

Lot **38**
Phase **RC**
Model **-Dover (42-05) Elev A**

Colours Upgrade Report
Kings Ridge Print Date:14-Jan-13

CLAUDINE LOVISA and VICTOR SUPPO

PE With Agreement

- APPLIANCE PACKAGE FOR 42 FOOT ROYAL COLLECTION - SUB-ZERO 30 INCH BUILT-IN STAINLESS STEEL REFRIGERATOR/FREEZER
- WOLF 30 INCH STAINLESS STEEL GAS RANGE - FRIGIDAIRE 24 INCH STAINLESS STEEL BUILT IN DISHWASHER - AIR KING PROFESSIONAL RANGE HOOD - SAMSUNG 7.3 CF ELECTRIC DRYER - SAMSUNG 4 CF PLUS WASHER
- 1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)
- PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS FROM THE BUILDER.
- 1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)
- STAIN STAIRCASE FROM FIRST TO SECOND FLOOR

COLOURS

CLAUDINE LOVISA and VICTOR SUPPO

ID	Group	Description	Invoice	Date Ordered	
6293	SCHEDULE E	HVAC - KITCHEN: Gas line to stove *Required as per Wolf Appliance Package in Schedule E	1255		
6294	SCHEDULE E	PLUMBING - KITCHEN: Waterline to fridge *Required as per Wolf Appliance Package in Schedule E	1255		
6826	STRUCTURAL	BASEMENT WINDOWS: Enlarge five (5) basement windows to be 24 inch high by 30 inch wide	1255		
6827	STRUCTURAL	WINDOWS - KITCHEN: 60 inch wide window over sink in kitchen. Three (3) panel (cabinets will be lost to accomodate this window)	1255		
6828	STRUCTURAL	UPGRADE BRICK PACKAGE	1255		
6829	STRUCTURAL	FRAMING - KITCHEN: A. Delete wall between servery and kitchen. B. Move fridge wall back 24 inch - in line with servery wall between dining room and servery. C. Make a 30 inch deep wall deside pantry - needs to carry point load D. Make a 30 inch deep wall between eating area and family room - needs to carry point load E. Additional ceramics (standard) in extended kitchen	1255		
6830	STRUCTURAL	PLUMBING - MASTER ENSUITE: To accomodate future freestanding tub, move toilet over as shown	1255		
6831	STRUCTURAL	QTK - MASTER ENSUITE: Fininsh end of cabinet (standard line) (vanity) in master ensuite - exposed end due to deletion of tub	1255		
6832	STRUCTURAL	PLUMBING - MASTER ENSUITE: Rough-in capped for floor faucet and free standing tub *Specs attached - Ritamonio Waterblade_J HOBA1475	1255		
7018	DECOR	ELECTRICAL - KITCHEN: 15amp plug on separate circuit for future wine fridge. *See kitchen layout **Purchaser working directly with QTK	1382		
7019	DECOR	ELECTRICAL - KITCHEN: Install (9) Nine - 4 INCH POTLIGHT line voltage with white gimbal ring trim & 11W 120 CFL lamp (non dimmable potlight) on sep switch *See sketch for location *Discount for having more then 15 potlights *RELOCATE standard kitchen light and standard breakfast light to be centred over island	1382		
7023	DECOR	ELECTRICAL - ISLAND: Install (1) capped outlet to be centred above island c/w separate switch *Note - all three outlets above island to be on same switch as each other	1382		

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7024	DECOR	ELECTRICAL - FAMILY ROOM: Install (8) eight - 4 INCH POTLIGHT line voltage with white gimbal ring trim & 11W 120 CFL lamp (non dimmable potlight) on 2 sep switches *See sketch *Standard light to remain	1382		
7025	DECOR	ELECTRICAL - DINING ROOM: Install (4) four - 4 INCH POTLIGHT line voltage with white gimbal ring trim & 11W 120 CFL lamp (non dimmable potlight) - on sep switch *See sketch for location *Standard light to remain	1382		
7026	DECOR	ELECTRICAL - DEN: Install (3) three - 4 INCH POTLIGHT line voltage with white gimbal ring trim & 11W 120 CFL lamp (non dimmable potlight) on sep switch *See sketch for location *Standard light to remain	1382		
7027	DECOR	ELECTRICAL - MAIN HALL: Install (3) three - 4 INCH POTLIGHT line voltage with white gimbal ring trim & 11W 120 CFL lamp (non dimmable potlight) -on sep switch *See sketch for location *Delete standard light	1382		
7028	DECOR	ELECTRICAL - MAIN HALL: Install door jamb switch in main hall closet	1382		
7029	DECOR	ELECTRICAL - KITCHEN: Install GFCI PLUG on separate circuit under sink cabinet for future insinkerator. *Client will supply and install their own insinkerator after closing	1382		
7034	DECOR	INTERIOR HARDWARE: Install THE FLAT - SATIN NICKEL	1382		
7035	DECOR	INTERIOR HARDWARE: Install STEEPLE HINGES (stain nickel) throughout house	1382		
7037	DECOR	EXTERIOR HARDWARE: Install HOLBROOK - MATTE BLACK to front door	1382		
7039	DECOR	INTERIOR DOORS - MAIN FLOOR: Install 2 panel smooth door SOLID CORE throughout main floor in lieu of standard doors Includes (5) total doors	1382		
7039	DECOR	INTERIOR DOORS - MAIN FLOOR: Install 2 panel smooth door SOLID CORE throughout main floor in lieu of standard doors Includes (5) total doors	1382		* DUPLICATE *
7045	DECOR	MIRRORS: DELETE mirrors throughout	1382		
7046	DECOR	INTERIOR TRIM - THROUGHOUT: Install Upgrade 2 casings & baseboards (Step)	1382		

CLAUDINE LOVISA and VICTOR SUPPO

7085	DECOR	HVAC: Venting for Tankless HWT *HWT Rented directly through Reliance	1382		
7086	DECOR	RAILINGS - MAIN TO 2ND: Upgrade 1 Single Collar Spoon, w/Alt. Plain (PEWTER) R6 (3) Oak Grooved handrail 3-1/2 Square Oak Post w/R4 Cap	1382		
7087	DECOR	RAILINGS - MAIN TO 2ND: Paint Pickets PEWTER	1382		
7088	CLARIFICATION	PLUMBING - MASTER ENSUITE: TOILET CLARIFICATION - Do not install too close to shower wall. Centre with sink.	1382		
7089	DECOR	HARDWOOD - MAIN FLOOR (NON-TILED AREAS) (Family, Dining, Den, Hall): Upgrade 2 Wickham 4-1/4 INCH OAK CHARCOAL *includes stair landings	1382		
7090	DECOR	HARDWOOD - 2nd FLOOR (NON-TILED AREAS) (all bedrooms, not bathrooms): Upgrade 2 Wickham 4-1/4 INCH OAK CHARCOAL	1382		
7093	DECOR	FIREPLACE- FAMILY RM: Install L-42 Single sided fireplace **Flush wall installation - approximately 18 inches from FF (finished floor)	1382		
7479	DECOR	CREDIT: Purchaser to receive a credit for the finished side cabinet in the master ensuite. This was originally charged at the time of structurals when deleting the tub, however QTK confirmed that all cabinets are finished as a standard.	1382		
7480	DECOR	TILES - KITCHEN: Install heated floors in kitchen/breakfast area	1382		
7481	DECOR	HVAC - KITCHEN: 8 inch venting for future chimney hood fan **Centre vent above stove for future install	1382		
7482	DECOR	INTERSTONE - MAIN FLOOR: Install 1/4 inch plywood to all main floor hardwood areas to build up the floor in order to be as flush as possible with tiles **Family room, den, dining room, area in front of powder room, main hall	1382		
7483	DECOR	CABINETRY - MASTER ENSUITE: Category 2 - 2101 Maple White	1382		
7484	DECOR	HARDWOOD - THROUGHOUT: Wood thresholds throughout	1382		
7485	DECOR	GRANITE - KITCHEN: DELETE granite in kitchen. Do not supply or install. Standard plumbing rough-ins only to remain. *Waiver signed	1382		


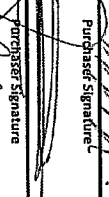
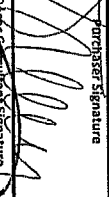




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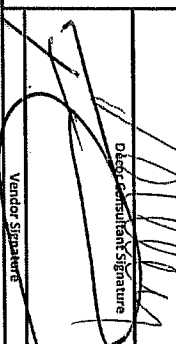
7486	DECOR	ELECTRICAL - MAIN FLOOR: Install 3 slide decora switches 1 - for kitchen potlights 2 - for potlights in family room *Purchaser is aware that the potlights install with CFL bulb do not accomodate dimmers.	1382		
7487	DECOR	INTERSTONE QUOTE:	1382		
7578	DECOR	PLUMBING - TWIN & ENSUITE 2: Install (x3) Kohler K-2355-0 in bathrooms (cut-outs included)	1453		
7579	DECOR	MARBLE - TWIN & ENSUITE 2: Bottocino Marble in Twin Perlato Royale in Ensuite 2 *stone in bathrooms include cut-out and 2 undermount sinks *In lieu of granite in kitchen	1453		

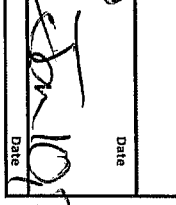
ZANCOR HOMES COLOUR CHART

CABINETRY			HARDWARE			ZANCOR APPLIANCE PACKAGE		
Kitchen Uppers	WORKING DIRECTLY WITH QTK	N/A	Appliance Package	YES	YES			
Servery	N/A	N/A	Gas Line to Stove					
Basos & Pantry Wall	WORKING DIRECTLY WITH QTK	N/A	PLUMBING	YES		NOTES	YES	
Master Ensuite	2101 MARLE - WHITE	N/A	Kitchen	STANDARD		N/A		
Twin	1023 MEL - PORTOBELLO	3487-160	Powder Room	STANDARD		N/A		
2nd Ensuite	1023 MEL - WHITE CHOCOLATE	3487-160	Master Ensuite	STANDARD		*TUB DELETED ✓		
3rd Ensuite	N/A	N/A	Twin	STANDARD		UNDERMOUNT SINK ✓		
Laundry	1021 MEL - WHITE	N/A	2nd Ensuite	STANDARD		UNDERMOUNT SINK	✓	
Basement Bath	N/A	N/A	3rd Ensuite	N/A		N/A		
Other	N/A	N/A	Other	N/A		N/A		
COUNTERTOPS:			MIRRORS & ACCESSORIES					
Kitchen	DELETED ✓	EDGE	Mirrors	NO				
Servery	N/A	C	Bathroom Accessories	YES				
Island	DELETED	C	TRIM					
Master Ensuite	BIANCO CARRARA (MARBLE)	H	Casing/Baseboards	UPGRADE 2 - STEP 3-1/2" X 7-1/4"				
Twin	BOTTICINO (MARBLE)	H	Interior Doors	SOLID ON MAIN FLOOR / STD ON 2ND FLOOR				
2nd Ensuite	PERLATO ROYALE (MARBLE)	H	Interior Door Hardware	UPG 2 - THE PLATIN STAIN NICKEL				
3rd Ensuite	N/A	N/A	Exterior Door Hardware	UPG - HOLBROOK MATTE BLACK				
Laundry	WHITE 949-58	N/A	PLASTER MOULDING					
Basement Bath	N/A	N/A	Crown Moulding	102				
FLOOR & WALL TILES			DINING ROOM					
Kitchen Floor	WOOD DUST 12x24 ✓	WALL TILE	Location	HARDWOOD/CARPET				
Breakfast Floor	WOOD DUST 12x24 ✓	INSERT	Living Room	N/A				
Kitchen Bk Splash	N/A	N/A	Dining Room	UPG 2 - WICKHAM 4-1/4" OAK CHARCOAL ✓				
Main Foyer	BOTTICINO (MARBLE) ✓	N/A	Family/Great Room	UPG 2 - WICKHAM 4-1/4" OAK CHARCOAL ✓				
Main Hall	SEE HARDWOOD SECTION	N/A	Den/Study	UPG 2 - WICKHAM 4-1/4" OAK CHARCOAL ✓				
Powder Room	GRECO IVORY 13x13 ✓	N/A	Kitchen (Valver)	N/A				
Laundry/Garage Entry	GRECO IVORY 13x13 ✓	N/A	Main Foyer (Valver)	N/A				
Master Ensuite Floor	GRECO GRAY 13x13 ✓	N/A	Main Hall	UPG 2 - WICKHAM 4-1/4" OAK CHARCOAL				
Master Ensuite Shower	TWILL CHARCOAL 8x12 ✓	NO	Upper Hall	UPG 2 - WICKHAM 4-1/4" OAK CHARCOAL				
Master Ensuite Tub Wall	N/A - TUB DELETED	N/A	Master Bedroom	UPG 2 - WICKHAM 4-1/4" OAK CHARCOAL				
Master Ensuite Tub Deck	WHITE 2x2	N/A	Bedroom 2	UPG 2 - WICKHAM 4-1/4" OAK CHARCOAL				
Master Shower Floor	GRECO BEIGE 13x13 ✓	N/A	Bedroom 3	UPG 2 - WICKHAM 4-1/4" OAK CHARCOAL				
Twin Floor	CORTE MILA CASABLANCA 8x10 ✓	NO	Bedroom 4	UPG 2 - WICKHAM 4-1/4" OAK CHARCOAL				
Twin Wall	N/A	NO	Carpet Underpad	N/A				
Twin Shower	N/A	N/A	Basement Landing	N/A				
2nd Ensuite Floor	GRECO IVORY 13x13 ✓	N/A	Other	N/A				
2nd Ensuite Wall	REFLECTION WHITE 8x10 ✓	NO	STAIRS, RAILING & PICKETS					
2nd Ensuite Shower	WHITE 2x2	N/A	Main Fl. to 2nd Fl. Stair Finish/Stair:	OAK - CHARCOAL				
Basement Landing	N/A	N/A	Main Flr. to 2nd Flr. Railing Details:	UP GRADE 1				
Other	N/A	N/A	Single Collar Spoon, w/Alt. Plain (PREWITT)					
FIREPLACE			R6 (3") Oak Grooved handrail					
Location	FAMILY ROOM	Mantle	3-1/2" Square Oak Post w/R4 Cap					
Insert	MONTESOL L-42	Hearth	Main to Basement Railing Details:					
PAINT			N/A					
Kitchen/Breakfast	BALLET WHITE		Main to Basement Railing Details:					
Living Room	N/A		N/A					
Dining Room	BALLET WHITE		White Paint Req'd	N/A	Where to Paint	N/A		
Family/Great room	BALLET WHITE		NOTES					
Den/Study	BALLET WHITE		*MASTER ENSUITE: TUB DELETED & RELOCATION OF TOILET ✓					
Main/Upper Hall	BALLET WHITE		DISCLAIMER					
Master Bedroom	BALLET WHITE		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 the event the Vendor's selection must be accepted by the purchaser.					
Bedroom 2	BALLET WHITE		Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs.					
Bedroom 3	BALLET WHITE		Purchaser has checked and acknowledged accuracy of colour and selections before signing.					
Bedroom 4	BALLET WHITE		Purchaser Signature:  Date: 12/20/12					
Ensuite	BALLET WHITE		Purchaser Signature:  Date: 12/20/12					
Twin	BALLET WHITE		Purchaser Signature:  Date: 12/20/12					
2nd Ensuite	BALLET WHITE		Purchaser Signature:  Date: 12/20/12					
3rd Ensuite	N/A		Purchaser Signature:  Date: 12/20/12					
Laundry	BALLET WHITE		Purchaser Signature:  Date: 12/20/12					
Other	N/A		Purchaser Signature:  Date: 12/20/12					
SITE:	ROYAL COLLECTION	LOT:	38					
PURCHASER(S):	VICTOR SUPPO CLAUDINE LOVISA							
HOME #:	416-277-6610							
CELL #:	416-970-7876							
EMAIL:								
MODEL:	DOVER 42-05	ELEV:	A					
WOB/LOB:								

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

ZANCOR HOMES

Purchaser Signature:  Date: 12/20/12

Vendor Signature:  Date: 12/20/12

ZANCOR HOMES
KING CITY PROJECT
COLOUR SELECTIONS

PURCHASERS: VICTOR SUPPO & CLAUDINE LOVISA

LOT #: 38

(Dover Model - ROYAL COLLECTION)

AREA	TILE SELECTION	MARBLE THRESHOLD & SHOWER FRAME	UPGRADE LEVEL	
Kitchen Floor	Wood Duet 12X24	?	4th	
Foyer	12x18 12x12	?	11' 8" 13	BOTTICINO 12X12
Main Hall	Hardwood			
Powder Room	Greco Ivory 13X13	Wood 12x12	" 5"	
Laundry / Garage Entry	Greco Ivory 13X13	Wood 12x12	" 5"	
Ensuite Bath Floor	Greco Ivory 13X13	Wood 12x12	" 5"	
Ensuite Bath Tub Deck/Face	TUB DELETED			
Ensuite Bath Tub Walls				
Ensuite Bath Shower Walls				
Ensuite Bath Shower Floor	Twill Charcoal 2X12	Cararra	1st	
Twin Bath Floor	Greco Beige 13X13	Wood 12x12	11' 5"	
Twin Bath Walls	Centilia Carrara Inserts: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Pulato	11' 5"	
2nd Ensuite Floor	Greco Ivory 13X13	Wood 12x12	" 5"	
2nd Ensuite Shower Walls	Centilia Carrara Inserts: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Cararra	11' 5"	REFLECTION
2nd Ensuite Shower Floor	2X2 white	Cararra	11' 5"	WHITE 2X10
Kitchen Backsplash	N/A	Inserts: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
KITCHEN COUNTERTOP	Wood Carrara Edge: 1" 11"			
KITCHEN COUNTERTOP	EXTRA FOR: COOK-TOP CUT-OUT SINK-IN-STOVE			
MAIN BATH VANITY TOP		Edge:		
ENSUITE BATH VANITY TOP	Bianco Carrara	Edge: 1" 14"		
2ND ENSUITE VANITY TOP		Edge:		
			Total 2	

PURCHASER'S SIGNATURES:

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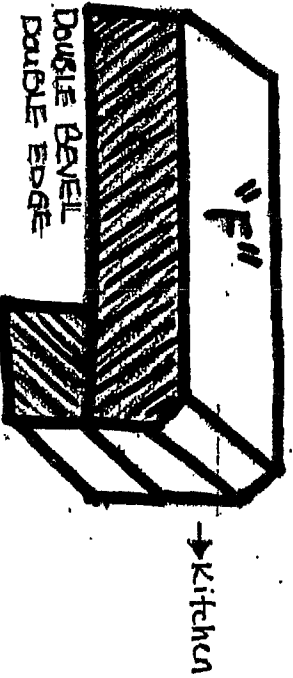
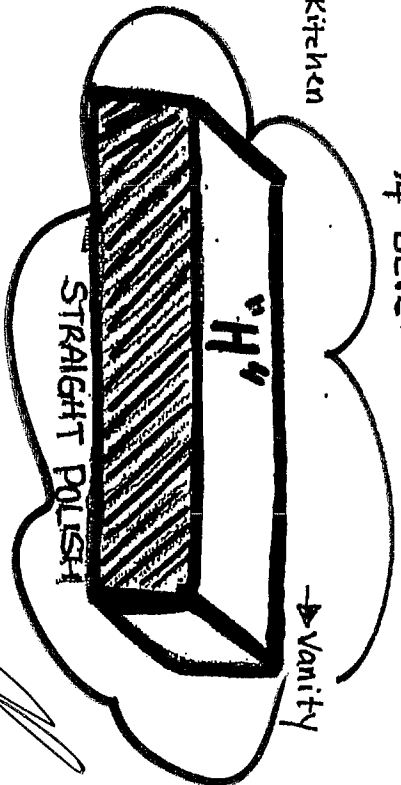
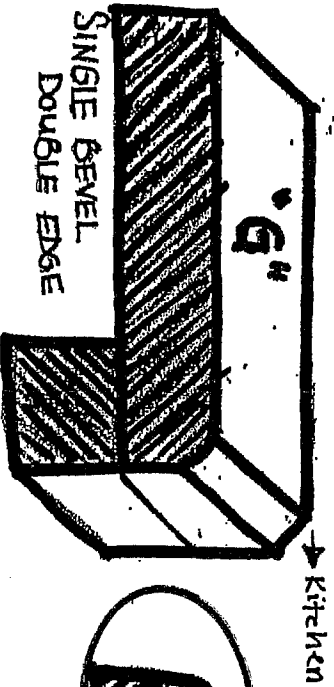
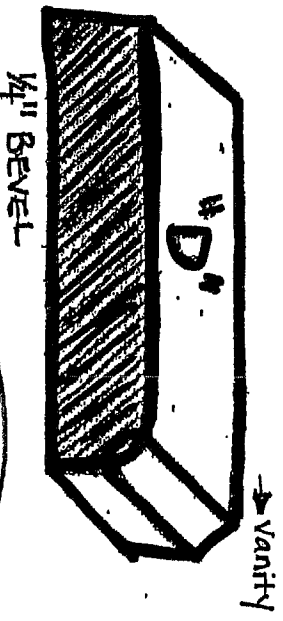
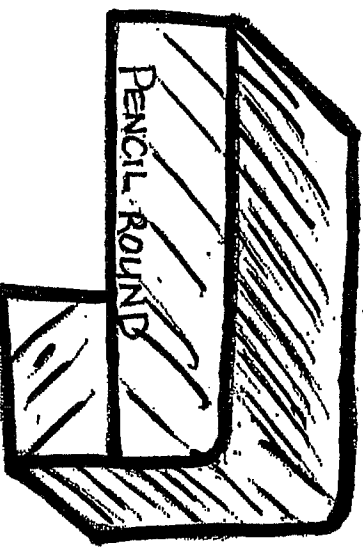
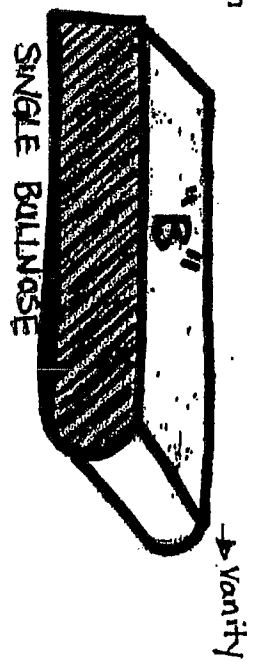
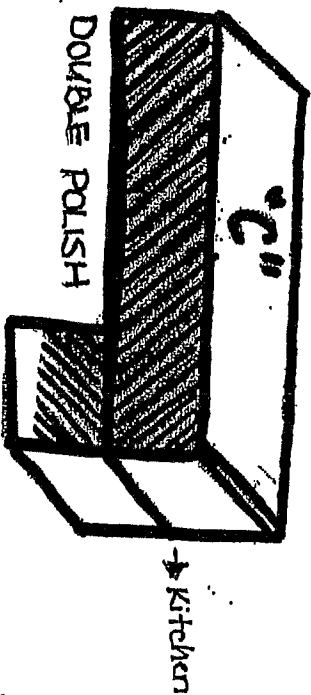
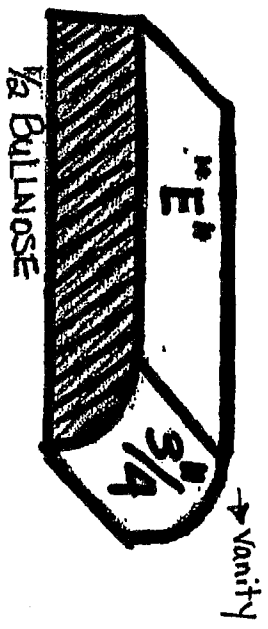
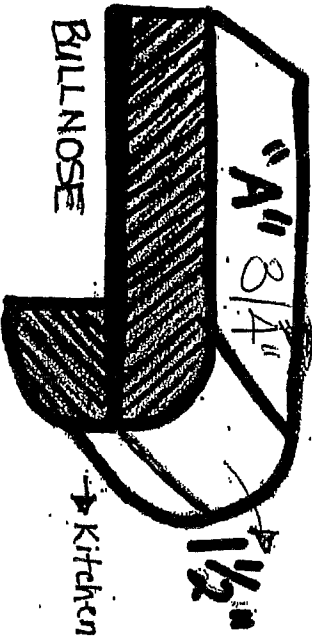
DATE OF COLOUR SELECTIONS:

A.V. CLASSIC REPRESENTATIVE:

for 38 pc

17/12

STANDARD Moulding Dec



Handwritten signature

WAIVER

TO: Zancor Homes Ltd. (the "Vendor")
FROM: VICTOR SUPPO & CLAUDINE LOVISA (the "Purchaser(s)")
RE: Zancor Homes (KC) Ltd, Lot 38

The Purchaser acknowledges that in accordance with the Agreement of Purchase and Sale herein, the Purchaser has requested that the Builder not complete or install the following items:

1. Do not supply or install granite in kitchen. All plumbing ROUGH-INS to remain.
2. _____
3. _____
4. _____
5. _____
6. _____

Accordingly, the Purchaser hereby acknowledges and confirms that it shall not be the Vendor's responsibility to install the above-noted item(s) whatsoever; and, that the Taron Warranty Corporation shall not apply to any work, installations or items installed by the Purchaser in replace of the foregoing items; or in the event the Vendor repairs any item covered by warranty which may require removal of an installation made by the Purchaser the Builder will not be responsible to replace or repair same.

Notwithstanding the foregoing, the Purchaser further acknowledges and agrees that they shall close the transaction without the aforementioned items; and, that the Purchaser may not enter the dwelling to install or perform any work until after the closing date of the subject dwelling.

DATED at Kenora this 7 day of December, 2012

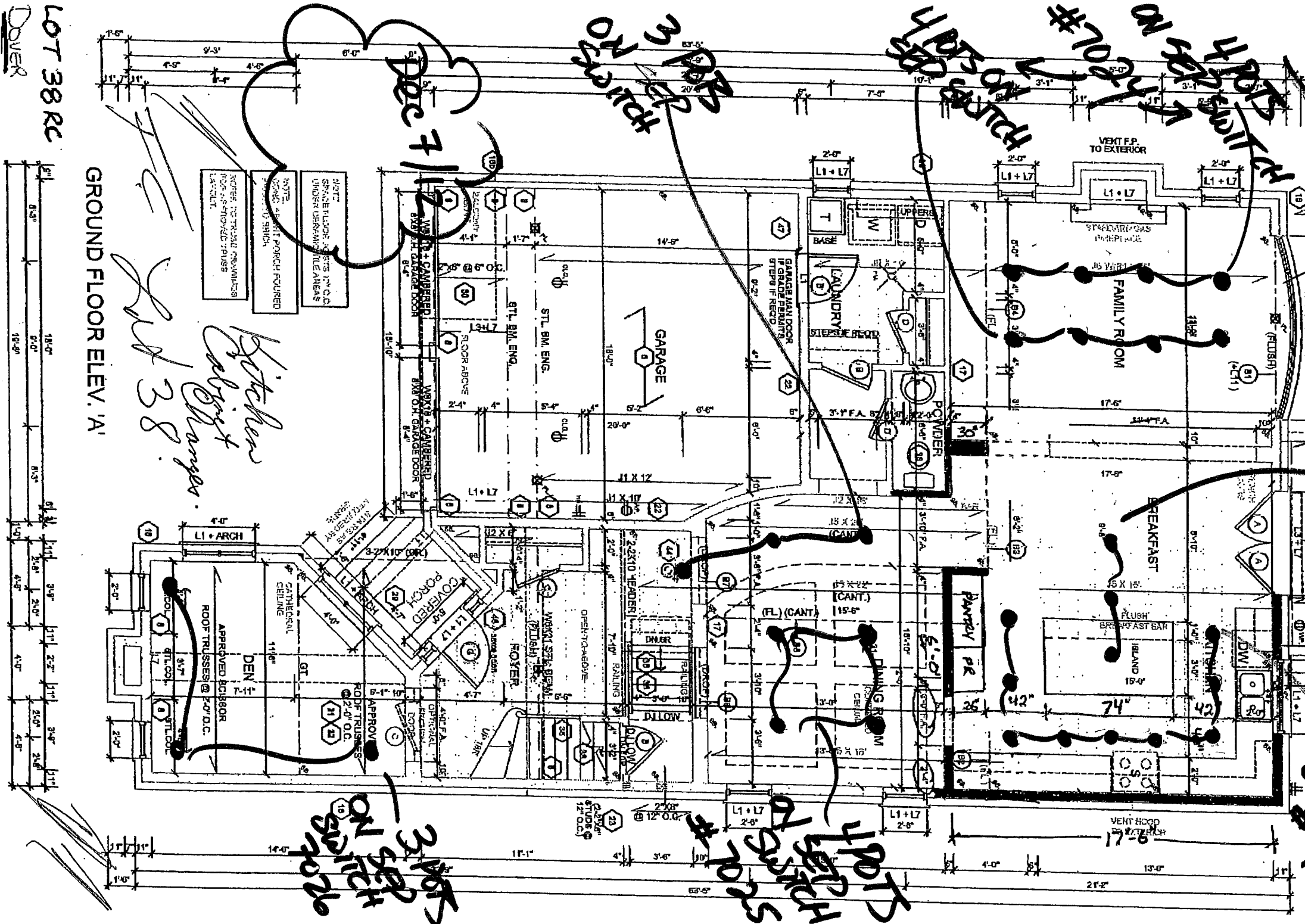
Witness [Signature]
Witness [Signature]

Purchaser (s) [Signature]
Purchaser (s) [Signature]

[Signature]
Zancor Homes Approval & Date Jan 10, 2013

~~Architectural~~
~~2112~~

~~3025 and 3023~~
~~3025 and 3023~~
~~3025 and 3023~~



LOT 38 RC
DOVER

GROUND FLOOR ELEV. 'A'

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

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 appliances size from the manufacturer specifications of each appliance.

****MANUFACTURER'S SPECIFICATIONS MUST BE ATTACHED****

- ☐ Built-In Wall Oven
 - ☐ Built-In Microwave with Trim Kit
 - ☐ Built-In Microwave Drawer with Trim Kit
 - ☐ Warning Drawer
 - ☐ Slide-In Stove
 - ☐ Cooktop
 - ☐ *(Gas/Electric – Cut-out Charge & Plug Required)
 - ☐ OTR – Over The Range Microwave *Plug required
 - ☐ Hood Fan (may require larger vent, charges will apply – 6" is standard)
 - ☐ 8" Vent / 10" Vent
 - ☐ 36" / 42" Stove
- (Hood fan width will be the same as per Ontario Building Code)
- ☐ Built-in Refrigerator/Freezer – If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24" * Applicable charges may apply if required to due to space accommodations * Note: Refrigerator Door Swing
 - ☐ Wine / Bar Fridge (electrical required)
 - ☐ Steam Oven / Built-In Coffee makers
 - ☐ Free Standing Chimney hoods (clearance space will be left with this appliance will not butt up against cabinetry)
 - ☐ Cargo Waste Bin systems
 - ☐ Front Load Washer & Dryer *(Specs required if installing counter above)
 - ☐ Stackable Washer & Dryer

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 Dec. 5 / 12

Purchaser Signature _____ Date 12/07/12

PROJECT Reyes C LOT 38

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.