

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2021-10-05 / 9:52 AM / Page 1 of 1

Site: BROOKLIN NOW TOWNS

Lot: 5-33

Model: TH-03 END UNIT

Purchaser: RYAN MICHAEL IABONI

Purchaser: ALANA LOUELLA IABONI

Phone: 416-668-0522

Email: RYAN@RWM.CA / ALANA.IABONI@GMAIL.COM

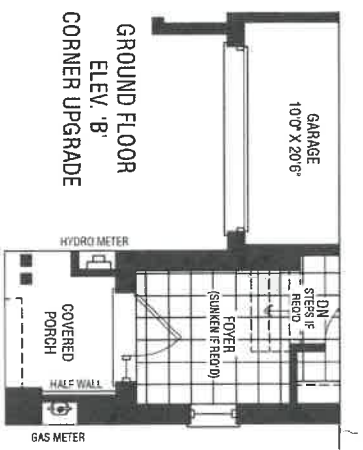
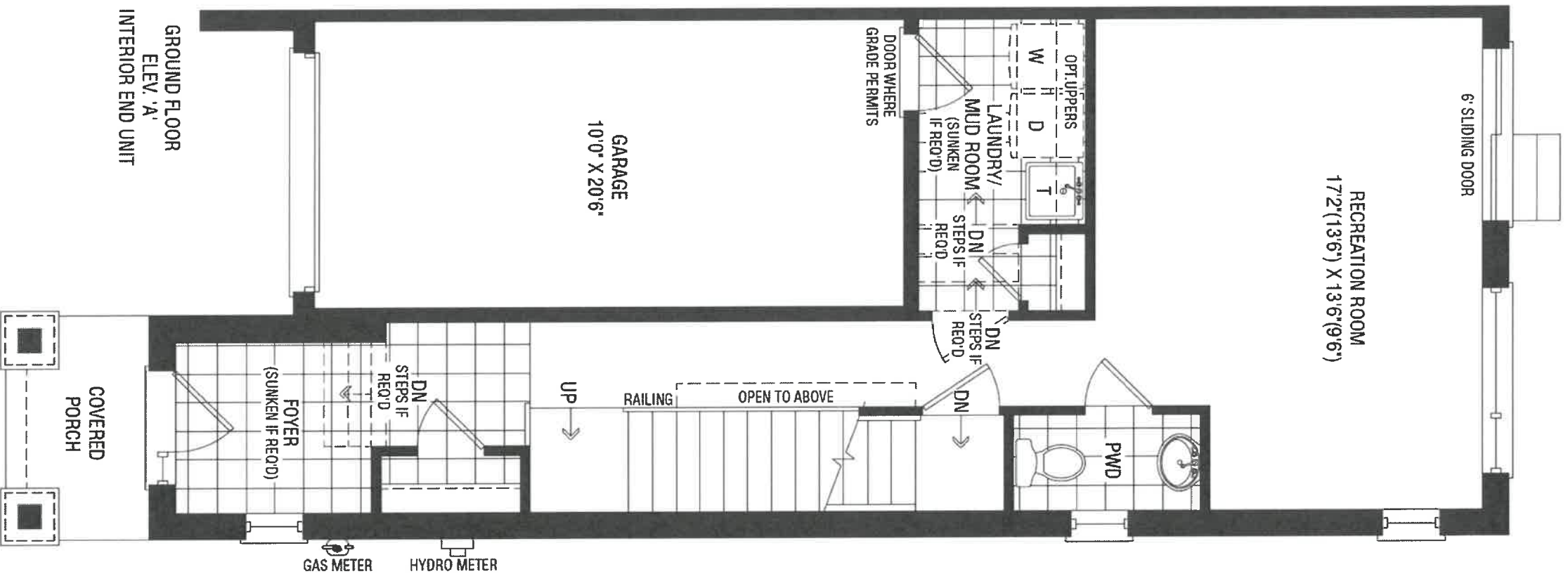


DESCRIPTION		DATE SELECTED
	BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE FRONT LOAD WASHER & DRYER	INCLUDED IN APS
	BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
	BONUS PACKAGE: AIR CONDITIONING UNIT	INCLUDED IN APS
#1	HARDWOOD - UPGRADE 1	SEPT 29 2021
#2	STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE (2 FLIGHTS)	SEPT 29 2021
#3	KITCHEN COUNTERTOP - UPGRADE 3	SEPT 29 2021
#4	KITCHEN - ADD BASE PIE CUT CORNER CABINET *RELOCATE GARBAGE PULL OUT TO THE ISLAND	SEPT 29 2021
#5	COUNTERTOPS - STONE IN MASTER ENSUITE, MAIN BATH & SECOND FLOOR POWDER	SEPT 29 2021
#6	KITCHEN - BLANCO SUPER SINGLE 401518	SEPT 29 2021
#7	TILES - REQUESTING THAT ON FLOORS AND WALLS - GROUT COLOUR TO BE AS LIGHT AS POSSIBLE	SEPT 29 2021
#8	TILES - REQUESTING THAT TILES TO BE INSTALLED AS CLOSE AS POSSIBLE (TIGHT JOINTS)	SEPT 29 2021

ENTRANCES				
Main Foyer - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK		
Mudroom - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK		
Side Hall - FLOORING		N/A		
Basement Foyer - FLOORING		N/A		
KITCHEN				
Kitchen - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" GOTHAM (PEARL) (1)		
Breakfast - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" GOTHAM (PEARL) (1)		
Kitchen - UPPER CABINETS		EURO LARICE BIANCO		
Kitchen - LOWER CABINETS		EURO LARICE BIANCO		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		EMERSTONE CALCATTIA GOLD (3)		
Island - COUNTERTOP		EMERSTONE CALCATTIA GOLD (3)		
Kitchen - BACKSPLASH		N/A		
Kitchen - SINK		UPGRADE - BLANCO SUPER SINGLE 401518		
Kitchen - FAUCET		STANDARD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining Room - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" GOTHAM (PEARL) (1)		
OPT. OFFICE - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" GOTHAM (PEARL) (1)		
Great Room - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" GOTHAM (PEARL) (1)		
Library / Den - FLOORING		N/A		
Basement Rec Room / HALL - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" GOTHAM (PEARL) (1)		
STAIRS				
Railing Details - PICKETS		STANDARD METAL BLACK - SINGLE COLLAR WITH ALT. PLAIN		
Railing Details - POSTS		STANDARD TURNED OAK		
Railing Details - HANDRAIL		STANDARD OVAL OAK		
Stair Stain - GOUND TO SECOND		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - SECOND TO THIRD		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE		
Stair Stain - SERVICE STAIRS (if applicable)		N/A		
POWDER ROOM				
Powder Room (GROUND) - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK		
Powder Room (SECOND) - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK		
Powder Room - CABINET / COUNTERTOP		EURO OLMOS CARISMA / EMERSTONE PURE (2)		
Powder Room - SINK		UPGRADE - OVAL UNDERMOUNT		
Powder Room - FAUCET		STANDARD		
2ND FLOOR				
Upper Hall - FLOORING		HARDWOOD - VINTAGE OAK 3-1/4" GOTHAM (PEARL) (1)		
Master Bedroom - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 2 - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 3 - FLOORING		CARPET - OPENING NIGHT COLOUR T20 w/STANDARD UNDERPAD		
Bedroom 4 - FLOORING		N/A		
Bedroom 5 - FLOORING		N/A		
Master Ensuite - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK		
Master Ensuite - SHOWER WALL		NEW BYZANTINE ASSURO 12 X 24 *VERTICAL STACKED		
Master Ensuite - SHOWER FLOOR		WHITE 2 X 2		
Master Ensuite - SHOWER JAMB		BIANCO CARRARA		
Master Ensuite - CABINETS		EURO HIGH GLOSS WHITE		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP				
Master Ensuite - SINK(s)		UPG - OVAL UNDERMOUNT	MARBLE - BLANCO LUNA (1)	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 <u>PRIOR</u> to installation.		BROOKLIN 5-33		
		PAGE 1 OF 2		
		PURCHASER INITIALS	VENDOR APPROVAL	

2ND FLOOR CONTINUED...											
Main Bath - FLOORING		NEW BYZANTINE ASSURO 12 X 24 *BRICK									
Main Bath - TUB / SHOWER WALL		NEW BYZANTINE ASSURO 12 X 24 *HORIZONTAL STACKED									
Main Bath - SHOWER FLOOR		N/A									
Main Bath - SHOWER JAMB		N/A									
Main Bath - CABINETS		EURO OLMO CARISMA									
Main Bath - HANDLES/KNOBS		H800BC									
Main Bath - COUNTERTOP		EMERSTONE PURE (2)									
Main Bath - SINK(s)		UPG - OVAL UNDERMOUNT		EMERSTONE PURE (2)				Main Bath - FAUCET(s)		STANDARD	
Shared Bath - FLOORING		N/A									
Shared Bath - TUB / SHOWER WALL		N/A									
Shared Bath - SHOWER FLOOR		N/A									
Shared Bath - SHOWER JAMB		N/A									
Shared Bath - CABINETS		N/A									
Shared Bath - HANDLES/KNOBS		N/A									
Shared Bath - COUNTERTOP		N/A									
Shared Bath - SINK(s)				Shared Bath - FAUCET(s)							
Ensuite Bath - FLOORING		N/A									
Ensuite Bath - TUB / SHOWER WALL		N/A									
Ensuite Bath - SHOWER FLOOR		N/A									
Ensuite Bath - SHOWER JAMB		N/A									
Ensuite Bath - CABINETS		N/A									
Ensuite Bath - HANDLES/KNOBS		N/A									
Ensuite Bath - COUNTERTOP		N/A									
Ensuite Bath - SINK(s)				Ensuite Bath - FAUCET(s)							
LAUNDRY											
Laundry - FLOORING		NEW BYZANTINE GREY 12 X 24 *BRICK		Laundry - HANDLES/KNOBS		N/A					
Laundry - CABINETS		N/A		Laundry - SINK		STANDARD					
Laundry - COUNTERTOP		N/A		Laundry - FAUCET		STANDARD					
Laundry - BACKSPLASH		N/A									
TRIM / PAINT											
Casing/Baseboards		STANDARD									
Interior Doors		STANDARD									
Interior Door Hardware		STANDARD									
PAINT - Throughout		COOL WHITE									
FIREPLACE											
Location / Insert / Mantle		N/A									
ACCESSORIES											
Mirrors		YES		BATH ACCESSORIES		DELETE					
APPLIANCE REQUIREMENTS											
GAS LINE TO BBQ		STANDARD		ELECTRICAL for Built-in Oven		N/A					
GAS LINE & ELECTRICAL TO STOVE		NO		ELECTRICAL for Built-in Micro		N/A					
GAS LINE & ELECTRICAL TO DRYER		NO		ELECTRICAL for Cooktop		N/A					
HOOD FAN VENT SIZE		6 INCH		ELECTRICAL for Bar Fridge		N/A					
WATERLINE to Fridge		NO									
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/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:		BROOKLIN LOT 5-33									
PURCHASER(S):		RYAN MICHAEL IABONI									
PURCHASER(S):		ALANA LOUELLA IABONI									
CONTACT:		416-668-0522		RYAN@RWM.CA / ALANA.IABONI@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.											
ZANCOR HOMES		PURCHASER SIGNATURE		PURCHASER SIGNATURE		SIMONE					
		DÉCOR CONSULTANT		DÉCOR CONSULTANT							
PAGE 2 OF 2		Vendor APPROVAL		Vendor APPROVAL							

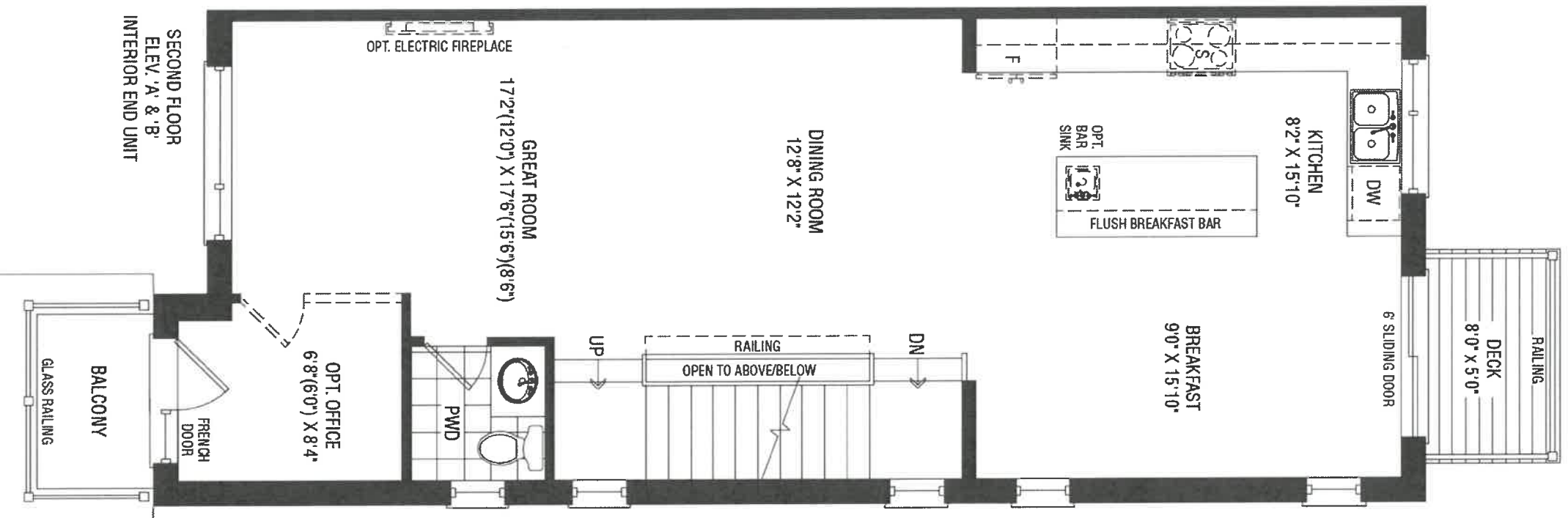
INSPIRE TH-03



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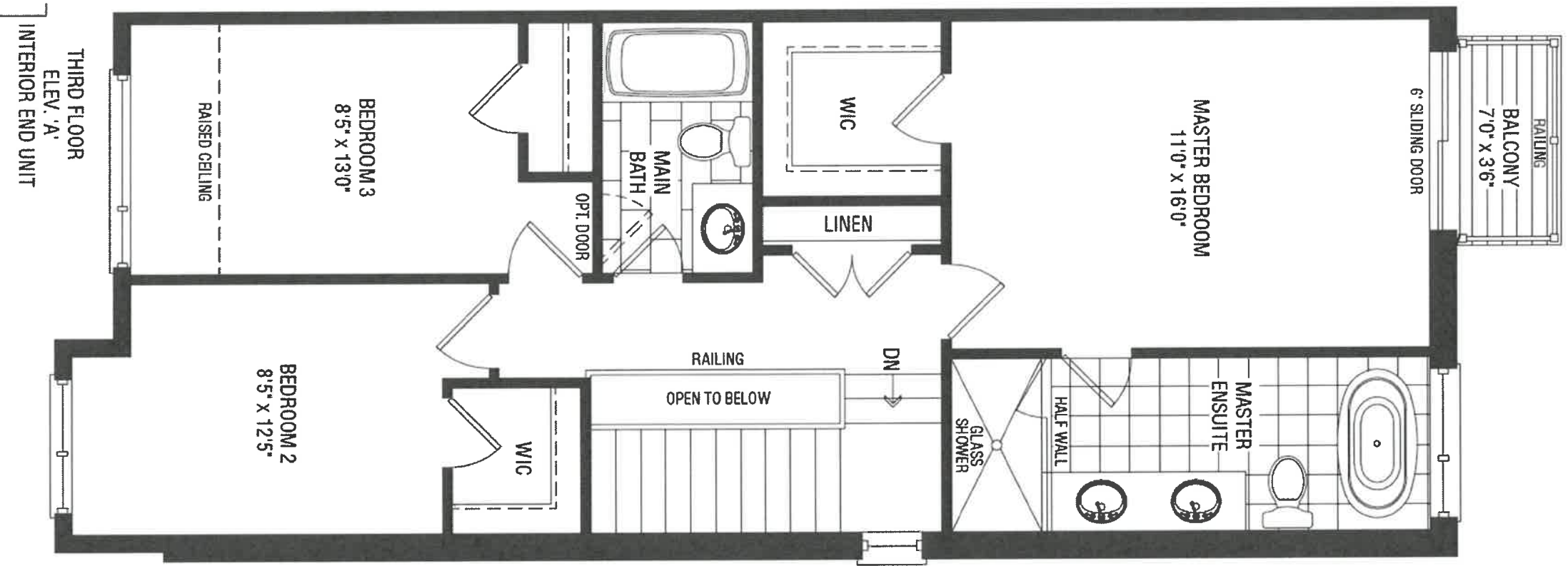
5-33

INSPIRE TH-03



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INSPIRE TH-03



Handwritten signature and initials.

5-33



DATE SUBMITTED
30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALLEY TOWNS

JOB NUMBER

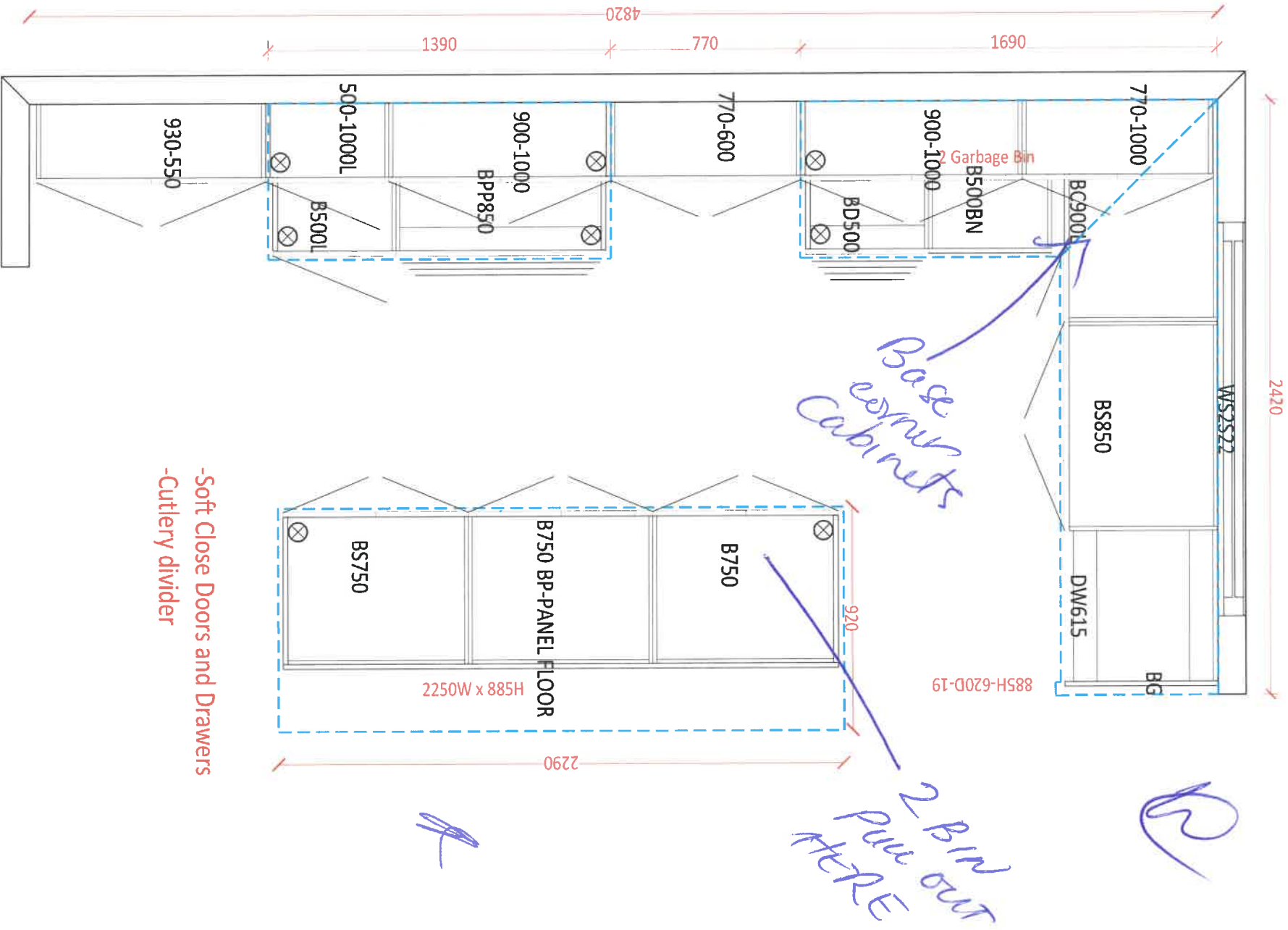
INSTALL DATE:

DRAFTED BY: FERNANDA
PH:
CELL:

P/O #

PAGE
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INTERIOR END
TH-03
KITCHEN ELEV. A & B
~~CORNER UPGRADE~~





DATE SUBMITTED
30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALLEY TOWNS

PH:
CELL :

DRAFTED BY: FERNANDA
COMMENT

P/O #

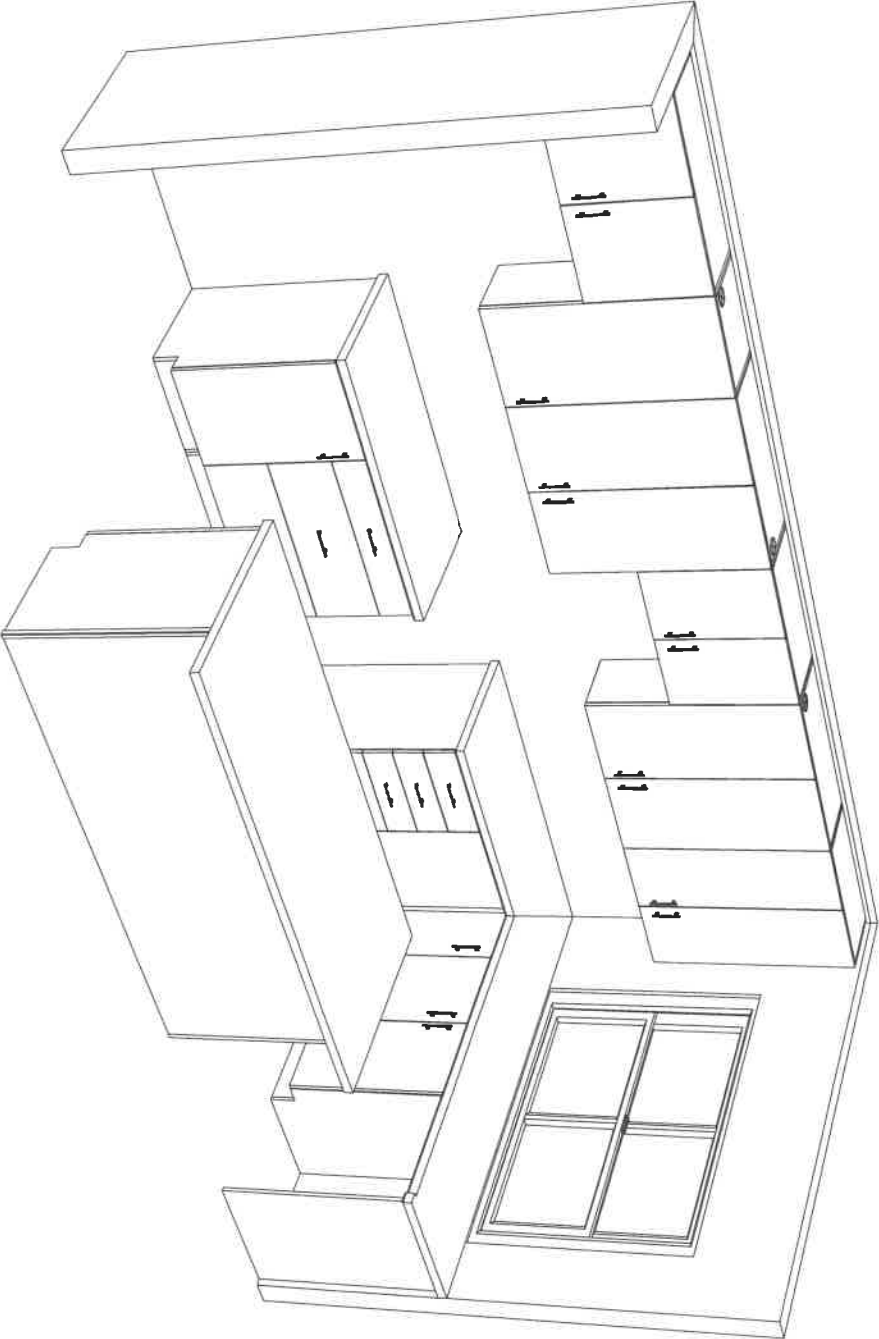
JOB NUMBER

INSTALL DATE:

PAGE

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TH-03
KITCHEN 3D DRAWING



5-33



DATE SUBMITTED
30 Mar 2021

CLIENT NAME: ZANCOR HOMES
SHIP TO : BROOKVALLEY TOWNS

DRAFTED BY: FERNANDA
COMMENT

PH:
CELL :

P/O #

JOB NUMBER

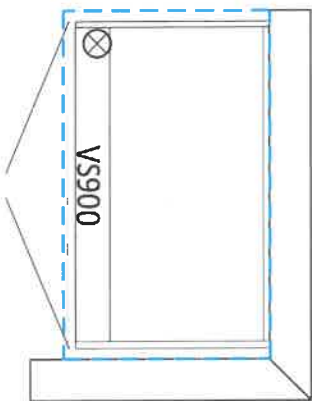
INSTALL DATE:

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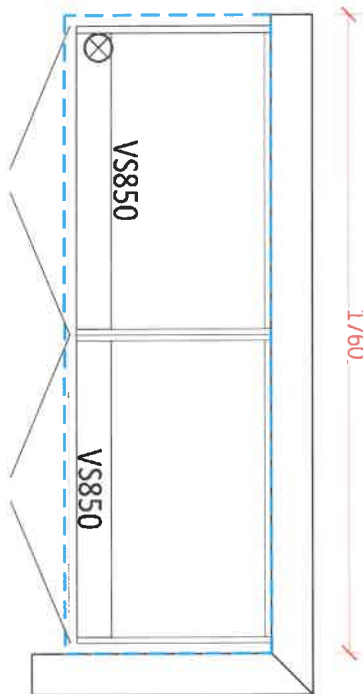
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TH-03
STANDARD VANITIES ELEV A & B
CORNER UPGRADE

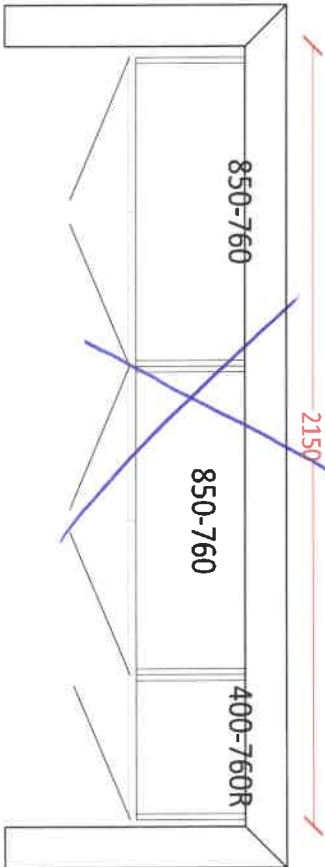
MAIN
960



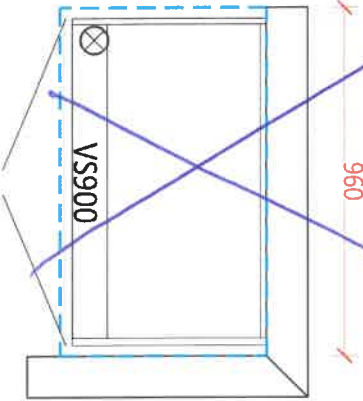
MASTER ENSUITE
1760



OPT. LAUNDRY UPPERS
2150



OPT. BASEMENT BATH
960



5-33

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

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

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

DATE Sept 29/21

SITE

BROOKLIN

LOT

5-33

**** 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.

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 in 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, TARION and/or the Builder in relation to the matter. ****SEE COLOUR CHART FOR LOCATIONS****

DATE	SITE	LOT
Sept 29/21	BROOKLIN	5-33

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, 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
Location: 8601 Jane Street
 Concord, Ont 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 at the Vendor's discretion.

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

DATE

SITE

LOT

Sept 20/21

BROOKLIN

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BRICK/JOINT PATTERN INSTALLATION RELEASE FORM

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

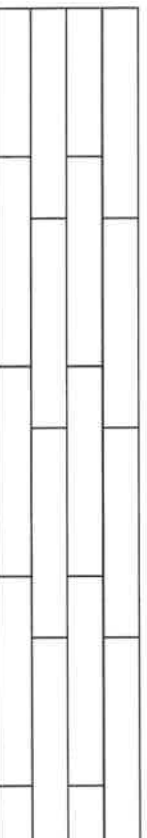
(Large tiles installation for floor and wall) – ¾ Brick

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 on a ¾ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¾ brick installation that has been recommended.

LOCATIONS:

ALL FLOOR TILES



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

[Handwritten initials]

(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

DATE

Sept 29/21

SITE

BROOKLIN

LOT

5-33

Stone Countertop Edge Profiles

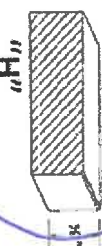
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



Standard Countertop Edge in
Vanity

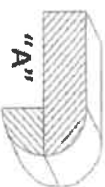
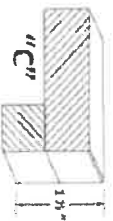


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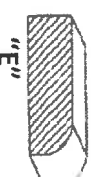
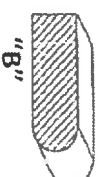
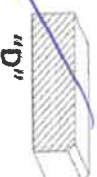
Homeowner(s) Initial

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

Optional Edge in Kitchen



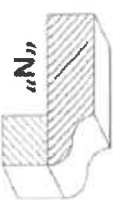
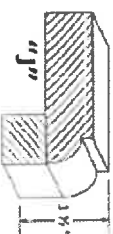
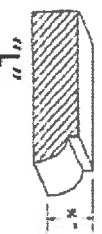
Optional Edge in Bathroom



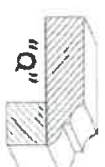
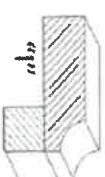
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

Handwritten number '5-33' in blue ink.

DATE

Handwritten date 'Sept 29/21' in blue ink.

SITE

BROOKLIN

LOT