

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-07-16 / 2:08 PM / Page 1 of 1

Site:BRAMPTON  
Lot:10  
Model:VALLEY 36-02 (A)  
Purchaser:ARASHPREET SINGH NATT  
Purchaser:0  
Phone:905-793-9478 / 647-990-0010  
Email:ARASHGABRU@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
	STRUCTURALS	
#1	ADD BASEMENT WINDOW (x2)	FEB 16 2021
#2	LARGER BASEMENT WINDOWS 30 X 24 (x5)	FEB 16 2021
#3	EGRESS WINDOW AT REAR OF HOME, IF POSSIBLE	FEB 16 2021
#4	EXTERIOR SIDE ENTRY DOOR TO LANDING, IF POSSIBLE, IF GRADE PERMITS	FEB 16 2021
	COLOURS	
#1	ALL STANDARD FINISHES	MAR 30 2021
	REVISION	
#1	REFUND ON CLOSING - EXTERIOR SIDE DOOR ENTRY NOT POSSIBLE DUE TO GRADE.	MAY 21 021

ZAI OR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	SIERRA PVC WHITE STD ✓	H-800-BC ✓	BIANCO SARD GRANITE /DPR	✓
Island	SIERRA PVC WHITE STD ✓	H-800-BC ✓	BIANCO SARD GRANITE /H	✓
Powder Room	NA			
Master Ensuite	MOSAIC OAK TIMBER GREY ✓	H-800-BC ✓	BIANCA CARRERRA MARBLE	✓
Shared Bath	SIERRA PVC WHITE ✓	H-800-BC ✓	CONCRETE STONE 7267-58	✓
Main Bath	SIERRA PVC WHITE ✓	H-80BC ✓	CONCRETE STONE 7267-58	✓
Laundry	SIERRA PVC WHITE ✓	H-800-BC ✓	CONCRETE STONE 7267-58	✓
TILES				
Main Foyer	LOFT WHITE 12 X 24 INSTALL BRICK STD ✓			
Powder Room	LOFT WHITE 12 X 24 INSTALL BRICK STD ✓			
Mud Room	LOFT WHITE 12 X 24 INSTALL BRICK STD ✓			
Main Bath Floor	NEW BYZANTINE PENTELLIC GREY 12 X 24 BRICK STD ✓			
MAIN Bath wall	NEW BYZANTINE PENTELLIC GREY 12 X 24 HORIZONTAL <del>BRICK STD</del> ✓			
Kitchen/Breakfast	LOFT WHITE 12 X 24 INSTALL BRICK STD ✓	NA		
Kitchen Bk. Splash		NA		
Laundry	NEW BYZANTINE PENTELLIC GREY 12 X 24 BRICK STD ✓			
Mstr Ensuite Floor	GENESIS TAUPE 12 X 24 INSTALL BRICK STD ✓			
Mstr Ensuite Shower WALL	GENESIS TAUPE 12 X 24 INSTALL HORIZONTAL <del>BRICK STD</del> ✓			
Master Shower Floor	2 X 2 WHITE			
Master Shower JAMB	BIANCA CARRERRA			
Shared Bath Floor	NEW BYZANTINE PENTELLIC GREY 12 X 24 BRICK STD ✓			
Shared bath wall	NEW BYZANTINE PENTELLIC GREY 12 X 24 HORIZONTAL <del>BRICK STD</del> ✓			
Borsement Foyer	LOFT WHITE 12x24 INSTALL BRICK STD AS			
HARDWOOD / CARPET				
Kitchen		NA		
Breakfast		NA		
Family/Dining Room/Den	VINTAGE SOLID SAWN ANTIQUE BROWN 3 1/4" (PEARL FINISH)			
Main Hallway	VINTAGE SOLID SAWN ANTIQUE BROWN 3 1/4" (PEARL FINISH)			
Master Bedroom	OPENING NIGHT T-15 W/ STD UNDERPAD			
Bedroom 2	OPENING NIGHT T-15			
Bedroom 3 Bed 4	OPENING NIGHT T-15			
Upper Hallway	VINTAGE SOLID SAWN ANTIQUE BROWN 3 1/4" (PEARL FINISH)			
FIREPLACES				
LOCATION	N/A	MANTLE	N/A	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	NO	
Bathroom Accessories	YES	Location	NO	
Purchaser has reviewed the colour chart			SITE & LOT	
***FOR TRADE USE***			BRAMPTON	10
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.				
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

RECEIVED  
APR 01 2021  
- Inspected cabinets  
- House not started



# ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN ANTIQUE BROWN ✓			
Railing Pickets	STANDARD METAL BLACK SINGLE COLLAR WITH ALT PLAIN <u>POSTS</u> ✓			
Railing Posts	STANDARD TURNED OAK ✓			
Railing Handrail	STANDARD OVAL HANDRAIL ✓			
TRIM				
Casing/Baseboards	STANDARD			
Interior Doors	STANDARD			
Interior Door Hardware	STANDARD			
Exterior Door Hardware	STANDARD			
PAINT				
THROUGHOUT	BIRCH WHITE ✓			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
Kitchen	STANDARD	STANDARD		
Powder room	STANDARD	STANDARD		
Master Ensuite	STANDARD OVAL UNDERMOUNT	STANDARD	✓	
Shared 2& 3/ 4-5	STANDARD	STANDARD		
Laundry	STANDARD	STANDARD		
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES				
Appliance Package received in 'Schedule E'		YES / NO Package Name:		
	UPG (SEE PES)	DECLINED	NOTES	
GAS LINE TO STOVE	NO	NO		
GAS LINE IN BASEMENT		NO		
WATERLINE to Fridge		NO		
Hood Fan Venting SIZE		STANDARD		
ELECTRICAL for Built-in Oven		NO		
ELECTRICAL for Built-in Micro / OTR		NO		
ELECTRICAL for Gas Stove / Cooktop		NO		
ELECTRICAL for Bar Fridge		NO		
DISCLAIMER			INITIALS	
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				
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.				
SITE:	BRAMPTON	LOT: 10		
PURCHASER(S):	ARASHPREET SINGH NATT			
	0			
HOME #/CELL #	905-793-9478 / 647-990-0010			
EMAIL:	ARASHGABRU@GMAIL.COM			
DÉCOR NOTES			Purchaser Signature	Date
			Purchaser Signature	MAR 30 2021
			Décor Consultant Signature	Date
***FOR TRADE USE***			March 31/21	
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.			Vendor Signature	
ZANCOR HOMES			Date	
*** PAGE 2 OF 2 ***				



## THE VALLEY

**ELEVATION A** 2872 SQ.FT | **ELEVATION B** 2872 SQ.FT

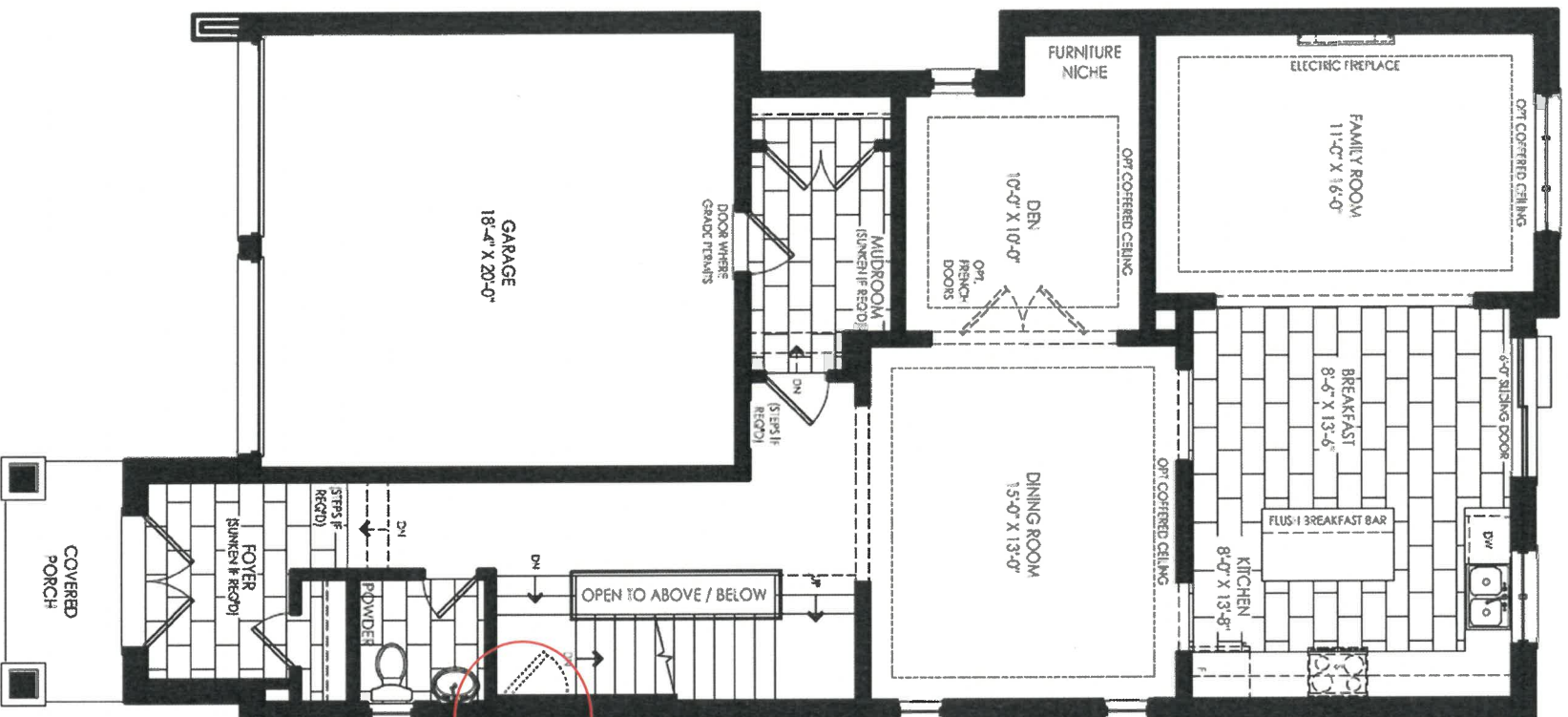
BOTH ELEVATIONS INCLUDE 98 SQ.FT OF FINISHED BASEMENT.

**BRAMPTON**  
**Valley 36-02**

**LOT 10**



BRAMPTON  
Valley 36-02



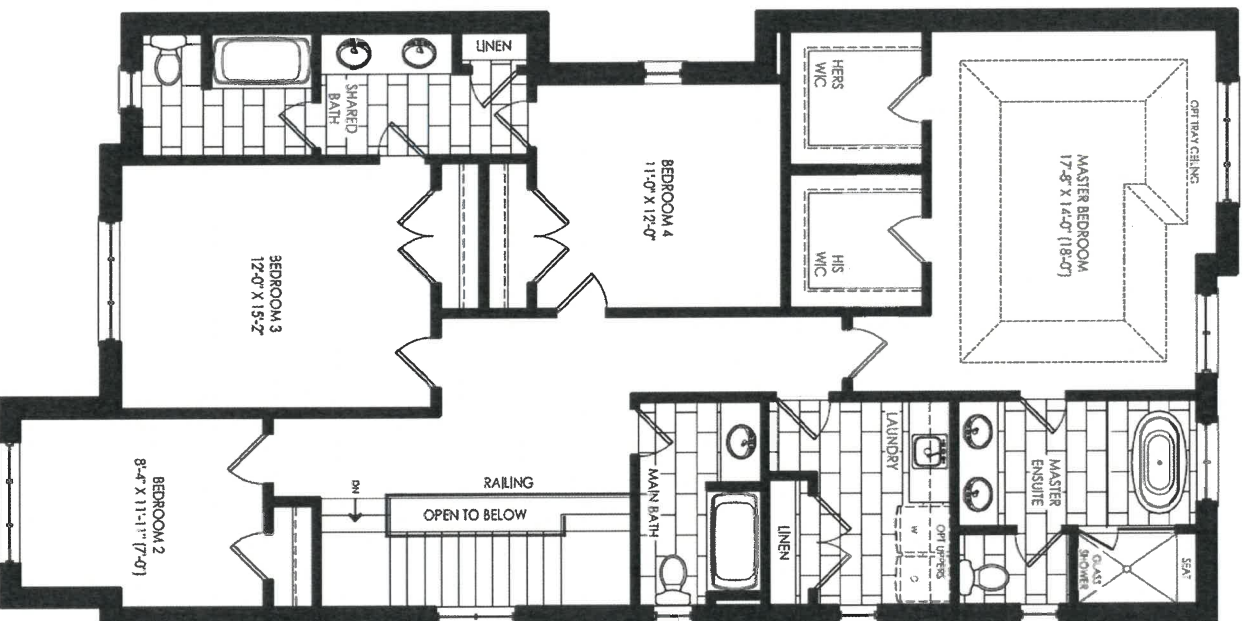
~~EXTERIOR SIDE  
DOOR, IF POSSIBLE,  
GRADE PERMITTING~~

*NOT  
POSSIBLE*

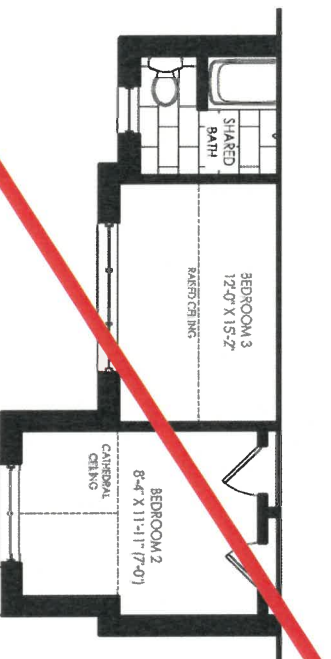
**Elevation A & F**  
Ground Floor

LOT 10

**BRAMPTON**  
**Valley 36-02**



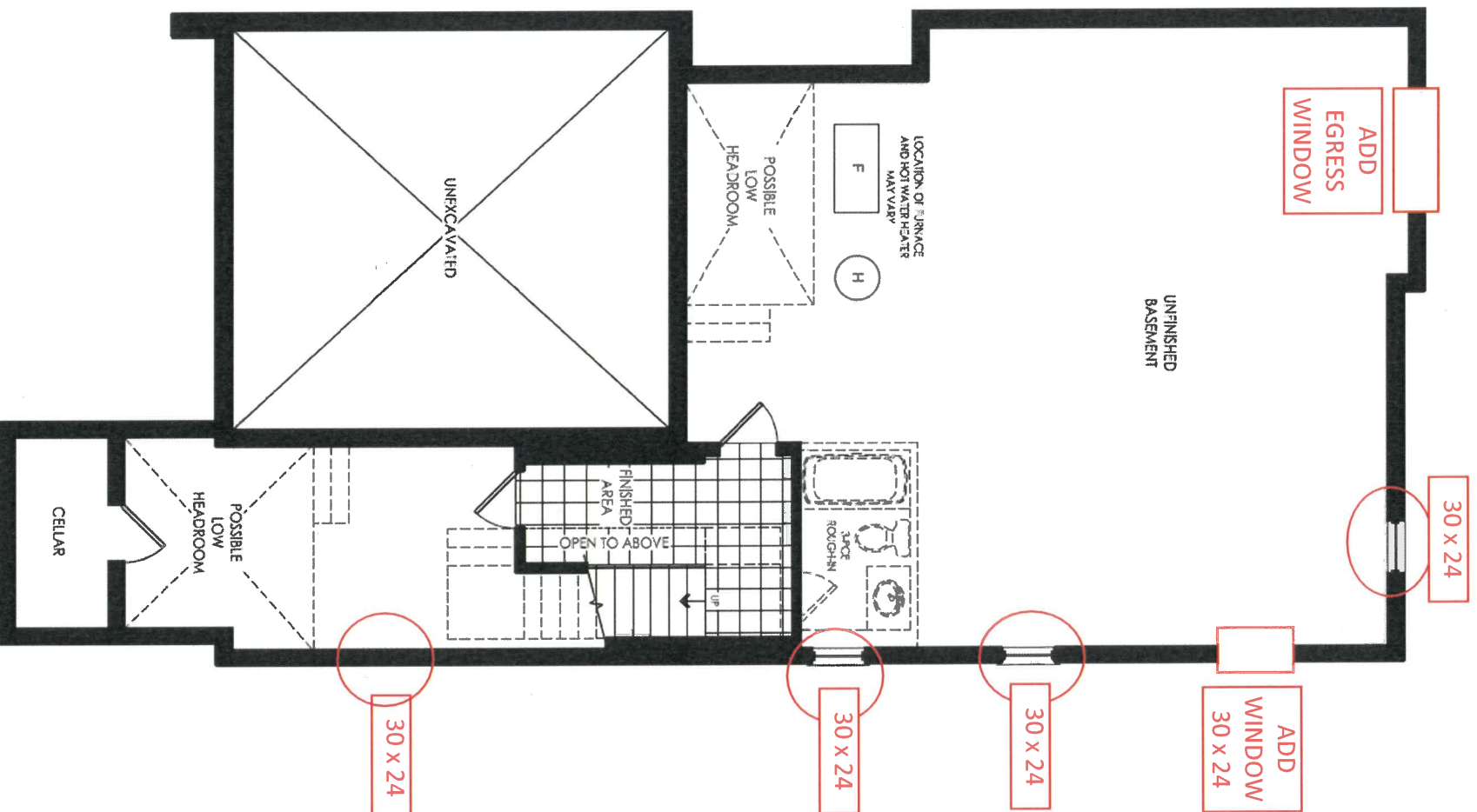
**Elevation A**  
Second Floor



**Elevation B**  
Second Floor

**LOT 10**

**BRAMPTON**  
**Valley 36-02**



**Elevation A & B**  
Basement

**LOT 10**

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.

AS

**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.**

AS

**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.

AS

**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'.

AS

**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.

AS

**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.

AS

**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.

AS

**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.**

AS

**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.

AS

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 11/10/20

SITE BRAMPTON

LOT 10

221 North Rivermede Road, Concord, Ontario L4K 3N7 \* T: (905) 738-7010 F: (905) 738-5948



## 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.

OK. AS

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

BRICK/JOINT PATTERN INSTALLATION  
RELEASE FORM

\*Brick installation requires an additional charge and must be included on the extras if selected\*

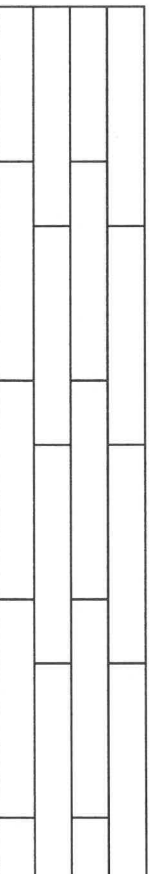
(Large tiles installation for floor and wall) – ¾ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed o= [n a ¾ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the ¾ brick installation that has been recommended.

LOCATIONS: X

*For you, floor, wall, main bath, stairwell, main hall.* (FLOORS)



Please understand, even in using this ¾ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

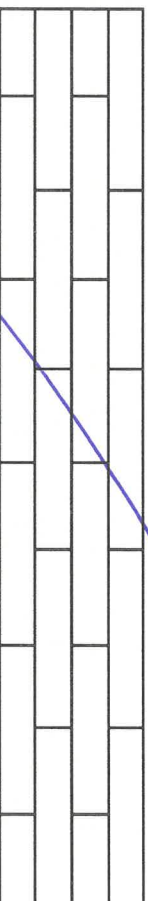
Homeowner(s) Initial

*AS*

(Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.

LOCATIONS: \_\_\_\_\_



Homeowner(s) Initial

BRAMPTON

DATE *March 30/21*

SITE \_\_\_\_\_

LOT *10*

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:

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

- RANGE ☐ 36" ☐ 48" ☐ Gas ☐ Induction
- (Spec's Required) ☐ 36" ☐ 48" ☐ Gas ☐ Induction
- \*\*Larger CFM may be required with these appliances\*\*
- \*hood fan opening to be the same as the stove
- ☐ Cooktop (Apron front) ☐ Cooktop (Drop-in)
- \*\*Countertop Cut-out charge required for cooktop

- HOOD FAN & VENT ☐ Under Cabinet (Standard) ☒ 6 Inch (Standard)
- (Spec's Required) ☐ Chimney (centre vent) ☐ 8 Inch
- ☐ Insert / Liner ☐ 10 Inch

- WALL OVEN & MICRO ☐ Single Oven ☐ Warming Drawer
- (Spec's Required) ☐ Double Oven ☐ Over the Range Microwave
- ☐ Steam Oven ☐ Built-in Microwave (\*trim kit required)

BRAMPTON

DATE 12/11/20

SITE

LOT 10

\*\* 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

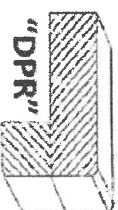


Stone Countertop Edge Profiles

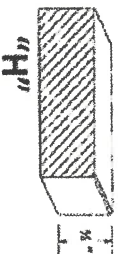
\*\*Where applicable as per site specifications\*\*

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in  
Kitchen



Standard Countertop Edge in  
Vanity



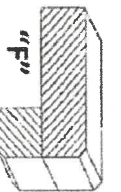
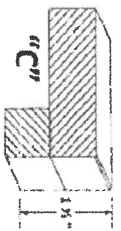
*Madeira*

Homeowner(s) Initial

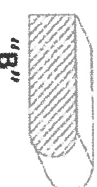
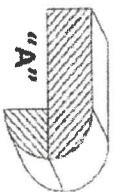
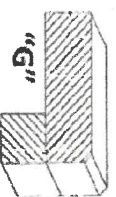
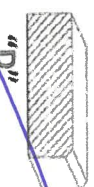
*AS*

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

Optional Edge in Kitchen



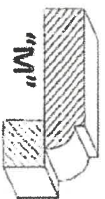
Optional Edge in Bathroom



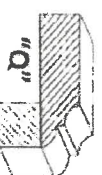
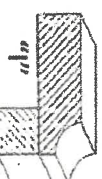
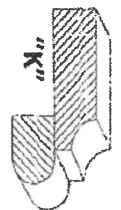
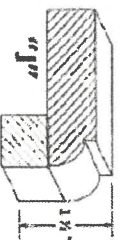
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

*11/10/2021*

SITE

**BRAMPTON**

LOT

*D*