

CONSTRUCTION SUMMARY OF EXTRAS

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Site: BROOKLIN NOW TOWNS

Lot: 6-38

Model: INSPIRE TH-03

Purchaser: Kajjan Karunanithy

Purchaser: Sayenthini KAJAN

Phone: 416 721 1812

Email: kajanti@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 N/A	8-Jun-21	
#2 N/A	8-Jun-21	
#3 PLUMBING ADD WATER LINE TO FRIDGE	8-Jun-21	
#4 GAS LINE TO STOVE INCLUDES 15 AMP, 40 AMP TO REMAIN	8-Jun-21	
#5 STAIRS TO BE CLEAR VARNISH ONLY **HOMEOWNWERS ARE AWARE THAT THE STAIRS WILL BE A DIFFERENT COLOUR THAN THE FLOOR	8-Jun-21	
#6 N/A	8-Jun-21	
#7 TILE BACKSPLASH UP # 2	8-Jun-21	
#8 COUNTER TOP KITCHEN AND ISLAND UP # 3 QUARTZ	8-Jun-21	
#9 HARDWOOD UP # 1 REC ROOM/HALL/GREAT ROOM/DINING/OFFICE/UPPER HALL	8-Jun-21	
#10 CABINETS MASTER ENSUITE UP # 1	8-Jun-21	
#11 PLUMBING UPGRADE KITCHEN SINK BLANCO QUATRUS U2 #401247	8-Jun-21	
#12 BANK OF DRAWERS MASTER ENSUITE INSTALL IN BTWEEN 2 SINKS 2 SMALL 1 LARGE	8-Jun-21	
#13 COMFORT HEIGHT MASTER ENSUITE	8-Jun-21	

2ND FLOOR CONTINUED...

Main Bath - FLOORING	LOFT GREY 12 X 24		
Main Bath - TUB / SHOWER WALL	LOFT GREY 12 X 24 HORIZONTAL STACKED		
Main Bath - SHOWER FLOOR	NA		
Main Bath - SHOWER JAMB	NA		
Main Bath - CABINETS	SIERRA PVC WHITE		
Main Bath - HANDLES/KNOBS	H-500-C		
Main Bath - COUNTERTOP	PEARL SEQUOIA 5001K-07		
Main Bath - SINK(s)	STANDARD	Main Bath - FAUCET(s)	STANDARD
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)	N
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)	N
LAUNDRY			
Laundry - FLOORING	VERSAL GRIS 18 X 18	Laundry - HANDLES/KNOBS	NA
Laundry - CABINETS	NA	Laundry - SINK	STANDARD
Laundry - COUNTERTOP	NA	Laundry - FAUCET	STANDARD
Laundry - BACKSPLASH	NA		
TRIM / PAINT			
Casing/Baseboards	STANDARD		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
PAINT - Throughout	WARM GREY		
FIREPLACE			
Location / Insert / Mantle	NA		
ACCESSORIES			
Mirrors	STANDARD	BATH ACCESSORIES	STANDARD
APPLIANCE REQUIREMENTS			
GAS LINE TO BBQ	STANDARD	ELECTRICAL for Built-in Oven	DECLINED
GAS LINE & ELECTRICAL TO STOVE	UPGRADE	ELECTRICAL for Built-in Micro	DECLINED
GAS LINE & ELECTRICAL TO DRYER	DECLINED	ELECTRICAL for Cooktop	DECLINED
HOOD FAN VENT SIZE	STANDARD 6"	ELECTRICAL for Bar Fridge	DECLINED
WATERLINE to Fridge	UPGRDE		
DISCLAIMER			INITIALS
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			K.S
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			K.S
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			K.S
SITE / LOT:		BROOKLIN LOT 6-38	
PURCHASER(S):		Kajjan Karunanithy	
PURCHASER(S):		Sayenthini KAJAN	
CONTACT:		416 721 1812 kajanti@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.			
<div><div>ZANCOR HOMES</div></div>		PURCHASER SIGNATURE	
		PURCHASER SIGNATURE	
		DÉCOR CONSULTANT	
PAGE 2 OF 2		Vendor APPROVAL	

ZANCOR HOMES COLOUR CHART

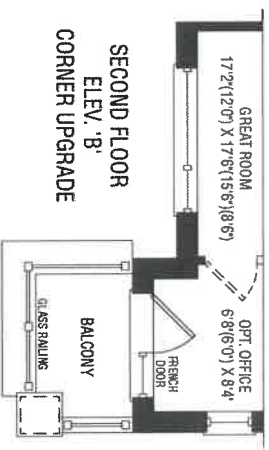
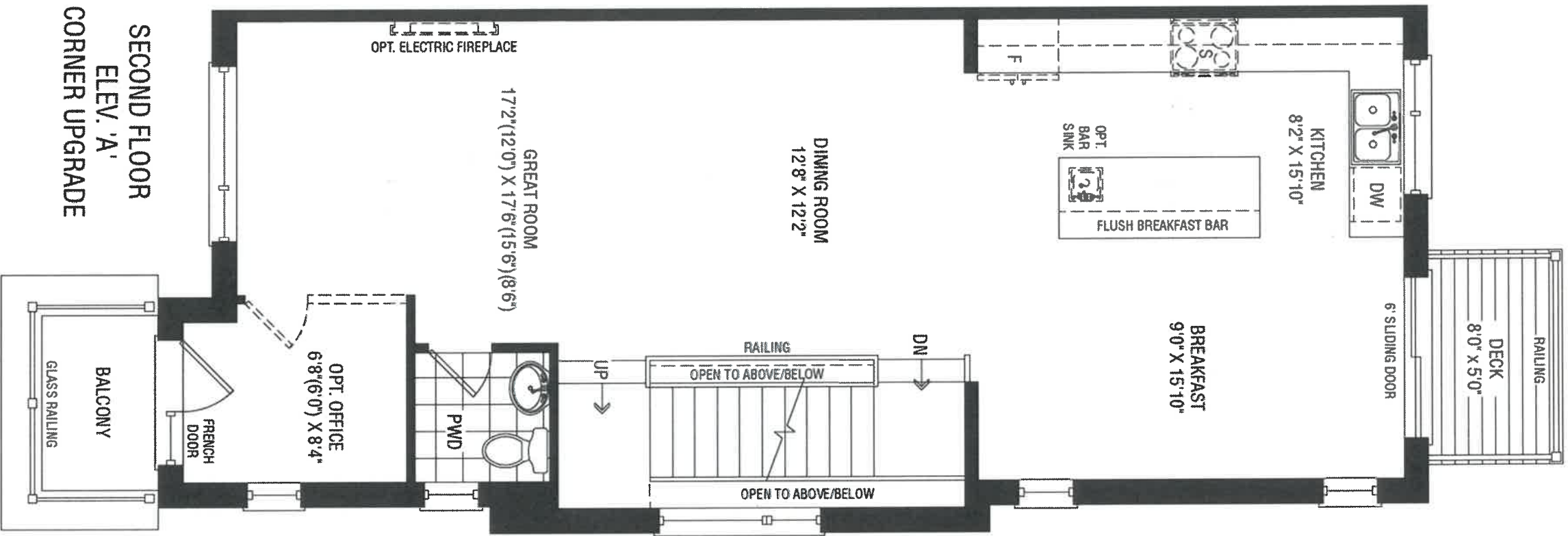
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ENTRANCES				
Main Ground floor Foyer - FLOORING		VERSAL GRIS 18 X 18		
Mudroom - FLOORING		VERSAL GRIS 18 X 18		
Side Hall - FLOORING				
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		SOLID SAWN SELELCT V PEARL GOTHAM 3 1/4" UP # 1		
Breakfast - FLOORING		SOLID SAWN SELELCT V PEARL GOTHAM 3 1/4" UP # 1		
Kitchen - CABINETS		400 SERIES PVC CHOCOLATE BROWN		
Island - CABINETS		400 SERIES PVC CHOCOLATE BROWN		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H-800-BC		
Kitchen - COUNTERTOP		CALCATT A GOLD QUARTZ UP #3		
Island - COUNTERTOP		CALCATT A GOLD QUARTZ UP #3		
Kitchen - BACKSPLASH		C& D ARCTIC WHITE BRIGHT 4 X16 INSTALL STACKED UP # 2		
Kitchen - SINK		BLANCO QUATRUS U 2 # 401247		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining Room - FLOORING		SOLID SAWN SELELCT V PEARL GOTHAM 3 1/4" UP # 1		
Living Room - FLOORING		NA		
Great Room - FLOORING		SOLID SAWN SELELCT V PEARL GOTHAM 3 1/4" UP # 1		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		SOLID SAWN SELELCT V PEARL GOTHAM 3 1/4" UP # 1		
STAIRS				
Railing Details - PICKETS		METAL BLACK SINGLE COLLAR WITH ALT PLAIN		
Railing Details - POSTS		2 3/4" TURNED OAK POST		
Railing Details - HANDRAIL		2 1/4" OVAL OAK		
Stair Stain - MAIN STAIRS		STAIRS LEFT IN STANDARD NATURAL URETHANE FINISH (NO DARK STAIN)		
Stair Stain - BASEMENT STAIRS (if applicable)		NA		
Stair Stain - SERVICE STAIRS (if applicable)		NA		
POWDER ROOM				
Powder Room - FLOORING GF & 2ND FLOOR		VERSAL GRIS 18 X 18		
Powder Room - CABINETS		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STANDARD		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		SOLID SAWN SELELCT V PEARL GOTHAM 3 1/4" UP # 1		
Master Bedroom - FLOORING		OPENING NIGHT T-03		
Bedroom 2 - FLOORING		OPENING NIGHT T-03		
Bedroom 3 - FLOORING		OPENING NIGHT T-03		
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		MADISON SERIES ANTHRACITE MATT 18 X 18		
Master Ensuite - SHOWER WALL		MADISON SERIES ANTHRACITE MATT 18 X 18		
Master Ensuite - SHOWER FLOOR		2 X 2 WHITE		
Master Ensuite - SHOWER JAMB		BIANCA CARRERRA		
Master Ensuite - CABINETS		SIERA MDF CONCRETE GREY UP # 1		
Master Ensuite - HANDLES/KNOBS		H-500-C		
Master Ensuite - COUNTERTOP		ELEMENTAL CONCRETE 8830-58		
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.		BROOKLIN 6-38		
		K.S		
		VENDOR APPROVAL		

Lot

6-38

June 2/21



1515

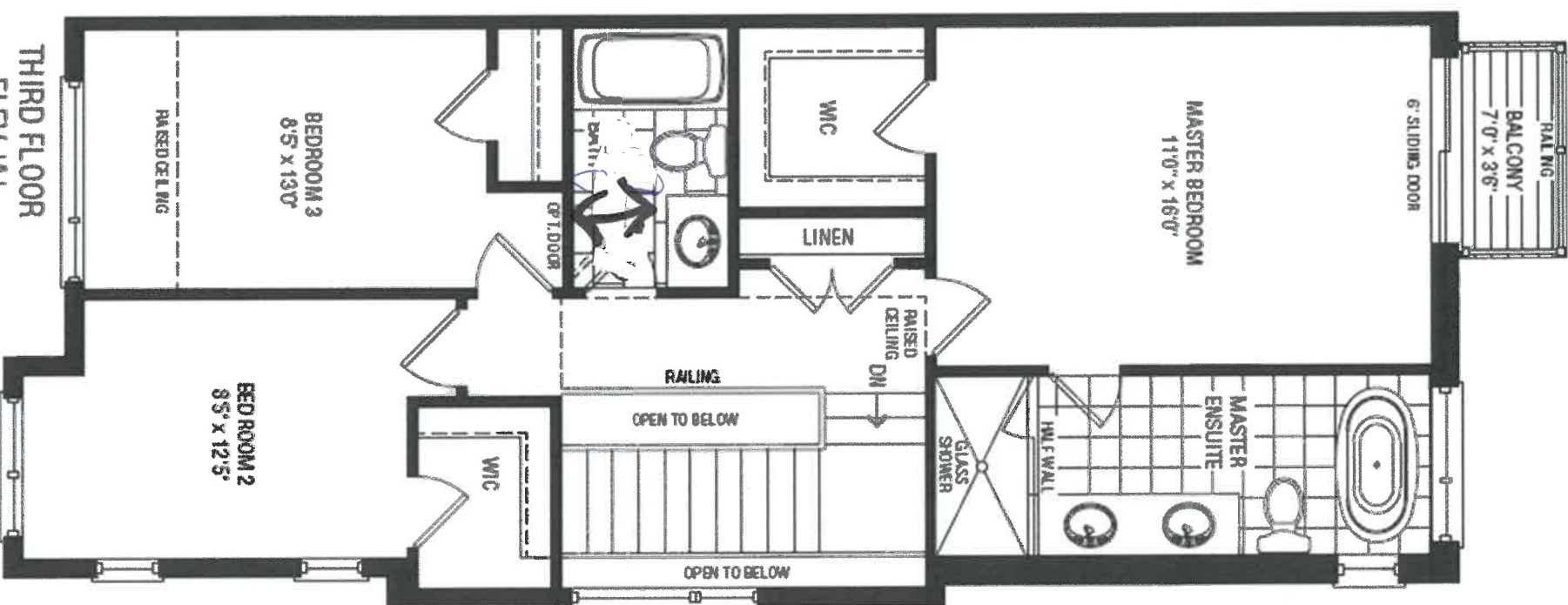
K.S

B

SECOND FLOOR
ELEV. 'A'
CORNER UPGRADE

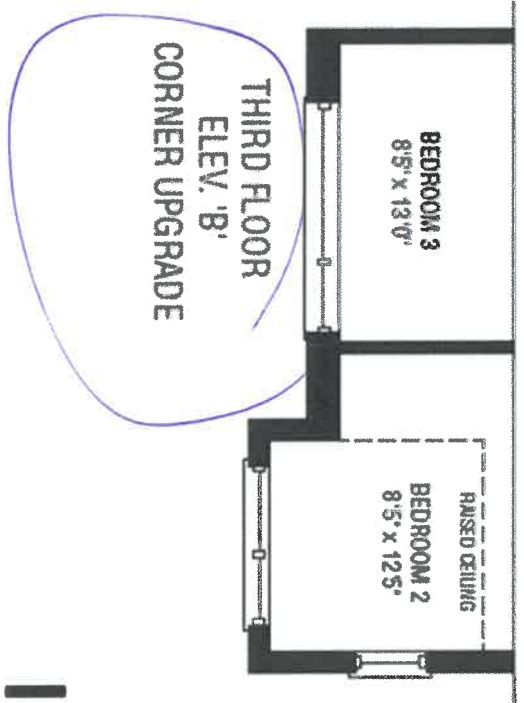
INSPIRE

Lot 6-38
June
8/21

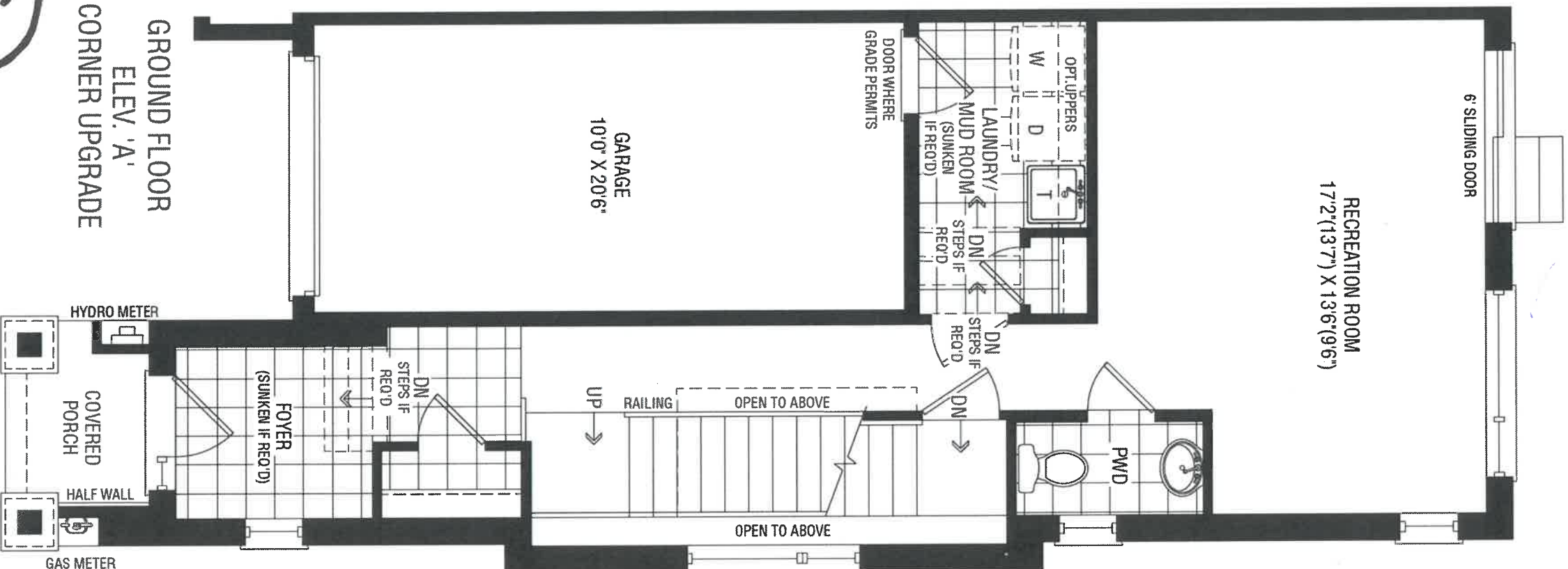


Floor
Tile
Direction

5'5" x 5'5"



Lot
6-38
June 8/21



GROUND FLOOR
ELEV. 'A'
CORNER UPGRADE

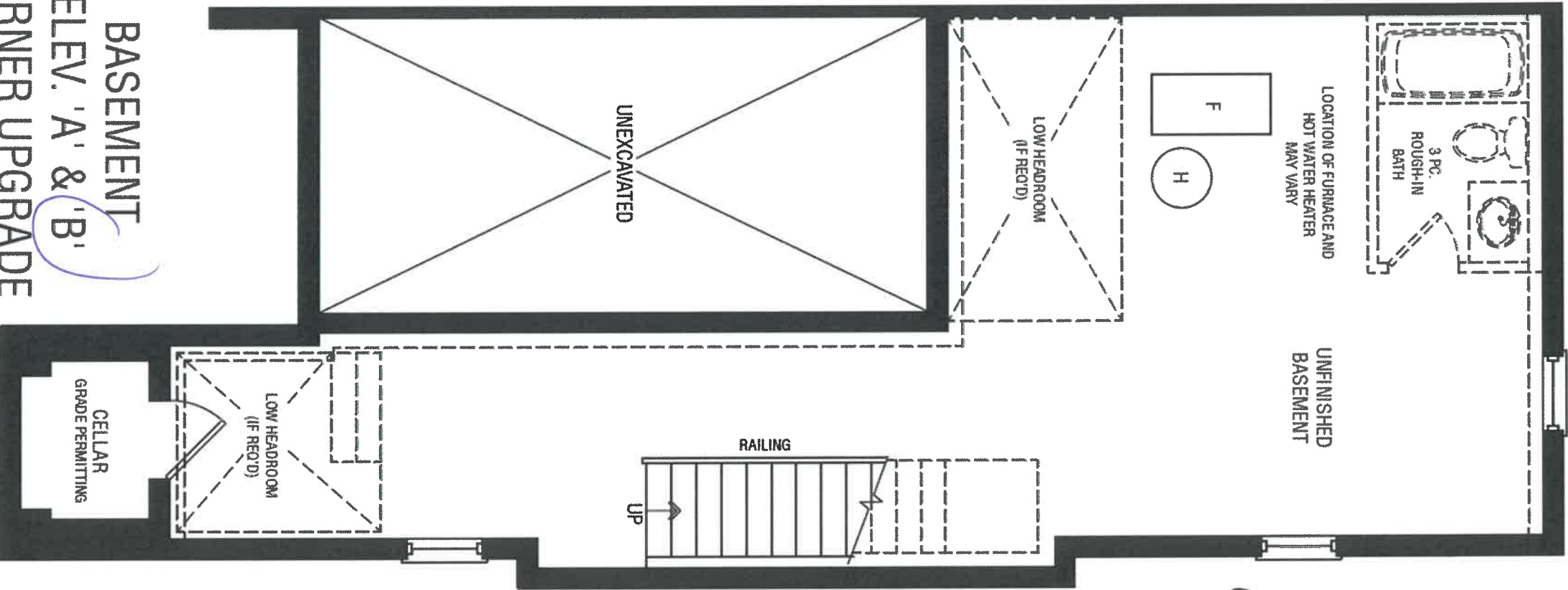
B

INSPIRE

65
V.S

Lo6
6-38
Done
8/21

BASEMENT
ELEV. 'A' & 'B'
CORNER UPGRADE



8/15
K.S.

INSPIRE



DATE SUBMITTED
30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALLEY TOWNS

PH:
CELL:

DRAFTED BY: FERNANDA
COMMENT

P/O #

OB NUMBER

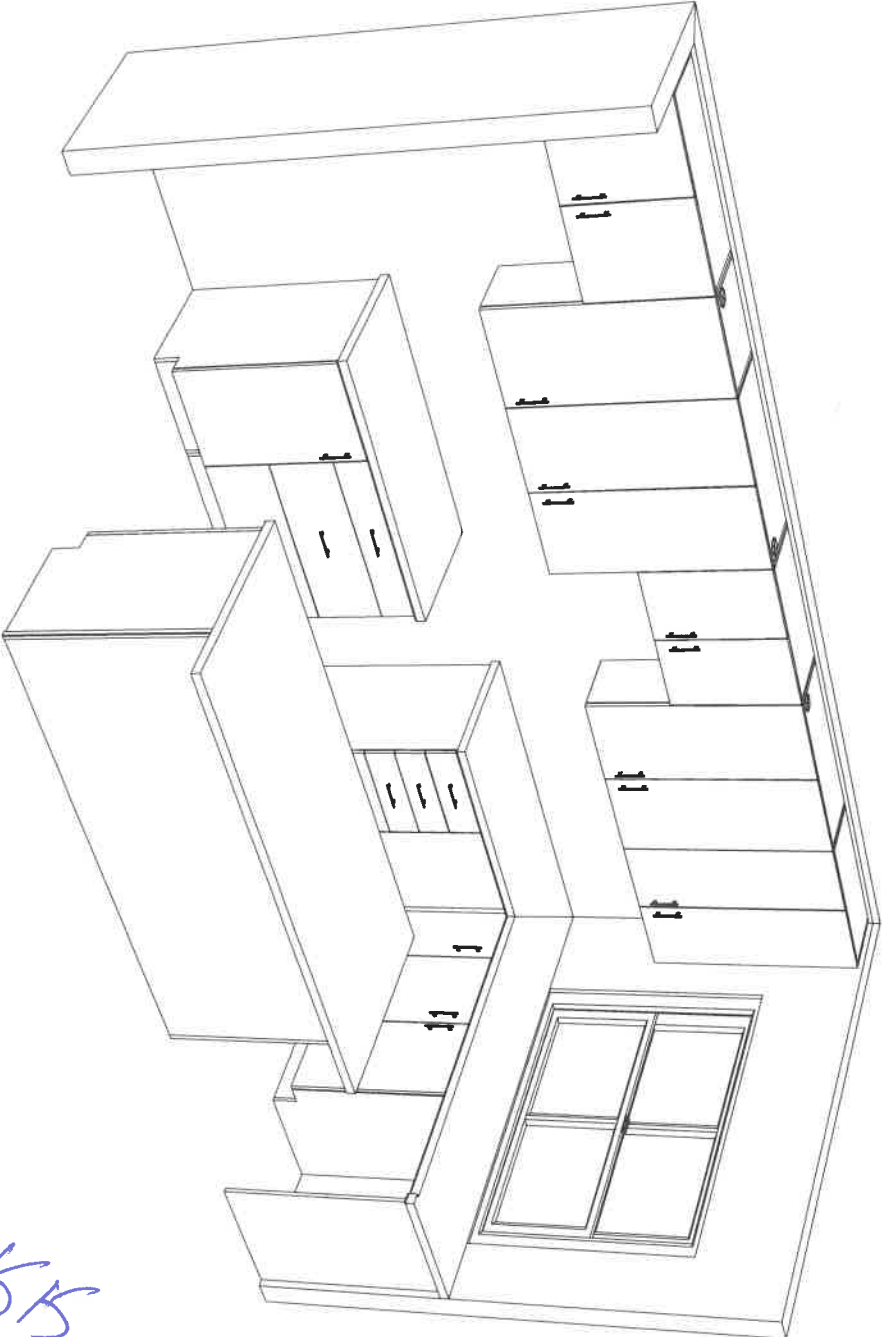
INSTALL DATE:

PAGE

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TH-03
KITCHEN 3D DRAWING

1066-38
June 8/21



65
Standard Kitchen v.3



DATE SUBMITTED
30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALEY TOWNS

DRAFTED BY: FERNANDA
COMMENT

PH:
CELL :

P/O #

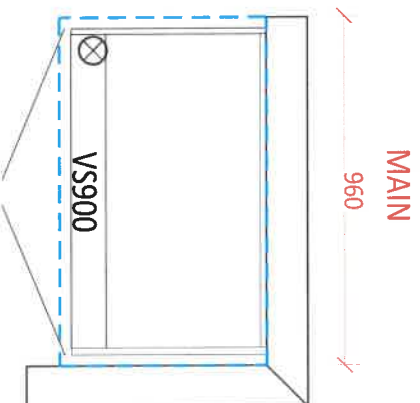
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INSTALL DATE:

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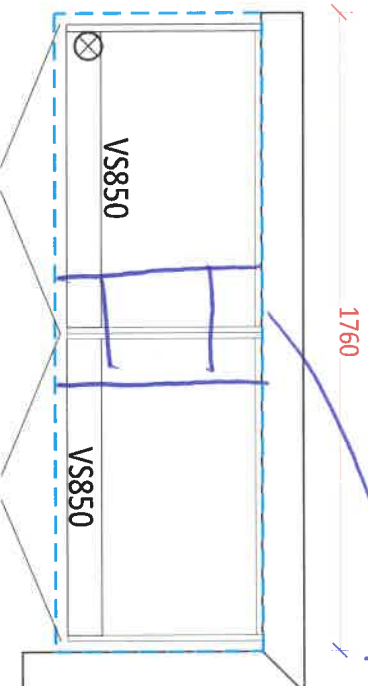
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TH-03
STANDARD VANITIES ELEV A & B
CORNER UPGRADE



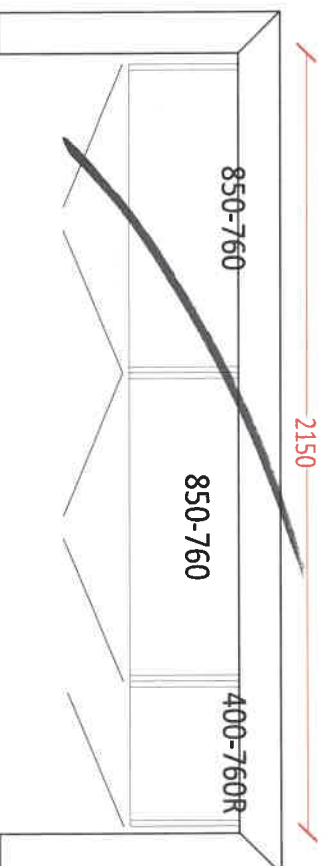
1066-38
June 21

MASTER ENSUITE
1760

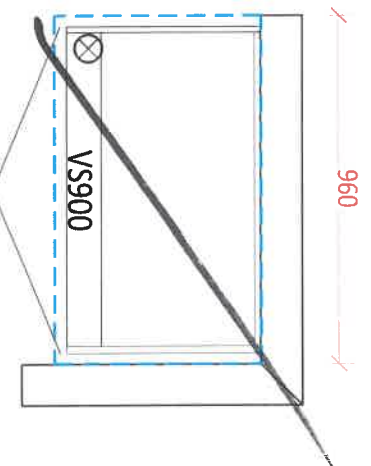


Bank of 12 units
comfex
New

OPT. LAUNDRY UPPERS



OPT. BASEMENT BATH





CLIENT NAME: ZANCOR HOMES
SHIP TO: BROOKVALEY TOWNS

JOB NUMBER

INSTALL DATE:

PH:

CELL:

DRAFTED BY: FERNANDA
COMMENT

P/O #

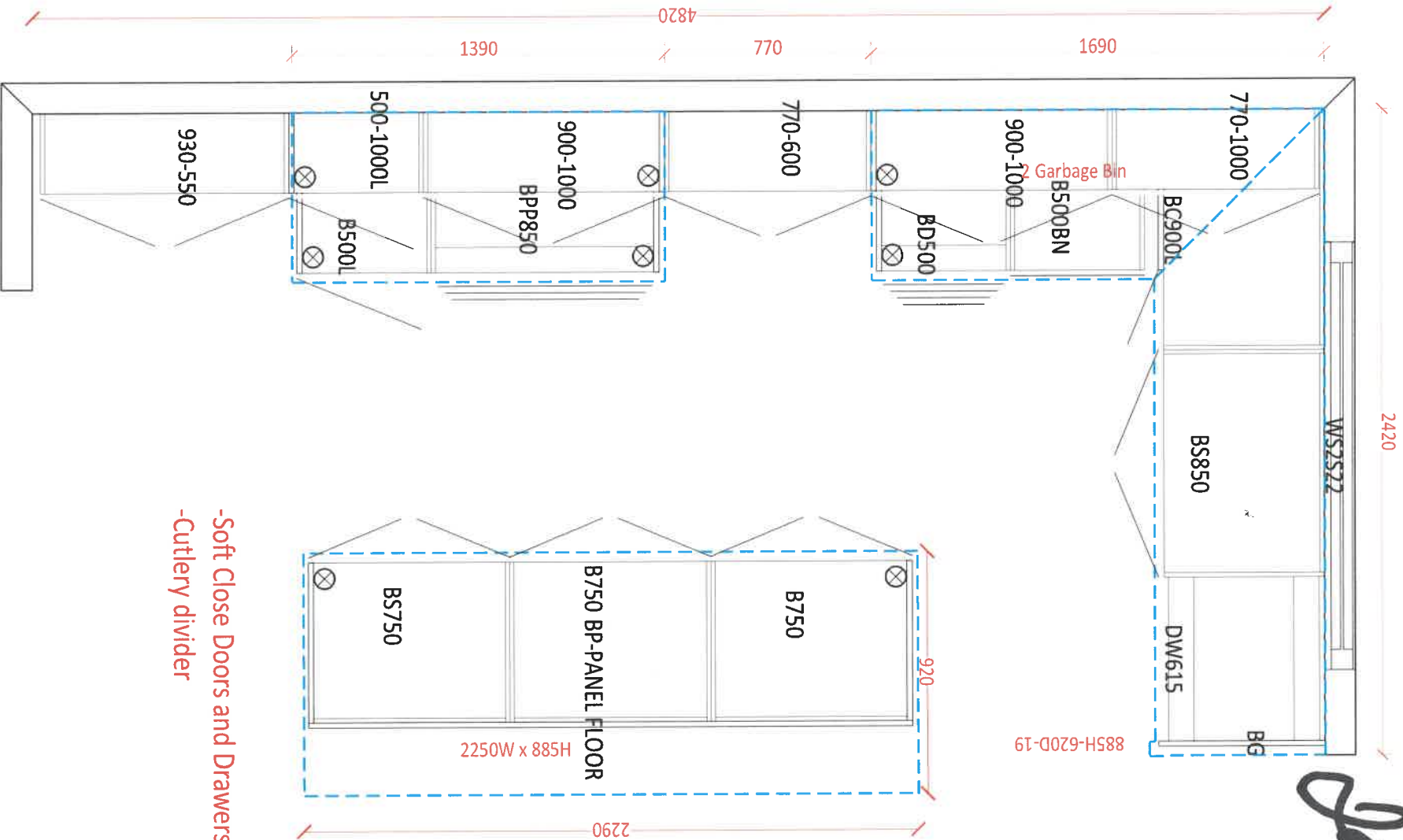
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DATE SUBMITTED

30 Mar 2021

TH-03
KITCHEN ELEV. A & B
CORNER UPGRADE



-Soft Close Doors and Drawers
-Cutlery divider

← S B15

Stone Countertop Edge Profiles

Where applicable as per site specifications

LOT / SITE: BROOKLIN TOWNS - 6-38

DATE: June 2/24

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge
in Kitchen



Standard Countertop Edge
in Vanity

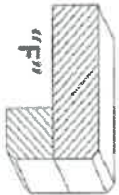
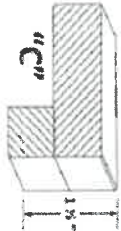


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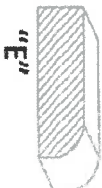
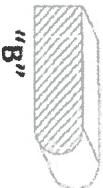
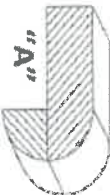
Homeowner(s) Initial

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

Optional Edge in Kitchen



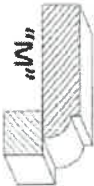
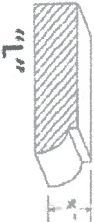
Optional Edge in Bathroom



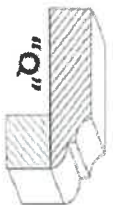
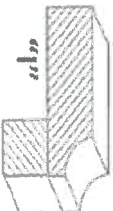
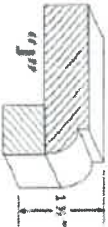
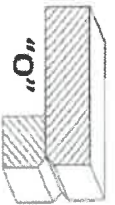
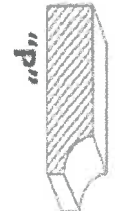
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE: BROOKLIN TOWNS -

DATE: June 2/21 6-38

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.

OPTION 2:

Homeowner(s) Initial
X

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.

X KS KS
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 *K.S.*

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 *K*

FRIDGE

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

RANGE

- ☐ 36" ☐ Cooktop (Apron front)
- (Spec's Required) ☐ 48" ☐ be the same as the stove ☐ Cooktop (Drop-in)

Larger CFM may be required with these appliances ☐ Gas ☐ Induction

*Countertop Cut-out charge required for cooktop

HOOD FAN &

- ☐ Under Cabinet (Standard) ☒ 6 Inch (Standard) *OK.*

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)

BROOKLIN TOWNS

DATE *Jan 28/24*

SITE

LOT *6-38*

** 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.

K.S.
K.E.

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.**

K.S.
K.E.

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.

K.S.
K.E.

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'.

K.S.
K.E.

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.

K.S.
K.E.

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.

K.S.
K.E.

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.

K.S.
K.E.

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.**

K.S.
K.E.

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.

K.S.
K.E.

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****

K.S.
K.E.

DATE June 8/24

SITE BROOKLIN TOWNS

LOT 6-38.