

CONSTRUCTION SUMMARY OF EXTRAS
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Site: BROOKLIN NOW TOWNS

Lot: 10-64

Model: DISCOVER RLT-3 **OPT 4TH BEDROOM

Purchaser: NEHA SHARMA

Purchaser: SHAILENDRA KUMAR SHARMA

Phone: 289-838-4870

Email: NEHA.SH.123@GMAIL.COM / SHAILENDRA.DIR@GMAIL.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
	BONUS PACKAGE: AIR CONDITIONING UNIT	INCLUDED IN APS
#1	CABINETS - KITCHEN - FUTURE OVER THE RANGE MICROWAVE **INCLUDES PLUG	APRIL 23 2021
#2	CABINETS - KITCHEN - FRIDGE ENCLOSURE	APRIL 23 2021
#3	N/A	APRIL 23 2021
#4	N/A	APRIL 23 2021
#5	MASTER ENSUITE COUNTERTOP - UPGRADE TO GRANITE **INCLUDES OVAL UNDERMOUNT SINK	APRIL 23 2021
#6	MAIN BATH COUNTERTOP - UPGRADE TO GRANITE **INCLUDES OVAL UNDERMOUNT SINK	APRIL 23 2021
#7	WATERLINE TO FRIDGE	APRIL 23 2021
#8	GAS LINE TO STOVE **INCLUDES 15 AMP PLUG	APRIL 23 2021
#9	CARPET UPGRADE 1 - ALL BEDROOMS **STANDARD UNDERPAD	APRIL 23 2021

ZANCOR HOMES COLOUR CHART

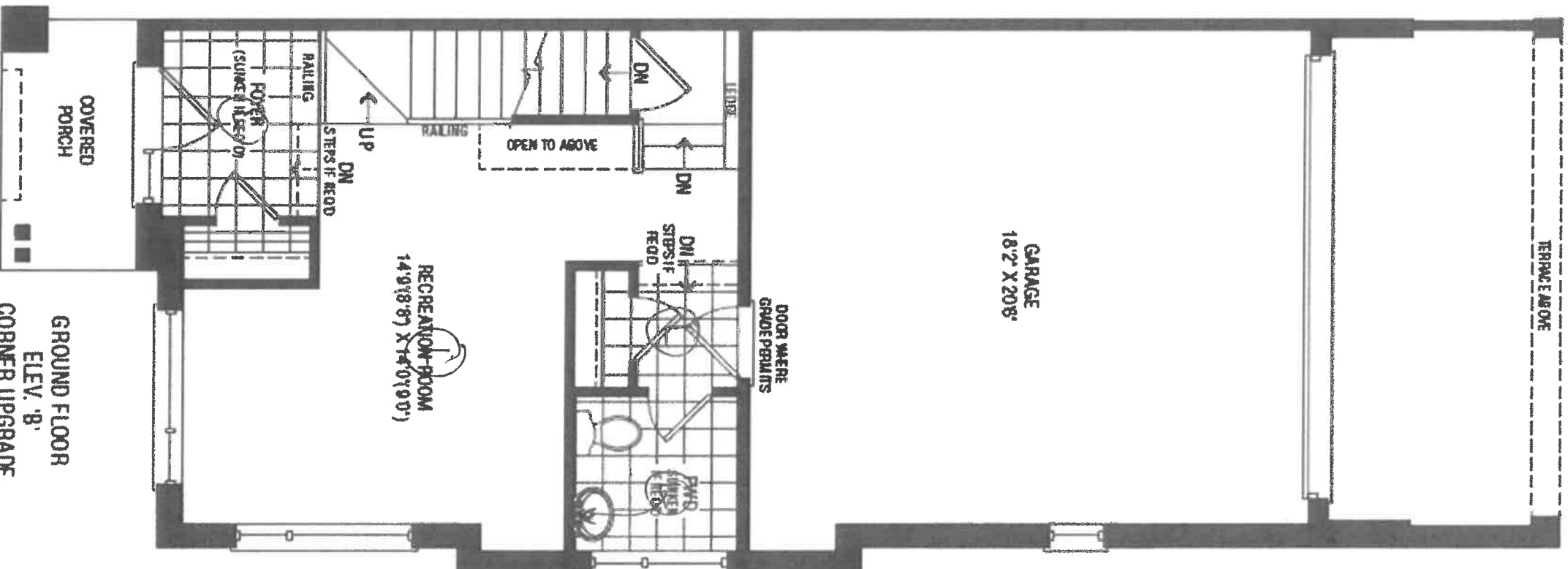
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ENTRANCES			
Main Foyer - FLOORING	MADISON BEIGE MATTE 18 X 18		
Mudroom - FLOORING	MADISON BEIGE MATTE 18 X 18		
Side Hall - FLOORING	N/A		
Basement Foyer - FLOORING	N/A		
KITCHEN			
Kitchen - FLOORING	HARDWOOD - VINTAGE OAK NATURAL 3-1/4"		
Breakfast - FLOORING	HARDWOOD - VINTAGE OAK NATURAL 3-1/4"		
Kitchen - CABINETS	SIERRA PVC - WHITE		
Island - CABINETS	SIERRA PVC - WHITE		
Severy - CABINETS	SIERRA PVC - WHITE		
Kitchen - HANDLES/KNOBS	HB00BC		
Kitchen - COUNTERTOP	NEW CALEDONIA GRANITE		
Island - COUNTERTOP	NEW CALEDONIA GRANITE		
Kitchen - BACKSPLASH	DECLINED		
Kitchen - SINK	STANDARD		
Kitchen - FAUCET	STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT			
Dining Room - FLOORING	HARDWOOD - VINTAGE OAK NATURAL 3-1/4"		
Living Room - FLOORING	HARDWOOD - VINTAGE OAK NATURAL 3-1/4"		
Great Room - FLOORING	HARDWOOD - VINTAGE OAK NATURAL 3-1/4"		
Library / Den - FLOORING	N/A		
GROUND FLOOR Rec Room - FLOORING	HARDWOOD - VINTAGE OAK NATURAL 3-1/4"		
STAIRS			
Railing Details - PICKETS	STANDARD TURNED OAK		
Railing Details - POSTS	STANDARD TURNED OAK		
Railing Details - HANDRAIL	STANDARD OVAL 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 - FLOORING (GF & SF)	MADISON BEIGE MATTE 18 X 18		
Powder Room - CABINETS	N/A		
Powder Room - COUNTERTOP	N/A		
Powder Room - SINK	STANDARD		
Powder Room - FAUCET	STANDARD		
2ND FLOOR			
Upper Hall - FLOORING	HARDWOOD - VINTAGE OAK NATURAL 3-1/4"		
Master Bedroom - FLOORING	CARPET UPGRADE TO LANDSLIDE COLOUR 721 MANUSCRIPT w/STANDARD UNDERPAD		
Bedroom 2 - FLOORING	CARPET UPGRADE TO LANDSLIDE COLOUR 721 MANUSCRIPT w/STANDARD UNDERPAD		
Bedroom 3 - FLOORING	CARPET UPGRADE TO LANDSLIDE COLOUR 721 MANUSCRIPT w/STANDARD UNDERPAD		
Bedroom 4 - FLOORING	CARPET UPGRADE TO LANDSLIDE COLOUR 721 MANUSCRIPT w/STANDARD UNDERPAD		
Bedroom 5 - FLOORING	N/A		
Master Ensuite - FLOORING	LIVORNO 18 X 18		
Master Ensuite - SHOWER WALL	LIVORNO 18 X 18		
Master Ensuite - SHOWER FLOOR	WHITE 2 X 2		
Master Ensuite - SHOWER JAMB	BIANCO CARRARA		
Master Ensuite - CABINETS	EURO STORM		
Master Ensuite - HANDLES/KNOBS	HB00BC		
Master Ensuite - COUNTERTOP	NEW CALEDONIA GRANITE		
Master Ensuite - SINK(S)	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 10-64 BROOKLIN	SS NS
PAGE 1 OF 2		PURCHASER INITIALS	VENDOR APPROVAL

ZANCOR HOMES COLOUR CHART

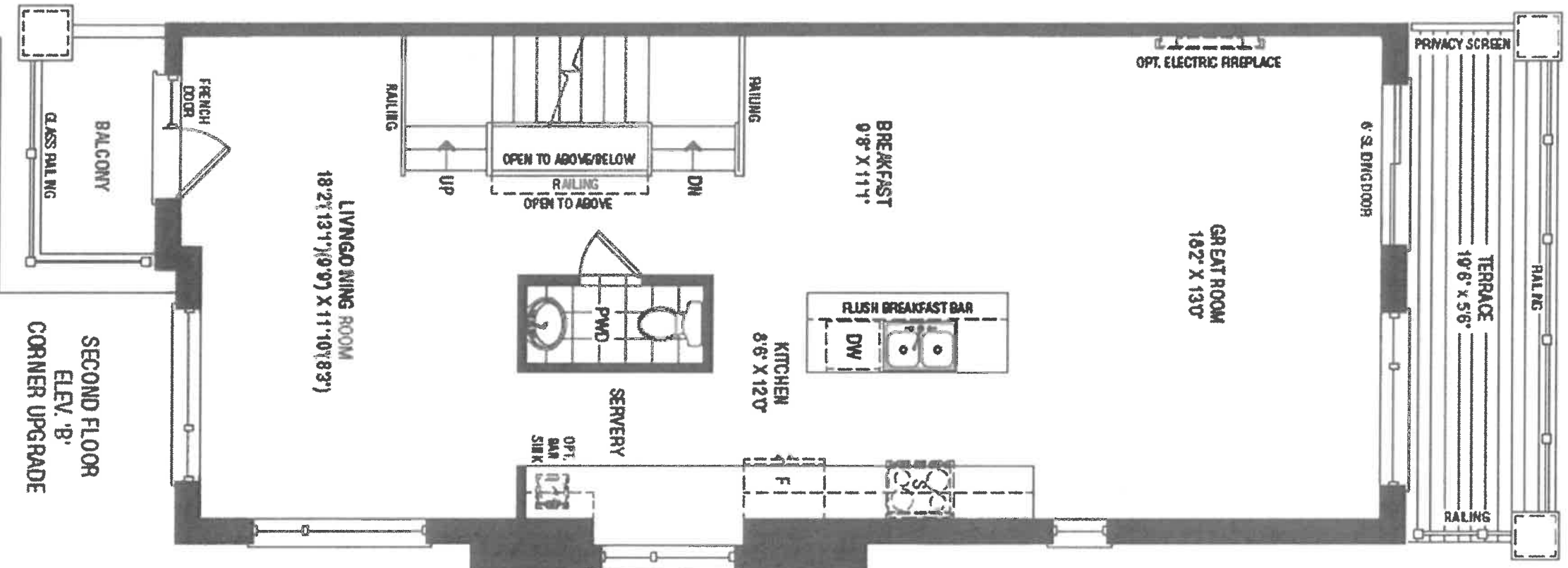
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2ND FLOOR CONTINUED			
Main Bath - FLOORING		VERSAS GRIS 18 X 18	
Main Bath - TUB / SHOWER WALL		VERSAS GRIS 18 X 18	
Main Bath - SHOWER FLOOR		N/A	
Main Bath - SHOWER JAMB		N/A	
Main Bath - CABINETS		SERENA PVC WHITE	
Main Bath - HANDLES/KNOBS		HB00BC	
Main Bath - COUNTERTOP		EMERSTONE - BLACK GALAXY (I)	
Main Bath - SINK(S)	OVAL UNDERMOUNT	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	STANDARD
Laundry - COUNTERTOP	N/A	Laundry - FAUCET	STANDARD
Laundry - BACKSPLASH	N/A		
TRIM / PAINT			
Ceiling/Baseboards		STANDARD	
Interior Doors		STANDARD	
Interior Door Hardware		STANDARD	
PAINT - Throughout		WARM GREY	
FIREPLACE			
Location / Insert / Mantle		N/A	
ACCESSORIES			
Millions	YES	BATH ACCESSORIES	TOWEL BARS ONLY
APPLIANCE REQUIREMENTS			
GAS LINE TO BBQ	STANDARD	ELECTRICAL for Built-in Oven	N/A
GAS LINE & ELECTRICAL TO STOVE	YES	ELECTRICAL for OTB	YES
GAS LINE & ELECTRICAL TO DRYER	NO	ELECTRICAL for Cooktop	N/A
HOOD FAN VENT SIZE	6 INCH	ELECTRICAL for Bar Fridge	N/A
WATERLINE to Fridge	YES		
DISCLAIMER			
Any changes to this colour chart after signing are subject to a \$5000 administration fee plus costs		SS	NS
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		SS	NS
Colour of all materials are as close as possible to building selection but not necessarily identical due to different variances in manufacturing/handling. Due to construction program some items may have been pre-selected or omitted. In this event the Vendor's selection must be accepted by the purchaser.			
SITE / LOT: 10-64 BROOKLIN			
PURCHASER(S): NEHA SHARMA & SHAILENDRA KUMAR SHARMA			
HOME #/CEL # 289-838-4870			
EMAIL: NEHA.SH.123@GMAIL.COM / SHAILENDRA.DIR@GMAIL.COM			
SIGNATURES / DATE			
FOR TRADE USE			
Any discrepancies in this colour chart must be accompanied with a PPS. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PPS and/or colour charts PRIOR to installation.			
ZANCOR HOMES			
PURCHASER SIGNATURE			
PURCHASER SIGNATURE			
DECOR CONSULTANT			
Vendor APPROVAL			



10-64

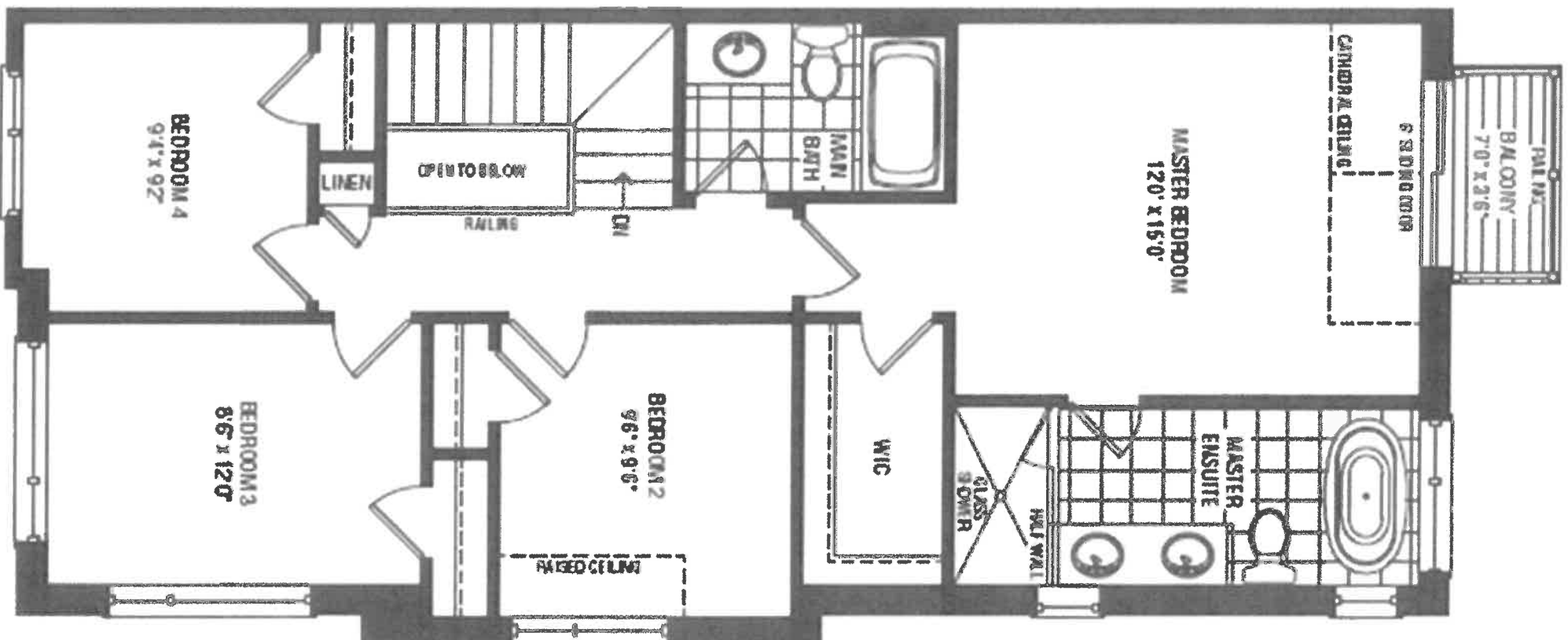
DISCOVER



SECOND FLOOR
ELEV. 'B'
CORNER UPGRADE

10-64

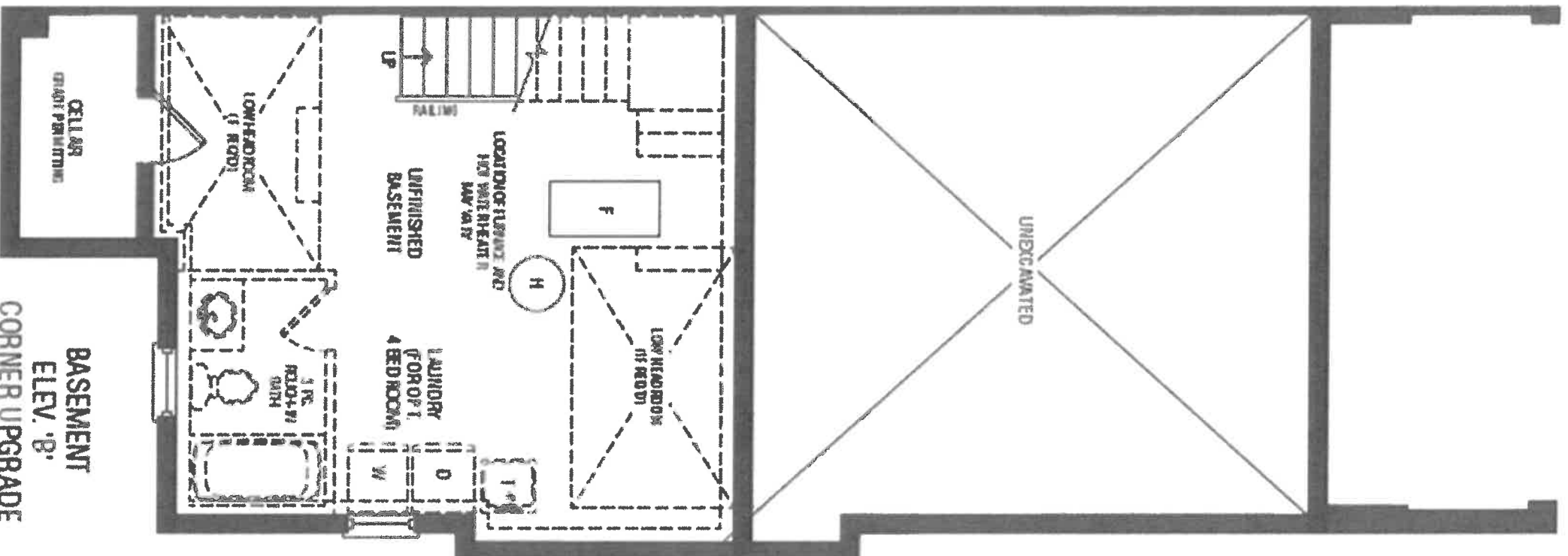
DISCOVER



THIRD FLOOR
ELEV. '8'
CORNER UPGRADE

10-604

DISCOVER



BASEMENT
ELEV. '8'
CORNER UPGRADE

1024

DISCOVER

THE

GALLER Y

BY ZANCOR

APPLIANCE ACKNOWLEDGEMENT

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" | |
| ► Stove Opening | 30" | Accepts Standard |
| ► Hood Fan Opening | 30" | Openings **Initial |
| ► 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 Gasline
- ☐ 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

**Electrical required

- ☐ 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 23/24 SITE Brooklyn LOT 10-64

** 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.

ZANCOR

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.

STAR 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 23/24

SITE BROOKLIN TOWNS

LOT 10-64

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE: BROOKLIN TOWNS -

DATE: _____

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.

X

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 -

10-64

DATE:

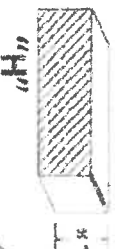
Apr 23/21

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge
in Kitchen



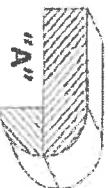
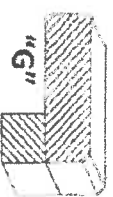
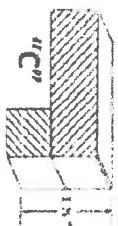
Standard Countertop Edge
in Vanity



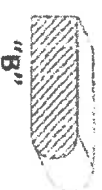
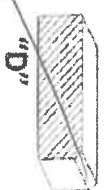
Homeowner(s) Initial

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

Optional Edge in Kitchen



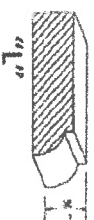
Optional Edge in Bathroom



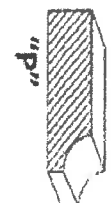
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial