

Lot 93

Phase RC

Model -Cumberland (42-06) Elev B

Colours Upgrade Report
Kings Ridge Print Date:01-Apr-14

FERDINANDO TITO and TERESA TITO

PE With Agreement

- 1. 9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors
- 2. PREMIUM INCLUDES WALK OUT BASEMENT.
- 3. PURCHASER TO DO THEIR OWN PAINTING, TRIMWORK, TILE ON MAIN FLOOR AND HARDWOOD THROUGHOUT.
- 4. PURCHASER TO PROVIDE AND INSTALL THEIR OWN COUNTER TOPS AND SINK TO KITCHEN.
- 5. NO SUB ZERO WOLF APPLIANCE PACKAGE.
- 6. PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

STRUCTURE

FERDINANDO TITO and TERESA TITO

ID	Group	Description	Invoice	Date Ordered	
13184	SCHEDULE E	Walk out basement	2564		
13185	STRUCTURAL	Purchaser is to complete the following: 1. PAINTING CONTRACT - The house will be drywalled, taped. The purchaser will be responsible dealing directly with Perfect Touch for priming and painting interior and exterior of home throughout. 2. TRIM CONTRACT - The purchaser will be responsible for supplying and installing all interior trim which includes Casings, baseboards, door jams, interior doors, interior hardware, shoe mould etc. **Exterior standard door hardware will be installed by Zancor 3. TILES - Purchaser will supply and install their own tiles throughout the main floor ONLY including underlayment 4. HARDWOOD - Purchaser will supply and install their own hardwood throughout the entire house where applicable 5. GRANITE / PLUMBING - KITCHEN: Do not supply or install granite, sink or faucet in kitchen. 6. NO Appliance package - any electrical, plumbing or hvac requirements are to be purchased through Zancor or by the purchaser after closing	2564		
13186	STRUCTURAL	WINDOWS - Straight window in lieu of bow at rear of house on all levels	2564		
13187	STRUCTURAL	Reduce tandem and create mudroom as per sketch	2564		
13188	STRUCTURAL	KITCHEN CABINETS to be installed on blocks/sills to accomodate future install of flooring by purchaser	2564		
13190	STRUCTURAL	OPEN TO BELOW delux - Upgrade stair to Oak UNFINISHED with open stringer and metal railing on one side. Includes finished approx 10x10 landing at base of stair with door(s) to unfinished basement. ***No tile, no trim, no paint included	2564		
13192	STRUCTURAL	PLUMBING / TILES - Master Ensuite: Maax Optik F 6032 Freestanding tub in lieu of standard	2564		
13193	STRUCTURAL	Upgraded Brick Package #12	2564		
13196	STRUCTURAL	INSULATION 1. around walls of master bedroom 2. laundry room 3. ceiling at family room and kitchen ** see sketch	2564		
13197	STRUCTURAL	PLUMBING / CABINETRY - Bar Sink Sink - Sterling 11448 Faucet - Kohler Simplice K-597	2564		
13199	STRUCTURAL	FRAMING - 7 foot heights on second floor in lieu of standard	2564		
13200	STRUCTURAL	WINDOWS / DECK - Sidelites on either side of rear French doors on main and basement **in lieu of deck a railing guard will be installed. Purchaser is responsible for installing their own deck.	2564		
13201	STRUCTURAL	FIREPLACE - Dimplex 50 Electrical fireplace in lieu of standard in family room *includes electrical, complete strap of wall with plywood for future install of tile	2564		
13202	STRUCTURAL	HVAC - Relocate duct/vent in laundry room from floor to wall between laundry room and tub wall at ensuite as per sketch	2564		

FERDINANDO TITO and TERESA TITO

13207	STRUCTURAL	FRAMING - Extend length of three nib walls at dining room / main hall area **columns are deleted **see sketch	2564		
13208	STRUCTURAL	All items above included in the purchase price	2564		
13291	STRUCTURAL	FRAMING / DRYWALL - Full wall between foyer and living / dining room. **columns deleted as per item #13207	2587		
13293	STRUCTURAL	DELETE Art niche in foyer DELETE ledge in foyer in front of cloak room Move kitchen wall back approximately 27 inches into dining room Adjust window location to suite new room size DELETE window above fireplace in family room ADD Window in Sunken mud room ***MODEL SPECIFIC PLANS	2564		

ZANCOR
HOMES



Q3

**FINAL STRUCTURAL REQUEST
ACKNOWLEDGMENT**

LOT No. _____
PLAN No. _____
HOMEOWNER(S) Ferdinando/Teresa Tito
PROJECT Royal Collection
FINAL STRUCTURALS COMPLETED ON Mar. 21/14

The above purchaser for the above-mentioned property, hereby acknowledge that once my final structural appointment has been completed and signed off, that no further changes, requests or deletions for structural changes will be accommodated.

I understand that a "structural change" refers to, but is not limited to, all the items as they are listed on the *Structural Requirements* checklist which has been reviewed and explained to me by Zancor's Structural Consultant.

If construction on the above noted property has not commenced and Zancor accommodates a request for a structural change I requested have after my final structural appointment has been completed, I fully acknowledge that there will be a minimum administration fee of \$5,000 in addition to the cost of the requested change and that I must sign off on the Purchaser Request for Extras within 48 hours of receiving the quoted price from Zancor.

I acknowledge the facts as explained to me and agree to waive any claims against the vendor or trades in relation to this particular matter.

I read and understand the above terms and conditions.

Dated at King, this 21 day of March, 2012/14

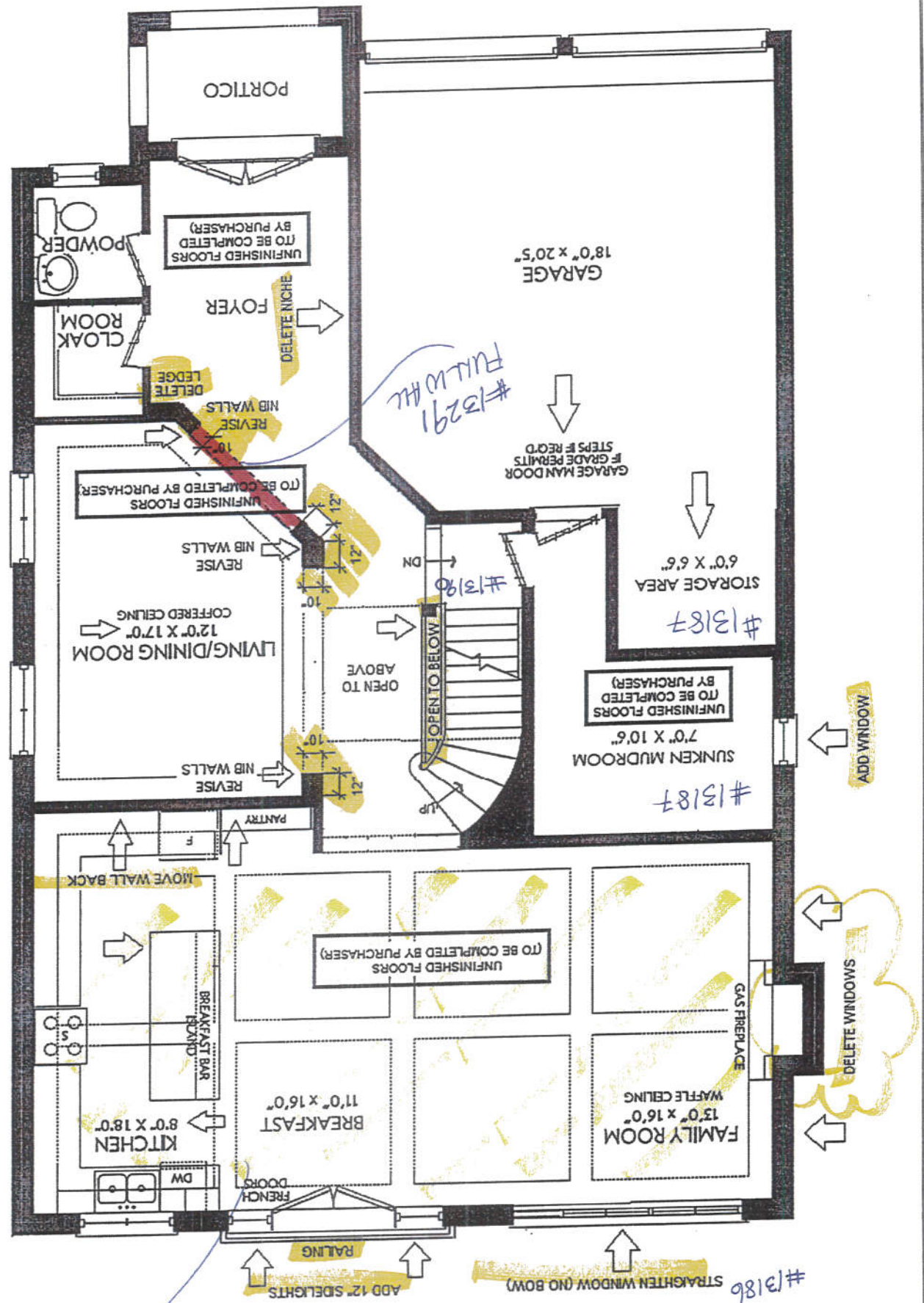
Purchaser _____
Purchaser _____
Witness _____
Witness _____

ROYAL COLLECTION - LOT 93

PROPOSED CHANGES

NOTE: LOCATION AND SIZE OF WINDOWS TO BE
FINALIZED PENDING ARCHITECTURAL CONTROL
APPROVAL FOR REAR UPGRADE ELEVATION

#13196
INSULATION



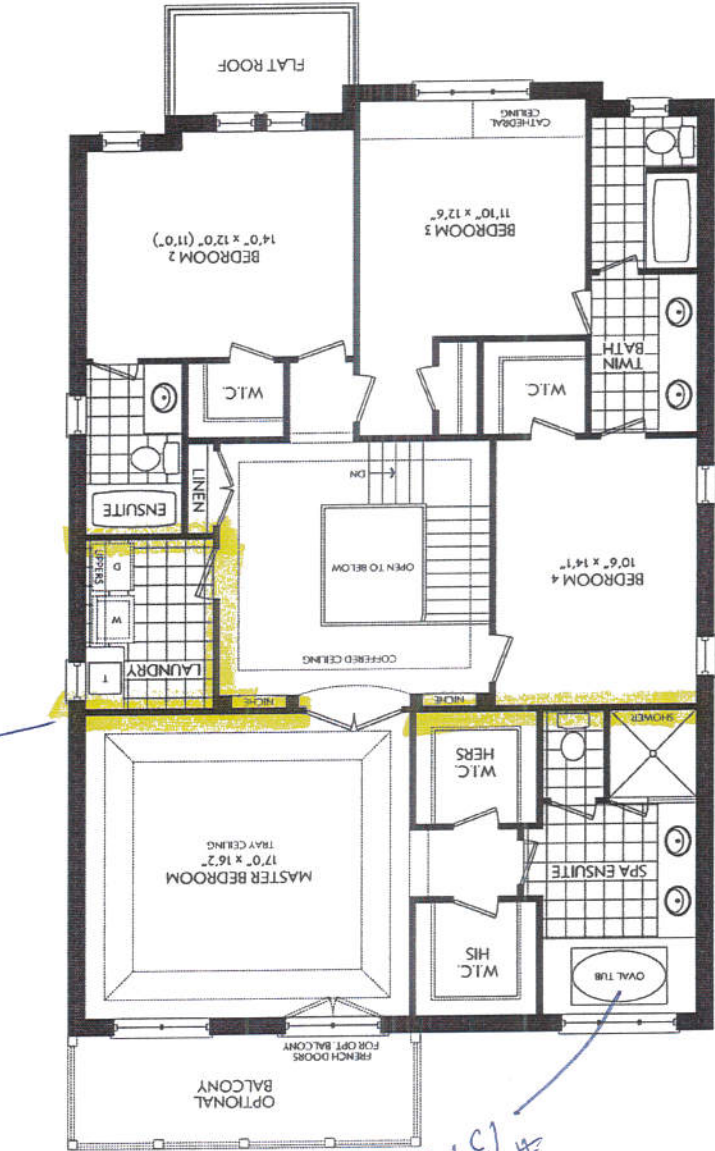
OPT. GROUND FLOOR WITH SUNKEN MUDROOM
ENLARGED KITCHEN AND GARAGE STORAGE AREA
42-06 CUMBERLAND - ELEVATION B



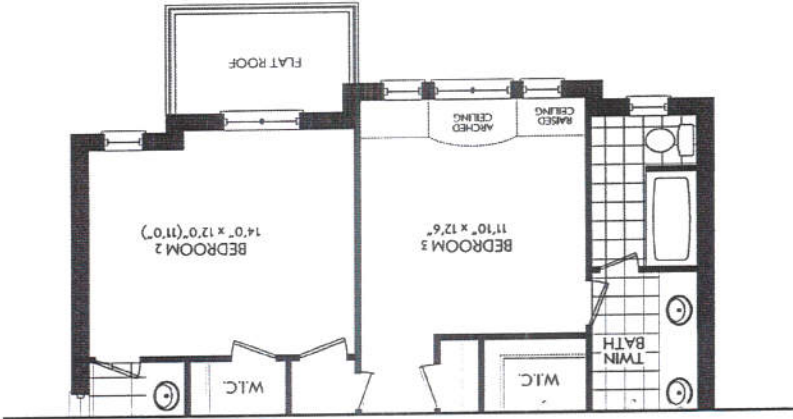
ROYAL
COLLECTION
AT KEELE & KING

13192
MASTER
TUB

CUMBERLAND
ELEVATION A - 2833 SQ. FT.
ELEVATION B - 2833 SQ. FT.



SECOND FLOOR
ELEVATION A



OPT. SECOND FLOOR PARTIAL
ELEVATION B

ZANCOR
HOMES
2