



CONSTRUCTION SUMMARY OF EXTRAS


Printed 2021-06-03 / 2:13 PM / Page 1 of 1

Site: BROOKLIN NOW TOWNS
Lot: 4-22
Model: EXCITE TH-02
Purchaser: KEILON DIMAR WALLACE-FORD
Purchaser: 0
Phone: 647.400.7966
Email: 4KCORNER55@GMAIL.COM

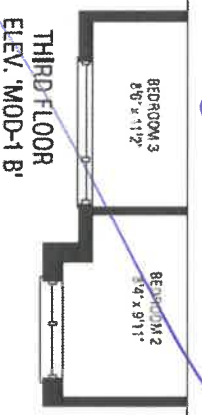
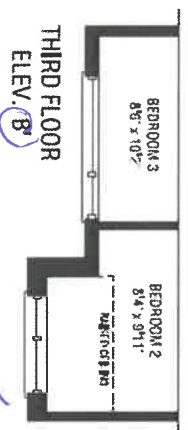
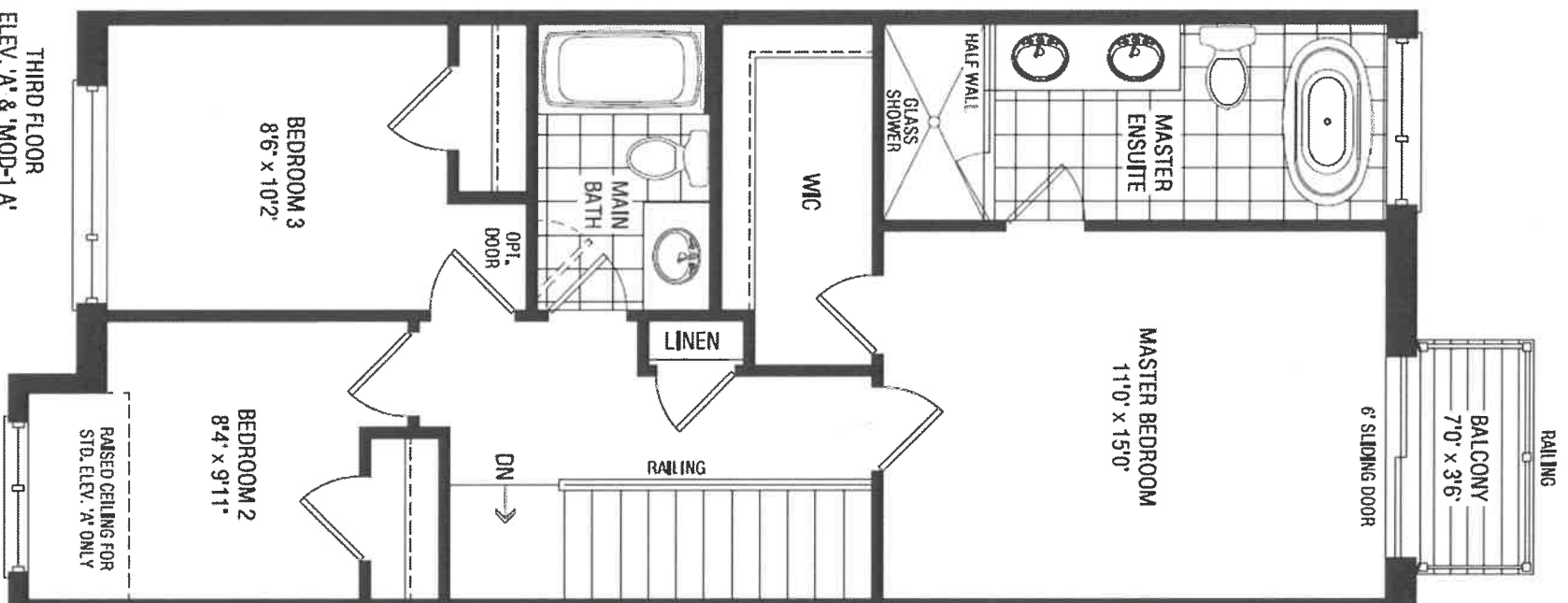


DESCRIPTION		DATE SELECTED
BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE FRONT LOAD WASHER & DRYER	INCLUDED IN APS	
BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS	
BONUS PACKAGE: AIR CONDITIONING UNIT	INCLUDED IN APS	
#1 KITCHEN COUNTER TOP - UP 2		22-Apr-21
#2 KITCHEN CABINETS- UP 2		22-Apr-21
#3 STAIN FOR STAIRS (2 FLIGHTS)		22-Apr-21
#4 HARDWOOD, MAIN FLOOR, GF REC ROOM, UPPER HALL AND NON TILED AREAS- UP 2		22-Apr-21
#5 KITCHEN- BACKSPLASH- UP 2		22-Apr-21
#6 WATERLINE TO FRIDGE		22-Apr-21
#7 Move existing washer, dryer and tub into the unfinished basement from the ground floor. Laundry room space on ground floor is to remain finished with standard plumbing roughins. Laundry in basement area will remain unfinished		22-Apr-21

ENTRANCES				
Main Foyer - FLOORING		LOFT ASH 12 X 24		
Mudroom - FLOORING		LOFT ASH 12 X 24	✓	
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL WHITE OAK 5" ORACLE- UP 2		
Breakfast - FLOORING		NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL WHITE OAK 5" ORACLE- UP 2		
Kitchen - CABINETS		SHAKER MDF STONE GREY- UP 1		
Island - CABINETS		SHAKER MDF STONE GREY- UP 1		
Servery - CABINETS		SHAKER MDF STONE GREY- UP 1		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		CARRARA WHITE QUARTZ- UP 2		
Island - COUNTERTOP		CARRARA WHITE QUARTZ- UP 2		
Kitchen - BACKSPLASH		ARTIC WHITE BRIGHT 4 X 16 - UP 2	STACKED	
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining Room - FLOORING		NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL WHITE OAK 5" ORACLE- UP 2		
Living Room - FLOORING		NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL WHITE OAK 5" ORACLE- UP 2		
Great Room - FLOORING		NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL WHITE OAK 5" ORACLE- UP 2		
Library / Den - FLOORING		NA		
Basement Rec Room - FLOORING		NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL WHITE OAK 5" ORACLE- UP 2		
STAIRS				
Railing Details - PICKETS		METAL BLACK SINGLE COLLAR W ALT PLAIN- STD	✓	
Railing Details - POSTS		TURNED OAK POST-STD	✓	
Railing Details - HANDRAIL		OVAL OAK HANDRAIL- STD		
Stair Stain - MAIN STAIRS		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE	✓	
Stair Stain - BASEMENT STAIRS (if applicable)		NA		
Stair Stain - SERVICE STAIRS (if applicable)		NA		
POWDER ROOM				
GF- Powder Room - FLOORING		LIVORNO 18 X 18		
Powder Room - CABINETS		NA		
SF- Powder Room - FLOORING		LIVORNO 18 X 18		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL WHITE OAK 5" ORACLE- UP 2		
Master Bedroom - FLOORING		T03 OPENING NIGHT		
Bedroom 2 - FLOORING		T03 OPENING NIGHT		
Bedroom 3 - FLOORING		T03 OPENING NIGHT	✓	
Bedroom 4 - FLOORING		NA		
Bedroom 5 - FLOORING		NA		
Master Ensuite - FLOORING		VERSAL GRIS 18 X 18		
Master Ensuite - SHOWER WALL		VERSAL GRIS 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		H800BC		
Master Ensuite - COUNTERTOP		1890K-22 SERRANIA		
Master Ensuite - SINK(s)	STD	Master Ensuite - FAUCET(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 <u>PRIOR</u> to installation.		LOT 4-22- BROOKLIN		
PAGE 1 OF 2		PURCHASER INITIALS	VENDOR APPROVAL	

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		EURO BLACKWOOD							
Main Bath - HANDLES/KNOBS		H800BC							
Main Bath - COUNTERTOP		5001K-07 PEARL SEQUOIA							
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		LOFT ASH 12 X 24		/		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		WARM GREY							
FIREPLACE									
Location / Insert / Mantle		NA							
ACCESSORIES									
Mirrors		YES				BATH ACCESSORIES		YES	
APPLIANCE REQUIREMENTS									
GAS LINE TO BBQ		STD				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		STD				ELECTRICAL for Bar Fridge		DECLINED	
WATERLINE to Fridge		YES							
DISCLAIMER									
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs						INITIALS			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.						[Signature]			
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 4-22 BROOKLIN							
PURCHASER(S):		KEILON DIMAR WALLACE-FORD							
HOME #/CELL #		647.400.7966							
EMAIL:		4KCORNER55@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		[Signature]		PURCHASER SIGNATURE		[Signature]	
		PURCHASER SIGNATURE		[Signature]		PURCHASER SIGNATURE		[Signature]	
		DÉCOR CONSULTANT		[Signature]		DÉCOR CONSULTANT		[Signature]	
PAGE 2 OF 2		Vendor APPROVAL		[Signature]		Vendor APPROVAL		[Signature]	

Brooklin NOW Towns
EXCITE TH-02

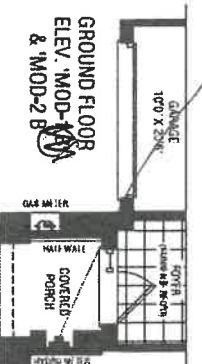
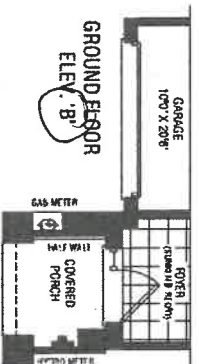
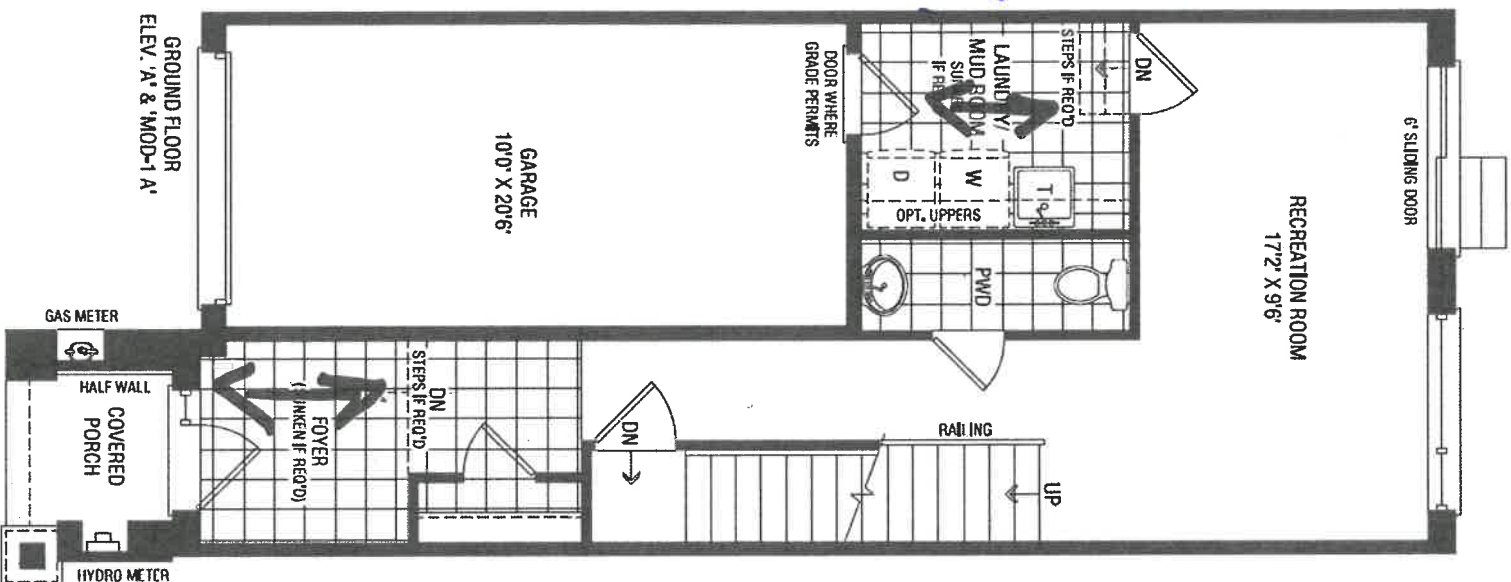


Lot 4-22
Apr. 22/21

APR

Brooklin NOW Towns EXCITE TH-02

Landing washer
Dwgs to be
relocated to
unfinished
plumbing to
remain.
(see basement
plan)

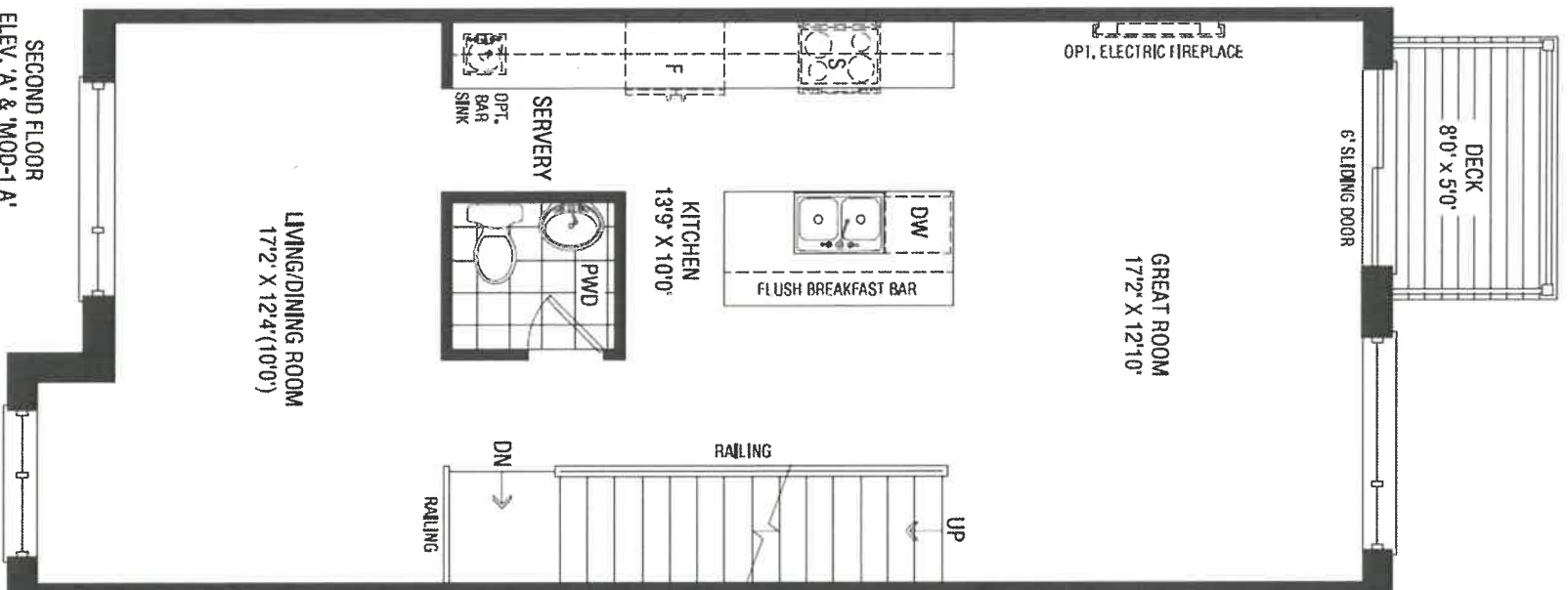


Now
TILE
divercher
12x24

Lot 4-22
Apr. 22/21

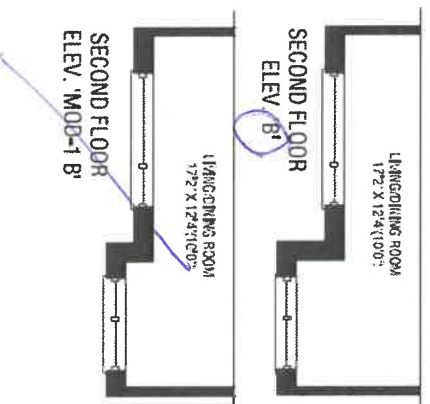
Brooklin NOW Towns

EXCITE TH-02

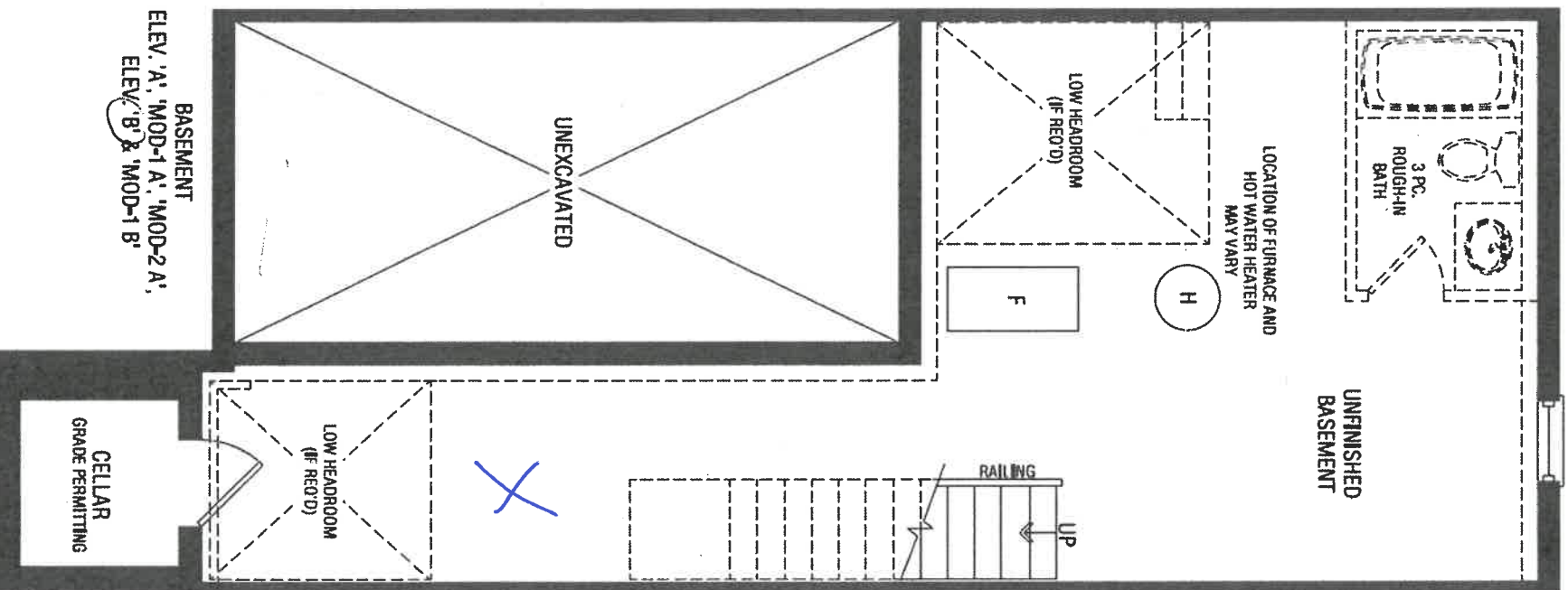


APR

let 4-22
Apr. 22/21



Brooklin NOW Towns EXCITE TH-02



BASEMENT
ELEV. A, 'MOD-1 A', 'MOD-2 A',
ELEV. B' & 'MOD-1 B'

laundry - washer & dryer to be relocated to here, remains unfinished. if possible to relocate to this spot *

[Handwritten signature]

lot 4-22
Apr. 22/21

CLIENT NAME: ZANCOR HOMES
SHIP TO: BROOKVALLEY TOWNS

PH:
CELL:

DRAFTED BY: FERNANDA
COMMENT

P/O#

JOB NUMBER

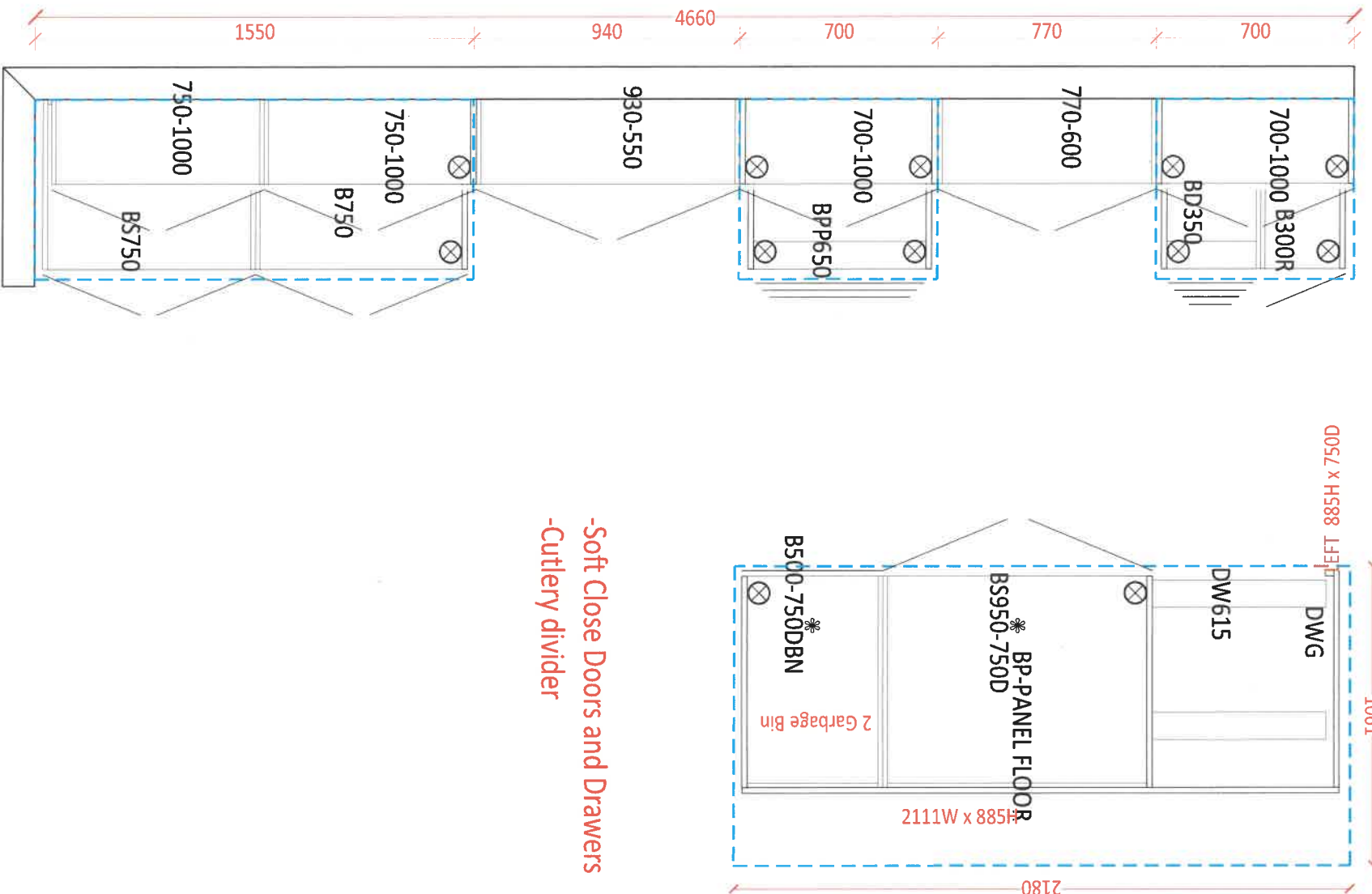
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PAGE

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TH-02
KITCHEN ELEV. A & B
CORNER UPGRADE

Lot 4-22
Apr-22/21



- Soft Close Doors and Drawers
- Cutlery divider



DATE SUBMITTED
30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALLEY TOWNS

DRAFTED BY: FERNANDA
COMMENT

PH:
CELL :

P/O #

OB NUMBER

INSTALL DATE:

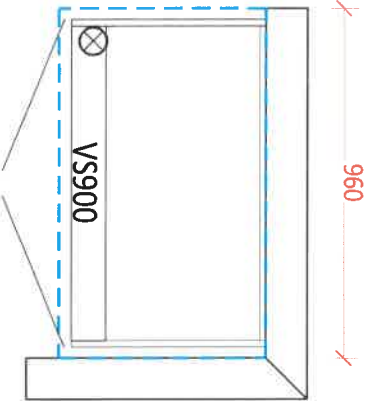
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TH-02
STANDARD VANITIES ELEV A & B
CORNER UPGRADE

MAIN

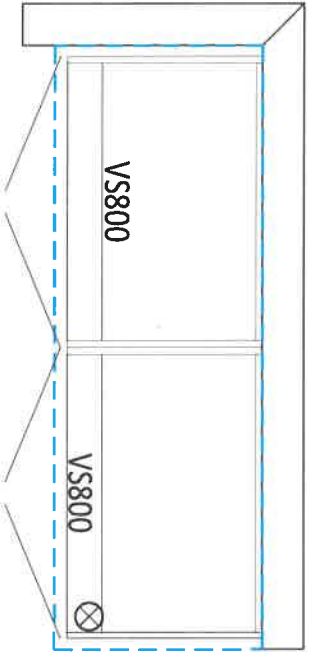
Lot 4-22
Apr. 22/21



MASTER ENSUITE

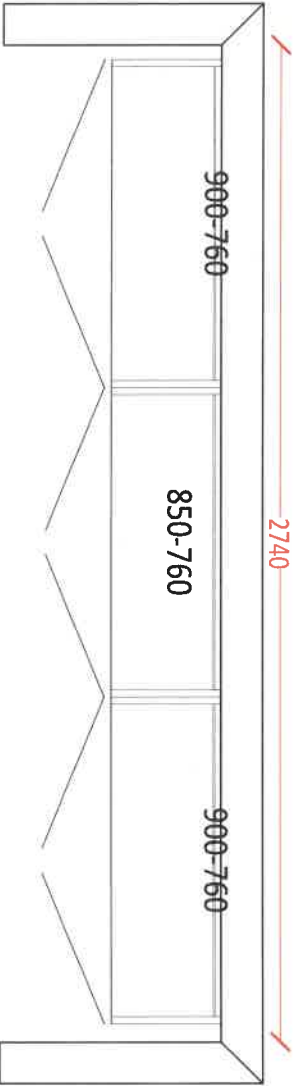
1660

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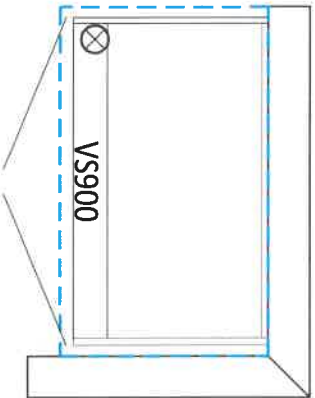
OPT. LAUNDRY UPPERS

2740



OPT. BASEMENT BATH

960





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:

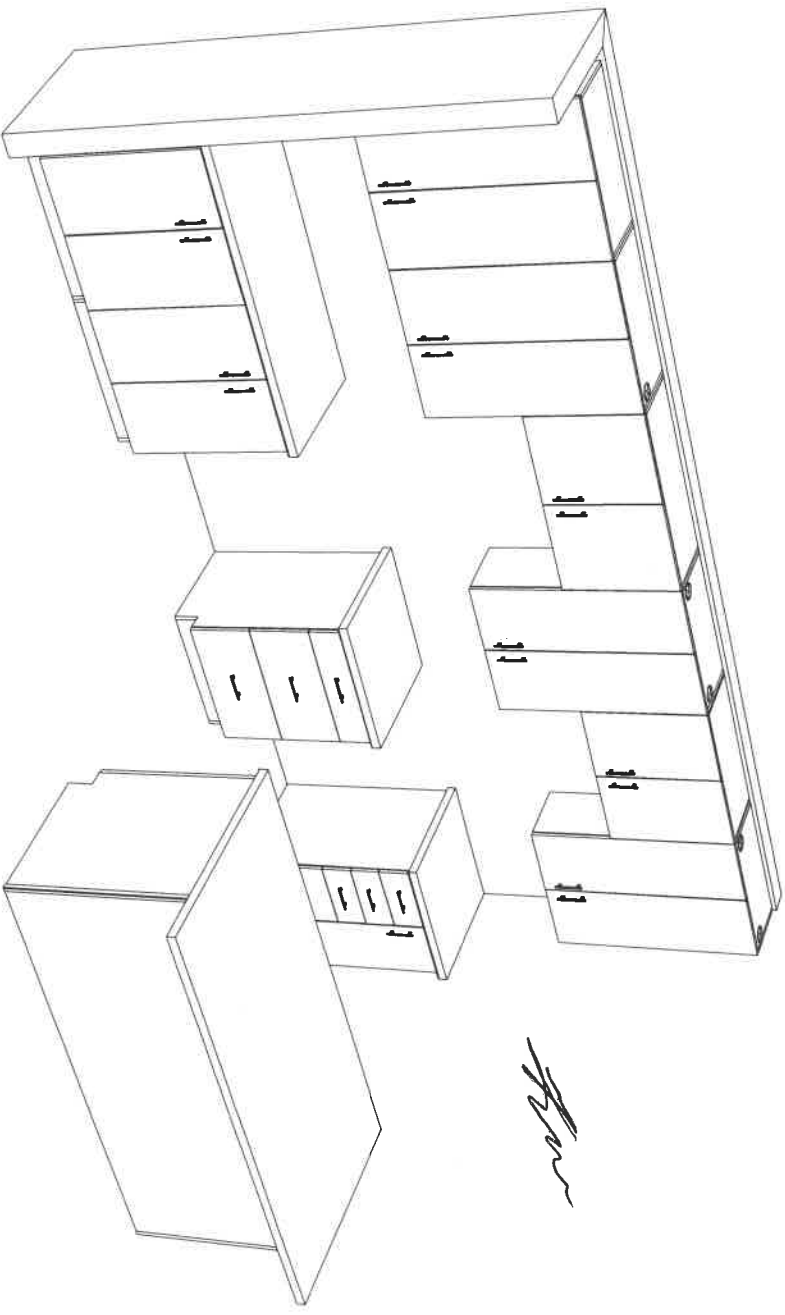
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TH-02

KITCHEN 3D DRAWING

lot 4-22
Apr. 22/21



Standard Kitchen

HOME AUTOMATION
(Cable, CAT5, Telephone)

LOT / SITE: BROOKLIN TOWNS -

4-22

DATE: April 22/21

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 -

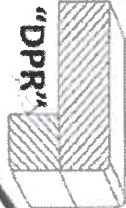
4-20

DATE:

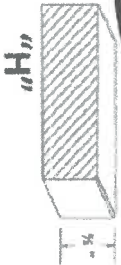
April 22/21

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge
in Kitchen



Standard Countertop Edge
in Vanity

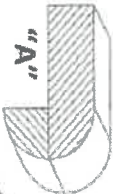
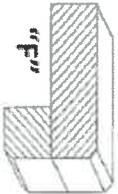
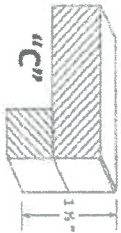


Homeowner(s) Initial

AM

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

Optional Edge in Kitchen



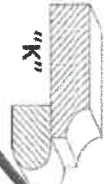
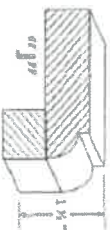
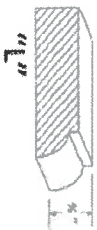
Optional Edge in Bathroom



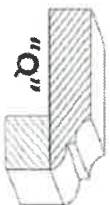
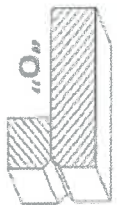
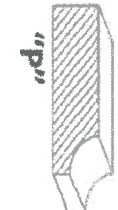
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

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

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 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"
- ▶ Hood Fan Opening 30"
- ▶ Hood Fan & Vent 6" with Under Cabinet Hood
- ▶ Dishwasher Opening 24"

Accepts Standard
Openings **Initial

SM

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

**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 The Range Microwave (OTR)
- ☐ Built-In Microwave **Trim Kit required **electrical required & sold separately

DATE

SITE

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.

ZANCOR

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.

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.

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 Nov 1 22/21

SITE BROOKLIN TOWNS

LOT 4-22