

Lot 67
Phase 2
Model Falabella (42-5) Elev A
MARLON TICCONI

Colours Upgrade Report
Kings Ridge Print Date:13-Nov-12

ID	Description	Invoice	Date Ordered	
6538 ✓	HARDWOOD - KITCHEN/BREAKFAST: Upgrade 1 Wickham 3-1/4 inch OAK CHARCOAL in lieu of tile *Waiver Signed	1307		
6539 ✓	HARDWOOD - FOYER: Upgrade 1 Wickham 3-1/4 inch OAK CHARCOAL in lieu of tile *Waiver Signed	1307		
6543 ✓	PLUMBING - KITCHEN: Client has declined Waterline to fridge	1307		
6544 ✓	HVAC - KITCHEN: Client has declined Gas line to stove	1307		
6557 ✓	ELECTRICAL - MASTER ENSUITE Capped ceiling outlet on separate switch above tub	1307		
6561 ✓	INTERSTONE QUOTE	1307		
6856 /	QTK QUOTE - Oct 31, 2012	1307		
6864 ✓	PLUMBING - KITCHEN: Install Kohler Vault K-3821 UNDERMOUNT sink in kitchen in lieu of standard	1307		
6865 ✓	ACKNOWLEDGEMENT: Client(s) accepts and acknowledges full confidentiality regarding the deposit for decor upgrades that was approved by head office. Client(s) accepts and acknowledges that the deposit acceptance cannot be disclosed or discussed with anyone other than a Zancor employee. In the even that this information is disclosed by the Client, Zancor has the right to apply and add the waived 10% deposit of \$3,529.56 to closing costs.	1348		
6866 ✓	HARDWOOD - FAMILY, DINING, DEN, MAIN HALL, UPPER HALL: Upgrade 1 Wickham 3-1/2 OAK CHARCOAL *No charge as per Schedule E	1307		
6867 ✓	PAINT - MAIN TO 2ND: Stain stairs WICKHAM CHARCOAL as close to hardwood as possible *No charge as per schedule E	1307		
6868 ✓	RAILINGS - MAIN TO 2ND: Install Upgrade 3 #683 Collar Alt. w/ 1/2 Inch Plain Picket (Black) 2 3/4 INCH Grooved Oak Handrail 3 1/4 INCH Square Plain Oak Post w/Fancy Cap *No charge as per Schedule E	1307		
6869 ✓	PLUMBING - MASTER ENSUITE: Delete diverter spout in master ensuite	1307		
6885 ✓	ELECTRICAL - FIREPLACE: Electrical outlet for tv over the fireplace *Required as per PES from Smart-tech Oct 13, 2012	1358		
7004 ✓	Three (3) 8 FT Hollow Core doors to Main Floor	1380		

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MARLON TICCONI

Colours Upgrade Report
Kings Ridge Print Date:13-Nov-12

7005	✓	Purchaser wants all arches the same depth from ceiling either all 8 inches or 10 Inches (Standard)	1380		
7006	✓	Increase width of shower approx 18 Inces wider like lot 49 ensuite (no seat)	1380		
7007	✓	Master Ensuite - Frameless Glass Shower	1380		
7008	✓	Master Bedroom - Remove 2 transom windows	1380		
7009	✓	Family Room - 6 panel Waffle Ceiling	1380		
7010	✓	Breakfast Area - 8 FT Frnch Doors (no transom) in lieu of standard french doors	1380		
7011	✓	Servery - Finished bar sink and faucet (11448 and K-597) (put sink approximately 5 inches from dining room wall)	1380		

FALABELLA

Elev. A 2831 sq. ft.
Elev. B 2848 sq. ft.

Lot 67

7009

6th FLOOR
PANTRY
TO
KITCHEN

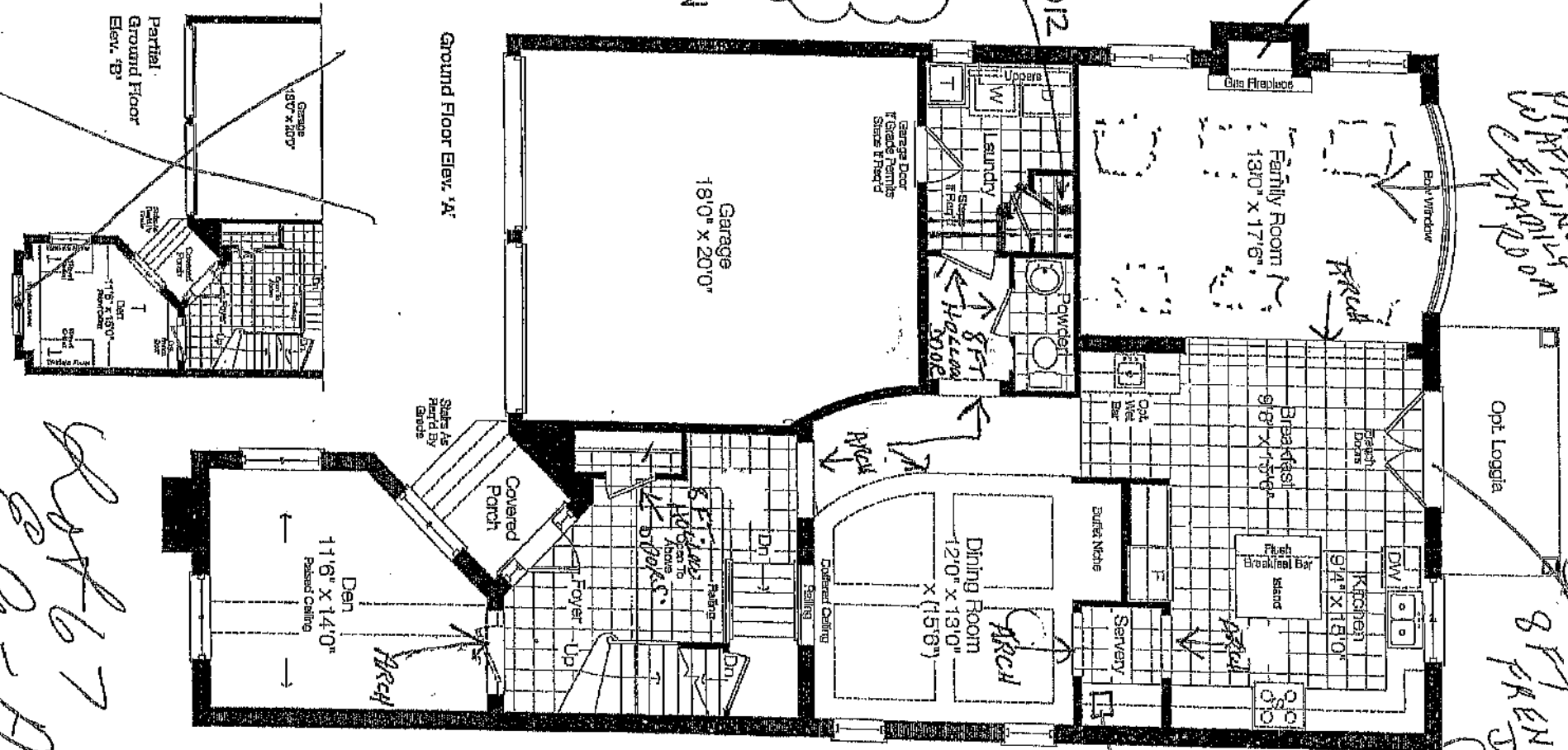
7010

8 FT FRENCH
DOORS
(NO TRANSOM)

7011

BK SINK
+ FANCT
5" FROM
WALL

JULY 31, 2012
TURN
CLOSET
DUE TO
STEPS IN
SUNKEN
LAUNDRY
CONSTRUCTION
CHANGE



FALABELLA

Horizontal Elev. A 2831 sq. ft.
Stack on Elev. B 2848 sq. ft.

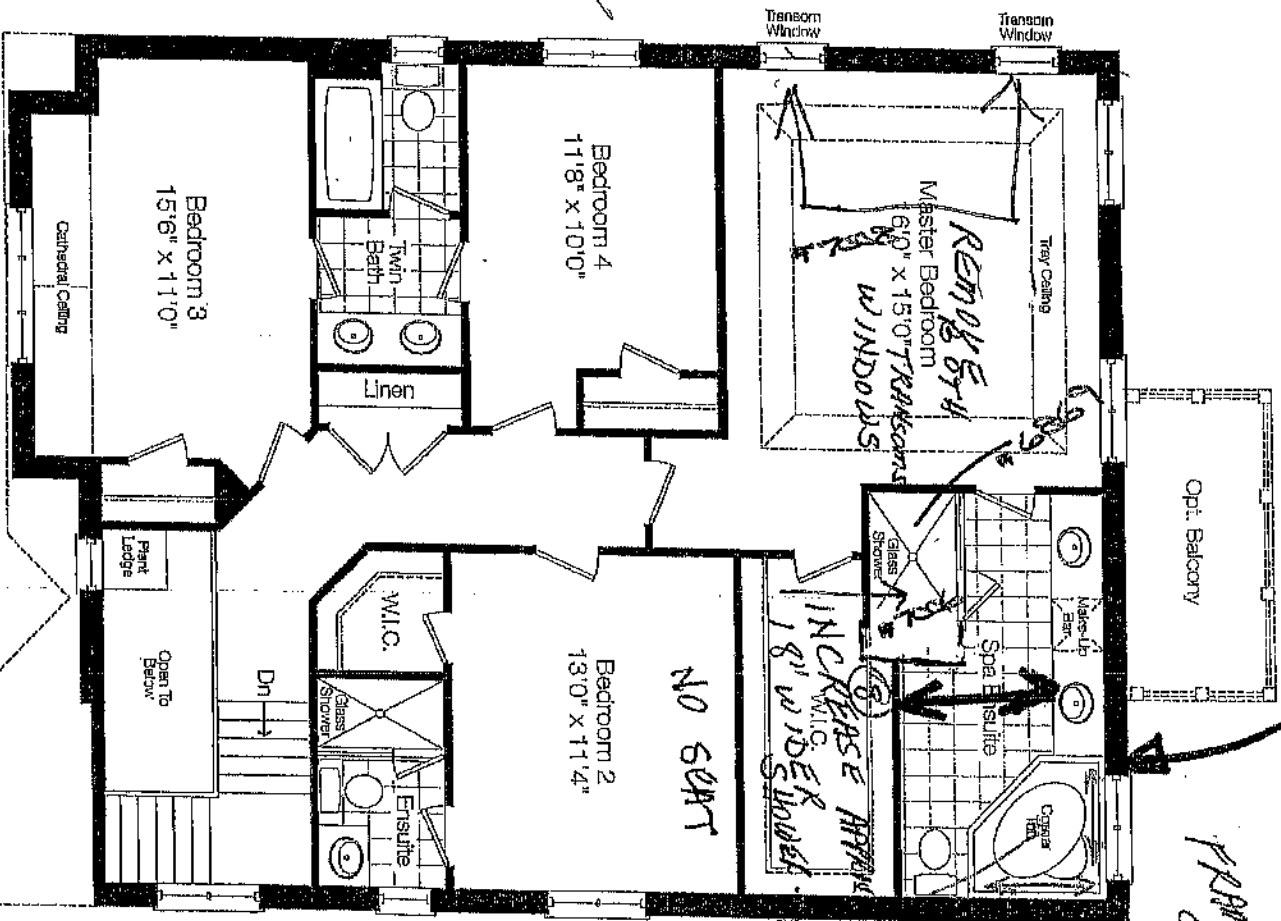
Partial Master Bedroom Door & Window Location
For Opt. Balcony Condition



FRAMELESS
GLASS
S. HOLDER.

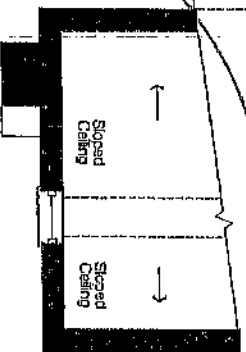
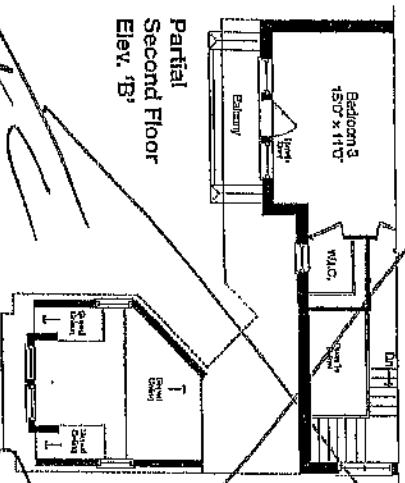
24" TILE

NO CHANGES
ON ELEV. B



Second Floor Elev. 'A'

Partial
Second Floor
Elev. 'B'

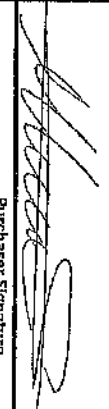


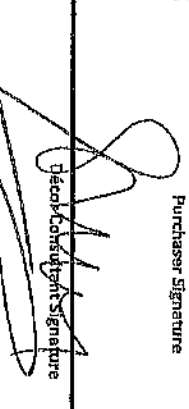
ZANCOR HOMES COLOUR CHART

CABINETRY		HARDWARE		ZANCOR APPLIANCE PACKAGE	
Kitchen/Servery Upper	2101 PAPERBOARD - CLOUD WHITE	34955 VARIOUS	Appliance Package	NO	
Kitchen/Servery Bases	2101 MAPLE - CHESTNUT	34955 VARIOUS	Gas Line to Stove	NO	
Island/Fridge/Pantry	2101 MAPLE - CHESTNUT	34955 VARIOUS	PLUMBING	STANDARD	NOTES
Master Ensuite	1023 LAMINATE - DK. CHOCOLATE	3487-160	Kitchen	STANDARD	UPG SINK
Twin	1023 LAMINATE - MILK CHOCOLATE	3487-160	Powder Room	STANDARD	N/A
2nd Ensuite	1023 LAMINATE - DK. CHOCOLATE	N/A	Master Ensuite	STANDARD	DELETE DIVERter
3rd Ensuite	N/A	200 SC	Main/Twin	STANDARD	N/A
Laundry	1021 MEL - WHITE	N/A	2nd Ensuite	STANDARD	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	GIBBLE LIGHT	C	Mirrors	YES	
Servery	GIBBLE LIGHT	C	Bathroom Accessories	YES	
Island	GIBBLE LIGHT	C			
Master Ensuite	ANTIQUE WHITE PAPER/CRAFT 663-58	N/A	Casing/Baseboards	STANDARD	
Twin	ANTIQUE WHITE PAPER/CRAFT 663-58	N/A	Interior Doors	STANDARD	
2nd Ensuite	ANTIQUE WHITE PAPER/CRAFT 663-58	N/A	Interior Door Hardware	STANDARD	
3rd Ensuite	N/A	N/A	Exterior Door Hardware	STANDARD	
Laundry	WHITE 949-58	N/A	MOUSE/STAMP MOUNTING		675
Basement Bath	N/A	N/A	Crown Moulding		
FLOOR & WALL TILES		THRESHOLDS		HARDWOOD/CARPET	
Kitchen Floor	SEE HARDWOOD SECTION	N/A	Living Room	N/A	
Breakfast Floor	SEE HARDWOOD SECTION	N/A	Dining Room	UPG 1 WICKHAM 3-1/4 OAK - CHARCOAL	
Kitchen Bk Splash	N/A	N/A	Family/Great Room	UPG 1 WICKHAM 3-1/4 OAK - CHARCOAL	
Main Foyer	SEE HARDWOOD SECTION	N/A	Den/Study	UPG 1 WICKHAM 3-1/4 OAK - CHARCOAL	
Main Hall	SEE HARDWOOD SECTION	N/A	Kitchen (Waiver)	UPG 1 WICKHAM 3-1/4 OAK - CHARCOAL	
Powder Room	SILKSTONE IVORY 12x12 (BRICK)	N/A	Main Foyer (Waiver)	UPG 1 WICKHAM 3-1/4 OAK - CHARCOAL	
Laundry	REFLECTION WHITE 12x12	N/A	Main Hall	UPG 1 WICKHAM 3-1/4 OAK - CHARCOAL	
Master Ensuite Floor	SILKSTONE IVORY 12x24 (STACKED)	N/A	Upper Hall	UPG 1 WICKHAM 3-1/4 OAK - CHARCOAL	
Master Ensuite Tub Wall	SILKSTONE IVORY 12x24 (STACKED)	N/A	Master Bedroom	6440 PAPILLO - PALE FACES 19513	
Master Ensuite Tub Deck	SILKSTONE IVORY 12x24 (STACKED)	N/A	Bedroom 2	6440 PAPILLO - PALE FACES 19513	
Master Shower Floor	TOSCAW MIX PEBBLES	N/A	Bedroom 3	6440 PAPILLO - PALE FACES 19513	
Twin Floor	REFLECTION OLIVE 12x12	N/A	Bedroom 4	6440 PAPILLO - PALE FACES 19513	
Twin Wall	REFLECTION OLIVE 8x10	N/A	Carpet Underpad	STANDARD	
Twin Shower	N/A	N/A	Basement Landing	N/A	
2nd Ensuite Floor	REFLECTION BONE 12x12	N/A	Other	N/A	
2nd Ensuite Wall	REFLECTION BONE 8x10	N/A	STAIRS, RAILING & PICKETS		
2nd Ensuite Shower	BONE 2x2	N/A	Main Fir. to 2nd Fir. Stair Finish/Stair:	OAK - STAINED CHARCOAL	
Basement Landing	N/A	N/A	Main Fir. to 2nd Fir. Railing Details:	UPGRADE 3	
Other	N/A	N/A	#83 Collar Alt. w/ 1/2 inch Plain Picket (Black) 2. INCH Grooved Oak Handrail 3. INCH Square Plain Oak Post w/ Fancy Cap		
LOCATION		FAMILY ROOM	Mantle	NRG	
Insert & 4 PC Surround		PERLATO ROYALE	Hearth	NO	
Kitchen/Breakfast		FOG MIST	Main to Basement Railing Details:		N/A
Living Room		N/A	White Paint Req'd		NO
Dining Room		FOG MIST	NOTES		Where to Paint
Family/Great room		FOG MIST	N/A		NO
Den/Study		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/Twin		FOG MIST			
2nd Ensuite		FOG MIST			
3rd Ensuite		N/A			
Laundry		FOG MIST			
Other		N/A			
SITE:		KINGS RIDGE	LOT:	67	
PURCHASER(S):		SHERRY & MARLON TICCONI			
HOME #:					
CELL #:		647-294-4222			
EMAIL:					
MODEL:		FALABELLA 42-5	ELEV:	A	
WOB/LOB:					

* ITS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY DISCREPANCIES ON SKETCHES, PES AND/OR COLOUR CHART

ZANCOR HOMES

Purchaser Signature  Date Nov 21/12

Purchaser Signature  Date Nov 28, 2012

Vendor Signature  Date



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:	MARLON & SHERRY TICCONI	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	KING'S RIDGE
EMAIL:	sherryticconi@gmail.com	MODEL TYPE	FALABELLA 42-5 ELEV. A
PHONE #:	647-294-4222	LOT #:	67
PHONE #:		DATE:	October 31, 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.

ITEM #	QTY	DESCRIPTION	CATEGORY 3	ROOM	PRICE
323	1	UPGRADE CABINETS TO 2101 (3/8" PANELS)		KITCHEN	
191	1	50" HIGH EXTENDED UPPER CABINETS		KITCHEN	
75	1	TWO TONE KITCHEN		KITCHEN	
10	1	LIGHT VALANCE Moulding "Lv 140" SIDEWAYS		KITCHEN	
26	1	DOUBLE BIN PULL-OUT RECYCLE 13 1/4" or 17" WIDE CAB		KITCHEN	
29	1	CHANGE STANDARD METABOX B/D 4 TO BLUM GREY ANTI-SLAM SLIDES		KITCHEN	
60	1	1 SET OF POT DRAWERS w/ BLUM GREY ANTI-SLAM SLIDES - P/D 3 (1 SMALL, 2 BIG DRAWER)		KITCHEN	
126	2	FRIDGE CABINET - 30" DEEP x 23"H		KITCHEN	
100	2	STRAIGHT PANTRY CABINET (PER FOOT) 24"D x 95 1/2"H		KITCHEN	
1	1	3mm CLEAR GLASS DOORS (ABOVE D/W)		KITCHEN	
404	1	ANTI-SLAM HINGES - KITCHEN		KITCHEN	
	1	DELETE UPPER ABOVE STOVE		KITCHEN	
	1	1 ROW OF WINE RACK SQUARES		KITCHEN	
	1	349SS VARIOUS HANDLES AS PER SHOWROOM KITCHEN		KITCHEN	

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.

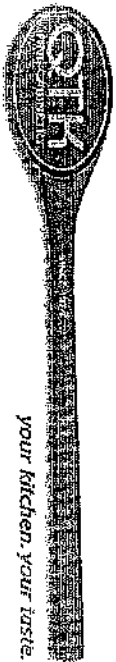
GLASS TYPE (IF APPLICABLE):		
MESH TYPE (IF APPLICABLE):		
MIRROR TYPE (IF APPLICABLE):		
	SUB-TOTAL:	

ALL CHANGES FINAL UPON SIGNING 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)	TOTAL:	
	13% H.S.T.	
	GRAND TOTAL:	

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

CUSTOMER SIGNATURE:	DATE: Nov 21/12
CUSTOMER SIGNATURE:	DATE: Nov 21/12

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



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:	MARLON & SHERRY TICCONI	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	KING'S RIDGE
EMAIL:	sherryticconi@gmail.com	MODEL TYPE	FALABELLA 42-5 ELEV. A
PHONE #:	647-294-4222	LOT #:	67
PHONE #:		DATE:	October 30, 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 UPpers	FINISH:	QT 2101 FLAT 3/8 VENEER PANEL	
	SPECIES:	CLOUD WHITE	
	DOOR HARDWARE:	FIBERBOARD	
	DRW HARDWARE:	349SS VARIOUS	CATEGORY 3
BASE & PANTRY CABINETS	DOOR HARDWARE:	349SS VARIOUS	
	COUNTER TOP:	NONE	
	DOOR STYLE:	QT 2101	FLAT VENEER PANEL
	FINISH:	CHESTNUT	
ENSUITE	SPECIES:	FLAT CUT MAPLE	
	DOOR HARDWARE:	349SS VARIOUS	
	DRW HARDWARE:	349SS VARIOUS	
	COUNTER TOP:	NONE	CATEGORY 2
ENSUITE 2	DOOR STYLE:	QT 1023	FLAT VENEER PANEL
	FINISH:	DARK CHOCOLATE	
	SPECIES:	LP LAMINATE	
	DOOR HARDWARE:	3487-160	
TWIN BATH	DRW HARDWARE:	3487-160	
	COUNTER TOP:	663-58 ANTIQUE WHITE PAPERGRAFT	
	DOOR STYLE:	QT 1023	NONE
	FINISH:	DARK CHOCOLATE	
LAUNDRY	SPECIES:	LP LAMINATE	
	DOOR HARDWARE:	3487-160	
	DRW HARDWARE:	3487-160	
	COUNTER TOP:	663-58 ANTIQUE WHITE PAPERGRAFT	
LAUNDRY	DOOR STYLE:	QT 1021	NONE
	FINISH:	WHITE	
	SPECIES:	WHITE MEL	
	DOOR HARDWARE:	200-SC	
LAUNDRY	DRW HARDWARE:	200-SC	
	COUNTER TOP:	949-58 WHITE	
	CATEGORY 0		

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:

DATE:

Nov 2/12

CUSTOMER SIGNATURE:

DATE:

Nov 2/12

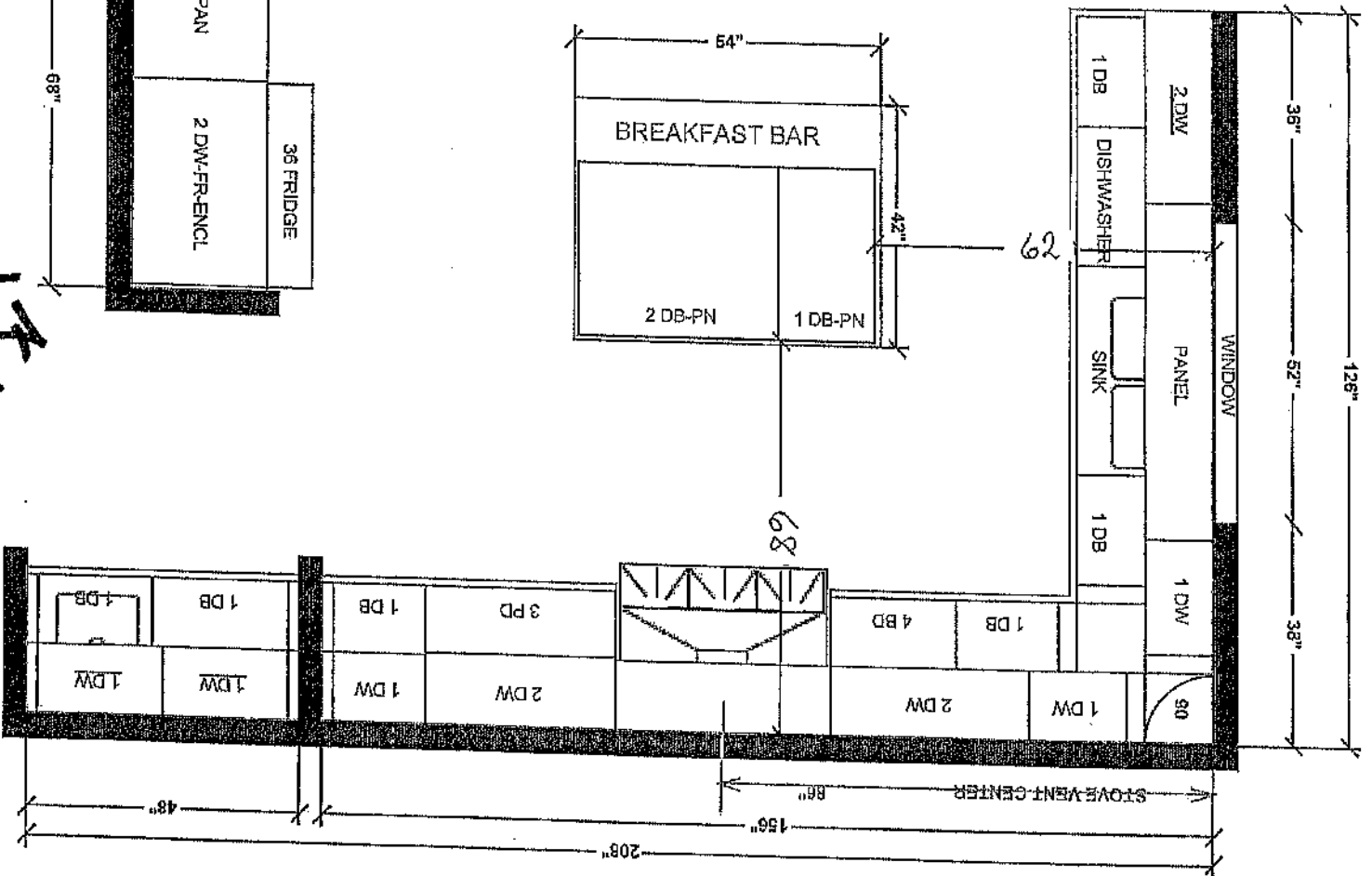
SALES REP NAME:

WAYNE WANAMAKER

QTK AUTHORIZED SIGNATURE:

PAGE ____ OF ____

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



*Lot 67
 10/30/12
 10/21/12*

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.

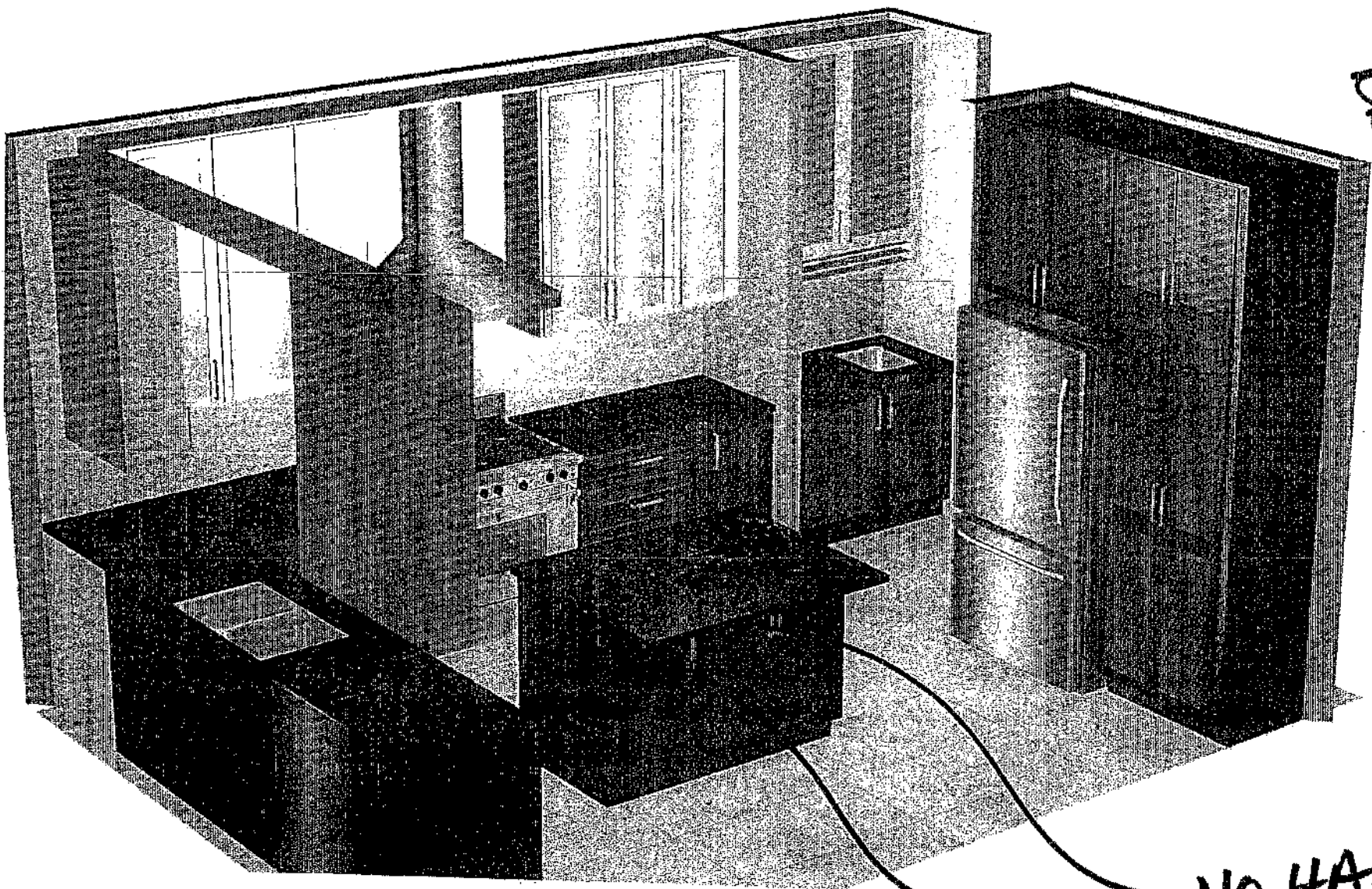


This drawing is the intellectual property of QTK Fine Cabinetry and must not be released or copied unless applicable fee has been paid or job order placed.

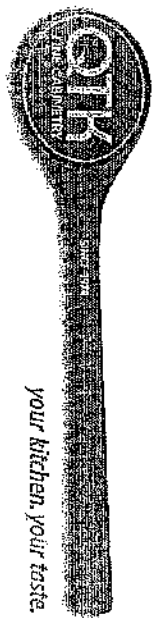
Designed: 10.30.11
 Printed: 10.30.12

Design: LOT 67 KR

Drawing #: 1



Lot 67
K2 500k Nov 2/12



80 Sante Drive, Vaughan, ON L4K 3C4
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www.qtk.ca info@qtk.ca

Lot 67 Fallabella

NO HANDLES
ON BACK OF
ISLAND

ZANCOR HOMES
KINGS RIDGE PROJECT
COLOUR SELECTIONS

PURCHASERS: MARLON TICCONI

LOT #:

67

(Falabella Model)

AREA	TILE SELECTION	MARBLE THRESHOLD & SHOWER FRAME	UPGRADE LEVEL	
Kitchen Floor	Marble Granite 1/4" Beige 1/4" Beige	Marble 1/4" Beige	4th	
Foyer	Marble 1/4" Beige (1/4" Beige)	Marble 1/4" Beige	4th	
Main Hall				
Powder Room	12x24 SLICKS 1/4" Beige (1/4" Beige)	WOOD THRESHOLDS	4th	
Garage Entry				
Laundry Room	12x12 REFLECTION WHITE	WOOD THRESHOLDS	5th	
Ensuite Bath Floor	12x24 SLICKS 1/4" Beige (SLICKS)	REFLECTION ROSE	4th	
Ensuite Bath Tub Deck/Face	12x24 SLICKS 1/4" Beige (SLICKS)		4th	
Ensuite Bath Tub Walls	12x24 SLICKS 1/4" Beige (SLICKS)		4th	
Ensuite Bath Shower Walls	3x6 CORNER DIMENSIONAL 1/4" Beige (SLICKS)	REFLECTION ROSE	(Beige)	
Ensuite Bath Shower Floor	TOSCANY 1/4" Beige (SLICKS)			
Twin Bath Floor	13x13 REFLECTION OLIVE	REFLECTION ROSE	5th	
Twin Bath Walls	8x10 REFLECTION OLIVE			
2nd Ensuite Bath Floor	13x13 REFLECTION OLIVE	REFLECTION ROSE	STD	
2nd Ensuite Bath Walls	8x10 REFLECTION OLIVE			
Kitchen Backsplash		Inserts: Yes ☐ No ☐		
Shower Floor	2" x 12" ROSE MARBLE	REFLECTION ROSE	STD	
KITCHEN COUNTERTOP	TRG # 43962			
KITCHEN COUNTERTOP	GRANITE LIGHT	Edge: "C"	1st	
KITCHEN COUNTERTOP	EXTRA FOR: COOK-TOP CUT-OUT SLIDE-IN STOVE			
MAIN BATH VANITY TOP		Edge:		
ENSUITE BATH VANITY TOP		Edge:		
2ND ENSUITE VANITY TOP		Edge:		
STO COORTE CRT. Granite Countertop LIGHT. ST.				

PURCHASERS SIGNATURES:

PURCHASERS SIGNATURES:

DATE OF COLOUR SELECTIONS:

A.V. CLASSIC REPRESENTATIVE:

Ensuite Bath

Revised Oct. 6/12

Revised Oct. 6/12

SEPT. 29/12 ROBERT

KOHLER

VAULT™

TOP-MOUNT/UNDER-MOUNT
KITCHEN SINK
K-3821

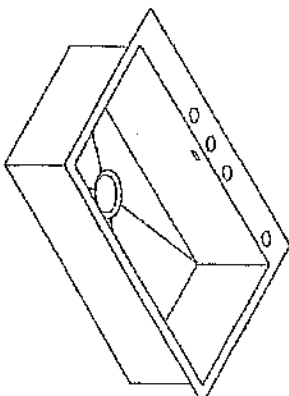
Features

- 18-gauge stainless steel
- ~~Top-mount~~ Under-mount
- Includes bottom bowl rack
- Includes installation hardware
- Includes SilentShield® sound-absorption technology
- Large single bowl
- 33" (838 mm) x 22" (559 mm)

Codes/Standards Applicable

Specified model meets or exceeds the following:

- ASME A112.19.3/CSA B45.4



Colors/Finishes

- NA: None applicable

Accessories

- CP: Polished Chrome
- ST: Stainless Steel
- NA: None applicable

Specified Model

Model	Description	Colors/Finishes
K-3821-1	Top-mount/Under-mount kitchen sink - single-hole	☐ NA
K-3821-3	Top-mount/Under-mount kitchen sink - 3-hole	☐ NA
K-3821-4	Top-mount/Under-mount kitchen sink - 4-hole	☐ NA
Included Accessories		
K-6544	Bottom bowl rack	☐ ST
Optional Accessories		
K-8901	Restraining sink retainer	☐ CP ☐ Other
1131881	Hardware kit for countertops with a 2-1/2" (64 mm) thickness or less	☐ NA

Product Specification

The under-mount or top-mount kitchen sink shall be made of 18-gauge stainless steel. Sink shall include bottom bowl rack and installation hardware. Sink shall have a large single bowl. Sink shall include SilentShield sound-absorption technology. The sink shall be 33" (838 mm) in length, and 22" (559 mm) in width. Sink shall be Kohler Model K-3821-NA.

LOT 67

NOV 5/12

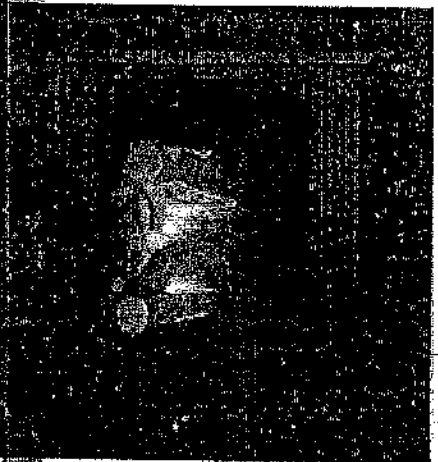
CR South

W. W. W.

Standard Mantles

LOT 67
KE South
Nov 2/12

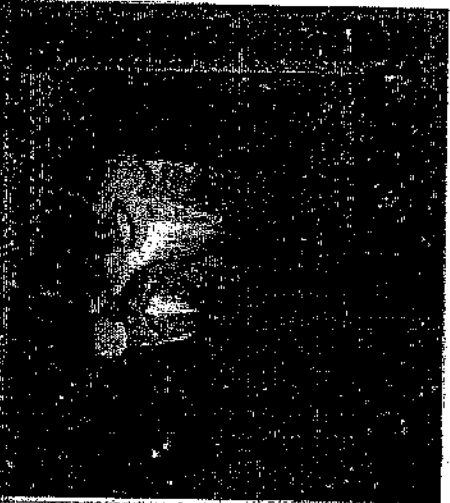
NF8



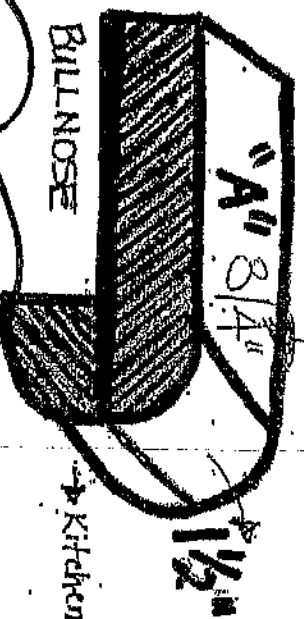
NF17



NF20

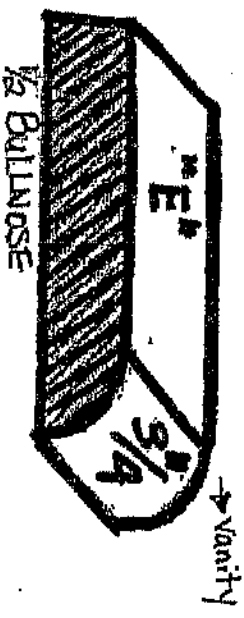


lot 67
 KR Soft
 Nov 2/12



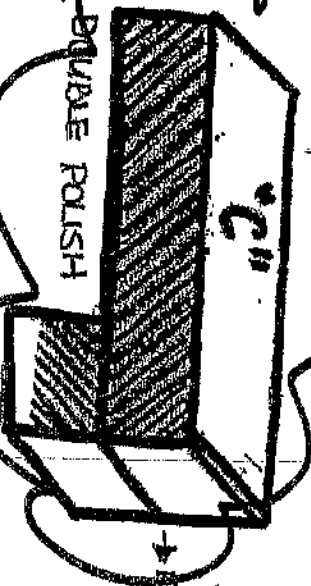
BULLNOSE

→ Kitchen



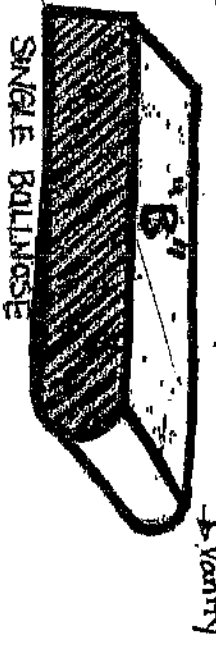
1/2 BULLNOSE

→ Vanity



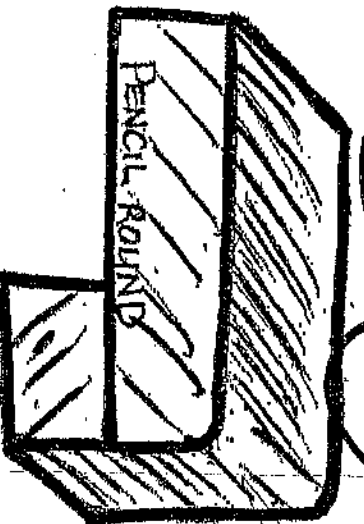
DOUBLE POLISH

→ Kitchen

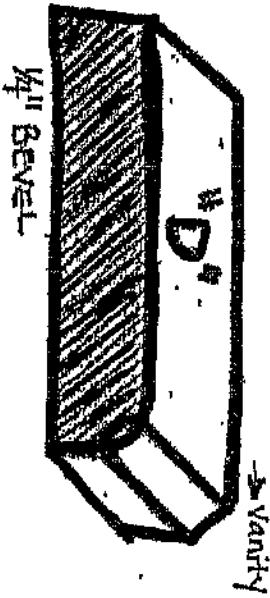


SINGLE BULLNOSE

→ Vanity

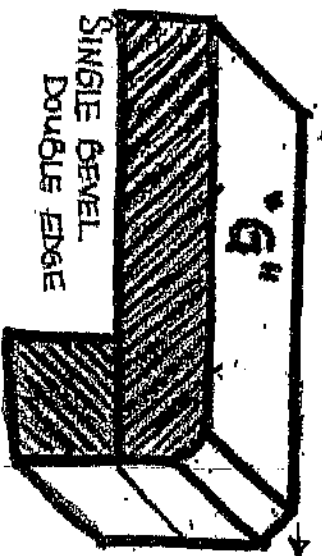


PENCIL ROUND



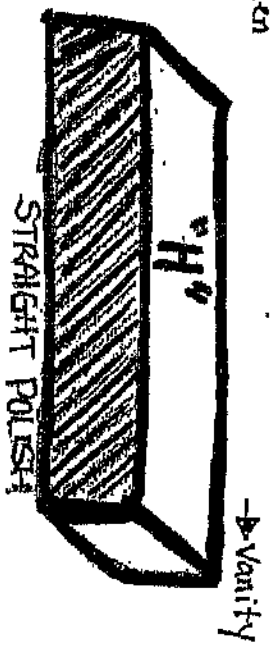
1/4 BEVEL

→ Vanity



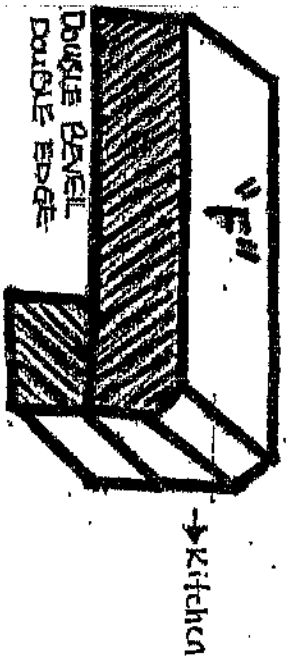
SINGLE BEVEL
 DOUBLE EDGE

→ Kitchen



STRAIGHT POLISH

→ Vanity



DOUBLE BEVEL
 DOUBLE EDGE

→ Kitchen