

PURCHASER EXTRAS
Consultant:

Vendor: Zancor Homes (King City) Ltd	Purchasers: DOMENICO FORTUNA and PINA FORTUNA
	Telephone Number: 905-763-1435

Lot / Unit 72	House Type Caspian (42-3) Elev C Elev.	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 22-Jun-2012
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DESCRIPTION	AMOUNT
1). QTK QUOTE: June 18, 2012	
2). HARDWOOD - LIVING, DINING, FAMILY RM, MAIN HALL & UPPER HALL: Install Upgrade 1 Wickham 3-1/4 inch OAK GRAPHITE to the above areas in lieu of standard	
3). HARDWOOD - FOYER: Install Upgrade 1 Wickham 3-1/4 inch OAK GRAPHITE to the above areas in lieu of standard **Waiver signed	
4). RAILINGS - MAIN TO 2ND FLOOR: Install Upgrade 1 in lieu of standard 1 ½ inch Turned Oak Pickets 2 ¾ Inch Oval Oak Handrail 3 ¼ Inch Turned Oak Post	
5). PLUMBING - MASTER ENSUITE TUB: Install Corala's DECK MOUNTED HAND-HELD shower K-11111-ZZ-CP	
6). ELECTRICAL - LIVING/DINING ROOM: Relocate standard light SEE SKETCH	
7). PAINT - MAIN TO 2ND FLOOR: Stain staircase GRAPHITE to match hardwood as close as possible	
Sub Total	
HST	
Total	

Corrections: 25% Deposit / 75% Advance

1. above referenced parties agree to the installation of the following extras at the prices shown above in accordance with the terms and conditions set out in the purchasers extra agreement.
2. The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer. Should the Purchaser wish to add any of this items at a later date, then the new prices will be quoted.
3. All extras must be paid in full.
4. If the sale of the above extras are not completed (due to the purchaser not completing the contract) any amount paid for these extras shall be kept in full by the builder, given that any work on the above extras has begun or if materials have been ordered.
5. The Builder does not have to accept any additional extras, upgrades or changes from the Purchaser once this form has been approved by the Builder.
6. Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.
7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.

Paid by: [Signature]

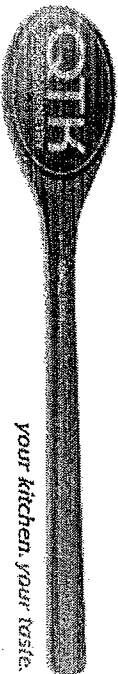
Purchaser - DOMENICO FORTUNA

Purchaser - PINA FORTUNA

June 22/12

[Signature]
Design Consultant

June 22/12
Vendor: Zancor Homes (King City) Ltd



your kitchen. your taste.

QUALITY TOPS & KITCHENS LTD.
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4
T 416.746.1811 F 905.761.5901
QTK.ca info@qtk.ca

PURCHASER:	PINA & DOMINIC FORTUNA	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	KING'S RIDGE
E-MAIL:	d42na@rogers.com	MODEL TYPE:	CASPIAN 42-03
PHONE #:	PINA: 416-562-5032	LOT #:	72
PHONE #:	DOMINIC: 416301-0024	DATE:	June 18, 2012

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM	DESCRIPTION		CATEGORY
KITCHEN	DOOR STYLE:	QT 3504	FLAT VENEER PANEL
	FINISH:	CLOUD WHITE w/ ESPRESSO GLAZE	
	SPECIES:	FIBERBOARD	
	DOOR HARDWARE:	250 SC	CATEGORY 3G
	DRW HARDWARE:	250 SC	
ENSUITE	COUNTER TOP:	NONE	CATEGORY 1
	DOOR STYLE:	QT 1023	
	FINISH:	MILK CHOCOLATE	
	SPECIES:	LP LAMINATE	
	DOOR HARDWARE:	0855-96-SC	
BEDROOM #4	DRW HARDWARE:	0855-96-SC	
	COUNTER TOP:		
	DOOR STYLE:	QT 1023	CATEGORY 1
	FINISH:	WHITE CHOCOLATE	
	SPECIES:	LP LAMINATE	
TWIN BATH	DOOR HARDWARE:	200 SC	
	DRW HARDWARE:	200 SC	
	COUNTER TOP:		
	DOOR STYLE:	QT 1022	CATEGORY 1
	FINISH:	GREGIO PINE	
LAUNDRY	SPECIES:	LP LAMINATE	
	DOOR HARDWARE:	200 SC	
	DRW HARDWARE:	200 SC	
	COUNTER TOP:		
	DOOR STYLE:	QT 1021	CATEGORY 1
	FINISH:	WHITE	
	SPECIES:	WHITE MEL	
	DOOR HARDWARE:	200	
	DRW HARDWARE:	200 SC	
	COUNTER TOP:	200 SC WHITE	#N/A
	DOOR STYLE:		
	FINISH:		
	SPECIES:		
	DOOR HARDWARE:		
	DRW HARDWARE:		
	COUNTER TOP:		
	DOOR STYLE:		#N/A
	FINISH:		
	SPECIES:		
	DOOR HARDWARE:		
	DRW HARDWARE:		
	COUNTER TOP:		

CUSTOMERS PLEASE REVIEW AND MAKE SURE ALL ITEMS ARE FILLED OUT COMPLETELY AND ACCURATELY WITH YOUR SELECTIONS PRIOR TO SIGNING. THIS FORM WILL BE USED FOR PRODUCTION. ANY ERRORS OR OMISSIONS ON THIS FORM MAY CAUSE DELAYS IN THE DELIVERY OF YOUR CABINETRY. THANK YOU.

CUSTOMER SIGNATURE:

Pine Bature

DATE:

June 22/12

CUSTOMER SIGNATURE:

[Signature]

DATE:

June 22/12

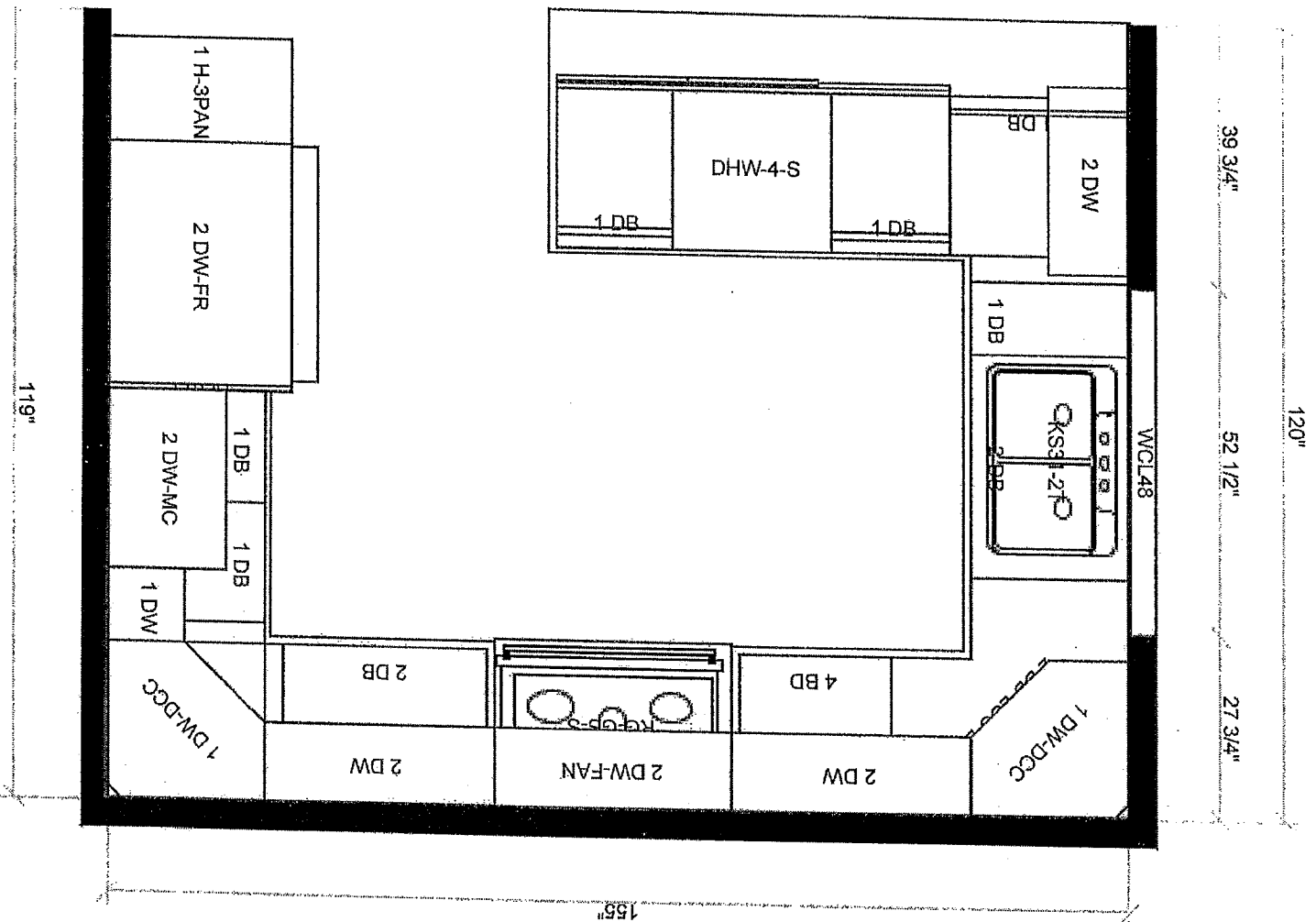
SALES REP NAME:

WAYNE WANAMAKER

QTK AUTHORIZED SIGNATURE:

PAGE ____ OF ____

WHITE - CUSTOMER | YELLOW - FILE | PINK - QTK ACCOUNTING



All dimensions given are subject to on-site verification and may be adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we deem fit. Customer acknowledges this drawing is to be used as a guide only.

Design: LOT 72 KR



Drawing #: 1

This drawing is the intellectual property of QTK Fine Cabinetry and must not be released or copied unless applicable fee has been paid or job order placed.

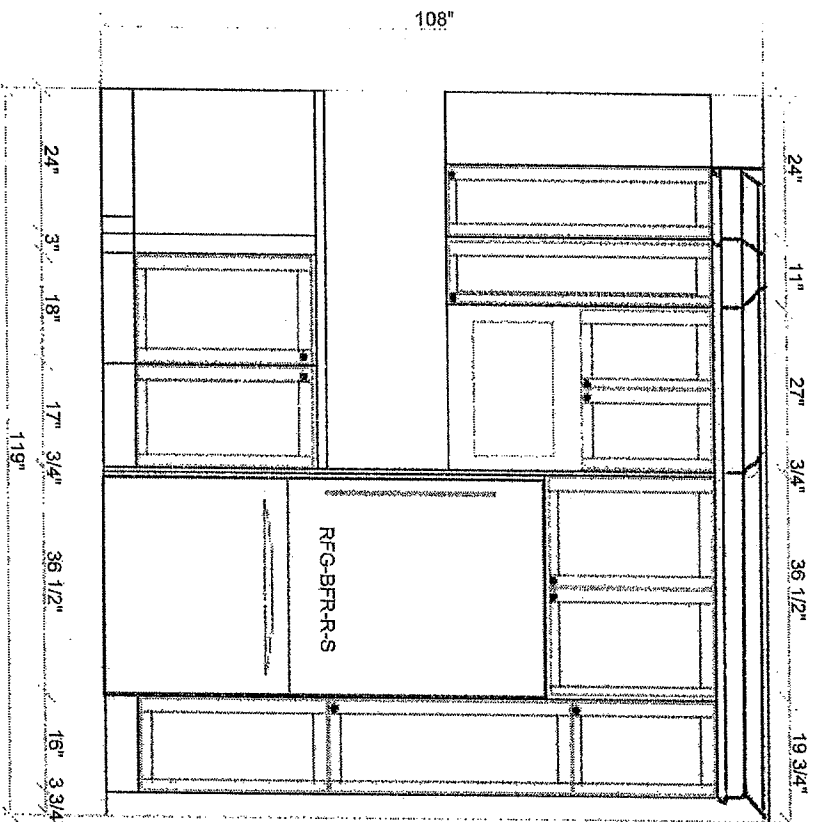
Designed: 06.18.11
Printed: 06.18.12

VA 72

June 22/12

D. McInerney

26



All dimensions given are subject to on-site verification and may be adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we deem fit. Customer acknowledges this drawing is to be used as a guide only.



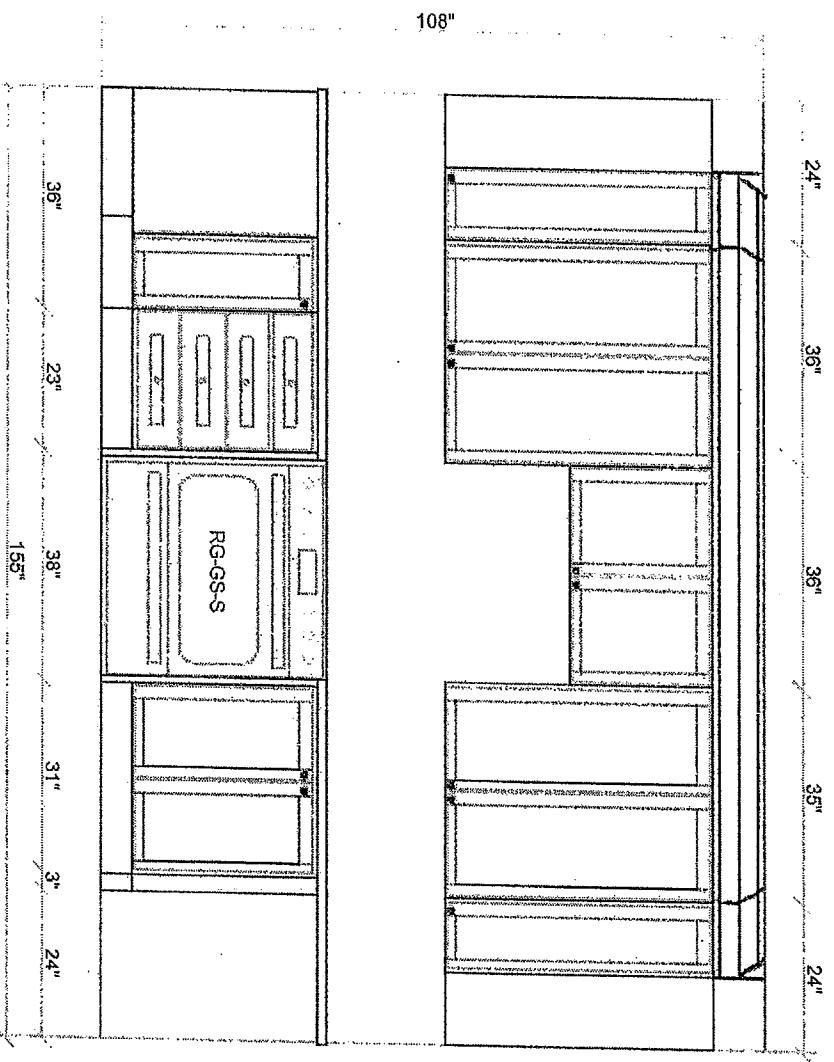
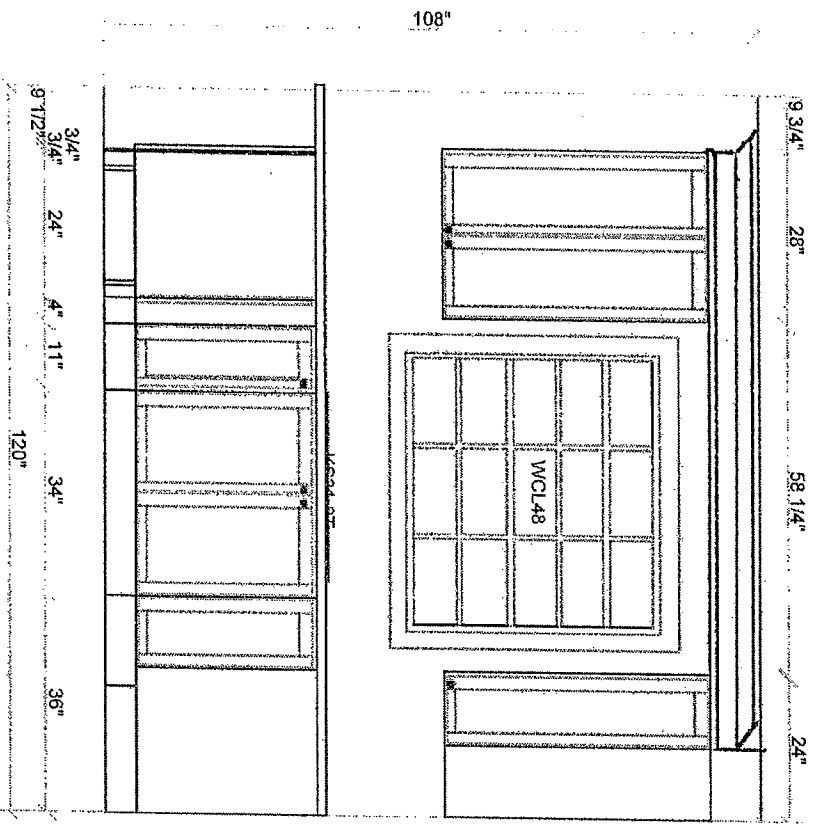
This drawing is the intellectual property of QTK Fine Cabinetry and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 06.18.11
Printed: 06.18.12

Design: LOT 72 KR

Drawing #: 1

Lot 72
June 22/12
QTK
South



All dimensions given are subject to on-site verification and may be adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we deem fit. Customer acknowledges this drawing is to be used as a guide only.



This drawing is the intellectual property of QTK Fine Cabinetry and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 06.18.11
Printed: 06.18.12

Design: LOT 72 KR

Drawing #: 1

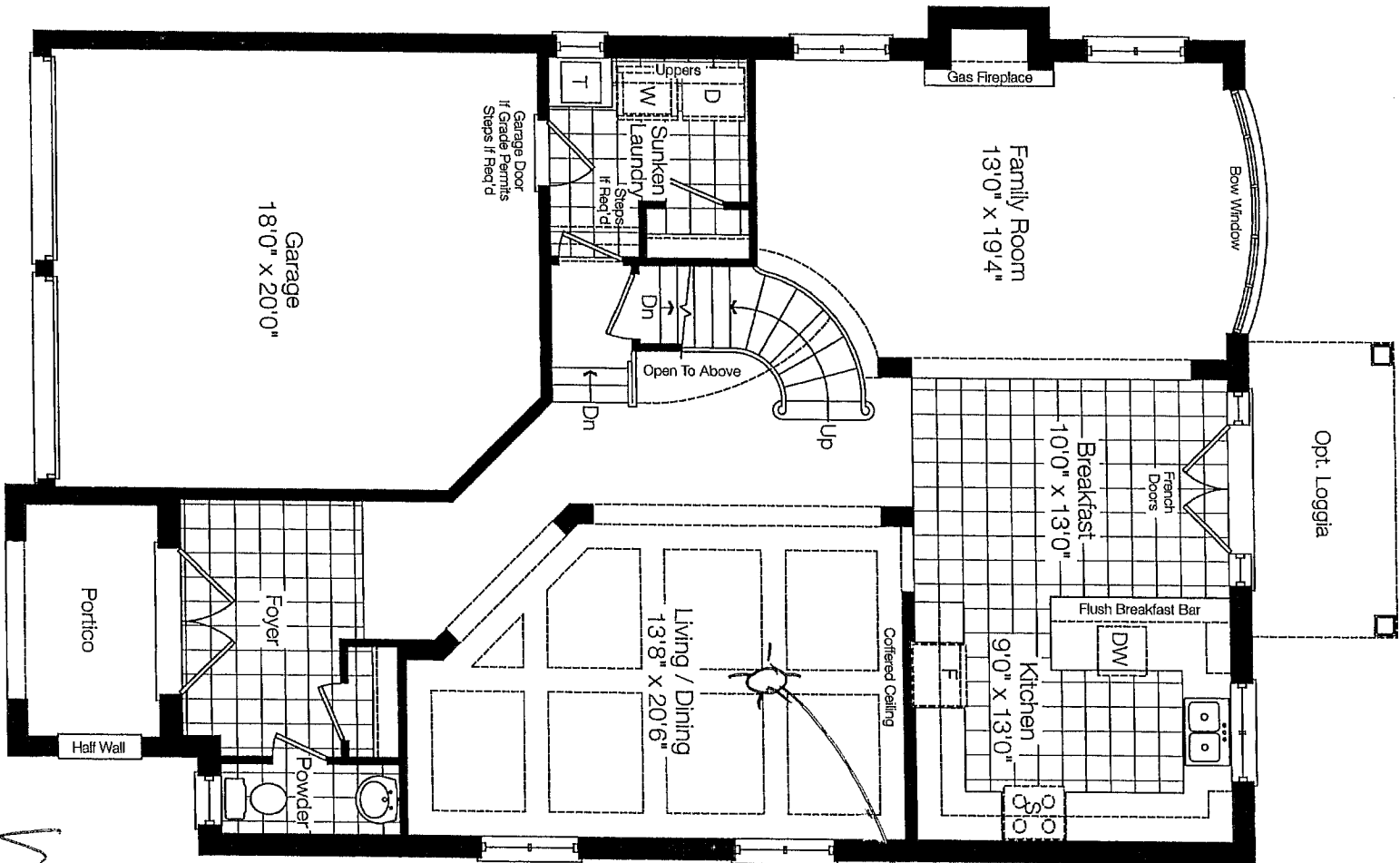
Lot 72 South

DR

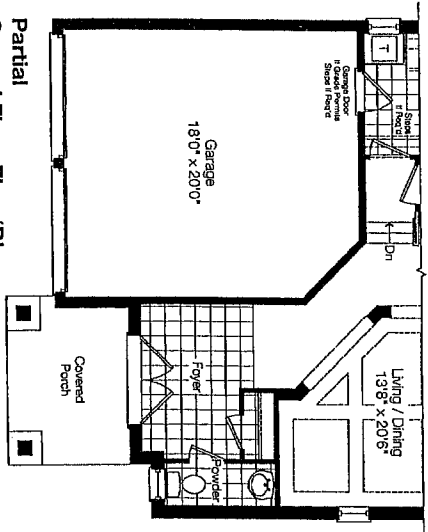
June 22/12

CASPIAN

Elev. A 2745 sq. ft.
Elev. B 2717 sq. ft.



Ground Floor Elev. 'A'



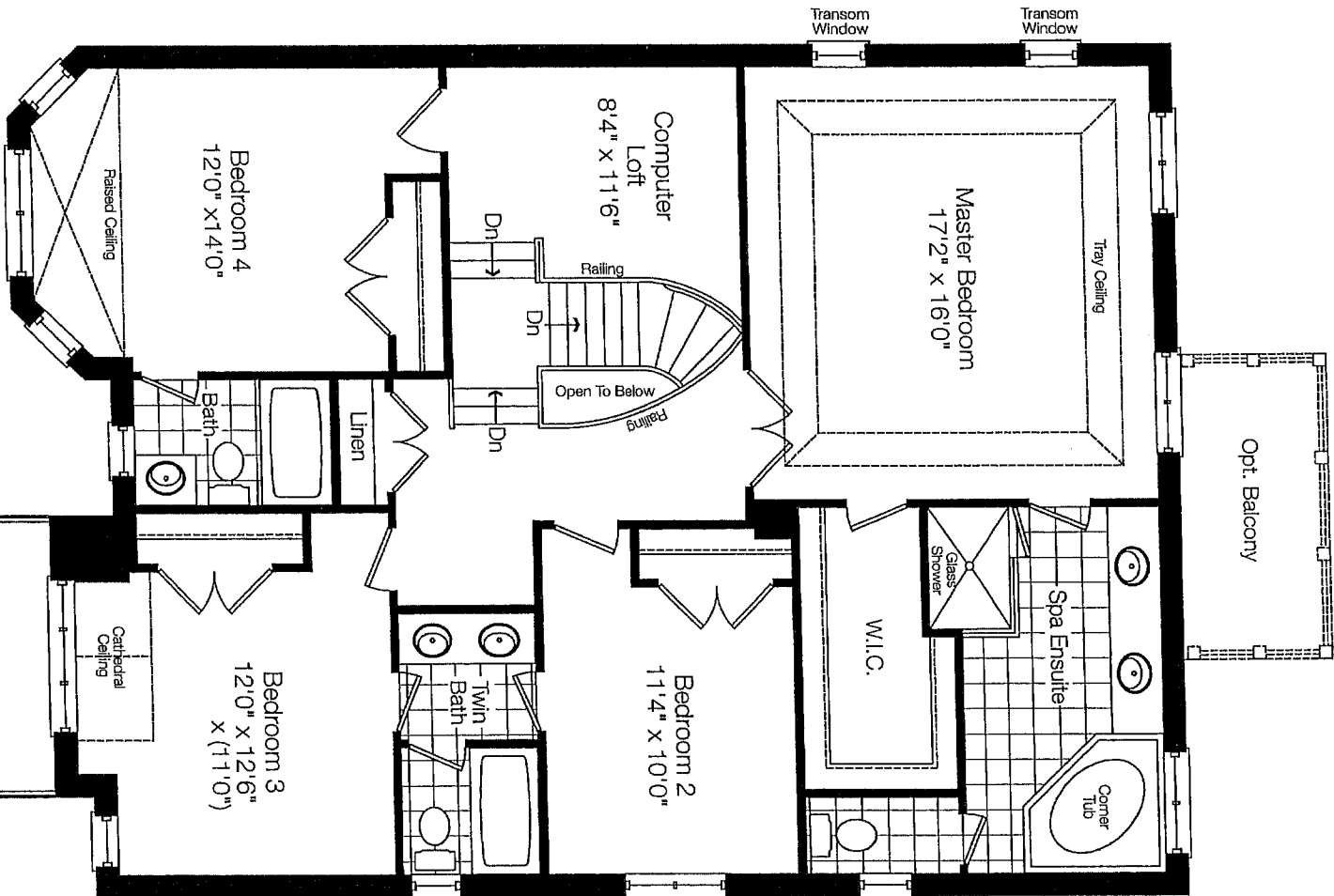
Partial
Ground Floor Elev. 'B'

Handwritten notes:
More std light here.
Q1.
June 22/12
16 ft 72
12 South

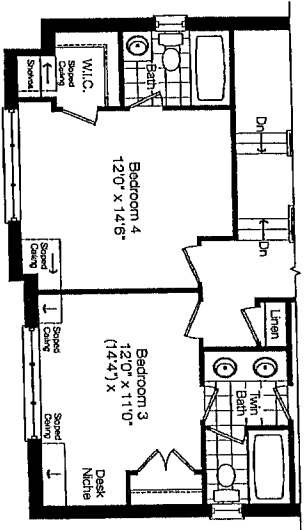
CASPIAN

Elev. A 2745 sq. ft.
Elev. B 2717 sq. ft.

Partial Master Bedroom Door & Window Location
For Opt. Balcony Condition



Second Floor Elev. 'A'



Partial
Second Floor Elev. 'B'

Handwritten notes:
2/12
18
17

Handwritten notes:
1677 sq. ft.
1677 sq. ft.

ZANCOR HOMES
KINGS RIDGE PROJECT
COLOUR SELECTIONS

PURCHASERS: Domenica & Pina Fortuna

LOT #: 72

(Caspian Model)

AREA	TILE SELECTION	MARBLE THRESHOLD & SHOWER FRAME	UPGRADE LEVEL	
Kitchen Floor	13x13 Calte Hilia Casablanca	pelato	STND	
Foyer	13x13 Calte Hilia Casablanca	"	STND	HARDWOOD
Main Hall				
Powder Room	13x13 Calte Hilia Casablanca	pelato	STND	
Laundry Room	13x13 Calte Hilia Casablanca	pelato	STND	
Ensuite Bath Floor	12x12 Reflection white	pelato	STND	
Ensuite Bath Tub Deck/Face	8x10 Reflection white		STND	
Ensuite Bath Tub Walls	8x10 Reflection white Inserts: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		STND	
Ensuite Bath Shower Walls	8x10 Reflection white Inserts: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		STND	
Ensuite Bath Shower Floor	2x2 white	pelato	STND	
Main Bath Floor (Tub)	12x12 Reflection white	cararra	STND	
Main Bath Walls (Tub)	8x10 Reflection white Inserts: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		STND	
2nd Ensuite Bath Floor	12x12 Reflection Olive	pelato	STND	
2nd Ensuite Bath Walls	8x10 Reflection white Inserts: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		STND	
Kitchen Backsplash	Inserts: Yes <input type="checkbox"/> No <input type="checkbox"/>			
KITCHEN COUNTERTOP	Tac #42516 Nero Impara Edge: G		STND	
KITCHEN COUNTERTOP	EXTRA FOR: COOK-TOP CUT-OUT SLIDE-IN STOVE		undecided	
MAIN BATH VANITY TOP	Edge:			
ENSUITE BATH VANITY TOP	Edge:			
2ND ENSUITE VANITY TOP	Edge:			

PURCHASER'S SIGNATURES:

Pina Megy, ti Fortune

PURCHASER'S SIGNATURES:

[Signature]

DATE OF COLOUR SELECTIONS:

June 22/12.

A.V. CLASSIC REPRESENTATIVE:

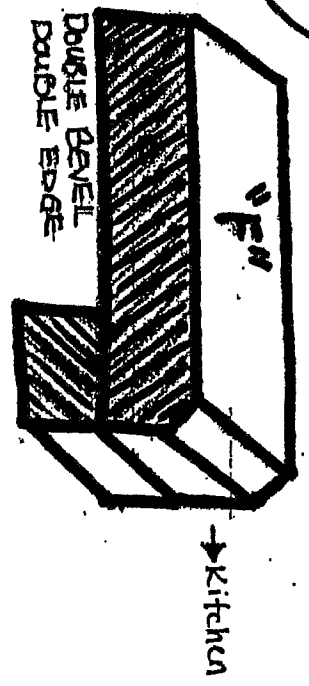
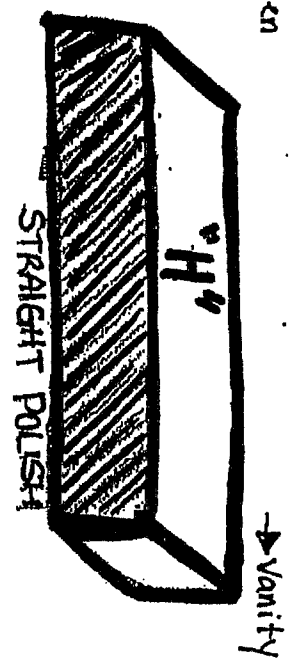
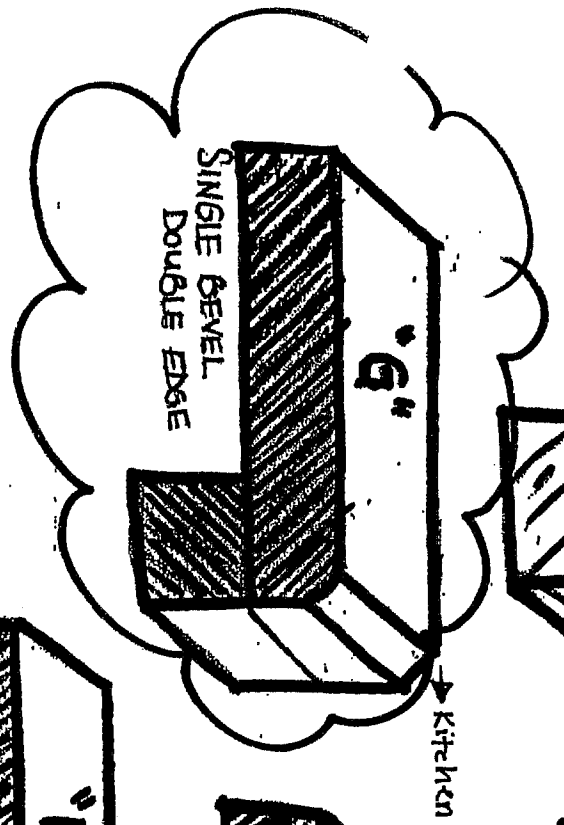
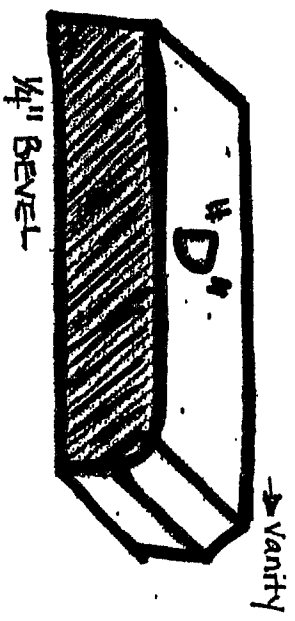
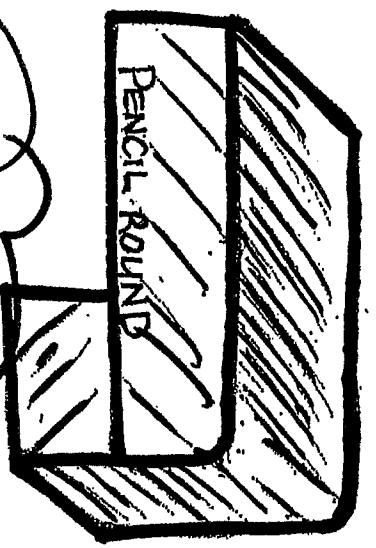
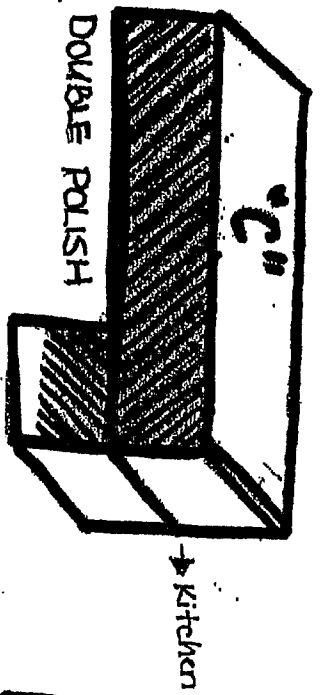
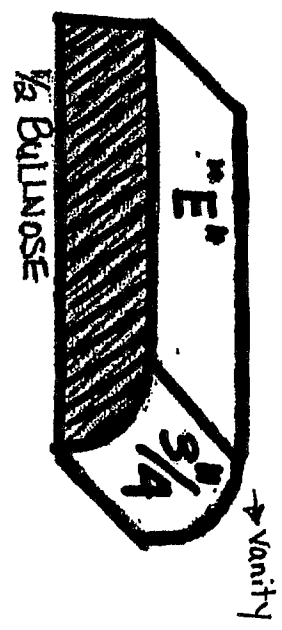
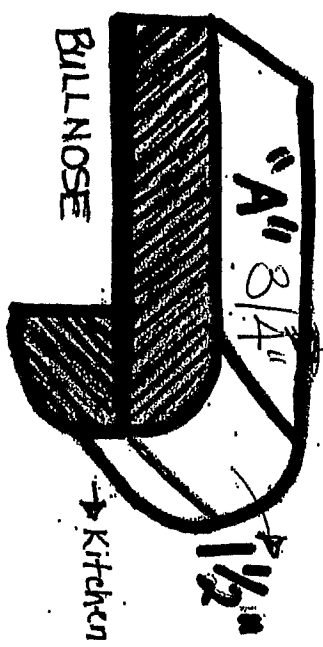
Angela

LOT 72

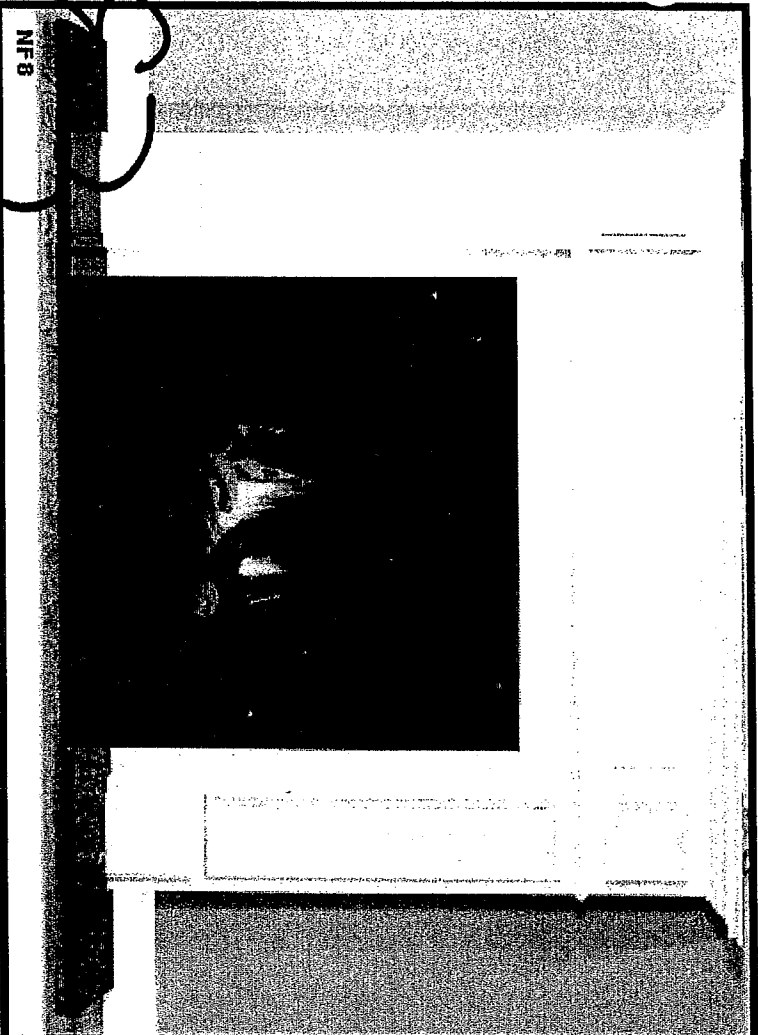
CL South
June 22/12

Handwritten signature

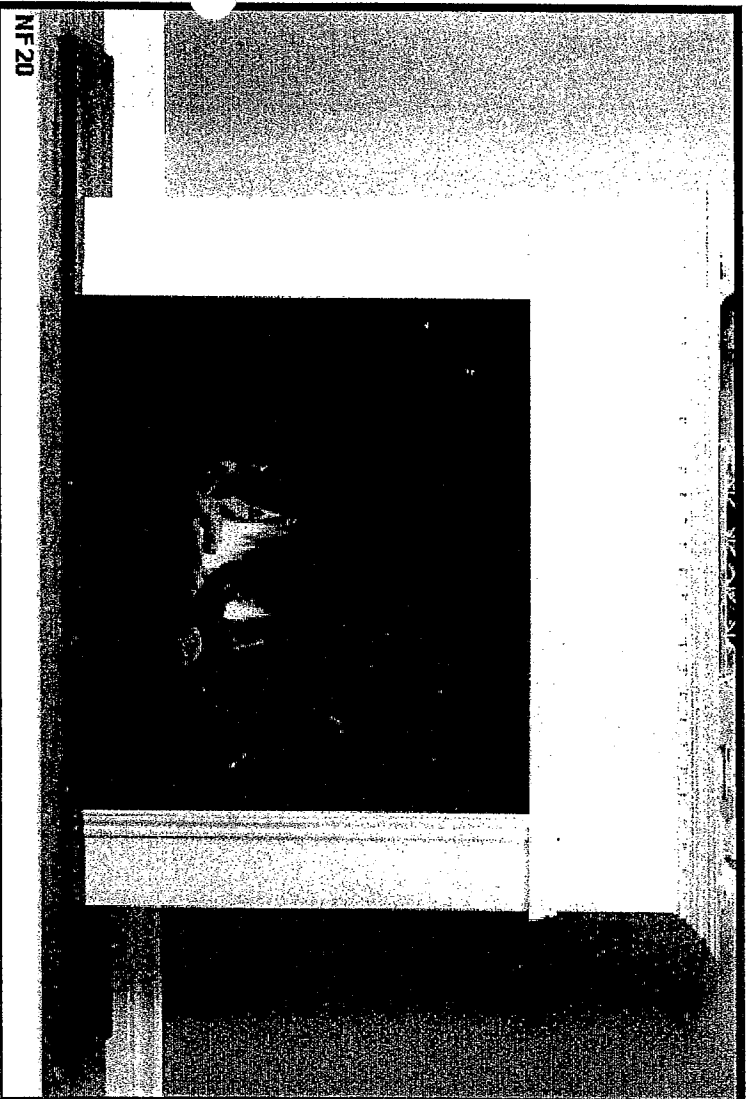
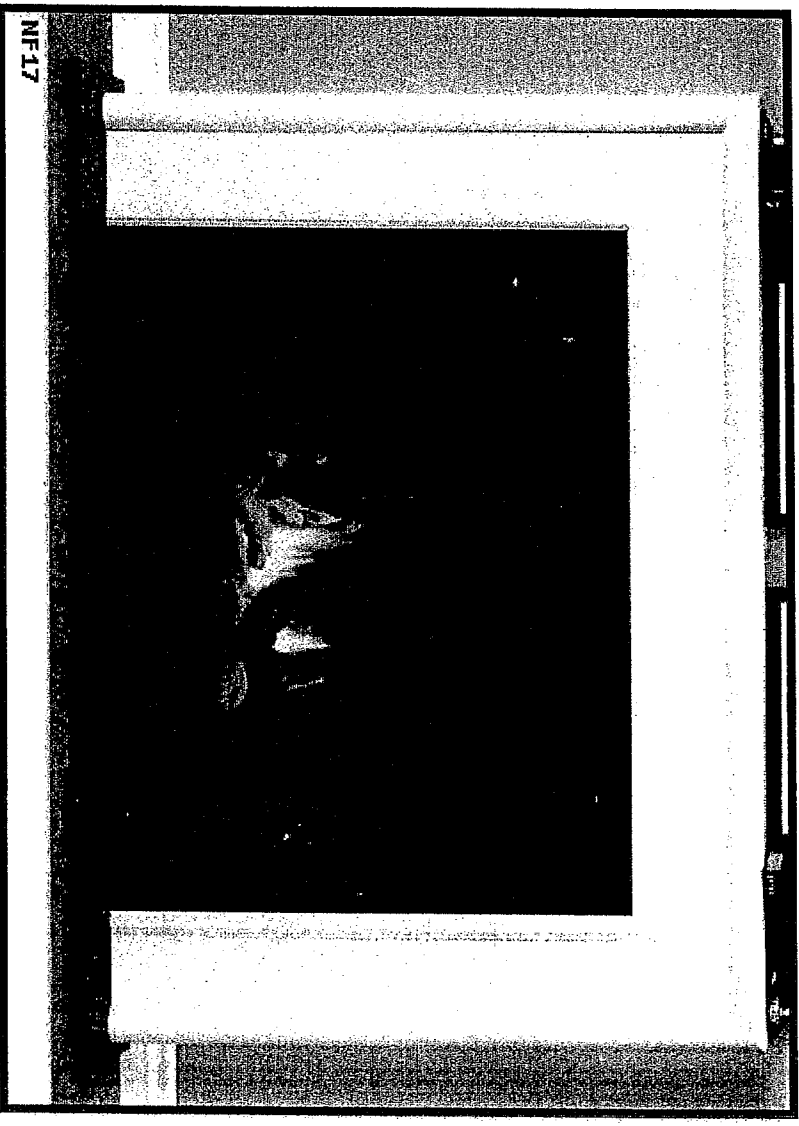
STANDARD MouldING



Standard Mantles

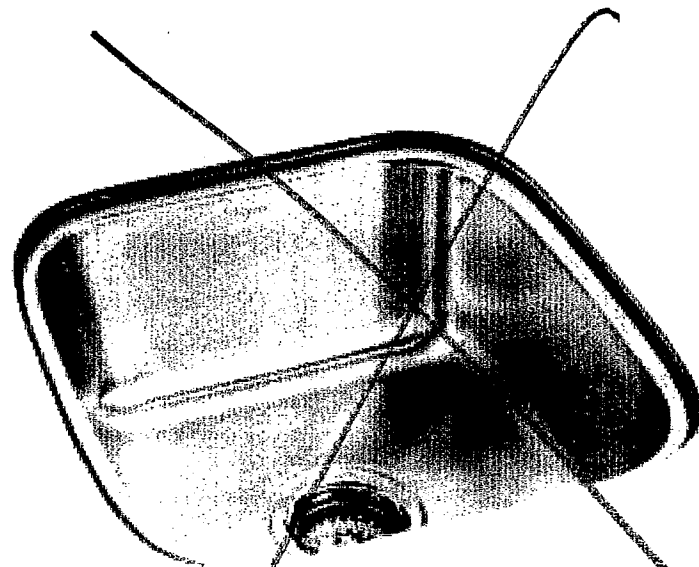


LOT 72
KR Smith
June 27/12
DSC



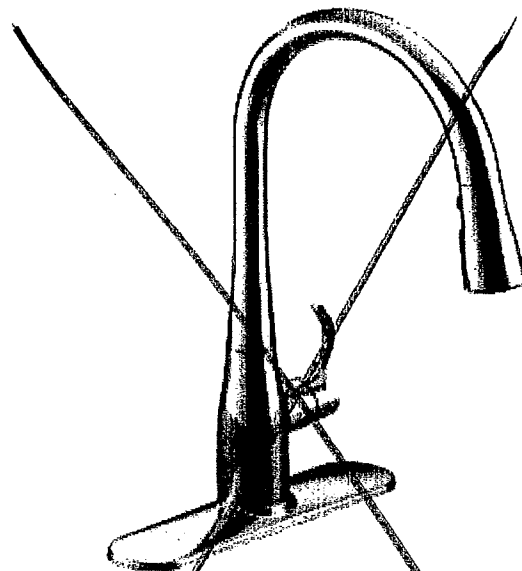


Additional Plumbing Extras
King's Ridge



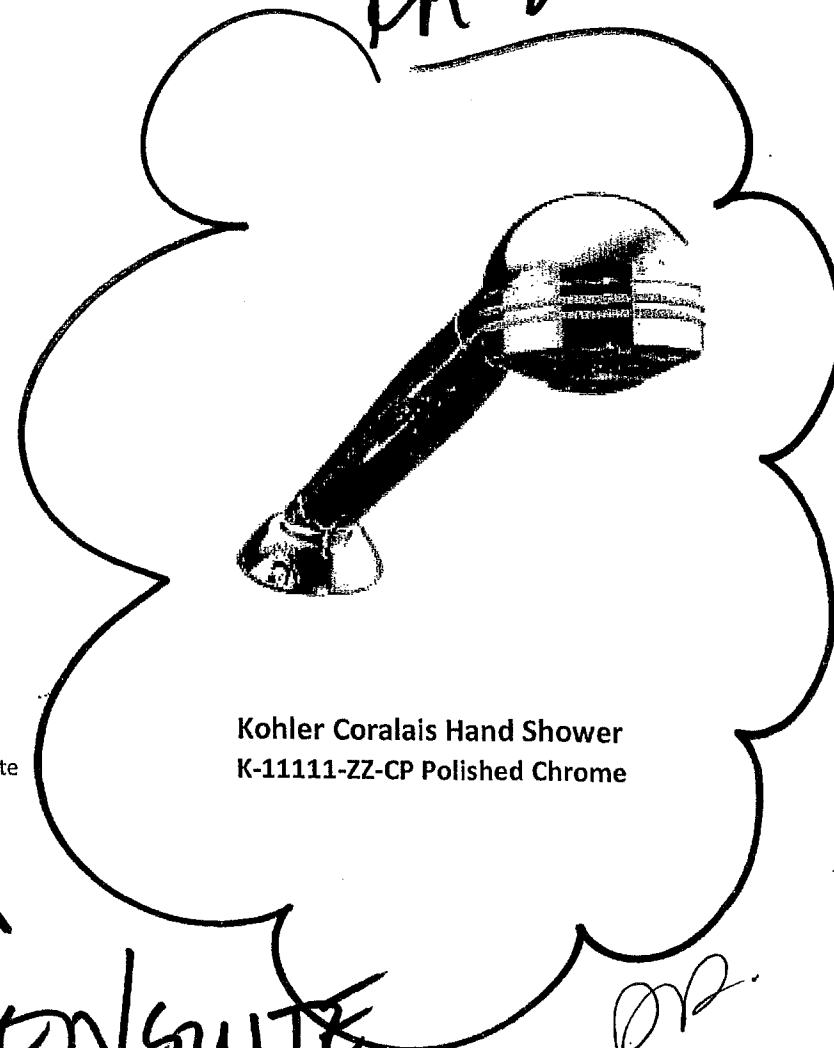
11448 Springdale® Undercounter Single-basin Secondary Sink, 16 1/2 x 17 1/2"

- This undermount design includes a 1/2" reveal or no-reveal option
- 8" Basin depth
- 3-3/4" Drain opening
- Made from 18 gauge stainless steel with a satin basin finish
- SilentShield™, an exclusive sound-deadening system, reduces unwanted noise and vibration



K-597 Simplice® pull-down secondary faucet

Transitional styling provides sleek, fluid lines that coordinate with wide range of kitchen styles and designs and simplifies maintenance and cleaning



**Kohler Coralais Hand Shower
K-11111-ZZ-CP Polished Chrome**

MASTER en/suite

June 24/12

*LOT 72
KH South*

*DR.
DS.*

2

ZANCOR
HOMES

HARDWOOD FLOORING IN LIEU OF TILED AREAS WAIVER

REGARDING PROPERTY KNOWN AS: Plan 65M-4295, Lot # <u>72</u> , King City, Ontario	
PURCHASER:	<u>PINA & DOMENIC FORTUNA</u>
VENDOR:	Zancor Homes (King City) Ltd.
DATE OF OFFER:	

I/We, PINA & DOMENIC FORTUNA, the owners of Lot # 72 in Registered Plan # 65M-4295, confirm request for the installation of hardwood floors in the following areas of the above-mentioned property:

- ☐ Kitchen/Breakfast Area
- ☐ Powder Room
- ☐ Main Bathroom
- ☐ Ensuite Bathroom
- ☐ Laundry Room
- ☒ Other (Specify) FOYER

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in these 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 in bathrooms, kitchens, public entrance halls, laundry and 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. (See Appendix A)"

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 King, TARIION and/or the Builder in relation to this matter.

WE HAVE READ, UNDERSTAND AND AGREE TO THE ABOVE TERMS.

Dated at King City, this 22 day of June, 2012 in the presence of:

WITNESS: _____ PURCHASER: Domenic Fortuna

WITNESS: _____ PURCHASER: [Signature]

Dated at _____ this _____ day of _____, 2012 in the presence of:

WITNESS: _____ VENDOR: [Signature]

Zancor Homes (King City) Ltd.



ZANCOR
HOMES

STANDARD APPLIANCE WIDTHS

The purchaser acknowledges the following standard spaces for kitchen appliances:

- ☐ Range Conventional – 30" Width
- ☐ ~~Hood Fan~~ 30" Width (must be the same as the range opening)
(Opening and bottom of cabinet height requirements are built as per Ontario Building Codes)
- ☒ Refrigerator – 36" W x 71" H (Approximate height may change due to bulkheads)
- ☒ Dishwasher – 24" Width
- ☐ Standard Washer/ Dryer

NON-STANDARD APPLIANCE OPTIONS

NOTE: When upgrading appliances, there may be an additional charge to modify cabinetry and/or electrical and plumbing to accommodate the appropriate size from the manufacturer specifications of each appliance.

****MANUFACTURERS SPECIFICATIONS MUST BE ATTACHED****

- | | |
|--|--|
| <input type="checkbox"/> Built-In Wall Oven | <input type="checkbox"/> Built-in Refrigerator/Sub Zero – discuss counter depth fridge with Design recommended. If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24" |
| <input type="checkbox"/> Built-In Microwave with Trim Kit | *Note: Refrigerator Door Swing |
| <input type="checkbox"/> Built-In Microwave Drawer with Trim Kit | <input type="checkbox"/> Wine / Bar Fridge (electrical required) |
| <input type="checkbox"/> Warming Drawer | <input type="checkbox"/> Steam Oven / Built-In Coffee makers |
| <input type="checkbox"/> Slide-In Stove | <input type="checkbox"/> Free Standing Chimney hoods (clearance space will be left with this appliance will not butt up against cabinetry) |
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Cargo Waste Bin systems |
| * (Gas/Electric – Cut-out Charge Required) | <input type="checkbox"/> Front Load Washer & Dryer/Stackable Washer & Dryer |
| <input type="checkbox"/> OTR – Over The Range Microwave | * (Specs are required) |
| <input type="checkbox"/> Hood Fan | |
| <input checked="" type="checkbox"/> may require larger vent – 6" is standard
36" / 42" Stove | |
| (Hood fan width will be the same as per Ontario Building Code) | |

Purchaser acknowledges responsibility for providing correct specification for such appliance and to make any and all necessary arrangements to supply and install appliances after closing.

Appliance Specifications are to be sent to the Zancor Décor Centre no later than

July 12/12

If not received the standard openings as determined by Zancor Homes will be provided.

Acknowledged and agreed this June day of 22, 2012.

Purchaser Signature [Signature] Date 28

PROJECT KR South LOT 72

NOTE: It is the Purchaser's responsibility to arrange installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications.

May 2012