

- PE With Agreement

- 4.STAIN STAIRCASE FROM FIRST TO SECOND FLOOR

5.PURCHASER WILL HAVE THE RIGHT TO PURCHASE ANY EXTRAS AT COLOR CHART TIME.THEY ARE AWARE THEY HAVE TO PAY FOR EXTRAS.

- 1.9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors

- 3.1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)

- 2.LOT PREMIUM INCLUDES:- WALK OUT BASEMENT (DUE TO 2 1/2 STOREY HOME)

5 X7 FT. DECK OFF REAR NO STAIRS

Colours

\* Missing Hardwood Waver  
" Appliance Specs.

ID	Group	Description	Invoice	Date Ordered	
6781	STRUCTURAL	UPGRADE BRICK SCHEME #8	1336		
6782	STRUCTURAL	FIREPLACE - 2ND FLOOR: Second floor great room kicked out gas fireplace with standard mantle and marble surround	1336		
6783	STRUCTURAL	INSULATION - MASTER BEDROOM: Noise insulation to master bedroom walls only	1336		
6784	STRUCTURAL	FRAMING - MASTER BED: Walk-in closet master bedroom. Make larger and change door opening (put as close to wall as possible) *see sketch	1336		
6785	STRUCTURAL	WINDOWS: Increase windows in bay to 60 inches high in master bedroom	1336		
6786	STRUCTURAL	FRAMING / WINDOWS: Double french door to rear of garden room 8 feet high (relocate 5 feet by 7 feet deck)	1336		
6787	STRUCTURAL	WINDOWS: Windows in garden room (4 windows) to be 60 inches high  *As per agreement	1336		
6788	STRUCTURAL	INSULATION - LIBRARY: Noise insulation to library walls	1336		
6789	STRUCTURAL	HVAC - KITCHEN: 8 inch exhaust opening above stove	1336		
6790	STRUCTURAL	PLUMBING - KITCHEN: Waterline to fridge	1336		
6791	STRUCTURAL	HVAC: Upgrade to Rinnai Tankless hot water heater - VENTING ONLY (Tank on rental basis with Reliance Energy) Rinnai RC80 Rankless high efficiency (condensing) water tank	1336		
6792	STRUCTURAL	PLUMBING / FRAMING - MASTER ENSUITE: 6 foot oval corner tub to master ensuite KOHLER K-1132	1336		
6793	STRUCTURAL	PLUMBING - TWIN / ENSUITE: Soaker tubs in twin bath and bedroom 4 ensuite K-1123 Archer 5ft tub (19 inches deep)	1336		
6794	STRUCTURAL	FRAMING / TRIM - 2ND FLOOR: 7 foot high standard door style to second floor (hollow core)	1336		
8345	COLOURS	Hardwood: Family Room, Kitchen, Dining Room, Library, Main hall. : Upgrade 6 Hand scraped Vintage White oak character GOTHAM	1589		
8348	COLOURS	Hardwood: Upper hall, great room, all bedrooms: Upgrade 5 Vintage White oak character GOTHAM  Interstone quote	1589		

8349	COLOURS	Fireplace: Great Room: NF8 Nero Marquina Family Room: NF20 Giallo Ornamental Surround  *Charge for upgraded surround	1589		
8352	COLOURS	Interior Doors: Conventry smooth	1589		
8353	COLOURS	Throughout: door hardware: upgrade wave ORB	1589		
8354	COLOURS	Master Ensuite: Shower: Upgrade 1 diverter spout and lever(s) T-10275-4/K-304-k (FORTE)	1589		
8355	COLOURS	Doors:Round steeple hinges	1589		
8357	COLOURS	Family Room Library, and Kitchen: Install STD potlights as per sketch (3)	1589		
8359	LATE STRUCTUAL CHANGE	Kitchen: Add niche behind fridge.  *This will help fridge be flush with built in oven.  QTK to supply dimen. for niche.	1591		
8360	STRUCTURAL	Bedroom 2: Delete 2 STD windows and install 1 window center to room.	1591		
8361	STRUCTURAL	*Window to be the same size of bedroom 4 Admin fee for late struc.	1591		
8362	COLOURS	Athena light package  *Any upgraded lights that cant be installed to be delivered after closing	1589		
9400	LATE STRUCTURAL	WINDOWS - FAMILY ROOM 1. There are 2 opened windows on opposite side of fireplace make these fixed windows. 2. At back of family room where windows are fixed (panel of 3 windows) make middle one operable	1853		
9401	LATE STRUCTURAL	WINDOWS - GARDEN ROOM on either side of garden room where windows are fixed make them open (2 windows)	1853		
9402	LATE STRUCTURAL	WINDOWS - MASTER BEDROOM rear of bay in master (2 fixed windows to open) change the one that opens to middle of 3 panel windows	1853		
10313	COLOURS	All bathrooms: Do not install mirrors	1589		
10316	COLOURS	Interstone: IF POSSIBLE  *Do not glue countertops down to vanity or kitchen counter *Purchaser is aware this is only a request and if not possible, request cant be full filled	1589		
10320	COLOURS	Kitchen: Island to be left in basement  *Purchaser is aware this is only a request and request may not be full filled *Purchaser is aware if any damage is done to the lower portion of the the island due to unfinished basement, builder is not responsible to repair. This will not be warranted under TARION	1589		

10322	COLOURS	Wood thresholds throughout	1589		
		*STD for Royal detached			
10323	COLOURS	Dining Room: Move STD light as per sketch	1589		
		* 4 1/2 ft from wall , center to windows			
AMENDMENT	AMENDMENT	REAR DECK CLARIFICATION - PURCHASER CHANGED POSITION OF DECK OFF REAR OF HOUSE...THIS IS A WALK OUT CONDITION WITH A 5 x 7 FOOT DECK OFF REAR (NO STAIRS)			

## ZANCOR HOMES COLOUR CHART

CABINETS		HARDWARE	ZANCOR APPLIANCE PACKAGE	
Kitchen	5301 Maple Chestnut ✓	3487 160	Appliance Package	No
Servery	5301 Maple Chestnut ✓	3487 160	Gas Line to Stove	No
Island	5301 Maple Chestnut ✓	3487 160	PLUMBING	STANDARD
Master Ensuite	2503 Oak Smokehouse	250908	Kitchen	STD
Main/Twin	1023 Portobello ✓	250142	Powder Room	STD
2nd Ensuite	1023 Portobello ✓	250142	Master Ensuite	See Pes
3rd Ensuite	N/A	N/A	Main/Twin	STD
Laundry	STD	200 SC	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	Giallo Ornamental light ✓	C	Mirrors	No ✓
Servery	Giallo Ornamental light ✓	C	Bathroom Accessories	Yes ✓
Island	Giallo Ornamental light ✓	C	TRIM	
Master Ensuite	Botticino	E	Casing/Baseboards	STD
Main/Twin	3690-58 Basalt Slate	N/A	Interior Doors	Conventry Smooth ✓
2nd Ensuite	3690-58 Basalt Slate	N/A	Interior Door Hardware	Wave ORB ✓
3rd Ensuite	N/A	N/A	Exterior Door Hardware	STD
Laundry	STD	N/A	PLASTER MOULDING	
Basement Bath	N/A	N/A	Crown Moulding	N/A
FLOOR & WALL TILES		WALL TILE INSERT	THRESHOLDS	Location
Kitchen Floor	Hardwood	No	Wood	
Breakfast Floor	Hardwood	No	Wood	
Kitchen Bk.Splash	18 x 18 Ivory Pearl	No	Wood	
Main Foyer	18 x 36 Ivory Pearl ✓	No	Wood	
Main Hall	Hardwood	No	Wood	
Powder Room	18 x 18 Ivory Pearl ✓	No	Wood	
Laundry	13 x 13 Erica Beige ✓	No	Wood	
Mstr Ensuite Floor	18 x 18 Crema Marfil ✓	No	Wood	
Mstr Ensuite Shower	Botticino Florito Light 12 x 24 ✓	No	Periato	
Mstr Ensuite Tub Wall	18 x 18 Crema Marfil ✓	No	Wood	
Mstr Ensuite Tub Deck	18 x 18 Crema Marfil ✓	No	Wood	
Master Shower Floor	2 x 2 Alpaca Cream tum ✓	No	Wood	
Main Bath/Twin Floor	12 x 24 Iceberg ✓	No	Wood	
Main Bath/Twin Wall	12 x 24 Iceberg ✓	No	Wood	
Main Bath/Twin Shower	N/A	No	Wood	
2nd Ensuite Floor	12 x 24 Grafite Marble ✓	No	Wood	
2nd Ensuite Wall	12 x 24 Grafite Marble ✓	No	Wood	
2nd Ensuite Shower	N/A	No	Wood	
Basement Foyer	13 x 13 Erica Beige ✓	No	Wood	
Other	N/A	No	Wood	
FIREPLACE		HARDWOOD/CARPET		
FAMILY RM. + GIALLO ORNAMENTALE	Mantle	NF20	Living Room	N/A
GREAT RM. + NERO MARQUINA	Mantle	NF8	Dining Room	Up 6 Hand scraped Vintage White oak character GOTHAM ✓
PAINT		Family, RM (MAIN FLR)		
Kitchen/Breakfast	Fog mist	Up 6 Hand scraped Vintage White oak character GOTHAM		
Living Room	Fog mist	Up 6 Hand scraped Vintage White oak character GOTHAM		
Dining Room	Fog mist	Up 6 Hand scraped Vintage White oak character GOTHAM		
Family/Great room	Fog mist	Up 6 Hand scraped Vintage White oak character GOTHAM		
Den/Study	Fog mist	Up 6 Hand scraped Vintage White oak character GOTHAM		
Main/Upper Hall	Fog mist	Up 6 Hand scraped Vintage White oak character GOTHAM		
Master Bedroom	Fog mist	Upgrade 5 Vintage White oak character GOTHAM		
Bedroom 2	Fog mist	Upgrade 5 Vintage White oak character GOTHAM		
Bedroom 3	Fog mist	Upgrade 5 Vintage White oak character GOTHAM		
Bedroom 4	Fog mist	Upgrade 5 Vintage White oak character GOTHAM		
Ensuite	Fog mist	Carpet Underpad		
Main/Twin	Fog mist	Basement Landing		
2nd Ensuite	Fog mist	Other		
3rd Ensuite	Fog mist	STAIRS, RAILING & PICKETS		
Laundry	Fog mist	Main Flr. to 2nd Flr. Stair Finish/Stain: Stain to match ✓		
Powder Room	Fog mist	Main Flr. to 2nd Flr. Railing Details: STD wrought iron ✓		
SITE: Royal Collection LOT: 13		SINGLE COLLAR W/ALT. PLAIN		
PURCHASER(S): Abramov		Main to Basement Railing Details: STD wrought iron ✓		
HOME #: 905-313-8668		SINGLE COLLAR W/ALT. PLAIN		
CELL #: 416-574-3186		White Paint Req'd No Where to Paint No		
EMAIL: eugene.abramov@soft2it.com		NOTES		
MODEL: 42-09 ELEV: B		DISCLAIMER		
WOB/LOB:		INITIALS		
ZANCOR HOMES		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		
* ITS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY DESCREANCIES ON SKETCHES, PES AND/OR COLOUR CHART		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		
		Purchaser Signature Date		
		Décor Consultant Signature Date		
		Vendor Signature Date		



FC

# ZANCOR HOMES KINGS RIDGE PROJECT COLOUR SELECTIONS

PURCHASERS: Eugene & Julia Abramov

LOT #: 13

~~(Buckingham Model)~~ Buckingham - Royal Collection

AREA	TILE SELECTION	MARBLE THRESHOLD & SHOWER FRAME	UPGRADE LEVEL	
Kitchen Floor	Hardwood			
Foyer	Ivory Pearl 18X36 ✓		4th	1
Main Hall				
Powder Room	Ivory Pearl 18X18 ✓		3rd	
Garage Entry				
Laundry Room	Erica Beige 13X13 ✓		STD	
Ensuite Bath Floor	Crema marfil 18X18 ✓	Periato	4th	
Ensuite Bath Tub Deck/Face	Crema marfil 18X18 ✓	"	4th	
Ensuite Bath Tub Walls	Crema marfil 18X18 ✓ Inserts: Yes <input type="checkbox"/> No <input type="checkbox"/>	"	4th	
Ensuite Bath Shower Walls	Botocino Florito light 12X24 ✓ Inserts: Yes <input type="checkbox"/> No <input type="checkbox"/>	"	2nd	
Ensuite Bath Shower Floor	2X2 Alpaca cream Tum ✓	"		
Twin Bath Floor	Iceberg 12X24 ✓		3rd	
Twin Bath Walls	Iceberg 12X24 ✓ Inserts: Yes <input type="checkbox"/> No <input type="checkbox"/>		3rd	
2nd Ensuite Bath Floor	Grafite marble 12X24 ✓		4th	
2nd Ensuite Bath Walls	Grafite marble 12X24 ✓ Inserts: Yes <input type="checkbox"/> No <input type="checkbox"/>		4th	
Kitchen Backsplash	NO ✓ Inserts: Yes <input type="checkbox"/> No <input type="checkbox"/>			
Basement Foyer	Erica Beige 13X13 ✓		STD	
KITCHEN COUNTERTOP	<del>Physical ?</del> Edge:	Quilb Ornamental light E.H.		
KITCHEN COUNTERTOP	EXTRA FOR: COOK-TOP CUT-OUT SLIDE-IN STOVE			
MAIN BATH VANITY TOP	Edge:			
ENSUITE BATH VANITY TOP	Botocino Edge: "E"			
2ND ENSUITE VANITY TOP	Edge:			

PURCHASER'S SIGNATURES:

PURCHASER'S SIGNATURES:

DATE OF COLOUR SELECTIONS:

A.V. CLASSIC REPRESENTATIVE:



## 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  $\frac{3}{4}$ " countertop weighs approximately 15 lbs., and a 1  $\frac{3}{4}$ " 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: *JR* Date: 6-26-13

Purchaser Signature: *M. L. Abraham* Date: 6-26-13

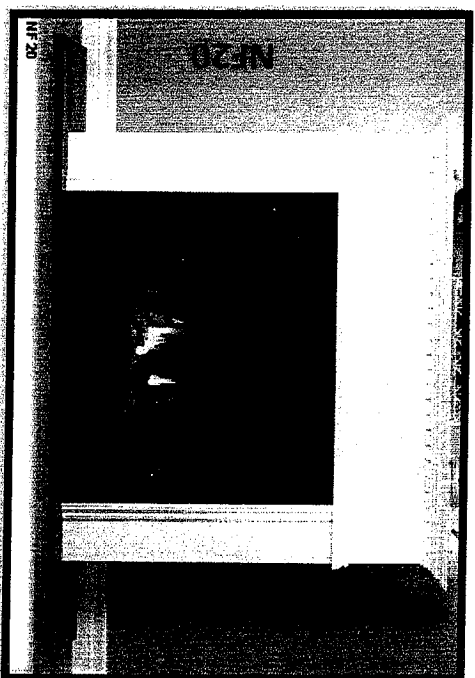
Site: *RC* Lot Number: 13KC



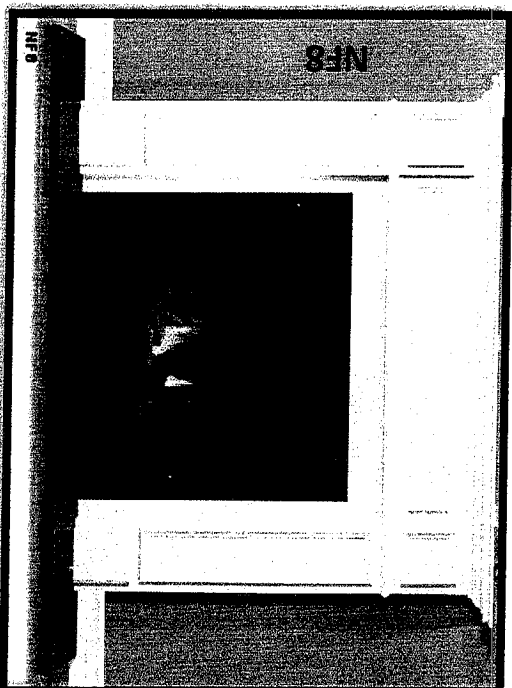
# STANDARD FIREPLACE MANTLES

## EDGES (KITCHENS/VANITIES)

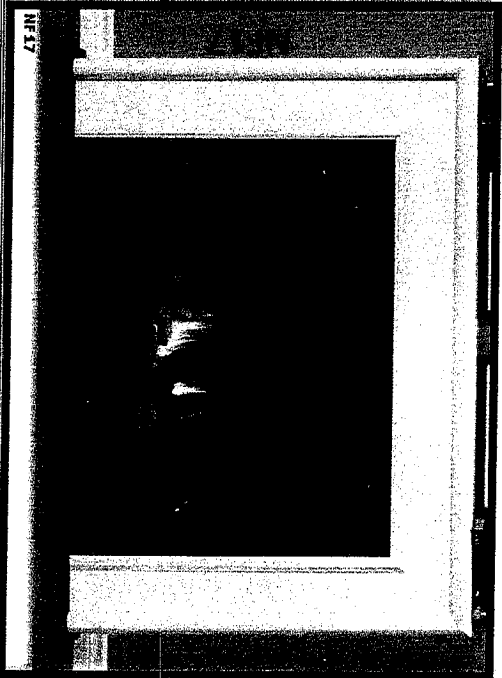
LOT 138C  
June-16-13



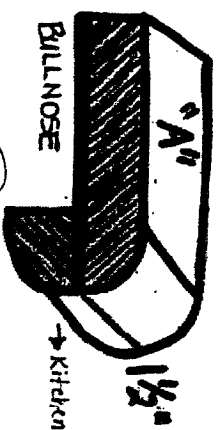
NF 20            Family Room



NF 8            Chest Room

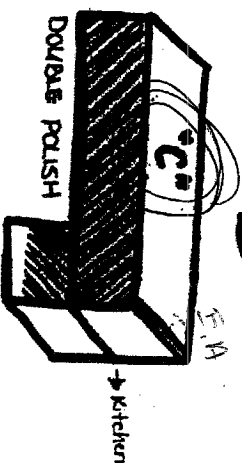


NF 17           



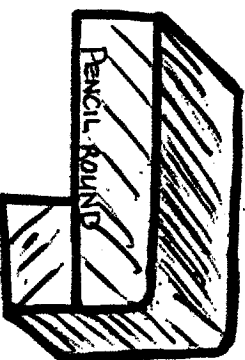
BULLNOSE

→ Kitchen

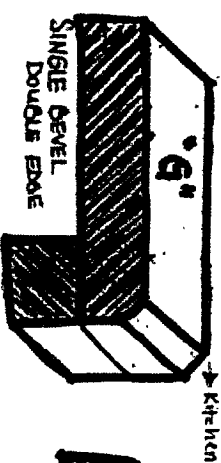


DOUBLE POLISH

→ Kitchen

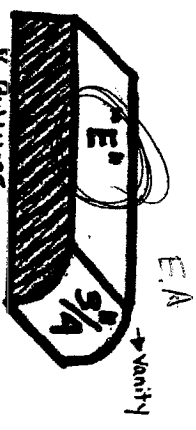


PENCIL ROUND



SINGLE BEVEL  
DOUBLE EDGE

→ Kitchen



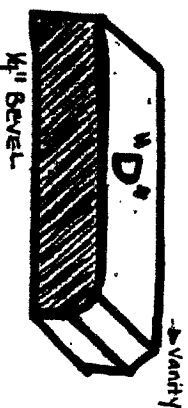
3/4 BULLNOSE

→ Vanity



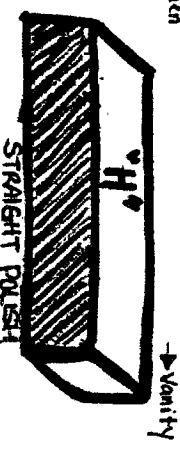
SINGLE BULLNOSE

→ Vanity



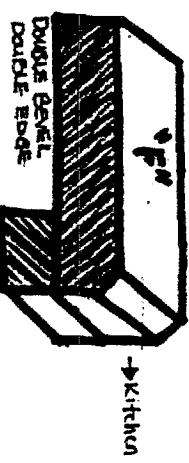
1/2 BEVEL

→ Vanity



STRAIGHT POLISH

→ Vanity



DOUBLE BEVEL  
DOUBLE EDGE

→ Kitchen

## 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 *AS PER STRUC. 8"*

### 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".<br>*Applicable charges may apply if required to due to space accomodations<br>*Note: Refrigerator Door Swing |
| <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"/> 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"/> Cargo Waste Bin systems   |
| <input type="checkbox"/> Cooktop<br>*(Gas/Electric – Cut-out Charge & Plug Required)                       | <input checked="" type="checkbox"/> Front Load Washer & Dryer *(Specs required if installing counter above)  |
| <input type="checkbox"/> OTR – Over The Range Microwave *Plug required                                     | <input type="checkbox"/> Stackable Washer & Dryer  |
| <input type="checkbox"/> Hood Fan (may require larger vent, charges will apply – 6" is standard)           |  |
| <input checked="" type="checkbox"/> 8" Vent / 10" Vent   |  |
| <input type="checkbox"/> 36" / 42" Stove<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.

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 13th July 1/13

Purchaser Signature [Signature] Date 6-26-13

Purchaser Signature [Signature] Date 6-26-13

PROJECT RC LOT 13RC

**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.




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: \_\_\_\_\_

Purchaser Signature: 

Date: \_\_\_\_\_

Site: RC Lot Number: 13RC





Date: 6-26-13  
Site: Royal  
Lot #: 132C

**Re: Colour Selections, Upgrades & Extras / Framing Walk**

---

Thank you for completing your colour selections and upgrades & extras with our Zancor Homes Design Consultants.

Please be advised that our head office will review your colour selections, upgrades & extras, and upon accepting these options, they will be provided to the construction department and our site in order to continue the building process.

As construction progresses, you will be contacted by a representative of Zancor Homes to schedule an appointment for your Frame Walk. Please note, to comply with the Occupational Health and Safety Act, the Ministry of Labour Guidelines and in accordance with your Agreement of Purchase and Sale, proper **closed-toe shoes** are to be worn to ensure the complete safety of our homeowners while walking through the dwelling. Hard-hats will be provided by the site during this visit.

**Please be advised that your frame-walk is intended only as an orientation of your home layout & confirmation of purchased extras.  
We will not accept any changes or additions.**

In the interim, if you should have any questions or concerns with respect to your new home, please do not hesitate to contact us.

Yours very truly,

**ZANCOR HOMES (King City) LTD.**

E.A.  
Purchaser  
Initial