

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-10-07 / 9:27 AM / Page 1 of 2

Site: VILLAGE OF KING
Lot: 2-7
Model: TH-03 (A-1) END
Purchaser: STEPHEN CECCANESE
Phone/Email: SCECCANESE1989@GMAIL.COM



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: Stained 3-1/4" Prefinished Engineered Hardwood on main floor & upper hall (non-tiled areas, excluding bedrooms)	INCLUDED IN APS	
BONUS PACKAGE: Stained Oak Stairs	INCLUDED IN APS	
BONUS PACKAGE: 10 Interior potlights (4") with LED Bulb, white trim	INCLUDED IN APS	
BONUS PACKAGE: 3 pce Kitchen Aid Stainless Steel kitchen appliances w/white Whirlpool front load washer & dryer - Appliance Canada, Steve Miller (905) 660-2424, 8701 Jane Street #1, Concord	INCLUDED IN APS	
#1 WAEFLE CEILING IN FAMILY ROOM	JUNE 23 2020	
#2 ELECTRICAL - 10 POTLIGHTS INSIDE WAEFLE BOXES IN FAMILY ROOM **INCLUDED IN APS	JUNE 23 2020	
#3 ELECTRICAL - 6 POTLIGHTS IN KITCHEN	JUNE 23 2020	
#4 ELECTRICAL - MOVE STANDARD KITCHEN LIGHT OVER ISLAND AND ADD 2 ADDITIONAL CAPPED LIGHTS. SAME SWITCH	JUNE 23 2020	
#5 ELECTRICAL - 6 POTLIGHTS IN MAIN HALL, DELETE THE STANDARD	JUNE 23 2020	
#6 ELECTRICAL - 6 POTLIGHTS IN UPPER HALL, MOVE STANDARD LIGHT OVER STAIRS	JUNE 23 2020	
#7 ELECTRICAL - ADD 2 WALL SCONCES ON SEPARATE SWITCHES IN MASTER BEDROOM **WIDTH AND HEIGHT TO BE DETERMINED	JUNE 23 2020	
#8 CHANGE DOOR LOCATION FOR WALK IN CLOSET AT BEDROOM 3 **DOUBLE DOOR ACCESS TO NOW BE FROM THE MASTER BEDROOM	JUNE 23 2020	
#9 ADD SINGLE DOOR CLOSET INTO BEDROOM 3	JUNE 23 2020	
#10 ELECTRICAL - ADD CAPPED LIGHT TO BE OVER TUB IN MASTER ENSUITE, SEP SWITCH	JUNE 23 2020	
#11 ELECTRICAL - ADD CAPPED LIGHT BOX TO BE OVER SINK IN MASTER ENSUITE AND MOVE THE STANDARD OVER TO THE OTHER SINK	JUNE 23 2020	
#12 N/A	JUNE 23 2020	
#13 N/A	JUNE 23 2020	
#14 TRAY CEILING IN MASTER BEDROOM	JUNE 23 2020	
#15 ADD BLOCKING BEHIND FIREPLACE WALL FOR FUTURE TV & IN MASTER BEDROOM	JUNE 23 2020	
#16 8 FOOT HIGH INTERIOR DOORS ON MAIN FLOOR	JUNE 23 2020	
#17 ELECTRICAL - PLUG INSTALL FOR APPLIANCE GARAGE **QTK TO SUPPLY PLUG	JUNE 23 2020	
#18 TILES - UPGRADE 6 IN FOYER & POWDER ROOM (24 X 24)	JUNE 23 2020	
#19 HARDWOOD - IN KITCHEN AND BREAKFAST IN LIEU OF TILE (UPGRADE 2)	JUNE 23 2020	
#20 HARDWOOD - IN MAIN HALL IN LIEU OF TILE (UPGRADE 2)	JUNE 23 2020	
#21 HARDWOOD - UPGRADE 2 IN GREAT ROOM & UPPER HALL (UPGRADE 2)	JUNE 23 2020	
#22 OPTION 1 - HARDWOOD IN BEDROOMS IN LIEU OF CARPET (UPGRADE 2)	JUNE 23 2020	
#23 TILES - MUD ROOM - UPGRADE 5 *BRICK	JUNE 23 2020	
#24 INTERIOR TRIM (CASING & BASEBOARDS) UPGRADE 1	JUNE 23 2020	
#25 MASTER ENSUITE FLOOR **BRICK PATTERN	JUNE 23 2020	
#26 MASTER ENSUITE SHOWER WALL **BRICK PATTERN	JUNE 23 2020	
#27 MASTER ENSUITE - UPGRADE SHOWER JAMB TO QUARTZ	JUNE 23 2020	
#28 MASTER ENSUITE - UPGRADE SHOWER FLOOR TILES (MARBLE)	JUNE 23 2020	
#29 KITCHEN BACKSPLASH SLAB TO MATCH COUNTERTOP	JUNE 23 2020	
#30 **PLUMBING - SINKS & FAUCETS TO BE PROVIDED BY PURCHASER	JUNE 23 2020	
#31 KITCHEN COUNTERTOP - UPGRADE 4	JUNE 23 2020	
#32 GAS LINE TO STOVE **INCLUDES 15 AMP	JUNE 23 2020	
#33 MASTER ENSUITE - UPGRADE TO STONE COUNTERTOP (UPGRADE 3)	JUNE 23 2020	
#34 MAIN BATH - UPGRADE TO STONE COUNTERTOP (UPGRADE 2)	JUNE 23 2020	
#35 RAILINGS - UPGRADE TO SQUARE OAK POST & SQUARE OAK HANDRAIL	JUNE 23 2020	

CONSTRUCTION SUMMARY OF EXTRAS

Printed 2020-10-07 / 9:27 AM / Page 2 of 2

Site:
Lot:
Model:
Purchaser:
Phone/Email:

VILLAGE OF KING
2-7
TH-03 (A-1) END
STEPHEN CECCANESE
SCECCANESE1989@GMAIL.COM



DESCRIPTION		DATE SELECTED
#36	PLUG ABOVE FIREPLACE **APPROX 5'5" & IN MASTER BEDROOM & MASTER ENSUITE	JUNE 23 2020
#37	ELECTRICAL - ROUGH IN ONLY FOR VALANCE **QTK TO PROVIDE THE LIGHTING	JUNE 23 2020
#38	POWDER ROOM COUNTERTOP - UPGRADE 4	JUNE 23 2020
#39	INTERIOR DOORS - UPGRADE STYLE ON MAIN FLOOR (SEE COLOUR CHART)	JUNE 23 2020
#40	***HOMEOWNER WILL BE WRAPPING/INSULATING THE PLUMBING PIPES ** APPROVED AS PER DD	JUNE 23 2020
#41	** ALL CABINET SELECTIONS DONE DIRECTLY WITH QTK ***SEE DRAWINGS ATTACHED	JUNE 23 2020
#42	HVAC - 8 INCH VENT ABOVE STOVE	
#43	PLUMBING **NOTE THAT THE POWDER ROOM HAS A FLOATING VANITY	
	ARTISTIC SMART HOMES	
#1	DO NOT INSTALL ANY/ALL STANDARD ROUGHINS (INCLUDING PHONE, CAT5, CENTRAL VAC, CABLE, ALARM ETC..)	

ANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	AS PER QTK	QTK	EMERSTONE BORGHINI LINCOLN (4)	
Island	AS PER QTK	QTK	EMERSTONE BORGHINI LINCOLN (4)	
Powder Room	AS PER QTK	QTK	EMERSTONE BORGHINI LINCOLN (4)	
Master Ensuite	AS PER QTK	QTK	EMERSTONE BORGHINI CLASSIC (3)	
Main Bath	AS PER QTK	QTK	EMERSTONE PURE GREY (2)	
Laundry	AS PER QTK	QTK	QTK	
TILES				
Main Foyer	ROMA STATURATIO RECTIFIED 24 X 24 (6)			
Basement Foyer	N/A			
Powder Room	ROMA STATURATIO RECTIFIED 24 X 24 (6)			
Mud Room	ROMA STATURATIO RECTIFIED 12 X 24 (5) *BRICK			
Main Hall	HARDWOOD			
Kitchen	HARDWOOD			
Breakfast	HARDWOOD			
Kitchen Bk.Splash	SLAB TO MATCH COUNTERTOP			
Laundry	LOGT GREY 12 X 24			
Mstr Ensuite Floor	NEW BYZANTINE ASSURO 12 X 24 **BRICK			
Mstr Ensuite Shower WALL	NEW BYZANTINE ASSURO 12 X 24 **BRICK			
Master Shower Floor	ORIENTAL WHITE MARBLE 2 X 2			
Master Shower JAMB	MARMOLINE SNOW			
Main Bath Floor	LOGT GREY 12 X 24			
Main Bath Wall	LOGT GREY 12 X 24			
HARDWOOD / CARPET				
Kitchen	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2) in lieu of tile			
Breakfast	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2) in lieu of tile			
Great Room	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2)			
Main hall	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2) in lieu of tile			
Upper Hall	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2)			
Master Bedroom	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2) in lieu of hardwood			
Bedroom 2	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2) in lieu of hardwood			
Bedroom 3	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2) in lieu of hardwood			
FIREPLACES				
LOCATION	GREAT ROOM	MANTLE	N/A	
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	DELETE	Location	N/A	
Purchaser has reviewed the colour chart			SITE & LOT	
FOR TRADE USE			VILLAGE OF KING	2-7
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to Inform the builder of any discrepancies on sketches, PES and/or colour charts <u>PRIOR</u> to installation.				
** PAGE 1 OF 2 **			Purchaser Initial	Vendor

ANCOR HOMES COLOUR CHIT

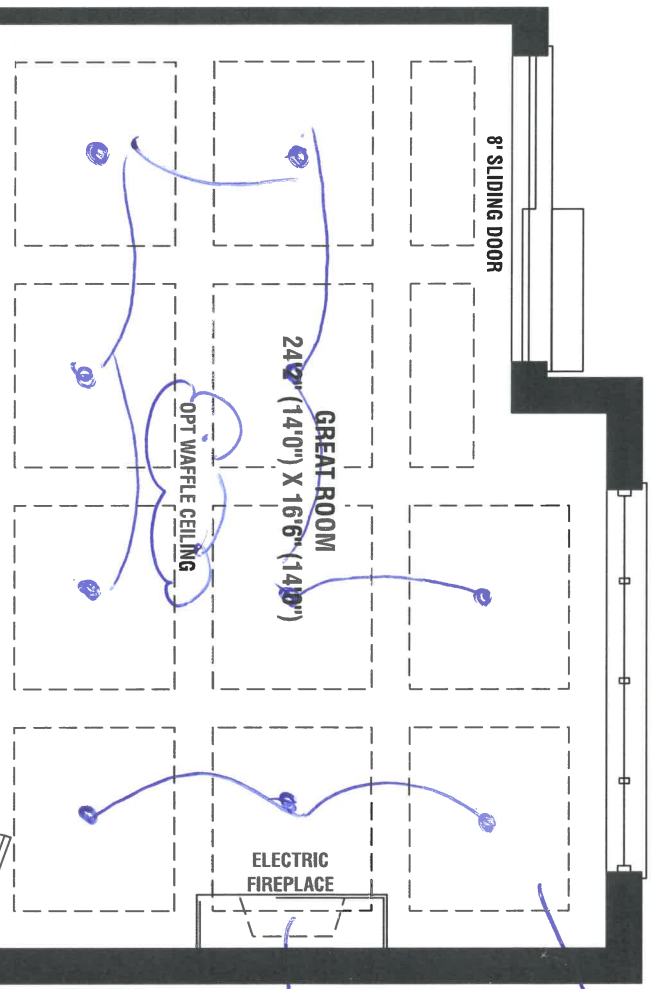
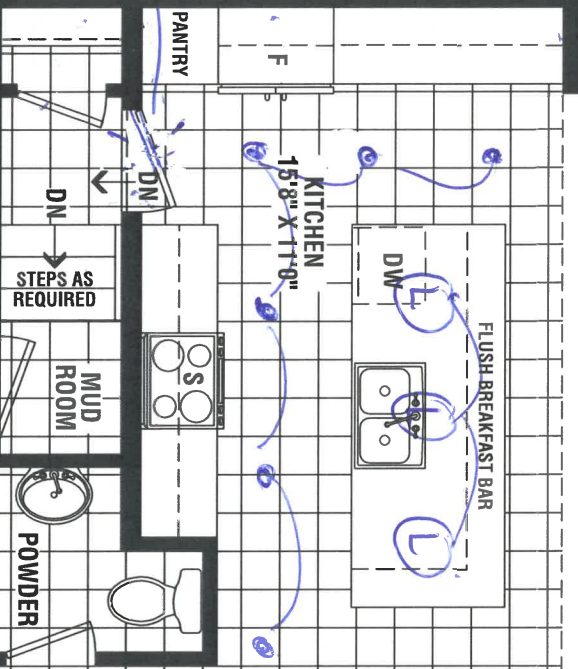
STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair:		OAK STAIRS							
Stain / Paint:		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE							
Main to 2nd PICKETS:		STANDARD METAL - SINGLE COLLAR WITH ALT. PLAIN							
Main to 2nd POSTS & HANDRAIL:		UPGRADE - SQUARE OAK POST WITH REVEAL & SQUARE OAK HANDRAIL							
Main to Basement Railing Details:		N/A							
TRIM									
Casing/Baseboards		UPGRADE 1 - STEP							
Interior Doors Main Floor		MASTONITE LOGAN							
Interior Doors 2nd Floor		STANDARD 2 PANEL SMOOTH							
Interior Door @ Mudroom/Kitchen		SHAKER - ONE LIGHT FROSTED GLASS							
Interior Door Hardware		STANDARD SATIN NICKEL LEVER							
Exterior Door Hardware		STANDARD GRIPSET							
PAINT									
Throughout		WARM GREY							
PLUMBING- UPGRADES TO BE DETAILED ON PES									
	FIXTURES	FAUCETS	NOTES						
Kitchen	BY PURCHASER	BY PURCHASER							
Powder room	BY PURCHASER	BY PURCHASER							
Master Ensuite	BY PURCHASER								
Main Bath	BY PURCHASER								
Laundry	↓ ↓	↓ ↓ ↓ ↓							
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'		YES / NO Package Name:							
	UPG (SEE PES)	DECLINED	NOTES						
GAS LINE TO STOVE	YES								
WATERLINE to Fridge	YES								
Hood Fan Venting SIZE	8 INCH								
ELECTRICAL for Built-in Oven	NO								
ELECTRICAL for Built-in Micro / OTR	NO								
ELECTRICAL for Gas Stove / Cooktop	YES								
ELECTRICAL for Bar Fridge	NO								
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									
Purchaser has checked and acknowledged accuracy of colour and selections before signing.									
SITE:	VILLAGE OF KING	LOT:							
PURCHASER(S):	STEPHEN CECCANESE		JUNE 23 2020						
HOME #/CELL #	Seccanese1989@gmail.com		Purchaser Signature						
EMAIL:			Date						
DÉCOR NOTES		Purchaser Signature							
		Date							
FOR TRADE USE									
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all trades to inform the builder of any discrepancies on sketches PES and/or colour charts PRIOR to installation.									
ZANCOR HOMES		Décor Consultant Signature							
		Date							
*** PAGE 2 OF 2 ***		Vendor Signature							
		Date							

SEE
KITCHEN
ISLAND
FOR
LIGHTING

GROUND FLOOR
ELEV. 'A-1'
END CONDITION

GARAGE
18'0" X 20'0"

DOOR WHERE
GRADE PERMITS.
STEPS AS REQUIRED



RAILING
PORTICO
RAILING

SUNKEN
FOYER

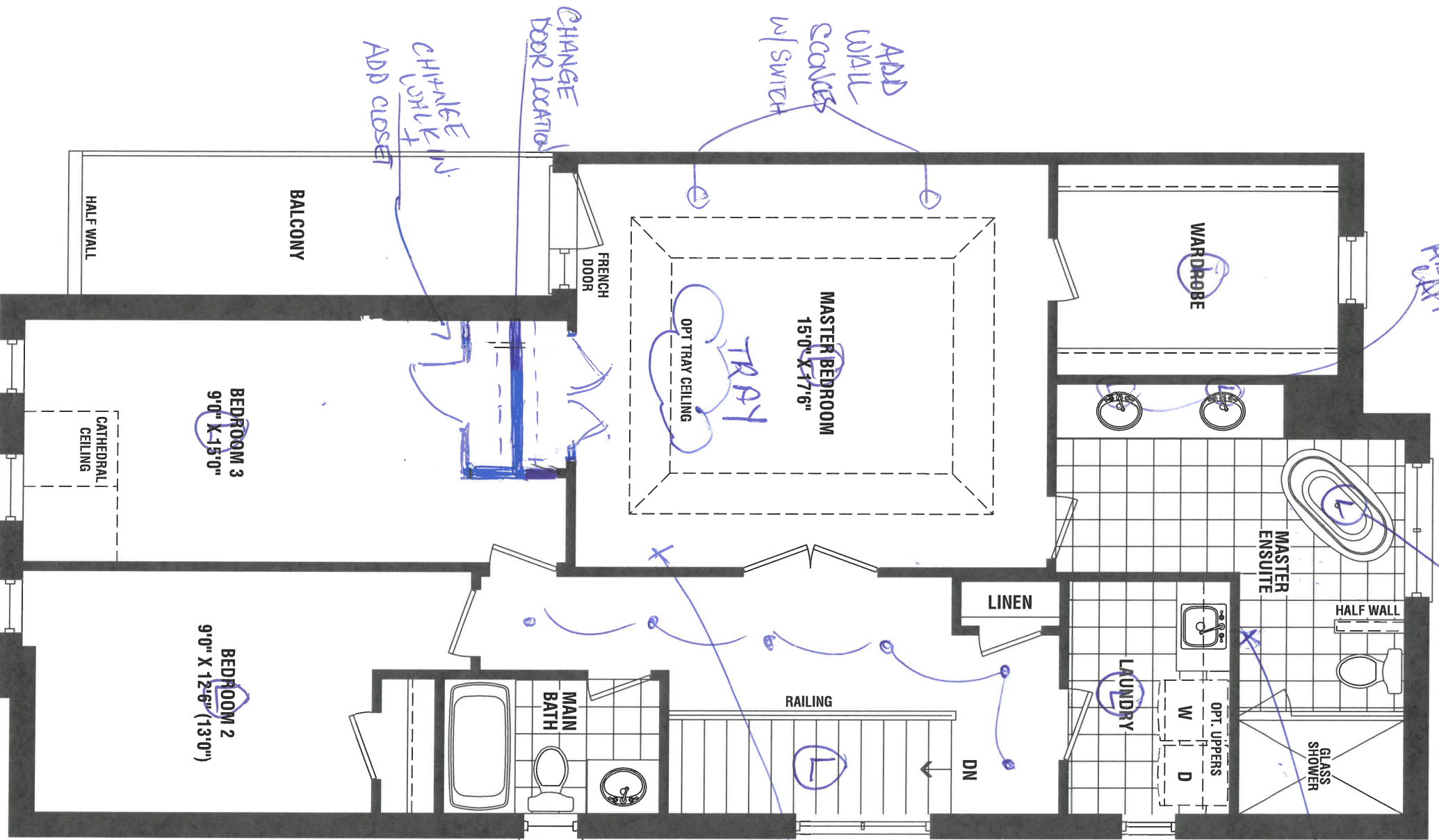
P.L.P. STEPS AS
REQUIRED

TH-3

PLUS
5'5" FP

waffle

27
28



SECOND FLOOR
ELEV. 'A-1'
END CONDITION

TH-3

Hardwood
throughout

2-7

34

ADD CAPED

Plug
5-11

Plug
5-15-11



your kitchen, your taste.

PURCHASE AGREEMENT FORM

Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

PURCHASER:	STEPHEN CECCANESE VANESSA MIL	CONTRACTOR:	Zancor Homes (King City) Ltd.
ADDRESS:		SITE:	BLK 81 - KING CITY
EMAIL:		MODEL TYPE:	TH-03
PHONE #:		LOT #:	BLK 2-7 VGE
PHONE #:		DATE:	Jul 31, 2020 Q6552

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.

ROOM	DESCRIPTION	CATEGORY
Kitchen & Servery	DOOR STYLE: QT 4801 FINISH: CUSTOM FINISH - CHANTILLY LACE SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNT TOP: Counter Top by Others	Category 3

ITEM #	QTY	DESCRIPTION	PRICE
DUPG	1	UPGRADE DOOR STYLE TO CATEGORY 3 DOOR STYLE	
TCL2696	*	STRAIGHT PANTRY CABINET - 26"D x 95-1/2"H (IN LIEU OF BASE & UPPER)	
POS1-2	1	LA POSITANO CANOPY w/ WOOD DUMMY DOOR PANEL - 48" W - 72" W	
FP	1	FRIDGE PANELS (HANDLES NOT INCLUDED) (INSTALLATION NOT INCLUDED)	
DWP-1	1	D/W PANEL SINGLE DOOR (INCLUDES SAME HANDLE AS ON DRAWERS) (INSTALLATION NOT INCLUDED)	
CUST-1	1	1 SET OF POT DRAWERS w/ PREMIUM WHITE SOFT CLOSE DRAWERS (OPTION PAID FOR BUILDER)	
CUST-2	1	1 SET OF POT DRAWERS w/ PREMIUM WHITE SOFT CLOSE DRAWERS	
CUST-3	1	UPGARDE TO 3 BIN RECYCLE PULLOUT IN LIEU OF 2 BIN	
CUST-4	1	2 1/4" THICK GABLES & TOP VALANCES - FOG (SM-LAMINATE) INCLUDING 50" HIGH SINGLE DOOR UPEPR CABINETS	
CUST-5	1	2 1/4" THICK TOP VALANCE TO CARRY ACROSS ARCHWAY INTO PANTRY	
CUST-6	2	4" THICK x 52" D ISLAND GABLES w/ 1/2" MATCH REVEAL ON 3 SIDES	
CUST-7	1	TWO TONE CABINETRY: THICK/ISLAND GABLES, VALANCES FOG (SM-LAMINATE) APPLANCE GARAGE CABINET - QTF 3801 TO MATCH FOG LAMINATE	
CUST-8	1	TALL, BASE & UPPEERS QTF 3801 CHANTILLY LACE (MDF) CATEGORY 3 HARDWARE & VARIOUS SIZES: 23xxx-1MDB (BRASS)	

CUST-10	1	AVENTOS HL APPLANCE GARAGE w/ SLIDE OUT LAMINATE LOCKING TRAY (K21) & 2 DRAWERS BELOW	
CUST-11	1	ADD VALANCE BOX UPPEERS w/ BUILT IN LED STRIP LIGHTS IN LIEU OF STD LIGHT VALANCE (LV 121)	
CUST-12	1	EXTERIOR DRAWERS w/ PREMIUM MOTION AT BOTTOM OF PANTRY (9 1/2 & 13 3/4")	
CUST-13	1	K21 CANVAS INTERIOR FOR ENTIRE KITCHEN	
CUST-14	1	SLIDE OUT LAMINATE LOCKING TRAY (K21) LOCATED INSIDE PANTRY RIGHT OF FRIDGE	
CUS-COL	1	Custom Finish - CHANTILLY LACE	

QTK PROVIDED LED LIGHTING

ROOM SUMMARY:

ROOM		DESCRIPTION		CATEGORY
Ensuite Vanity	DOOR STYLE:	QT 4801	NONE	Category 3
	FINISH:	CUSTOM FINISH - BLUEBERRY		
	SPECIES:	FIBERBOARD		
	DOOR HARDWARE:			
	DRW HARDWARE:			
	COUNTER TOP:	Counter Top by Others		
ITEM #	QTY	DESCRIPTION		PRICE



Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

your kitchen. your taste.

PURCHASE AGREEMENT FORM

PURCHASER:	STEPHEN CECCANESE VANESSA MIL	CONTRACTOR:	Zancor Homes (King City) Ltd.
ADDRESS:		SITE:	BLK 81 - KING CITY
EMAIL:		MODEL TYPE:	TH-03
PHONE #:		LOT #:	BLK 2-7 VGE
PHONE #:		DATE:	Jul 31, 2020 Q6552

ITEM #		QTY		DESCRIPTION		PRICE
DUPG		1		UPGRADE DOOR STYLE TO CATEGORY 3 DOOR STYLE		
VB-RAISE8		1		RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)		
CUST-1		1		ADD 2 PREMIUM SOFT CLOSE DRAWERS TO CREATE A 3 BD IN LIEU OF STD TOP DRAWER		
CUST-2		1		UPGRADE TO CATEGORY 4 DOOR STYLE & FINISH		
CUST-3		1		UPGRADE TO CATEGORY 3 HARDWARE - DH07870		
CUST-4		1		DECORATIVE LEG w/ 3/4" FLAT VALANCE (DLRG -1)		
CUS-COL		1		Custom Finish - BLUEBERRY		
ROOM SUMMARY:						
ROOM		DESCRIPTION			CATEGORY	
Main Vanity		DOOR STYLE: QT 1022			NONE	
		FINISH: CUSTOM FINISH - P734 WHITE (SM)				
		SPECIES: LP LAMINATE				
		DOOR HARDWARE: NONE			NO HANDLES	
		DRW HARDWARE: NONE			NO HANDLES	
		COUNTER TOP: Counter Top by Others				
ITEM #		QTY		DESCRIPTION		PRICE
DUPG		1		UPGRADE DOOR STYLE TO CATEGORY 3 DOOR STYLE		
VB-RAISE4		1		RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (<60" LONG)		
CUST-1		1		DRILL FOR KNOBS - SUPPLIED BY CLIENT		
CUS-COL		1		Custom Finish - P734 WHITE (SM)		
ROOM SUMMARY:						

ROOM		DESCRIPTION		CATEGORY
		DOOR STYLE:	QT 1022	NONE
		FINISH:	CUSTOM FINISH - K21 CANVAS	
		SPECIES:	LP LAMINATE	
		DOOR HARDWARE:	3487 128	CATEGORY 1
		DRW HARDWARE:	3487 128	CATEGORY 1
		COUNTER TOP:	Laminate Top by QTK	1886K-07
		Category 3		
ITEM #	QTY	DESCRIPTION		PRICE
UCAB-B	*	UPPER CABINETS AS PER DRAWINGS PROVIDED		
CUST-1	1	ADD HANGING ROD ABOVE SINK BASE - CHROME		
CUS-COL	1	Custom Finish - K21 CANVAS		
		ROOM SUMMARY:		
ROOM		DESCRIPTION		CATEGORY
		DOOR STYLE:	QT 1022	NONE
		FINISH:	CUSTOM FINISH - FOG (SM)	
		SPECIES:	LP LAMINATE	
		DOOR HARDWARE:	3487 128	CATEGORY 1
		DRW HARDWARE:	3487 128	CATEGORY 1
		COUNTER TOP:	Counter Top by Others	
		Category 3		
Powder Room Vanity				
ITEM #	QTY	DESCRIPTION		PRICE
DUPG	1	UPGRADE DOOR STYLE TO CATEGORY 3 DOOR STYLE		



Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

your kitchen, your taste.
PURCHASE AGREEMENT FORM

PURCHASER:	STEPHEN CECCANESE VANESSA MIL	CONTRACTOR:	Zancor Homes (King City) Ltd.	
ADDRESS:		SITE:	BLK 81 - KING CITY	
EMAIL:		MODEL TYPE:	TH-03	
PHONE #:		LOT #:	BLK 2-7 VGE	
PHONE #:		DATE:	Jul 31, 2020	Q6552

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	28" W x 24" H FLOATING VANITY w PREMIUM MOTION BOTTOM DRAWER & FALSE PANEL ABOVE - ACCOMADATE FOR 4" H VESSEL SINK	
CUST-2	1	HANDLE: 2365-1MDB	
CUS-COL	1	Custom Finish - FOG (SM)	
ROOM SUMMARY:			0

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:	
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. ALL CHANGES FINAL UPON SIGNING		TOTAL:	
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. 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 IN THE QTK TERMS & CONDITIONS DOCUMENT.		GRAND TOTAL:	
DEPOSIT 1 DATE:		DEPOSIT 1:	
DEPOSIT 2 DATE:		DEPOSIT 2:	
BALANCE TO BE PAID IN FULL BY DUE DATE:		CUSTOMER INITIAL(S):	

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

SALES REP NAME: - apd QTK AUTHORIZED SIGNATURE: _____

Page 3 of 3



80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

your kitchen. your taste.

CLIENT: ZOR HOMES

SITE: VGE AT KING'S RIDGE

ROOM: KIEN

JOB NAME

BLK 2-7 VLG

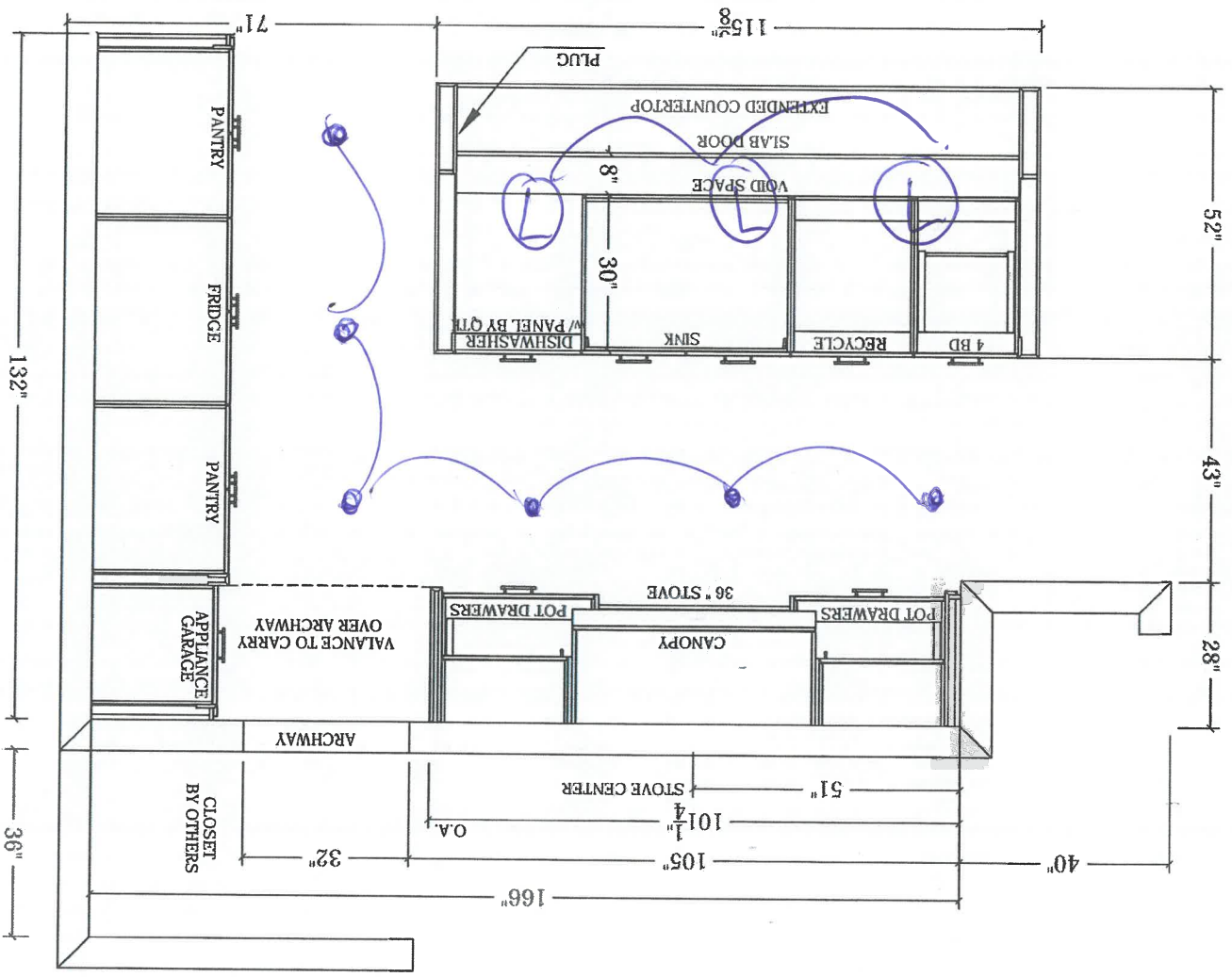
DATE: JUNE 22, 2020

LOT #: TH-03

MODEL:

DOOR ST		DOOR PANEL	SPECIES	FINISH	
			FIBERBOARD		
TOP:		LAYOUT DONE BY :		DOOR HANDLE:	DRW HANDLE:
CT P.O.#		GLASS P.O.#		DIRECTION:	LOCATION:
HINGE TV			CABINET LIGHTING TYPE:	DIAMETER:	

MOUNTING HEIGHT: 105



KITCHEN PLAN

2-7



your kitchen. your taste.

80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZOR HOMES

SITE: VGE AT KING'S RIDGE

ROOM: KIEN

JOB NAME
BLK 2-7 VLG

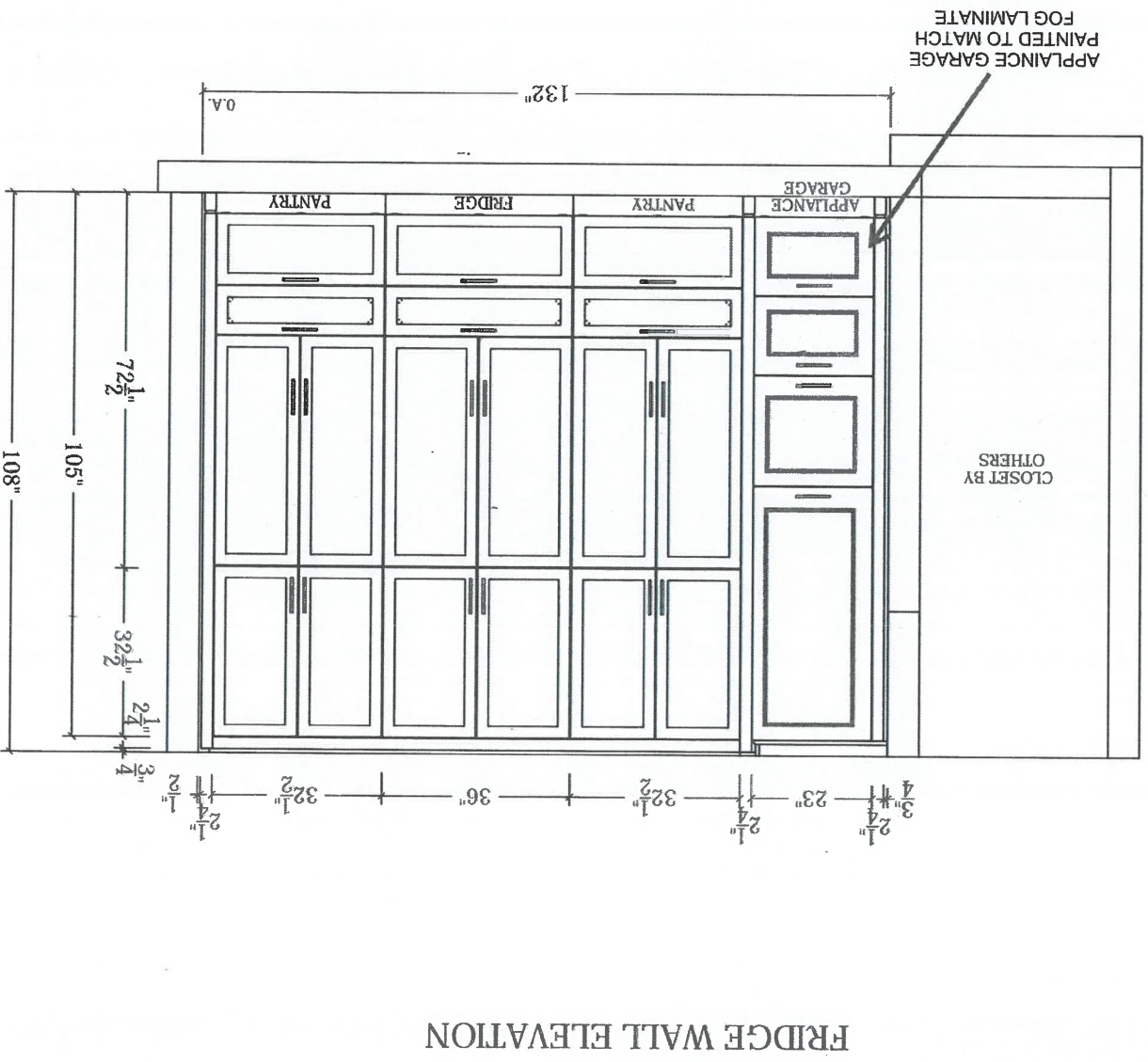
DATE: JUNE 22, 2020

LOT #: TH-03

MODEL:

DOOR ST		DOOR PANEL	SPECIES	FINISH	
		FIBERBOARD			
TOP:		LAYOUT DONE BY :	DOOR HANDLE:		DRW HANDLE:
CT P.O. #		GLASS P.O. #	DIRECTION:		LOCATION:
HINGE TV		CABINET LIGHTING TYPE:			DIAMETER:

MOUNTING HEIGHT: 105



2-7



your kitchen. your taste.

80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZOR HOMES

SITE: VGE AT KING'S RIDGE

ROOM: KIEN

JOB NAME
BLK 2-7 VLG

DATE: JUNE 22, 2020

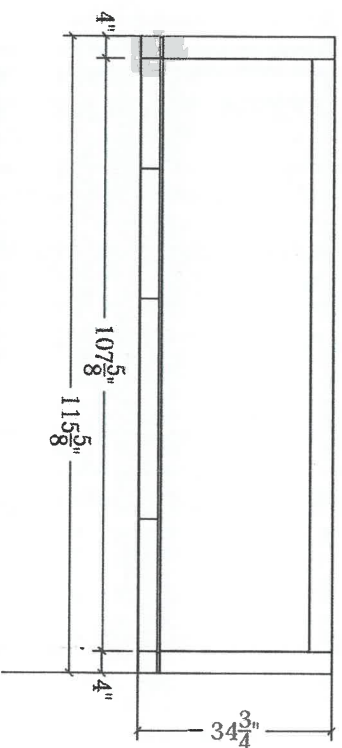
LOT #: TH-03

MODEL:

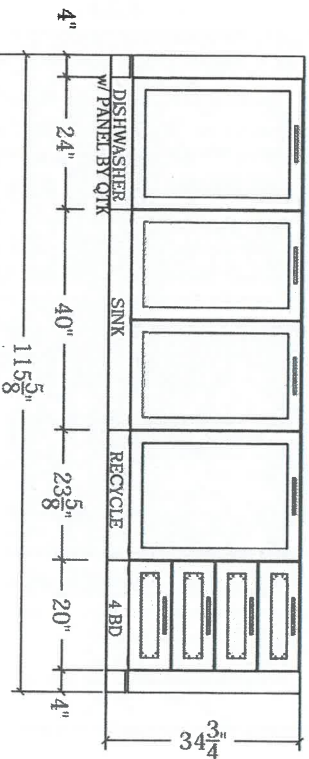
DOOR ST	DOOR PANEL	SPECIES	FIBERBOARD	FINISH
TOP:	LAYOUT DONE BY :	DOOR HANDLE:		
CT P.O.#	GLASS P.O.#	DIRECTION:		
HINGE TV	CABINET LIGHTING TYPE:			DIAMETER:

MOUNTING HEIGHT: 105

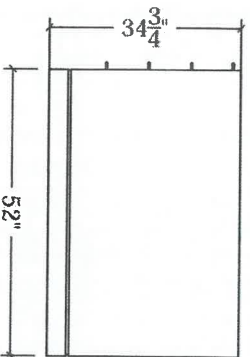
ISLAND REAR ELEVATION



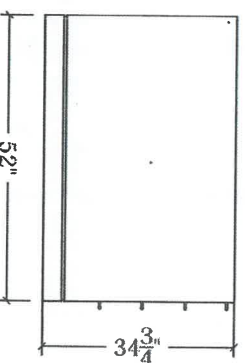
ISLAND FRONT ELEVATION



ISLAND RIGHT ELEVATION



ISLAND LEFT ELEVATION



2-7



80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

your kitchen. your taste.

CLIENT: ZOR HOMES

SITE: VGE AT KING'S RIDGE

ROOM: KIEN

JOB NAME
BLK 2-7 VLG

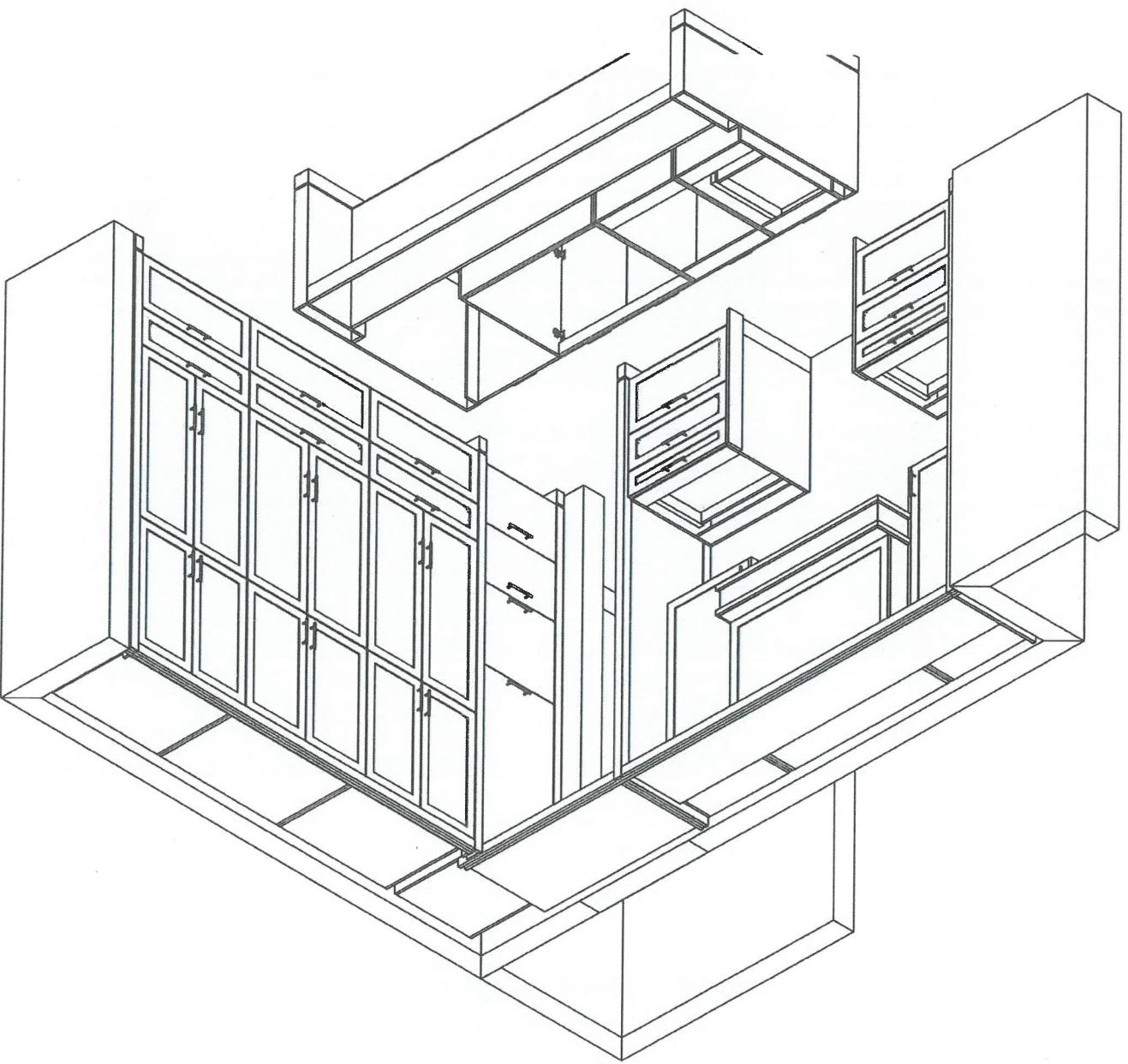
DATE: JUNE 22, 2020

LOT #: TH-03

MODEL:

DOOR ST		DOOR PANEL		SPECIES		FINISH	
				FIBERBOARD			
TOP:		LAYOUT DONE BY :		DOOR HANDLE: DIRECTION:		DRW HANDLE: LOCATION:	
CT P.O. #		GLASS P.O. #					
HINGE TY				CABINET LIGHTING TYPE:		DIAMETER:	

MOUNTING HEIGHT: 105



2-7



80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

your kitchen. your taste.

CLIENT: ZOR HOMES

SITE: VGE AT KINGS RIDGE

ROOM: LDRY

JOB NAME
TH-03

DATE: JAN 08, 2020

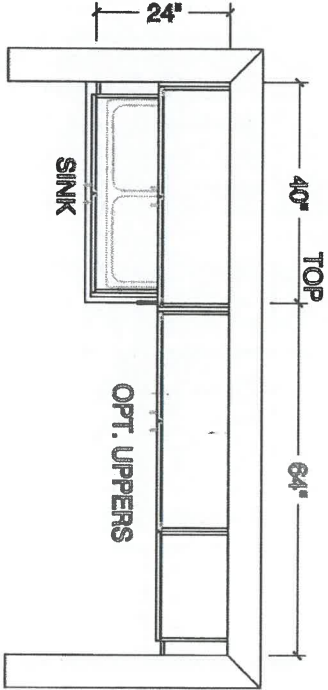
LOT #: TH-03

MODEL: TAKE OFF

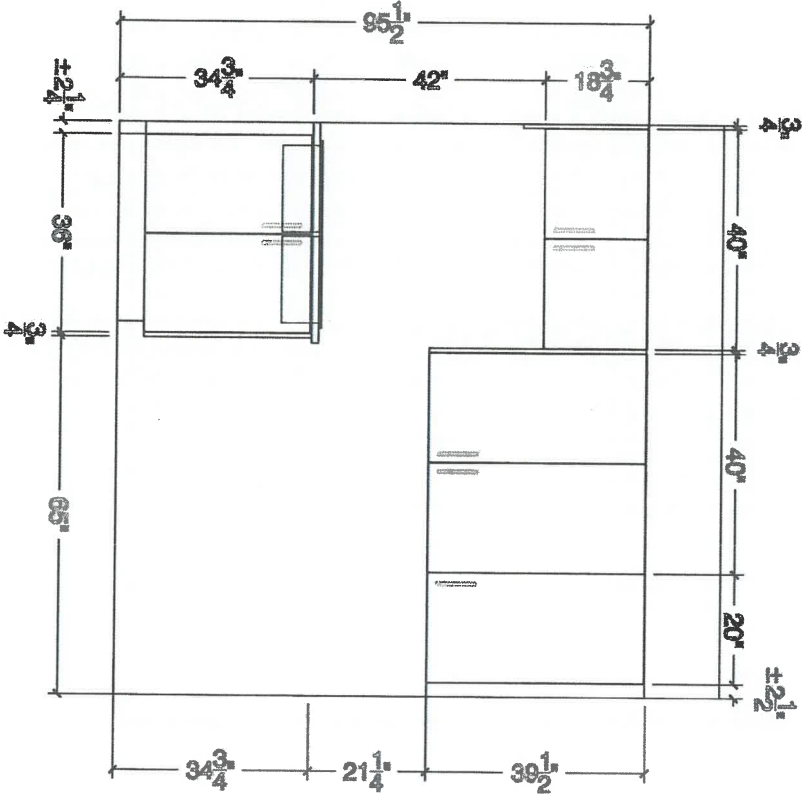
DOOR ST		DOOR PANEL		SPECIES		FINISH	
TOP:		LAYOUT DONE BY :		DOOR HANDLE: DIRECTION:		DRW HANDLE: LOCATION:	
CT P.O.#		GLASS P.O.#		CABINET LIGHTING TYPE:			
HINGE TY							
				DIAMETER:			

MOUNTING HEIGHT: 87"

LAUNDRY PLAN



LAUNDRY ELEVATION



2-7



80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

your kitchen. your taste.

CLIENT: ZOR HOMES

SITE: VGE AT KINGS RIDGE

ROOM: VIES

JOB NAME
TH-03

DATE: JAN 08, 2020

LOT #: TH-03

MODEL: TAKE OFF

DOOR ST DOOR PANEL

SPECIES

FINISH

TOP:

LAYOUT
DONE BY:

DOOR HANDLE:

DRW HANDLE:

CT P.O.#

GLASS P.O.#

DIRECTION:

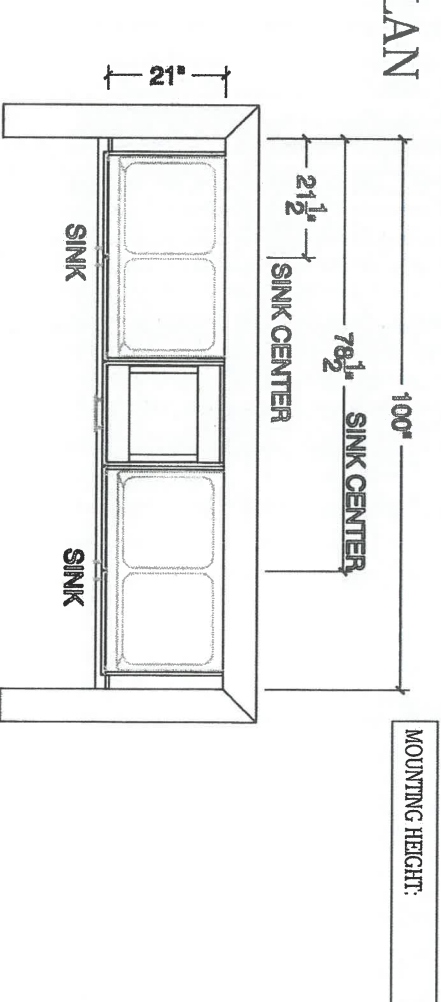
LOCATION:

HINGE TV

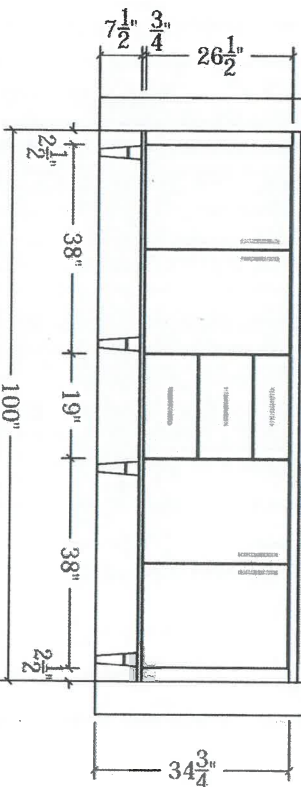
CABINET LIGHTING TYPE:

DIAMETER:

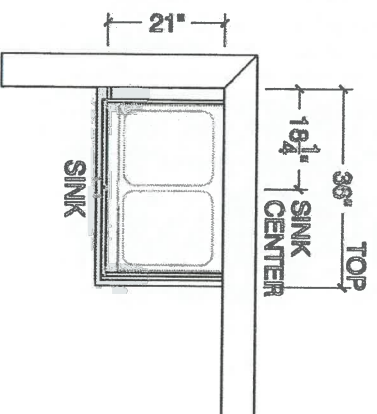
ENSTE PLAN



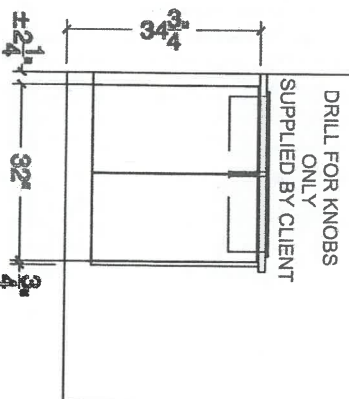
ENSTE ELEV.



MABATH PLAN



MABATH ELEV.



2-7



80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

your kitchen. your taste.

CLIENT: ZOR HOMES

SITE: VGE AT KINGS RDGE

ROOM: BASEMENT BATH

JOB NAME
TH-03

DATE: JAN 08, 2020

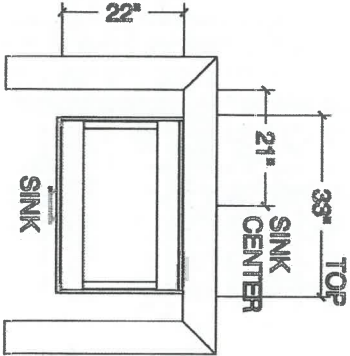
LOT #: TH-03

MODEL: TAKE OFF

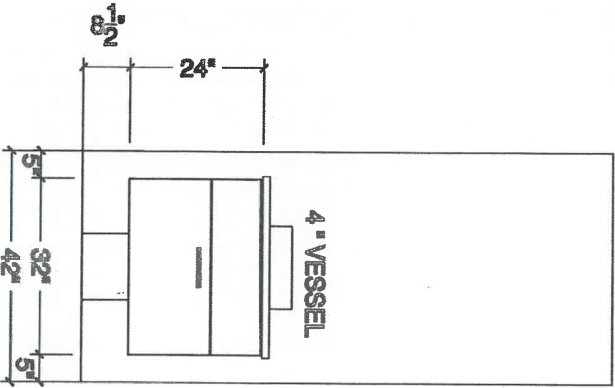
DOOR ST		DOOR PANEL	SPECIES	FINISH	
TOP:		LAYOUT DONE BY :		DOOR HANDLE:	DRW HANDLE:
CT P.O.#		GLASS P.O.#		DIRECTION:	LOCATION:
HINGE TY		CABINET LIGHTING TYPE:			
				DIAMETER:	

MOUNTING HEIGHT:

POWER ROOM PLAN.



POWER ROOM ELEV.



FLOATING

2-7

THE
GALLERY
BY ZANCOR
APPLIANCE ACKNOWLEDGEMENT



CONTACT: Steve Miller @ Appliance Canada (905) 660-2424 / 8401 Jane Street, Unit #1, Vaughan

- ▶ NOTE: Any upgraded appliances are to be paid by the Purchaser, directly to the appliances company.
- ▶ Additional charges to the Purchaser may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.
- ▶ It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance where it exceeds the standard openings. Zancor Homes will not be responsible for appliances not fitting due to late changes.
- ▶ It is the Purchasers responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.
- ▶ Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

STANDARD OPENINGS ACCEPTED BY PURCHASER:

Handwritten: XSC

HOMEOOWNER INITIALS

Fridge Opening	▶ 36" (+/-) x 74" (+/-)	**Space above the fridge is required due to proper air flow
Stove Opening	▶ 30"	Hood Fan Opening ▶ 30"
Dishwasher Opening	▶ 24"	Hood Fan Vent ▶ 6"

Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE (if not received during appointment)

Specs that require changes/modifications after this date will not be accepted

UPGRADE APPLIANCE OPENING REQUIREMENTS:

Handwritten: XSD
HOMEOOWNER INITIALS

FRIDGE

☒ Built-In	☐ Flush Inset
☐ Paneled / Integrated	☐ Water Line Required

RANGE

☒ 36"	☐ Cooktop (Apron front)
☐ 48"	☒ Cooktop (Dropin)
☒ Gas	**Countertop Cut-out charge required for cooktop
☐ Induction	

**HOOD FAN &
VENT**

☐ Under Cabinet (Standard)	☒ 6 Inch (Standard)
☐ Chimney (centre vent)	☐ 8 Inch
☐ Insert / Liner	☐ 10 Inch

WALL OVEN &

☐ Single Oven	☐ Warming Drawer
☐ Double Oven	☐ Over the Range Microwave
☒ Steam Oven	☐ Built-in Microwave (*trim kit required)

DATE *June 23/2020*

SITE *King*

LOT *2-7*

**** Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.**

****It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.**

ZANCOR

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

THE
GALLERY
BY ZANCOR

RELEASE FORM
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

2-7 King

HOMEOWNERS:

Cecilia

DATE:

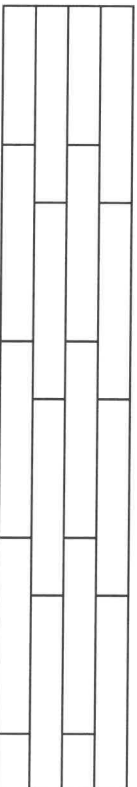
June 23/2020

Brick installation requires an additional charge and will be included on the extras if selected

Large tiles installation for floor and wall) – ¼ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed on a ¼ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.



Locations:

1st per floor
Guest

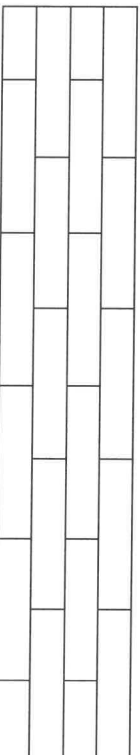
Please understand, even in using this ¼ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.


Homeowner(s) Initial

(Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.



Locations:

Homeowner(s) Initial

ZANCOR

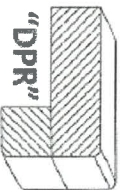
221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

THE
GALLERY
BY ZANCOR

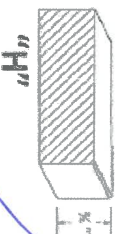
Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

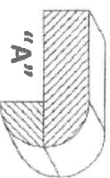
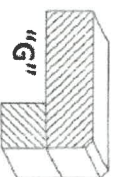
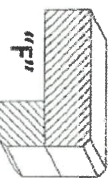
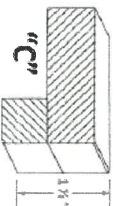


Standard Countertop
Edge in Vanity

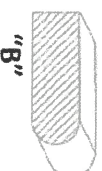


Option 1 – Countertop Edges

Optional Edge in
Kitchen - \$250

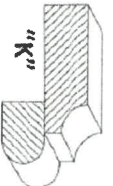
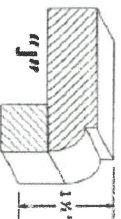
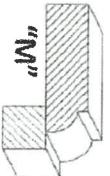
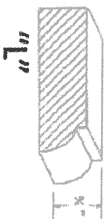


Optional Edge in
Vanity - \$125

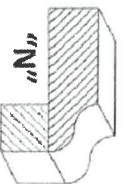
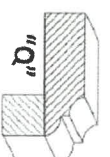
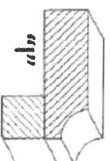
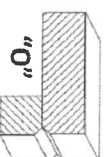
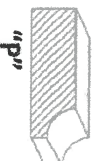


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Optional 2 Edge in
Vanity – Custom \$\$



DATE June 23/20

SITE K119

LOT 2-7

XSR
Homeowner(s) Initials

ZANCOR

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

THE
GALLERY
BY ZANCOR

INTERIOR FINISHES ACKNOWLEDGEMENT / WAIVER

Purchaser accepts and acknowledges that the Builder reserves the right to substitute materials with those of equal or better quality where the manufacture, scheduling or delivery of materials may directly impact the Builder's ability to meet its contractual obligations under the Agreement of Purchase and Sale.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

PORCELAIN & NATURAL STONES: Due to the properties of natural stones including but not limited to **marble, granite, quartz**, no two pieces are exactly the same. Variations in colour, tone, granularity (pitting, fissures) and pattern are to be expected, including various lighting may affect the overall finished look. Stone tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections may exist with the selection of natural stone materials and shall not hold the Vendor liable for provision of same.

STONE COUNTERTOP JOINTS: Purchaser is aware that 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'x 8'.

CERAMIC TILES: Due to manufacturing, shade (dye lots), product variations may exist that can affect the overall look of the finished product. Although every effort will be made to ensure the colours and materials selected are as close as possible to the samples, the purchaser acknowledges that the sample tiles supplied in the Design Centre may not be identical to the materials installed in the home.

STAIR STAINS: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Factors including but not limited to wood type, knotting, graining, density, age, humidity, and air temperature can result in substantial variations in stain intensity. The purchaser accepts that although the Vendor will do their best to match stain the unfinished stairs as close as possible to the pre-finished floors, it is not possible to have an identical match and that there MAY be shade differences between the two products.

CABINETRY: Due to the natural properties of wood, slight variations apparent with cabinetry are to be expected. This includes but not limited to wood species, wood grain, colour, finish, product variations, and natural imperfections are all factors that may affect the overall look of the finished product. Such factors make exact colour matching impossible. The type and intensity of lighting in the areas of designated cabinetry placement may also highlight characteristics of cabinetry finish. All cabinets shall be finished with a white melamine interior box unless a finished interior is upgraded. Due to building specifications and/or on-site conditions, certain cabinetry upgrades may not be possible. The purchaser acknowledges that the Builder cannot guarantee the cabinetry finish or provision of certain upgrades and shall not hold the Builder liable for provision of same.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

HARDWOOD / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, colour/stain and wood grain are significant factors that make exact colour matching impossible. The purchaser acknowledges that the hardwood flooring is a pre-finished product in a controlled environment. Expansion, compression and cupping are characteristics of hardwood flooring once installed in the home. The purchaser acknowledges these may become apparent over time and despite the Builders' efforts to install the hardwood flooring materials in keeping with good workmanship, the Builder shall not be responsible nor held liable for minor variances of fluctuation in hardwood flooring materials.

HARDWOOD / LAMINATE WAIVER:

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in certain areas. I/We understand there is a concern due to possible water and other substances being frequently splashed or spilled onto the floor and in contravention of Ontario Building Code Section 9.30.1.2(1).

"Finished flooring bathrooms, kitchens, public entrance halls, laundry & general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance."

I/We are prepared to assume full responsibility for any damage caused to the hardwood floor or subfloor due to moisture absorbency in the mentioned areas, and agree to waive any claims against the Township of residence, TARIION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

DATE

SITE

LOT

ZANCOR