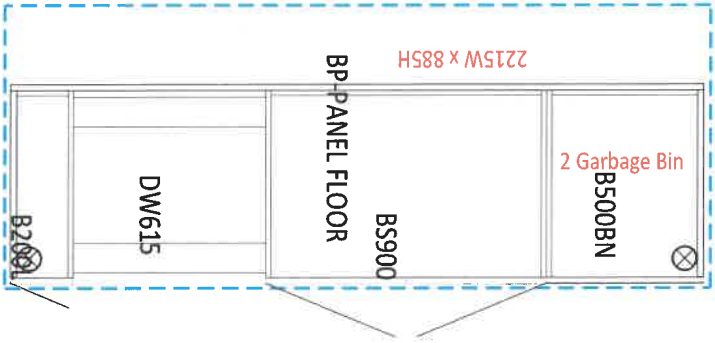
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COMMENT

P/O #

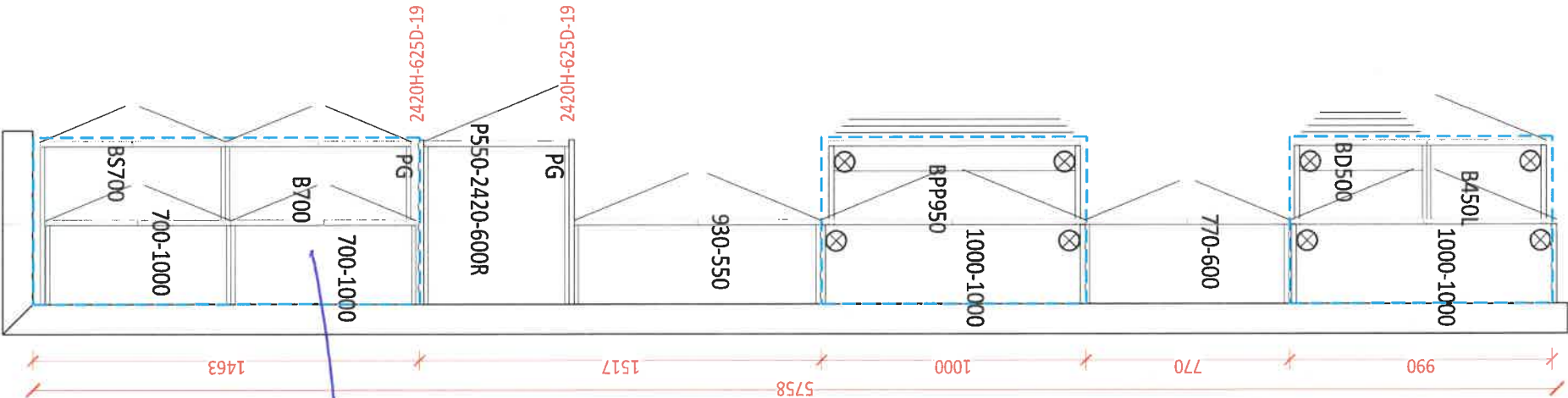
PAGE

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RLT-03
KITCHEN ELEV. A & B
END



-Soft Close Doors and Drawers
-Cutlery divider



10-58

mt

MICROWAVE
SHELF



DATE SUBMITTED
30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALLEY TOWNS

PH:
CELL :
DRAFTED BY: FERNANDA

COMMENT

P/O #

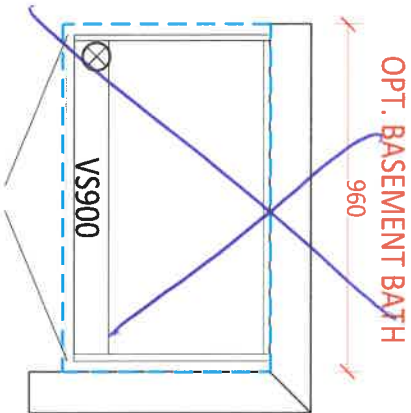
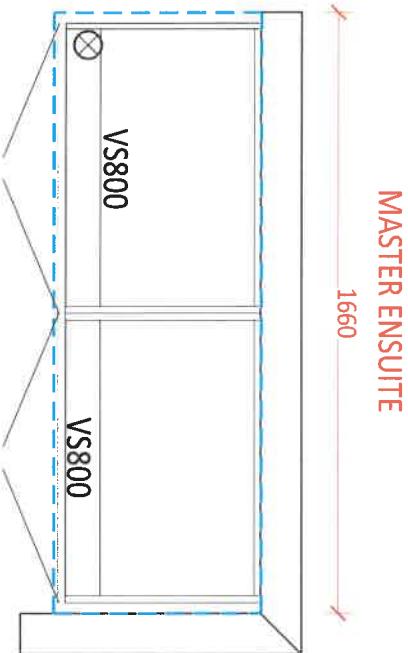
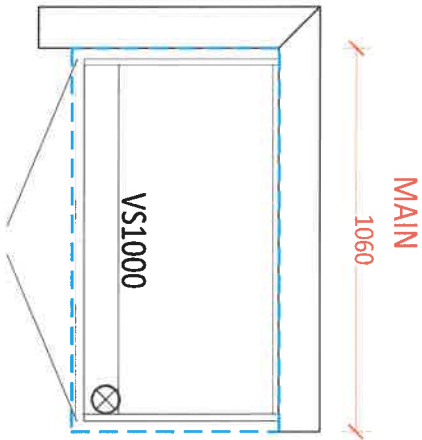
JOB NUMBER

INSTALL DATE:

PAGE

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RLT-03
4 BDR-END CONDITION



10-58
Tmf

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

It is the Purchasers 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 provided by Zancor:

- *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.
- ▶ Fridge Opening 36" x 74"

Accepts Standard Openings **Initial
- ▶ Stove Opening 30"

Accepts Standard Openings **Initial
- ▶ Hood Fan Opening 30"
- ▶ Hood Fan & Vent 6" with Under Cabinet Hood
- ▶ Dishwasher Opening 24"

OPTIONAL UPGRADED APPLIANCES to be provided by Homeowner:

- ▶ ****Specs/Information sheets are required and it is the responsibility of the homeowner to provide this to Zancor Homes by the due date that has been provided. If appliance specs are not submitted, Zancor Homes will not be responsible for any necessary requirements and the standard opening will be built.**

INITIAL
- ▶ Upgraded 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.

FRIDGE UPGRADE

- ☐ Built-in
- ☐ Paneled **Panel to match required
- ☐ Integrated / Flush Inset
- ☒ Waterline

RANGE UPGRADE

*Larger hood fan CFM might be required, which need a larger vent

- ☐ 36" **Hood fan opening must be the same size or larger (8" vent might be required)
- ☐ 48" **Hood Fan opening must be the same size or larger (8" or 10" vent required)
- ☐ Gas Range **gas line and electrical required & sold separately
- ☐ Induction **electrical required & sold separately
- ☐ Cooktop (Apron Front) **Countertop Cut-out required & sold separately
- ☐ Cooktop (Drop-in) **countertop Cut-out required & sold separately

HOOD FAN & VENT UPGRADE

- ☐ 8 Inch **Required for 600 CFM
- ☐ 10 Inch
- ☐ Chimney Hood Fan **Vent must be centred
- ☒ Insert / Liner

WALL OVEN/MICRO UPGRADE

- ☐ Single Wall Oven **electrical required & sold separately
- ☐ Double Wall Oven **electrical required & sold separately
- ☐ Steam Oven **electrical required & sold separately
- ☐ Warming Drawer **electrical required & sold separately
- ☐ Over Then Range Microwave (OTR)
- ☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

DATE Apr 21/21 SITE Brooklyn LOT 10-58

** 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.

lnf

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.**

lnf

PORCELAINE & 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.

lnf

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'.

lnf

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.

lnf

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.

lnf

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.

lnf

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.**

lnf

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.

lnf

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****

lnf

DATE Apr 21/21

SITE BROOKLIN

LOT 10-58

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, 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 Street
Concord, 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.

X mt
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

DATE Apr 21/21

SITE BROOKLIN

LOT 10-58

Stone Countertop Edge Profiles

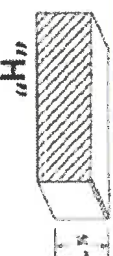
** Where applicable as per site specifications **

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



Standard Countertop Edge in
Vanity

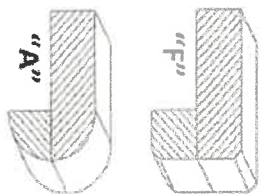
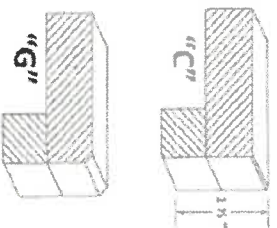


Homeowner(s) Initial

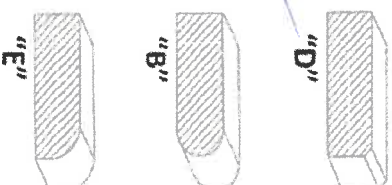
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OPTION (1) EDGE FOR KITCHEN & VANITIES \$250

Optional Edge in Kitchen



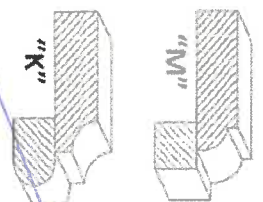
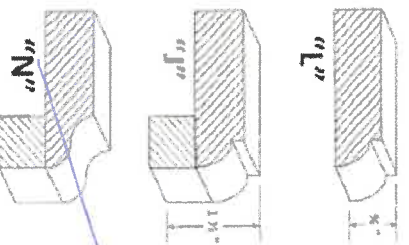
Optional Edge in Bathroom



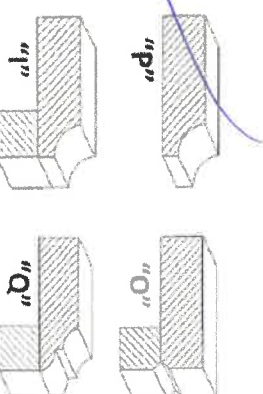
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

Apr 21/21

SITE

BROOKLIN

LOT

10-58