

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-06-07 / 3:45 PM / Page 1 of 1

Site: BROOKLIN NOW TOWNS

Lot: 1-8

Model: RLT-03- B END

Purchaser: VITO TAGARELLI

Purchaser: 0

Phone: 204.885.3864

Email: VTA.ENTERPRISE@GMAIL.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
#1	HARDWOOD- REC ROOM, MAIN FLOOR, UPPER HALL, ALL NON TILED AREAS, EXCLUDING BEDROOMS- UP1	15-Apr-21
#2	STAIN - STAIRS, RAILINGS AND PICKETS- 2 FLIGHTS	15-Apr-21
#3	KITCHEN COUNTER- OPTION 1- QUARTZ UP 3	15-Apr-21
#4	MOEN METHOD 24" TOWEL BAR YB2424- QTY 2- MASTER ENSUITE AND MAIN BATH	15-Apr-21
#5	MOEN METHOD 18" TOWEL BAR YB2418- QTY 2- GF AND SF POWDER ROOM	15-Apr-21
#6	MOEN PIVOTING TOILET PAPER- YB2408- MASTER ENSUITE, MAIN BATH, SF AND GF POWDER	15-Apr-21
#7	KITCHEN BACKSPLASH- UP 2	15-Apr-21

ENTRANCES

Main Foyer - FLOORING	LIVORNO 18 X 18	
Mudroom - FLOORING	LIVORNO 18 X 18	
Side Hall - FLOORING	NA	
Basement Foyer - FLOORING	NA	
KITCHEN		
Kitchen - FLOORING	MIRAGE - PLATINUM RED OAK EXCLUSIVE 3 5/16" CASHMERE	UP 1
Breakfast - FLOORING	MIRAGE - PLATINUM RED OAK EXCLUSIVE 3 5/16" CASHMERE	UP 1
Kitchen - CABINETS	SIERRA WHITE PVC	
Island - CABINETS	SIERRA WHITE PVC	
Servery - CABINETS	SIERRA WHITE PVC	
Kitchen - HANDLES/KNOBS	H800BC	
Kitchen - COUNTERTOP	BORGHINI CLASSIC QUARTZ UP 3	
Island - COUNTERTOP	BORGHINI CLASSIC QUARTZ UP 3	
Kitchen Backsplash	ARTIC WHITE BRIGHT 4 X 16 - UP 2- STACKED INSTALL	
Kitchen - SINK	STD	
Kitchen - FAUCET	STD	
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT		
Dining - FLOORING	MIRAGE - PLATINUM RED OAK EXCLUSIVE 3 5/16" CASHMERE	UP 1
Living Room - FLOORING	MIRAGE - PLATINUM RED OAK EXCLUSIVE 3 5/16" CASHMERE	UP 1
Great Room - FLOORING	MIRAGE - PLATINUM RED OAK EXCLUSIVE 3 5/16" CASHMERE	UP 1
Library / Den - FLOORING	NA	
Rec Room - FLOORING	MIRAGE - PLATINUM RED OAK EXCLUSIVE 3 5/16" CASHMERE	UP 1
STAIRS		
Railing Details - PICKETS	STANDARD- TURNED OAK	
Railing Details - POSTS	STANDARD- TURNED OAK POST	
Railing Details - HANDRAIL	STANDARD- OVAL OAK HANDRAIL	
Stair Stain - MAIN STAIRS	STAIN STAIRS TO MATCH AS CLOSE AS POSSIBLE TO HARDWOOD	
Stair Stain - BASEMENT STAIRS (if applicable)	NA	
Stair Stain - SERVICE STAIRS (if applicable)	NA	
POWDER ROOM		
GF-Powder Room - FLOORING	LIVORNO 18 X 18	
SF-Powder Room - FLOORING	LIVORNO 18 X 18	
Powder Room - COUNTERTOP	NA	
Powder Room - SINK	STD	
Powder Room - FAUCET	STD	
2ND FLOOR		
Upper Hall - FLOORING	MIRAGE - PLATINUM RED OAK EXCLUSIVE 3 5/16" CASHMERE	UP 1
Master Bedroom - FLOORING	T 20 OPENING NIGHT	
Bedroom 2 - FLOORING	T 20 OPENING NIGHT	
Bedroom 3 - FLOORING	T 20 OPENING NIGHT	
Bedroom 4 - FLOORING	NA	
Bedroom 5 - FLOORING	NA	
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	SIERRA WHITE PVC	
Master Ensuite - HANDLES/KNOBS	H800BC	
Master Ensuite - COUNTERTOP	4886-38- PEARL SOAPSTONE FINE VELEVET FINISH	
Master Ensuite - SINK(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 PRIOR to installation.		
1-8 Brooklyn		
PAGE 1 OF 2		
PURCHASER INITIALS		VENDOR APPROVAL

ZANCOR HOMES COLOUR CHART

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2ND FLOOR CONTINUED...

Main Bath - FLOORING	LIVORNO 18 X 18		
Main Bath - TUB / SHOWER WALL	LIVORNO 18 X 18		
Main Bath - SHOWER FLOOR	NA		
Main Bath - SHOWER JAMB	NA		
Main Bath - CABINETS	SIERRA WHITE PVC		
Main Bath - HANDLES/KNOBS	H800BC		
Main Bath - COUNTERTOP	4886-38 SOAPSTONE FINE VELVET FINISH		
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 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	STD		
Interior Doors	STD		
Interior Door Hardware	STD		
PAINT - Throughout	BIRCH WHITE		

FIREPLACE

Location / Insert / Mantle	NA		
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ACCESSORIES

Mirrors	YES	BATH ACCESSORIES	UPGRADED
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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			
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/manufacture's. 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			

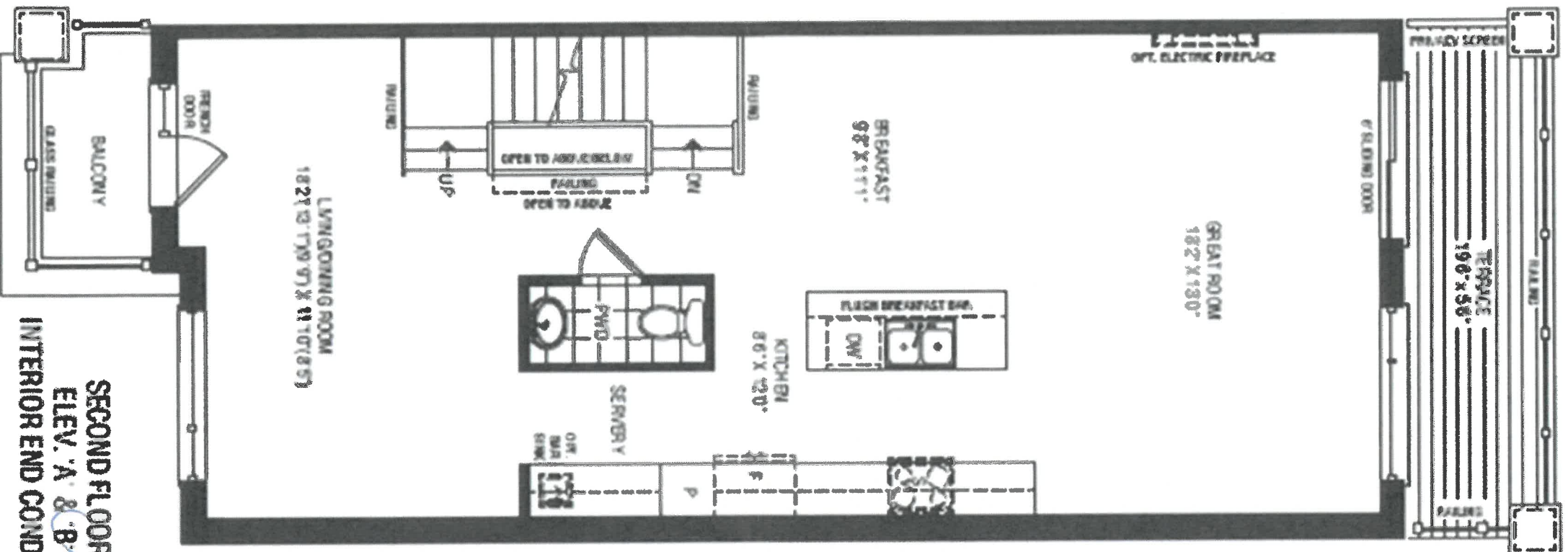
SITE / LOT:	LOT 1-8 BROOKLIN		
PURCHASER(S):	VITO TAGARELLI		
HOME #/CELL #	204.885.3864		
EMAIL:	VTA.ENTERPRISE@GMAIL.COM		

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		SIGNATURES / DATE
PURCHASER SIGNATURE		
DÉCOR CONSULTANT		
Vendor APPROVAL		

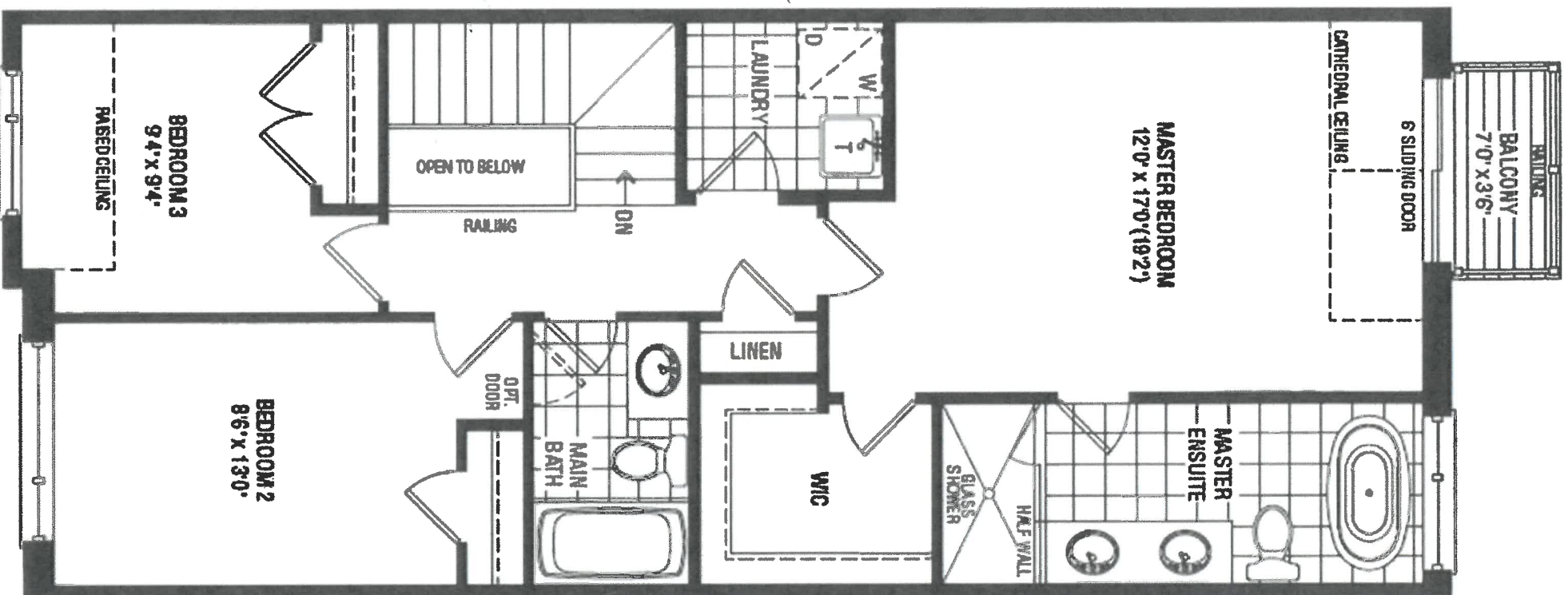


SECOND FLOOR
ELEV. 'A' 8' B'
INTERIOR END CONDITION

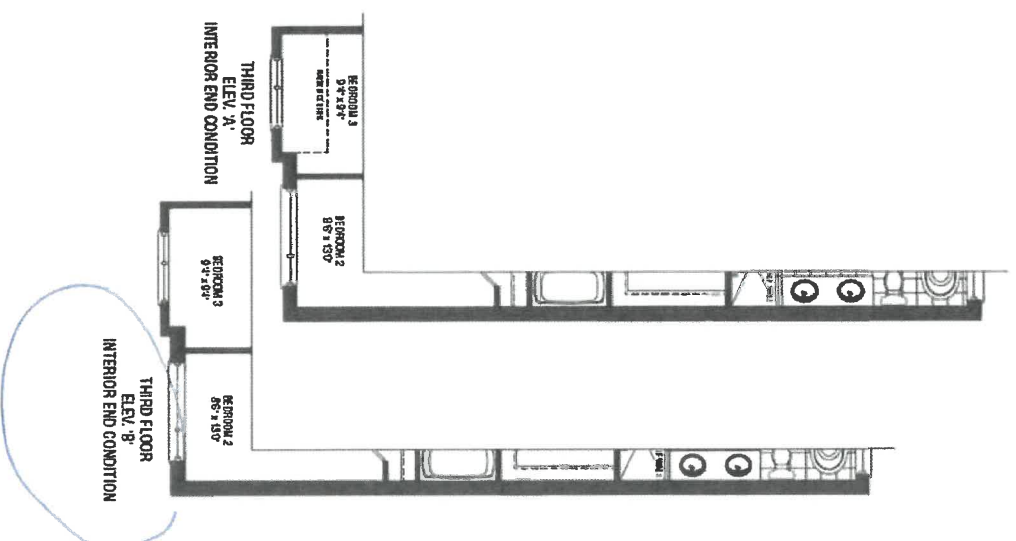
Lot
1-8

X 23

DISCOVER
RLT-3



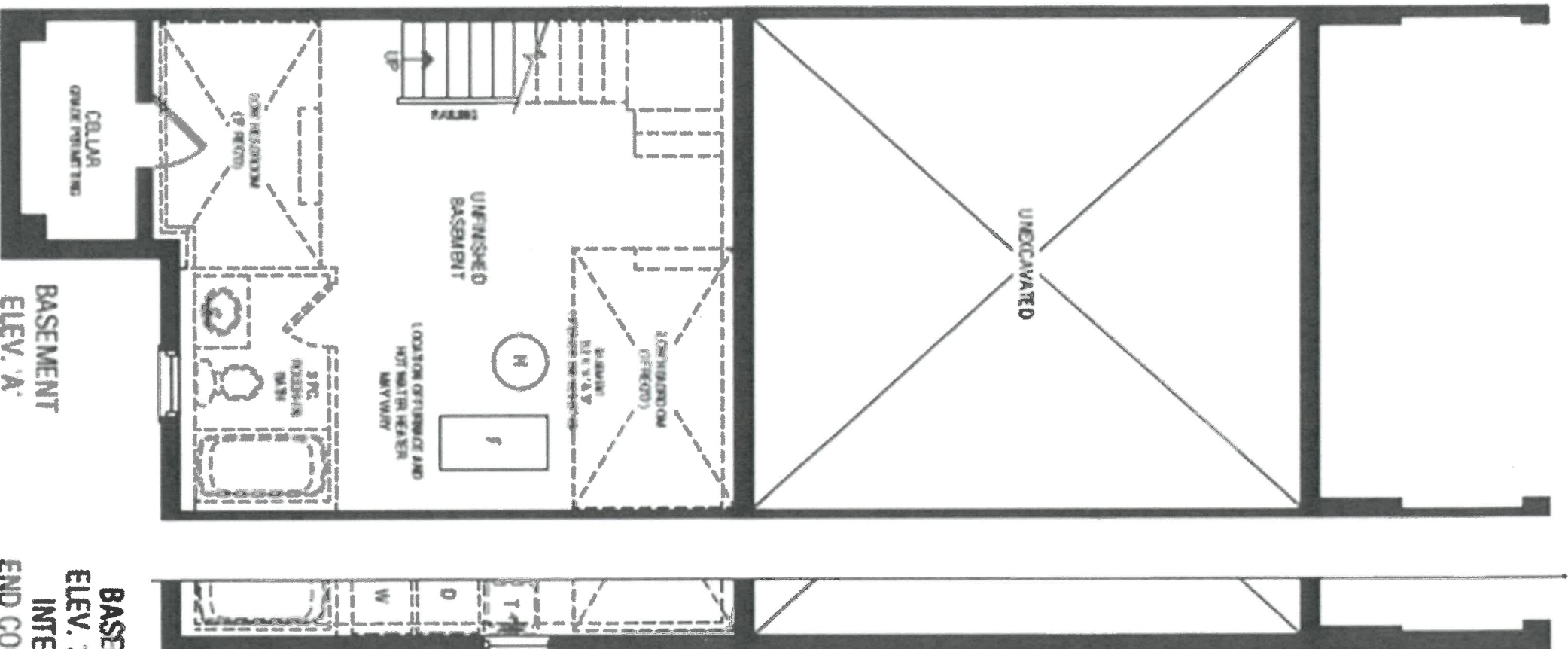
loc. 1-8



2/3

DISCOVER

PLT-3



BASEMENT
ELEV. 'A'

BASEMENT
ELEV. 'A' & 'B'
INTERIOR
END CONDITION

X 2/3

lot 1-8

DISCOVER

PLT-3



new image kitchens inc.

DATE SUBMITTED

30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO: BROOKVALLEY TOWNS

PH:
CELL:

DRAFTED BY: FERNANDA
COMMENT

P/O #

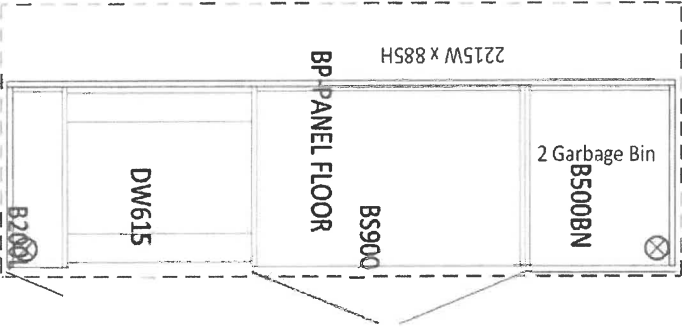
JOB NUMBER

INSTALL DATE:

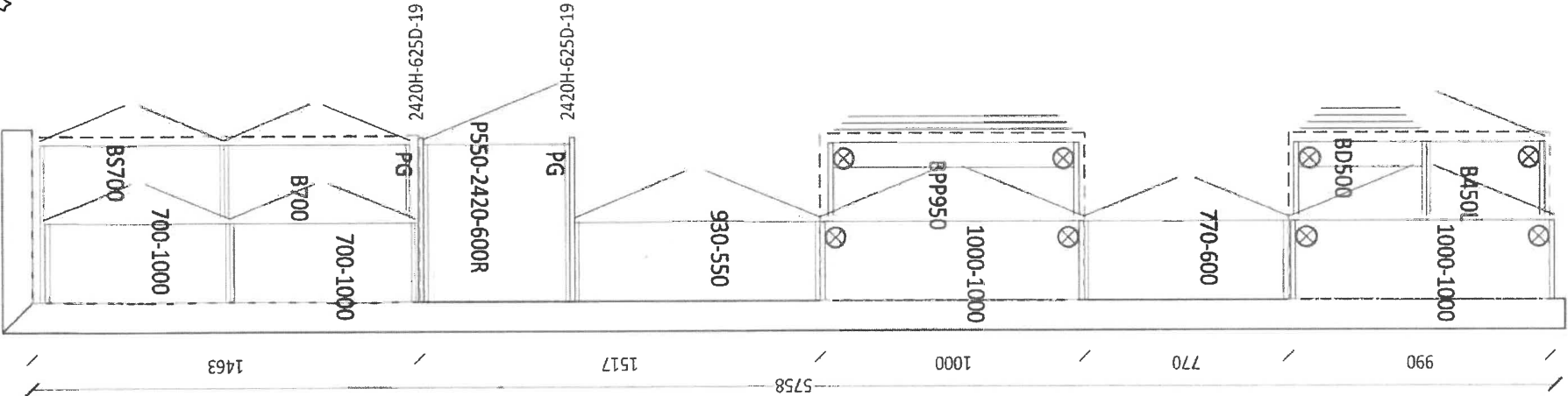
PAGE

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RLT-03
KITCHEN ELEV. A & B
END



-Soft Close Doors and Drawers
-Cutlery divider



106-
1-8
x 23



new image kitchens inc.

DATE SUBMITTED

30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO: BROOKVALEY TOWNS

PH:
CELL:

DRAFTED BY: HERNANDA
COMMENT

P/O #

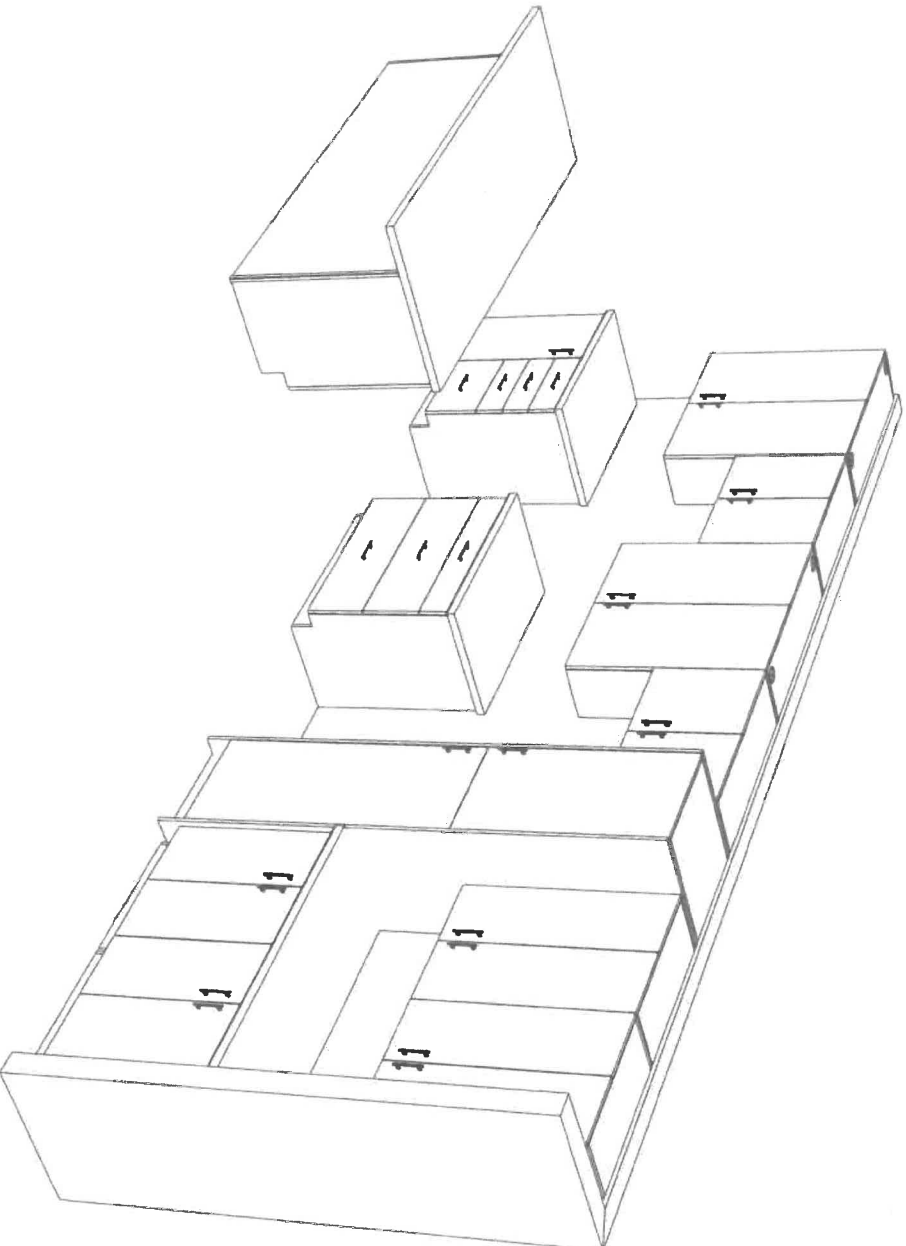
JOB NUMBER

INSTALL DATE:

PAGE

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RLT-03
KITCHEN 3D DRAWING



Standard kitchen

X 23

1-2



new image Kitchens inc.

DATE SUBMITTED

30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO: BROOKVALEY TOWNS

PH:
CELL:

DRAFTED BY: FERNANDA
COMMENT

P/O #

JOB NUMBER

INSTALL DATE:

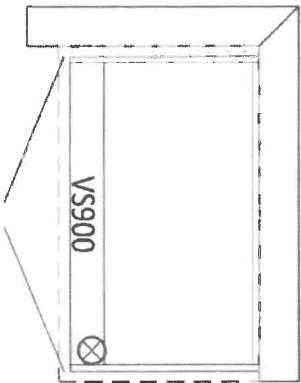
PAGE

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RLT-03
STANDARD VANITIES ELEV A & B
END

MAIN

960

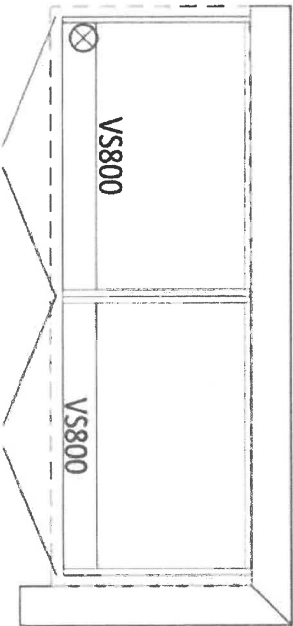


X 2/3

Standard

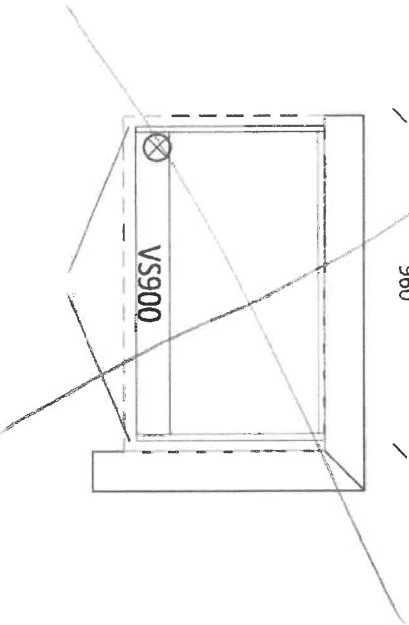
MASTER ENSUITE

1660



OPT. BASEMENT BATH

960



lot 1-8

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

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 **

**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

SITE

BROOKLIN TOWNS

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

LOT / SITE: **BROOKLIN TOWNS -** 1-8

DATE: April 15, 2021

STANDARD CABLE ROUGHIN in (1) Master Bedroom, (1) Family / Great Room
STANDARD TELEPHONE ROUGHIN in (1) Master Bedroom, (1) Family / Great Room
STANDARD CATS ROUGHIN - (3) In location of Purchasers choice.

Trade: Artistic Smart Homes
Phone: (905) 850-9386
Rep: Jessica
Location: 8601 Jane Street Unit #8 Vaughan ON L4K 5N9

2/3
* Homeowner(s) Initial

Homeowner(s) Initial

Stone Countertop Edge Profiles

Where applicable as per site specifications

LOT / SITE:

BROOKLIN TOWNS - 1-8

DATE:

April 14, 2021

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge
in Kitchen



Standard Countertop Edge
in Vanity

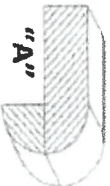


Homeowner(s) Initial

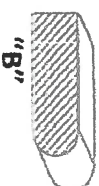
X
JL

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

Optional Edge in Kitchen



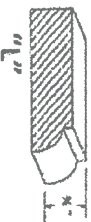
Optional Edge in Bathroom



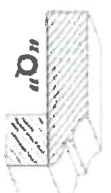
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

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.

X 0/3

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.**

X 0/3

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.

X 0/3

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'x8'.

X 0/3

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.

X 0/3

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.

X 0/3

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.

X 0/3

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.**

X 0/3

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.

X 0/3

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****

X 0/3

DATE April 15, 2021 **BROOKLIN TOWNS**

SITE

LOT

1-8



SF - Powder
GF - Powder
Floor TILE
Lot 1-8
Brooklyn

Foyer
Laundry
Floor
Tile

LIVORNO
18 X 18
UPGRADE 1

2/3
K

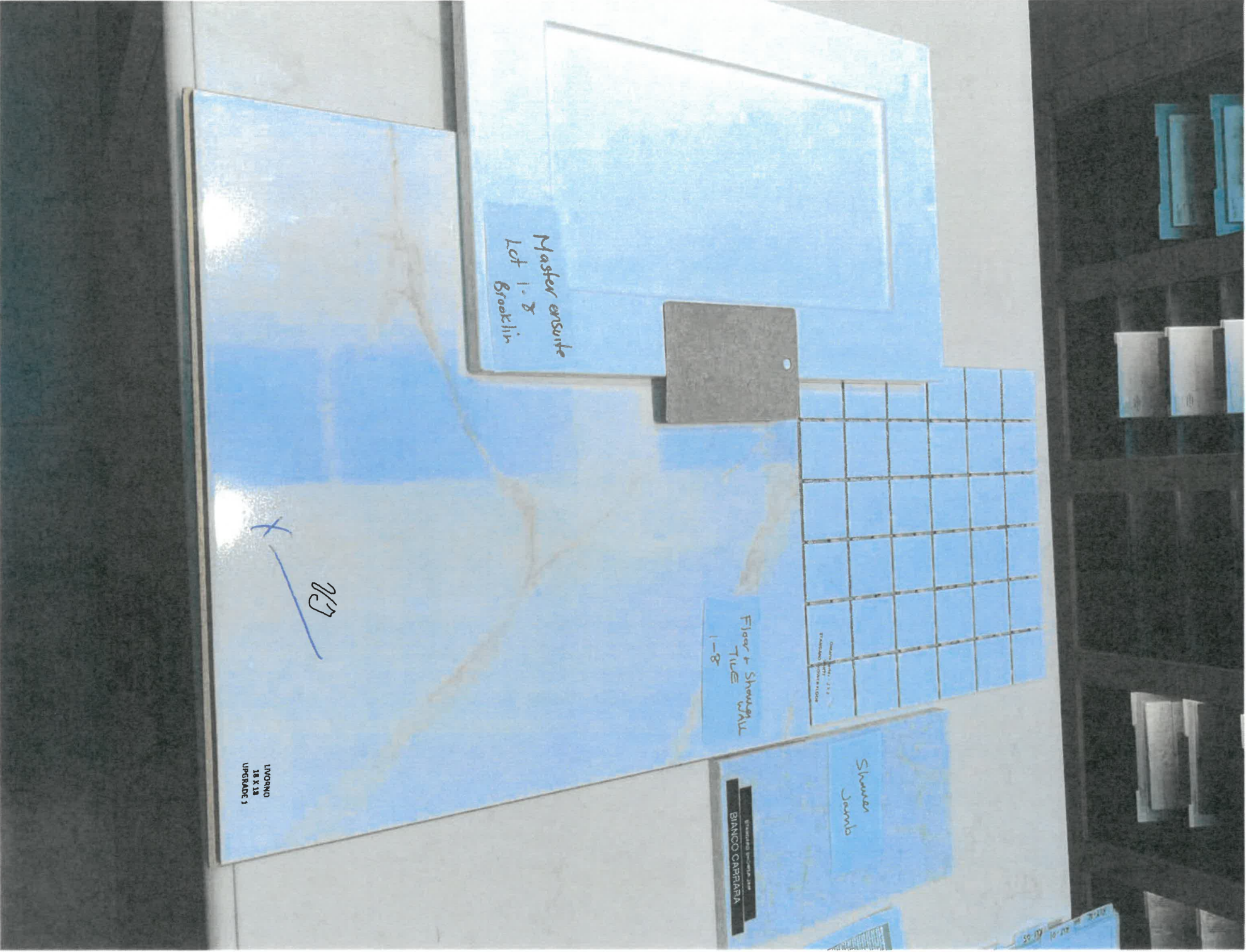


MAIN BATH
1-8
Brooklyn

Tub with tip
+ floor

2/3

UNOMO
2013
UNSCHEID 1



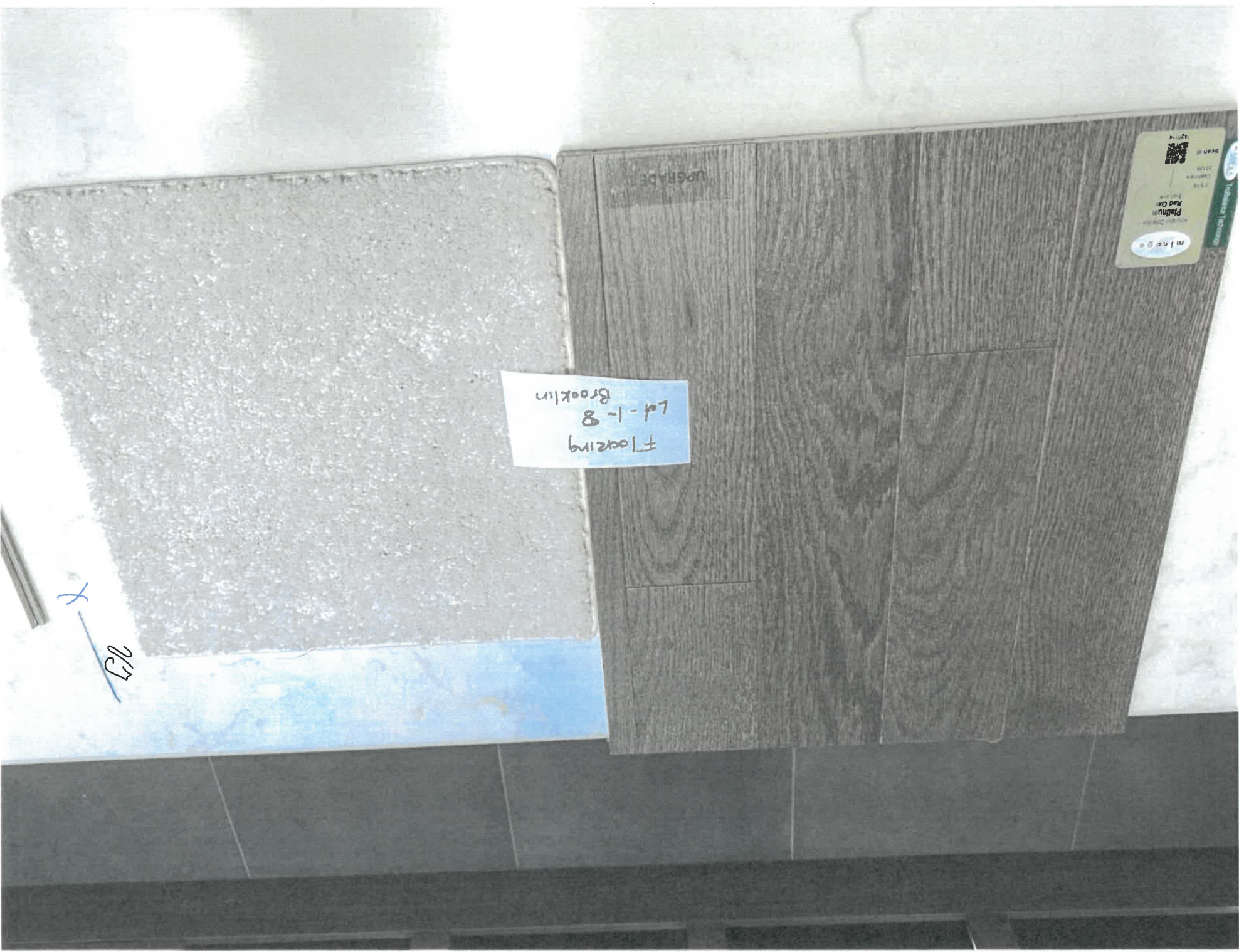
Master ensuite
Lot 1-8
Brooklyn

Floor to Shower
Tile wall
1-8

Shower
Jamb

UNOANO
18 x 18
UPGRADE 1

8/3



Flooring
8-1-8
Brooklyn

Platinum
Read On
m 1 5 2 9
Be an
2018
1.500000
0.940
0.940

227