

Lot 34 ✓
Phase 2
Model Elizabeth (43-4) Elev A ✓

Colours Upgrade Report
Brooklin Print Date:08-Mar-13

CLARA SANTANGELO and ROBERT O'SHEA

- 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 FEBRUARY 20TH 2012
 - PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

CLARA SANTANGELO and ROBERT O'SHEA

ID	Group	Description	Invoice	Date Ordered	
2061	STRUCTURAL	Electrical: 200 amp service	346		
2062	STRUCTURAL	Standard appliance sizes *client confirmed all electrical will be standard *Client will supply specs during colour appt	346		
2063	STRUCTURAL	Electrical: Install ceiling rough in above and centered to island. Switch included in price	346		
2064	STRUCTURAL	Window: Family Room: Add 1 additional operable window see plan for location	346		
2065	STRUCTURAL	Window: Master bedroom: Add 1additional operable window see plan for location	346		
2066	STRUCTURAL	All basement windows to be enlarge to 30 x 24 (3 in total)	346		
2067	STRUCTURAL	Add basemet window 30 x 24 See plan for location	346		
2068	STRUCTURAL	Master Bedroom: Upgrade to TRAY ceiling	346		
2069	STRUCTURAL	Living/Dining Room: Upgrade to coffered ceiling	346		
2071	STRUCTURAL	Breakfast Room: Kick out breakfast room to line up where Loggia would end. Single garden door to become double french door with single tmasum window above. Side breakfast window to be centered to french doors *Client is aware closing will be pushed by 3 months	346		
2073	STRUCTURAL	Change OSB plywood to 5/8 spruce plywood	346		
2074	STRUCTURAL	Master Bedroom: His and her WIC as per purchasers request dated Feb 20/12 *Client has requested for the closets to be equal and for the master ensuite door to be centered IF POSSIBLE	346		
2075	STRUCTURAL	Master Bedroom and Main Bathroom: square off walk in closet to be even. * Client is aware this will change the size of the main bathroom *Head office to confirm this can be done and amount	346		
2076	STRUCTURAL	Kitchen: 1st upgrade deep uppers (60cm) with 1 fridge gable (above fridge)	346		
2077	STRUCTURAL	Kitchen: 1st upgrade upper angle cabinets	346		
2079	STRUCTURAL	Kitchen: Rotate island so that dishwasher and sink are on the side of stove	346		
2299	STRUCTURAL	Kitchen: 2 door 60 cm deep pantry **No charge, included in deal	346		

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2300	STRUCTURAL	Cold cellar *No charge, included in deal	346		
2301	STRUCTURAL	Breakfast area: cathedral ceiling with feature window in breakfast area *No charge, included in deal	346		
2302	STRUCTURAL	Master Ensuite: Frameless glass shower	346		
2304	STRUCTURAL	Do not install mirrors or bathroom accessories	346		
4282	COLOURS	Kitchen: Stove *Purchaser installing their own gas line after closing	574		
4283	COLOURS	Kitchen: Purchaser declined waterline	574		
4284	COLOURS	Kitchen: Center 48 inch stove between back countertop and wall	574		
4286	COLOURS	1st upgrade cabinets: Cara Maple 90:10	574		
4287	COLOURS	Kitchen: 2 french doors and 2 finished interior	574		
4288	COLOURS	Kitchen: 48 inch stove and 48 inch hood	574		
4289	COLOURS	Kitchen: Furring panel to the ceiling *Purchaser aware there will be a gap	574		
4290	COLOURS	Hardwood: Kitchen: Upgrade 2 Origins Graphite	574		
4291	COLOURS	Hardwood: Family Room, Living/Dining Room, main hall and upper hallway: Upgrade 2 Orgins Graphite	574		
4292	COLOURS	All bathrooms: no mirrors and or bathroom accessories	574		
4293	COLOURS	Kitchen and all bathrooms: Do not install hardware *Purchaser is aware any damage done to the cabinets during installation will not be covered by the builder	574		
4295	COLOURS	All doors to be upgraded to solid	574		
4296	COLOURS	Throughout: Door hardware: Wave pewter	574		
4297	COLOURS	Main to 2nd level: Stain to match hardwood	574		
4298	COLOURS	Main to 2nd level: Upgade 1 Alpa #12 handrail; 1 5/16 inch sq with chamfered edges picket 3 1/2 sq post with chamfered edges posts	574		
4299	COLOURS	Interstone quote Foyer marble upgrade Powder room marble upgrade	574		

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4300	COLOURS	Master Ensuite: upgrade 1 cabinets Bank of drawers included in the price	574		
4301	COLOURS	Main bath:upgrade 1 cabinets *two top drawers included in price	574		
4302	COLOURS	Master Ensuite: Upgrade 7 marble 12 x 24 Calcatta (Floor) to be installed in brick pattern, included in price	574		
4303	COLOURS	Master Ensuite: Tub deck/face, tub wall Brick pattern included in price	574		
4305	COLOURS	Main bath: Floor: upgraded marble Brick pattern included in price	574		
4306	COLOURS	Main bath: Wall: upgraded marble No brick pattern	574		
4307	COLOURS	Powder Room: brick pattern	574		
4308	COLOURS	Foyer: brick pattern	574		
4309	COLOURS	Garage man door landing: (in front of powder room): upgraded marble Brick pattern included in price	574		
4310	COLOURS	Master Ensuite: Do not install diverter spout	574		
4311	COLOURS	Master Bedroom, powder room and laundry room: Sound proofing to be added See sketch for location	574		
4312	COLOURS	Wood thresholds throughout	574		
4313	COLOURS	Laundry room: Upgraded marble	574		
4366	COLOURS	Upgrade the following doors to SOLID Master bedroom - 2 Main Bath - 1 Bedroom 1 - 1 Bedroom 2 - 1 Bedroom 3 - 1 Laundry - 2 Powder room - 1	587		
4367	COLOURS	Kitchen: Stove: 50 amp outlet	587		
4368	COLOURS	Credit for misquote: upgrade solid doors throughout	587		

ZANCOR HOMES COLOUR CHART

CABINETRY		HARDWARE		ZANCOR APPLIANCE PACKAGE			
Kitchen	Up 1 Cara Maple 90:10 ✓	N/A	N/A	Appliance Package	No		
Servery	N/A	N/A	N/A	Gas Line to Stove	No	✓	Waterline No
Island	Up 1 Cara Maple 90:10 ✓	N/A	N/A	PLUMBING		STANDARD	NOTES
Master Ensuite	Contessa Shaker Vanilla Maple ✓	N/A	N/A	Kitchen	STD		
Main/Twin	Contessa Shaker Chocolate Maple	N/A	N/A	Powder Room	STD		
2nd Ensuite	N/A	N/A	N/A	Master Ensuite	STD		
3rd Ensuite	N/A	N/A	N/A	Main/Twin	STD		NO DIVERTER SLOW
Laundry	STD	STD	STD	2nd Ensuite	N/A		
Basement Bath	N/A	N/A	N/A	3rd Ensuite	N/A		
Other	N/A	N/A	N/A	Other	N/A		
COUNTERTOPS		EDGE		MIRRORS & ACCESSORIES			
Kitchen	4886-38 Pearl Soapstone	N/A	N/A	Mirrors	✓	No	
Servery	N/A	N/A	N/A	Bathroom Accessories	✓	No	
Island	4886-38 Pearl Soapstone	N/A	N/A	TRIM			
Master Ensuite	276- Night Mist	N/A	N/A	Casing/Baseboards	STD		
Main/Twin	1763-60 Brune Slate	N/A	N/A	Interior Doors	SOLID STD ✓		
2nd Ensuite	N/A	N/A	N/A	Interior Door Hardware	Wave PAINTER		
3rd Ensuite	N/A	N/A	N/A	Exterior Door Hardware	STD		
Laundry	STD	N/A	N/A	PLASTER MOULDING			
Basement Bath	N/A	N/A	N/A	Crown Moulding	No	✓	
FLOOR & WALL TILES		WALL TILE INSERT	THRESHOLDS	HARDWOOD/CARPET			
Kitchen floor	hardwood ✓	No	Wood	Living Room	Up 2 Origins Graphite ✓		
Breakfast floor	N/A	No	Wood	Dining Room	Up 2 Origins Graphite ✓		
Kitchen BK Splash	Hardwood ✓	No	Wood	Family/Great Room	Up 2 Origins Graphite ✓		
Main Foyer	12 x 24 Calcutta polished brick ✓	No	Wood	Den/Study	N/A		
Main Hall	hardwood	No	Wood	Kitchen *(Waiver)	Up 2 Origins Graphite ✓		
Powder Room	12 x 24 Calcutta polished brick ✓	No	Wood	Main Foyer *(Waiver)	TILE		
Laundry	12 x24 Bianco Venezia ✓	No	Wood	Main Hall	Up 2 Origins Graphite ✓		
Master Ensuite Floor	12 x 24 Calcutta polished brick ✓	No	Bianco	Upper Hall	Up 2 Origins Graphite ✓		
Master Ensuite Shower	8X10 Reflection White ✓	No	Bianco	Master Bedroom	Performa 3 6388 Roman amber ✓		
Master Ensuite Tub Wall	12 x 24 Calcutta polished brick ✓	No	Bianco	Bedroom 2	Performa 3 6388 Roman amber ✓		
Master Ensuite Tub Deck	12 x 24 Calcutta polished brick ✓	No	Bianco	Bedroom 3	Performa 3 6388 Roman amber ✓		
Master Shower Floor	2 x 2 White ✓	No	Bianco	Bedroom 4	Performa 3 6388 Roman amber ✓		
Main Bath/Twin Floor	12 x24 Bianco Venezia bricked ✓	No	Wood	Carpet Underpad	STD		
Main Bath/Twin Wall	12 x 24 Bianco Venezia stacked ✓	No	Wood	Basement Landing	N/A		
Main Bath/Twin Shower	12 x 24 Bianco Venezia stacked ✓	No	Wood	Other	N/A		
2nd Ensuite Floor	N/A	No	N/A	STAIRS, RAILING & PICKETS			
2nd Ensuite Wall	N/A	No	N/A	Main Flr. to 2nd Flr. Stair Finish Stain:	Stain to match graphite ✓		
2nd Ensuite Shower	N/A	No	N/A	Main Flr. to 2nd Flr. Railing Details: upgrade 1 ✓			
Basement Landing	N/A	No	N/A	Alpha #12 handrail; 1 5/16 inch sq with chamfered edges picket 3 1/2 sq post with chamfered edges posts ✓			
FIREPLACE		Mantle	NF 23 ✓	Main to Basement Railing Details: STD			
Location	Family Room ✓						
Insert & 4 PC Surround	STD and no insert ✓	Hearth	NO				
PAINT							
Kitchen/Breakfast	Warm Grey						
Living Room	Warm Grey						
Dining Room	Warm Grey						
Family/Great room	Warm Grey						
Den/Study	Warm Grey						
Main/Upper Hall	Warm Grey						
Master Bedroom	Warm Grey						
Bedroom 2	Warm Grey						
Bedroom 3	Warm Grey						
Bedroom 4	Warm Grey						
Ensuite	Warm Grey						
Main/Twin	Warm Grey						
2nd Ensuite	Warm Grey						
3rd Ensuite	Warm Grey						
Laundry	Warm Grey						
Powder Room	Warm Grey						
SITE: PS O'Shea and Santagelo		LOT: 34					
PURCHASER(S): P BLOCKLIN							
HOME #:							
CELL #:							
EMAIL:							
MODEL:	EUZABETH 43-4	ELEV:	A				
WOB/LOB:							

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 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		PO
Purchaser has checked and acknowledged accuracy of colour and selections before signing.		PO
Purchaser Signature		03/01/13
Purchaser Signature		01-MAR-2013
Decor Consultant Signature		Date
Vendor Signature		Date

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

ZANCOR HOMES

Elizabeth

Elev. A 2284 sq. ft.

Elev. C 2274 sq. ft.

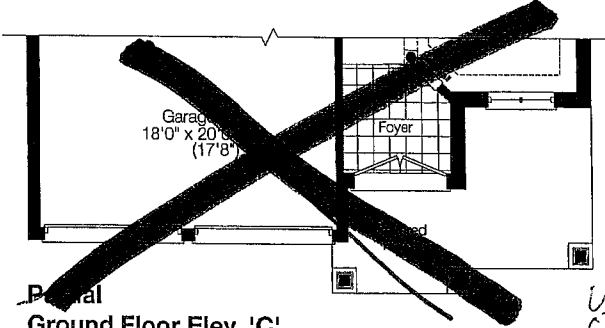
#2071
Kick out
breakfast
area
std operable
window

upgraded
operable
window

2064
Rotate island

2063

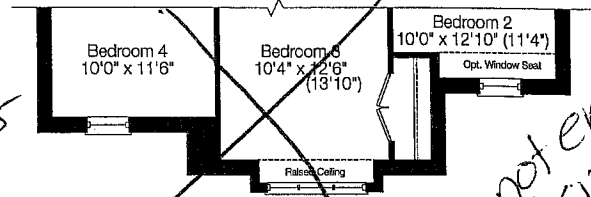
4311



Partial
Ground Floor Elev. 'C'

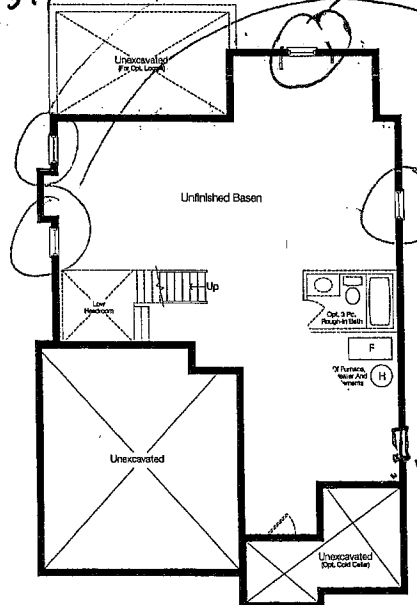
std
operable window

#2065
upgraded
operable
window



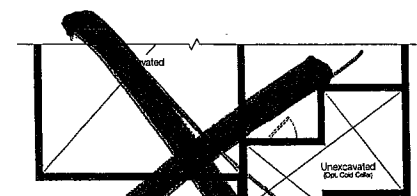
Partial
Second Floor Elev. 'C'

Do not enlarge
std sing.



Basement Floor Elev. 'A'

#2067
Add 30x24
window



Partial
Basement Floor Elev. 'C'

Z
ZANCOR
HOMES
LOCAL, LEGENDARY & LASTING®

LOT
34

Ground Floor Elev. 'A'

Second Floor Elev. 'A'

CHANGE TO
WALK IN CLOSET

Second Floor Elev. 'A'

Master Bedroom
16'0" x 13'0"

Opt. Tray Ceiling

W.I.C.

Oval Tub

Glass Shower

Ensuite

Opt. Double Sink

Bath

Laundry

Linen

Bedroom 2
10'0" x 12'10"
(11'4")

Opt. Window Seal

Bedroom 3
10'4" x 12'6"
(15'3")

Bedroom 4
10'0" x 11'6"

Bedroom 4
10'4" x 11'6"

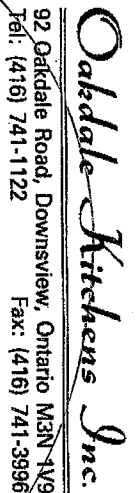
Bedroom 3
12'1" x 10'2"

French Door

Covered Balcony

Partial Second/Floor Elev. 'B'

P.



DATE: 4/21/13
JOB NO. 1

6924 BK

SHIP TO:

FINISH OF CABINETS:

~~HARDWARE:~~

COUNTERTOP:

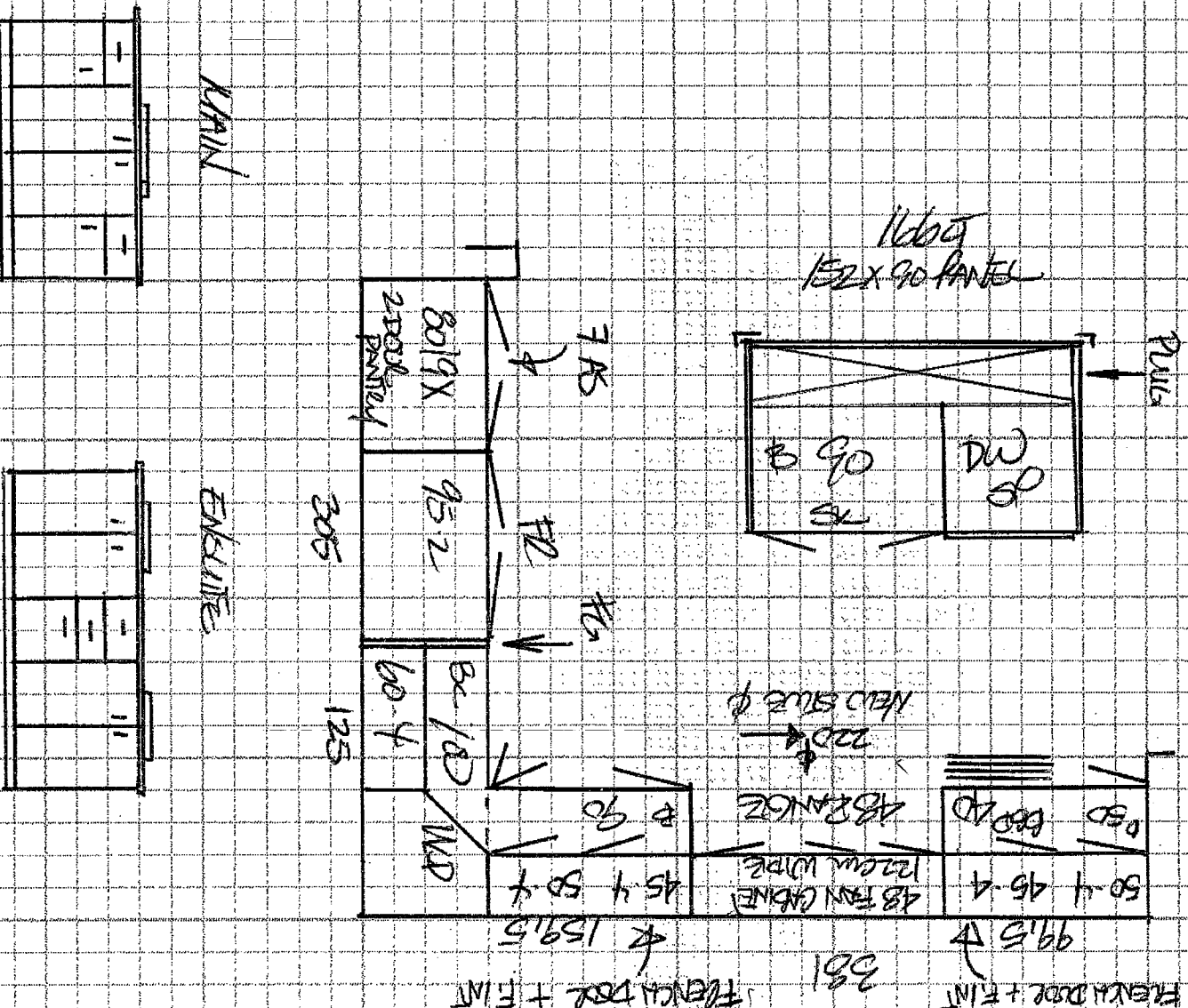
INSTALLATION:

☐ WITH
☐ WITHOUT

HOUSE TYPE:

REMARKS:

NOT TRUE TO BE CENSURED
BETWEEN WAGE AND WACC



All prices subject to confirmation from head office. Goods delivered shall be checked and inspected on delivery. We shall not be responsible for any claims or complaints after this inspection.

All agreements are contingent upon strikes, accidents, and delays beyond our control.
Please provide our installer with template for sinkholes or \$100.00 will be charged for callback.

ACCEPTED DATE:

TERMS:

TOTAL \$

CUSTOMER SIGNATURE

SALESMAN'S SIGNATURE



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: 03/10/13

Purchaser Signature: _____

Date: 01-MAR-2013

Site: _____

BK.

Lot Number: _____

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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
- ☒ 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 appropriate size from the manufacturer specifications of each appliance.

MANUFACTURERS SPECIFICATIONS MUST BE ATTACHED

- ☐ Built-In Wall Oven
- ☐ Built-In Microwave with Trim Kit
- ☐ Built-In Microwave Drawer with Trim Kit
- ☐ Warming 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/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"
* 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
- ☐ Chimney hoods (clearance space will be left with this appliance will not butt up against cabinetry)
- ☐ Cargo Waste Bin systems
- ☐ Font 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.

The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings. If not received, the standard openings as determined by Zancor Homes will be provided.

Appliance Specifications are to be sent to the Zancor Décor Centre no later than

MARCH 7/13

Purchaser Signature

[Signature]

Date

03/01/13

Purchaser Signature

[Signature]

Date

01-MAR-2013

PROJECT

BK.

LOT

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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.