

Lot 8
Phase 2
Model Paso Fino (42-6) Elev C

Colours Upgrade Report
Kings Ridge Print Date:19-Feb-13

ANTONIO FRANCHI and DEBORAH FRANCHI

PE With Agreement

- 1.LOT PREMIUM INCLUDES: - Walk Out Basement - Rear Elevation Upgrade - Adjacent to Conservation Lands - Large Lot
- ✓2.MOVE WALL DOWN APPROX. 5 FT. FROM KITCHEN INTO DINING ROOM.
- ✓3.MOVE BARREL VAULT DOWN AND MAKE IT 2 FT. (ONCE BARRELVault IS MOVED DOWN REMOVE WALLS)
- 4.CAP SCHEDULE X PAGE 2 2-D 2-E/2-F AND PART OF 2-G (REAL ESTATE TRANSACTION LEVY SURCHARGE AND BLUE BOXES) CAP AT \$4,000.00 PLUS HST

COLOURS

* NOTE: Client is Production Manager of QTK.
We haven't rec'd any appliance specs, therefore
cannot give you any electrical requirements.

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ID	Group	Description	Invoice	Date Ordered	
6493	DECOR	RAILINGS - MAIN TO 2ND, MAIN TO BASEMENT: Upgrade 2 1 ¾ INCH 2-Turned Oak Picket 2 ¾ INCH Grooved Oak Handrail 3 ¼ INCH 2- Turned Oak Post w/Fancy Cap	1298		
6494	DECOR	HARDWOOD - GREAT RM, LIVING / DINING, LIBRARY, MAIN HALL, UPPER HALL: Install Upgrade 2 Wickham 4-1/4 inch OAK - GRAPHITE	1298		
6495	DECOR	PAINT - MAIN TO 2ND, MAIN TO BASEMENT: Stain stairs Wickham GRAPHITE to match hardwood as close as possible	1298		
6496	DECOR	TRIM - THROUGHOUT: Install upgrade 1 trim throughout 3 ½ Step - 5 ¼ Step Base	1298		
6497	DECOR	ELECTRICAL - KITCHEN: Instlal capped outlet c/w switch **Island has moved down approx 4 feet. See sketch	1298		
6498	DECOR	HVAC - KITCHEN: Client has declined gas line	1298		
6499	DECOR	PLUMBING - KITCHEN: Client has declined water line	1298		
6500	DECOR	ELECTRICAL - FRONT PORCH: relocate standard light to centre of ceiling in front portico	1298		
6501	DECOR	ELECTRICAL - LIVING / DINING: Centre standard light in living / dining *See sketch	1298		
6502	DECOR	ELECTRICAL - THROUGHOUT: As clients request, install bank of switches close to ends of wall, IF POSSIBLE *Client does not want switches located in the middle of the walls	1298		
6504	DECOR	PLUMBING - MASTER ENSUITE: Install OPTION 1 - 8 inch rainhead shower (K-13699) & slide bar kit (K-9059) in lieu of standard *See attached details	1298		
6506	DECOR	INTERSTONE QUOTE:	1298		
6522	DECOR	HARDWOOD - 2ND FLOOR BEDROOMS: Install Upgrade 2 Wickham 4-1/4 inch OAK - GRAPHITE	1298		
7907	DECOR	ENSUITE 2: Frameless glass shower	1298		
7908	DECOR	DISCOUNT as per Fabrizio	1298		
7910	DECOR	FIREPLACE: Delete mantle and marble surround. Install fireplace insert only.	1298		
8098	COLOURS	EXTERIOR HARDWARE: Install carraway (satin nickel) gripset to front door in lieu of standard	1298		

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8380	STRUCTURAL	FRAMELESS glass shower to ensuite	1599		
8381	STRUCTURAL	200 AMP service	1599		
8382	STRUCTURAL	BASEMENT WINDOWS: Three (3) larger basement windows to be 24 inch high by 30 inch wide	1599		
8383	STRUCTURAL	All structural items included in purchase price as per FC	1599		
8384	SCHEDULE E	Move wall down approx 5 feet from kitchen into dining room *As per schedule E	1599		
8385	SCHEDULE E	Move barrel vault down and make it 2 feet (once barrel vault is moved down, remove walls) *as per Schedule E	1599		

ZANCOR HOMES COLOUR CHART

ZANCOR APPLIANCE PACKAGE					
Appliance Package	NO	Waterline	NO	✓	
Gas Line to Stove	NO	✓			
PLUMBING					
Kitchen	STANDARD	NOTES	N/A		
Powder Room	STANDARD	N/A			
Master Ensuite	STANDARD	*RAINHEAD / SLIDE-BAR ✓			
Twin	STANDARD	N/A			
2nd Ensuite	STANDARD	N/A			
3rd Ensuite	STANDARD	N/A			
Laundry	STANDARD	N/A			
Basement Bath	N/A	N/A			
Other	N/A	N/A			
MIRRORS & ACCESSORIES					
Mirrors	YES	✓			
Bathroom Accessories	YES	✓			
TRIM					
Casing/Baseboards	UPG1 - 3 ½ Step - 5 ½ Step Base ✓				
Interior Doors	STANDARD				
Interior Door Hardware	STANDARD				
Exterior Door Hardware	STANDARD				
CARCASS ONLY - SATIN NICKEL					
PLASTER MOULDING					
Crown Moulding	102				
LIVING / DINING					
FLOOR & WALL TILES					
Kitchen Floor	GRAFFITI BIANCO 24x24	N/A	PERLATO		
Breakfast Floor	GRAFFITI BIANCO 24x24	N/A	PERLATO		
Kitchen BK.Splash	N/A	N/A	N/A		
Main Foyer	GRAFFITI BIANCO 24x24	N/A	PERLATO		
Powder Room	SEE HARDWOOD SECTION	N/A	PERLATO		
Laundry	BANFF L.T. GREY 12x12	N/A	BIANCO		
Master Ensuite Floor	GREGO IVORY 13x13	N/A	PERLATO		
Master Ensuite Shower	REFLECTION WHITE 12x12	N/A	PERLATO		
Master Ensuite Tub Wall	REFLECTION WHITE 12x12	N/A	N/A		
Master Shower Floor	WHITE 2x2	N/A	PERLATO		
Twin Floor	REFLECTION ESPRESSO 12x12	N/A	BIANCO		
Twin Wall	REFLECTION WHITE 8x10	N/A	N/A		
Twin Shower	N/A	N/A	N/A		
2nd Ensuite Floor	REFLECTION WHITE 12x12	N/A	PERLATO		
2nd Ensuite Wall	REFLECTION WHITE 8x10	N/A	N/A		
2nd Ensuite Shower	N/A	N/A	N/A		
Basement Landing	GREGO IVORY 13x13	N/A	PERLATO		
Other	N/A	N/A	N/A		
FIREPLACE					
Location	GREAT ROOM	Mantle	NO MANTLE		
Insert & 4 PC Surround	NO MARBLE - INSERT ONLY	Hearth	NO		
PAINT					
Kitchen/Breakfast	BALLET WHITE				
Living Room	BALLET WHITE				
Dining Room	BALLET WHITE				
Family/Great room	BALLET WHITE				
Den/Study	N/A				
Main/Uppr Hall	BALLET WHITE				
Master Bedroom	BALLET WHITE				
Bedroom 2	BALLET WHITE				
Bedroom 3	BALLET WHITE				
Bedroom 4	BALLET WHITE				
Ensuite	BALLET WHITE				
Main/Twin	BALLET WHITE				
2nd Ensuite	BALLET WHITE				
3rd Ensuite	N/A				
Laundry	BALLET WHITE				
Other	N/A				
SITE:	KINGS RIDGE	LOT:	8		
PURCHASER(S): ANTONIO & DEBORAH FRANCHI					
HOME #:	905-417-1439				
CELL #:					
EMAIL:	franchi@qtk.ca				
MODEL:	PASO FINO	ELEV:	C		
WOB/LOB:					
* ITS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY DISCREPANCIES ON SKETCHES, PES AND/OR COLOUR CHART					
ZANCOR HOMES					
DISCLAIMER					
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 Vendor's 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					
Vendor Signature Date					
Date					

AREA	TILE SELECTION	MARBLE THRESHOLD & SHOWER FRAME	UPGRADE LEVEL	
Kitchen Floor	Graffiti Bianco 24x24	Pulato	5th	1000
Foyer	Graffiti Bianco 24x24	Pulato	5th	1000
Main Hall	Hardwood	Pulato		
Powder Room	Bamg 12x12 Dark Brown	Pulato	" 3"	
Garage Entry	Hardwood	Pulato		
Laundry Room	BAWFF BAWFF 12x12 L.GREY	Pulato	" 3"	
Ensuite Bath Floor	GRECO GRECO Ivory 12x12	Pulato	" 3"	
Ensuite Bath Tub Deck/Face	Reflection WHITE 12x12	Pulato	" 3"	
Ensuite Bath Tub Walls	Reflection WHITE 12x12		" 3"	
Ensuite Bath Shower Walls	Reflection WHITE 12x12	Pulato	" 3"	
Ensuite Bath Shower Floor	2x2 Beate Espresso	Pulato	" 3"	
Twin Bath Floor	Reflection Beate 12x12	Pulato	" 3"	
Twin Bath Walls	Reflection Beate 12x12		" 3"	
2nd Ensuite Bath Floor	Reflection Beate 12x12	Pulato	" 3"	
2nd Ensuite Bath Walls	Reflection Beate 12x12		" 3"	
Kitchen Backsplash	N/A			
Basement Landing	Greco Ivory 12x12			
KITCHEN COUNTERTOP	Whisper white			
KITCHEN COUNTERTOP	EXTRA FOR: COOK-TOP CUT-OUT (SLIDE-IN STOVE)			
MAIN BATH VANITY TOP				
ENSUITE BATH VANITY TOP				
2ND ENSUITE VANITY TOP				
TOTAL				1000



Deborah Fore

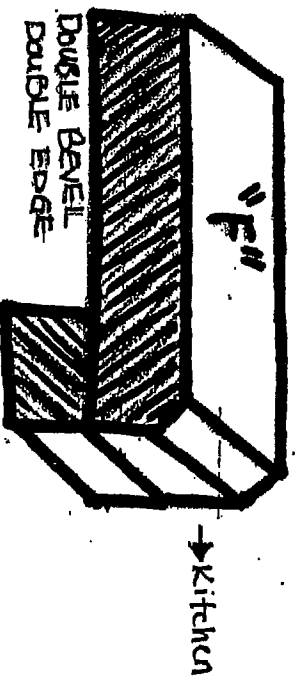
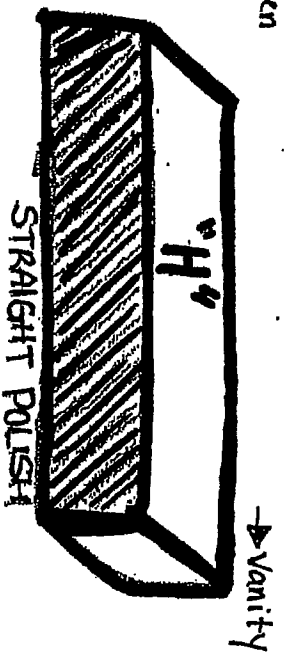
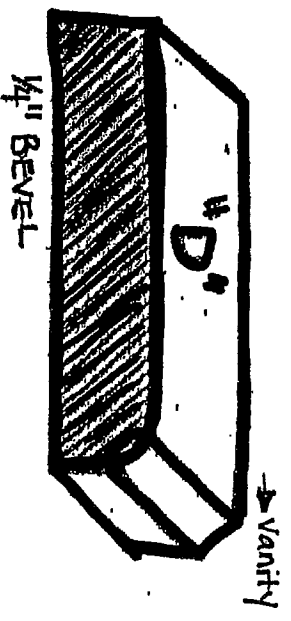
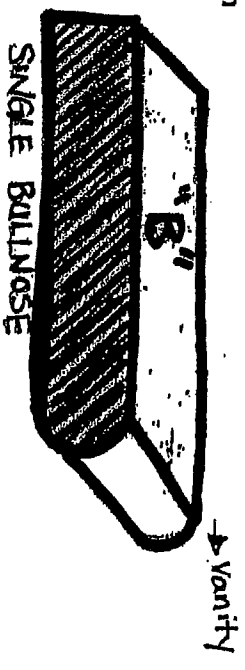
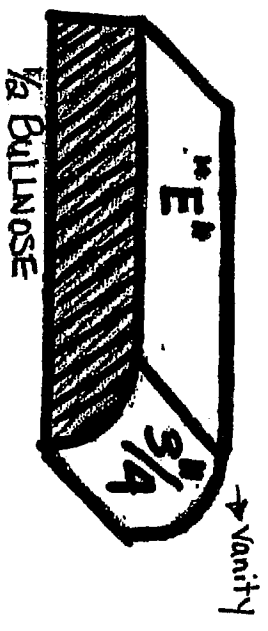
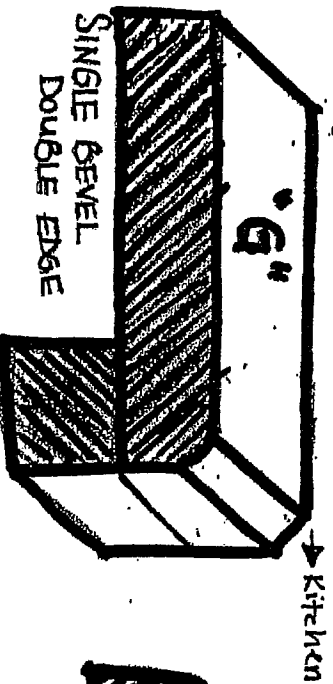
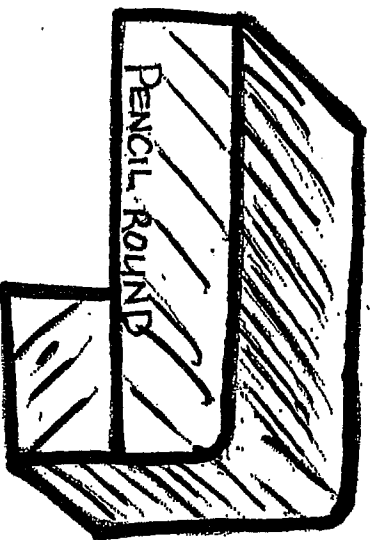
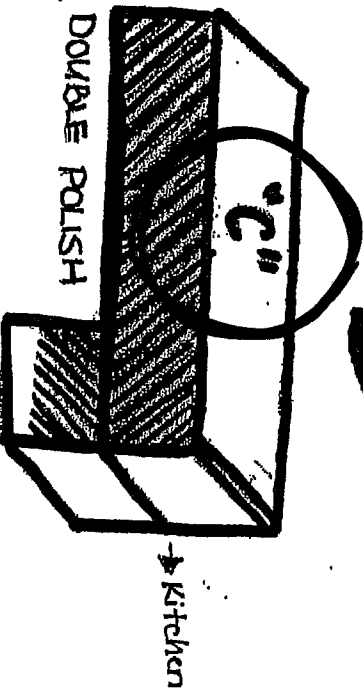
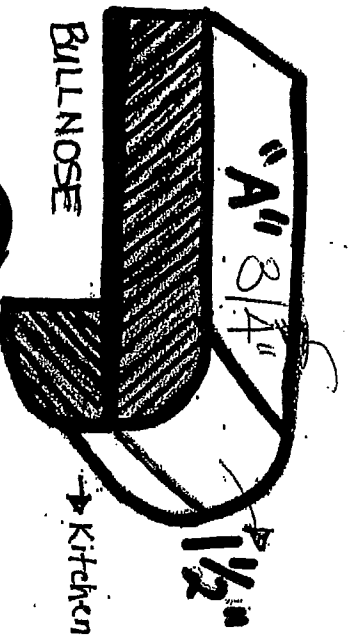
November 8, 2012

the record

STANDARD MouldING

Lot 8 Ridge

Jan 15/13





ZANCOR
HOMES

**ACKNOWLEDGEMENT OF RECEIPT
FOR GRANITE AND MARBLE INFORMATION**

Purchaser acknowledges receipt, understanding and acceptance of the following information as provided by the Vendor for Granite and Marble finishes.

- GRANITE IS A 100% NATURAL PRODUCT – Every stone has its own unique qualities and characteristics. These range from natural pitting to areas of crystal deposits embedded within the stone as well as the stone's unique motion and patterns. Being a natural product that is quarried right from the earth, it also possesses excellent wear, resistance and heat exposure qualities.
- STONE HAS THE ABILITY TO REFLECT LIGHT DIFFERENTLY – The same stone may appear to be different when viewed in various lighting conditions and different angles. The stone may also vary in colour or wave motion from one side to another depending on the concentration of minerals and crystals embedded within that stone. Thus, it is not always possible to book match the pieces of stone across joint or corner areas.
- EDGE FINISHES ARE NOT ALWAYS EQUIVALENT TO THE TOP FINISH – The difference is often due to the stone's physical properties, colour and with the finished edge bias being different than that of the top surface. The finish is also affected by the type of edge profile, which is chosen.
- STONE IS A NATURAL PRODUCT THAT HAS MANY TINY PORES – Liquids such as oils and red wine if left on the surface, may leave a ring. When using oil and red wines, it is best to wipe up the spills as soon as possible and leave the top to air dry.
- VIEW AND PICK YOUR SLAB FROM OUR SUPPLIER'S INVENTORY – The Vendor will arrange for the Purchaser to view and select the slab of stone that the countertop will be made from, prior to it being templated. This will provide the Purchaser the opportunity to confirm that the counter will meet the Purchaser's expectations, as much as possible.
- PLEASE LOOK AT YOUR STONE CAREFULLY – The Purchaser needs to be aware that the surface finish will have fissures, pits and pores. These naturally occurring features will vary in frequency and intensity depending on the type of stone chosen by the Purchaser.
- GRANITE IS AN IGNEOUS ROCK – Meaning the stone was formed by the cooling and solidification of magma deep within the earth. Granite is composed of grains or crystals of Quartz, Feldspar and Mica.
- GRANITE IS A VERY HARD ROCK – It is highly resistant to being scratched. On a scale of 1 to 10, Talc and Gypsum is at 1 and 2; Corundum and Diamond is at 9 and 10; and GRANITE is at 5 to 7. It withstands extreme temperatures, and is not nearly as prone to staining as marble is.
- GRANITE COUNTER TOPS WILL HAVE JOINTS – Purchaser aware one joint will be at each corner and on either side of slide-in-range (if applicable). It will also be where the length of the counter top exceeds the length of a stone slab. Slabs are usually approximately 5'x8'. A ¾" countertop weighs approximately 15 lbs., and a 1 ¾" counter top weighs as much as 23 lbs. per square foot.

MARBLE

- MARBLE IS A METAMORPHIC ROCK – This means it was formed with limestone. Calcite/Dolomite was put under pressure and high temperatures deep within the earth's crust. The heat and pressure altered its crystalline structure and introduced other minerals that produced the colours and veining that marble is commonly known for.
- MARBLE IS VERY SOFT – It can be scratched easily. On a scale of 1 to 10, Talc and Gypsum at 1 and 2; and Corundum and Diamond at 9 and 10; Marble is a 3 on that scale.
- MARBLE IS VERY SUSCEPTIBLE TO STAINING AND ETCHING – Marble is NOT recommended for use as a counter top in kitchens. Marble is often used in bathroom counter top – however is very porous and may show water stains.
- MARBLE SHOULD NEVER BE CLEANED WITH SCOURING PADS – Abrasive cleaners should NOT be used either, as they WILL scratch and damage the marble. Use the proper dedicated cleaners for marble counter tops.
- CLEANING PRODUCTS – Solutions containing lemon oil or vinegar should NOT be used.
- COASTERS SHOULD BE USED – Use under all glasses, particularly those containing alcohol or citrus juice.

Purchaser Signature: _____

Date: _____

Jan 15/13

Purchaser Signature: _____

Date: _____

Jan 15/13

Site: _____

Lot Number: _____

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ZANCOR HOMES

WAIVER FOR STAINING OF STAIRS

Purchaser is aware that the hardwood flooring is a pre-finished product. It is finished in a factory, in a controlled environment and that the stairs in the home are finished on site. The Purchaser understands and accepts that although the Vendor will do their best to match the finish between the floors and the stairs, it is not possible to have an identical match, and that there MAY be shade differences between the two products.

I/We understand and fully accept the Terms as outlined by the Vendor, and authorize the Vendor to proceed as required.

Purchaser Signature: _____

Date: _____

Jan 15/13

Deborah Fournier Jan 15/13

Purchaser Signature: _____

Date: _____

Jan 15/13

Site: _____

Kings Ridge.

Lot Number: _____

~~15~~ 8

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

WORKING DESIGNS

WIFI KIT

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 checked="" 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"/> Wine / Bar Fridge (electrical required) |
| <input type="checkbox"/> Built-In Microwave Drawer with Trim Kit | <input type="checkbox"/> Steam Oven / Built-In Coffee makers |
| <input type="checkbox"/> Warming Drawer | <input type="checkbox"/> Free Standing Chimney hoods (clearance space will be left with this appliance will not butt up against cabinetry) |
| <input type="checkbox"/> Slide-In Stove | <input type="checkbox"/> *Note: Refrigerator Door Swing |
| <input type="checkbox"/> Cooktop | |
| <input type="checkbox"/> * (Gas/Electric – Cut-out Charge & Plug Required) | |
| <input type="checkbox"/> OTR – Over The Range Microwave *Plug required | |
| <input type="checkbox"/> Hood Fan (may require larger vent, charges will apply – 6" is standard) | <input type="checkbox"/> Cargo Waste Bin systems |
| <input type="checkbox"/> 8" Vent / 10" Vent | <input type="checkbox"/> Font Load Washer & Dryer *(Specs required if installing counter above) |
| <input type="checkbox"/> 36" / 42" Stove
(Hood fan width will be the same as per Ontario Building Code) | <input checked="" type="checkbox"/> 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 Jan 15/13
Purchaser Signature _____ Date Jan 15/13

PROJECT Kings Ridge LOT 8

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.