Lot 65
Phase 2
Model Messara (42-2) Elev A

GIUSEPPE FIDALE and ROSALIA FIDALE

Colours Upgrade Report
Kings Ridge Print Date:08-Feb-13

PE With Agreement

- 1.LOT PREMIUM INCLUDES: - View Premium
- 2.1ST UPGRADE OAK STAINED 3 1/4 INCH X 3/4 INCH HARDWOOD FLOORS TO MAIN HALL,DINING ROOM.LIBRARY,FAMILY ROOM, UPPER HALL.
- 3.STAIN OAK STAIRS.
- 4.UPGRADE # 3 RAILINGS AND PICKETS.

PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

ID	Group	Description	Invoice	Date Ordered	
7105	STRUCTURAL	Enlarge (4) basment windows to 24 inches high x 30 inches wide	1387		
7909	DECOR	Install garage man door to rear of house as per drawing. *Purchaser has confirmed location with site super.	1511		
8117	COLOURS	STAIN - MAIN TO 2ND: Stain GRAPHITE to match stairs as close as possible *No charge as per Schedule E	1545		
8118	COLOURS	HARDWOOD - FAMILY, MAIN HALL, UPPER HALL, DINING, LIBRARY: Install Upgrade 1 Wickham 3-1/4 inch OAK GRAPHITE *No charge as per Schedule E	1545		
8119	COLOURS	RAILINGS - MAIN TO 2ND: Intall Upgrade 3 railings and pickets #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 as per Schedule E	1545		
8120	COLOURS	HVAC - KITCHEN: Gas line to stove	1545		
8121	COLOURS	INTERSTONE QUOTE: *Slide in stove	1545		
8122	COLOURS	QTK QUOTE:	1545		
8123	COLOURS	PLUMBING - MASTER ENSUITE: Delete diverter spout	1545		
8124	COLOURS	Plumbing - Kitchen Client will be installing waterline after closing	1545		

Colours.

ZANCOR HOMES COLOUR CHART

CABINETRY		HARDWARE
Kitchen	2503 FIBREBOARD IVORY ✓	3487-160
Servery	N/A	N/A
Island	2503 FIBREBOARD IVORY ✓	3487-160
Master Ensuite	2503 OAK - SMOKEHOUSE ✓	855 965C
Main/Twin	1303 FIBREBOARD IVORY ✓	855 965C
2nd Ensuite	N/A	N/A
3rd Ensuite	N/A	N/A
Laundry	STANDARD WHITE	200 SC
Basement Bath	N/A	N/A
Other	N/A	N/A

COUNTERTOPS		EDGE
Kitchen	UBA TUBA ✓	G ✓
Servery	N/A	N/A
Island	UBA TUBA ✓	G
Master Ensuite	7264-58 LIME STONE ✓	N/A
Main/Twin	4588K-07 KALAHARI TOPAZ ✓	N/A
2nd Ensuite	N/A	N/A
3rd Ensuite	N/A	N/A
Laundry	949-58 WHITE ✓	N/A
Basement Bath	N/A	N/A

FLOOR & WALL TILES		WALL TILE INSERT	THRESHOLDS
Kitchen Floor	CORTE MILIA CASABLANCA 13x13 ✓	N/A	PERLATO
Breakfast Floor	CORTE MILIA CASABLANCA 13x13 ✓	N/A	PERLATO
Kitchen Bk.Splash	N/A	N/A	N/A
Main Foyer	SIMPLICITY IVORY 12x24 ✓	N/A	PERLATO
Main Hall	HARDWOOD	N/A	PERLATO
Powder Room	SIMPLICITY IVORY 12x24 ✓	N/A	PERLATO
Laundry	REFLECTION WHITE 12x12 ✓	N/A	PERLATO
Mstr Ensuite Floor	REFLECTION BONE 12x12 ✓	N/A	PERLATO
Mstr Ensuite Shower	REFLECTION BONE 8x10 ✓	N/A	PERLATO
Mstr Ensuite Tub Wall	REFLECTION BONE 8x10 ✓	N/A	PERLATO
Mstr Ensuite Tub Deck	REFLECTION BONE 8x10 ✓	N/A	PERLATO
Master Shower Floor	BONE 2x2 ✓	N/A	PERLATO
Main Bath/Twin Floor	REFLECTION OLIVE 12x12 ✓	N/A	PERLATO
Main Bath/Twin Wall	REFLECTION OLIVE 8x10 ✓	N/A	PERLATO
Main Bath/Twin Shower	N/A	N/A	N/A
2nd Ensuite Floor	N/A	N/A	N/A
2nd Ensuite Wall	N/A	N/A	N/A
2nd Ensuite Shower	N/A	N/A	N/A
Basement Landing	N/A	N/A	N/A
Other	N/A	N/A	N/A

FIREPLACE			
Location	FAMILY ROOM	Mantle	NF8 ✓
Insert & 4 PC Surround	STD - NERO MARQUINA	Hearth	NO

PAINT	
Kitchen/Breakfast	INTENSE WHITE
Living Room	N/A
Dining Room	INTENSE WHITE
Family/Great room	INTENSE WHITE
LIBRARY	INTENSE WHITE
Main/Upper Hall	INTENSE WHITE ✓
Master Bedroom	INTENSE WHITE
Bedroom 2	INTENSE WHITE
Bedroom 3	INTENSE WHITE
Bedroom 4	INTENSE WHITE
Ensuite	INTENSE WHITE
Main/Twin	INTENSE WHITE
2nd Ensuite	N/A
3rd Ensuite	N/A
Laundry	INTENSE WHITE
Powder Room	INTENSE WHITE

ZANCOR APPLIANCE PACKAGE			
Appliance Package	N/A		
Gas Line to Stove	YES ✓	Waterline	NO

PLUMBING	STANDARD	NOTES
Kitchen	STANDARD	N/A
Powder Room	STANDARD	N/A
Master Ensuite	STANDARD	DELETE DIVERTER ✓
Main/Twin	STANDARD	N/A
2nd Ensuite	N/A	N/A
3rd Ensuite	N/A	N/A
Other	N/A	N/A

MIRRORS & ACCESSORIES	
Mirrors	YES ✓
Bathroom Accessories	YES ✓

TRIM	
Casing/Baseboards	STANDARD ✓
Interior Doors	STANDARD ✓
Interior Door Hardware	STANDARD ✓
Exterior Door Hardware	STANDARD ✓

PLASTER MOULDING	
Crown Moulding	675 ✓
Location	DINING ROOM ✓

HARDWOOD/CARPET	
Living Room	N/A
Dining Room	WICKHAM 3-1/4" OAK - GRAPHITE ✓
Family/Great Room	WICKHAM 3-1/4" OAK - GRAPHITE ✓
Library	WICKHAM 3-1/4" OAK - GRAPHITE ✓
Kitchen *(Waiver)	N/A
Main Foyer *(Waiver)	N/A
Main Hall	WICKHAM 3-1/4" OAK - GRAPHITE ✓
Upper Hall	WICKHAM 3-1/4" OAK - GRAPHITE ✓
Master Bedroom	6440 PAPILLIO - 17185 SOFT CAMEO ✓
Bedroom 2	6440 PAPILLIO - 17185 SOFT CAMEO ✓
Bedroom 3	6440 PAPILLIO - 17185 SOFT CAMEO ✓
Bedroom 4	6440 PAPILLIO - 17185 SOFT CAMEO ✓
Carpet Underpad	STANDARD ✓
Basement Landing	N/A
Other	N/A

STAIRS, RAILING & PICKETS	
Main Flr. to 2nd Flr. Stair Finish/Stain:	STAIN GRAPHITE ✓
Main Flr. to 2nd Flr. Railing Details:	UPGRADE 3 ✓
#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	
Main to Basement Railing Details:	N/A
N/A	

White Paint Req'rd	NO	Where to Paint	NO

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's selection must be accepted by the purchaser	GF
Any changes to the colour chart after signing are subject to a $5000 administration fee plus costs	GF
Purchaser has checked and acknowledged accuracy of colour and selections before signing.	GF

SITE:	KINGS RIDGE	LOT:	65
PURCHASER(S):	GUISEPPE FIDALE		
HOME #:			
CELL #:			
EMAIL:			
MODEL:	MESSARA 42-2	ELEV:	A
WOB/LOB:			

Giuseppe Fidale — Jan 28/13
Purchaser Signature — Date

Rosalia Fidale — Jan 28/13
Purchaser Signature — Date

01/28/13
Decor Consultant Signature — Date

Jan 31/2013
Vendor Signature — Date

ZANCOR HOMES

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

APPT: Tues. Jan. 22 @ 11:00

ZANCOR HOMES
KING CITY PROJECT
COLOUR SELECTIONS

PURCHASERS: GIUSEPPE & ROSALIA FIDALE LOT #: 65

(Messara Model)

AREA	TILE SELECTION	MARBLE THRESHOLD & SHOWER FRAME	UPGRADE LEVEL	
Kitchen Floor	Corte milia Casablanca 13x13	Perlato	S	
Foyer	Simplicity Ivory 12x24	"	3rd	
Powder Room	Simplicity Ivory 12x24	"	3rd	
Laundry	Reflection white 12x12	"	S	
Ensuite Bath Floor	Reflection Bone 12x12	"	S	
Ensuite Bath Tub Deck/Face	Reflection Bone 8x10	"	S	
Ensuite Bath Tub Walls	Reflection Bone 8x10 Inserts: Yes ☐ No ☐	"	S	
Ensuite Bath Shower Walls	Reflection Bone 8x10 Inserts: Yes ☐ No ☐	"	S	
Ensuite Bath Shower Floor	Bone 2x2	Perlato	"S"	
Main Bath Floor	Reflection olive 12x12	"	S	
Main Bath Walls	Reflection olive 8x10 Inserts: Yes ☐ No ☐	"	S	
Kitchen Backsplash	(no Backsplash) Inserts: Yes ☐ No ☐			
KITCHEN COUNTERTOP	Ubatuba Edge: "B"			
KITCHEN COUNTERTOP	EXTRA FOR: COOK-TOP CUT-OUT SLIDE-IN STOVE N/A			
ENSUITE BATH VANITY TOP	Edge:			
MAIN BATH VANITY TOP	Edge:			
2ND ENSUITE VANITY TOP	Edge:			

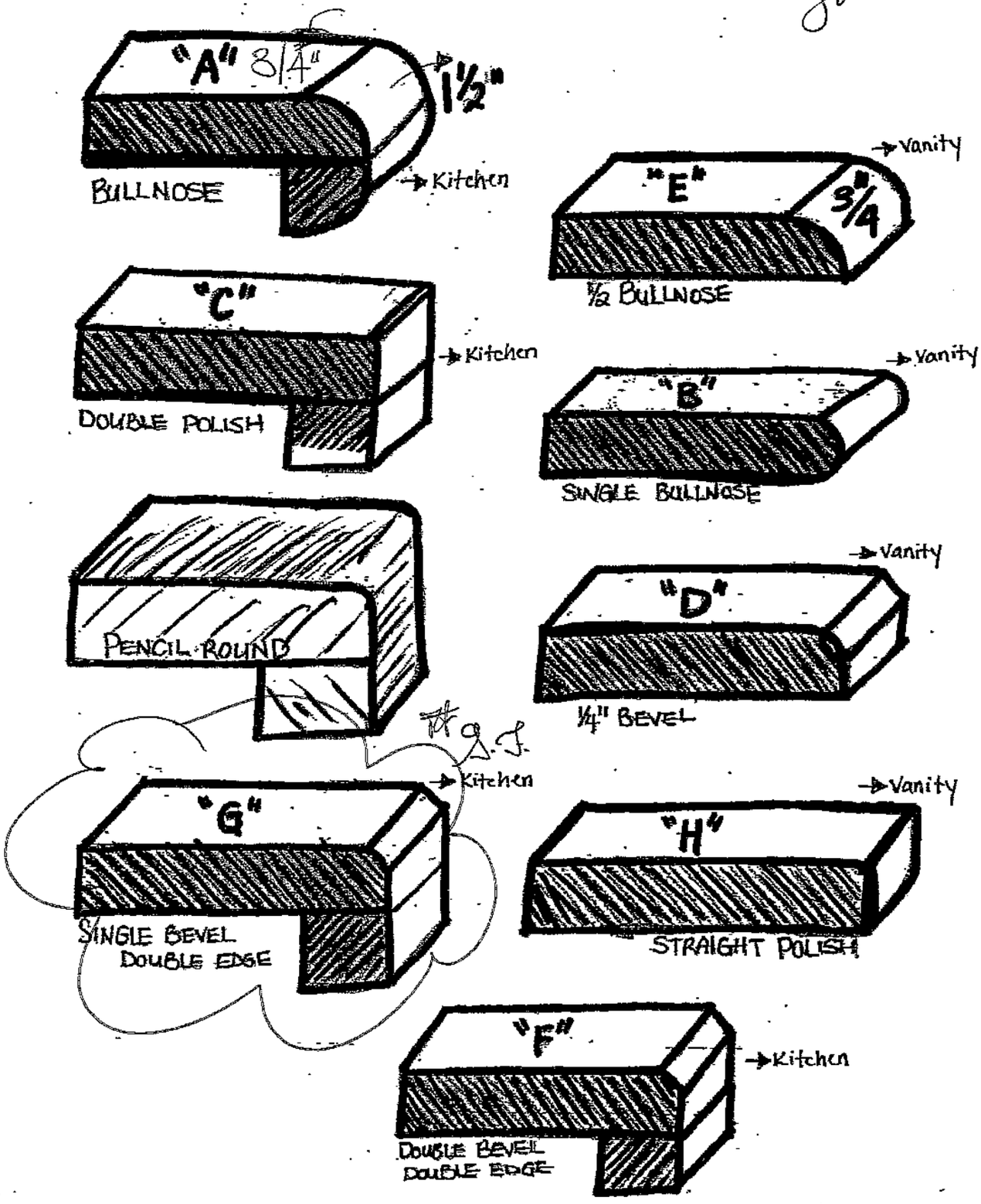
PURCHASER'S SIGNATURES:

DATE OF COLOUR SELECTIONS: January 22, 2013 J.W. W.

A.V. CLASSIC REPRESENTATIVE: Liliana Maria

STANDARD MOULDING

Lot 65 KR
Jan 28/13



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

your kitchen. your taste.

PURCHASER:	GIUSEPPE & ROSALIA FIDALE	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	KING'S RIDGE
EMAIL:		MODEL TYPE	MESSARA (42-2) ELEV A
PHONE #:	905-669-2668	LOT #:	65
PHONE #:	416-271-3504 (CELL)	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.

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	
41	1	UPPER DIAGONAL CORNER CABINET 24" x 24" x 39 1/2" - 12" DEEP	KITCHEN	
	1	DELETE UPPER ABOVE STOVE	KITCHEN	N/C
		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 APPLIACABLE):			
MESH TYPE (IF APPLIACABLE):		SUB-TOTAL:	
MIRROR TYPE (IF APPLIACABLE):			

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: _____ CUSTOMTER INITIAL(S): _____

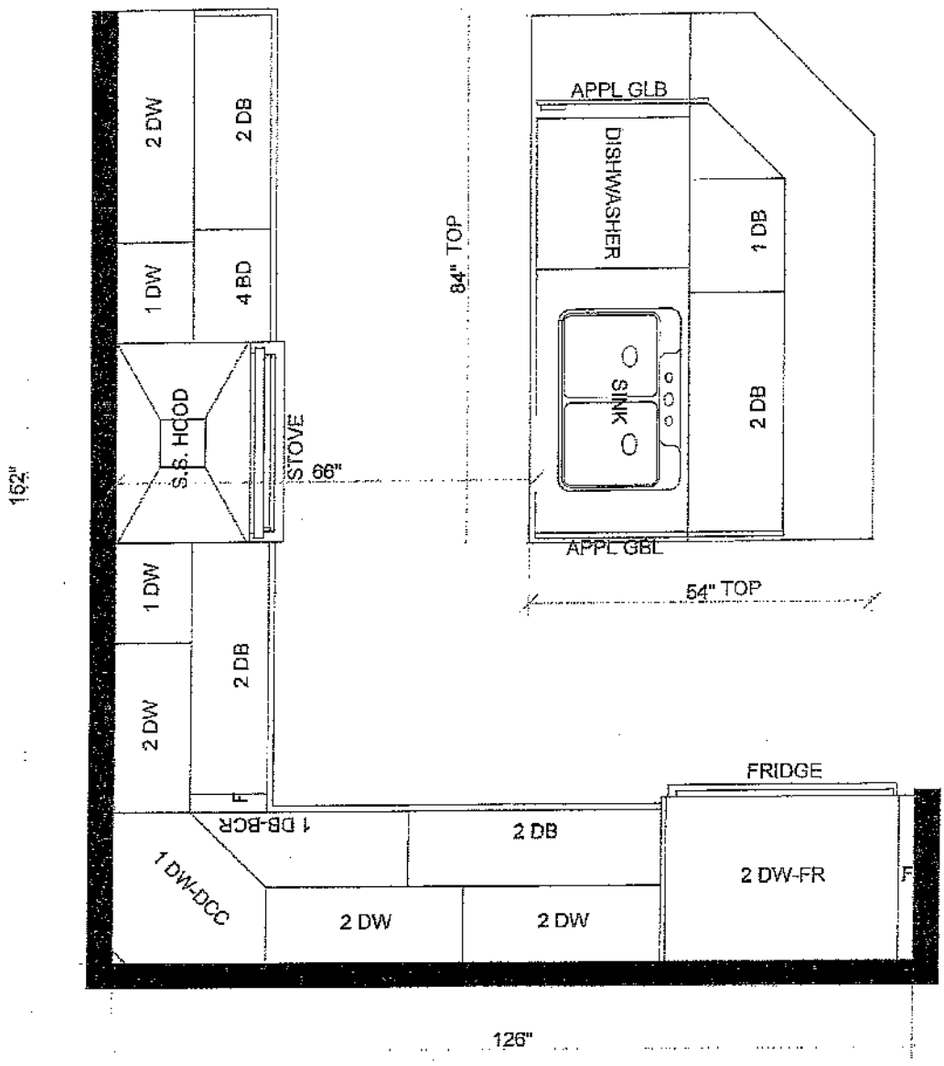
CUSTOMER SIGNATURE: Rosalia Fidale DATE: Jan 28/13

CUSTOMER SIGNATURE: Giuseppe Fidale DATE: Jan 28/13

SALES REP NAME: GIOVANNI TOTO QTK AUTHORIZED SIGNATURE: _____

PAGE ____ OF ____

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



Lot 65 KR
Jan 28/13

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 and should not order stone tops based solely on these dimensions.

QTK.CA
80 SANTE DRIVE, VAUGHAN, ON

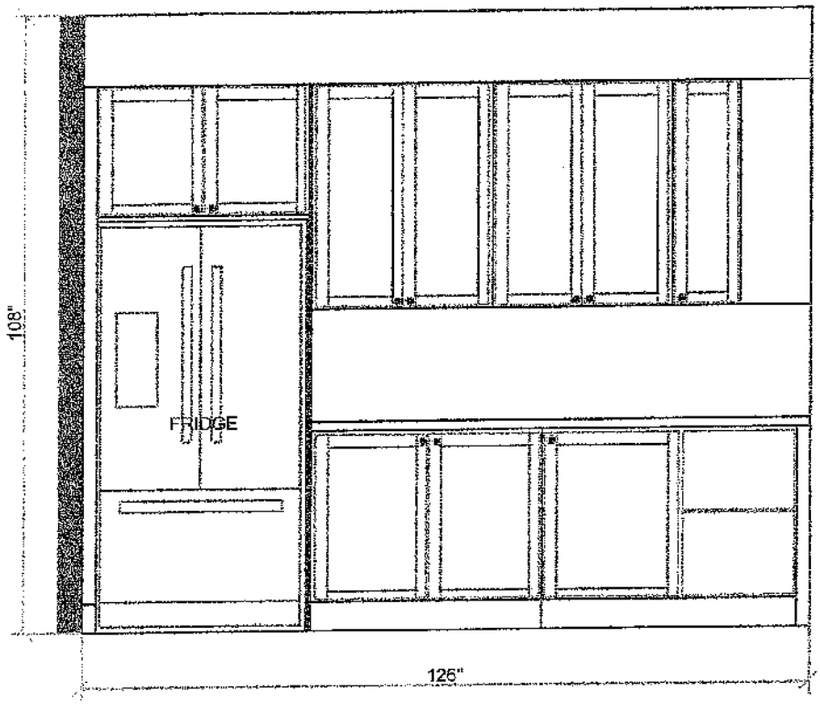
This drawing is the intellectual property of QTK Fine Cabinetry and must not be released or copied unless applicable fee has been paid or job order placed.

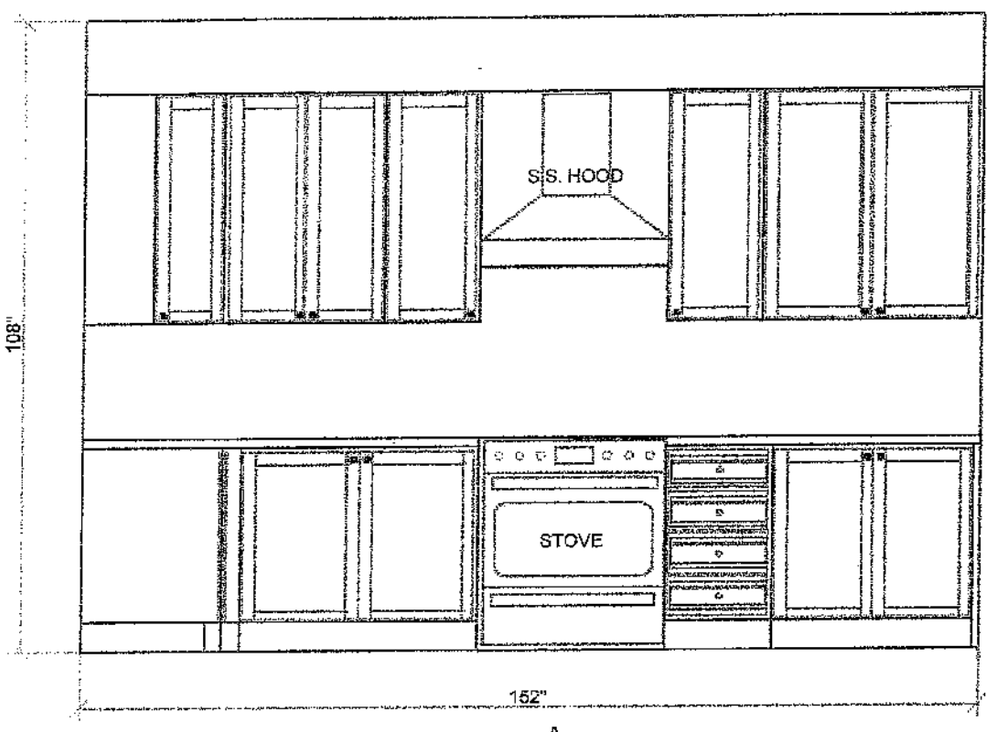
Designed: 10.30.12
Printed: 10.30.12

ZANCOR HOMES, KINGS RIDGE

Design: LOT 65 KR

Drawing #: 1





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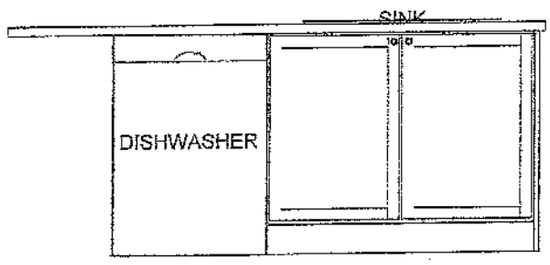
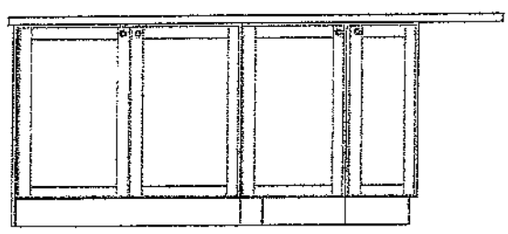
Design: LOT 65 KR

Drawing #: 1

Rt. G.F.





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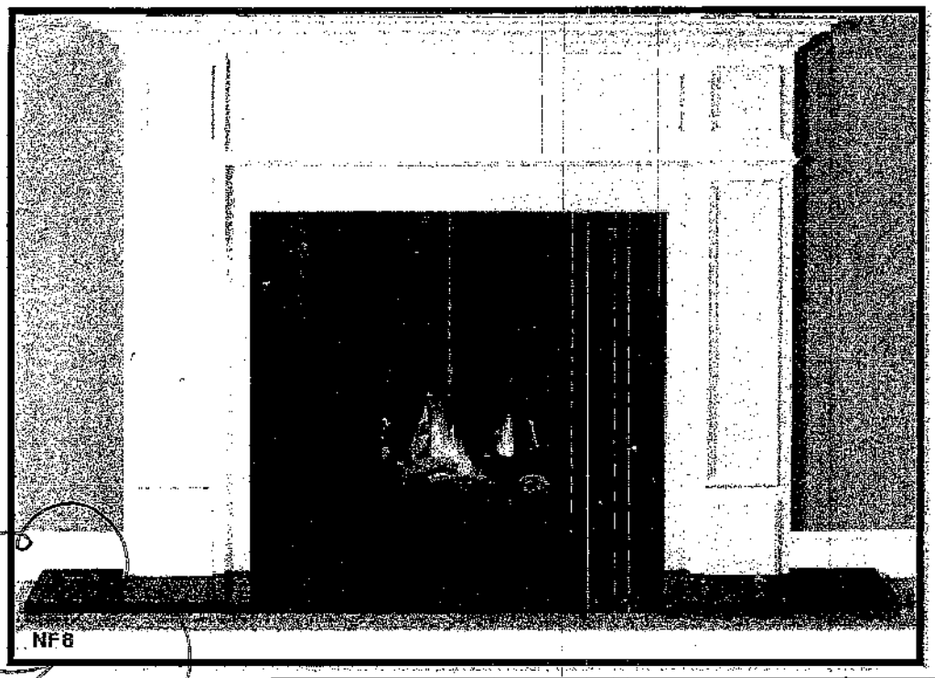
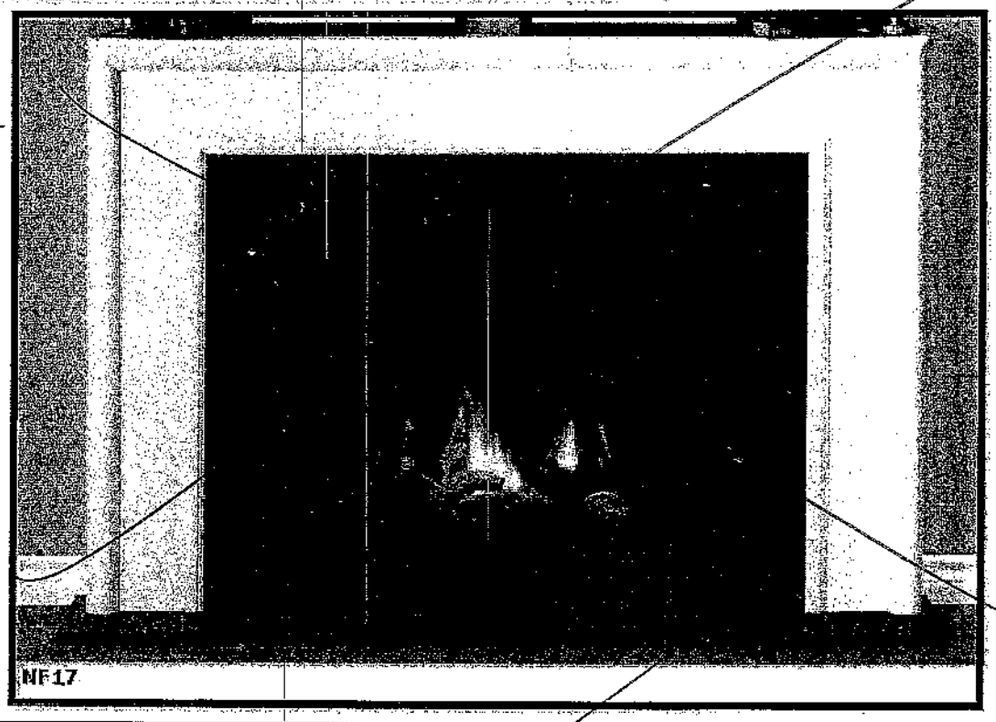
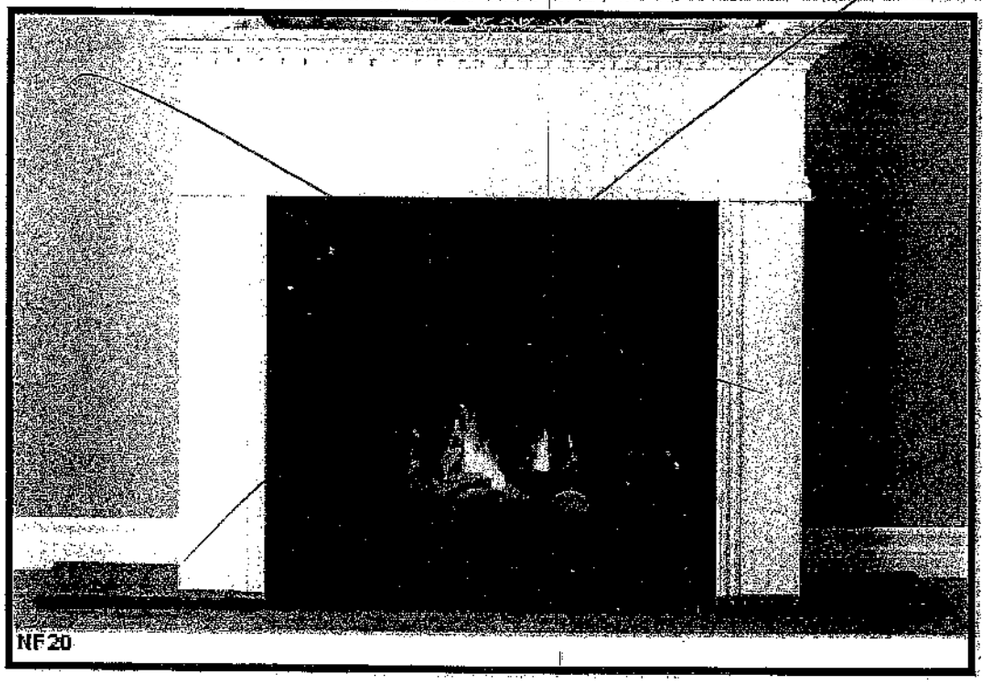
Printed: 10.30.12

ZANCOR HOMES, KINGS RIDGE

Design: LOT 65 KR

Drawing #: 1

Standard Mantles

LOT 65. KR
Jan 28/13