

CONSTRUCTION SUMMARY OF EXTRAS

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THE RESERVE AT
COUNTRY TRAILS

ZANCOR
HOMES

Site: BRAMPTON

Lot: 15

Model: RIDEAU 36-05 (A) **OPT 2ND FLOOR

Purchaser: SAHIL AMAD

Purchaser: 0

Phone: 647-449-3820

Email: SAHILACEAMAD@GMAIL.COM

DESCRIPTION		DATE SELECTED
	BONUS PACKAGE: 3 PIECE STAINLESS STEEL APPLIANCES WITH WHITE LOAD WASHER & DRYER	INCLUDED IN APS
	BONUS PACKAGE: STAINLESS STEEL HOOD FAN	INCLUDED IN APS
	STRUCTURALS	
#1	SMOOTH CEILINGS ON THE MAIN FLOOR	MAR 5 2021
#2	SMOOTH CEILINGS ON THE SECOND FLOOR	MAR 5 2021
#3	SIDE DOOR ENTRY FROM EXTERIOR TO STAIR LANDING, IF GRADE PERMITTS AND PENDING TOWN APPROVAL	MAR 5 2021
#4	ADD (2) BASEMENT WINDOWS	MAR 5 2021
#5	ENLARGE (4) WINDOWS IN BASEMENT	MAR 5 2021
#6	GARGE INSULATION TO FRAMED EXTERIOR WALLS	MAR 5 2021
	COLOURS	
#1	HARDWOOD- GREAT ROOM, DINING ROOM, DEN, MAIN HALL/LANDINGS, UPPER HALL- UP 3	10-Jun-21
#2	KITCHEN COUNTER- UP 4	10-Jun-21
#3	KITCHEN BACKSPLASH- SLAB- UP 4	10-Jun-21
#4	KITCHEN CABINET- UP 1	10-Jun-21
#5	MASTER SHOWER FLOOR TILE- UP 1	10-Jun-21
#6	RAILINGS- UP 3	10-Jun-21
#7	COMFORT HEIGHT- MASTER, ENSUITE 2, SHARED BATH, ENSUITE 3	10-Jun-21
#8	PIVOTING PAPER HOLDER- YB2408 QTY 5- MASTER, ENSUITE 2, SHARED, ENSUITE 3, POWDER	10-Jun-21
#9	24" TOWEL BAR- YB2424- QTY 4- MASTER, ENSUITE 2, SHARED BATH, ENSUITE 3	10-Jun-21
#10	9" TOWEL BAR- YB2485- QTY 5- MASTER, ENSUITE 2, SHARED, ENSUITE 3, POWDER	10-Jun-21
#11	WATERLINE TO FRIDGE	10-Jun-21
#12	GASLINE TO STOVE *INCLUDES 15 AMP PLUG	10-Jun-21

Z/ COR HOMES COLOUR CHART

ENTRANCES				
Main Foyer - FLOORING		VERSAL GRIS 18 X 18		
Mudroom - FLOORING		VERSAL GRIS 18 X 18		
Side Hall - FLOORING		NA		
Basement Foyer - FLOORING		NA		
KITCHEN				
Kitchen - FLOORING		VERSAL GRIS 18 X 18		
Breakfast - FLOORING		VERSAL GRIS 18 X 18		
Kitchen - CABINETS		MATRIX ROVERE CHIOSTRO- UP 1		
Island - CABINETS		MATRIX ROVERE CHIOSTRO- UP 1		
Servery - CABINETS		NA		
Kitchen - HANDLES/KNOBS		H800BC		
Kitchen - COUNTERTOP		CONCRETO HONED - UP 4		
Island - COUNTERTOP		CONCRETO HONED - UP 4		
Kitchen - BACKSPLASH		SLAB- CONCRETO HONED- UP 3		
Kitchen - SINK		STD		
Kitchen - FAUCET		STD		
GREAT ROOM / DINING / LIVING / DEN / OFFICE / BASEMENT				
Dining/Living Room - FLOORING		NORTHERN SOLID SAWN SCUPLTED RED OAK 5" ANGORA- UP 3		
Main Hall - FLOORING		NORTHERN SOLID SAWN SCUPLTED RED OAK 5" ANGORA- UP 3		
FAMILY - FLOORING		NORTHERN SOLID SAWN SCUPLTED RED OAK 5" ANGORA- UP 3		
Library / Den - FLOORING		NORTHERN SOLID SAWN SCUPLTED RED OAK 5" ANGORA- UP 3		
Basement Rec Room - FLOORING		NA		
STAIRS				
Railing Details - PICKETS		METAL BLACK SINGLE COLLAR W/ ALT PLAIN- UP 3		
Railing Details - POSTS		3 1/4" SQUARE OAK POST W/ BEVEL CORNERS- UP 3		
Railing Details - HANDRAIL		2 3/4" GROOVED OAK HANDRAIL- UP 3		
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				
Powder Room - FLOORING		VERSAL GRIS 18 X 18		
Powder Room - CABINETS		NA		
Powder Room - COUNTERTOP		NA		
Powder Room - SINK		STD		
Powder Room - FAUCET		STD		
2ND FLOOR				
Upper Hall - FLOORING		NORTHERN SOLID SAWN SCUPLTED RED OAK 5" ANGORA- UP 3		
Master Bedroom - FLOORING		OPENIING NIGHT T 17		
Bedroom 2 - FLOORING		OPENIING NIGHT T 17		
Bedroom 3 - FLOORING		OPENIING NIGHT T 17		
Bedroom 4 - FLOORING		OPENIING NIGHT T 17		
Bedroom 5 - FLOORING		OPENIING NIGHT T 17		
Master Ensuite - FLOORING		NEW BYZANTINE PENTELLIC GREY 12 X 24- STACKED		
Master Ensuite - SHOWER WALL		NEW BYZANTINE PENTELLIC GREY 12 X 24- VERTICLE STACKED		
Master Ensuite - SHOWER FLOOR		ONTARIO HEX SERIES TENDER GREY MATTE- UP 1		
Master Ensuite - SHOWER JAMB		PERLATO ROYALE		
Master Ensuite - CABINETS		HIGH GLOSS EURO WHITE- COMFORT HEIGHT		
Master Ensuite - HANDLES/KNOBS		H800BC		
Master Ensuite - COUNTERTOP		PERLATO ROYALE		
Master Ensuite - SINK(s)	4220-CFY- QTY 2	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.		BRAMPTON 15		
		S.P		
		PURCHASER INITIALS		
		VENDOR APPROVAL		

2ND FLOOR CONTINUED...

ENSUITE 2 - FLOORING	LIVORNO 18 X 18		
ENSUITE 2 - TUB / SHOWER WALL	LIVORNO 18 X 18		
ENSUITE 2 - SHOWER FLOOR	NA		
ENSUITE 2 - SHOWER JAMB	NA		
ENSUITE 2 - CABINETS	HIGH GLOSS EURO WHITE- COMFORT HEIGHT		
ENSUITE 2 - HANDLES/KNOBS	H800BC		
ENSUITE 2 - COUNTERTOP	PEBBLE PIAZZA 5009-60		
ENSUITE 2 - SINK(S)	STD	Main Bath - FAUCET(s)	STD
Shared Bath- FLOORING	NEW BYZANTINE ASSURO (BLUE) 12 X 24- STACKED		
Shared Bath- TUB / SHOWER WALL	NEW BYZANTINE ASSURO (BLUE) 12 X 24- STACKED VERTICLE		
Shared Bath- SHOWER FLOOR	NA		
Shared Bath- SHOWER JAMB	NA		
Shared Bath- CABINETS	HIGH GLOSS EURO WHITE- COMFORT HEIGHT		
Shared Bath- HANDLES/KNOBS	H800BC		
Shared Bath- COUNTERTOP	8830-58 ELEMENTAL CONCRETE		
Shared Bath- SINK(S)	STD	Shared Bath - FAUCET(s)	STD
Ensuite 3 Bath - FLOORING	LIVORNO 18 X 18		
Ensuite 3Bath - TUB / SHOWER WALL	LIVORNO 18 X 18		
Ensuite 3 Bath - SHOWER FLOOR	WHITE 2 X 2		
Ensuite 3 Bath - SHOWER JAMB	BIANCO CARRARA		
Ensuite 3 Bath - CABINETS	HIGH GLOSS EURO WHITE- COMFORT HEIGHT		
Ensuite 3 Bath - HANDLES/KNOBS	H800BC		
Ensuite 3 Bath - COUNTERTOP	PEBBLE PIAZZA 5009-60		
Ensuite 3 Bath - SINK(S)	STD	Ensute Bath - FAUCET(s)	STD

LAUNDRY

Laundry - FLOORING	LIVORNO 18 X 18	Laundry - HANDLES/KNOBS	H800BC
Laundry - CABINETS	HIGH GLOSS EURO WHITE	Laundry - SINK	STD
Laundry - COUNTERTOP	PEBBLE PIAZZA 5009-60	Laundry - FAUCET	STD
Laundry - BACKSPLASH	NA		

TRIM / PAINT

Casing/Baseboards	STD		
Interior Doors	STD		
Interior Door Hardware	STD		
PAINT - Throughout	CAMEO WHITE		

FIREPLACE

Location / Insert / Mantle	STD		
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ACCESSORIES

Mirrors	YES	BATH ACCESSORIES	UPGRADE
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APPLIANCE REQUIREMENTS

GAS LINE TO BBQ	STD	ELECTRICAL for Built-in Oven	DECLINED
GAS LINE & ELECTRICAL TO STOVE	YES	ELECTRICAL for Built-in Micro	DECLINED
GAS LINE & ELECTRICAL TO DRYER	DECLINED	ELECTRICAL for Cooktop	DECLINED
HOOD FAN VENT SIZE	6" STD	ELECTRICAL for Bar Fridge	DECLINED
WATERLINE to Fridge	YES		

DISCLAIMER

INITIALS

Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs	S.A	
Purchaser has checked and acknowledged accuracy of colour and selections before signing.	S.A	

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:	BRAMPTON		15
PURCHASER(S):	SAHIL AMAD		
HOME #/CELL #	647-449-3820		
EMAIL:	SAHILACEAMAD@GMAIL.COM		

FOR TRADE USE

SIGNATURES / DATE

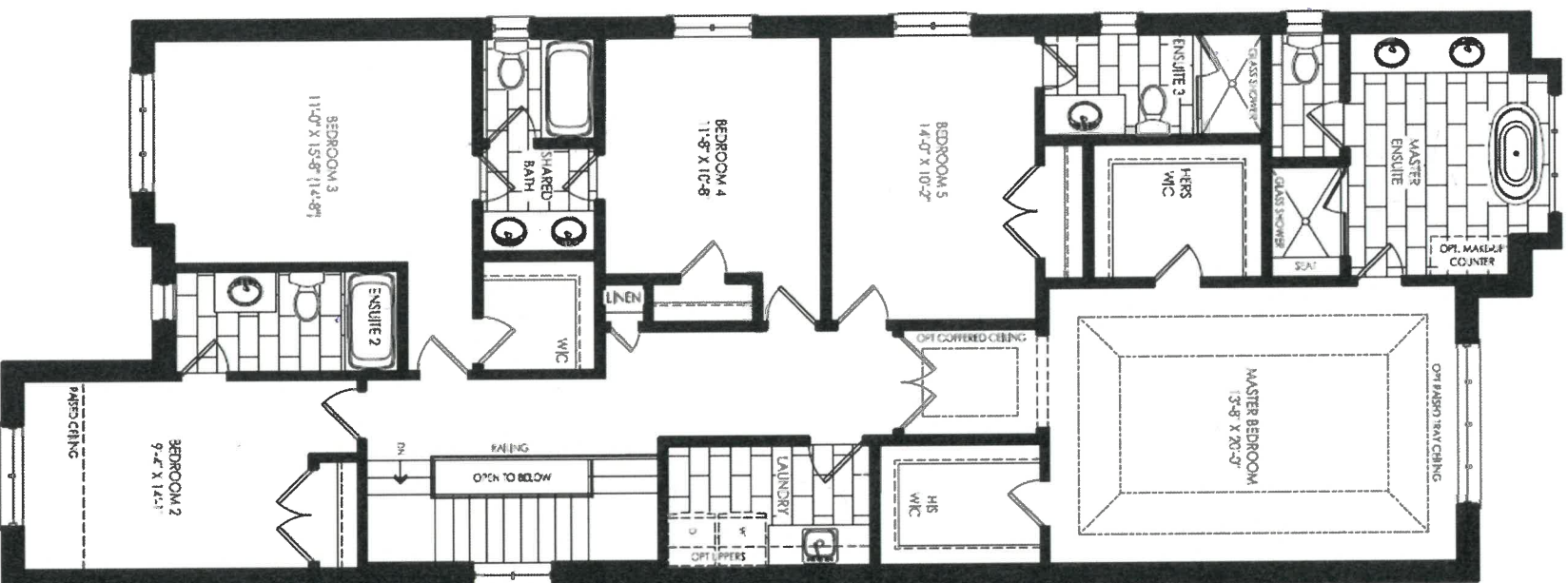
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.



PURCHASER SIGNATURE	S.A
PURCHASER SIGNATURE	
DÉCOR CONSULTANT	
Vendor APPROVAL	Sore 15/6/21

Brampton
RIDEAU 36-05

lot 15
June 8/21



Elevation A
Optional Second Floor Five Bedroom Plan

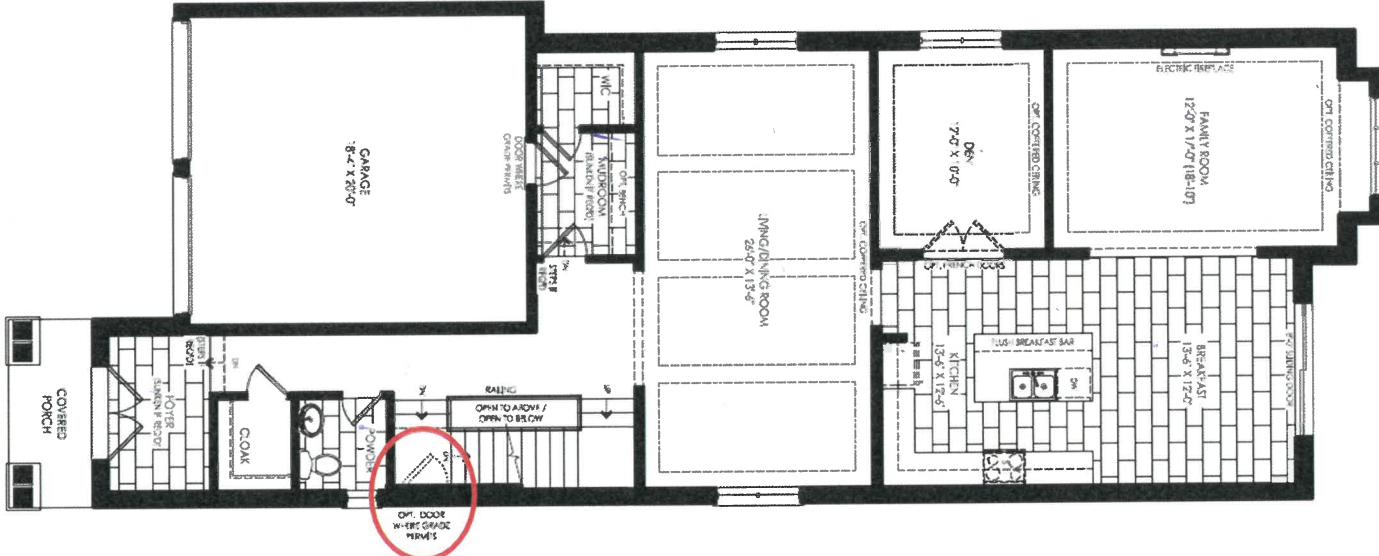
LOT 15

SMOOTH CEILINGS

S.A

Brampton
RIDEAU 36-05

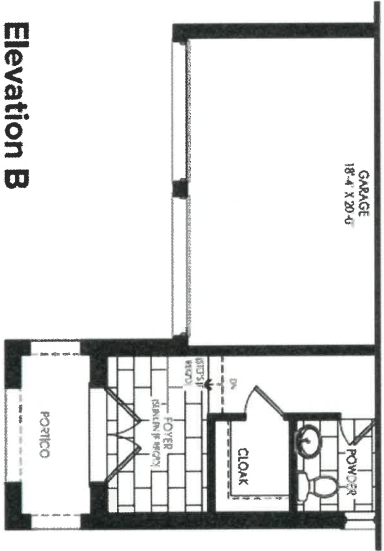
lot 15
June 8/21



SIDE DOOR FROM
STAIRS LANDING,
IF POSSIBLE,
GRADE
PERMITTING

Elevation A
Ground Floor

SMOOTH CEILINGS



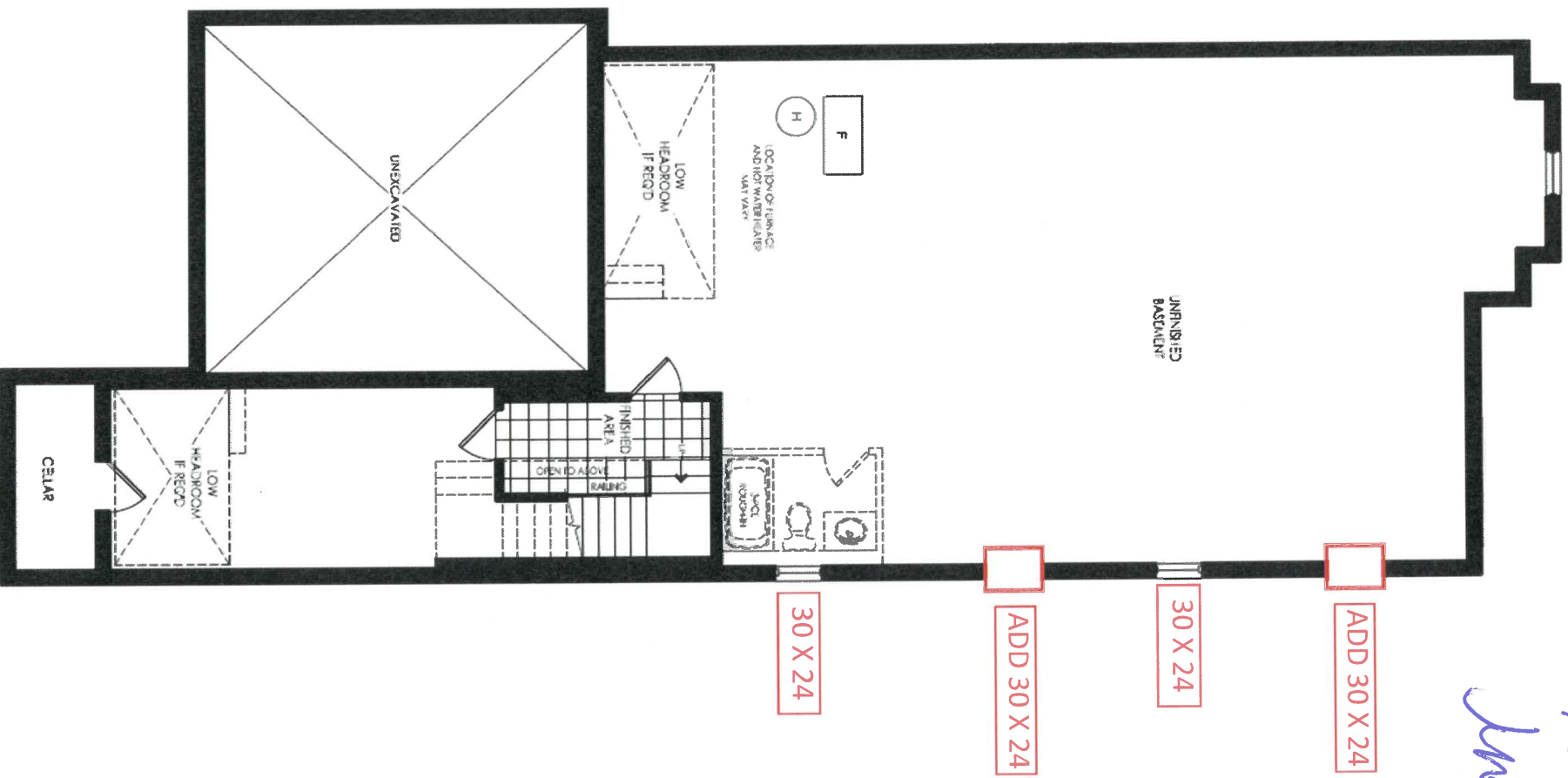
Elevation B
Ground Floor

LOT 15

S.F.

Brampton
RIDEAU 36-05

lot 15
Jmo 8/21



Elevation A & B
Basement

LOT 15

S.A

30 Mar 2021

COMMENT

P/O #

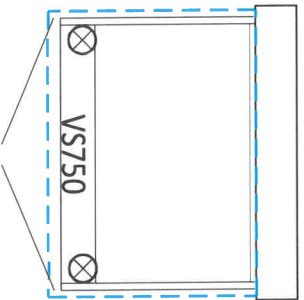
36-5 ELEV. A & B-5BRD OPT.

1st 15

June 8/21

ENSUITE 2

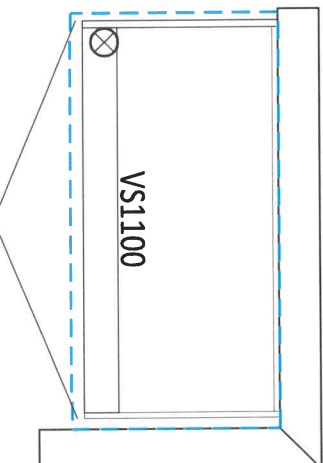
790



Comfort
Height

ENSUITE 5

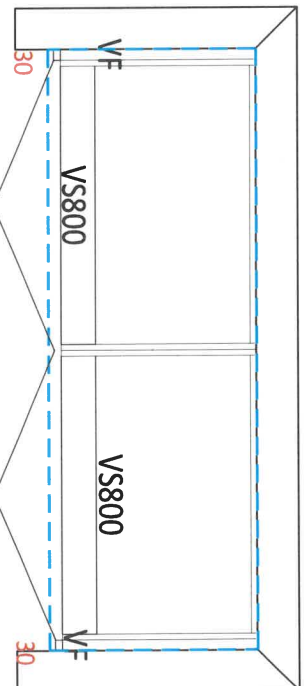
1150



Comfort
Height

SHARED

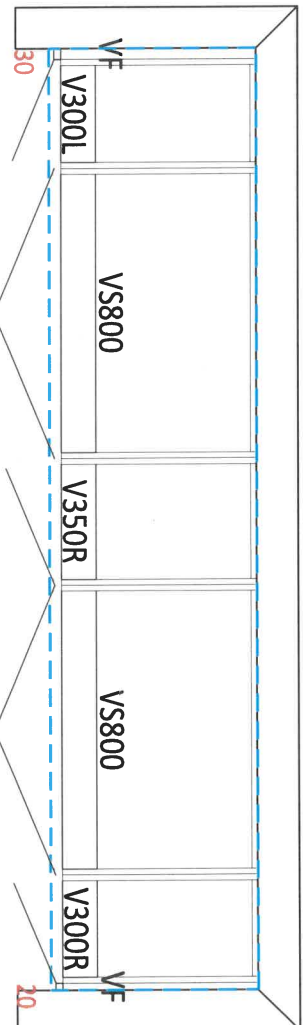
1660



Comfort
Height

MASTER ENSUITE

2600

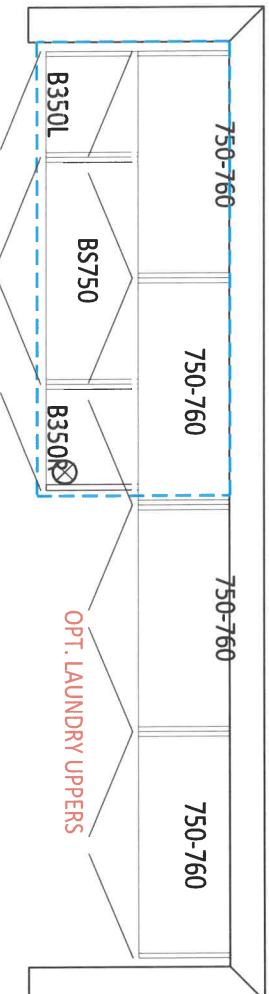


Comfort
Height

LAUNDRY ROOM

1500

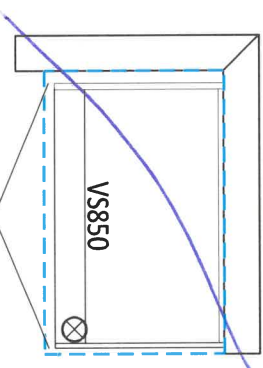
3060



OPT. LAUNDRY UPPEERS

OPT. BASEMENT BATH

910



S.A

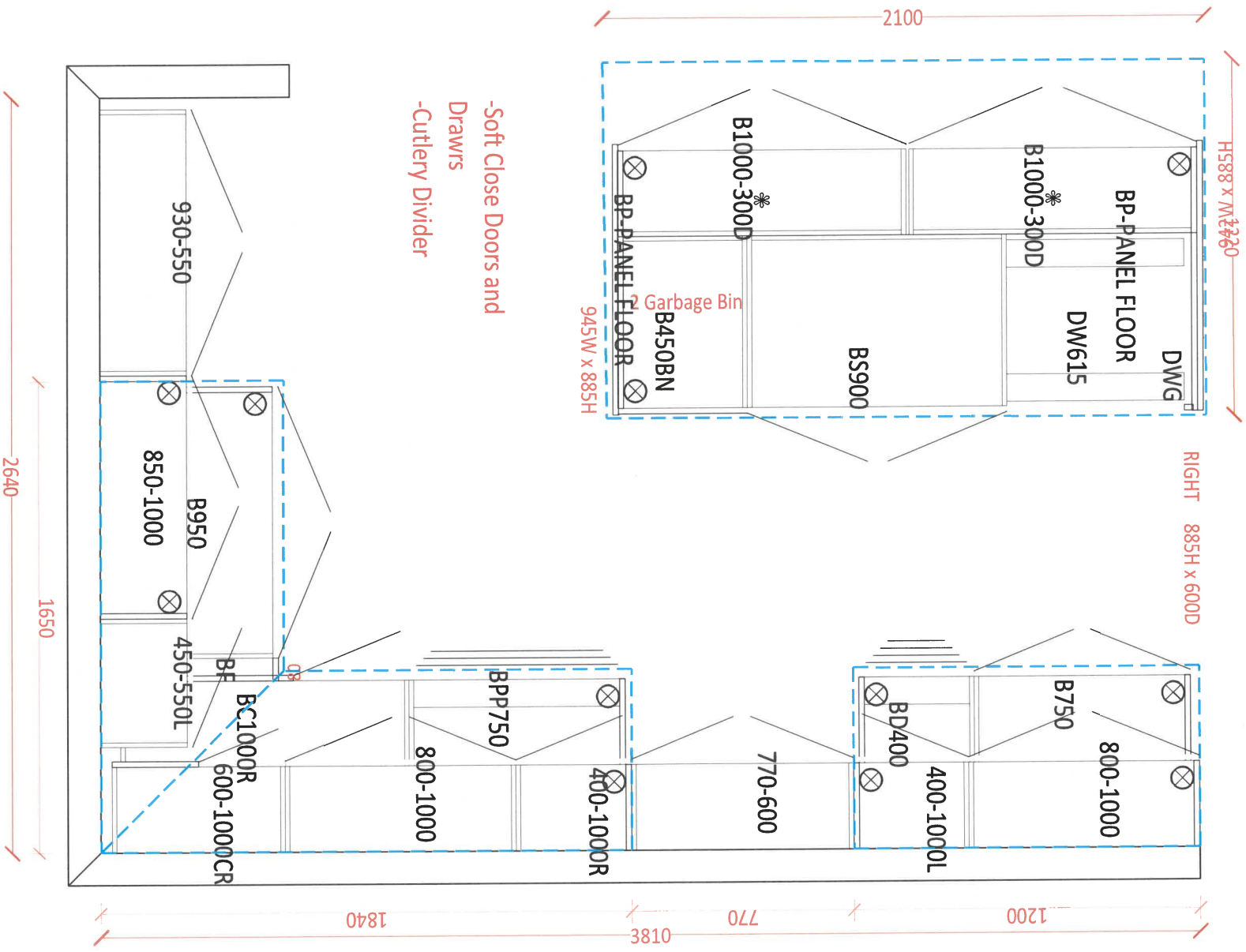
30 Mar 2021

CUMMENI

P/O #

36-5 ELEV. A & B
KITCHEN

1st 15
June 8/21



S.F.

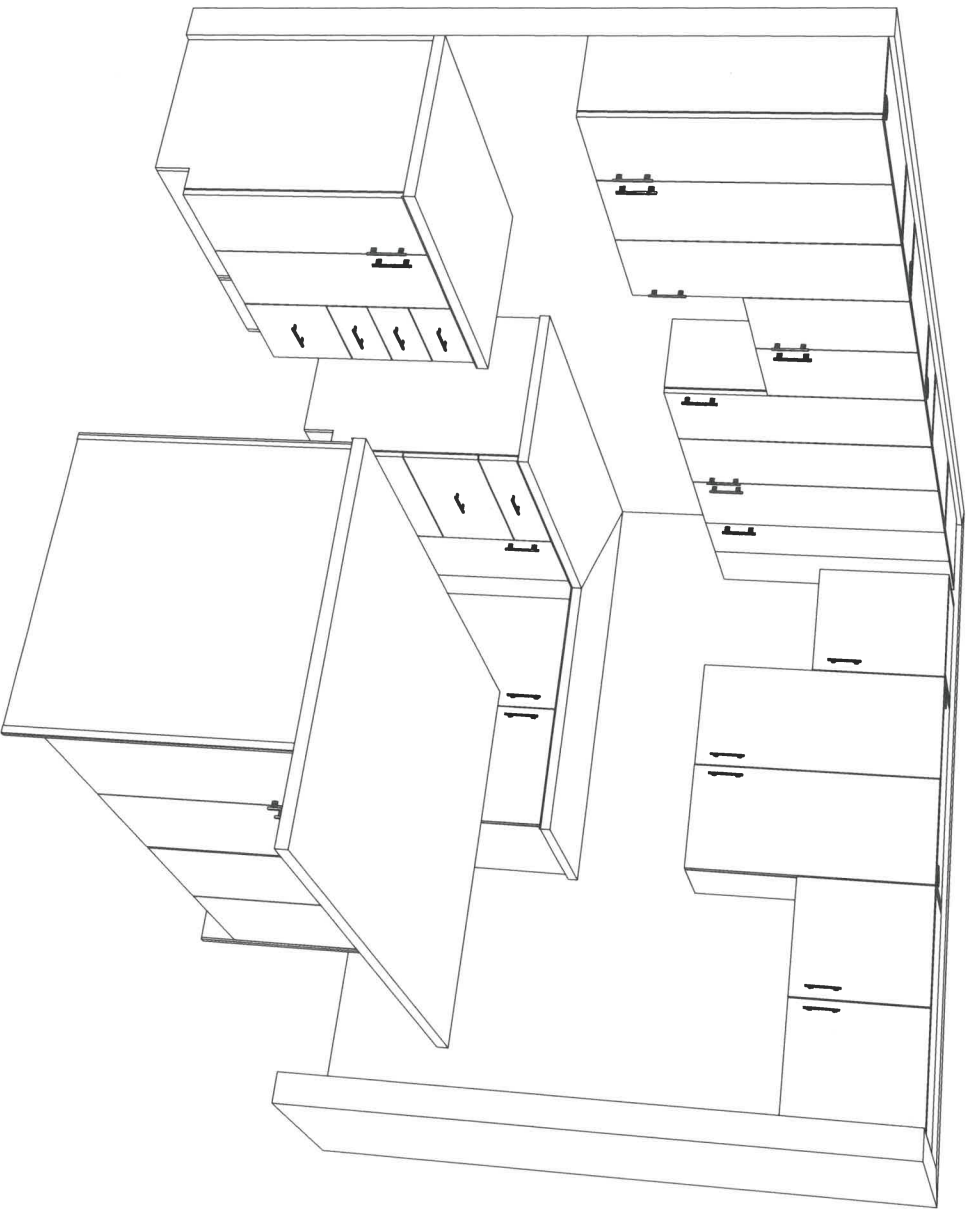
30 Mar 2021

COMMENT

P/O #

36-5
3D DRAWING

1 of 15
Jun 8/21



Standard Kitchen

S.F

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

S.M

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

S.M

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" ☒ Gas ☐ Induction
- **Larger CFM may be required with these appliances**
- *hood fan opening to be the same as the stove
- **Countertop Cut-out charge required for cooktop

HOOD FAN &

- ☐ Under Cabinet (Standard) ☒ 6 Inch (Standard)
- 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)

BRAMPTON

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.

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.

S.A

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.**

S.A

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.

S.A

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'.

S.A

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.

S.A

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.

S.A

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.

S.A

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.**

S.A

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.

S.A

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****

S.A

DATE June 8/21

SITE BRAMPTON

LOT 15

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.

XS.A

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

Stone Countertop Edge Profiles

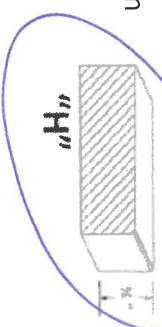
Where applicable as per site specifications

STANDARD EDGE FOR KITCHEN & VANITIES

Standard Countertop Edge in
Kitchen



Standard Countertop Edge in
Vanity

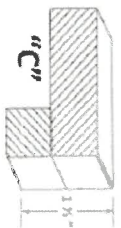


S.A

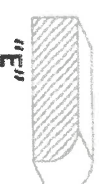
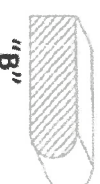
Homeowner(s) Initial

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

Optional Edge in Kitchen



Optional Edge in Bathroom



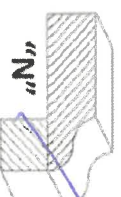
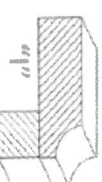
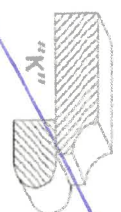
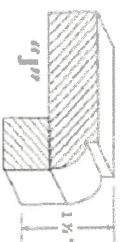
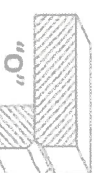
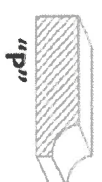
Homeowner(s) Initial

OPTION (2) EDGE FOR KITCHEN & VANITIES CUSTOM PRICING

Optional Edge for Kitchen



Optional Edge in Vanity



Homeowner(s) Initial

DATE

June 8/21

SITE

BRAMPTON

LOT

15