

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2021-05-19 / 3:54 PM / Page 1 of 1

Site:  
Lot:  
Model:  
Purchaser:  
Purchaser:  
Phone:  
Email:

BROOKLIN NOW TOWNS  
5-27  
EXCITE TH-02 (A) CORNER  
ZIYAD TANWEER SYED  
0  
226-808-7933  
ZIYAD.SYED@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
	STRUCTURALS	
#1	FROSTED GLASS ON SIDE LITES BESIDE THE FRONT DOOR	FEB 24 2021
#2	SMOOTH CEILINGS ON MAIN FLOOR	FEB 24 2021
#3	SMOOTH CEILINGS ON SECOND FLOOR	FEB 24 2021
#4	SMOOTH CEILINGS ON THIRD FLOOR UPPER HALL ONLY	FEB 24 2021
#5	SOUND INSULATION FOR THE POWDER ROOM ON THE SECOND FLOOR	FEB 24 2021
#6	GARAGE DOOR OPENER *INCLUDES 2 REMOTES, 1 STATIONARY BELL, REVERSE PHOTO CELL & KEYPAD	FEB 24 2021
#7	SHOWER NICHE IN THE MASTER ENSUITE 18 INCHES WIDE BY 14 INCHES HIGH	FEB 24 2021
#8	LAUNDRY ROOM - ADD FLOOR DRAIN, INCLUDE RUBBER MEMBRANE AND TILED BASEBOARD	FEB 24 2021
	COLOURS	
#1	STAIN FOR STAIRS/ RAILINGS, PICKETS, POST - COLOUR: ECLIPSE	14-Apr-21
#2	HARDWOOD MAIN FLOOR AND UPPER HALL, ALL NON TILED AREAS, EXCLUDING BEDROOMS- UPGRADE- 1	14-Apr-21
#3	UNDERPAD- BEDROOMS- MASTER BEDROOM, 2 AND 3- UP 1	14-Apr-21
#4	RAILINGS - UPGRADE POST AND HANDRAIL	14-Apr-21
#5	KITCHEN PERIMETER AND ISLAND CABINETS- UP 1	14-Apr-21
#6	MAIN BATH CABINETS- UP 1	14-Apr-21
#7	MASTER BATH SINK- 4220- CY--RECTANGLE QTY 2	14-Apr-21
#8	MASTER AND MAIN BATH COUNTER TOP- UP 2 QUARTZ	14-Apr-21
#9	KITCHEN PERIMETER AND ISLAND COUNTER TOP- UP 2	14-Apr-21
#10	FOYER TILES- UP4- INSTALL BRICKED PATTERN	14-Apr-21
#11	GF- POWDER ROOM TILES- UP4 INSTALL BRICKED PATTERN	14-Apr-21
#12	BACKSLASH KITCHEN- UP5	14-Apr-21
#13	SF- POWDER ROOM TILES- UP4- INSTALL BRICKED PATTERN	14-Apr-21
#14	MASTER ENSUITE FLOOR TILES- UP4- INSTALL BRICKED PATTERN	14-Apr-21
#15	MAIN BATH FLOOR TILES- UP4- INSTALL BRICKED PATTERN	14-Apr-21
#16	MASTER ENSUITE WALL TILE- UP4- STACKED HORIZONTAL	14-Apr-21
#17	MASTER ENSUITE SHOWER FLOOR TILES- MARBLE- UP2	14-Apr-21
#18	MAIN BATH WALL TILE- UP 4- STACKED HORIZONTAL	14-Apr-21

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP		
SF - Kitchen	NIKI 1 MATRIX LARICE BIANCO - UP1	H800BC	CARRARA WHITE QUARTZ- UP2		
SF - Island	NIKI 1 MATRIX LARICE BIANCO - UP1	H800BC	CARRARA WHITE QUARTZ- UP2		
SF - Servery	NA		NA		
SF - Powder Room	NA	NA	NA		
TF - Master Ensuite	OLMO CARISMA - COMFORT HEIGHT	K110C	CARRARA WHITE QUARTZ- UP 2		
TF - Main Bath	EURO MYSTIQUE HIGH GLOSS- UP1	K300BC	BLANCO PURE QUARTZ- UP 2		
GF - Powder Room	NA		NA		
GF - Mud Room / Laundry	NA		NA		
TILES					
GF - Foyer	TIMELESS WHITE POLISHED 12 X 24- UP 4- BRICKED				
GF - Mud Room / Laundry	LIVORNO GRIS 18 X 18 - STD				
GF - Powder Room	TIMELESS WHITE POLISHED 12 X 24- UP 4- BRICKED				
Kitchen Backsplash	MARBLE ORIENTIAL WHITE 2 X 4 - UP 5				
SF - Powder Room	TIMELESS WHITE POLISHED 12 X 24- UP4 - BRICKED				
SF - Kitchen	NORTHERN SOLID SAWN COLLECTION RED OAK 3 1/4" - ECLIPSE				
SF - Breakfast	NORTHERN SOLID SAWN COLLECTION RED OAK 3 1/4" - ECLIPSE				
TF - Master Ensuite Floor	TIMELESS WHITE POLISHED 12 X 24- UP 4- BRICKED				
TF - Master Ensuite Wall	TIMELESS WHITE POLISHED 12 X 24- UP 4- STACKED HORIZONTAL				
TF - Master Ensuite Shower Floor	MARBLE ICEBURG 2 X 4- UP 2				
TF - Master Ensuite Shower Jamb	MARMOLINE SNOW				
TF - Main Bath Floor	TIMELESS WHITE POLISHED 12 X 24- UP 4- BRICKED				
TF - Main Bath Tub Wall	TIMELESS WHITE POLISHED 12 X 24- UP 4- STACKED HORIZONTAL				
HARDWOOD / CARPET					
GF - Rec Room/Hall/Landings	NORTHERN SOLID SAWN COLLECTION RED OAK 3 1/4" - ECLIPSE				
SF - Kitchen/Servery	NORTHERN SOLID SAWN COLLECTION RED OAK 3 1/4" - ECLIPSE				
SF - Great Room	NORTHERN SOLID SAWN COLLECTION RED OAK 3 1/4" - ECLIPSE				
Stain- Stairs	NORTHERN SOLID SAWN COLLECTION RED OAK 3 1/4" - ECLIPSE				
SF - Living / Dining	NORTHERN SOLID SAWN COLLECTION RED OAK 3 1/4" - ECLIPSE				
TF - Upper Hall	NORTHERN SOLID SAWN COLLECTION RED OAK 3 1/4" - ECLIPSE				
TF - Master Bedroom	OPENING NIGHT- COLOUR- T03 W/ UP1 UNDERPAD				
TF - Bedroom 2	OPENING NIGHT- COLOUR- T03 W/ UP1 UNDERPAD				
TF - Bedroom 3	OPENING NIGHT- COLOUR- T03 W/ UP1 UNDERPAD				
FIREPLACES					
LOCATION		N/A			
MIRRORS & ACCESSORIES			PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	NO		
Bathroom Accessories	DELETE	Location	NO		
Purchaser has reviewed the colour chart			SITE & LOT		
***FOR TRADE USE***			BROOKLIN NOW TOWNS		5-27
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.					
** PAGE 1 OF 2 **			Purchaser Initial	Vendor	



ZANCOR HOMES COLOUR CHART

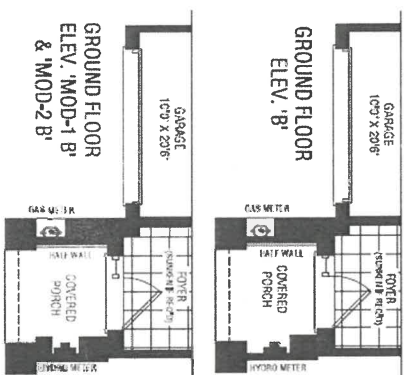
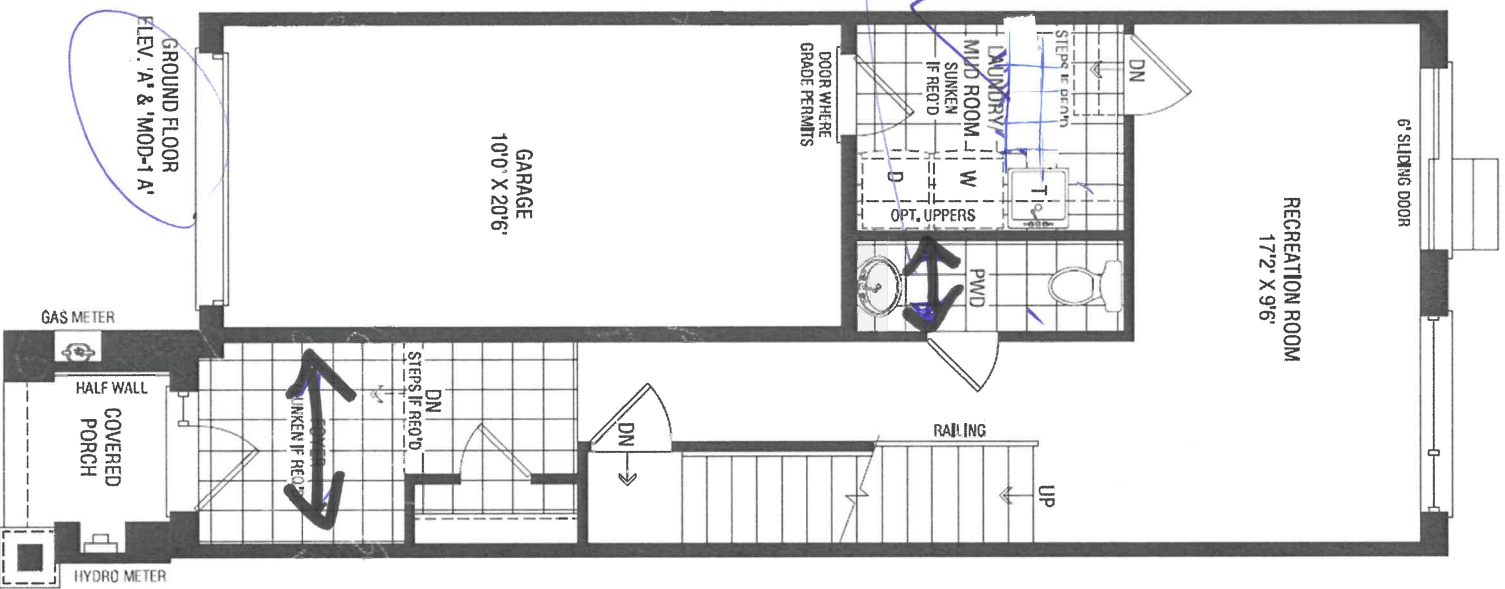
STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain (2 FLIGHTS):	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
(Railings) Picket Details:	METAL - SINGLE COLLAR WITH ALT PLAIN			
(Railings) Post Details:	UPGRADE TO 3 1/4" SQUARE OAK POST WITH BEVEL CORNERS			
(Railings) Handrail Details:	UPGRADE TO 2- 3/4" GROOVED OAK HANDRAIL			
TRIM				
Casing/Baseboards	STANDARD COLONIAL			
Interior Doors	STANDARD TWO PANEL			
Interior Door Hardware	STANDARD			
PAINT				
THROUGHOUT	BIRCH WHITE			
PLUMBING- UPGRADES TO BE DETAILED ON PES				
	FIXTURES	FAUCETS	NOTES	
GF - Powder room	STANDARD	STANDARD		
GF - Laundry	STANDARD	STANDARD		
SF - Kitchen	STANDARD	STANDARD		
SF - Opt. Bar Sink	N/A			
SF - Powder room	N/A			
TF - Master Ensuite	UNDERMOUNT	STANDARD	4220-C1Y ( QTY 2) RECTANGLE SINK	
TF - Main Bath	UNDERMOUNT	STANDARD	4220-C1Y - ( QTY 1) RECTANGLE SINK	
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	YES			
GAS LINE TO BBQ	YES - STANDARD			
WATERLINE to Fridge	YES			
Hood Fan Venting SIZE	6 INCH			
ELECTRICAL for Built-in Oven	NO			
ELECTRICAL for Built-in Micro / OTR	NO			
ELECTRICAL for Gas Stove / Cooktop	YES			
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:	BROOKLIN NOW TOWNS	LOT: 5-27		
PURCHASER(S):	ZIYAD TANWEER SYED		APR 1 2021	
	0			
HOME #/CELL #	226-808-7933			
EMAIL:				
	ZIYAD.SYED@GMAIL.COM		Purchaser Signature	
			Date	
			Purchaser Signature	
			Date	
			D�cor Consultant Signature	
			Date	
			Vendor Signature	
			Date	



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 NOW Towns  
EXCITE TH-02

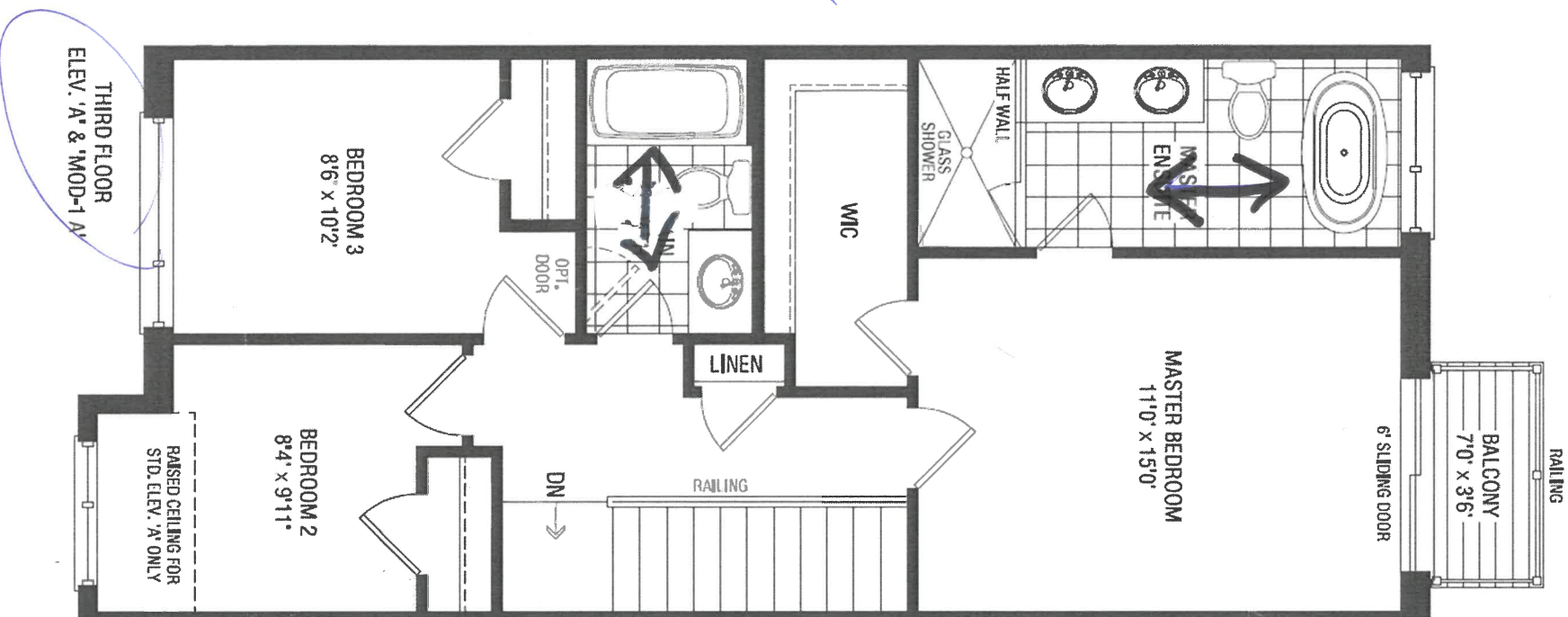
1st 5-27  
May 12/21



Tile direction

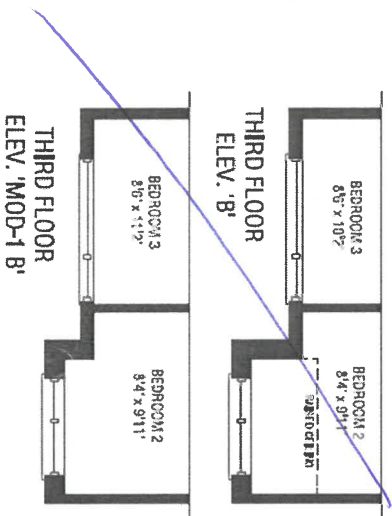
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Brooklin NOW Towns  
EXCITE TH-02



Tile  
Direction

1st 5-23  
May 12/21

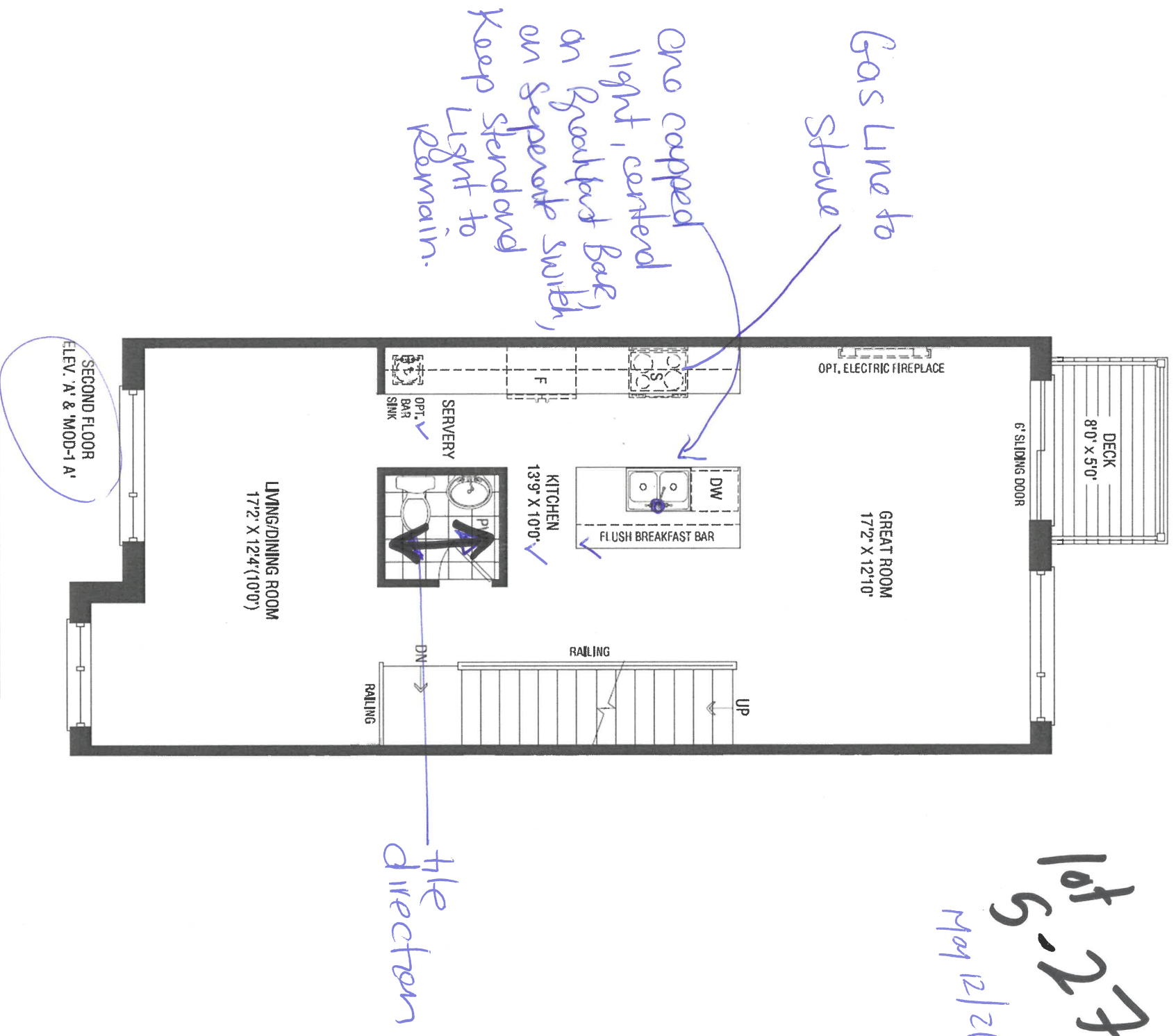


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# Brooklin NOW Towns

## EXCITE TH-02

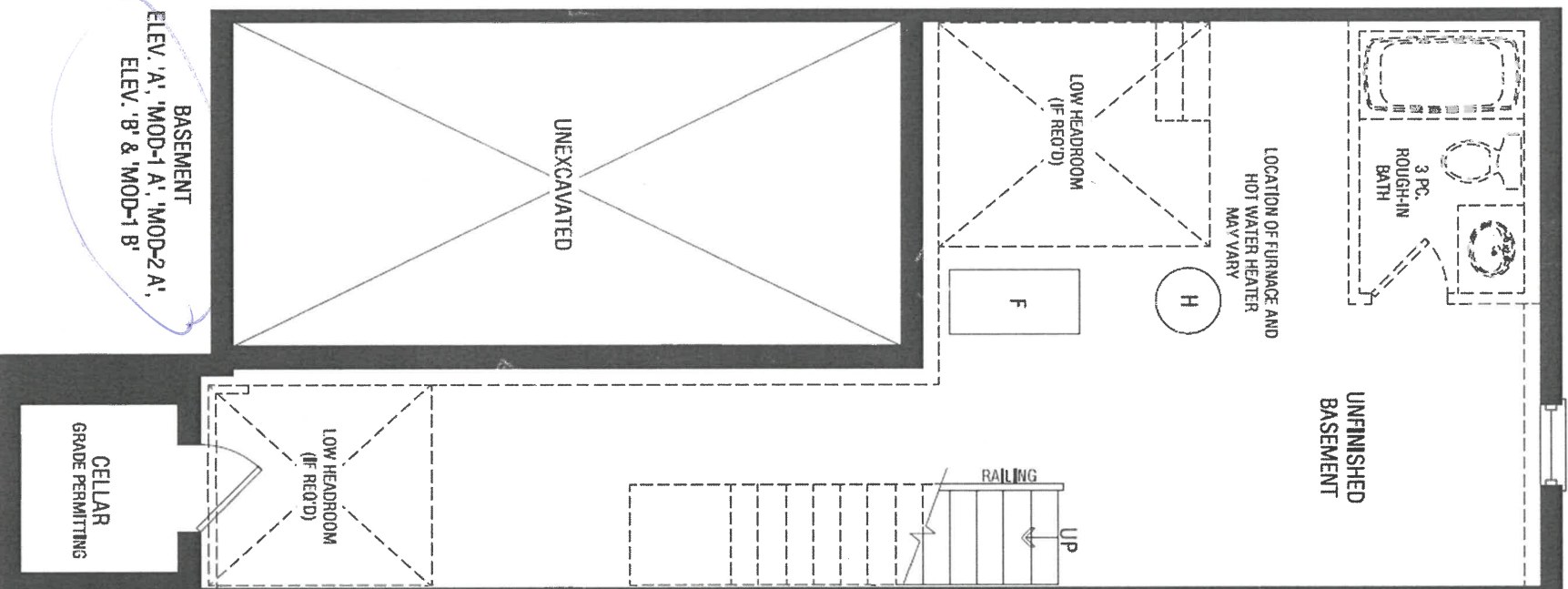
lot 5, 27  
May 12/21



11-11-21

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Brooklin NOW Towns  
EXCITE TH-02



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

105  
5.27  
May 12/21

X



CLIENT NAME: ZANCOR HOMES  
SHIP TO : BROOKVALLEY TOWNS

PH:  
CELL:

DRAFTED BY: FERNANDA  
COMMENT

P/O #

JOB NUMBER

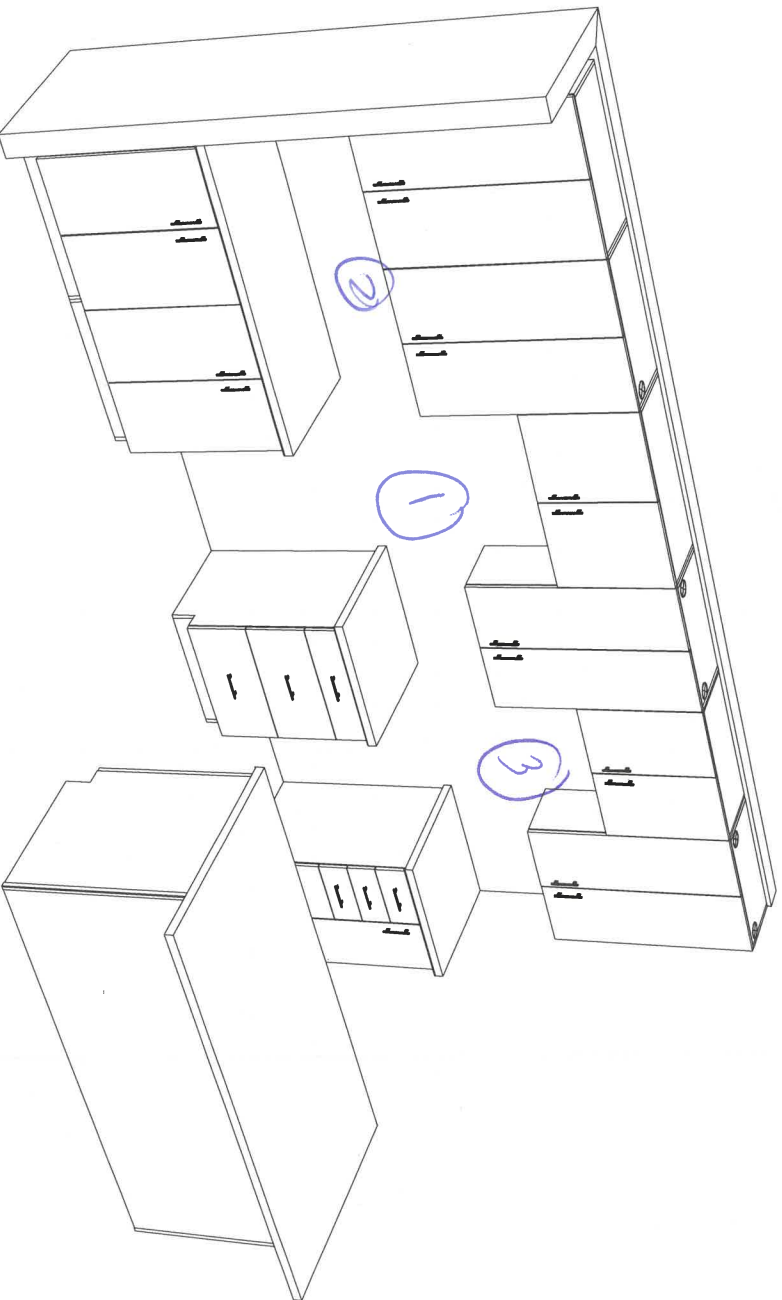
INSTALL DATE:

PAGE

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TH-02

KITCHEN 3D DRAWING



- ① Fridge enclosure.
- ② Rough-in light valance.
- ③ Gas Line to stove

Lot 5-27  
May 12/21

X





CLIENT NAME: ZANCOR HOMES  
SHIP TO : BROOKVALLEY TOWNS

JOB NUMBER

INSTALL DATE:

PH:

CELL :

PAGE

4 of 19

DRAFTED BY: FERNANDA

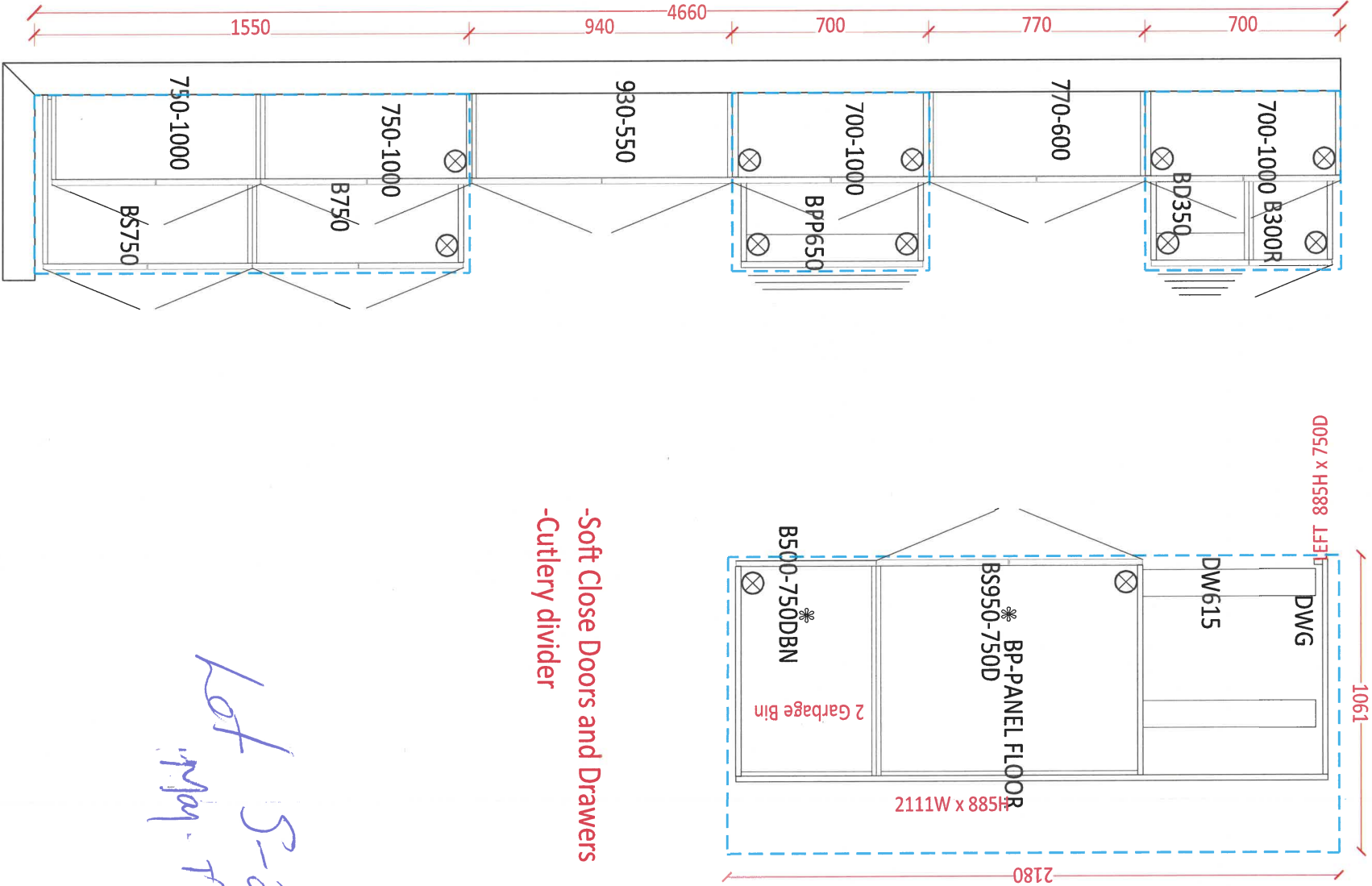
COMMENT

P/O #

DATE SUBMITTED

30 Mar 2021

TH-02  
KITCHEN ELEV. A & B  
CORNER UPGRADE



-Soft Close Doors and Drawers  
-Cutlery divider

Lot 5-27  
May 12/21

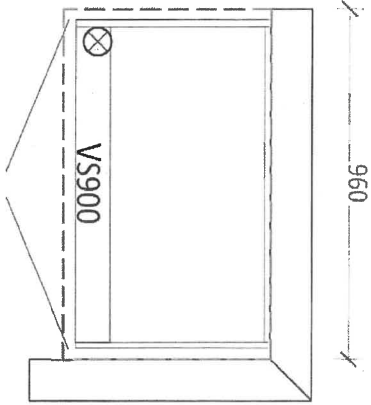
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09 Dec 2020

TH-02  
STANDARD VANITIES ELEV A & B  
CORNER UPGRADE

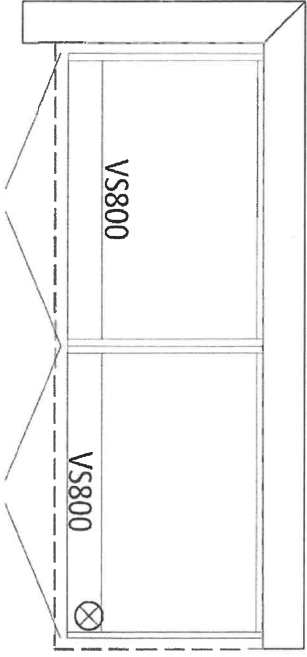
Lot 5-27  
May. 12/21

MAIN



MASTER ENSUITE

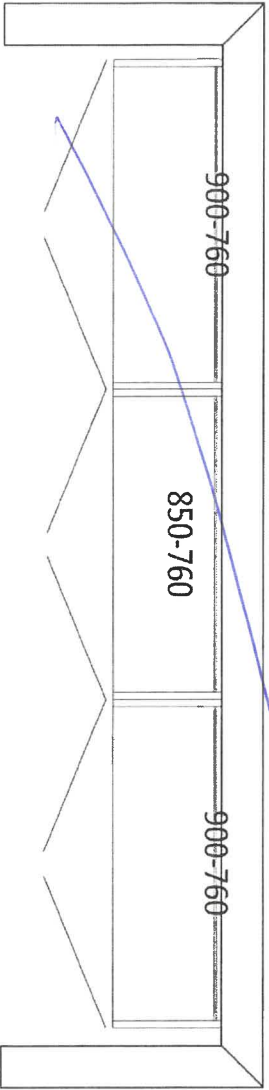
1660



Comfort  
Height

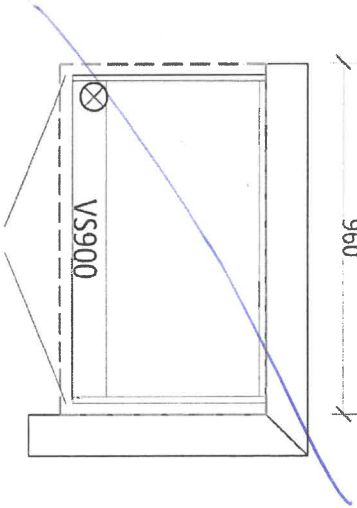
OPT. LAUNDRY UPPERS

2740



OPT. BASEMENT BATH

960



X

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 buidler.**

INITIAL

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

- RANGE ☐ 36" ☐ 48" ☐ 60" ☐ 66" ☐ 72" ☐ 78" ☐ 84" ☐ 90" ☐ 96" ☐ 102" ☐ 108" ☐ 114" ☐ 120"
- (Spec's Required) ☐ 48" ☐ 60" ☐ 66" ☐ 72" ☐ 78" ☐ 84" ☐ 90" ☐ 96" ☐ 102" ☐ 108" ☐ 114" ☐ 120"
- \*\*Larger CFM may be required with these appliances\*\*
- ☐ Induction ☐ Cooktop (Apron front) ☐ Cooktop (Dropin) ☐ Countertop Cut-out charge required for cooktop

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

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

DATE May 12 / 21 SITE 5-27 LOT Booklin

\*\* 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.



LOT / SITE: h-27 Koecklin

DATE: May-12/21

(Large tiles installation for floor and wall) – ¼ Brick

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 ¼ brick pattern, to try to avoid lippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.

LOCATIONS: Foyer, St Powder, GF powder, Masterensub, Main Bath


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

~~X~~

Homeowner(s) Initial

**(Small tile installation for walls) – ½ Brick**

**LOCATIONS:**

[illegible]

Homeowner(s) Initial

Stone Countertop Edge Profiles

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

Lot 5-27  
Mad 12/21

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in Kitchen



Standard Countertop Edge in Vanity

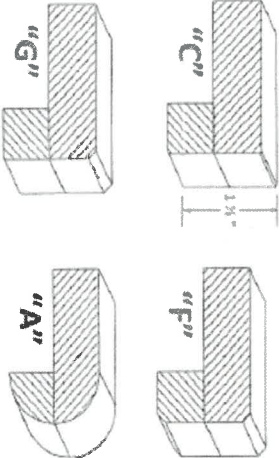


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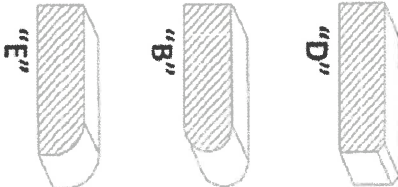
Homeowner(s) Initial

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

Optional Edge in Kitchen



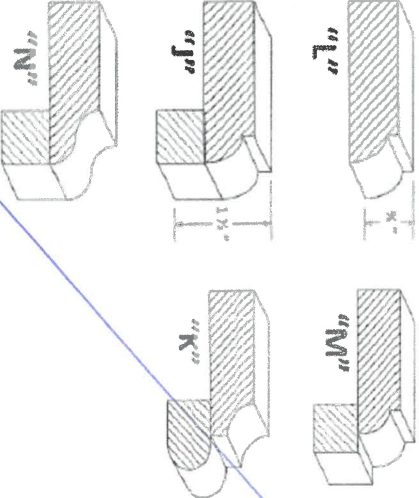
Optional Edge in Bathroom



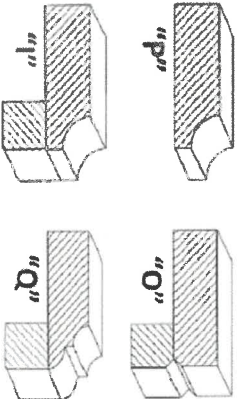
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

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 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 absorbcency 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

SITE

LOT