

STRUCTURAL REQUIREMENTS*

ZANCOR
HOMES

Purchaser(s): W. & A. Parker
Subdivision: King Ridge

Lot No. <u>99</u>	House Type <u>Casimir</u>	Elevation <u>A</u>	Date
-------------------	---------------------------	--------------------	------

STRUCTURAL ITEMS	YES/NO Please Circle One	DESCRIPTION / NOTES	INITIAL
• Larger Basement Windows	<u>Y</u> / <u>N</u>	<u>Included</u>	<u>WP</u> <u>MP</u>
• Additional Basement Windows	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Upgraded Windows	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• 9' Basement	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• 10' Main Floor	<u>Y</u> / <u>N</u>	<u>Included</u>	<u>WP</u> <u>MP</u>
• 9' 2nd Floor	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Extra Window or Door Changes	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Upgraded Window Grills	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Optional Loggia	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Optional Balcony	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Skylights <small>(Location subject to trusses, engineering and architectural control)</small>	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Brick Colour & Exterior Package	<u>Y</u> / <u>N</u>	Pkg # <u>9</u>	<u>WP</u> <u>MP</u>
• Additional Fireplaces	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Gas/Electric	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Stair Upgrades (Maple)	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Open Stairs to Basement	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Open Riser Staircase	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Hot Water Tank Information/Upgrades	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Appliance Specification required from purchaser for time of kitchen selection	<u>Y</u> / <u>N</u>	Date of Appointment:	<u>WP</u> <u>MP</u>
• Appointment with Kitchen manufacturer completed? (for Structural/Layout Changes)	<u>Y</u> / <u>N</u>	Date of Appointment:	<u>WP</u> <u>MP</u>
• Is water line for fridge required?	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Is gas line for stove required?	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Are smooth ceilings required?	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Plumbing Changes	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Bathtubs - Changes to Style/Size/Location	<u>Y</u> / <u>N</u>	<u>as per plan</u>	<u>WP</u> <u>MP</u>
• Frameless Glass Shower	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Mirrors, Towel Racks to be installed?	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Ensure Purchaser is aware of all ceiling designs in each room:			<u>WP</u> <u>MP</u>
• Cathedral Ceilings	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Coffered Ceilings	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• High Ceilings	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Water Heater/Furnace Upgrades	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Energy Star Upgrades / Increase Insulation	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Noise Insulation	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>
• Upgrade to 200 amp electrical service	<u>Y</u> / <u>N</u>		<u>WP</u> <u>MP</u>

*Please Note: This sheet is meant to be used as a check list; mainly for siting purposes. In no way does it replace a Purchaser Request for Extras Form.

N


Purchaser: M. & G. Parker
Res. No: (4) 803-5492 BUS. No: (4) 889-2842

Res. No: 7) 80

[illegible]

19/6/22

1. The above referenced parties agree to the installation of the following extras at the prices shown above in accordance with the terms and conditions set out in the purchasers extra agreement.
2. The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer. Should the purchaser wish to add any of this items at a later date, then the new prices will be quoted.
3. All extras must be paid in full.
4. If the sale of the above extras are not completed (due to the purchaser not completing the contract) any amount paid for these extras shall be kept in full by the builder, given that any work on the above extras has begun or if materials have been ordered.
5. The Builder does not have to accept any additional extras, upgrades or changes from the purchaser once this form has been approved by the Builder.
6. Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.
7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.



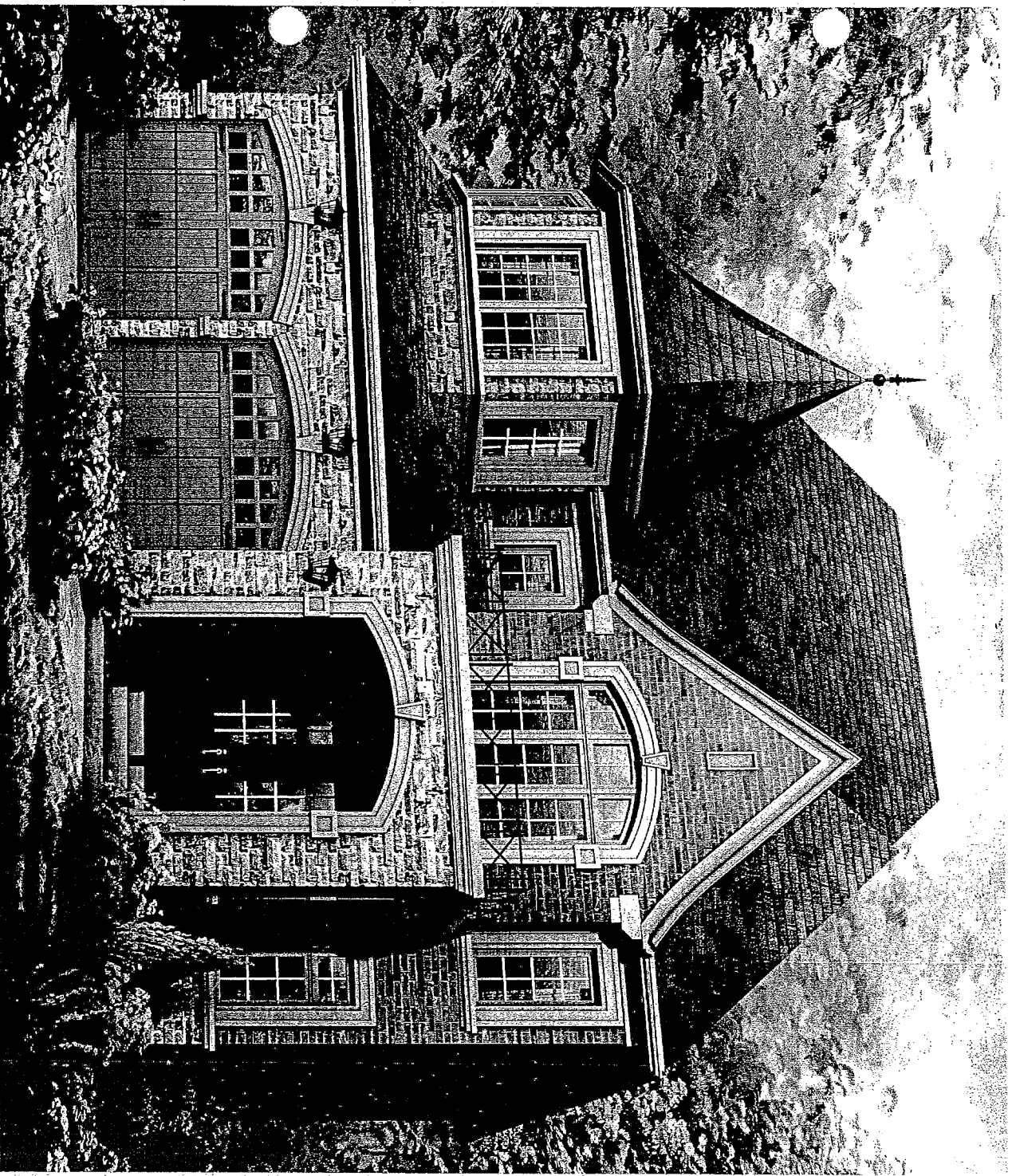
Anthony Weiler

June 18, 2012

2006/12

CASPIAN

Elev. A 2745 sq. ft.



Bob "A"

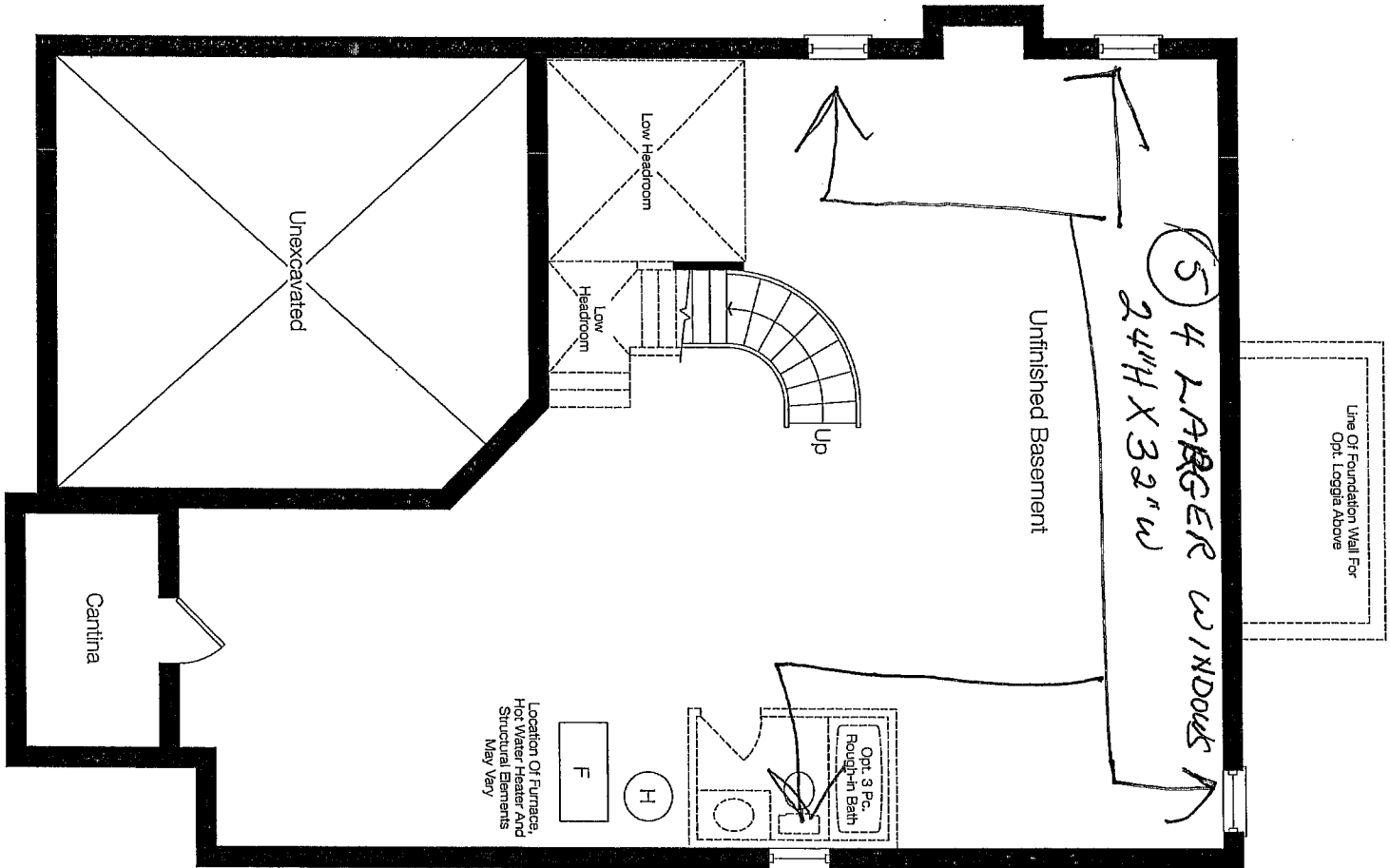
Feb 99.

FE

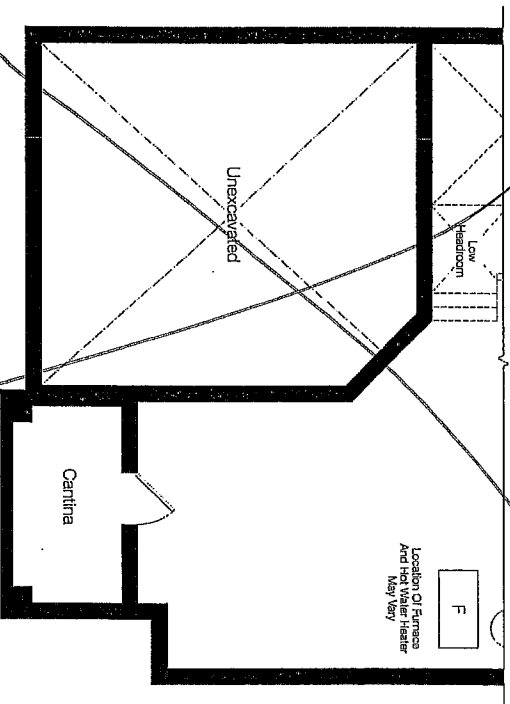
CASPIAN

Elev. A 2745 sq. ft.

Elev. B 2717 sq. ft.



Basement Floor Elev. 'A'



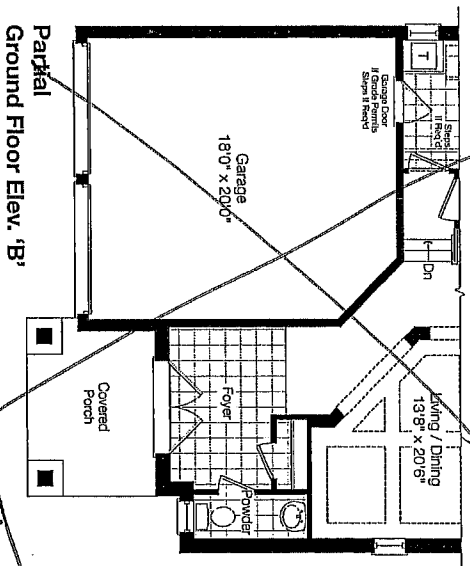
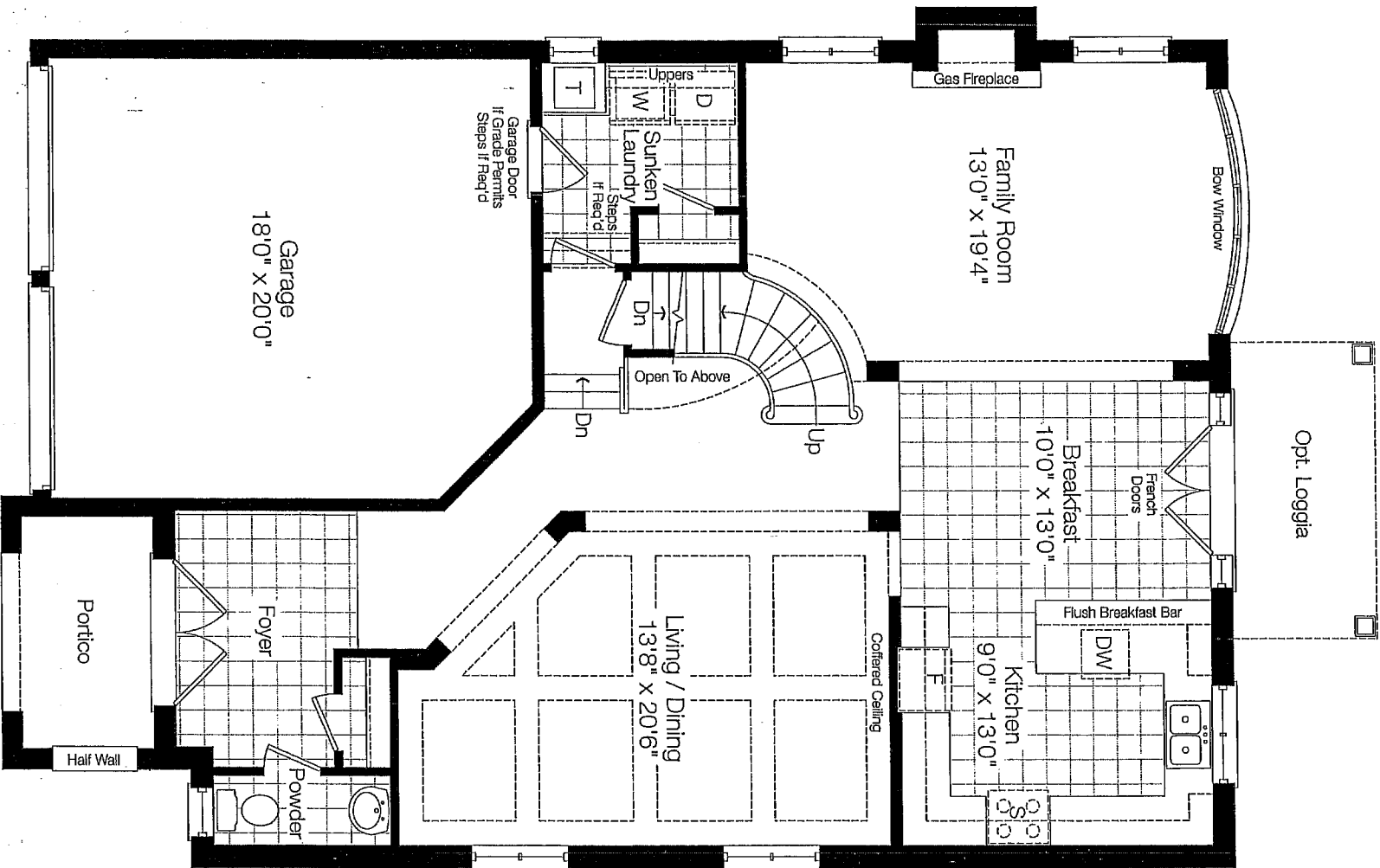
Partial Basement Floor Elev. 'B'

CO. 100. H.
99
99

CASPIAN

Elev. A 2745 sq. ft.

Elev. B 2717 sq. ft.



Handwritten notes:

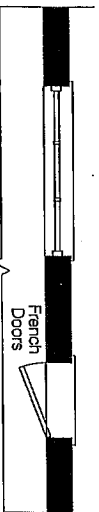
Just 99

to Elev. A.

7C

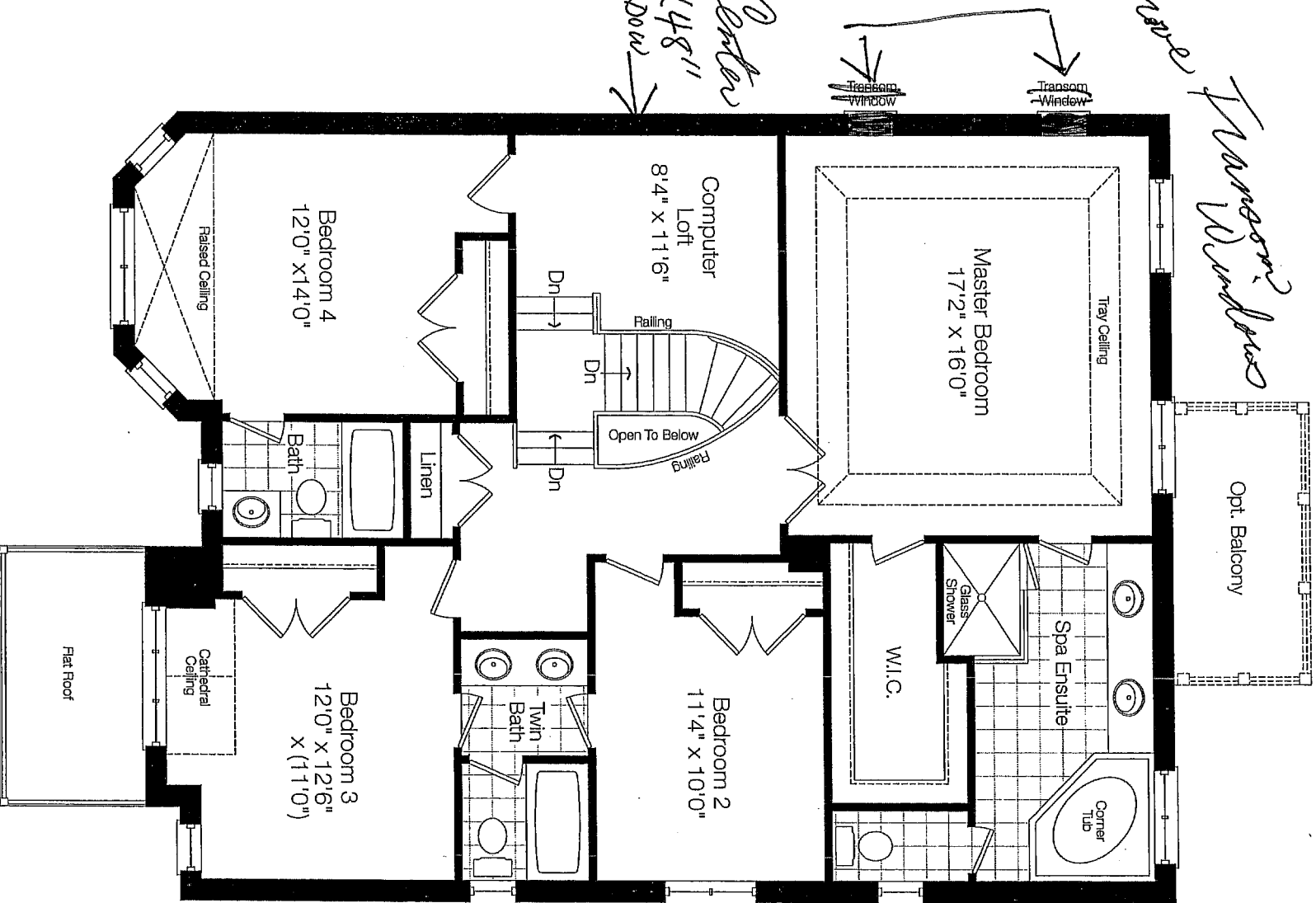
CASPIAN

Elev. A 2745 sq. ft.
Elev. B 2717 sq. ft.

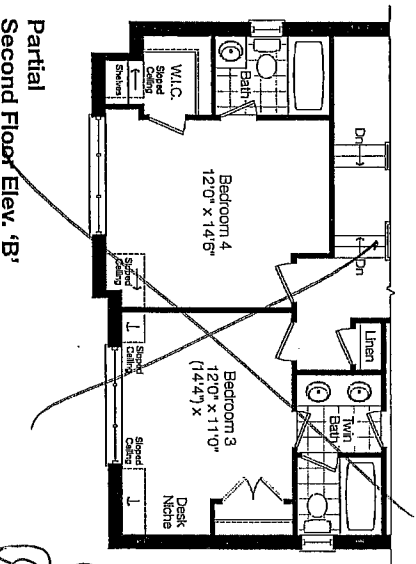


Partial Master Bedroom Door & Window Location
For Opt. Balcony Condition

⑦ Remove Transom Windows



Second Floor Elev. 'A'



Partial
Second Floor Elev. 'B'

Colos. H.
off 8899

**ZANCOR
HOMES**

BRICK SELECTION REQUEST*
To be completed at time of Structural

LOT #: 99

IN THE CITY OF: King

MODEL TYPE: Caspiran ELEVATION: A

BETWEEN:
Zancor Homes
as VENDOR

AND
William + Johnathan Pacheco
as PURCHASERS

*IT IS HEREBY UNDERSTOOD AND AGREED BY THE PURCHASER THAT THE FOLLOWING IS A
REQUEST ONLY AND THAT THE VENDOR DOES NOT GUARANTEE ANY OF THE BRICK
SELECTIONS AS LISTED BELOW. THE PURCHASER ACKNOWLEDGES THAT NO GUARANTEE IS
WRITTEN OR IMPLIED. ALL SELECTIONS ARE SUBJECT TO ARCHITECTURAL CONTROL.

FIRST CHOICE: 9

SECOND CHOICE: 5

THIRD CHOICE: 8

Dated at King this 13 day of June 2013
(Day) (Month) (Year)

Witness
[Signature]

Purchaser
Johnathan Pacheco

Witness
[Signature]

Purchaser
William Pacheco

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
Generic

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

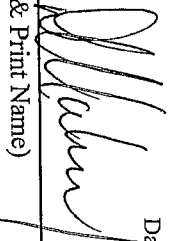
Purchaser: **NELSON PACHECO**
Vendor: **Zancor Homes (King City) Ltd**
Lot #: **99** Phase: **2** Plan No.:
Street: **VALLEY POINT CRESCENT**
in the : **Township of King**
Date of Offer: **Tuesday May 08, 2012**

DELETE:

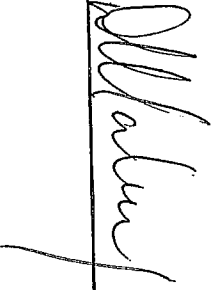
INSERT:


1. ADD NAME OF JOHNNATHAN ALVES PACHECO DOB JAN24 1991

Dated at King City, Ontario this 10th day of day of May, 2012.


Witness (Sign & Print Name)


Purchaser - NELSON PACHECO


WITNESS


Purchaser - JOHNNATHAN ALVES PACHECO

Accepted at Concord, Ontario this 21 day of May, 2012

Zancor Homes (King City) Ltd

Per: 
Authorized Signing Officer

SCHEDULE "E"
PURCHASER'S EXTRAS

ZANCOR
HOMES

Vendor Zancor Homes (King City) Ltd	Purchaser(s) NELSON PACHECO
Telephone Number: 416-893-5492	

Lot Number 99	House Type Caspian (42-3) Elev A	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 08-May-2012
------------------	-------------------------------------	-------------	----------------------------------	-----------------------------

IN ACCORDANCE WITH THE PROVISIONS OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRAS:

DESCRIPTION

1. LOT PREMIUM INCLUDES: - Walk Out Deck
2. 1ST UPGRADE PRE-FINISHED OAK STAINED 31/4 X 3/4 HARDWOOD TO: FAMILY ROOM, LIVING/DINING ROOM, MAIN FLOOR HALLWAY UPPER HALLWAY, AND COMPUTER LOFT.
3. STAIN TO STAIRS AND HANDRAILS.
4. PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

Conditions:

1. The above referenced parties agree to the installation of the following extras at the prices shown above in accordance with the terms and additions set out in the purchasers extra agreement.
2. The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer. Should the Purchaser wish to add any of this items at a later date, then the new prices will be quoted.
3. All extras must be paid in full.
4. If the sale of the above extras are not completed (due to the purchaser not completing the contract) any amount paid for these extras shall be kept in full by the builder, given that any work on the above extras has begun or if materials have been ordered.
5. The Builder does not have to accept any additional extras, upgrades or changes from the Purchaser once this form has been approved by the Builder.
6. Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.
7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.
8. Purchaser is aware they are not entitled to any further promotions by the builder. Promotions cannot be exchanged in any way.

P Included in the purchase price

Vendor  Purchaser: NELSON PACHECO 

