

PURCHASER EXTRAS

Consultant:

Vendor:	Zancor Homes (King City) Ltd	Purchasers:	MELISSA SANTERAMO and CORRADO SANTERAMO
		Telephone Number:	416-994-1593

Lot / Unit	House Type	Reg. Plan #	Closing Date	Date Ordered
98	Messara (42-2) Elev A Elev.		As Per Agreement	05-Oct-2012

DESCRIPTION		AMOUNT
7). QTK: Standard layout		
8). INTERSTONE QUOTE - Aug 25, 2012 **BORDER CLARIFICATION IN MASTER ENSUITE - Install decorative tiles vertically approximately 16 inches (2 tiles in) on back wall. See sketch for location and design. **FOYER TILES - Install cut tiles directly at front door and then 4 full tiles going in towards the house. See drawing		
9). PAINT - MAIN TO 2ND: Stain stairs WICKHAM WALNUT to match hardwood as close as possible *No charge as per Schedule E		
10). RAILINGS - MAIN TO 2ND: Install Upgrade 3 Railings #683 Collar Alt. w/ ½ inch Plain Picket (Black) 2 ¾ INCH Grooved Oak Handrail 3 ¼ INCH Square Plain Oak Post w/Fancy Cap *No charge for Schedule E		
11). HARDWOOD - PARTIAL FOYER: Install Upgrade 2 Maple WALNUT		
12). HARDWOOD - FAMILY, DINING, MAIN HALL, LIBRARY, UPPER HALL: Install Upgrade 2 Maple WALNUT *See sketch for hardwood direction *Price is for difference of upgrade 1 in Schedule E		
13). TILE / HARDWOOD - CLARIFICATION: All tiles and hardwood to be flush upon transitions, if possible		
14). TRIM - CLARIFICATION: All baseboards & door stop to be level upon floor transitions, if possible		
15). TRIM - INTERIOR HARDWARE: Install Upgrade 1 THE WAVE - SATIN NICKEL throughout all interior doors **Includes garage man door and rear garden door		
16). TRIM - EXTERIOR HARDWARE: Install Upgrade 1 THE HOLBROOK - SATIN NICKEL on front doors		
17). PLUMBING - KITCHEN: Client has declined waterline and will install after closing		
18). HVAC - KITCHEN: Client has declined gas line to stove and will install after closing		
19). CARPET - ALL BEDROOMS: Install upgrade 1 underpad		
20). ELECTRICAL - KITCHEN: Relocate both standard kitchen lights to be centred over island *See sketch		
21). TILE - THRESHOLDS: Install J-mould (metal strip) throughout		
Sub Total		

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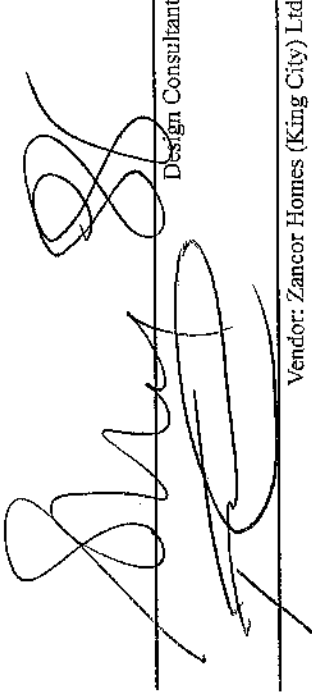
	HST	
	Total	

Conditions:

1. The 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.

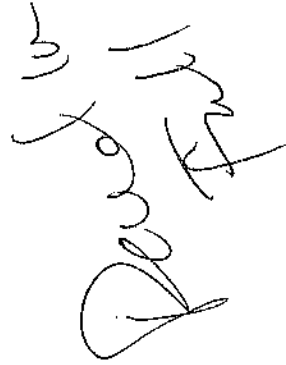
Paid By:


Purchaser - MELISSA SANTERAMO


Design Consultant

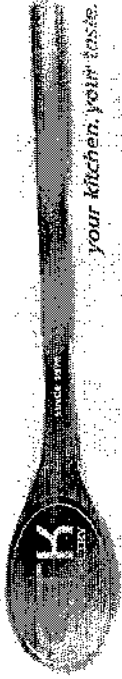
Purchaser - CORRADO SANTERAMO

Vendor: Zancor Homes (King City) Ltd



ZANCOR HOMES COLOUR CHART

CABINETS		HARDWARE		ZANCOR APPLIANCE PACKAGE	
Kitchen	QT2101 MAPLE - CHESTNUT	3487-160	Appliance Package	NO	NO
Servery	N/A	N/A	Gas Line to Stove	NO	Waterline
Island	QT2101 MAPLE - CHESTNUT	3487-160	PLUMBING	STANDARD	NOTES
Master Ensuite	QT1023 LAMINATE - DARK CHOCOLATE	3487-160	Kitchen	STANDARD	N/A
Twin	QT1023 LAMINATE - PORTOBELLO	3487-160	Powder Room	STANDARD	N/A
2nd Ensuite	N/A	N/A	Master Ensuite	STANDARD	N/A
3rd Ensuite	N/A	N/A	Main	STANDARD	N/A
Laundry	QT1021 MEL - WHITE	200 SC	2nd Ensuite	N/A	N/A
Basement Bath	N/A	N/A	3rd Ensuite	N/A	N/A
Other	N/A	N/A	Other	N/A	N/A
COUNTERTOPS		EDGE	MIRRORS & ACCESSORIES		
Kitchen	GIALLO ORNAMENTALE LIGHT	C	Mirrors	YES	
Servery	N/A	N/A	Bathroom Accessories	YES	
Island	GIALLO ORNAMENTALE LIGHT	C	TRIM		
Master Ensuite	KALAHARI TOPAZ 4588K-07	N/A	Casing/Baseboards	STANDARD	
Main	LIMESTONE 7264-58	N/A	Interior Doors	STANDARD	
2nd Ensuite	N/A	N/A	Interior Door Hardware	UPGRADE 1 - THE WAVE SATIN NICKEL	
3rd Ensuite	N/A	N/A	Exterior Door Hardware	UPG - THE HOLBROOK SATIN NICKEL	
Laundry	WHITE 949-58	N/A	PLASTER/MOULDING		
Basement Bath	N/A	N/A	Crown Moulding	102	
FLOOR & WALL TILES		THRESHOLDS	DINING ROOM		
Kitchen Floor	NEUTRAL BEIGE 12x24 (BRICK)	N/A	Location		
Breakfast Floor	NEUTRAL BEIGE 12x24 (BRICK)	N/A	HARDWOOD/CARPET		
Kitchen Bk.Splash	N/A	N/A	Living Room	N/A	
Main Foyer	NEUTRAL BEIGE 12x24 (SEE SKETCH)	N/A	Dining Room	UPG 2 WICKHAM MAPLE - WALNUT	
Main Hall	SEE HARDWOOD SECTION	N/A	Family/Great Room	UPG 2 WICKHAM MAPLE - WALNUT	
Powder Room	NEUTRAL BEIGE 12x24 (BRICK)	N/A	Library	UPG 2 WICKHAM MAPLE - WALNUT	
Laundry	REFLECTION OLIVE 12x12	N/A	Foyer (Partial)	UPG 2 WICKHAM MAPLE - WALNUT	
Mstr Ensuite Floor	REFLECTION OLIVE 12x12	N/A	Kitchen / Main Foyer	N/A	
Mstr Ensuite Shower	REFLECTION OLIVE 12x12	N/A	Main Hall	UPG 2 WICKHAM MAPLE - WALNUT	
Mstr Ensuite Tub Wall	REFLECTION OLIVE 8x10	N/A	Upper Hall	UPG 2 WICKHAM MAPLE - WALNUT	
Mstr Ensuite Tub Deck	REFLECTION OLIVE 8x10	N/A	Master Bedroom	6440 PAPILIO - SOFT CAMEO	
Master Shower Floor	SOMBRA MOSAIC 1x2	N/A	Bedroom 2	6440 PAPILIO - SOFT CAMEO	
Master Shower LUSTELLO	SOMBRA STRIPS 1x2	N/A	Bedroom 3	6440 PAPILIO - SOFT CAMEO	
Main Bath Floor	REFLECTION BONE 12x12	N/A	Bedroom 4	6440 PAPILIO - SOFT CAMEO	
Main Bath Wall	REFLECTION BONE 8x10	N/A	Carpet Underpad	UPGRADE 1	
2nd Ensuite Floor	N/A	N/A	Basement Landing	N/A	
2nd Ensuite Wall	N/A	N/A	Other	N/A	
2nd Ensuite Shower	N/A	N/A	STAIRS: RAILING & PICKETS		
Basement Landing	N/A	N/A	Main Flr. to 2nd Flr. Stair Finish/Stain:	OAK - STAIN WALNUT	
Other	N/A	N/A	Main Flr. to 2nd Flr. Railing Details:	UPGRADE 3	
FIREPLACE			#683 Collar Alt. w/ 1/2 inch Plain Picket (Black)		
FAMILY ROOM		Mantle	2 1/2 INCH Grooved Oak Handrail		
Insert & 4 PC Surround	PERLATO	Hearth	3 1/2 INCH Square Plain Oak Post w/Fancy Cap		
PAINT			Main to Basement Railing Details:		
Kitchen/Breakfast	FOG MIST		N/A		
Living Room	N/A		White Paint Red'd		
Dining Room	FOG MIST		Where to Paint		
Family/Great room	FOG MIST		NOTES		
Library	FOG MIST				
Main/Upper Hall	FOG MIST				
Master Bedroom	FOG MIST				
Bedroom 2	FOG MIST				
Bedroom 3	FOG MIST				
Bedroom 4	FOG MIST				
Ensuite	FOG MIST				
Main	FOG MIST				
2nd Ensuite	FOG MIST				
3rd Ensuite	N/A				
Laundry	FOG MIST				
Other	N/A				
SITES		KINGS RIDGE	LOT:	98	
PURCHASER(S):		MELISSA & CORRADO SANTERAMO			
HOME #:	416-994-1593				
CELL #:					
EMAIL:					
MODEL:	MESSARA 42-2	ELEV:	A		
WOB/LOB:					
ZANCOR HOMES					
* ITS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY DESCREANCIES ON SKETCHES, PES AND/OR COLOUR CHART					



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

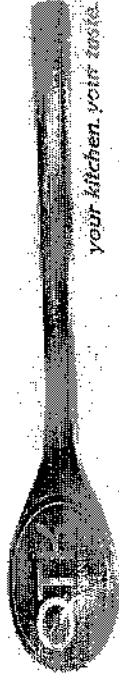
PURCHASER:	MELISSA & CORRADO SANTERAMIO	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	KING'S RIDGE
EMAIL:		MODEL TYPE:	MESSARA 42-2 ELEV. A
PHONE #:	416-994-1593	LOT #:	98
PHONE #:		DATE:	August 25, 2012

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 1011	CATEGORY 2
	FINISH:	CHESTNUT	
	SPECIES:	FLAT CUT MAPLE	
	DOOR HARDWARE:	3487-160	
	DRW HARDWARE:	3487-160	
ENSUITE	COUNTER TOP:	NONE	CATEGORY 1
	DOOR STYLE:	QT 1023	
	FINISH:	DARK CHOCOLATE	
	SPECIES:	LP LAMINATE	
	DOOR HARDWARE:	3487-96	
MAIN	DRW HARDWARE:	3487-96	CATEGORY 1
	COUNTER TOP:	PORTOBELLO	
	DOOR STYLE:	QT 1023	
	FINISH:	PORTOBELLO	
	SPECIES:	LP LAMINATE	
LAUNDRY	DOOR HARDWARE:	3487-96	#N/A
	DRW HARDWARE:	3487-96	
	COUNTER TOP:	LIMESTONE	
	DOOR STYLE:	QT 1021	
	FINISH:	WHITE	
	SPECIES:	WHITE MEL	#N/A
	DOOR HARDWARE:	200-SC	
	DRW HARDWARE:	200-SC	
	COUNTER TOP:	949-58 WHITE	
	DOOR STYLE:		
	FINISH:		#N/A
	SPECIES:		
	DOOR HARDWARE:		
	DRW HARDWARE:		
	COUNTER TOP:		
	DOOR STYLE:		#N/A
	FINISH:		
	SPECIES:		
	DOOR HARDWARE:		
	DRW HARDWARE:		
	COUNTER TOP:		#N/A
	DOOR STYLE:		
	FINISH:		
	SPECIES:		
	DOOR HARDWARE:		
	DRW HARDWARE:		#N/A
	COUNTER TOP:		
	DOOR STYLE:		
	FINISH:		
	SPECIES:		
	DOOR HARDWARE:		#N/A
	DRW HARDWARE:		
	COUNTER TOP:		
	DOOR STYLE:		
	FINISH:		
	SPECIES:		#N/A
	DOOR HARDWARE:		
	DRW HARDWARE:		
	COUNTER TOP:		
	DOOR STYLE:		

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 CABINETS. THANK YOU.

CUSTOMER SIGNATURE:  DATE: 08/25/12
CUSTOMER SIGNATURE:  DATE: 08/25/12
SALES REP NAME: WAYNE WANAMAKER QTK AUTHORIZED SIGNATURE:  DATE: 08/25/12
PAGE ____ OF ____ WHITE - CUSTOMER | YELLOW - FILE | PINK - QTK ACCOUNTING



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your kitchen. your taste.

PURCHASER:	MELISSA & CORRADO SANTERAMO	CONTRACTOR:	ZANCOR-HOMES
ADDRESS:		SITE:	KING'S RIDGE
EMAIL:		MODEL TYPE	MESSARA 42-2 ELEV. A
PHONE #:	416-994-1593	LOT #:	98
PHONE #:		DATE:	August 25, 2012

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

ITEM #	QTY	DESCRIPTION	ROOM	PRICE
56	1	FRIDGE GABLE - 26" DEEP x 95 1/2"H	KITCHEN	
59	1	FRIDGE CABINET - 26" DEEP x 23"H	KITCHEN	
126	3	STRAIGHT PANTRY CABINET (PER FOOT) 24"D x 95 1/2"H	KITCHEN	
309	*	44" HIGH EXTENDED UPPERS WITH TRIPLE STEP CROWN MOLDING TO THE CEILING (9' HIGH CEILING) - SINGLE DOOR WITH WOOD PANEL	KITCHEN	
26	1	CHANGE STANDARD METABOX B/D 4 TO BLUM GREY ANTI-SLAM SLIDES	KITCHEN	
29	1	1 SET OF POT DRAWERS W/ BLUM GREY ANTI-SLAM SLIDES P/D 3 (1 SMALL, 2 BIG DRAWER)	KITCHEN	
41	1	UPPER DIAGONAL CORNER CABINET 24" x 24" x 36 1/2" - 12" DEEP	KITCHEN	

NOTE: MICROWAVE TRIM KIT SPECS REQUIRED

STANDARD

LAYOUT

Oct 5/12

1st 98

ND

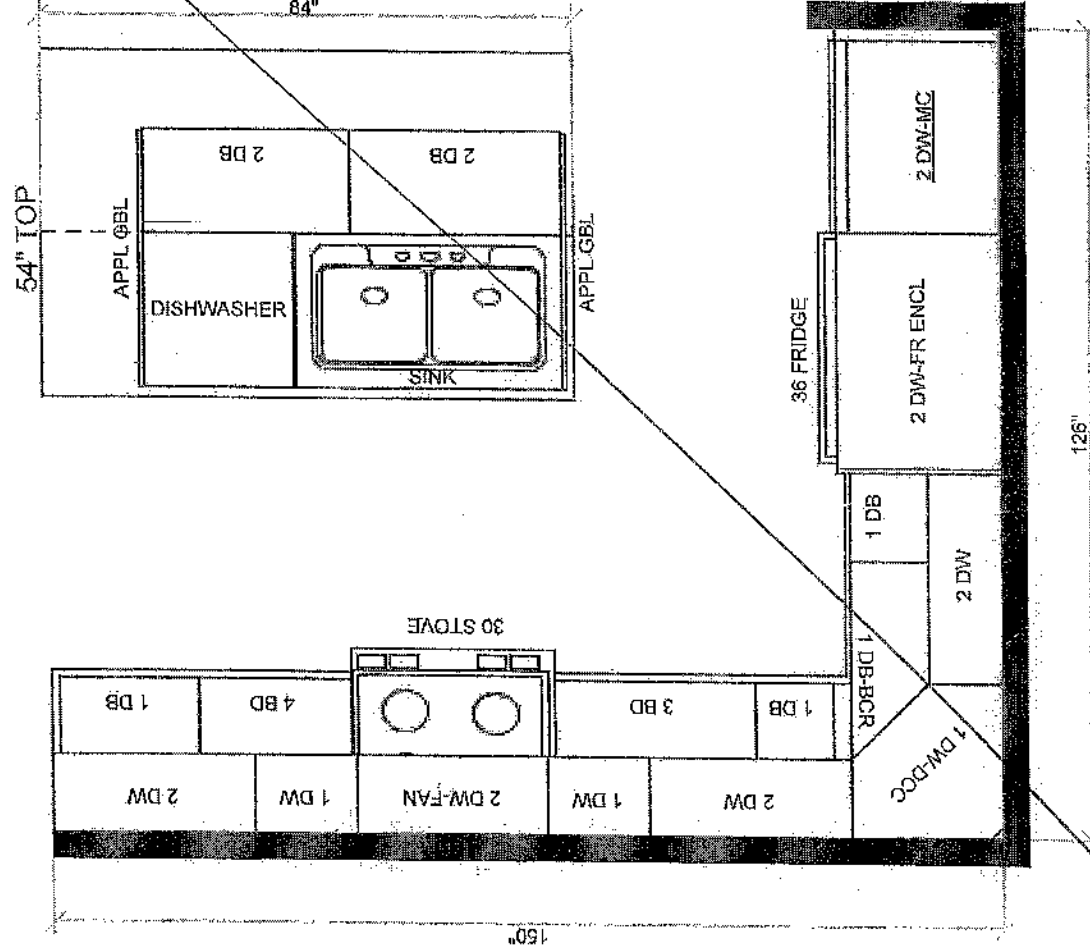
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you.

GLASS TYPE (IF APPLICABLE):		SUB-TOTAL:	
MESH TYPE (IF APPLICABLE):		TOTAL:	
MIRROR TYPE (IF APPLICABLE):		13% H.S.T.	
ALL CHANGES FINAL UPON SIGNING		GRAND TOTAL:	
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE REVERSE			
BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S			
PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED ON			
THE REVERSE OF THIS DOCUMENT			
(THIS AGREEMENT IS NOT BINDING UNTIL SIGNED IN THE QTK AUTHORIZED SIGNATURE LINE BELOW)			

BALANCE TO BE PAID IN FULL BY DUE DATE: CUSTOMER INITIAL(S):

CUSTOMER SIGNATURE: DATE: 08/25/12
CUSTOMER SIGNATURE: DATE: 12

SALES REP NAME: WAYNE WANAMAKER QTK AUTHORIZED SIGNATURE: WHITE - CUSTOMER | YELLOW - FILE | GREEN - QTK ACCOUNTING
PAGE OF



STANDARD

LAYOUT

oct 5/12
oct 5/98

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 see Customer acknowledges this drawing 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

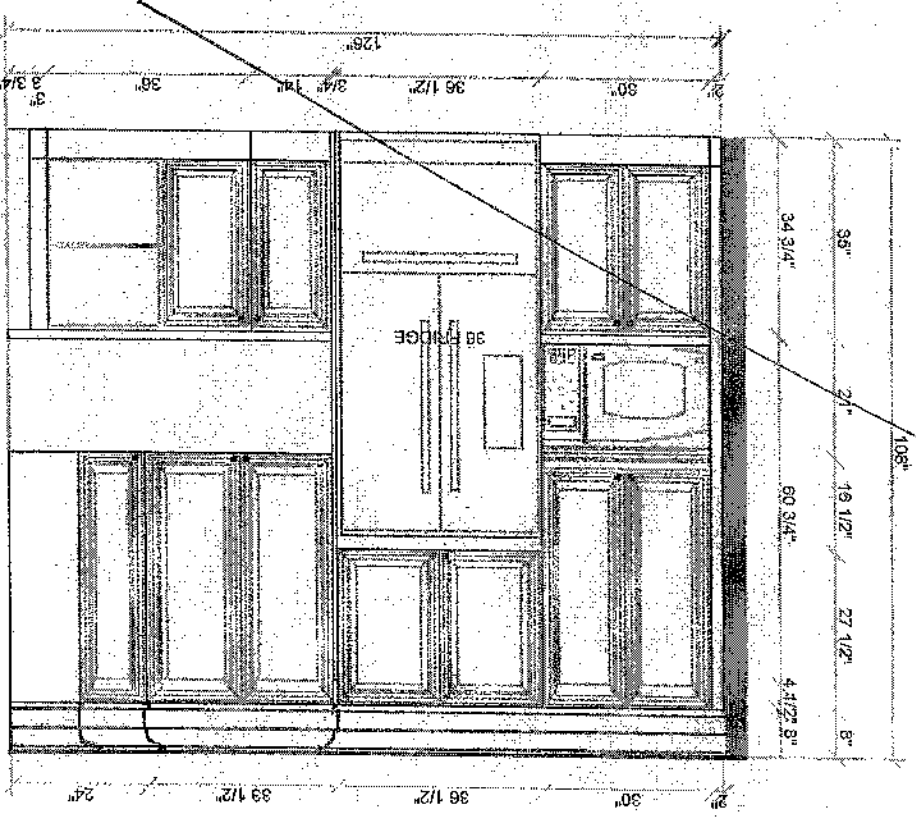
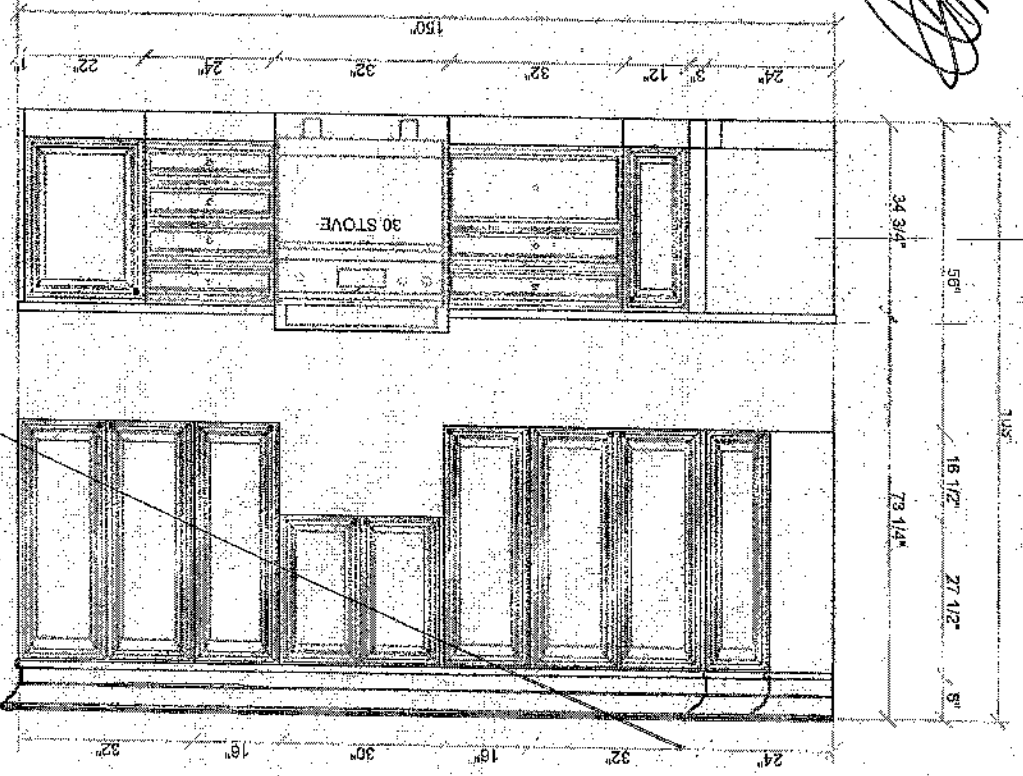
ZANCOR HOMES
KINGS RIDGE

Design: BLK 98 KR

Drawing #: 1

Designed: 08.31.11
Printed: 08.31.12

4



STP
 21/5
 10/1
 8/8
 6/9

Handwritten signature and initials.

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 necessary. Customer acknowledges this drawing is for informational purposes only.

Design: BLK 98 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 is completed.
 ZANCOR HOMES
 KINGS RIDGE
 Designed: 08.31.12
 Printed: 08.31.12

ZANCOR HOMES
KINGS RIDGE PROJECT
COLOUR SELECTIONS

PURCHASERS: MELISSA & CORRADO SANTERAMO

LOT #: 98

(Messara Model)

* EXTEND FILE LINE SEE SKETCH *

AREA	TILE SELECTION	MARBLE THRESHOLD & SHOWER FRAME	UPGRADE LEVEL
Kitchen Floor	12x24 Neutral Beige (SAGE Joint)	WOOD PER PER PER	3rd (sketch) See email - per price
Foyer	12x24 Neutral Beige (SAGE Joint)	"	"
Main Hall	—		
Powder Room	12x24 Neutral Beige (SAGE Joint)	"	"
Garage Entry	—		
Laundry Room	13x18 REFLECTION OLIVE	PER PER PER	STD.
Ensuite Bath Floor	13x18 REFLECTION OLIVE	PER PER PER	STD
Ensuite Bath Tub Deck/Face	8x10 REFLECTION OLIVE		STD
Ensuite Bath Tub Walls	8x10 REFLECTION OLIVE Inserts: Yes ☐ No ☒		STD
Ensuite Bath Shower Walls	8x10 REFLECTION OLIVE Inserts: Yes ☐ No ☒		STD
Ensuite Bath Shower Floor	12x22 SOMERSET MOSAIC	PER PER PER	STD
Twin Bath Floor/WALL	13x13 REFLECTION BONE	PER PER PER	STD
Ensuite Bath Walls W/IN	8x10 REFLECTION BONE Inserts: Yes ☐ No ☐		STD
2nd Ensuite Bath Floor	—		
2nd Ensuite Bath Walls	—	Inserts: Yes ☐ No ☐	
Kitchen Backsplash	—	Inserts: Yes ☐ No ☐	STD
* E/S Sitewall *	Vertical BRIDGE OF 3 ROWS - 1420 SOMERSET STAIRS NEAR CORNER OF BACK WALL CLOSE TO SHOWER SHUTE (SEE SKETCH)		
	Tax # 43488		SEE ON NOTES
KITCHEN COUNTERTOP	Granite Dimpled Look Edge: 1"		
KITCHEN COUNTERTOP	EXTRA FOR: COOK-TOP CUT-OUT SIDE-IN STOVE		242-
MAIN BATH VANITY TOP	Edge:		
ENSUITE BATH VANITY TOP	Edge:		Total
2ND ENSUITE VANITY TOP	Edge:		

PURCHASER'S SIGNATURES:

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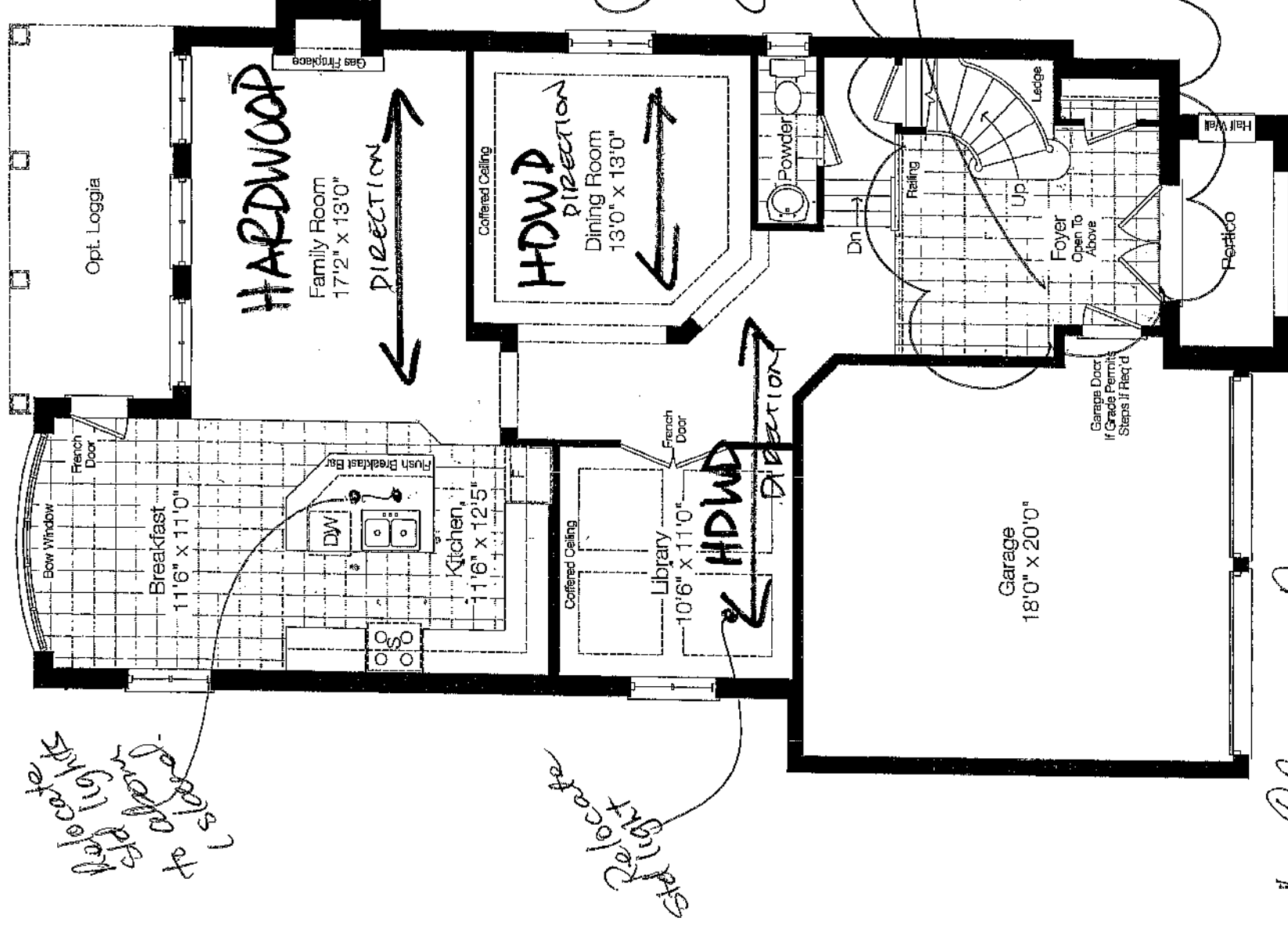
DATE OF COLOUR SELECTIONS:

A.V. CLASSIC REPRESENTATIVE: ROBERT

MESSARA

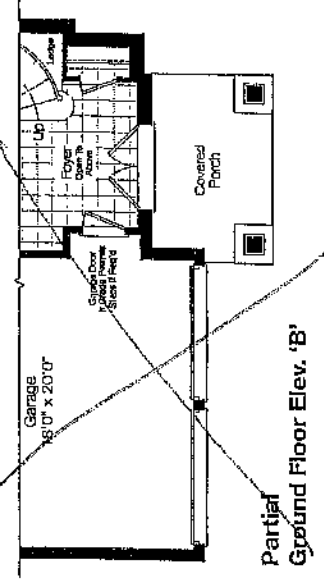
Elev. A 2586 sq. ft.

Elev. B 2533 sq. ft.



* Changes Done to garage / jog / man. door.

Ground Floor Elev. 'A'

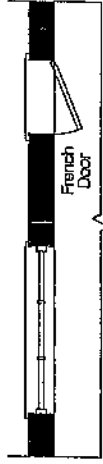


Prices and specifications are subject to change without notice. E.L.O.E. The patterns may vary. Window size and location may vary. Approx. location of luggage and water tank. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. All readings are artist's concept. 42-02

MESSARA

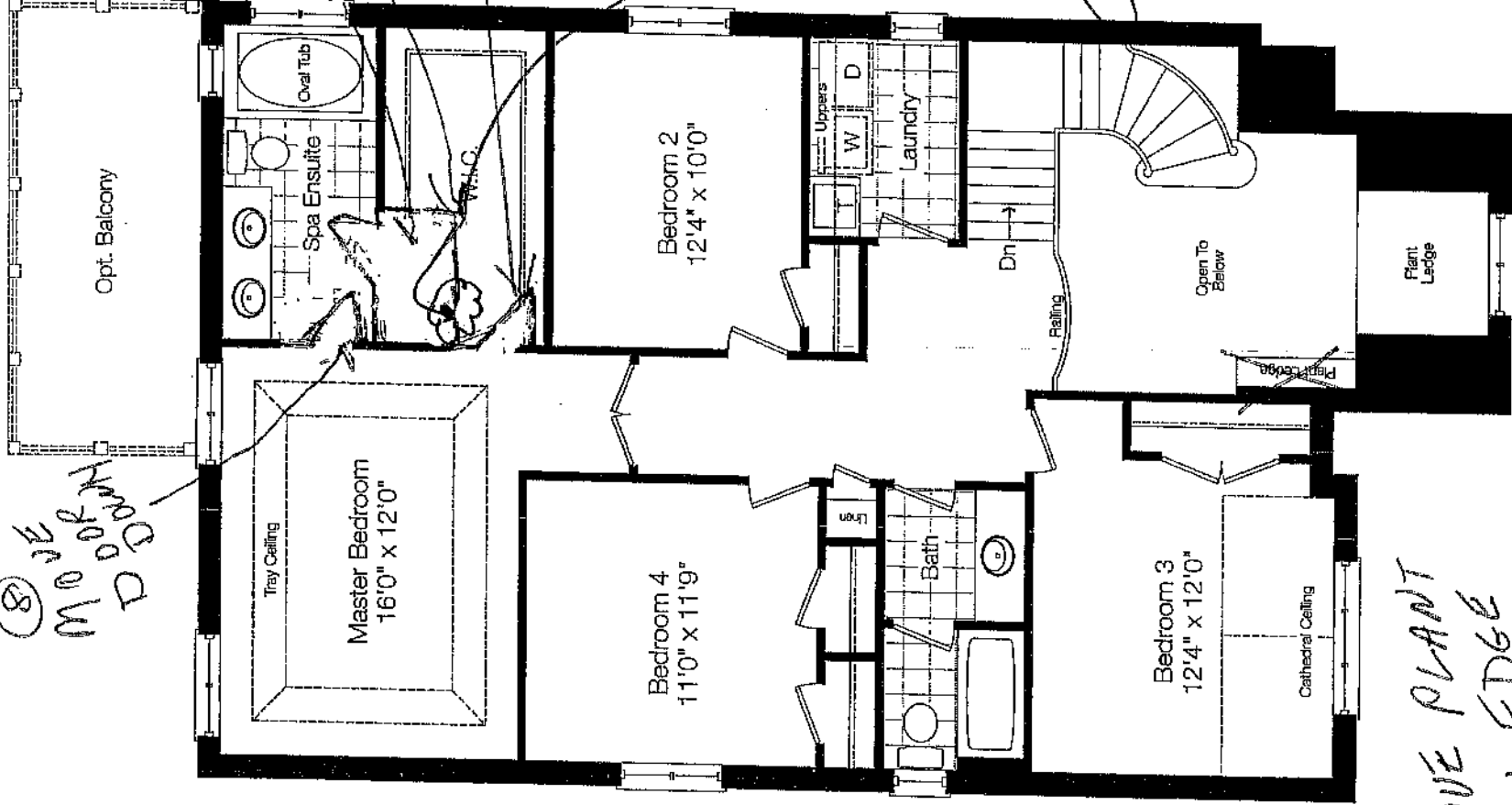
Elev. A 2586 sq. ft.

Elev. B 2533 sq. ft.

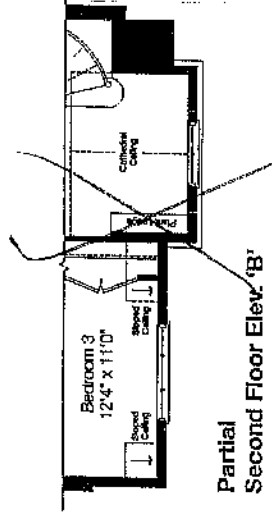


Partial Master Bedroom Door & Window Location
For Opt. Balcony Condition

⑧ 1/2" E
MO OF H
DOWN

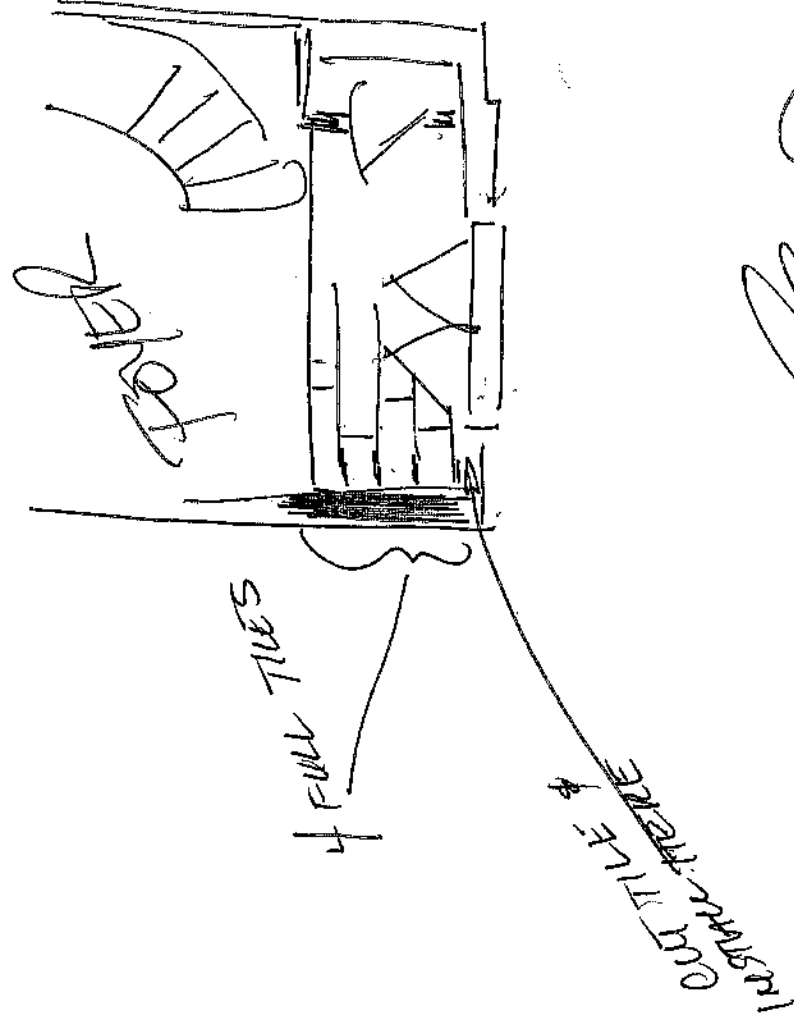


Second Floor Elev. 'A'



Partial
Second Floor Elev. 'B'

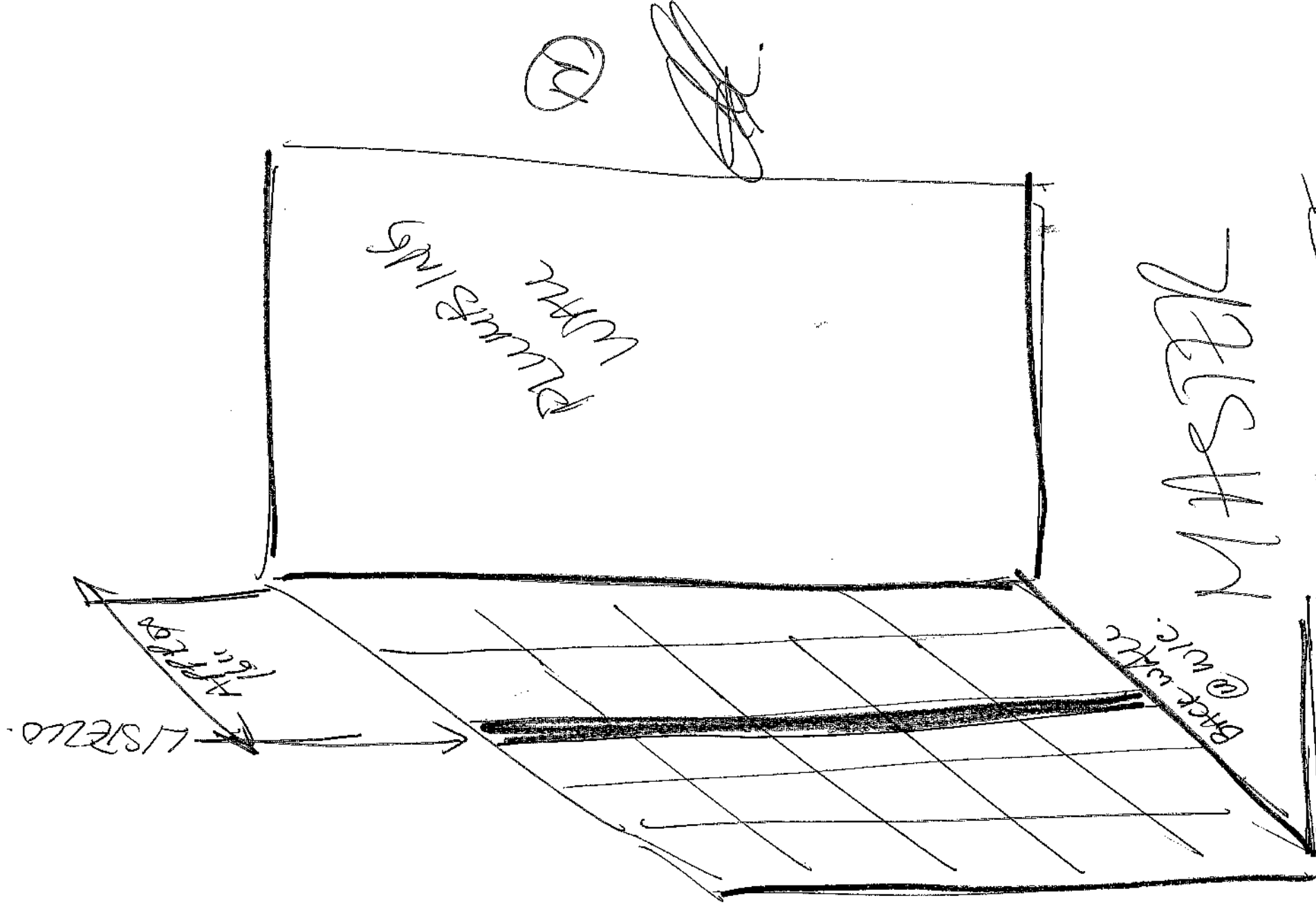
for reference
lot 99 - Oct 5/12



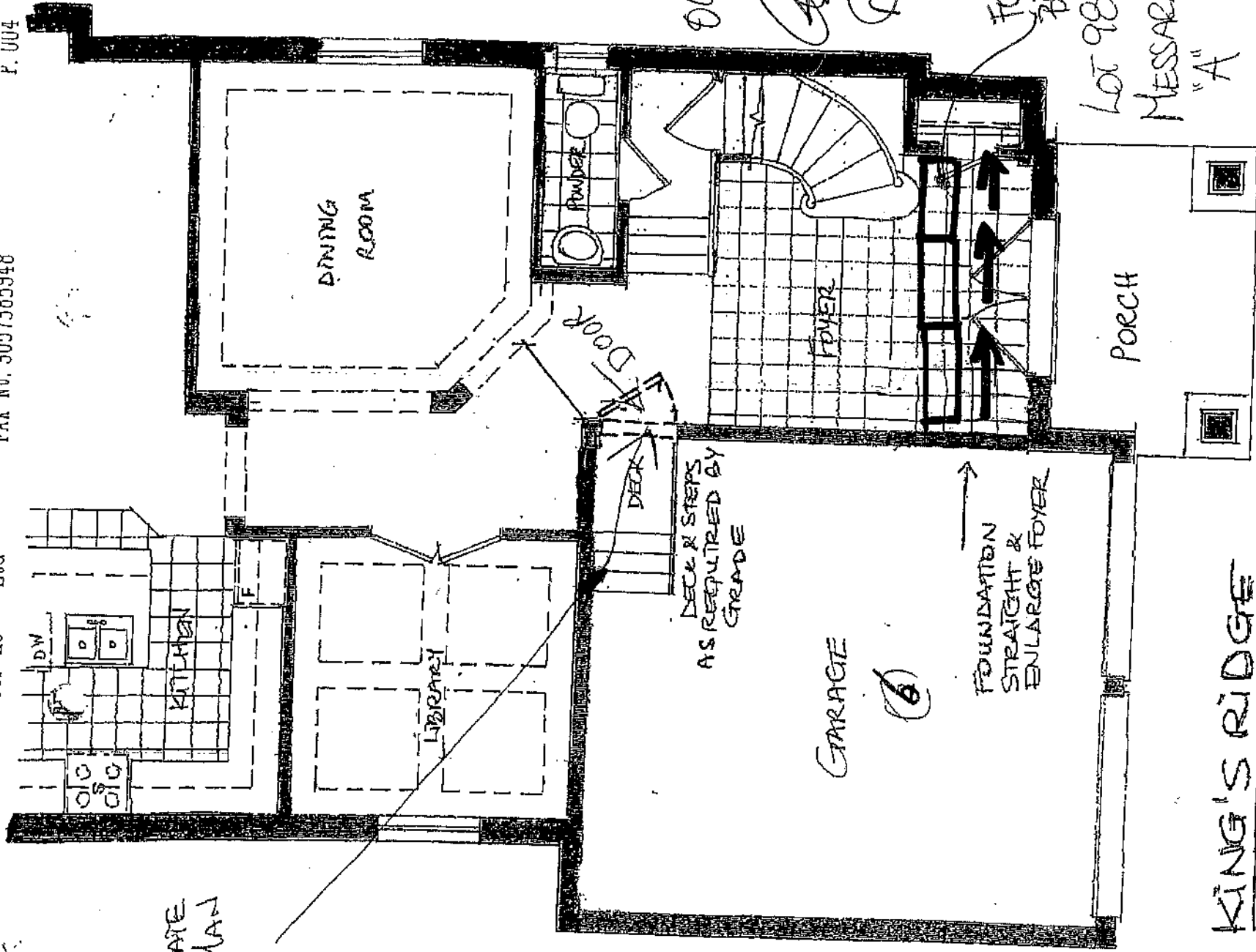
[Signature] *[Initials]*

TOYER

lot 98
21/5 20
05/5/12



RELOCATE
PAGE MAN
DR.



KING'S RIDGE

LOT# 98 - MESSARA "A"

- GARAGE MAIN DOOR RELOCATIONS RECOMMENDED
- DECK AND STEPS NEEDED DUE TO GRADE

* NOTE: ONE GARAGE PARKING SPACE COMPROMISED
DEPENDANT ON HOMEOWNER'S CAR SIZE.

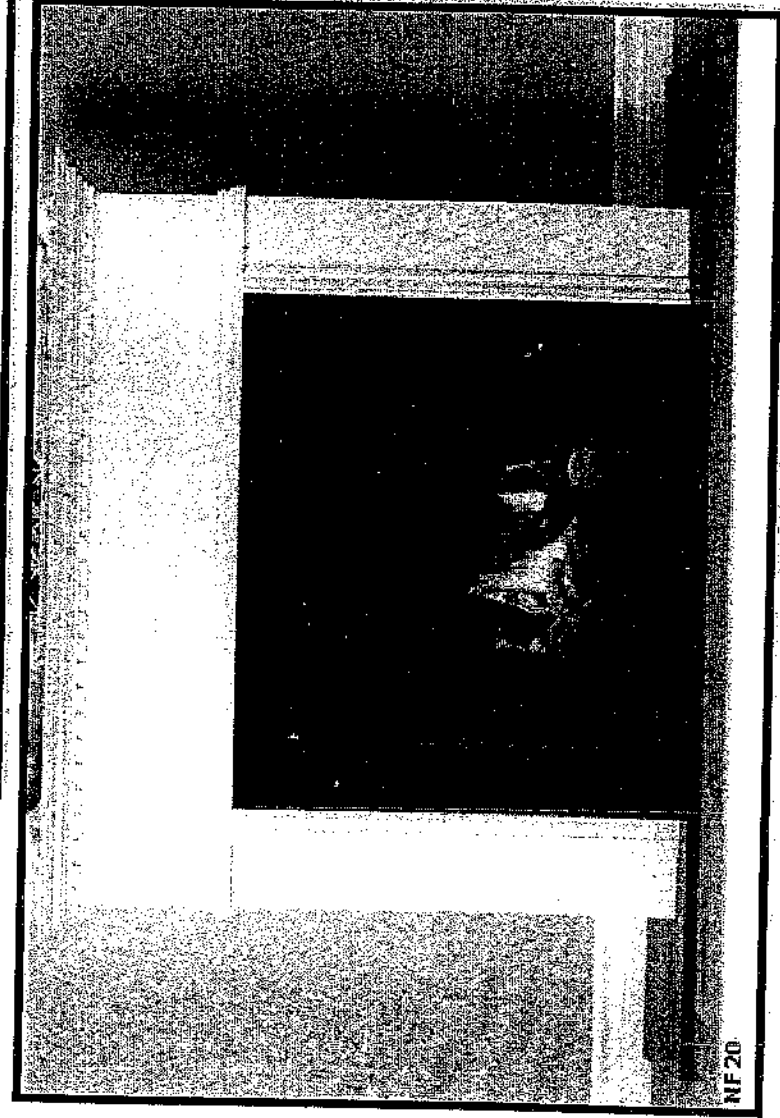
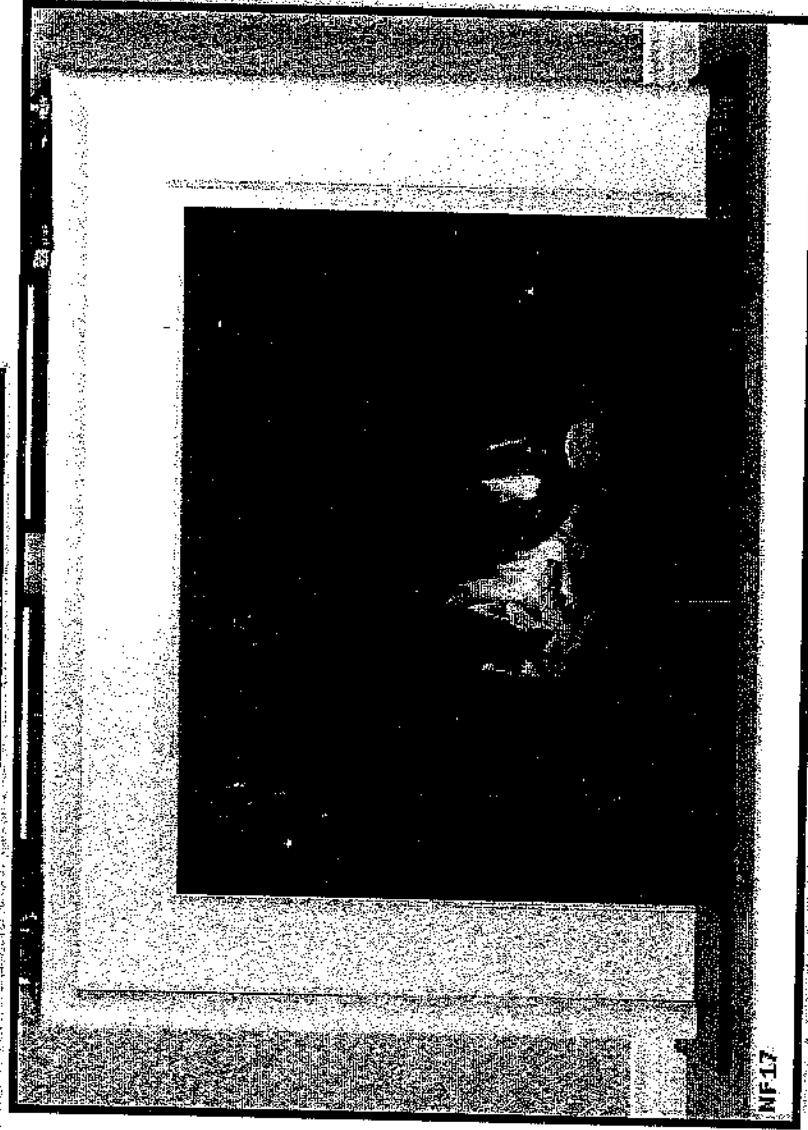
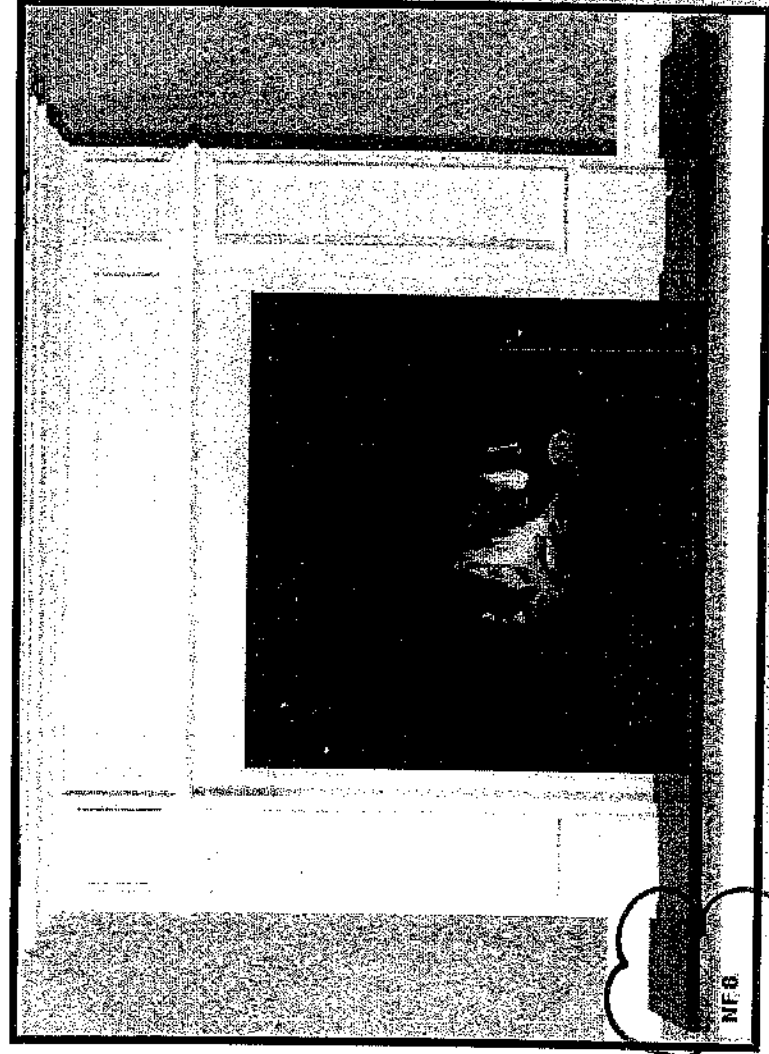
Previously
done.

FC

Standard Mantles

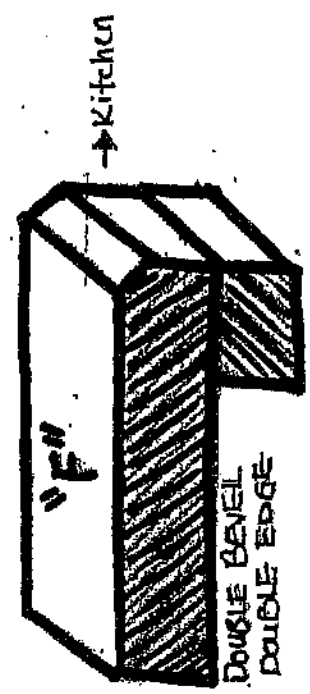
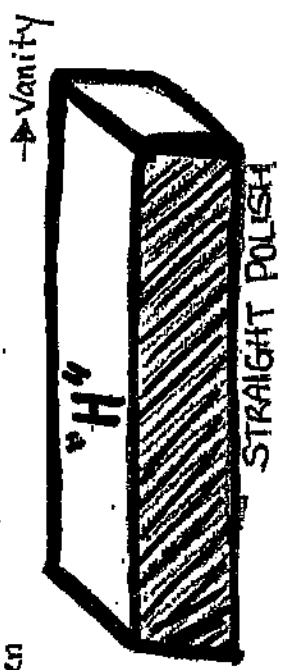
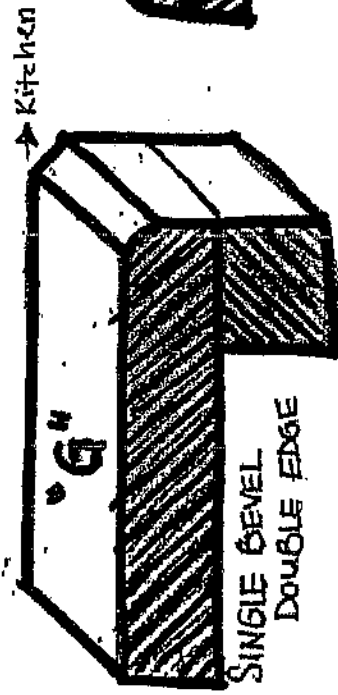
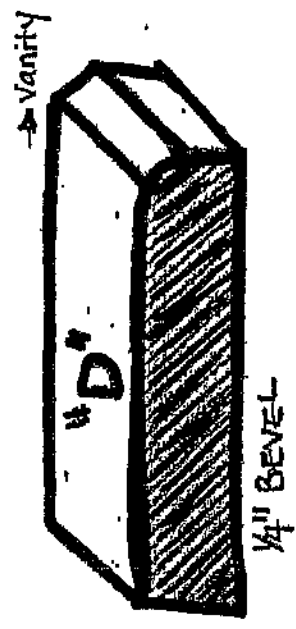
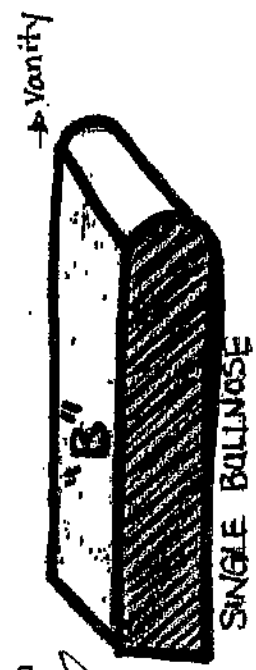
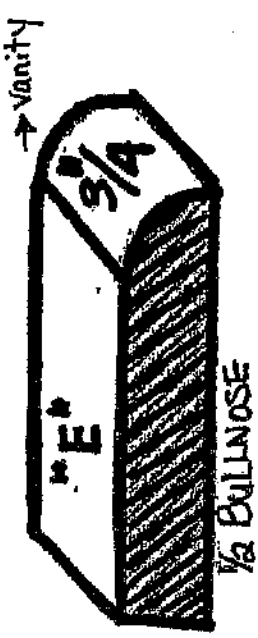
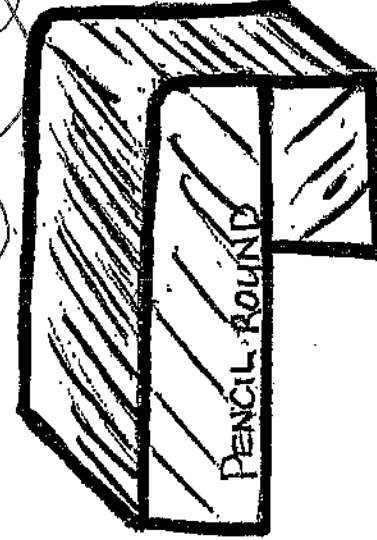
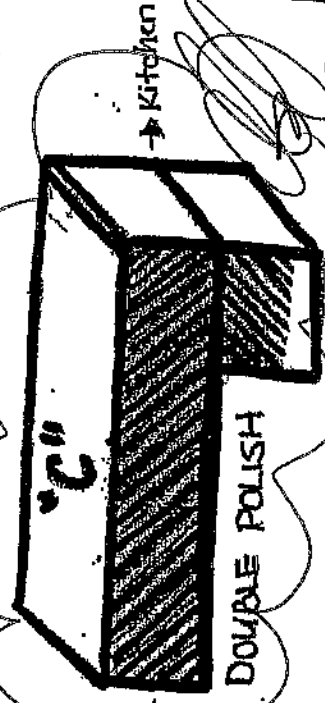
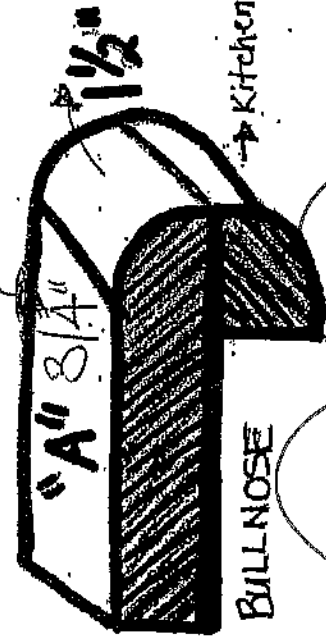
OCT 5/12
60T 98
KZ

②



OCT 5/12
lot 98
CR

STANDARD Moulding



2

ZANCOR HOMES

HARDWOOD FLOORING IN LIEU OF TILED AREAS WAIVER

REGARDING PROPERTY KNOWN AS:		Plan 65M-4295, Lot # <u>98</u>
PURCHASER:		
VENDOR:	Zancor Homes (King City) Ltd.	
DATE OF OFFER:		

I/We, _____, the owner/s of Lot # 98 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) Partial 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 this 5 day of Oct, 2012 in the presence of:

WITNESS:

PURCHASER: [Signature]

WITNESS:

PURCHASER: [Signature]

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

WITNESS:

VENDOR:

Zancor Homes (King City) Ltd.