

Lot 125  
Phase 1  
Model Beatrice (43-8) Elev A

Colours Upgrade Report  
Brooklin Print Date:04-Dec-12

THUSHIYENTHAN THURAIRAJAH

PE With Agreement

- TEN THOUSAND DOLLARS (\$10,000) OF UPGRADES TO BE CHOSEN FROM BUILDERS SAMPLES AT TIME OF COLOUR SELECTION
- KOHLER PLUMBING FIXTURES THROUGHOUT
- ENERGY STAR QUALIFIED HOMES
- NO HIDDEN CLOSING COSTS
- HARDWOOD 2 1/4 IN. X 3/4 IN. PRE-FINISHED NATURAL OAK THROUGHOUT (EXCEPT TILED AREAS AND BEDROOMS)
- GAS FIREPLACE
- ADDITIONAL BONUS: PURCHASE REQUEST FOR EXTRAS DATED MARCH 21ST 2012
- PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

Colours NEW  
3477 to 3482.

ID	Description	Invoice	Date Ordered	
2419	Family Room: ugrade to 1 additional operable window  *See plan for location	383		
2420	Master Bedroom: ugrade to 1 additional operable window  *See plan for location	383		
2421	Kitchen: upgrade garden door to 8 feet sliding door	383		
2422	Basement: increase rear back windows to 30 x 24  *See plan for location	383		
2423	Main floor: smooth ceilings throughout  *Discount for family room and living/dining ceiling application	383		
2424	Family Room: upgrade to waffle ceiling	383		
2425	Living/Dining Room: Upgrade to coffered ceiling	383		
2426	Second floor: Smooth ceilings throughout  *Discount for master bedroom ceiling application	383		
2427	Master Ensuite: upgrade to frameless glass shower	383		
2428	Kitchen: upgrade to deep uppers above fridge with (1) gable	383		
2429	Second level: coffered option to be installed in front of master bedroom. bedroom 2 and 4	383		
2430	Reinforce foyer ceiling light for up to 100 pounds	383		
2431	Dining Room: Add 4 potlights in coffered. To be on seperate switch  *See plan for details *Discount for having more than 15 potlights	383		
2432	Living Room: Add 2potlights in coffered. To be on seperate switch  *See plan for details *Discount for having more than 15 potlights	383		
2433	Family Room: Add 6 potlights in waffle ceiling. To be on seperate switch  *See plan for details *capped std ceiling light, to be on seperate switch *Discount for having more than 15 potlights	383		
2434	Kitchen: Add 5 potlights to kitchen area. To be on seperate switch  *See plan for details *Move std kitchen light over and center to island on seperate switch *Discount for having more than 15 potlights	383		

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3477	All bathroom: no bathroom accessories	477		
3478	Kitchen: Upgrade 1 cabinets	477		
3479	Kitchen: deep uppers above fridge *Price is for difference. Purchase upgraded STD during structural	477		
3480	Master Ensuite: Listello added to shower wall	477		
3481	Master Ensuite: Tub deck wall, add inserts	477		
3482	Client moving forward with STD appliances	477		
✓ 3541	Upgrade to Wickham Oak 3-1/4inches x 3/4 inches strip flooring stained in all areas excetp tiled areas and bedrooms	485		
✓ 3542	Stain Staircase	485		
✓ 3543	Classic collar (upgrade 3_ alpa 12 handrail wrought iron, post, 1/2 inch square single collar and plain pickets, alternating, flat black, 3-1/2 inches square post with chamfered edges.	485		

ZANCOR HOMES COLOUR CHART

CABINETRY		HARDWARE		ZANCOR APPLIANCE PACKAGE		
Kitchen	Up 1 Contessa Maple Espresso	HR 03	N/A	Appliance Package	NO	
Servery	N/A	N/A		Gas Line to Stove		No
Island	Up 1 Contessa Maple Espresso	HR 03		PLUMBING	STANDARD	NOTES
Master Ensuite	STD Contessa Oak Vanilla	HR 330		Kitchen	STD	
Main/Twin	STD Arctic threnal White	HR 330		Powder Room	STD	
2nd Ensuite	STD Arctic threnal White	HR 330		Master Ensuite	STD	
3rd Ensuite	N/A	N/A		Main/Twin	STD	
Laundry	STD	STD		2nd Ensuite	STD	
Basement Bath	N/A	N/A		3rd Ensuite	N/A	
Other	N/A	N/A		Other	N/A	
COUNTERTOPS		EDGE		MIRRORS & ACCESSORIES		
Kitchen	4728-60 Milano Mahogany	N/A		Mirrors	NO	
Servery	N/A	N/A		Bathroom Accessories	NO	
Island	4728-60 Milano Mahogany	N/A		TRIM		
Master Ensuite	4781-60 Sunstone	N/A		Casing/Baseboards	Upgrade 1	
Main/Twin	3689-77 Himalayan Slate	N/A		Interior Doors	STD	
2nd Ensuite	3689-77 Himalayan Slate	N/A		Interior Door Hardware	STD	
3rd Ensuite	N/A	N/A		Exterior Door Hardware	STD	
Laundry	STD	STD		PLASTER/MOULDING		
Basement Bath	N/A	N/A		Crown Moulding	N/A	
FLOOR & WALL TILES		WALL TILE INSERT	THRESHOLDS	Location	N/A	
Kitchen Floor	12 x 12 Classico Tra Beige	N/A	Perlato	HARDWOOD/CARPET		
Breakfast Floor	12 x 12 Classico Tra Beige	N/A	Perlato	Living Room	Up 1 Wickham Oak Graphite	
Kitchen Bk.Splash	NA	N/A	N/A	Dining Room	Up 1 Wickham Oak Graphite	
Main Foyer	12 x 12 Classico Tra Beige	N/A	Perlato	Family/Great Room	Up 1 Wickham Oak Graphite	
Main Hall	hardwood	N/A	Perlato	Den/Study	Up 1 Wickham Oak Graphite	
Powder Room	12 x 12 Classico Tra Beige	N/A	Perlato	Kitchen *(Waiver)	TILE	
Laundry	12 x 12 Classico Tra Beige	N/A	Perlato	Main Foyer *(Waiver)	TILE	
Master Ensuite Floor	12 x 12 Classico TRA Noca	N/A	Perlato	Main Hall	Up 1 Wickham Oak Graphite	
Master Ensuite Shower	8 x10 Corre Millia Casablanca	Listello	Perlato	Upper Hall	Up 1 Wickham Oak Graphite	
Master Ensuite Tub Wall	8 x10 Corre Millia Casablanca	Yes	Perlato	Master Bedroom	Performa 3 6304 Canvas	
Master Ensuite Tub Deck	8 x10 Corre Millia Casablanca	N/A	Perlato	Bedroom 2	Performa 3 6304 Canvas	
Master Shower Floor	2 x 2 Bone	N/A	Perlato	Bedroom 3	Performa 3 6304 Canvas	
Main Bath/Twin Floor	12 x 12 Reflection White	N/A	Perlato	Bedroom 4	Performa 3 6304 Canvas	
Main Bath/Twin Wall	8 x 10 Reflection White	N/A	Perlato	Carpet Underpad	STD	
Main Bath/Twin Shower	8 x 10 Reflection White	N/A	Perlato	Basement Landing	N/A	
2nd Ensuite Floor	12 x 12 Reflection White	N/A	Perlato	Other	N/A	
2nd Ensuite Wall	8 x 10 Reflection White	N/A	Perlato	STAIRS, RAILING & PICKETS		
2nd Ensuite Shower	8 x 10 Reflection White	N/A	Perlato	Main Flr. to 2nd Flr. Stair Finish/Stain:	Staint to match	
Basement Landing	N/A	N/A	Perlato	Main Flr. to 2nd Flr. Railing Details:	Upgrade 3 railings	
Garage landing	12 x 12 Classico Tra Beige	N/A	Perlato	Alpa # 12 handrail: wrought iron, Posts 1/2 inch sq. single collar and plain pickets. Alternating, flat black 3 1/3" square posts with chamfered edges		
FIREPLACE						
Location	Family Room	Mantle	Nf 23			
Insert & 4 PC Surround	STD insert no surround	Hearth	No			
PAINT						
Kitchen/Breakfast	Birch White					
Living Room	Birch White					
Dining Room	Birch White					
Family/Great room	Birch White					
Den/Study	Birch White					
Main/Upper Hall	Birch White					
Master Bedroom	Birch White					
Bedroom 2	Birch White					
Bedroom 3	Birch White					
Bedroom 4	Birch White					
Ensuite	Birch White					
Main/Twin	Birch White					
2nd Ensuite	Birch White					
3rd Ensuite	Birch White					
Laundry	Birch White					
Powder Room	Birch White					
SITE:		Brooklin Forest	LOT:	125		
PURCHASER(S):						
HOME #:						
CELL #:						
EMAIL:						
MODEL:		ELEV:				
WOB/LOB:						
ZANCOR HOMES						
* ITS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY DISCREPANCIES ON SKETCHES, PES AND/OR COLOUR CHART						
Main to Basement Railing Details:				STD		
White Paint Req'd		N/A	Where to Paint	N/A		
NOTES						
DISCLAIMER				INITIALS		
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 Vendors selection must be accepted by the purchaser.						
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.						
Purchaser Signature				Date		
Décor Consultant Signature				Date		
Vendor Signature				Date		

# Beatrice

Lot 125

Elev. A 3012 sq. ft.

Elev. B 3000 sq. ft.

Elev. A opt. 2nd fl. 3095 sq. ft.

Elev. C opt. 2nd fl. 3092 sq. ft.

std operable

upgraded operable

#2419

std operable

upgraded operable

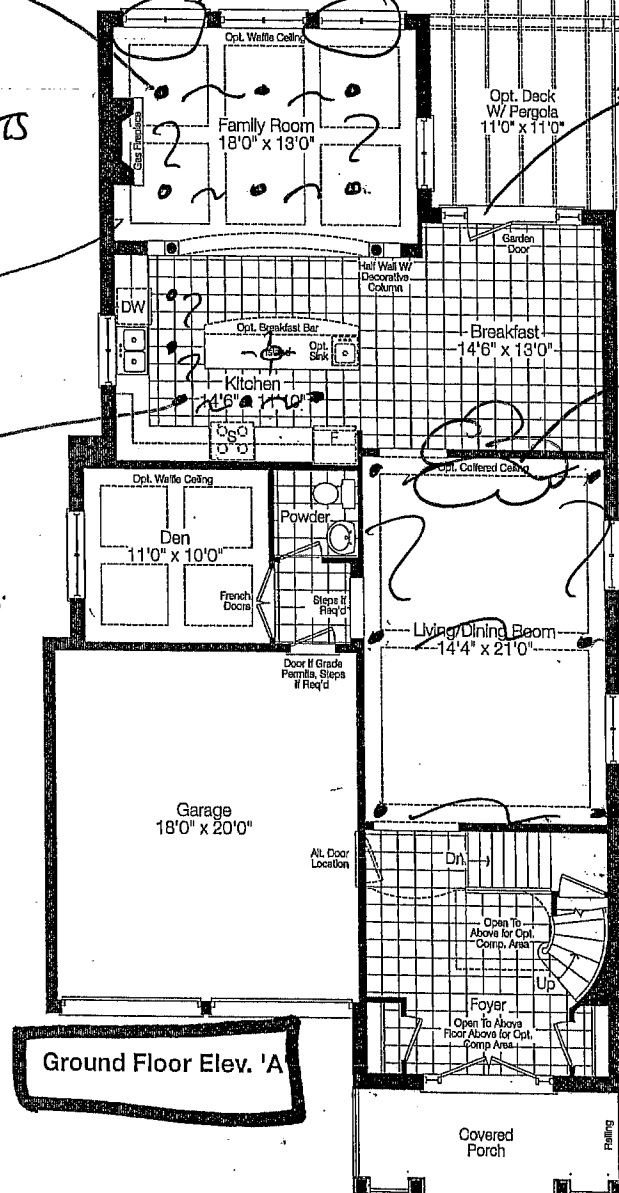
#2420

= POTLIGHTS

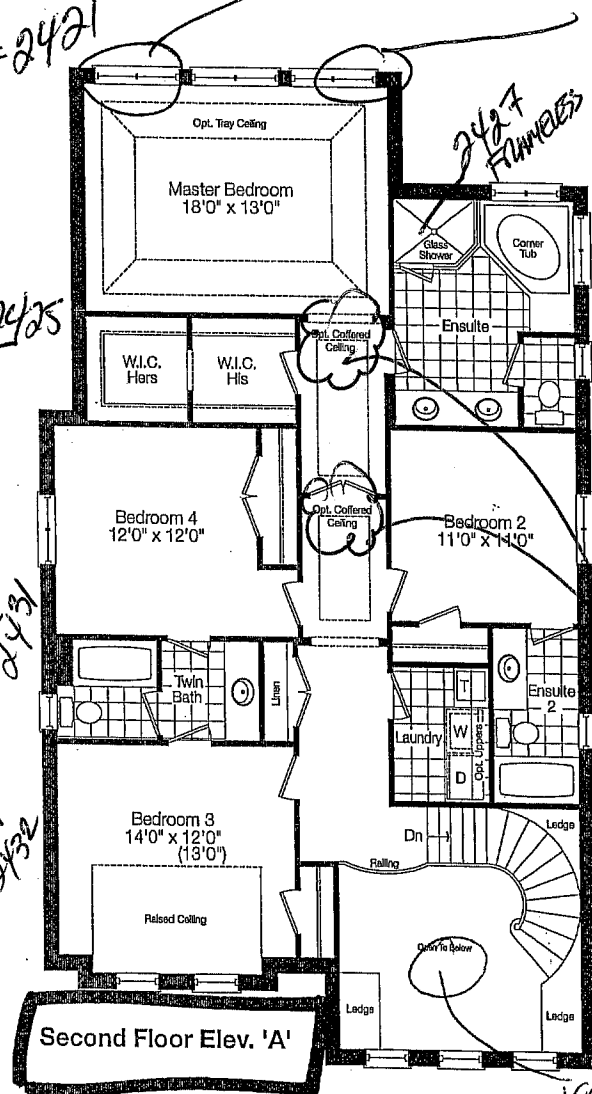
#2424

2434

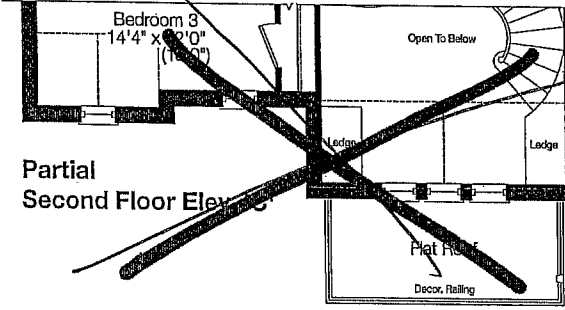
#2422  
SMOOTH  
CELLING  
W/ANY 2ND



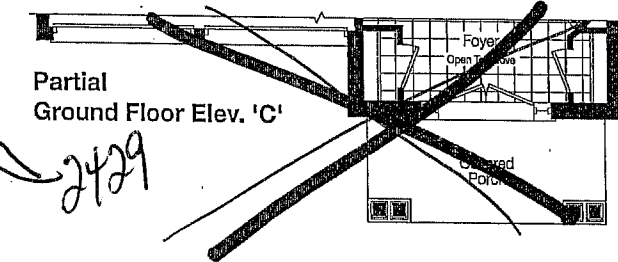
Ground Floor Elev. 'A'



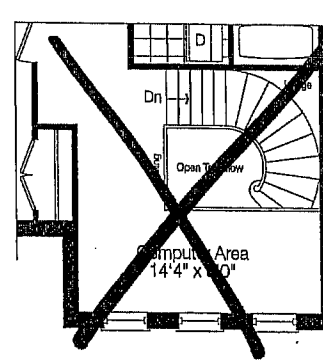
Second Floor Elev. 'A'



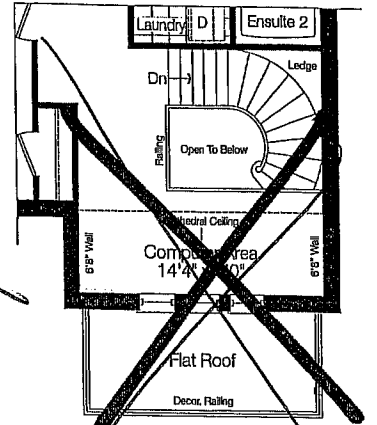
Partial Second Floor Elev. 'C'



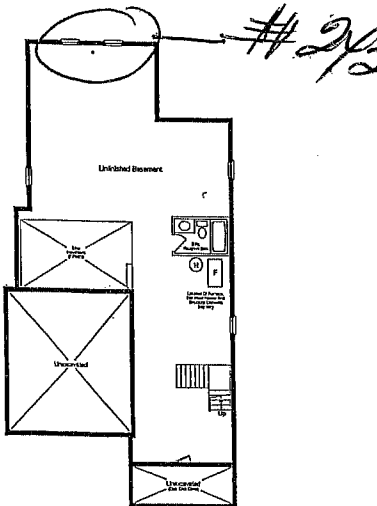
Partial Ground Floor Elev. 'C'



Opt. Partial Second Floor Elev. 'A'



Opt. Partial Second Floor Elev. 'C'



Basement Floor Elev. 'A' & 'C'

#2430  
reinforce ceiling  
light for 100 pounds

Z  
ZANCOR  
HOMES

LOCAL, LEGENDARY & LASTING™

Prices and specifications are subject to change without notice. E&O.E. Tile patterns may vary. Window size and location may vary. Approx. location of furnace and water tank. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. All renderings are artist's concept.

**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 or larger as range opening as per Ontario Building & Fire Code)
  - ☒ Refrigerator – 36" W x 72" H (Approximate - height may change due to bulkheads)
  - ☒ Dishwasher – 24" Width
  - ☒ Standard Washer/ Dryer
  - ☒ 6" Exhaust Vent above stove
- ALL STD APPLIANCES -

**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 – 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   | <input type="checkbox"/> *Applicable charges may apply if required to due to space accommodations  |
| <input type="checkbox"/> Built-In Microwave Drawer with Trim Kit  | <input type="checkbox"/> *Note: Refrigerator Door Swing  |
| <input type="checkbox"/> Warming Drawer   | <input type="checkbox"/> Wine / Bar Fridge (electrical required)   |
| <input type="checkbox"/> Slide-In Stove   | <input type="checkbox"/> Steam Oven / Built-In Coffee makers   |
| <input type="checkbox"/> Cooktop  | <input type="checkbox"/> Free Standing Chimney hoods (clearance space will be left with this appliance will not butt up against cabinetry)                               |
| <input type="checkbox"/> *(Gas/Electric – Cut-out Charge & Plug Required)   |  |
| <input type="checkbox"/> OTR – Over The Range Microwave *Plug required  | <input type="checkbox"/> Cargo Waste Bin systems   |
| <input type="checkbox"/> Hood Fan (may require larger vent, charges will apply – <b>6" is standard</b> )          | <input type="checkbox"/> Font Load Washer & Dryer *(Specs required if installing counter above)  |
| <input type="checkbox"/> 8" Vent / 10" Vent   | <input type="checkbox"/> Stackable Washer & Dryer  |
| <input type="checkbox"/> <b>36" / 42" Stove</b><br>(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 \_\_\_\_\_

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

Purchaser Signature \_\_\_\_\_

Date \_\_\_\_\_

Purchaser Signature \_\_\_\_\_

Date \_\_\_\_\_

PROJECT \_\_\_\_\_

LOT \_\_\_\_\_

**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.

**STRUCTURAL REQUIREMENTS\***

**ZANCOR**  
HOMES

Purchaser(s): THUSHKENTHAN THOCHARAHH  
Subdivision: BROOKLYN FOREST

Lot No.	House Type	Elevation	Date
125	BATHICE	A	Aug-28/12

STRUCTURAL ITEMS	YES/NO Please Circle One	DESCRIPTION / NOTES	INITIAL
• Larger Basement Windows	(Y) N		t.t
• Additional Basement Windows	Y / (N)		t.t
• Upgraded Windows	Y / (N)		t.t
• 9' Basement	Y / N		X
• 10' Main Floor	Y / N		X
• 9' 2nd Floor	Y / N		X
• Extra Window or Door Changes	N / (N)		t.t
• Upgraded Window Grills	Y / (N)		t.t
• Optional Loggia	Y / (N)		t.t
• Optional Balcony	Y / (N)		t.t
• Skylights <small>(Location subject to trusses, engineering and architectural control)</small>	Y / (N)		t.t
• Brick Colour & Exterior Package	Y / (N)	Pkg # _____	X
• Additional Fireplaces	Y / (N)		A
• Gas <del>Electric</del>	(Y) Y N		#t
• Stair Upgrades (Maple)	Y / (N)		t.t
• Open Stairs to Basement	Y / (N)		t.t
• Open Riser Staircase	Y / (N)		#t
• Hot Water Tank Information/Upgrades	X / N		X
• Appliance Specification required from purchaser for time of kitchen selection	X / N	Date of Appointment: _____	X
• Appointment with Kitchen manufacturer completed? (for Structural/Layout Changes)	X / N	Date of Appointment: _____	X
• Is water line for fridge required?	X / N		X
• Is gas line for stove required?	Y (N)		t.t
• Are smooth ceilings required?	(Y) N		t.t
• Plumbing Changes	Y / (N)		t.t
• Bathtubs - Changes to Style/Size/Location	Y / (N)		t.t
• Frameless Glass Shower	(Y) N		t.t
• Mirrors, Towel Racks to be installed?	(Y) N		t.t
• Ensure Purchaser is aware of all ceiling designs in each room:			t.t
• Cathedral Ceilings	Y / (N)		t.t
• Coffered Ceilings	(Y) N		t.t
• High Ceilings	Y / (N)		t.t
• Water Heater/Furnace Upgrades	Y / (N)		t.t
• Energy Star Upgrades / Increase Insulation	Y / (N)		t.t
• Noise Insulation	Y / (N)		t.t
• Upgrade to 200 amp electrical service	Y / (N)	TC	t.t

\*Please Note: This sheet is meant to be used as a check list; mainly for siting purposes. In no way does it replace a Purchaser Request for Extras Form.